

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
FEBRUARY 21, 2018**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, February 21, 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
Dr. Robert Stewart, Secretary
Cynthia Pearson
Alan Berry
Fred Moss, IV
Marshall Ferrell

Staff Present

Mark Sweeney, Executive Director
Stephen Jean, Deputy Director
Alan Clarke, Zoning Administrator
Mary Findley, Exec Admin Assistant

Members Absent

Ronnie Bergeron, Vice-Chair

Others Present

Amber Sumrall, AV Liaison

The hearing was opened with prayer 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 **Mrs. PEARSON**, to approve the minutes of the December 20, 2017 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. **BERRY, MOSS, HENDRICKS, FERRELL, & Dr. STEWART** & Mrs. **PEARSON**. Nays: None. Absent: **Mr. BERGERON**.

► **PUBLIC HEARING**

CASE NO. BAP-1-18: VARIANCE

<u>Applicant:</u>	RONALD AND KIMBERLY JOHNSON
<u>Owner:</u>	Ronald and Kimberly Johnson
<u>Location:</u>	8225 Village Fair Drive (SW Corner of Village Fair and Millwood Drive)
<u>Existing Zoning:</u>	R-MHS
<u>Request:</u>	Side Yard Variance
<u>Proposed Use:</u>	Manufactured Home (Double-Wide Mobile Home)

Representative &/or support:

Mr. Monty Lopez, 3730 E. Texas, Bossier City, LA 71111

There was no opposition present.

A motion was made by **Dr. STEWART**, seconded by **Mr. MOSS**, to approve the request of a variance of 4.25 feet in the corner side yard setback as requested in the submitted application.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. **BERRY, MOSS, HENDRICKS, FERRELL, & Dr. STEWART** & Mrs. **PEARSON**. Nays: None. Absent: **Mr. BERGERON**.

CASE NO. BAP-2-18: SPECIAL EXCEPTION USE (MOBILE HOME)

Applicant: BIEN PROPERTIES, LLC.
Owner: Penny Logan, et al.
Location: 138 Gardner Avenue (North side of Gardner Ave., approx. 145' West of Maihes Blvd.)
Existing Zoning: R-1D (R-1-7 under UDC)
Request: **Mobile Home (Double-Wide)**
Proposed Use: **Residential**

Representative &/or support:
Mr. Shannon Hollier, 4830 Line Ave., Suite 358, Shreveport, LA 71106

There was no opposition present.

A motion was made by Mrs. PEARSON, seconded by Mr. MOSS, to approve the application with the stipulation that the existing single family home be demolished and removed from the property prior to the issuance of any permits.

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

CASE NO. BAP-3-18: SPECIAL EXCEPTION USE (MOBILE HOME)

Applicant: DBIEN PROPERTIES, LLC.
Owner: Penny Logan, et al.
Location: 142 Gardner Avenue (North side of Gardner Ave., approx. 260' West of Maihes Blvd.)
Existing Zoning: R-1D (R-1-7 under UDC)
Request: **Mobile Home (Double-Wide)**
Proposed Use: **Residential**

Representative &/or support:
Mr. Shannon Hollier, 4830 Line Avenue, Suite 358, Shreveport, LA 71106

There was no opposition present.

A motion was made by Mr. FERRELL, seconded by Mrs. PEARSON, to approve the application with the stipulation that the existing single family home be demolished and removed from the property prior to the issuance of any permits.

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

END OF PUBLIC HEARING

► **OLD BUSINESS**

Mr. Berry made a motion, seconded by Mr. Moss, to remove the Re-election of the 2018 Officers from the agenda and having the officers selected in December stand: Durwood Hendricks, Chair; Ronnie Bergeron, Vice-Chair and Dr. Robert Stewart, Secretary. The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, MOSS, HENDRICKS, FERRELL, & Dr. STEWART & Mrs. PEARSON. Nays: None. Absent: Mr. BERGERON.

► **NEW BUSINESS**

• **March Meeting Announcement**

Mr. Mark W. Sweeney, Executive Director, announced that there were no cases for March or April for the ZBA meetings. The next meeting for the ZBA will be on Wednesday, May, 16, 2018. Public notification will be provided on the MPC website.

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

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

Mr. Hendricks, Chair, asked for comments related to the new format including the pledge and invocation. Mr. Berry stated he had no issues with the Pledge of Allegiance, however, he did wish for the invocation to be inclusive of all religions. Mr. Sweeney, Executive Director, stated that an invocation invitation list of ministers from a variety of religions will be generated for the next meeting to accommodate this request.

Mr. Berry welcomed the new chair and Mrs. Pearson thanked Mr. Berry for his service as chair for 2017.

ADJOURN 1:18 p.m.

Durwood Hendricks, Chairman

Dr. Robert Stewart, Secretary