

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
APRIL 10, 2019**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, April 10, 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
Robert Baucum

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

None

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 **Mrs. PEARSON**, to approve the minutes of the February 20, 2019 public hearing as submitted.

The motion approving the February 20, 2019 minutes was adopted by the following 5-0 vote: Ayes: Messrs. BAUCUM, BERRY, FERRELL & HENDRICKS, and Mrs. PEARSON. Nays: None. Absent: Mr. MOSS.

► **PUBLIC HEARING**

CASE NO. BAC-17-19: VARIANCE

Applicant: 2106 Fairfield LLC
Owner: 2106 Fairfield LLC
Location: 2106 Fairfield LLC (SW corner of Fairfield Ave. and Sheridan Ave)
Existing Zoning: R-HU
Request: **Parking and Landscape Variance**
Proposed Use: **Law Office**

Representative &/or support:
Ryan Estes 4913 Shed Road Bossier City, LA 71111

There was no opposition present.

A motion was made by **Mr. BERRY**, seconded by **Mr. FERRELL**, to approve the application for variance with the following stipulations:

1. Any use of the property that is expanded beyond the currently planned 3 law offices as requested in the Special Use Permit (as approved by the MPC) would require additional parking in compliance with ordinance standards.
2. In the case that the Executive Director imposes site plan modifications requested by the Historic Preservation Commission, a revised site plan must be submitted to the Executive Director for approval.

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

CASE NO. BAC-18-19: VARIANCE

Applicant: CADDO PARSH SCHOOL BOARD
Owner: Caddo Parish School Board
Location: 6115 E Kings Hwy. (West side of E Kings Hwy. approx. 1,000' north of Gator Drive)
Existing Zoning: R-1-7
Request: **Sign Variance**
Proposed Use: **High School**

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

There was no opposition present.

A motion was made by Mr. MOSS, seconded by Mrs. PEARSON, to approve the application for variance to the size and height of the sign.

The motion was adopted by the following 5-1 vote: Ayes: Messrs. BAUCUM, FERRELL, HENDRICKS & MOSS and Mrs. PEARSON. Nays: Messrs. BERRY. Absent: None.

CASE NO. BAC-20-19: VARIANCE

Applicant: SYNDER ENTERPRISES
Owner: Synder Enterprises
Location: 2529 E 70th Street (East side of 70th St, approx. 2,300' northeast of E Bert Kouns Industrial Loop)
Existing Zoning: C-2
Request: **Setback Variance**
Proposed Use: **Car Park Awning**

Representative &/or support:
Alfred Slaid 2529 E 70th Street Shreveport, LA 71105

There was no opposition present.

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to approve the application for the setback variance.

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

CASE NO. BAP-1-19: VARIANCE

Applicant: JERRY RIALS
Owner: Jerry Rials
Location: 3840 Fountainbleau Road (Adjoining near lot line)
Existing Zoning: R-A
Request: **Bulk and Area Variance**
Proposed Use: **Barn**

Representative &/or support:
Jerry Rials 3840 Fountainbleau Road Shreveport, LA 71047

Opposition:
Nancy Alexander 3970 Fountainbleau Road Shreveport, LA 71047

A motion was made by Mrs. PEARSON, seconded by Mr. MOSS, to approve the application for the bulk and area variance.

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

END OF PUBLIC HEARING

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

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.

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 while the Board.

Mr. Clarke encouraged the Board to analyze the cases with more scrutiny as more cases come before them.

Mr. Berry read Article 16.4.D.2.D to the rest of the Board which states, "The Zoning Board of Appeals may impose such conditions and restrictions upon the variance as may be deemed necessary for the protection of the public health, safety, and welfare." His purpose of reading this is to make the other Board members aware that they have the authority to add stipulations to variances.

Mr. Clarke warned the Board that he and Mr. Jean would be gone April 12-16th for the National Planning Conference.

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

Mr. Hendricks welcomed Mr. Baucum to the Board and allowed him to introduce himself.

Mr. Hendricks adjourned the meeting.

ADJOURN 1:55 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary