

draft

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
June 12, 2024**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, June 12, 2024 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
Durwood Hendricks
Bernie Woods
Melissa Anderson
Madison Poche

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Manager
Emily Trant, Land Development Coordinator
Kamrin Hooks, Executive Assistant/Planner 1
PeiYao Lin, Community Planner 1
Jomari Smith, Planner 1
Tanner Yeldell, City Attorney's Office

Members Absent

Michael Brannan
Jacoby Marshall

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. Hendricks, seconded by Mr. Woods, to approve the minutes of the April 17th, 2024, public hearing as submitted.

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

► **PUBLIC HEARING**

CASE NO. 24-9-BAC APPEAL

Applicant: Rice Real Estate Llc
Owner: Rice Real Estate Llc
Location: 1030 KINGS HWY (n side of Kings Hwy, approx. 295' west of Fairfield Ave)
Existing Zoning: C-1
Request: Appeal of the Executive Director Decision
Proposed Use: Certificate of Demolition

Representative &/or support:

Marshall Rice 1030 Kings Hwy, Shreveport, LA, 71104

Rice shared information about himself and his family, as well as sentiments about Shreveport. He recapped the reason for his original request for a certificate of demolition for 1030 Kings Highway. Rice stated the area between Fairfield Avenue and the interstate is not a residential area but a commercial corridor. He stated his office is not a residence but a commercial business, and the building has been modified to accommodate a commercial business. Rice stated no

draft

one famous lived in the building. He stated the building is more than 50 years old, and there is nothing else historical about it. He stated he is asking for the demolition of a building in a commercial area where it has already been done. Rice stated the reason the property is a viable property is because his family and himself have taken care of it for the last 30 years. Rice stated the proposed use of the property meets the established requirements and that denial of the request will directly impact his ability to achieve a reasonable economic return on the property. He stated the sale to 7 Brew Coffee is contingent on the demolition, and without it, he would not be able to proceed with the transaction. Rice stated Shreveport would lose valuable tax revenue and citizens would lose opportunities for employment if the demolition were denied. Rice urged the board to reconsider the decision and stated that it is not only in his best interest but also in the best interest of Shreveport.

Opposition:

April Dahm 711 Rutherford St, Shreveport, LA, 71104

Dahm stated she was present to represent the Highland Neighborhood Association, a neighbor to the Fairfield Historic District. She stated it was unfortunate other establishments were allowed to tear down structures to make way for McDonald's, Taco Bell, and Raising Cane's, it is because of those losses that the Historic Preservation Commission was formed, and the loss of those structures hurt the city. Dahm stated the historic district was created two years prior to the Rice Family purchasing the property. She stated the property is a great example of a way to reuse a historic building. Dahm stated 7 Brew Coffee's building model would need to go before the HPC to have the design approved and approval would be a long shot, making it a risky deal for everyone involved.

Gary Joyner 429 Dunmoreland Circle, Shreveport, LA, 71106

Joyner stated he is the chair of the Historic Preservation Commission. Joyner stated the key to what Rice was missing is that the property is in the Fairfield National Historic Preservation District and is a contributing element, not an infill. He applauded Rice for putting the building back in order and keeping it. Joyner stated the style is architecturally significant and speaks to the whole corridor along Fairfield, Thornhill, and used to be Kings Highway. Joyner stated that before the HPC was brought into legality you could do whatever you wanted to, resulting in the loss of many things. He closed by stating the building speaks to what Shreveport was, is, and hopes to continue to be. HENDRICKS asked if the building was on a national historic record to which Joyner confirmed it is the Fairfield National Historic District. HENDRICKS asked again if this specific building was on a national registry to which Joyner confirmed it was as a contributing member, not as a single element. Joyner gave the example that in St. Paul's Bottoms/Ledbetter Heights, Galilee Baptist Church is a contributing member with the same status. BERRY asked if the house itself was singled out as other houses might be. Joyner explained that when the Fairfield District was built, nothing was singled out as an individual anchor.

Karen Johnson 437 Kings Hwy, Shreveport, LA, 71104

Johnson cited her business credentials. She stated she is an investor in Highland/South Highlands and aware that the historic value is attractive to people wanting to come to the area. Johnson stated Rice did not know of the opportunity when he bought the building on the same street. She stated she assumed he already had a plan and did not think the purchase of the new building would have a negative impact on his financial progress when moving out of the existing building into the new building. Johnson stated the only change is an out-of-state company who wants to put something on the property which is totally incongruent with what is currently there.

Adam Bailey MPC Staff

Bailey recapped that for all cases for certificate of demolition, the UDC outlines those standards. He stated it is historically and culturally significant due to it being a contributing element. Bailey stated the proposed use would have several challenges moving forward on the certificate of appropriateness, as well as the current zoning C-1 does not allow for a drive through and would require a rezoning to at least a C-2. He stated MPC staff believes the Executive Director made the appropriate decision and that upholding the decision and denying the appeal is warranted. BERRY asked if the use of the building has any impact on its historical significance, and asked if it matters that it is not a residence or hasn't been in a while. BERRY clarified, asking if the fact that it was built as a residence but is now used for commercial purposes has an impact on the historical significance. Bailey stated he did not think so. BERRY then asked if the drive through pertained only to fast food restaurants or if the bank was rezoned to C-2 as well. Bailey explained the use approval was prior to the UDC and within the UDC is a drive through for restaurants and a drive through for financial, each having their own use standard. He stated both would seek approval in C-2 or higher. BERRY asked if the bank was an example of a building that would have passed the certificate of appropriateness since it was built to resemble one of the mansions that was torn down. Bailey stated the certificate of appropriateness pathway is only as new as 2018 and stated the example does help with approval. He also informed the certificate of appropriateness standards do not entirely restrict a new modern building from taking place, but the UDC says it must be harmonious withing the character of the district. POCHE asked for clarification on whether the land would still be in the Fairfield Historic District even if the building was demolished, thus requiring any new building to go through an

draft

approval process that would include a historic review locally. Bailey stated the Fairfield Historic District is a nationally recognized historic district and anything demolished and something new built would require a certificate of appropriateness. POCHE asked if the proposed construction of a shipping container would be nontraditional for a historic district. Bailey used Smalls as an example and stated the HPC would likely have a hard time recommending approval for that.

CLARKE stated the reason this was one of the most difficult decisions he's had to make as Executive Director of the MPC is that one side is an opportunity for a new investment in the area, but more importantly, the other side is demolishing historic buildings would prevent future children from knowing how Shreveport looked. CLARKE stated this was not a historic building in a deplorable state and it was more appropriate to not demolish the building.

Rebuttal:

Marshall Rice 1030 Kings Hwy, Shreveport, LA, 71104

Rice stated the building is not registered as a national historic building and it was only in a district. He referred to the map boundary on the district stating other structures were not included but two modern buildings and his office were included. Rice argued the property should not be in the historic district. He stated the area has already been defined as a drive through business area.

A motion was made by Mr. Woods, seconded by Ms. Poche, to deny the application.

POCHE thanked Rice for being a business owner in Highland and the care and investment is note worth. She clarified the ZBA's role is to determine if Mr. CLARKE made an error in applying the four standards. POCHE stated she believes the standard for demolition would be appropriate when it's the only possible redevelopment alternative and the burden of proof lies on the property owner to prove such. BERRY stated the property does exist in a historic district and the standards the ZBA must go by are informed by that. BERRY stated Mr. Clarke did make the right decision, given the information he had and had done his due diligence.

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

CASE NO. 24-10-BAC SPECIAL EXCEPTION USE

Applicant: Erin Roman
Owner: Erin Roman
Location: 2704 HERSEY D WILSON DR (north side of Hersey D Wilson Dr, approximately 135' west of Linear St)
Existing Zoning: R-1-5
Request: special exception use
Proposed Use: dwelling-manufactured home

Representative &/or support:

Erin Roman 917 Ferndale Blvd. Haughton, LA, 71037

Roman stated she bought the land last year and made the realtor aware she needed to move quickly. She shared that the lot they were renting at the time was around \$200.00 a month and the rent was raised to \$507.23. Roman stated that they specified to the realtor that they did not have all the information, but they knew there were places that would need more work if they wanted to move quickly. Roman stated that before buying the property they asked the realtor several times if everything was okay for them to move rapidly, and the answer was always yes. Roman stated they did not know about the codes. She asked the board for help, so that her mobile home could be moved to the property. WOODS asked Roman if she would live there to which Roman stated it would be herself, her husband, and her three children.

Opposition: NONE.

A motion was made by Mr. Hendricks, seconded by Mr. Woods, to approve the application.

draft

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

CASE NO. 24-11-BAC VARIANCE

Applicant: Eureka Thomas
Owner: RENA MAE Carmack
Location: 1713 Jackie Robinson Dr. (East side of Jackie Robinson Dr. , approx. 335' north of Jamison St.)
Existing Zoning: R-1-5
Request: Variance - Dimensional Standards
Proposed Use: Residential

Representative &/or support:

Caleb Yates 316 Pilatus Dr, Shreveport, LA, 71106

Yates informed the board he was speaking on behalf of Eureka Thomas. He stated the property is 10.07 feet below the minimum width requirement, however the property does meet the minimum square feet requirement which is a prerequisite for a building permit to place a home. He also stated in 2016 the property received a special exemption to place a manufactured home on the property if the variance is approved.

Opposition: NONE.

A motion was made by Mr. Hendricks, seconded by Ms. Anderson , to approve the application.

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

END OF PUBLIC HEARING

CLARKE reminded the board that the MPC is in the process of launching the Master Plan update and a lot of what has been dealt with will be a part of what is evaluated to see if we are currently in line with the master plan and what recommendations need to be made to meet the goals by 2030.

- ▶ OLD BUSINESS
- ▶ NEW BUSINESS

- ▶ OTHER MATTERS TO BE REVIEWED BY THE ZBA
- ▶ CHAIR / BOARD MEMBERS' COMMENTS

MEETING ADJOURNED 4:00 p.m.

Alan Berry, Chairman

Bernie Woods, Secretary