

Board Members will meet for lunch at 11:30 a.m. in the MPC Conference Room

**AGENDA
METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
GOVERNMENT PLAZA CHAMBERS
NOVEMBER 9, 2016 1:00 P.M.**

1. CALL TO ORDER
2. REMARKS BY CHAIRMAN
3. APPROVAL OF MINUTES – October 12, 2016

PUBLIC HEARING

4. **CASE NO. BAP-35-16: SPECIAL EXCEPTION USE** District 2/Johnson
Interactive Map
Applicant/Owner: CARRIE ANGELA PHARR
Location: 3025 Lakeview Road (East side of Lakeview Road peninsula, 347' west of Bellows Road)
Existing Zoning: R-1D
Requested Use: **Mobile Home (Modular Home)**
APPROVED WITH STIPS
5. **CASE NO. BAP-36-16: SPECIAL EXCEPTION USE** District 2/Johnson
Interactive Map
Applicant/Owner: ELIZABETH ANN CARTER
Location: 6486 Smith Lane (West side of Smith Lane, 1896' north of Shreveport-Blanchard Hwy)
Existing Zoning: R-A
Requested Use: **Secondary Residence**
APPROVED WITH STIP
6. **CASE NO. BAC-85-16: SPECIAL EXCEPTION USE & VARIANCE** District G/Bowman
2/Johnson
Interactive Map
Applicant/Owner: THE FINBACK GROUP
Location: 2901 Milam Avenue (SW corner of Milam & Arkansas Avenue)
Existing Zoning: B-2
Requested Use: **Package Sale of Beer & High Alcoholic Content Wine in a Convenience Store**
Requested Variance: **Parking**
APPROVED WITH STIP
7. **CASE NO. BAC-86-16: VARIANCE** District G/Bowman
12/Epperson
Interactive Map
Applicant/Owner: RANDALL LANG
Location: 6208 Yarbrough Road (North side of Yarbrough approximately 290' west of Pines Road)
Existing Zoning: R-1D
Requested Variance: **Size & Exterior Façade for an Accessory Structure**
APPROVED
8. **CASE NO. BAC-87-16: VARIANCE** District C/Jenkins
8/Middleton
Interactive Map
Applicant: GLENN V KINSEY
Owner: Glenn V. & Ellen S. Kinsey
Location: 6323 Querbes Drive (East side of Querbes Drive, 300' south of Berkshire Place)
Existing Zoning: R-1D
Requested Variance: **Fence Height**
APPROVED

9. **CASE NO. BAC-89-16: SPECIAL EXCEPTION USE & VARIANCE** District E/Flurry

Interactive Map

Applicant: GPD GROUP INC
Owner: Cordell Shreveport Property Owners
Location: 9595 Mansfield Road (East side of Mansfield Road, 200' south of Ardis Taylor Road)
Existing Zoning: B-3
Requested Use: **On-premise Sale & Consumption of Beer, Wine, & High Alcoholic Content Beverages in a Restaurant**
Requested Variance: **Hours of Operation**
APPROVED WITH STIPS

10. CASE NO. BAC-90-16: SPECIAL EXCEPTION USE District E/Flurry
 10/Chavez
Interactive Map
Applicant: DE3 INC
Owner: Mansfield Road LLC & BBR Shreveport LLC
Location: 9012 Mansfield Rd (SW corner of Mansfield Rd & Jewella Ave in Southside Village Shopping Ctr)
Existing Zoning: B-3
Requested Use: **Package Sale of Beer, Wine, & High Alcoholic Beverages in a Daiquiri Shop**
APPROVED

11. CASE NO. BAC-91-16: VARIANCE District B/Everson
 5/Bowman
Interactive Map
Applicant: ASHE BROUSSARD WIENZETTLE ARCHITECTS
Owner: Claiborne & Mansfield LLC
Location: 3405 Mansfield Road (NE corner of Mansfield Road & Claiborne Avenue)
Existing Zoning: B-3
Requested Use: **Front Yard Setback**
APPROVED WITH STIPS

12. CASE NO. BAC-92-16: SPECIAL EXCEPTION USE District B/Everson
 4/Linn
Interactive Map
Applicant: STEM EVENTS INC
Owner: Mid-City Plaza LLC
Location: 1513 Line Avenue (Suite 115 / SE corner of Line Avenue & Jordan Street)
Existing Zoning: B-2-E
Requested Uses: **Sale & On-Premise Consumption of Beer, Wine, & High Alcoholic Content Beverages in a Restaurant & an Outdoor Dining Area**
APPROVED WITH STIPS

END OF PUBLIC HEARING

13. OTHER BUSINESS

- Master Plan Implementation Report
- Other Staff Reports
- Items for Future Discussion

14. CHAIRMAN / BOARD MEMBERS' COMMENTS

- Nominating Committee to Make Report & Vote for 2017 Board Officers –
CHAIR – ALAN BERRY, VICE-CHAIR – RICK HOLLAND, SECRETARY – BETTY OSBORN

15. ADJOURN - 2:10