

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
FEBRUARY 10, 2016**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, February 10, 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

Alan Berry, Chairman
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

None

Others Present

Cody Cisco, Shreveport Police Department

► **CHAIRMAN'S OPENING COMMENTS**

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. 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. WALTMAN, seconded by MR. HOLLAND to approve the minutes of the January 13, 2016 public hearing as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

► **PUBLIC HEARING WITH DEFERRED & CONTINUED CASES LISTED FIRST**

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 (double-wide)

On January 13th this application was deferred & continued to the February 10, 2016 public hearing

Representative &/or support:

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

There was no opposition present.

A motion was made by MRS. OSBORN, seconded by MR. STEWART to approve this application as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAC-3-16: SPECIAL EXCEPTION USE & VARIANCE

SARA McCANN
Dick & Sally Grieder
9480/9488 Forbing Rd (NW corner of Forbing & E Flournoy Lucas Roads)
R-1D & B-2
On-premise sales & consumption of beer, wine, & high content alcoholic beverages in restaurant & approval for a drive-thru
Hours of operation & the number of parking spaces

Representative &/or support:

Ms. Sara McCann, Architect (207 Wellham Trace, Bossier City, LA 71112) No slip filled out

There was no opposition present.

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

1. Final approval of the rezoning & site plan application by the City Council
2. The applicant shall provide a shared parking agreement that allows all indicated uses to utilize the parking shown on the site plan. This documentation shall be provided to the Executive Director prior to the issuance of any permits.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAC-8-16: SPECIAL EXCEPTION USE & VARIANCE

JEREMY BREGREN

Cherriton LLC

3151 N Market (West side of N Market across from Deer Park Dr)

B-3

On-premise sale & consumption of beer, wine, & high alcoholic content beverages in lounge

Hours of operation

Representative &/or support:

Jeremy Bregren (3811 Greenway Place, Shreveport, LA, 71105) No slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve this application as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAC-9-16: SPECIAL EXCEPTION USE

HARVEST HANDS

4524 Frances Street (West side of Frances 129' south of Financial Plaza)

R-1D

Mobile home (single-wide)

Representative &/or support:

Mrs. Susan Cherry (4545 Frances Street, Shreveport, LA 71129) No slip filled out

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MRS. OSBORN to approve this application as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAC-10-16: VARIANCES

JOSIE VENABLE TAPPEL

7517 University Drive (East side of University approx. 330' south of Suburbia Dr)

R-1D

Accessory structure size & building façade materials

Representative &/or support:

Mrs. Josie Venable Tappel (116 Rue Charaniac, Lafayette, LA 70508) No slip filled out

Mr. Danny Perdue, Realtor (622 Bitter Pecan, Bossier City, LA 71111)

Speaking in opposition: (10 stood in a show of opposition)

Mr. John Hayter, Attorney (9045 Ellerbe Road or home address @ 7619 Chesapeake, Shreveport, LA 71105)

Mr. Bill Wilson (7727 Millicent Way, Shreveport, LA 71105)

Mrs. Janet McAllister (1514 Suburbia Drive, Shreveport, LA 71105)

Mr. Dennis Webb (7632 Tampa Way, Shreveport, LA 71105) No slip filled out

- This situation doesn't meet the code criteria. The whole neighborhood picture needs to be considered.
- A 500+ sq ft building is excessive. The applicant's stated reason for wanting this is to pay off her deceased mother's debts
- This building was built 8 years ago, however, the neighbor did not complain at the time because the resident was "a little old lady" & they were trying to be good neighbors. Now that the property is vacant, this is a perfect time to correct this situation.
- The neighbors tried to work things out with the applicant but they weren't receptive. This building blocks the neighbors' view.
- Water run-off from the building kills landscaping because of the excessive amount pouring onto the shrubs.
- The Neighborhood Assn is opposed to this building because it will have a negative impact on properties, the building looks "industrial", it doesn't fit with the character of the other homes, & it would be precedent setting.

The applicant did not offer rebuttal, however, she answered some questions posed by the Board.

MOTION #1:

A motion was made by MR. HOLLAND, seconded by MR. BERGERON to deny this application.

▶▶▶ After discussion the motion was amended as follows:

FINAL MOTION:

MESSRS. HOLLAND & BERGERON amended their original motion to now defer & continue to the March 9, 2016 public hearing to give the applicant & the neighborhood an opportunity to come up with a mutually acceptable resolution of the issues.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAC-11-16: VARIANCE

DIMENSION GROUP

Realty Income Corp

1620 Bert Kouns Ind'l Loop (North side of E Bert Kouns, 930' west of Youree Dr)

B-3

Hours of operation

Representative &/or support:

Mr. Jim Avery, Pizza Hut Corp (7100 Corporate Drive, Plano, TX 75024)

There was no opposition present.

A motion was made by MR. WALTMAN, seconded by MR. STEWART to approve this application as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAC-12-16: VARIANCE

JOHN MANUEL GALLEGOS
2906 Amelia Ave (North side of Amelia Ave, 1300' west of Jewella Ave)
R-1D
Accessory structures, building façade materials & fence height in front yard

Representative &/or support:
Mr. John Manuel Gallegos (2906 Amelia Ave, Shreveport, LA)

Speaking in opposition:
Ms. Jenny McGrath (208 Wellham Trace, Bossier City, LA 71112)
● These structures are an eyesore with clutter up against her mother's property line

There was no rebuttal.

A motion was made by MR. BERGERON, seconded by MR. COOPER to approve the variances as applied for subject to receipt of a revised site plan showing the removal of the 3 unenclosed carports & the elevation drawings of the complete fence design. This plan shall be submitted to & 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, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAC-13-16: SPECIAL EXCEPTION USE

BEARING SERVICE PROPERTIES LLC
721 LA Ave (NE corner of LA Ave & Cotton St)
B-4
Sale & on-premise consumption of beer, wine, & high alcoholic content beverages & over 4 indoor commercial amusement devices in bar

▶▶▶ A motion was made by MR. WALTMAN, seconded by MR. BERGERON to hear this case out of agenda order since the representative was not present at the time this case was called.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

Representative &/or support:
Mr. John S. Harkey (1327 N Market, Shreveport, LA 71107)

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve this application subject to the applicant's coordinating with ABO in enforcing the age requirements of Chapter 10 in the Code of Ordinances, & subject to receipt of a revised floor plan as shown on the site plan showing adjustments as required by the Shreveport Police Department.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAP-1-16: SPECIAL EXCEPTION USE

JOSHUA & LESLIE BRADFORD
5130 Old Mooringsport Rd (194' north of Old Mooringsport Rd)
R-1D
Mobile home (double-wide)

Representative &/or support:
Mrs. Leslie Bradford (5130 Old Mooringsport Road, Shreveport, LA)

There was no opposition present.

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

1. Applicant shall provide documented verification of the required HUD seal.
2. MPC Board approval of the submitted re-plat prior to the issuance of any permits.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAP-2-16: SPECIAL EXCEPTION USE

JULES & BETTYE MARTIN
11051 General Eisenhower Ave (East side of Gen Eisenhower, 300' south of Mayo Rd)
R-1D
Mobile home (double-wide)

Representative &/or support:
Mr. Jules Martin (11051 Gen Eisenhower, Shreveport, LA 71106) No slip filled out

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MRS. OSBORN to approve this application as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

CASE NO. BAP-3-16: SPECIAL EXCEPTION USE

CADENSE
8020 W Lakeshore Dr (West side of W Lakeshore Dr approx. 2355' south of Elderwood Rd)
R-A
Modular Home

Representative &/or support:
Mr. Christopher Yeaw (4900 Old Oaks Drive, Benton, LA) No slip filled out

There was no opposition present.

A motion was made by MR. WALTMAN, seconded by MR. HOLLAND to approve this application as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

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

JEFFREY & CARLA BROWN
9648 Darrell Ave (SE corner of Darrell Ave & Rickey Dr)
R-1D
Mobile Home (double-wide)

Representative &/or support:
Mr. Jeff Brown (818 Windsor, Shreveport, LA 71106) No slip filled out

There was no opposition present.

A motion was made by MR. STEWART, seconded by MR. WALTMAN to approve this application as submitted.
The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

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

KEVIN RYAN SNELL
8010 Blanchard Latex Rd (North side of Blanchard Latex Rd, 474' west of Larry Lane)
R-A
Secondary Residence

Representative &/or support:
Mr. Kevin Snell (8010 Blanchard Latex Road, Shreveport, LA 71107) No slip filled out

There was no opposition present.

A motion was made by MR. HOLLAND, seconded by MRS. OSBORN to approve this application as submitted.

The motion was adopted by the following 7-0 vote: Ayes: Messrs. BERRY, WALTMAN, HOLLAND, BERGERON, STEWART, COOPER, & MRS. OSBORN. Nays: None. Absent: None.

▶ **OTHER BUSINESS**

Master Plan Implementation Report

Mr. Sweeney said the UDC Draft #2 & the new zoning maps have been on display in the Government Plaza Lobby & we are also rotating displays at various libraries. We still plan to hold a reception with City & Parish elected officials once all of the comments have been received.

Miscellaneous

We have recently filled two vacant Planner I positions. Lauren Witt will begin work on February 16th & Tom McIntyre starts on March 23rd.

We have made arrangements for Alan Berry to attend the APA State Conference on March 2-4 in Houma, LA.

▶ **BOARD MEMBER COMMENTS - None**

■ **ADJOURN 3:15 p.m.**

Alan Berry, Chairman

Betty Osborn, Secretary