

**ZBA PUBLIC HEARING – NOVEMBER 20, 2019
 MEETING NOTICE AND AGENDA**

DATE: Wednesday, November 20, 2019
TIME: 1:00 p.m.
LOCATION: Government Plaza Chamber
 505 Travis Street
 Shreveport, LA 71101

1. **Open Meeting** (*Meeting is being recorded*)
2. **Invocation**
3. **Pledge of Allegiance**
4. **Opening Remarks by Chair**
5. **Approval of Minutes – October 16, 2019 APPROVED**

SCHEDULED PUBLIC HEARINGS

6. **CASE NUMBER 19-306-BAP VARIANCE**

[Interactive Map](#)

PLANNER: Jake Palant
City Council District: N/A
Parish Commission District: 4/Linn

Applicant: RIVER CITY COMMUNICATION
 Owner: Goebel Quality Services LLC
 Location: 114 Dixie Meadow Rd(Southside of Dixie Meadow Rd. approximately 214' SE of Dixie Gardens Dr intersection)
 Existing Zoning: **R-1-12**
 Request: **Variance to Lot Size**
 Proposed Use: **Neighborhood Commercial Establishment-Office**
APPROVED

7. **CASE NUMBER 19-317-BAC SIGN VARIANCE**

[Interactive Map](#)

PLANNER: Manasvini Thiagarajan
City Council District: G/Bowman Jr.
Parish Commission District: 2/Johnson

Applicant: BLANCHARD,WALKER,O'QUIN & ROBERTS,APLC
 Owner: Rasberry Commercial Properties, LP
 Location: 6900 blk Westport Ave (North side of Westport Ave, approximately 850 feet east of Caravan Rd)
 Existing Zoning: **C-3, I-2**
 Request: **Variance to Sign Height and Area**
 Proposed Use: **Billboard**
DEFERRED AND CONTINUED FROM THE OCTOBER 16TH, 2019 PUBLIC HEARING
APPROVED 80' VARIANCE TO HEIGHT AND 612 SQ. FT. VARIANCE TO AREA

8. **CASE NUMBER 19-318-BAC VARIANCE**

[Interactive Map](#)

PLANNER: Jake Palant
City Council District: C/Nickelson
Parish Commission District: 8/Middleton

Applicant: CAROL COTTEN
 Owner: Benjamin Cotten
 Location: 1709 Captain Shreve Dr (East of Captain Shreve Dr, approximately 200 feet south of Bayou Drive)
 Existing Zoning: **R-1-7**
 Request: **Variance to permit a carport in front of an existing dwelling**
 Proposed Use: **Carport**
DEFERRED AND CONTINUED FROM THE OCTOBER 16TH, 2019 PUBLIC HEARING
APPROVED

ZBA PUBLIC HEARING — NOVEMBER 20, 2019

9. **CASE NUMBER 19-319-BAC SIGN VARIANCE**

[Interactive Map](#)

PLANNER: Alice Correa
 City Council District: E/Flurry
 Parish Commission District: 10/Chavez

Applicant: XPRESS CAR WASH
 Owner: N/A
 Location: 404 Bert Kouns Industrial Loop (NW corner of Bert Kouns Industrial Loop and Linwood Ave)
 Existing Zoning: **C-3**
 Request: **Sign Area Variance**
 Proposed Use: **Car Wash**
DEFERRED AND CONTINUED FROM THE OCTOBER 16TH, 2019 PUBLIC HEARING DENIED

10. **CASE NUMBER 19-320-BAC APPEAL**

[Interactive Map](#)

PLANNER: Adam Bailey
 City Council District: D/Boucher
 Parish Commission District: 8/Middleton

Applicant: DIGIVISION
 Owner: Paul Davis
 Location: 2201 E.70th St (2200 blk of E 70th St (SW corner of E 70th & E Bert Kouns Industrial Loop)
 Existing Zoning: **C-2**
 Request: **Appeal Zoning Administration Decision**
 Proposed Use: **Appeal**
DEFERRED AND CONTINUED FOR 30 DAYS

11. **CASE NUMBER 19-321-BAC VARIANCE**

[Interactive Map](#)

PLANNER: Alice Correa
 City Council District: C/Nickelson
 Parish Commission District: 4/Linn

Applicant: LOUISIANA RESTAURANT EQUIPMENT
 Owner: Madison Park Properties, LLC
 Location: 4015 Fern Ave (SE corner of Fern Ave and Gregg Street)
 Existing Zoning: **C-2**
 Request: **Variance to Sign Type and Height**
 Proposed Use: **Restaurant**
APPROVED

12. **CASE NUMBER 19-322-BAC VARIANCE**

[Interactive Map](#)

PLANNER: Alice Correa
 City Council District: D/Boucher
 Parish Commission District: 6/Cawthorne

Applicant: MOREHEAD POOLS
 Owner: Morehead Pools
 Location: 7120 Line Ave (SE corner of Line Ave and Kemper Street)
 Existing Zoning: **C-2**
 Request: **Variance to Sign Type and Height**
 Proposed Use: **Existing Contractor Office**
APPROVED

—end of public hearing—

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- 13. Old Business
 - 14. New Business
 - 15. Other Matters to be Reviewed by the Commission
 - 16. Chair / Board Member's Comments
 - Director's Report
 - Public Comments
 - 17. Adjournment