

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS  
SUMMARY MINUTES OF THE PUBLIC HEARING  
JANUARY 18, 2017**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, January 18, 2017 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. (Note: This is the first meeting on our new schedule where we begin meeting on the third Wednesday of each month instead of the second Wednesday.)

**Members Present**

Alan Berry, Chair  
Betty Osborn, Secretary  
Robert Stewart  
Ronnie Bergeron

**Staff Present**

Mark Sweeney, Executive Director  
Alan Clarke, Zoning Administrator  
Stephen Jean, Deputy Director  
Diane Tullos, Office Administrator  
Holly Phillips, Administrative Assistant  
Ebony Mapp, Planner 3

**Members Absent**

Unfilled position of Jason Waltman  
Rick Holland, Vice Chair  
Eddie Cooper

**Others Present**

**► CHAIRMAN'S OPENING COMMENTS**

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers were asked to state their name & mailing address, & to speak clearly into the microphone. 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 City Council or the Caddo Parish Commission. 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. BERGERON, seconded by MR. STEWART to approve the minutes of the December 8, 2016 public hearing as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: Messrs. HOLLAND & COOPER. Note: One unfilled position.

**► PUBLIC HEARING**

**CASE NO. BAP-1-17: SPECIAL EXCEPTION USE**

CHRISTOPHER FARIS  
Melvin S & Jamie S Faris  
5612 Asbury Lane (South side of Asbury Lane @ SE corner of Asbury & Barrios Drive)  
R-A  
**Mobile Home (Double Wide)**

**Representative &/or support:**

Mr. Chris Faris (9812 Skyline Circle, Shreveport, LA 71118)

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MRS. OSBORN to approve this application as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: Messrs. HOLLAND & COOPER. Note: One unfilled position.

**CASE NO. BAP-2-17: SPECIAL EXCEPTION USE**

PHILLIP M LANE & JULIA H LANE  
6844 Alvin York Lane (West side of Alvin York Lane, 720' north of Bostwick Road)  
R-A  
**Mobile Home (Modular) – Variance in Lot Size & Front Yard Setback**

**Representative &/or support:**

Mrs. Julia Lane (6025 Market, Shreveport, LA) No slip filled out  
Mr. Edward Mooney, Premier Homes (3402 Manchester, Bossier City, LA 71111) No slip filled out

There was no opposition present.

A motion was made by MR. STEWART, seconded by MR. BERGERON to approve this application subject to approval of a plat creating a new legal lot of record prior to the issuance of any permits.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: Messrs. HOLLAND & COOPER. Note: One unfilled position.

**CASE NO. BAC-2-17: SPECIAL EXCEPTION USE & VARIANCE**

BRENDA J EMERSON

6837 Klug Pines Road (East side of Klug Pines Road & North Klug Pines Avenue)

R-1D

**Mobile Home (Double Wide) - Variance in Rear Yard Setback**

**Representative & or/support:**

Mrs. Mary Russell (6841 Klug Pines Road, Shreveport, LA 71129)

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MRS. OSBORN to approve the double-wide mobile home with the rear yard variance contingent upon the removal of the existing single-wide mobile home prior to the issuance of any permits for the new mobile home.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: Messrs. HOLLAND & COOPER. Note: One unfilled position.

**CASE NO. BAC-3-17: SPECIAL EXCEPTION USE**

THOMAS SANDERSON

5002 W Monkhouse Drive (North side of W Monkhouse approximately 700' west of Monkhouse)

R-1D

**Mobile Home (Single Wide)**

**Representative &/or support:**

Mr. Thomas Sanderson (5002 W Monkhouse, Shreveport, LA)

Mr. Igor Leskov (1531 Caliborne, Shreveport, LA 71103)

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. STEWART to approve this application as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: Messrs. HOLLAND & COOPER. Note: One unfilled position.

**CASE NO. BAC-4-17: VARIANCE**

HYMAN TURPIN

Andwe LLC

7803 Youree Drive (East side of Youree Drive approximately 750' north of Bert Kouns Ind'l Loop)

B-3

**Landscaping**

**Representative &/or support:**

Mrs. Celeste Tatum (10695 Longfellow Trace, Shreveport, LA 71106)

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MRS. OSBORN to approve this application with the stipulation that the applicant submit a revised site plan & elevation drawings showing the proposed planters & vegetation (alternative compliance) for the review & approval of the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: Messrs. HOLLAND & COOPER. Note: One unfilled position.

**CASE NO. BAC-5-17: VARIANCE**

S ALAN SEARCY

928 Sheridan Avenue (North side of Sheridan, 478' east of Fairfield)

SPI-1

**Size of Accessory Structure**

**Representative &/or support:**

Mr. Alan Searcy (946 Sheridan, Shreveport, LA)

There was no opposition present.

A motion was made by MRS. OSBORN, seconded by MR. STEWART to approve this application as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: Messrs. HOLLAND & COOPER. Note: One unfilled position.

**CASE NO. BAC-6-17: VARIANCES**

ANTHONY BLESSING

2516 Lake Crest Drive (North side of Lakecrest, 165' east of Lakeshore Drive)

R-1D

**Size of accessory Structure, Rear & Side Yard Setbacks**

**Representative &/or support:**

Mr. Anthony Blessing (2516 Lake Crest Drive, Shreveport, LA 71109)

**Speaking in opposition:**

Mrs. Alice Thompson (2512 Lake Crest Drive, Shreveport, LA 71109)

- The large structure proposed will block her view of the lake to the west. The previous structure that was there was a carport with no storage, so it did not block her view.

**Rebuttal:**

- This building will be set 20' further back from the previous building. It should not obstruct her view.
- The structure is not taller than the last one – it will be 15' from the ground up.

A motion was made by MRS. OSBORN, seconded by MR. STEWART to approve a 450 sq. ft. variance in the size of accessory structure, subject to compliance with the following stipulations prior to the issuance of any permits:

1. Provide elevation drawings showing the façade of accessory structure & house will be of the same materials.
2. Submit a revised site plan showing that the accessory structure does not encroach into the side & rear yard setbacks.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: Messrs. HOLLAND & COOPER. Note: One unfilled position.

**CASE NO. BAC-7-17: SPECIAL EXCEPTION USE & VARIANCES**

FOSTER RHONE

1567 Acorn Street (NE corner of Acorn & E Herndon)

R-1H

**Secondary Residential Structure – Variance in Rear Yard Setback & Lot Size**

**Representative &/or support:**

Mr. Foster Rhone (1557 Acorn, Shreveport, LA 71101)

**Speaking in opposition:**

Pastor Leonard Rhone, Oakland Baptist Church (1600 Easy Street, or 542 Barry Street, Shreveport, LA 71104)

- Part of this alley provides access to church property. Applicant has already poured concrete on his 10' of the alley.
- The church has future plans for a parking lot on these 2 vacant lots so they will need access.

**Rebuttal:**

- He is doing something to improve the area.

A motion was made by MR. BERGERON, seconded by MR. STEWART to defer & continue this application to the February 15, 2017 public hearing.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: Messrs. HOLLAND & COOPER. Note: One unfilled position.

**CASE NO. BAC-8-17: SPECIAL EXCEPTION USE**

CHRISTOPHER ROBERTS

8015 Broadacres Road (East side of Broadacres Road, 816' north of Arlene Lane)

R-1D

**Mobile Home (Single Wide) & Secondary Residential Structure**

**Representative &/or support:**

Mr. Chris Roberts (2391 Hwy 486, Campti, LA 71411) No slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MRS. OSBORN to approve this application subject to the approval of a plat creating a new legal lot of record prior to the issuance of any permits.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: Messrs. HOLLAND & COOPER. Note: One unfilled position.

**CASE NO. BAC-9-17: VARIANCE**

PIERREMONT OFFICE PARK I & II, LLC

910 Pierremont Road (Rear property line, NW corner, 237' north of Southfield Road curb cut)

B-1

**Rear Fence Height**

**Representative &/or support:**

Mr. Alvin Childs, Manager Pierremont Office Park (330 Marshall, S-200, Shreveport, LA 71101)

Ms. Michelle Perkins – No address given & No slip filled out

Mr. ? John (947 Delmar, Shreveport, LA 71106) No slip filled out

Mr. Stuart Parkerson (901 Delmar, Shreveport, LA 71106)

**Speaking in opposition:**

Mrs. Sissy Cockerham, President Uptown Homes Assn (4739 Fairfield, Unit 5, Shreveport, LA)

- The residents of the 7 townhomes have to look at a fence that is 8' in some places & 12' in others. Uneven fence lines is what you see when you pull into the townhomes driveway.
- All of the residents have children & guests. If a 12' fence should fall over, someone could get hurt or a vehicle could be damaged.
- The fence is in disrepair. When a tree fell on a portion behind Mr. John's home, the townhome assn tried to get him to help replace the fence but he refused.
- Part of their opposition is aesthetics – they are concerned about uniformity & compliance with the City's Code.

**Rebuttal: (Mr. Childs)**

- The townhome owner most affected by the 12' fence is in favor of the fence.
- Research by the Zoning Administrator, Alan Clarke, indicated that it was the developer of the townhomes who requested the 12' fence
- If a variance is granted, he will pay to replace the 12' fence section if the townhome assn doesn't object.

A motion was made by MRS. OSBORN, seconded by MR. BERGERON to approve this application as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: Messrs. HOLLAND & COOPER. Note: One unfilled position.

**CASE NO. BAC-10-17: SPECIAL EXCEPTION USE**

OLIVE AMBITIONS LLC

CH Realty VIII/R Shreveport Bellmead LLC

6535 Youree Drive (Suite 501 / East side of Youree approximately 308' north of Gator Drive)

B-3

**Package Sales & On-premise Sale & Consumption of Beer & Wine in a Restaurant**

**Representative &/or support:**

Ms. Virginia Calhoun (2544 N Cotswold, Shreveport, LA 71118)

Ms. Hillary Bransford, Realtor (330 Marshall, S-200, Shreveport, LA 71101) No slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MRS. OSBORN to approve this application with the following stipulations for the restaurant: Receipts from food sales shall be at least 60% of the gross food & alcoholic beverage sales & food services shall be available at any time the restaurant is open for business.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: Messrs. HOLLAND & COOPER. Note: One unfilled position.

**CASE NO. BAC-11-17: SPECIAL EXCEPTION USE**

FUMBLEBREWSKI

S Paul Provenza

3142 N Market

B-3

**On-premise Sale & Consumption of Beer, Wine, & High Alcoholic Content Beverages in a Restaurant**

**Representative &/or support:**

Ms. Lisa Nance (1109 Bay Ridge Drive, Benton, LA 71006)

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MRS. OSBORN to approve this application subject to compliance with the following stipulations:

1. Alcohol & food service &/or sales shall be restricted to the areas specifically designated for this purpose on the restaurant's submitted floor plan.
2. Receipts from food sales shall be at least 60% of the gross food & alcoholic beverage sales. Food services shall be available at any time the restaurant is open for business.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERRY, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: Messrs. HOLLAND & COOPER. Note: One unfilled position.

**END OF PUBLIC HEARING**

► **OTHER BUSINESS**

**Master Plan Implementation Report**

- On January 10<sup>th</sup>, made UDC presentation to the City Council; also made presentation to the Parish's Long Range Committee
- We have a series (23) amendments that have been made since the MPC approved the UDC
- Due to unforeseen delays, we may have to move our implementation date to May, 2017

Alan Clarke, Zoning Administrator, reported that he attended a Property Standards Board meeting yesterday where we are trying to work more closely together to provide better services to the public. He invited the Chairman of that Board, Dr. Cox, to attend one of our meetings. Dr. Cox attended today's meeting & was introduced to the Board.

► **BOARD MEMBER COMMENTS (None)**

**ADJOURN 3:25 p.m.**

---

**Alan Berry, Chairman**

---

**Betty Osborn, Secretary**