

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS  
SUMMARY MINUTES OF THE PUBLIC HEARING  
OCTOBER 17, 2018**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, October 17, 2018 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  
Ronnie Bergeron, Vice-Chair  
Cynthia Pearson  
Alan Berry  
Fred Moss, IV

**Staff Present**

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

**Members Absent**

Marshall Ferrell  
Dr. Robert Stewart, Secretary

**Others Present**

None

The hearing was opened with prayer led by **Mrs. PEARSON**. The Pledge of Allegiance was led by **Mr. HENDRICKS**.

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 **September 19, 2018 public hearing as submitted**.

The motion approving the **September 19, 2018 minutes** was adopted by the following **5-0 vote**: Ayes: Messrs. **BERRY, HENDRICKS, BERGERON, & MOSS** and Mrs. **PEARSON**. Nays: None. Absent: **Mr. Ferrell and Dr. STEWART**.

► **PUBLIC HEARING**

**CASE NO. BAC-53-18: APPEAL OF ZONING ADMINISTRATOR DECISION  
DEFERRED AND CONTINUED FROM SEPTEMBER 19, 2018 ZBA PUBLIC HEARING**

Applicant: DIGIVISION (STEVEN KEENE)  
Owner: N/A  
Location: 1297 Shreveport Barksdale Hwy and 8913 Mansfield Road  
Existing Zoning: C-3  
Request: **Overturn Zoning Administrator and executive Director's Administrative Decision and Direct the Executive Director to Allow Billboard(s) to be Constructed at Conforming Locations using the Existing, Approved Sign Permits**  
Proposed Use: N/A

**Representative &/or support:**

Mr. Steve Keene, 2512 Swan Lake Road, Bossier City, LA 71111

**Mr. Keene requested that this application be deferred and continued to the November 14, 2018 ZBA Public Hearing.**

**There was no opposition present.**

A motion was made by Mr. BERGERON, seconded by Mr. MOSS, to defer and continue this application to the November 14, 2018 ZBA Public Hearing.

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

A motion was made to hear CASE NO. BAP-14-18 before CASE NO. BAC-53-18 by Mr. BERGERON and seconded by Mr. BERRY.

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

**CASE NO. BAP-14-18: VARIANCE**

Applicant: JIM OXNER  
Owner: Jim Oxner  
Location: 3354 Lakewood Drive  
Existing Zoning: R-1-7  
Request: Variance to Setback Requirements  
Proposed Use: Personal Workshop/Storage

**Representative &/or support:**  
Mr. Jim Oxner, 3354 Lakewood Drive, Shreveport, LA 71107

There was no opposition present.

A motion was made by Mr. BERRY, seconded by Mrs. PEARSON, to approve this application with the stipulation that the workshop is constructed in substantial accord to the provided site plan.

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

**CASE NO. BAC-59-18: VARIANCE**

Applicant: NEW CHOICE COUNSELING CENTER, LLC.  
Owner: New Choice Counseling Center, LLC.  
Location: 530 Kirby Place (North side of Kirby Place, Approximately 165' East of Creswell Avenue)  
Existing Zoning: R-1-5  
Request: Spacing Variance for Group Home  
Proposed Use: Group Home

There was no support present.

**Opposition:**  
Tom Arceneaux, 536 Jordan Street, Shreveport, LA 71101

The applicant requested to withdraw this application.

A motion was made by Mr. BERGERON, seconded by Mr. MOSS, to accept applicant's withdrawal of this application.

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

**END OF PUBLIC HEARING**

▶ OLD BUSINESS

▶ NEW BUSINESS

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

Mr. Alan Clarke, Interim Executive Director, gave a Director's report to the Board thanking them for their support and attendance at the 2018 APA-LA state conference that was held in Shreveport, October 3-5. He stated that it was a great success.

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

**ADJOURN 1:24 p.m.**

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**Durwood Hendricks, Chairman**

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**Dr. Robert Stewart, Secretary**