

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

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, July 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
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 Assistant
Holly Phillips, Administrative Assistant
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 June 21, 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-59-17: SPECIAL EXCEPTION USE

JAIME A. PUENTE & JESSICA R. PUENTE
2905 Drexel Street (South side of Drexel Street, 80' west of Orla Avenue)
R-1D (R-1-7 under the UDC)
Mobile Home (Single-Wide)

Representative &/or support:

No representative present

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Dr. STEWART to go out of order to move this application to the end of the public hearing.

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.

A motion was made by Mr. BERGERON, seconded by Dr. STEWART to defer and continue this application to the August 16, 2017 public hearing.

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-60-17: VARIANCE

NORCHA BOLDEN
Larry D. Henderson
1905 Jewella Avenue (Southeast corner of Jewella Ave. & Lakeland St.)

B-2 (C-2 under the UDC)
Requested Variance:

Front Yard Setback

Representative &/or support:

Ms. Norcha Bolden (1905 Jewella Avenue Shreveport LA 71109)

There was no opposition present.

A motion was made by Dr. STEWART, seconded by Mr. HENDRICKS to approve a variance of 5' in the front yard setback.

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-61-17: SPECIAL EXCEPTION USE

HAROLD G. CARPENTER

Hollywood Baptist Church

5305 Roberts Drive (East side of Roberts St., approx. 522' north of Illinois Ave.)

R-1H (R-1-5 under the UDC)

Church Use

Representative &/or support:

Mr. Harold Carpenter (4240 Rosary Lane, Shreveport LA 71108) no slip filled out

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mrs. PEARSON to approve this application with the stipulation that a site plan and re-plat is 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, Dr. STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAC-62-17: SPECIAL EXCEPTION USE

TRILOCHAN SINGH

3809 Hearne Avenue (SE Corner of Hearne Ave. & Merwin St.)

B-3 (C-3 under the UDC)

Package Sales of Beer, Wine & High Alcoholic Content Beverages in a Retail (Liquor) Store

Representative &/or support:

Ms. Amarjit Kaur (2000 Old Minden Road, #216 Bossier City LA 71111)

Mr. T. Singh (2000 Old Minden Road, #216 Bossier City LA 71111)

Mr. Rick Holland (330 Wickford Circle, Shreveport LA 71115)

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mr. FERRELL to approve the request for high alcoholic content beverage (liquor) sales.

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-63-17: VARIANCES

JERRY W. STEWART

260 Olive Street (Northeast corner of Olive St. & Coty St.)

R-3 (R-3 UNDER THE UDC)

Side Yard Setback, Rear Yard Setback and Number of Accessory Structures

Representative &/or support:

Mr. Jerry W. Stewart (260 Olive Street, Shreveport LA 71104)

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. BAP-26-17: SPECIAL EXCEPTION USE

DENNIS HUGHES

4140 Rockford St. (North side of Rockford St., West of KCS Railroad)

R-1D

Mobile Home (Single-Wide)

Representative &/or support:

Mr. Dennis Hughes (3267 Bert Kouns Industrial Loop #4207, Shreveport LA 71118)

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Mr. KENDRICKS to approve this application subject to a revised site plan show the following stipulations:

1. Skirting will be added around the home
2. Driveway will be re-paved with either asphalt or concrete
3. Revised site plan shall be reviewed by the Executive Director prior to the issuance of a move in permit.

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-27-17: SPECIAL EXCEPTION USE

TAMMY LOUISE GAHAGAN

4555 Pine Knoll Drive (West side of Pine Knoll Drive, at the northwest end of the cul-de-sac)

R-A

Mobile Home (Double-Wide)

Representative &/or support:

Ms. Tammy Gahagan (4555 Pine Knoll Drive, Shreveport LA 71107)

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. BAP-28-17: SPECIAL EXCEPTION USE

MILTON CALHOUN III

Karl L. Lane & Alvater J. Lane

3700 Block Dawson Road (East side of Dawson Road, 300' north of Iron Street)

R-A

Mobile Home (Double-Wide)

Representative &/or support:

Mr. Milton Calhoun (8829 Edgewood Place, Shreveport LA)

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, Dr. STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

CASE NO. BAP-29-17: SPECIAL EXCEPTION USE

THOMAS O'QUINN

Schuyler Wright

4838 Quiet Acres Road (West side of Quiet Acres, 761' north of Calm Street)

R-A

Mobile Home (Double-Wide)

Representative &/or support:

Mr. Thomas O'Quinn (1562 Highway 162, Benton, LA 71006)

There was no opposition present.

A motion was made by Mr. BERGERON, seconded by Dr. STEWART 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-57-17: SPECIAL EXCEPTION USE

LATEISHA MONIQUE HOUSTON

7016 Penny Street

R-1D (R-1-7 under the UDC)

Mobile Home (Double-Wide)

Representative &/or support:

Ms. LaTeisha Houston (3315 West 70th Street Lot #3, Shreveport, LA 71108)
Ms. Haile Jernigan (3315 West 70th Street Lot #3, Shreveport LA 71108)

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, Dr. STEWART, FERRELL & Mrs. PEARSON. Nays: None. Absent: None.

END OF PUBLIC HEARING

▶ OTHER BUSINESS

- Master Plan Implementation Report
Progress is being made on the UDC to be adopted by the Parish Commission; amendments to the UDC are being submitted along with the original approval. Should be effective around October 1, 2017

▶ CHAIRMAN/BOARD MEMBER'S COMMENTS

- Mr. Eddie Cooper stated that we should be more concerned about the approval of liquor stores in the neighborhoods.

ADJOURN 1:46 p.m.

Alan Berry, Chairman

Dr. Robert Stewart, Secretary