

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
MARCH 9, 2016**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, March 9, 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. , seconded by MR. to approve the minutes of the February 10, 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-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.

CASE NO. BAC-14-16: VARIANCE

ELBERT & BETTY MINNIEFIELD
3108 Sandra Drive (West side of Sandra Drive, 1116' north of Yarborough Road)
R-1D

Accessory Structure Size and Façade Materials

Representative &/or support:

There was no opposition present.

A motion was made by

CASE NO. BAP-6-16: SPECIAL EXCEPTION USE & VARIANCE

BRENDA LEWIS & GENN ANNE THOMAS
1020 Oak Grove Lane (North side of Oak Grove Lane, 350' west of Mt Pleasant Ave)
R-A

Mobile Home (Double-Wide) – Variance in Minimum Lot Size

Representative &/or support:

There was no opposition present.

A motion was made by

CASE NO. BAP-7-16: SPECIAL EXCEPTION USE

CHRISTOPHER & SANDI KRACMAN

4530 Pine Knoll Drive (East side of Pine Knoll Drive, 678' north of Kent Road)

R-A

Mobile Home (Double-Wide)

Representative &/or support:

There was no opposition present.

A motion was made by

▶ 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 p.m.

Alan Berry, Chairman

Betty Osborn, Secretary