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**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
November 15, 2017**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, November 15, 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.

Members Present

Alan Berry, Chair
Ronnie Bergeron, Vice-Chair
Dr. Robert Stewart, Secretary
Cynthia Pearson
Durwood Hendricks
Eddie Cooper

Staff Present

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

Members Absent

Marshall Ferrell

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 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. BERGERON, seconded by Dr. STEWART to approve the minutes of the October 18, 2017 public hearing as submitted.

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

► **PUBLIC HEARING**

CASE NO. BAC-92-17: VARIANCE

<u>Applicant:</u>	POLLARD HODGSON ARCHITECTS
<u>Owner:</u>	William & Marjorie O'Brien
<u>Location:</u>	661 Wilder Place (SE side of Wilder Pl. & Dillingham Ave.)
<u>Existing Zoning:</u>	R-1-7
<u>Request:</u>	Rear Yard Setback Variance
<u>Proposed Use:</u>	Garage Expansion

Representative &/or support:

Mr. Gene Hodgson, Pollard Hodgson Architects, 855 Pierremont Road, Ste. 201, Shreveport, LA 71106
Mr. Benny Vaughan, 661 Wilder Place, Shreveport, LA 71106

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mr. HENDRICKS to approve this application as submitted.

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

CASE NO. BAC-93-17: VARIANCE

Applicant: RIVER BEND BUILDERS, INC.
Owner: Fred Phillips
Location: 3037 Risinger Road (East side of Risinger Rd., 608' East of Marty Lane)
Existing Zoning: R-A
Request: **Variance to Allow a Detached Garage in a Front Yard**
Proposed Use: **Detached Garage**

Representative &/or support:
Mr. Scott Dixon, 100 Slippery Falls Drive, Bossier City, LA 71112

There was no opposition present.

A motion was made by Mr. HENDRICKS, seconded by Mr. BERGERON to approve the application with the stipulation that an administrative re-plat be reviewed and approved by the Executive Director prior to the issuance of any permits.

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

CASE NO. BAC-94-17: VARIANCE

Applicant: COMMERCIAL CONSTRUCTION & DEVELOPMENT
Owner: TIL Holdings, LLC.
Location: 6828 Pines Road (West side of Pines Rd., 995' North of West 70th St.)
Existing Zoning: C-3
Request: **Car Wash Screening and Fenestration Design Variance**
Proposed Use: **Car Wash**

Representative &/or support:
Mr. Niall Whatley, 722 North Ashley Ridge Loop, Shreveport, LA 71106

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mr. HENDRICKS to approve the requested variance in the car wash use standard requirement of a screening fence along the interior side and rear lot lines with the stipulation that an administrative site plan be reviewed and approved by the Executive Director prior to the issuance of any permits; and that the Board did not concur with the applicant's agreement with staff and to deny the fenestration variance request which will require the applicant to revise the submitted elevation drawings.

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

END OF PUBLIC HEARING

► **OTHER BUSINESS**

- **Selection of Nominating Committee for 2018 Officers**
Chair Alan Berry selected Mrs. Cynthia Pearson, Mr. Marshall Ferrell and Dr. Stewart to be on the Nominating Committee and to report their recommendations to the Board at the December 20, 2017 hearing.

- **Master Plan Implementation Report**

Caddo Parish has adopted the UDC in 99.5% same form as the City of Shreveport with an effective date of December 1, 2017. The MPC staff recommended the same UDC fee schedule to the Parish that is presently in the City of Shreveport UDC, but the Long Range Committee for the Parish chose a different fee schedule which may be heard at the Parish Commissioners' meeting as soon as the next meeting on November 20, 2017. Currently, there are 35 amendments to the UDC with the City Council and those same amendments will be heard by the Parish and decided on in January or February 2018. The Parish UDC is slightly different from the City of Shreveport UDC, but is effectively the same.

- **Other Staff Reports**

Mr. Sweeney announced that the MPC Holiday Luncheon is scheduled for Friday, December 8, 2017 at Wine Country Bistro on Line Avenue which will be for both Boards and the staff. Recognition certificates will be handed out at this luncheon for outstanding staff members and any recognition for Board members will also be at this time. Mr. Sweeney also reminded the Board of their requirement to complete the LA Ethics training by December 31, 2017. A training link has been emailed to all Board members. Mr. Sweeney announced that there is a possibility that there may not be a January ZBA meeting due to no cases being submitted. He will let the Board know definitively at the December 20, 2017 meeting.

► **CHAIRMAN / BOARD MEMBERS' COMMENTS**

ADJOURN 1:25 p.m.

Alan Berry, Chairman

Dr. Robert Stewart, Secretary