

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
October 18, 2023**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, October 18, 2023 at 3:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members met in the MPC Conference room prior to the hearing for case manager presentations.

Members Present

Alan Berry, Chair
Bernie Woods
Durwood Hendricks
Melissa Anderson
JaCoby Marshall

Staff Present

Alan Clarke, Executive Director
Stephen Jean, Deputy Director
Kamrin Hooks, Executive Assistant/Planner 1
Emily Trant, Land Development Coordinator
Adam Bailey, Community Planning & Design Manager
Tanner Yeldell, City Attorney's Office
Christian Terrell, Planner 1
PeiYao Lin, Community Planner 1

Members Absent

Michael Brannan

The hearing was opened with prayer led by Mr. Berry. The Pledge of Allegiance was led by Mr. Berry.

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 District Court. 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. Hendricks, seconded by Mr. Woods, to approve the minutes of the September 20th, 2023, public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HENDRICKS, MARSHALL, & WOODS, Meses. ANDERSON. Nays: None. Absent: Messrs. BRANNAN.

► **PUBLIC HEARING**

CASE NO. 23-22-BAC VARIANCE

Applicant: Robert May
Owner: Robert May
Location: 4735 RICHMOND AVE (East side of Richmond Ave, Approx. 410' north of Southfield Rd.)
Existing Zoning: R-1-7
Request: On-site Development Standards Variance
Proposed Use: Residential Carport

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Representative &/or support:

Jeff Spikes 4740 Richmond Avenue, Shreveport, La, 71106

Spikes spoke on behalf of the homeowner of the property. He stated that the neighbors abutting the property are in support of the application. Spikes informed the Board that he is an architect that has done many historic renovations, and he thinks that the carport fits with the characteristics of the home and the neighborhood.

HENDRICKS asked Spikes if there was a gutter system on the backside of the carport. Spikes answered that he believed there to be one. HENDRICKS stated he was concerned about water runoff into the abutting neighbor's yard. Spikes stated there is a retaining wall that was installed to reroute the water and fix that possible issue.

No further discussion ensued.

Weldon Stutes 4732 Richmond Avenue, Shreveport, La, 71106

Stutes stated that he lives across the street from the applicant and that the carport is not in any way offensive to him or the neighbors. He then informed the staff that it fits the character of the neighborhood.

BERRY asked the applicant if he had a carport in the front yard as well, to which he answered yes.

NO further discussion ensued.

Opposition: None

A motion was made by Mr. Hendricks, seconded by Mr. Woods, to approve a variance for a front yard carport.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HENDRICKS, MARSHALL, & WOODS, Meses. Anderson. Nays: None. Absent: Messrs. BRANNAN.

A motion was made by Mr. Hendricks, seconded by Mr. Marshall, to approve height variance for a carport.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HENDRICKS, MARSHALL, & WOODS, Meses. Anderson. Nays: None. Absent: Messrs. BRANNAN.

CASE NO. 23-27-BAC VARIANCE

Applicant: Robert Earl King III and Rita Marascalco King
Owner: Robert Earl King III and Rita Marascalco King
Location: 4154 Fairfield Avenue (NW corner of Lawhon and Fairfield Ave.)
Existing Zoning: R-1-7
Request: On-site Development Standards Variance
Proposed Use: Driveway

Representative &/or support:

Rob Rollins 1324 N. Hearne Avenue Ste.301, Shreveport, La, 71107

Rollins stated he was speaking on behalf of the applicants. He informed the Board that the applicant has a degenerative disorder that prevents her from being able to use the existing access point to their house from their original driveway, which involves stairs. He stated the new driveway would be on the south side and provide easier access.

HENDRICKS asked Rollins to explain why the applicants built the driveway after having the city deny the application of the second driveway. Rollins stated that what he was told was that the contractor that was hired did not go through the correct permitting process or contact the MPC office. He stated that he does not know why the contractor did not take the proper steps before building and that the applicants were not aware it was not approved beforehand.

BERRY asked Rollins if the applicants were aware that City engineering would still need to approve the driveway regardless of the decision made by the ZBA Board. Rollins stated that they are aware, and he is currently trying to get in contact with the traffic engineers to go through the proper steps.

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Opposition: None.

A motion was made by Mr. Woods, seconded by Mr. Hendricks, to deny variance for a circular driveway.

CLARKE informed the Board that they should have discussion about why they want to deny the application, as to deny the application would not allow it to go any further and the main issue with his application is had by traffic engineering.

WOODS stated that his reasoning for denying the application included the traffic issues that could arise, as well as entering and exiting concerns that raise safety issues.

BERRY stated that he will deny the case because the application does not meet the UDC definition of hardships, i.e., topography issues.

HENDRICKS stated that he will be denying it because of the safety concerns and the previous denial by the city that occurred before it was originally built.

CLARKE then stated that the Boards' issues were not issues under their jurisdiction. He stated that the issue before them was the approval of the circular drive and everything else deals with the HPC board and the traffic engineers.

He clarified that the only thing they would be voting on is the circular drive.

No further discussion ensued.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HENDRICKS, MARSHALL, & WOODS, Meses. ANDERSON. Nays: None. Absent: Messrs. BRANNAN.

CASE NO. 23-29-BAC VARIANCE

Applicant: LIS, LLC
Owner: LJS OPCO ONE, LLC
Location: 8928 Jewella Ave (West side of Jewella Ave, approx. 715' north of Southside Dr.)
Existing Zoning: C-UV
Request: Setback Variance
Proposed Use: Restaurant with drive-thru

Representative &/or support:

Blake Weatherly 4792 New Natchitoches Road, West Monroe, La, 71292

Weatherly stated that the approval of this application will improve the traffic patterns by removing one of the drives for the Long Johns Silver.

Opposition: None.

A motion was made by Mr. Marshall, seconded by Ms. Anderson, to approve setback variance.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HENDRICKS, MARSHALL, & WOODS, Meses. ANDERSON. Nays: None. Absent: Messrs. BRANNAN.

END OF PUBLIC HEARING

► **OLD BUSINESS**

► **NEW BUSINESS**

A motion was made by Mr. Berry, seconded by Mr. Hendricks, to approve add an agenda item.

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The motion was adopted by the following 5-0 vote: Ayes: Messrs. BERRY, HENDRICKS, MARSHALL, & WOODS, Mses. ANDERSON. Nays: None. Absent: Messrs. BRANNAN.

Chairman BERRY established a nominating committee consisting of Messrs. HENDRICKS, BRANNAN & WOODS. To come up with individuals for the Chair, Vice-chair and secretary positions for the Board in 2024.

▶ **OTHER MATTERS TO BE REVIEWED BY THE ZBA**

CLARKE introduced new board member Melissa Anderson.

▶ **CHAIR / BOARD MEMBERS' COMMENTS**

MEETING ADJOURNED 3:20 p.m.

Alan Berry, Chairman

Secretary