

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
August 21, 2024**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, August 21, 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
Bernie Woods
Melissa Anderson
Madison Poche

Staff Present

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

Members Absent

Michael Brannan
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. Poche, to approve the minutes of the June 12, 2024 public hearing as submitted.

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

► **PUBLIC HEARING**

CASE NO. 24-12-BAC VARIANCE

Applicant: Patricia Gatson
Owner: Patricia Gatson
Location: 8434 Donna Ln (NE Corner of Donna Ln and Joanna Ln)
Existing Zoning: R-1-7
Request: Variance to On-Site Development Standards
Proposed Use: Carport

Representative &/or support:

Patricia Gatson 8434 Donna Lane, Shreveport, LA, 71106

Gatson stated she did not know about the need for a permit until she received a letter from the Board. She stated she did not read the entire contract and was not made aware a permit was needed for the carport. BERRY asked Gatson if a company put it up for her to which she stated yes. She stated she needed the carport due to her disability and to keep the vehicle cool when hot outside. POCHE asked Gatson if it was correct in the report that she would paint the carport

Draft

and add plants if approved to which Gatson stated yes. WOODS asked Gatson if she hired a contractor to install the carport to which Gatson confirmed she used Gemco of Bossier City. WOODS asked if they advised about pulling a permit for it to which Gatson stated no.

Clifton Williams 420 Joanna Dr, Shreveport, LA, 71106

Williams stated he was there to support Gatson and believes the carport is needed because of her condition. BERRY asked if he lived across the street to which Williams stated yes.

Opposition: NONE

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

POCHE made a formal note to the MPC staff to investigate if there is a way to have time-bound variances

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

CASE NO. 24-13-BAC VARIANCE

Applicant: King's Tire
Owner: Red and White Investment LLC
Location: 437 East 70th St (SE Corner of E. 70th St & Fairfield Ave.)
Existing Zoning: C-3
Request: Variance - Use Standards & On-Site Development Standards
Proposed Use: carport

Representative &/or support:

Cliff LeBlanc 701 Thora Blvd, Shreveport, LA, 71106

LeBlanc informed the Board that since he purchased the property eight years ago, he has tried to improve upon it. He then stated that the tenant of the property built it because he relied on the contractor to take care of all necessary procedure. BERRY asked for clarification on whether the business was his or not. LeBlanc stated that the property was his, but the business was not. He stated that the structure makes for a safer area and complies with the ordinance to have a covered area for the workers. WOODS asked would he be willing to move the structure back four feet to bring it into compliance. LeBlanc stated that he would, but he is not sure if it can be done and still allow a car to be parked under it. He informed the Board that he owns the adjacent building, and the carport does not come out farther than the sight line of the next building. LeBlanc stated that this case did go to court and the city attorney did dismiss the case. CLARKE stated that the Zoning Enforcement division forwarded the violation to the city attorney and the judge dismissed the case. BERRY brought up a issue with the site plan submitted. TRANT stated that a civil engineer needs to stamp it.

Opposition: NONE

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

BERRY stated that he thinks they should wait and allow the applicant time to find a solution to come into compliance. WOODS stated that he understands that compliance is a matter of four feet and if the courts dismissed it, he does not see any safety issues. POCHE asked of the structure being attached to the building was structurally relevant. JEAN answered no it was not, but it could be problematic if it encroaches into the setback.

The motion failed by the following 2-2 vote: Ayes: Messrs. WOODS, and Meses. POCHE. Nays: Messrs. BERRY and Meses. ANDERSON Absent: Messrs. BRANNAN, and HENDRICKS.

A substitute motion was made by Ms. Anderson , seconded by Ms. Poche, to defer and continue the application on September 18, 2024.

WOODS stated that there was no lawsuit, only a violation. CLARKE pointed out that thus case has been through the legal process and the courts determined that a violation does not exist. CLARKE stated that if he does not change

Draft

anything about the structure to bring it into compliance, the enforces will have a hard time doing anything about it.

The motion was withdrawn by ANDERSON.

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

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

CASE NO. 24-16-BAC VARIANCE

Applicant: Aleph Tav Project
Owner: KCS Properties
Location: 1312 Wilkinson St. (North side of Wilkinson St. approx. 115' west of Samford Ave.)
Existing Zoning: R-3
Request: Variance to Use Standards
Proposed Use: Group Home Distance Requirement

Representative &/or support:

John Cook 1035 Eustis, Shreveport, LA, 71104

Cook stated he was asking for a variance to use the property as a group home. Cook stated he and his wife have started a nonprofit for the purpose of opening a group home to house substance abuse users, the homeless, veterans, and those coming from jails and prisons as well. Cook stated he and his wife vet them and work with the Department of Corrections, Probation/Parole, the Sheriff's Department and City Police. He stated they also vet their criminal and mental history. Cook stated there was a filing with the court because the property was being illegally used as a group home, and he and his wife helped the person manage the group home but weren't aware of this. BERRY asked when he acquired the property. Cook clarified the person acquired the property about two years ago when they began renting from previous owners who then sold the property to Shreveport Realty. BERRY asked Cook if he was now the owner and operator to which Cook clarified that he rents from Shreveport Realty and manages the group home. He stated he since then filed for the variance and certificate of occupancy. BERRY asked when he began renting the property to which Cook stated July 1. POCHE asked how long the group home had been in operation to which Cook stated going on three years. Cook stated the hardship would be the cost of moving for the men living there. BERRY clarified that does not meet the criteria for a hardship. WOODS asked if it is possible to move to which Cook stated they would not have the funding to do so. ANDERSON went on record to state that she appreciates Cook taking the proper steps, but it does not change the current guidelines regarding the proximity to other group homes. ANDERSON asked how many people were currently living in the home to which Cook stated seven. POCHE asked what is the maximum number of people that can live in the home to which Cook stated seven which includes a house manager.

Tara Cook 1035 Eustis, Shreveport, LA, 71104

Cook stated they get calls all the time from Probation and Parole asking them to house guys because there is nowhere else for them to go. She stated they work with Lieutenant Moore at CCC, SPD, Probation and Parole. Cook stated she feels like they are doing a service to them and the guys in their program. She stated some of the guys have probation fees, fines, and have the cost of being in the program. Cook stated some cannot work and are waiting on disability. She stated she feels it is better to have them in a controlled environment rather than on the streets.

Jessie Cary 1312 Wilkinson St, Shreveport, LA, 71103

Cary stated he is a dialysis patient, and the home has helped him a lot.

Opposition: NONE

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

POCHE stated for the record that the rule to have group homes 1000 feet away from each other is a good rule to have because it keeps a traditional neighborhood setting, and she appreciates something that was flying under the radar getting into compliance which is why she feels this is an exception to the rule. BERRY stated he also feels it is an exception to the rule because it serves a different population than the group home in proximity.

The motion was adopted by the following 3-1 vote: Ayes: Messrs. BERRY, & WOODS, and Meses. POCHE. Nays:

Draft

Mses. ANDERSON. Absent: Messrs. BRANNAN, and HENDRICKS.

CASE NO. 24-17-BAC SIGN VARIANCE

Applicant: Shreveport Neon Signs
Owner: SUTHERLAND BUILDING MATERIAL COMPANY, INC.
Location: 1450 E BERT KOUN LOOP (W corner of E Bert Kouns Ind Lp (LA-3132) & Millicent Way)
Existing Zoning: C-2
Request: Sign variance
Proposed Use: Commercial

Representative &/or support: NONE

Opposition: NONE

A motion was made by Ms. Anderson , seconded by Mr. Woods, to accept the application withdrawal.

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

CASE NO. 24-18-BAC VARIANCE

Applicant: Mattie Churchill
Owner: Mattie Churchill
Location: 4731 N LAKE DR (S side of N Lake Dr, approx. 370' E of Whispering Lake Dr)
Existing Zoning: R-1-7
Request: Variance to on-site development standards
Proposed Use: Carport

Representative &/or support:

Mattie Churchill 4731 N Lake Dr, Shreveport, LA, 71107

Churchill stated the carport would help keep her from moving into a nursing home because her son volunteered to move into the home, but she would need somewhere to sleep so the carport would be turned into a living space for her.

Opposition: NONE

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

WOODS stated the carport is not compatible with the neighborhood.

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

END OF PUBLIC HEARING

▶ **OLD BUSINESS**

▶ **NEW BUSINESS**

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

CLARKE stated he feels this to be one of the most beneficial hearings since his time as Executive Director and gives him the opportunity to understand the sentiment of the public. He stated he feels there are changes that need to be made and it could not have been a better time for an update to the master plan. CLARKE stated he feels strongly that for our city to grow we need to consider whether we are restricting development in the City of Shreveport. He stated he

Draft

will have these conversations with the consultants because of the loss of population and businesses closing. CLARKE stated he believes laws may need to be changed and used the case with the woman who is physically challenged as an example.

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

MEETING ADJOURNED 4:00 p.m.

Alan Berry, Chairman

Bernie Woods, Secretary