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**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
November 18th, 2020**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, October 21, 2020 at 1:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met virtually for case manager presentations on October 20, 2020.

Members Present

Durwood Hendricks, Chair
Marshall Ferrell
Huey Horn
Fred Moss, IV

Staff Present

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

Members Absent

Cynthia Pearson, Secretary
Alan Berry
Brittney Dunn

The hearing was opened with prayer led by **Mr. HORN**. 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 Mrs. PEARSON, seconded by Mr. MOSS, to approve the minutes of the October 21st public hearing as submitted.

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

► **PUBLIC HEARING**

CASE NO. 20-17- BAC APPEAL

Applicant: CHAZ COLEMAN
Owner: Brent J Roberts
Location: 755 Chinquapin Dr. (North side of chinquapin Dr. approx. 1000ft east of Hazelwood Dr.)
Existing Zoning: R-A
Request: Appealing Zoning Administrators Decision to continue operating a home-based business
Proposed Use: Contractor Office

Adam Bailey presented this application to the Board.

Representative &/or support:

Chaz Coleman 1868 South Brookwood Drive, Shreveport, LA 71118

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Mr. Coleman stated that Brent Roberts acquired his property and started his business prior to it being annexed into the City limits. He believes that any legislation that was introduced as a result of the annex does not apply to his client today.

Opposition:

Denise Clarke 765 Chinguapin Drive, Shreveport, LA 71106

Joe Micitto 714 Chinguapin Drive, Shreveport, LA 71106

Ms. Clarke stated that Brent Roberts was not legally operating even prior to being annexed into the City limits. She opposes the appeal because she lives next door and it is a residential area, the Certificate of Occupancy would provide protection to her as a homeowner. She listed several examples of how they are violating the Certificate of Occupancy requirements.

Mr. Micotta explained that the neighborhood streets are 13 feet wide, do not have curb cuts or drainage, and are inadequate to support the large trucks that come to Mr. Roberts' address. Mr. Micotta explained that he knew the business has been in operation for 30 some years but it did not really bother him aside from the trucks. When he heard that Mr. Roberts was expanding to the neighboring lot, he became more concerned.

Mr. Clarke stated that based on the information that was brought up concerning whether or not this is considered a non-conforming use, the Parish and City attorneys would like to defer and continue the application for 30 days.

A motion was made by Mr. MOSS, seconded by Mr. FERRELL, to defer and continue this application for 30 days.

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

CASE NO. 20-18- BAC VARIANCE

Applicant: PATRICK OWENS
Owner: Patrick Clay and Belinda Jewel Owens
Location: 8308 Roosevelt Dr. (West of Roosevelt Dr. and 250 feet north of Scott St.)
Existing Zoning: R-1-7
Request: Detached Garage in Front of Property
Proposed Use: Accessory Structure-Detached Garage

Ben Mohler presented this application to the Board.

Representative &/or support:

Patrick Owens 8308 Roosevelt Drive, Shreveport, LA 71129

Mr. Owens explained that he has the garage to protect his wife's vehicle; they are unable to locate the garage to the back due to his dogs. His neighbors do not oppose the garage. Mr. Clarke stated that the applicant still has room in the back of the property to

There was no opposition present.

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

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

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END OF PUBLIC HEARING

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

MEETING ADJOURNED 1:50 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary