

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
MAY 17, 2017**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, May 17, 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
Eddie Cooper
Marshall Ferrell
Cynthia Pearson
Durwood Hendricks

Staff Present

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

Members Absent

None

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.

► **APPROVAL OF MINUTES**

A motion was made by Mr. BERGERON seconded by Mr. HENDRICKS to approve the minutes of the April 19, 2017 public hearing as submitted.

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

► **PUBLIC HEARING**

CASE NO. BAC-39-17: VARIANCE

JOSEPH E LEBLANC
9407 Prestonwood Circle (East side of Prestonwood Circle, 125' north of Prestonwood Drive)
R-1D (PUD)
Front Yard Setback

Representative &/or support:

Mr. Joseph E. LeBlanc (9407 Prestonwood Cr., Shreveport, LA 71115)

There was no opposition present.

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

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

CASE NO. BAC-40-17: SPECIAL EXCEPTION USE

SOUL CONTRACTORS
Vern D. Clark
3915 Calderwood Drive (South side of Calderwood, directly south of Sage Wind Drive)
R-1D
Secondary Residential Structure

Representative &/or support:

Mr. Vyron L. Brown (937 Lazywood Lane, Shreveport, LA 71108)
Ms. Vern D. Clark (3915 Calderwood Dr., Shreveport, LA 71119)

There was no opposition present.

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

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, Dr. STEWART,

FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-41-17: VARIANCES
HARMONY HOUSE NURSING & REHAB CENTER
1825 Laurel Street (SE corner of Laurel & Sycamore Streets)
B-1

Front & Rear Yard Setbacks, Parking, Front Yard Accessory Structures & Sight Obstructing Fence

Representative &/or support:

Mr. Kevin Broussard (301 Jackson St., Suite 205, Alexandria, LA 71301)
Mr. Bryan Wann (1825 Laurel St., Shreveport, LA 71103)

Speaking in opposition:

Mr. Ivory Heard (4814 Westwood Park Dr., Shreveport, LA 71109)

- Property owner requested that the owners of Harmony House purchase his property to alleviate the parking issue on the street. He has filed complaints regarding the excess parking on the street.
- He stated debris and trash is being thrown over the fence onto his property by residents of Harmony House.

Rebuttal:

- Mr. Broussard said there are legal on-street parking spots all along the street and not just in front of the center.
- Mr. Broussard feels the debris and trash is not from their residents or employees, but will investigate the alleged problem.

A motion was made by Mr. BERGERON, seconded by Mr. HENDRICKS to approve the application with the following stipulation:

1. **A wood fence shall be installed on the south and west property lines upon development of the adjoining lots. A site plan shall be submitted for review and approval of the Executive Director prior to the issuance of permits.**

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

CASE NO. BAC-42-17: VARIANCES
BAPTIST CHURCH OF CEDAR GROVE
6906 Henderson Avenue (NW corner of Henderson Avenue & E 69th Street)
B-2

Front Yard Setback

Representative &/or support:

Mr. Thomas Myles (3505 Valley View Dr., Shreveport, LA 71108)

Speaking in opposition:

Mr. Louis Griffin (1428 Hawkins St., Shreveport, LA 71107)

- Having rental property next door to the church he was concerned as to the affect this request would have on his property.

A motion was made by Dr. STEWART seconded by Mrs. PEARSON to approve the application, subject to submission of both a site plan and re-plat for review and approval 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, Dr. STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-43-17: SPECIAL EXCEPTION USE
BESSIE EVANS HAMILTON
2859 Peach Street (South side of Peach Street, 557' east of Hill Street)
R-1H

Mobile Home (Single-Wide)

Representative &/or support:

Ms. Diane Rachal (2821 Peach St., Shreveport, LA 71107) No slip filled out
Ms. Bessie Evans Hamilton (1431 State St., Shreveport, LA 71108)

Ms. Hamilton noted the address of 2859 Peach on the agenda is incorrect, however it was pointed out the address of 2821 Peach is correct on the application.

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mr. HENDRICKS 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 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, Dr. STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-44-17: SPECIAL EXCEPTION USE
JASMINE J MURRAY & RODNEY A GODFREY
6800 blk Rockwell Place (SE corner of Rockwell Place & Scott Street)

R-1D
Mobile Home (Double-Wide)

Representative &/or support:

Ms. Jasmine Murray (1631 Cross Lake Blvd., Shreveport, LA 71109)
Mr. Rodney Godfrey (1631 Cross Lake Blvd., Shreveport, LA 71109) 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 7-0 vote: Ayes: Messrs. BERRY, HENDRICKS, COOPER, BERGERON, Dr. STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-45-17: SPECIAL EXCEPTION USE

SHELIA WILSON
Birdia Winn
2140 Audrey Lane (West side of Audrey Lane, 94' south of Willie Mays Street)
R-1H
Mobile Home (Double-Wide)

Representative &/or support:

Ms. Shelia Wilson (2140 Audrey Lane, Shreveport, LA 71107)

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mr. HENDRICKS to approve this application with the stipulation that a re-plat application be submitted for the review and approval 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, Dr. STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-46-17: SPECIAL EXCEPTION USE & VARIANCES

BILLIE B HAYNES
1902 State Street (NW corner of State Street & Ledbetter Street)
R-1H
Mobile Home (Single-Wide)
Side Yard Setbacks

Representative &/or support:

Mr. Billie B. Haynes (1902 State St., Shreveport, LA 71108)

There was no opposition present.

A motion was made by Mrs. PEARSON, 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, Dr. STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAP-21-17: VARIANCES

BALAR ASSOC INC
Laranne Huggs Oser et al
9400 blk Ellerbe Road (North side of Ellerbe Road, 191' west of Flournoy Lucas Road)
R-1D
Parking & Hours of Operation

Representative &/or support:

Mr. Steve Buttry (6548 Village Springs Dr., Plano, TX 75024)

Mr. Sweeney explained that these variances would be allowed under the UDC if the Parish was to adopt it.

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Dr. STEWART to approve this application, contingent on the approval of the zoning request and use approval by the Parish Commission. A site plan and re-plat application is required to be submitted for the review and approval 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, Dr. STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

END OF PUBLIC HEARING

▶ **OTHER BUSINESS**

Master Plan Implementation Report

- UDC went into effect for City Limits of Shreveport on May 15, 2017 therefore the old code is now null and void for the City.
- The Parish is still under deliberation/discussion but hopeful they will adopt it.
- Currently the staff is updating all forms and applications to reflect compliance with the UDC.
- Outreach efforts will begin in order to educate citizens regarding the UDC by conducting planning forums. Hopefully these will start this summer

▶ **CHAIRMAN/BOARD MEMBER'S COMMENTS**

▶ **Report by Officer Selection Committee (Members: Bergeron, Cooper, & Pearson)**

The Officer Selection Committee nominated **Mr. BERGERON** to fill the vacant Vice Chair position & **Dr. STEWART** to fill the vacant Secretary position.

▶ **Election of Officers to fill Vacant Positions**

A motion was made by Mr. COOPER, seconded by Mr. HENDRICKS, to approve the following officers for the remainder of 2017:

Vice Chair – Ronnie Bergeron

Secretary – Dr. Robert Stewart

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

ADJOURN 1:55 p.m.

Alan Berry, Chairman

Dr. Robert Stewart, Secretary