

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
May 20th, 2020**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, May 20th, 2020 at 1:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met for lunch prior to the public hearing.

Members Present

Durwood Hendricks, Chair
Alan Berry, Vice Chair
Cynthia Pearson, Secretary
Fred Moss, IV
Marshall Ferrell
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
Alice Correa, Land Use Coordinator
Emily Trant, Executive Assistant
Jake Palant, Planner I
Ben Mohler, Planner I

The hearing was opened with prayer led by **Mrs. PEARSON**. The Pledge of Allegiance was led by **Mr. HENDRICKS**.

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 Mr. BERRY, seconded by Mr. MOSS, to approve the minutes of the February 19th, 2020 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HENDRICKS, MOSS, & FERRELL, and Meses. DUNN & PEARSON. Nays: None. Absent: None.

► **PUBLIC HEARING**

CASE NO. 20-1- BAC VARIANCE

Applicant: MAKERS DESIGN
Owner: David Pratt
Location: 240 Winterwood Dr. (East side of Winterwood Dr., approximately 455' north of Hidden Hollow Dr.)
Existing Zoning: R-1-7
Request: Side Setback Variance
Proposed Use: Accessory Dwelling Unit

Alice Correa presented the application to the Board.

Comments submitted by the representative &/or support:
Ward Bryant 456 Delaware Street, Shreveport, LA 71106

Mr. Berry read the comment that was submitted by the applicant which stated the request is for a 2' 11" to the 10' setback for an accessory dwelling unit. The special use permit for the accessory dwelling unit has already been approved for the project. They wish to keep the structure in line with the current home.

There were no letters of opposition submitted.

A motion was made by Mrs. Pearson, seconded by Mrs. Dunn, to approve this application.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HENDRICKS, MOSS, & FERRELL, and Meses. DUNN & PEARSON. Nays: None. Absent: None.

CASE NO. 20-1- BAP VARIANCE

Applicant: ALAN DYSON
Owner: Guy Stutes
Location: 3902 Sunset Drive (Northeast corner of Sunset Dr. and Glen Ave.)
Existing Zoning: R-1-7
Request: Development Standards Variance
Proposed Use: Garage for Single Family Residential

Jake Palant presented the application to the Board.

There were no letters of support or opposition submitted.

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to approve this application with the stipulation that the building materials substantially match that of the existing structures.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HENDRICKS, MOSS, & FERRELL, and Meses. DUNN & PEARSON. Nays: None. Absent: None.

CASE NO. 20-4- BAC SIGN VARIANCE

Applicant: STATE PERMITS
Owner: DBNCH Circle LLC
Location: 339 West 70th St. (Southwest corner of W 70th St. and Linwood Ave.)
Existing Zoning: C-2
Request: Sign Type and Area Variance
Proposed Use: Gas Station

Ben Mohler read a letter that was submitted by the applicant requesting to withdrawal the application.

END OF PUBLIC HEARING

- ▶ **OLD BUSINESS**
- ▶ **NEW BUSINESS**
- ▶ **OTHER MATTERS TO BE REVIEWED BY THE ZBA**

Mr. Clarke explained that if the Governors order is not extended, then the next meeting will be live.

Mr. Clarke informed that Board that the Caddo Parish Commission will take action on two appointees to the ZBA. Robert Baucum submitted his resignation to the Board.

House Bill 697 will be before the House, as it has passed the Committee.

- ▶ **CHAIR / BOARD MEMBERS' COMMENTS**

Mr. Clarke stated that there is extensive research on the Master Plan and on the Unified Development Code as it relates to citizens in the rural Parish areas.

MEETING ADJOURNED 1:25 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary