

**Board Members will meet for lunch at 11:30 prior to the public hearing**

**AGENDA  
METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS  
GOVERNMENT PLAZA CHAMBERS  
JULY 13, 2016 1:00 P.M.**

1. CALL TO ORDER
2. REMARKS BY CHAIRMAN
3. APPROVAL OF MINUTES – June 8, 2016 - APPROVED

**PUBLIC HEARING**

4. **CASE NO. BAC-33-16: SPECIAL EXCEPTION USE** District A/Bradford  
Interactive Map 2/Johnson  
Applicant: PREMIER HOMES  
Owner: Effie Reed  
Location: 2400 Martin Luther King Drive (North side of MLK Drive, 282' east of Legardy Street)  
Existing Zoning: R-1H  
Requested Use: **Mobile Home (Double-Wide)**  
**APPROVED**
5. **CASE NO. BAC-45-16: SPECIAL EXCEPTION USE** District B/Everson  
Interactive Map 3/Jackson  
Applicant: INDIA'S RESTAURANT  
Owner: Dominic J Cordaro  
Location: 3030 Youree Drive (East side of Youree Drive, 600' north of E Kings Hwy)  
Existing Zoning: B-3  
Requested Use: **Sale & On-Premise Consumption of Beer & Wine in a Restaurant**  
**APPROVED**
6. **CASE NO. BAC-46-16: SPECIAL EXCEPTION USE** District E/Flurry  
Interactive Map 6/Cawthorne  
Applicant: PHULOC TEMPLE  
Owner: Mingh Van Nguyen  
Location: 2401 McCutcheon Avenue (SW corner of McCutcheon & Trigger Trail)  
Existing Zoning: R-1D  
Requested Use: **Temple**  
**APPROVED**
7. **CASE NO. BAC-47-16: SPECIAL EXCEPTION USE** District F/Lynch  
Interactive Map 6/Cawthorne  
Applicant/Owner: THE WILLIAMS HOLDING GROUP  
Location: 248 W 80<sup>th</sup> Street (North side of W 80<sup>th</sup> Street, 230' west of St. Vincent Avenue)  
Existing Zoning: R-1D  
Requested Use: **Mobile Home (Single-Wide)**  
**APPROVED WITH STIPS (VOTE 5-1)**
8. **CASE NO. BAC-48-16: SPECIAL EXCEPTION USE** District F/Lynch  
Interactive Map 7/Gage-Watts  
Applicant/Owner: ORIN A WALKER  
Location: 7220 Legion Circle (NW side of Legion Circle, 296' south of Chateau Drive @ the cul-de-sac)  
Existing Zoning: R-3  
Requested Use: **Poultry (Chickens)**  
**DENIED**
9. **CASE NO. BAC-49-16: VARIANCES** District E/Flurry  
Interactive Map 10/Chavez  
Applicant: LITTLEJOHN ENGINEERING  
Owner: Christ Lutheran Church, Shreveport, LA  
Location: 2010 Bert Kouns Industrial Loop (NE corner of Ind'l Loop & St. James, 293' west of Blom Blvd)  
Existing Zoning: R-1D  
Requested Variance: **Parking & Hours of Operation**  
**APPROVED**

10. **CASE NO. BAC-50-16: VARIANCES** District C/Jenkins  
4/Linn  
Interactive Map  
Applicant/Owner: FRANK & CHRISTI BREITHAAPT  
Location: 123 Ockley Drive (South side of Ockley Drive, 430' west of Kings Hwy)  
Existing Zoning: R-1D  
Requested Variance: **Size & Façade Materials of an Accessory Structure**  
**APPROVED WITH STIP**
11. **CASE NO. BAC-51-16: SPECIAL EXCEPTION USE** District D/Corbin  
9/Atkins  
Interactive Map  
Applicant: CYNTHIA M PEESON  
Owner: Brian & Michelle Moore  
Location: 8856 Youree Drive (West side of Youree approx. 500' south of Sophia Lane)  
Existing Zoning: B-3  
Requested Use: **Indoor Amusement Center**  
**APPROVED**
12. **CASE NO. BAC-52-16: VARIANCE** District B/Everson  
6/Cawthorne  
Interactive Map  
Applicant/Owner: TOTAL YARD CARE INC  
Location: 6550 St Vincent Avenue (West side of St Vincent, 567' south of W 63<sup>rd</sup> Street)  
Existing Zoning: I-2  
Requested Variance: **Parking**  
**APPROVED WITH STIP**
13. **CASE NO. BAC-53-16: SPECIAL EXCEPTION USE** District A/Bradford  
2/Johnson  
Interactive Map  
Applicant: MOHR & ASSOCIATES INC  
Owner: Willow Chute Missionary Baptist Church  
Location: 2645 Martin Luther King Drive (North side of MLK Drive 188' west of Stanley Street)  
Existing Zoning: R-1H  
Requested Use: **Church Use (Family Life Center)**  
**APPROVED**
14. **CASE NO. BAC-54-16: SPECIAL EXCEPTION USE** District B/Everson  
6/Cawthorne  
Interactive Map  
Applicant/Owner: NAEL ZEIDAN  
Location: 5932 Linwood Ave (SW corner of Fuller & Linwood)  
Existing Zoning: B-2  
Requested Use: **Sale of Package Wine, Beer, & High Alcoholic Content Beverages in a Liquor Store**  
**APPROVED (VOTE 5-1)**
15. **CASE NO. BAP-22-16: SPECIAL EXCEPTION USE** District 2/Johnson  
Interactive Map  
Applicant/Owner: FRED & ROBIN FREY  
Location: 3116 Lakeview Road (South side of Lakeview Road, 799' SW of Bellows Road)  
Existing Zoning: R-A  
Requested Use: **Mobile Home (Double-Wide)**  
**APPROVED WITH STIP**
16. **CASE NO. BAP-23-16: SPECIAL EXCEPTION USE** District 9/Atkins  
Interactive Map  
Applicant/Owner: SAVOY & TINA GRANGER  
Location: 9535 Powers Road (East side of Powers Road, west end of Burnley Pines Road)  
Existing Zoning: R-1D  
Requested Use: **Secondary Residential Structure**  
**APPROVED**
17. **CASE NO. BAC-40-16 SPECIAL EXCEPTION USE & VARIANCES** District: D/Corbin  
District: 8/Middleton  
Interactive Map  
Applicant: COLE BUILDERS OF LOUISIANA LLC  
Owner: Hank Anderson  
Location: 730 Chinquapin Drive (South side of Chinquapin, 560' west of Woodland View Circle)  
Existing Zoning: R-1D  
Requested Use: **Secondary Residential Structure**  
Requested Variance: **Number & Size of Accessory Structures**  
**APPROVED**

END OF PUBLIC HEARING

**18. OTHER BUSINESS**

- Master Plan Implementation Report
- Other Staff Reports
- Items for Future Discussion

**19. CHAIRMAN / BOARD MEMBERS' COMMENTS**

***NOMINATING COMMITTEE'S REPORT***

**20. ADJOURN - 3:15 P.M.**