

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
October 16, 2019**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, October 16, 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
Marshall Ferrell
Brittany Dunn

Staff Present

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

Members Absent

Fred Moss, IV

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 September 18th, 2019 public hearing as submitted.

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

► **PUBLIC HEARING**

CASE NO. 19-300-BAP: APPEAL

Applicant: BLANCHARD, WALKER, O'QUIN & ROBERTS
Owner: Shreveport Commercial Properties, LLC
Location: 1039 Kay Lane (South side of Kay Lane, approximately 630 feet east of Youree Drive)
Existing Zoning: I-1, R-A
Request: Appeal Administration Decision
Proposed Use: N/A

Representative &/or support:

Tom Arceneaux 333 Texas Street, Suite 700, Shreveport, LA 71101

Mr. Arceneaux stated that this issue is being resolved and the applicant will likely apply for a variance in the future. Until then, it has been requested that the ZBA members defer and continue this case to the January 15th, 2019 Public Hearing.

There was no opposition present.

A motion was made by Mr. BAUCUM, seconded by Mr. FERRELL, to defer and continue the application to the January 15th, 2019 public hearing.

The motion was adopted by the following 5-1 vote: Ayes: Messrs. BAUCUM, HENDRICKS & FERRELL and Meses. DUNN & PEARSON. Nays: BERRY. Absent: Messrs. MOSS.

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CASE NO. 19-303-BAP: SIGN VARIANCE

Applicant: WILLIS-KNIGHTON HEALTH SYSTEM
Owner: Willis-Knighton Health System
Location: 1811 E Industrial Loop (SE corner of E Bert Kouns Industrial Loop and Kings Hwy)
Existing Zoning: IC
Request: Sign Variance
Proposed Use: Existing Medical Office

Representative &/or support:

Brian Crawford 2600 Greenwood Road, Shreveport, LA 71103
Willie Bradford 505 Travis Street, Suite 410, Shreveport, LA 71101

The representative explained the purpose of the billboard, stating it would provide information such as the emergency room location.

There was no opposition present.

A motion was made by Mr. BERRY, seconded by Mr. BAUCUM, to approve this variance.

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

CASE NO. 19-304-BAP VARIANCE

Applicant: JAYNE TAPPE
Owner: John Youngblood
Location: 5787 Pine Hill Road (South side of Pine Hill Road, approximately 420 feet east of Linda Lane)
Existing Zoning: R-A
Request: Variance to Lot Width
Proposed Use: Single-Family Residential

Representative &/or support:

Jayne Tappe 8575 Fern Avenue, Shreveport, LA 71105

The representative stated that the property owners intend to sell there lot, but require a variance to the lot size in order to do so. Mr. Berry questioned if the lot line will intersect an existing structure. Mr. Tappe said it was verified that it would not, despite the image that was submitted with the staff report.

There was no opposition present.

A motion was made by Mrs. PEARSON, seconded by Mr. BAUCUM, to approve this variance.

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

CASE NO. 19-305-BAP VARIANCE

Applicant: TINA DANVER
Owner: Tina Danver & Scott Nelson
Location: 5807 Pine Hill Rd (South side of Pine Hill Road, approximately 312 feet east of Linda Lane)
Existing Zoning: R-A
Request: Variance to Lot Area
Proposed Use: Single-Family Residential

Representative &/or support:

Tina Danver 6806 Greenwood Road, Shreveport, LA 71119
Scott Nelson 6806 Greenwood Road, Shreveport, LA 71119

The representative stated that the existing dwelling is uninhabitable and will be removed when the new dwelling is added to the lot. Mr. Nelson stated that the lot was a full acre at one point in time; however a small portion of it was dedicated to the right-of-way.

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There was no opposition present.

A motion was made by Mr. BAUCUM, seconded by Mrs. PEARSON, to approve this variance.

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

CASE NO. 19-317-BAC VARIANCE

Applicant: BLANCHARD, WALKER, O'QUIN & ROBERTS
Owner: Raspberry Commercial Propertied, LP
Location: 6900 blk Westport Ave (North side of Westport Ave. approximately 500 feet of Caravan Rd)
Existing Zoning: I-2
Request: Sign Variance
Proposed Use: Truck Stop Billboard

Representative &/or support:

William Bradford 333 Texas Street, Suite 700, Shreveport, LA 71101

The applicant stated that additional information is being gathered from DOTD, which has not yet been received, therefore the applicants would like to request that the case be deferred and continued to the next regularly scheduled public hearing.

Alan Clarke asked that Mr. Bradford elaborate about what information had been requested from DOTD. Mr. Bradford stated that the grade of the property and the undulations that occur on the property could be pertinent to the board's determination of this variance.

There was no opposition present.

A motion was made by Mr. BERRY, seconded by Mr. BAUCUM, to defer and continue the application to the November 20th, 2019 hearing.

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

CASE NO. 19-318-BAC VARIANCE

Applicant: CAROL COTTEN
Owner: Benjamin Cotten
Location: 1709 Captain Shreve Dr. (East of Captain Shreve Drive, approximately 200' south of Bayou drive)
Existing Zoning: R-1-7
Request: Carport
Proposed Use: Car Port

Representative &/or support:

Carol Cotten 1709 Captain Shreve Drive, Shreveport, LA 71101

The representatives explained that they are making an addition to their home; however there is noway to do so other than by enclosing the existing carport. Ms. Cotten stated that they have already received a permit to enclose the carport. Mr. Clarke stated that staff was under the impression that the existing carport would not be enclosed and it would only extend past the front setback line by 6 feet. Ms. Cotten said that was not what was conveyed to staff during the initial visit to apply. They are requiring a 19 foot setback variance in order to complete their carport as desired. Mr. Clarke asked that the board defer and continue this case so that staff may re-evaluate their report given the new information.

There was no opposition present.

A motion was made by Mr. BAUCUM, seconded by Mr. BERRY, to defer and continue the application to the November 20th, 2019 hearing.

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

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CASE NO. 19-319-BAC SIGN VARIANCE

Applicant: XPRESS CARWASH
Owner: Cordell Properties, LLC
Location: 404 Bert Kouns Industrial Loop (NW corner of Bert Kouns Industrial Loop and Linwood Ave)
Existing Zoning: C-3
Request: Sign Area Variance
Proposed Use: Car Wash

Representative &/or support:
Chase Burns 165 AW Drive, Stonewall, LA 71078

There was no opposition present.

Mr. Burns stated that they want to have one sign on the Bert Kouns Industrial Loop side of the property. With the current orientation of the surrounding signs it would be difficult to see their own sign. Mr. Burns stated that there is a billboard that has been permitted at the corner of Bert Kouns and Linwood Ave, which would block the smaller signs from view. Mr. Jordan corrected the applicant stating that a billboard has not been permitted; only an application has been filed. Mr. Clarke reiterated that the staff recommendation is for denial on the basis of a lack of hardship.

A motion was made by Mr. FERRELL, seconded by Mr. BAUCUM to allow the applicant to return to the podium to clarify the position of the billboard.

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

Mr. Ferrell felt that the billboard does constitute a hardship. Mr. Jordan stated that the billboard is under review and the review would not conclude for several more days. Mr. Clarke suggested that the application be deferred and continue to the next public hearing to further review the new information provided regarding the billboard.

A motion was made by Mr. BERRY, seconded by Mr. FERRELL, to defer and continue the application to the November 20th, hearing.

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

END OF PUBLIC HEARING

▶ **OLD BUSINESS**

Mr. Clarke informed the board that a planning commissioner training will be scheduled for November 9th. This training is required by law.

▶ **NEW BUSINESS**

▶ **OTHER MATTERS TO BE REVIEWED BY THE ZBA**

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

Mr. Hendricks welcomed the new board member. She stated that she is the joint appointee, has her own accounting firm and has prior experience as a CPA and as a assistant financial controller with a gas and oil company.

MEETING ADJOURNED 2:00 p.m.

Durwood Hendricks, Chairman

Cynthia Pearson, Secretary