

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
JANUARY 13, 2016**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, January 13, 2016, 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

Jason Waltman, Vice Chairman
Betty Osborn, Secretary
Robert Stewart
Rick Holland
Eddie Cooper
Ronnie Bergeron

Staff Present

Mark Sweeney, Executive Director
Sandi Austin, Administrative Assistant
Stephen Jean, Deputy Director
Ebony Mapp, Planner 2
Alan Clarke, Zoning Administrator
Diane Tullos, Office Administrator

Members Absent

Alan Berry, Chairman

Others Present

► CHAIRMAN'S OPENING COMMENTS

NOTE: MR. WALTMAN was acting Chairman for this meeting.

The meeting was called to order & the procedure for hearing the applications on today's agenda was explained. Speakers were requested to give their name, mailing address, & to speak clearly into the microphone for the benefit of those present. Comments on any item not on the agenda this date, 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. COOPER, seconded by MR. HOLLAND to approve the minutes of the December 9, 2015 public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. WALTMAN, HOLLAND, BERGERON, COOPER, & MRS. OSBORN. Nays: None. Absent: Mr. BERRY. Not present for the vote: Mr. STEWART.

► PUBLIC HEARING WITH DEFERRED & CONTINUED CASES LISTED FIRST

CASE NO. BAC-1-16: VARIANCE

ORIGIN BANK
Community Trust Bank
308 Market Street (SW corner of Market & Fannin Streets)
B-4
Front yard setback for monument sign

Representative &/or support:

Mr. Larry Little, VP Origin Bank (1003 St. Bernard Drive, Shreveport, LA) No slip filled out

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MRS. OSBORN to approve this application subject to the review & approval of the City of Shreveport Traffic Engineer.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. WALTMAN, HOLLAND, BERGERON, COOPER, STEWART, & MRS. OSBORN. Nays: None. Absent: Mr. BERRY.

CASE NO. BAC-2-16: VARIANCE

SUTHERLAND LUMBER & HOME CENTER INC
2729 West 70th Street (SW corner of W 70th Street & Canal Blvd)
B-3
Hours of operation

Representative &/or support:

Mr. Michael Kelsch, Raley & Assoc (4913 Shed Road, Bossier City, LA 71111)

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve this variance request for 24-hour operation.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. WALTMAN, HOLLAND, BERGERON, COOPER, STEWART, & MRS. OSBORN. Nays: None. Absent: Mr. BERRY.

CASE NO. BAC-4-16: SPECIAL EXCEPTION USE

BUENA VISTA CONCEPTS LLC dba DON JUANZ

Same

1409 East 70th Street ((South side of E 70th Street approximately 350' east of Fern Ave)

B-3

Sale of beer, wine, & high alcoholic content beverages in a restaurant & patio

Representative &/or support:

Mr. Don O'Byrne, Owner (650 Southern Trace, 71106 or 1409 East 70th Street, Shreveport, LA 71106)

There was no opposition present.

A motion was made by MR. COOPER, seconded by MR. HOLLAND to approve this application subject to compliance with the following stipulations:

1. Alcohol & food service &/or sales shall be restricted to the areas specifically designated for this purpose on the restaurant's floor plan.
2. Receipts from food sales shall be at least 60% of the gross food & alcoholic beverage sales. Food services shall be available at any time the restaurant is open for business.
3. Provision of a revised site plan showing both patios for review & approval by the Executive Director prior to the issuance of licenses &/or permits.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. WALTMAN, HOLLAND, BERGERON, COOPER, STEWART, & MRS. OSBORN. Nays: None. Absent: Mr. BERRY.

CASE NO. BAC-5-16: SPECIAL EXCEPTION USE

RODERICK FRANKLIN

Joseph Franklin

3150 Lakeshore Drive (North side of Lakeshore Dr, 183' east of Exposition Ave)

R-1D

Mobile home with variance in the side yard setback

Representative &/or support:

Mr. Roderick Franklin (3150 Lakeshore Drive, Shreveport, LA 71109)

Mr. Franklin's fiancé – no name or address given & no slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. STEWART to defer & continue this application to the February 10, 2016 public hearing to allow additional time for the applicant to consider viable alternatives & to speak with his neighbors about this request.

(Discussion by Board)

- There was concern that this mobile home would set a precedent since there are no other mobile homes in this neighborhood.
- The applicant said that there are many vacant &/or abandoned properties in this neighborhood & the mobile home would be an improvement.
- The Board encouraged the applicant to consider the possibility of a manufactured home & to speak with his neighbors about his request. If the neighbors have no objections, they can sign a petition of support, which the applicant can present at the next public hearing.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. WALTMAN, HOLLAND, BERGERON, COOPER, STEWART, & MRS. OSBORN. Nays: None. Absent: Mr. BERRY.

CASE NO. BAC-6-16: VARIANCE

JERRY & CONCETTA PERCIVIL

Same

9539 Wesso Circle (East side of Wesso Circle, 87' north of Willow Drive)

R-1D

Number, size, & materials of accessory structures

Representative &/or support:

Mr. Jerry Percivil (9539 Wesso Circle, Shreveport, LA 71106) No slip filled out

There was no opposition present.

A motion was made by MRS. OSBORN, seconded by MR. COOPER to approve the following:

- A variance in the total size of 610 sq. ft. with the stipulation that the applicant shall remove structure #2 (the 70 sq. ft. building) which will reduce the number of accessory structures in the rear yard to 3, & allow for one accessory structure (a carport) within the front yard, to be shown on a revised site plan.
- A variance is also approved for the façade materials.

The motion was adopted by the following 5-1 vote: Ayes: Messrs. WALTMAN, HOLLAND, COOPER, STEWART, & MRS. OSBORN. Nays: Mr. BERGERON. Absent: Mr. BERRY.

CASE NO. BAC-7-16: VARIANCE

DAVID & BARBARA TERRY

Same

1817 Capt Shreve Drive

R-1D

Variance in rear yard setback & the number of accessory structures

Representative &/or support:

Mr. Benny Vaughan, Ben Vaughan Builders (4340 Greenwood Road, Shreveport, LA 71109) No slip filled out

There was no opposition present.

A motion was made by MRS. OSBORN, seconded by MR. COOPER to approve this application with the stipulation that a revised site plan be submitted that shows the 96 sq. ft. building relocated to meet the rear yard setback requirement & approval of the following variances:

- **A 5' rear yard setback variance for the 542 sq. ft. building**
- **A 90 sq. ft. variance in the size of the building**
- **A façade materials variance for a building over 200 sq. ft.**
- **A 150 sq. ft. variance in size for the patio cover.**

The motion was adopted by the following 6-0 vote: Ayes: Messrs. WALTMAN, HOLLAND, BERGERON, COOPER, STEWART, & MRS. OSBORN. Nays: None. Absent: Mr. BERRY.

▶ **OTHER BUSINESS**

Master Plan Implementation Report

Mr. Sweeney distributed a copy of the revised UDC draft, an Executive Summary, & a copy of the press release. The new zoning maps are on exhibit in the lobby & are available for review & comment; the same exhibit is also on display at the Convention Center.

Miscellaneous

Staff presented a plaque & gavel to **MR. COOPER** as past chairperson (during 2008-2009). Apparently we overlooked presenting this plaque immediately following his tenure as chairman & wanted to recognize his service.

Beginning this month, we have returned to having only 1 deadline date for the filing of ZBA & MPC applications. Our adjusted fee schedule also goes into effect this month.

Several Board members have experienced a problem receiving their packets for the meetings via e-mail. There is a serious problem with the City's e-mail system & we are working with the Information Technology staff in an attempt to resolve the issues.

▶ **BOARD MEMBER COMMENTS**

- **ADJOURN 2:20 p.m.**

Alan Berry, Chairman

Betty Osborn, Secretary