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**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
November 15, 2023**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, November 15, 2023 at 3:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

Alan Berry, Chair
Michael Brannan
Melissa Anderson
Bernie Woods

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Kamrin Hooks, Executive Assistant/Planner 1
Adam Bailey, Community Planning & Design Manager
Reginald Jordan, Zoning Administrator
Emily Trant, Land Development Coordinator
Christian Terrell, Planner 1
PeiYao Lin, Community Planner 1
Tanner Yelldel, City Attorney's Office

Members Absent

JaCoby Marshall
Durwood Hendricks

The hearing was opened with prayer led by Mr. Berry. The Pledge of Allegiance was led by Mr. Berry.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers were asked to clearly state their name & mailing address. Comments on any item not on the agenda will be limited to 3 minutes at the end of our public hearing.

All decisions rendered by the Zoning Board of Appeals are subject to appeal to the District Court. Appeals must be filed within 10 days from the date a decision is rendered by the Zoning Board of Appeals.

► **APPROVAL OF MINUTES**

A motion was made by Mr. Woods, seconded by Ms. Anderson, to approve the minutes of the October 18th, 2023 public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, BRANNAN, HENDRICKS, & WOODS, and Meses. ANDERSON. Nays: None. Absent: Messrs. MARSHALL.

► **PUBLIC HEARING**

CASE NO. 23-30-BAC VARIANCE

Applicant: Steven J. Melvin
Owner: Steven J. Melvin
Location: 866 Sewanee PI (North Side of Sewanee PI, approx. 235' West of Reily Ln.)
Existing Zoning: R-1-7
Request: Setback Variance
Proposed Use: Accessory Structure - Shed

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Representative &/or support:

Steven Melvin 866 Sewanee Place, Shreveport, LA, 71105

Melvin stated that the shed he built on his property was needed because of safety concerns. He stated that he has had attempted break-ins and believes that with this shed, it will deter crime. Melvin stated that getting his family's items off of the carport and behind closed doors will stop individuals from trying to take his possessions in the future. He also stated that the neighborhood he lives in abuts an apartment complex which is home to many squatters and drifters who frequently jump the fence to his neighborhood and have vandalized, attempted robbery, and stole from various individuals in the area. Melvin then went on to state that his shed is barely visible from the street as it is behind a magnolia tree. He was not aware that he built the shed too close to the property line and has acquired signatures of neighbors who are in support of the shed staying on the property.

WOODS asked Melvin if a contractor had built the shed. To which Melvin answered he built it. WOODS then asked the applicant to explain why the shed was not built in the backyard. Melvin stated that he owns a golf cart, motorcycle, and a trailer, he said that if the shed was in the back, he would be blocked from entering the backyard.

BERRY asked was the original shed structure still on the property to which Melvin answered yes. It was an existing structure when the house was purchased.

Steven Melvin Sr. 3507 Greenway Place, Shreveport, LA, 71105

Melvin Sr. provided support, regarding the shed being built on the side of the house.

Opposition: None.

A motion was made by Mr. Brannan, seconded by Ms. Anderson, to approve this application.

The motion was adopted by the following 3-1 vote: Ayes: Messrs. BRANNAN, HENDRICKS, & WOODS, and Mses. ANDERSON. Nays: Messrs. BERRY. Absent: Messrs. MARSHALL.

CASE NO. 23-33-BAC VARIANCE

Applicant: 525 Cotton LLC
Owner: 525 Cotton LLC
Location: 525 COTTON ST (South side of Cotton St, Approx. 130 ft West of McNeil St)
Existing Zoning: D-1-CBD
Request: Use Standards Variance
Proposed Use: Self-Storage Facility

Representative &/or support:

James Granger Harriss IV 1513 Line Avenue Suite 345 Shreveport, LA, 71101

Granger stated that the topography of the area is a hardship. He stated that according to the UDC the front façade of the building would be the side that faces Marshall Street. He also stated that any retail or other use put on that lower floor that faces Marshall Street would not be able to be seen or accessible based on the front façade. He stated that additional space at the corner of Cotton Street and McNeil will be dedicated for office space.

BERRY asked if the proposed office area space would be facing a wall, to which Granger answered yes it was the back of an additional building. Granger stated that moving the façade would stop having to dig into very old concrete and cause other building structure problems.

Opposition: None.

A motion was made by Ms. Anderson, seconded by Mr. Brannan, to approve to this application.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BRANNAN, HENDRICKS, & WOODS, and Mses. ANDERSON. Nays: None. Absent: Messrs. MARSHALL.

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END OF PUBLIC HEARING

▶ **OLD BUSINESS**

The nominating committee reported the slate of officers for 2024.
BERRY was nominated for Chair, HENDRICKS for Vice-Chair and WOODS for Secretary.

▶ **NEW BUSINESS**

▶ **OTHER MATTERS TO BE REVIEWED BY THE ZBA**

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

MEETING ADJOURNED 3:20 p.m.

Alan Berry, Chairman

Secretary