

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS  
SUMMARY MINUTES OF THE PUBLIC HEARING  
May 15, 2019**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, May 15, 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  
Robert Baucum  
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**

Marshall Ferrell

**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 April 10, 2019 public hearing as submitted.

The motion approving the April 10, 2019 minutes was adopted by the following 5-0 vote: Ayes: Messrs. BAUCUM, BERRY, HENDRICKS & MOSS and Meses. PEARSON. Nays: None. Absent: Messrs. FERRELL.

► **PUBLIC HEARING**

**CASE NO. 19-300-BAC: VARIANCE**

<u>Applicant:</u>	Certified Limb & Brace
<u>Owner:</u>	Certified Limb & Brace
<u>Location:</u>	3227 Portland Avenue (Northeast corner of Portland Ave and James St. Intersection)
<u>Existing Zoning:</u>	IC
<u>Request:</u>	<b>Sign Variance</b>
<u>Proposed Use:</u>	<b>Pole sign</b>

**Representative &/or support:**

Henry Richter 3227 Portland Avenue Shreveport, LA 71103

There was no opposition present.

A motion was made by **Mr. BERRY**, seconded by **Mrs. PEARSON**, to approve the application for the variance to the sign size.

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

**DRAFT**

**CASE NO. 19-302-BAC: VARIANCE**

Applicant: St. Pius Catholic Church  
Owner: St. Pius Catholic Church  
Location: 4300 N Market St. (NW corner of N Market St. and Hwy 71)  
Existing Zoning: R-1-7  
Request: **Sign Variance**  
Proposed Use: **Monument sign**

**This application was withdrawn prior to the Public Hearing.**

**CASE NO. 19-304-BAC: VARIANCE**

Applicant: Words of Grant, LLC  
Owner: Words of Grant, LLC  
Location: 189 Patton Avenue/1319 Anniston Avenue (East corner of Patton Ave and Anniston Ave)  
Existing Zoning: R-1-7  
Request: **Setback Variance**  
Proposed Use: **Accessory Dwelling Unit**

**Representative &/or support:**  
Thomas Mayfield 831 Kings Highway Suite 214 Shreveport, LA 71104

**There was no opposition present.**

**A motion was made by MRS. PEARSON, seconded by MR. BERRY to approve the application for the variance to the setback under the stipulation that the site is developed in substantial accord to the approved site plan.**

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

**CASE NO. 19-305-BAC: VARIANCE**

Applicant: Pipes Auto Sales  
Owner: Pipes Auto Sales  
Location: 2911 West 70<sup>th</sup> Street (South side of West 70<sup>th</sup> Street between Brandtway Street and West Canal Boulevard)  
Existing Zoning: C-3  
Request: **Sign Variance**  
Proposed Use: **Wall Sign**

**Representative &/or support:**  
Rusty Pipes 2911 West 70<sup>th</sup> Street Shreveport, LA 71108

**There was no opposition present.**

**A motion was made by MR. BERRY, seconded by MR. MOSS, to approve the application for the variance to the wall sign under the stipulation that the two wall signs may not be replaced with signage any larger than illustrated on the approved elevations. No additional signs repeating the same items of information are to be used anywhere else onsite. The illumination produced by the permitted signage may not exceed one footcandle at any property line.**

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

**END OF PUBLIC HEARING**

**DRAFT**

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

Mr. Clarke encouraged the Board Members 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. The Parish Commission and City Council are still working on appointing someone for this position.

Mr. Clarke announced that there will be a ZBA Public Hearing scheduled for June and July. He also stated that the MPC would like to start taking the ZBA Board on bus tours of the sites that are being presented in each hearing. This allows the Board members to have a better understanding of the cases.

Mr. Clarke informed the Board that he would be in Baton Rouge for the APA State Conference from May 22-24<sup>th</sup>.

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

Mr. Hendricks adjourned the meeting.

**MEETING ADJOURNED 1:20 p.m.**

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**Durwood Hendricks, Chairman**

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**Cynthia Pearson, Secretary**