

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
FEBRUARY 20, 2019**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, February 20, 2019 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
Alan Berry
Cynthia Pearson
Marshall Ferrell
Fred Moss, IV

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Adam Bailey, Community Planning & Design Mgr
Markeya Daniel, Admin. Assistant
Manasvini Thiagarajan, Planner 1

Members Absent

Robert Baucum

Others Present

None

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 **Mr. BERRY**, seconded by **Mr. MOSS**, to approve the minutes of the January 16, 2019 public hearing as submitted.

The motion approving the January 16, 2019 minutes was adopted by the following 5-0 vote: Ayes: Messrs. **BERRY, FERRELL, HENDRICKS, & MOSS** and Mrs. **PEARSON**. Nays: None. Absent: Messrs. **BAUCUM**.

► **PUBLIC HEARING**

CASE NO. BAC-4-19: VARIANCE

<u>Applicant:</u>	JANICE THOMAS EDWARDS
<u>Owner:</u>	Janice Thomas Edwards
<u>Location:</u>	9733 Monticello Drive (South side of Monticello Drive at the intersection of Birdwell Lane)
<u>Existing Zoning:</u>	R-1-7
<u>Request:</u>	Variance to Setback Requirements
<u>Proposed Use:</u>	Carpport

Representative &/or support:

Janice Edwards 9733 Monticello Drive, Shreveport, LA 71118
Herbert Edwards 9733 Monticello Drive, Shreveport, LA 71118

Opposition:

Coy Fugua 3400 Tara Lane, Shreveport, LA 71118

Two letters of opposition were submitted by residents not in attendance of the hearing that live within 300 feet of the subject property.

A motion was made by **Mr. BERRY**, seconded by **Mr. MOSS**, to approve the application for variance with the stipulation that the owner of the dwelling applies for a permit and replaces the structure with a new one that meets code, attaches to and matches the style of the dwelling.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. **BERRY, FERRELL, HENDRICKS, & MOSS** and Mrs. **PEARSON**. Nays: None. Absent: Messrs. **BAUCUM**.

CASE NO. BAC-5-19: VARIANCE

Applicant: CADDO PARISH SCHOOL BOARD
Owner: Caddo Parish School Board
Location: 5904 W. 70th Street (North Side of W. 70th Street approx. 715' East of Raspberry Lane.)
Existing Zoning: R-1-7
Request: **Variance to Type and Size of Sign**
Proposed Use: **Elementary School**

Representative &/or support:
Kevin Bryan 712 Texas Street, Shreveport, LA 71101

There was no opposition present.

A motion was made by Mrs. PEARSON, seconded by Mr. MOSS, to deny the variance for the pole sign, but to approve the variance to the monument sign.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, FERRELL, HENDRICKS, & MOSS and Mrs. PEARSON. Nays: None. Absent: Messrs. BAUCUM.

END OF PUBLIC HEARING

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

Mr. Clarke, Executive Director, informed the Board that there will not be a March ZBA Public Hearing, but will hold a Public Hearing in April.

Mr. Clarke addressed that there will be more variance applications in regards to signs as there are many non-conformities with the changes that were made to the ordinance.

Emily Trant was introduced as the new employee at the MPC.

The Board Members were encouraged to make their best effort to attend Public Hearings while there was still a vacant Board Member position. This is to ensure that there is a quorum for all scheduled Public Hearings.

Mr. Clarke stated that the ZBA Board may nominate office positions, as the by-laws do not require an election.

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

A motion was made by Mrs. PEARSON, seconded by Mr. MOSS, to nominate Durwood Hendricks as Chairman, Alan Berry as Vice Chairman, and Cynthia Pearson as Secretary.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, FERRELL, HENDRICKS, & MOSS and Mrs. PEARSON. Nays: None. Absent: Messrs. BAUCUM.

ADJOURN 1:55 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary