

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
August 21, 2019**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, August 21, 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, Chair
Alan Berry, Vice Chair
Cynthia Pearson, Secretary
Robert Baucum
Fred Moss, IV
Marshall Ferrell

Staff Present

Stephen Jean, Deputy Director
Reginald Jordan, Zoning Administrator
Adam Bailey, Community Planning & Design Mgr
Alice Correa, Planner III
Manasvini Thiagarajan, Planner I

Members Absent

Alan Clarke, Executive Director

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 July 17, 2019 public hearing as submitted.

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

► **PUBLIC HEARING**

CASE NO. 19-307-BAC: VARIANCE

Applicant: TBA- Tim Brandon Architecture

Owner: HOUSING AUTHORITY OF THE CITY OF
SHREVEPORT

Location: 1156 WILKINSON ST (North side of Wilkinson St.,
approx. 180; east of Southern Ave.)

Existing Zoning: R-3

Request: Parking and Dimensional Variances

Proposed Use: Multi-Family Housing

This application was withdrawn prior to the start of the public hearing.

DRAFT

CASE NO. 19-313-BAC: VARIANCE

Applicant: Kevin Bryan Architecture
Owner: CADDO PARISH SCHOOL BOARD
Location: 626 Eden Blvd (N side of Eden Blvd. approx. 470'
east of Line Ave)
Existing Zoning: R-1-5
Request: Sign Type Variance
Proposed Use: Elementary school

Representative &/or support:

Donna Townsen 129 Napoleon Drive, Shreveport, LA 71115
Amy Watts 571 Demery Boulevard, Shreveport, LA 71117
Steve White 1961 Midway Avenue, Shreveport, LA 71108

Opposition:

JC Simpson 641 Eden Blvd, Shreveport, LA 71106
Alvin Pennywell 606 Hendricks Place, Shreveport, LA 71106

The representatives are requesting the sign variance to allow for a sign that will be better viewed by parents and the community. The electronic sign is capable of dimming and shutting off after school hours.

The opposition expressed their frustrations towards the traffic congestion generated by parents dropping children off and picking them up from school. They stated that many times they are unable to leave their homes due to cars blocking their driveway. Mr. Berry informed that opposition that the concern was not under the ZBAs jurisdiction to remedy.

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

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

CASE NO. 19-315-BAC: VARIANCE

Applicant: Thomas Zweydoff
Owner: Thomas Zweydoff
Location: 553 Dunmoreland Dr (North side of Eden Blvd.,
approx. 470' east of Line Ave.)
Existing Zoning: R-1-7
Request: Variance to height of solid picket fence
Proposed Use: Single-Family Residential

Representative &/or support:

Thomas Zweydoff, 553 Dunmoreland Drive, Shreveport, LA 71106

The applicant is requesting the variance for the height of his fence to prevent his dog from escaping.

Opposition:

Steven McMinimin 463 Dunmoreland Drive, Shreveport, LA 71106
Jameel 459 Dunmoreland Circle, Shreveport, LA 71106
Pete Michael Atkins 416 Dunmoreland Drive, Shreveport, LA 71106
Clarence Pavadoe 443 Dunmoreland Drive, Shreveport, LA 71106

The opposition collectively expressed that the applicant could not provide a hardship that would require the need for a variance. They felt that the character of their neighborhood is suffering and this variance would further undermine it.

One citizen offered his architectural expertise in assisting the applicant to bring the fence up to code.

DRAFT

A motion was made by Mr. BERRY, seconded by Mr. MOSS, to deny this application.

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

END OF PUBLIC HEARING

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

Stephen Jean informed the Board that Alan Clarke would be back in the office next week. He also informed the Board of Manasvini's departure from the Metropolitan Planning Commission. The Board members wished Manasvini well in her future endeavors.

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

Mr. Hendricks adjourned the meeting.

MEETING ADJOURNED 1:43 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary