

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
January 15th, 2020**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, January 15th, 2020 at 3:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met for lunch prior to the public hearing.

Members Present

Alan Berry, Vice Chair
Cynthia Pearson, Secretary
Fred Moss, IV
Brittney Dunn

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr
Markeya Daniel, Administrative Assistant
James Djamba, Planner I

Members Absent

Robert Baucum
Marshall Ferrell
Durwood Hendricks, Chair

The hearing was opened with prayer led by **Mrs. PEARSON**. 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 appropriate governing body, either the District Court or the Caddo Parish Commission, depending on the location of the property. 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 Mrs. PEARSON, seconded by Mr. MOSS, to approve the minutes of the December 18th, 2019 public hearing as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, MOSS, and BAUCUM & Meses. DUNN & PEARSON. Nays: None. Absent: Messrs. HENDRICKS and FERRELL.

► **PUBLIC HEARING**

CASE NO. 19-323 BAC VARIANCE

Applicant: MURPHY CARTER
Owner: Murphy Carter
Location: 6104 Wincanton Dr. (Southside of Wincanton Dr, approximately 160 feet east of Newton Abbott Dr)
Existing Zoning: R-1-7
Request: Setback Variance
Proposed Use: Carport

Representative &/or support:

Murphy Carter 6104 Wincanton Drive, Shreveport, LA 71129

The applicant stated that he stores his boat and another vehicle in the garage of his home, but needed a carport to protect his investments. Additionally, he stated that he has a health concern which makes being in the rain difficult when trying to get in and out of his vehicle. Ms. Pearson questioned whether he thought to store his boat elsewhere; the applicant stated that he does not have the funds to do so.

There was no opposition present.

Ms. Pearson stated that there was no true hardship in this case.

A motion was made by Mrs. PEARSON, seconded by Mr. MOSS, to deny this application.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, MOSS, and BAUCUM & Meses. DUNN & PEARSON. Nays: None. Absent: Messrs. HENDRICKS and FERRELL.

CASE NO. 19-324 BAC VARIANCE

Applicant: JEFFREY L FOBBS
Owner: Jeffery L Fobbs
Location: 4702 Erin Ln (Northwest corner of Erin Lane and Westwood Park Drive)
Existing Zoning: R-1-7
Request: Variance to fence
Proposed Use: Single-Family Residential

Representative &/or support:

Jeffery Fobbs, 4702 Erin Lane, Shreveport, LA 71109
Denise Fobbs, 4702 Erin Lane, Shreveport, LA 71109

The applicant stated that he received a violation for his items being in his back yard without a privacy fence. The applicant would like the fence variance to enable him to have a larger back yard. Mr. Fobbs noted that another house in his neighborhood has a fence similar to the one he applied for, however it was clarified that they too have a violation for their fence.

There was no opposition present.

A motion was made by Mr. MOSS, seconded by Ms. DUNN, to deny this application.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, MOSS, and BAUCUM & Meses. DUNN & PEARSON. Nays: None. Absent: Messrs. HENDRICKS and FERRELL.

Mr. BERRY recused himself from the discussion and deliberation of the next case due to the fact that he owns property adjoining the subject property.

CASE NO. 19-325 BAC VARIANCE

Applicant: GARY WILLIAMS
Owner: Gary Williams
Location: 650 Prospect St (North side of Prospect St, approx.90 feet east of Dillingham Ave)
Existing Zoning: R-1-5
Request: Fence Height Variance
Proposed Use: Residence

Representative &/or support:

Gary Williams 650 Prospect Street, Shreveport, LA 71104
Marshall D Brooks 733 Prospect Street, Shreveport, LA 71104

After Mr. Williams explained the intent of his application, Ms. Pearson questioned if he has considered installing a chain link or wrought iron fence. Mr. Williams does not believe that a chain link fence would be inappropriate for a historic neighborhood and wrought iron is not a personal preference.

Ms. Dunn questioned if his concerns will be taken care of considering the fence along the side of the house is still 3 feet. Mr. Williams stated the fence along the side is in line with his front porch so onlookers view is not impeded.

Mr. Brooks explained that the neighborhood has a rampant amount of crime and a fence would provide a level of security. He stated that he understands the code, but questioned if the codes and ordinances bear some degree of culpability that will not allow an individual to protect themselves. He further questioned why his safety should be compromised by illogical policies.

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There was no opposition present.

A motion was made by Ms. DUNN, seconded by Ms. PEARSON, to deny this application.

The motion was adopted by the following 3-0 vote: Ayes: Messrs. MOSS, and BAUCUM & Meses. DUNN & PEARSON. Nays: None. Abstained: Messrs. BERRY Absent: Messrs. HENDRICKS and FERRELL.

CASE NO. 19-326 BAC VARIANCE

Applicant: SHAWN GUILBAULT
Owner: Shawn Guilbault
Location: 3640 Greenway Pl(Westside of Greenway Place, approximately 190' north of Ardmore intersection)
Existing Zoning: R-1-7
Request: Variance to Setback Requirements
Proposed Use: Accessory Dwelling Unit (ADU)

Representative &/or support:
Shawn Guilbault 3640 Greenway Place, Shreveport, LA 71105

The applicant stated that he received the Special Use Permit approval to allow a multi –family use on his property. He intends to clean up the property so it looks great for the neighborhood and wishes to meet all of the requirements.

There was no opposition present.

A motion was made by Mrs. PEARSON, seconded by Mr. MOSS, to approve this application.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, MOSS, and BAUCUM & Meses. DUNN & PEARSON. Nays: None. Absent: Messrs. HENDRICKS and FERRELL.

END OF PUBLIC HEARING

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

Mr. Clarke stated that Strong Towns Retreat was not as well attended by the Board members as he had hoped it would be. Additional funds were added to the budget in order to provide as much training for the boards as possible so each member has a true understanding of their impact of the decisions they make.

Mr. Clarke stated that the code is continuously reviewed to address the needs of the City and the Parish. He informed the Board that changes to both codes is on the horizon.

• Public Comments

Melinda Purcell spoke in regard to 19-325-BAC and expressed her concern for the case not being passed as she was in support.

MEETING ADJOURNED 1:41 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary