

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

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, February 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
Rick Holland, Vice Chair
Betty Osborn, Secretary
Eddie Cooper
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

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. HOLLAND, seconded by MR. BERGERON to approve the minutes of the January 18, 2017 public hearing as submitted.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

► PUBLIC HEARING

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

FOSTER RHONE

1557 Acorn Street (NE corner of Acorn & E Herndon)

R-1H

Secondary Residential Structure

Rear Yard Setback & Lot Area

On January 18th this application was deferred & continued to the February 15, 2017 public hearing

Since the applicant was not present at the time this case was called, a motion was made by MR. BERGERON, seconded by MR. HOLLAND to hear this application out of agenda order so it could be considered last.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

By the end of the agenda - neither the applicant nor a representative had arrived to present their case.

A motion was made by MR. BERGERON, seconded by MR. COOPER to deny this application citing, among other things, the size of the lot being too small to accommodate the proposed use. The applicant also failed to appear at the scheduled public hearing.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

CASE NO. BAP-3-17: SPECIAL EXCEPTION USE

WALNUT HILL ST MARY'S BAPTIST CHURCH

9215 Simpson Road (East side of Simpson Road, 1832' south of Brossette Road)

R-A

Cemetery

Representative &/or support:

Mr. Tom Fontcuberta, Mohr & Assoc (1324 N Hearne, Shreveport, LA 71107)

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve this application subject to submission of either a revised concept plan indicating a 2-acre cemetery or a revised plat to be reviewed & approved administratively prior to the issuance of any permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

CASE NO. BAC-12-17: SPECIAL EXCEPTION USE

MATTHEW ST AMANT

Newport Properties

855 Pierremont Road (SW corner of Pierremont Road & Line Avenue)

B-3

Sale & On-premise Consumption of Beer, Wine, & High Alcoholic Content Beverages in a Bar/Lounge

Representative &/or support:

Mr. Matthew St Amant (855 Pierremont Road, Shreveport, LA 71106) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

CASE NO. BAC-13-17: SPECIAL EXCEPTION USE

MATTHEW WASHINGTON

Barbara Jenkins

6913 Arizona Avenue (East side of Arizona, 140' south of Lewis Lane)

R-2(SPI-2)

Mobile Home (Double-Wide)

Representative &/or support:

Mr. Matthew Washington (6913 Arizona, Shreveport, LA 71129) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

CASE NO. BAC-14-17: SPECIAL EXCEPTION USE

ANTHONY DIGILORMO

Carolyn Gatlin

SE corner of Pine Hill Road & Addison Street

R-1D

Mobile Home (Single-Wide)

Representative &/or support:

Mr. Tony Digilormo (P O Box 507, Blanchard, LA 71009)

The person who owned the property at the time this application was filed (Carolyn Gatlin) subsequently sold the property to a family member prior to this public hearing. While she originally signed the application to permit what she thought was a double-wide mobile home, the new owner is opposed to the proposed single-wide mobile home going on her property. **The applicant, Mr. Digilormo, chose to withdraw this application during the public hearing.**

CASE NO. BAC-15-17: SPECIAL EXCEPTION USE & VARIANCE

DWAYNE BAKER

1701 Marshall Street (SE corner of Marshall & 6th Street)

B-3

Sale & On-premise Consumption of Beer, Wine & High Alcoholic Content Beverages in a Bar/Lounge Front Yard & Side Yard Setbacks

Representative &/or support:

Mr. Dwayne Baker (2205 Beckett, Bossier City, LA 71111) No slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve this application subject to an administrative site plan being submitted for the review & approval by the Executive Director prior to the issuance of any building permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

CASE NO. BAC-16-17: VARIANCES

JOHN MIRALLES & CHRISTINE FITZGERALD

8306 Ashbourne Drive (South side of Ashbourne, approximately 262' from Spring Lake Drive)

R-1D

Size & Building Façade Materials of Accessory Structure & Side Yard

Representative &/or support:

Mr. John Miralles (8306 Ashbourne Drive, Shreveport, LA 71106) No slip filled out

There was no opposition present.

A motion was made by MRS. OSBORN, seconded by MR. STEWART to approve this application as submitted contingent upon the removal of the existing detached accessory building prior to the issuance of any permits for the new detached garage.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. BERRY, HOLLAND, COOPER, BERGERON, STEWART, & Mrs. OSBORN. Nays: None. Absent: None. Note: One unfilled position.

END OF PUBLIC HEARING

► **OTHER BUSINESS**

Master Plan Implementation Report

- On February 8th the MPC held a public hearing to consider 36 amendments. This has been a long, open process. Staff negotiated with all of the stakeholders on changes they felt necessary to the UDC.
- We anticipate the City Council's final vote on the UDC on February 28th. The Parish Commission should vote on March 23rd.
- If all goes according to our schedule, the UDC & new Zoning Map should go into effect on May 15, 2017.
- There is much staff & Board training to be done.
- We will accept applications under our current code until May 15th. By the August meeting, we should be fully operating under the UDC. This means that the ZBA will see no more mobile home cases on their agendas. They will deal with variance requests & any appeals of administrative decisions.

► **BOARD MEMBER COMMENTS**

- **MR. HOLLAND** asked for an update on the Madison Park Storage Facility case which has been appealed at the City Council level. Mr. Sweeney explained that the applicant changed his design to a much better plan to where it is now more of a mixed-use project with a smaller footprint.

ADJOURN 1:50 p.m.

Alan Berry, Chairman

Betty Osborn, Secretary