

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
APRIL 19, 2017**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, April 19, 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
Cynthia Pearson
Durwood Hendricks
Marshall Ferrell
Eddie Cooper
Robert Stewart
Ronnie Bergeron

Staff Present

Mark Sweeney, Executive Director
Alan Clarke, Zoning Administrator
Ebony Mapp, Planner 3
Stephen Jean, Deputy Director
Judy Negrete, Management Asst
Holly Phillips, Administrative Asst

Members Absent

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 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.

► **PRESENTATION OF ZBA SERVICE PLAQUES TO BETTY OSBORN, RICK HOLLAND, & JASON WALTMAN**

► **INTRODUCTION OF NEW BOARD MEMBERS**

Mr. Durwood Hendricks will replace resigned member, Jason Waltman.
Mrs. Cynthia Pearson will replace member Betty Osborn, whose term expired.
Mr. Marshall Ferrell will replace member Rick Holland, whose term expired.

► **APPROVAL OF MINUTES**

A motion was made by MR. BERGERON, seconded by MR. COOPER to approve the minutes of the March 12, 2017 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

► **PUBLIC HEARING**

CASE NO. BAP-19-17: SPECIAL EXCEPTION USE

VANESSA LOREDO
Land Endeavors LLC
106 Lessie Drive (North side of Lessie Drive, 228' west of Wallace Lake Road)
R-A
Mobile Home (Double-Wide)

Representative &/or support:

Mr. Jay Rossi (P O Box 17543 Shreveport LA 71138) No slip filled out

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 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-98-16: SPECIAL EXEPTION USE & VARIANCES

WOODS CONTRACTING LLC

Queensborough Church of Christ

1819 Jewella Avenue (SE corner of Michigan Blvd & Jewella Avenue)

R-1D

Expansion of Church Use for a Media Center – Variances in Parking & Rear Yard Setback

Representative &/or support:

Mr. Mark Snow (3003 Knight Street, Suite 108, Shreveport LA 71106) No slip filled out.

Mr. Bob Cunningham, Pastor No slip filled out.

Mr. Sweeney explained that the denial of the parking request will expedite their request as the implementation of the UDC next month will allow the parking agreement to be accepted & added to the file.

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. HENDRICKS, to approve the expanded church use for the proposed media center & a 10' variance in the rear yard setback. Approval is contingent upon the review & approval of a final site plan by the Executive Director prior to the issuance of any permits. The Board also voted 7-0 to DENY the 12 space parking variance request.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-31-17: VARIANCES

LISA FRONTAURA

Shreveport CV Housing LLC

1915 Patzman Street (SW corner of Dowling & Patzman Streets up to Chester Street)

R-3

Front, Rear, & Side Yard Setbacks & Parking

Representative &/or support:

Ms. Lisa Frontaura (2250 Hospital Drive, Suite 242 Bossier City LA 71111) No slip filled out

There was no opposition present.

A motion was made by MR. STEWART, seconded by MS. PEARSON, to approve this application subject to Executive Director approval of an administrative re-plat prior to the issuance of any permits.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-32-17: SPECIAL EXCEPTION USE & VARIANCE

PEOPLE OF PRAISE INC

1900 blk Jordan Street (South side of Jordan 288' east of Elder Street)

R-3

Mobile Home (Double-Wide) – Variance in Front Yard Setback

Representative &/or support:

Mr. David Zimmel (1954 Dove Street, Shreveport LA 71103)

Speaking in opposition:

Mrs. Norman J. Williams (1910 Dove Street, Shreveport, LA 71103)

- She had spoken with several residents & none of them had received any notification as to what the applicant was requesting.
- She requested the case be postponed until they could speak with the applicant to verify what they wanted to do at this site. Her Councilman was to be at meeting to make the same request.

Rebuttal:

- Mr. Rossi had made several attempts to contact her but she had not been home.

A motion was made by MR. BERGERON, seconded by MR. COOPER to approve the application subject to a revised site plan showing landscaping to be submitted to & approved by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-33-17: SPECIAL EXCEPTION USE & VARIANCES

PEOPLE OF PRAISE INC

1944 Dove Street (North side of Dove Street, 273' east of Elder Street)

R-3

Mobile Home (Double-Wide) – Variances in Front & Rear Yard Setbacks

Representative &/or support:

Mr. David Zimmer (1954 Dove Street, Shreveport LA 71103)

Speaking in opposition:

Mrs. Norman J. Williams (1910 Dove Street, Shreveport, LA 71103)

- She had spoken with several residents & none of them had received any notification as to what the applicant was requesting.
- She requested the case be postponed until they could speak with the applicant to verify what they wanted to do at this site. Her Councilman was to be at meeting to make the same request.

Rebuttal:

- Mr. Rossi had made several attempts to contact her but she had not been home.

A motion was made by MR. BERGERON, seconded by MR. COOPER to approve the application subject to a revised site plan showing landscaping to be submitted to & approved by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-34-17: SPECIAL EXCEPTION USE

SHARON MULLONE

5000 blk Carl Terrace (NE corner of Carl Terrace & Cleveland Street)

R-1H

Mobile Home (Double-Wide)

Representative &/or support:

Ms. Sharon Mullone (7800 Youree Dr. Apt 1213, Shreveport LA 71105)

There was no opposition present.

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

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-35-17: SPECIAL EXCEPTION USE

REBA JACKSON

1724 Simpkins Drive (West side of Simpkins, 359' north of Jamison Street)

R-1H

Mobile Home (Double-Wide)

Representative &/or support:

Mr. Nathan Raiser, Brewer Mobile Homes (6011 Inglewood Court, Bossier City, LA 71111) No slip filled out

There was no opposition present.

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

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-36-17: SPECIAL EXCEPTION USE

SMARTLINK LLC

City of Shreveport

500 blk E Stoner Avenue (North side of E Stoner, 850' east of Veteran's Way)

R-3-E

Monopole Cell Tower

Representative &/or support:

Mr. Clark Murphy (4835 LBJ Freeway, Heritage Plaza Suite 635, Dallas TX 75422)

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 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAP-15-17: SPECIAL EXCEPTION USE

DAPHNE WILLIAMS & CATRINA WILLIAMS
7406 Barrios Drive (North side of Barrios, 949' north of Chuck A Drive)
R-A
Mobile Home (Modular Home)

Representative &/or support:

Ms. Daphne Williams (3201 Knight St., Shreveport LA 71105) No slip filled out
Ms. Catrina Williams (3201 Knight St., Shreveport LA 71107) No slip filled out

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 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAP-16-17: SPECIAL EXCEPTION USE

BOSSIER MOBILE HOMES INC
Gregory Tilley
5542 Asbury Lane (North side of Asbury Lane, 785' west of Barrios Drive)
R-A
Mobile Home (Double-Wide)

Representative &/or support:

Applicant submitted a letter of withdrawal for this application

There was no opposition present.

No official action was necessary on this withdrawal.

CASE NO. BAP-18-17: SPECIAL EXCEPTION USE & VARIANCE

HAZEL FISCHER
Misti McDonald
10835 Newson Road (East side of Newson Road, 881' south of Barron Road)
R-A
Mobile Home (Single-Wide) – Variance in Lot Size

Representative &/or support:

Ms. Hazel Fischer (1136 Barron Road, Keithville, LA 71037)

There was no opposition present.

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

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

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

FOSTER RHONE
1557 Acorn Street (NE corner of Acorn & E Herndon)
R-1H
Secondary Residential Structure – Variances in Rear Yard Setback & Lot Area
This application was denied by the ZBA & appealed to the City Council

Representative &/or support:

Neither the applicant nor a representative was present.

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. STEWART to DENY this application as presented.

The motion to DENY was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

END OF PUBLIC HEARING

▶ OTHER BUSINESS

Master Plan Implementation Report

- UDC will be effective for City Limits of Shreveport on May 15, 2017.
- Still having conversations with Parish Commission regarding at least 12 amendments, no implementation date yet.

▶ CHAIRMAN / BOARD MEMBER'S COMMENTS

- Appoint Officer Selection Committee for Vice Chair & Secretary Positions:

Chairman Berry appointed **Messrs. Bergeron, Cooper, & Ms. Pearson** to a Selection Committee to consider nominees to fill the vacant positions of Vice Chair & Secretary.

ADJOURN 2:00 p.m.

Alan Berry, Chairman

Secretary - VACANT

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