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**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
September 20, 2017**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, September 20, 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

Ronnie Bergeron, Vice-Chair/Acting Chair
Dr. Robert Stewart, Secretary
Eddie Cooper
Marshall Ferrell
Durwood Hendricks

Staff Present

Stephen Jean, Deputy Director
Alan Clarke, Zoning Administrator
Ebony Mapp, Senior Planner
Adam Bailey, Community Planning
Mary Findley, Exec Admin Assistant
Amber Sumrall, Admin Assistant

Members Absent

Alan Berry, Chair
Cynthia Pearson

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. COOPER, seconded by Dr. STEWART to approve the minutes of the August 16, 2017 public hearing as submitted.

The motion was adopted by the following 4-0 vote: Ayes: Messrs. BERGERON, HENDRICKS, COOPER, & FERRELL. Nays: None. Absent: Mr. BERRY and Mrs. PEARSON. Non-Vote: Dr. STEWART.

► **PUBLIC HEARING**

CASE NO. BAP-34-17: SPECIAL EXCEPTION USE & VARIANCE

Applicant/Owner: JUAN C. MENDEZ
Location: 3594 Edna Lane (Northwest corner of Edna Ln. & Jefferson Paige Road)
Existing Zoning: R-A
Requested Use: **Mobile Home (Double-wide)**
Requested Variance: **Lot Size, Front-Yard Setback, Rear-Yard Setback**

Representative &/or support:

Mr. Juan C. Mendez (7502 Jefferson Paige Road, Shreveport, LA 71119)

There was no opposition present.

A motion was made by Mr. FERRELL, seconded by Dr. STEWART to approve this application with the stipulation that an administrative re-plot be submitted prior to the issuance of any permits.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERGERON, HENDRICKS, COOPER, FERRELL, & Dr. STEWART. Nays: None. Absent: Mr. BERRY and Mrs. PEARSON.

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

Applicant/Owner: KENNETH ARNOLD, JR. & STAR L. ARNOLD
Location: 8226 Village Fair Drive (East side of Village Fair Dr. & Millwood Drive)
Existing Zoning: R-1A
Requested Use: Mobile Home (Single-wide)

Representative &/or support:
Mr. Kenneth Arnold (8226 Village Fair, Shreveport, LA 71107)

There was no opposition present.

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

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERGERON, HENDRICKS, COOPER, FERRELL, & Dr. STEWART. Nays: None. Absent: Mr. BERRY and Mrs. PEARSON.

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

Applicant/Owner: JONATHAN MARLATT FRYDAY, SR. & LIA KAY FRYDAY
Location: 3335 Jonathan Edwards Circle (East side of Jonathan Edwards Circle, 200' South of Lloyd Jones Rd.)
Existing Zoning: R-A
Requested Use: Secondary Residence (Pool House)

Representative &/or support:
Mr. Jonathan Fryday (3335 Jonathan Edwards Circle, Shreveport, LA 71119)

There was no opposition present.

A motion was made by Mr. HENDRICKS, seconded by Dr. STEWART to approve this application with the stipulation that a revised site plan showing the requested information be submitted for review and approval by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERGERON, HENDRICKS, COOPER, FERRELL, & Dr. STEWART. Nays: None. Absent: Mr. BERRY and Mrs. PEARSON.

CASE NO. BAP-37-17: SPECIAL EXCEPTION USE

Applicant: AUGUST J. BRANDON
Owner: Dorothy Lessman
Location: 7637 East Kings Highway (East side of E. Kings Hwy., 470' south of Bert Kouns Ind. Loop)
Existing Zoning: R-A
Requested Use: Church

Representative &/or support:
Mr. August J. Brandon, Jr. (302 Newburn Lane, Shreveport, LA 71106)
Mr. Percy Wheeler (P.O. Box 52042, Shreveport, LA 71135)

There was no opposition present.

A motion was made by Mr. COOPER, seconded by Mr. HENDRICKS to approve the application with the stipulation that a site plan be submitted for review and approval by the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERGERON, HENDRICKS, COOPER, FERRELL, & Dr. STEWART. Nays: None. Absent: Mr. BERRY and Mrs. PEARSON.

CASE NO. BAP-38-17: SPECIAL EXCEPTION USE

Applicant/Owner: DANIELLE FOSTER
Location: 5900 Block of Attaway Hill Lane (SE corner of Attaway Hill Lane)
Existing Zoning: R-A (SPI-2)
Requested Use: **Mobile Home (Double-wide)**

Representative &/or support:
Ms. Danielle Foster (5630 Crystal Drive, Shreveport, LA 71107)

There was no opposition present.

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

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERGERON, HENDRICKS, COOPER, FERRELL, & Dr. STEWART. Nays: None. Absent: Mr. BERRY and Mrs. PEARSON.

END OF PUBLIC HEARING

▶ OTHER BUSINESS

- Master Plan Implementation Report
Progress is being made on the UDC adoption in Caddo Parish. The Caddo Parish Commission is expected to vote on the adoption of the UDC at the September 21, 2017 meeting with an implementation date of no later than December 1, 2017; however, case applications that are submitted and approved under the current code will still be processed under those code requirements and not the UDC creating some legacy cases which are to be expected.

▶ CHAIRMAN/BOARD MEMBER'S COMMENTS

ADJOURN 1:27 p.m.

Alan Berry, Chairman

Dr. Robert Stewart, Secretary