

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS  
SUMMARY MINUTES OF THE PUBLIC HEARING  
MAY 16, 2018**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, May 16, 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  
Ronnie Bergeron, Vice-Chair  
Alan Berry  
Cynthia Pearson

**Staff Present**

Mark Sweeney, Executive Director  
Stephen Jean, Deputy Director  
Alice Correa, Planner I

**Members Absent**

Marshall Ferrell  
Fred Moss, IV

**Others Present**

None

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

**Mr. HENDRICKS** recognized **Mr. BERRY'S** service as past Chairman with the presentation of a plaque.

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. BERGERON, to approve the minutes of the February 21, 2018 public hearing as submitted.**

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

► **PUBLIC HEARING**

**CASE NO. BAC-5-18: VARIANCE**

<u>Applicant:</u>	DEMETRIA GREEN
<u>Owner:</u>	Demetria Green
<u>Location:</u>	3622 Valley View Drive (NE Corner of Valley View Dr. & Jewella Ave.)
<u>Existing Zoning:</u>	R-1-7
<u>Request:</u>	<b>Fence Height Variance</b>
<u>Proposed Use:</u>	<b>Single Family Residential</b>

**Representative &/or support:**

Mrs. Demetria Green, 3622 Valley View Drive, Shreveport, LA 71108

**There was no opposition present.**

**A motion was made by Mr. BERGERON, seconded by Mrs. PEARSON, to approve this application for a variance to fence height maximum by 3-feet along the rear yard and 1-foot along the front yard, and also approved the 7 foot high front gate as requested.**

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

**CASE NO. BAC-11-18: VARIANCES**

Applicant: WHITLOCK & SHELTON CONSTRUCTION, INC.  
Owner: Whitlock & Shelton Construction, Inc.  
Location: 3301 Line Avenue (SE Corner of Line Ave. and Gladstone Blvd.)  
Existing Zoning: C-UC  
Request: **Build-to-Zone, Fenestration, Landscaping and Irrigation Variances**  
Proposed Use: **Commercial**

**Representative &/or support:**  
Mr. Ward Bryant, 1055 Louisiana Avenue, Shreveport, LA 71101

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mr. BERRY, to approve the requested variance of 25 sq. ft. to the minimum landscaped area requirement, to approve the fenestration variance, and to approve the requested variance to the build-to-zone requirements. The variance to the required automatic irrigation system is denied.

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

**END OF PUBLIC HEARING**

▶ **OLD BUSINESS**

Mr. Sweeney, Executive Director, provided the Board with an invocation invitation list of ministers from a variety of religions. He asked for Board input on garnering participation from said list. Mr. Hendricks, Chair, suggested that the Board reach out to area ministers, especially those that are personally known, for participation, or for the invocation to be led by a Board member or a moment of silence will be observed.

▶ **NEW BUSINESS**

• **June Meeting Announcement**

Mr. Mark W. Sweeney, Executive Director, announced that there were no cases for June. The next meeting for the ZBA will be on Wednesday, July 18, 2018. Public notification will be provided on the MPC website.

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

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

**ADJOURN 1:28 p.m.**

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Durwood Hendricks, Chairman

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Dr. Robert Stewart, Secretary