DEADLINE FOR FILING PACKET INFORMATION IS 5 P.M. THE WEDNESDAY BEFORE THE MEETING; AFTER THIS DATE AND TIME, INFORMATION MAY BE SUBMITTED AT THE MEETING.

On the date of the public hearing, a guided tour of most of the sites is provided for the Board members.
If you are interested in more information about the tour please contact the
Planning Director at 673-6474 at least 72 hours prior to the public hearing date.
If no tour is scheduled, the members will meet for lunch in the MPC Conference Room prior to the public hearing.

AGENDA
METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
PUBLIC HEARING - MARCH 13, 2013- 1:00 P.M.
GOVERNMENT PLAZA CHAMBERS - 505 TRAVIS STREET

I. CALL TO ORDER

II. REMARKS BY CHAIRMAN

III. PUBLIC HEARING

CITY COUNCIL DISTRICT A/McCULLOCH

1. **CASE NO. BAC-14-13:** 4000 blk S'port-Blanchard Hwy — District: 2/Johnson
MANJIT SINGH WARAR
Same
NE side of Shreveport-Blanchard Hwy. 1,725' SE of N. Lakeshore Drive
Special Exception Use and variance in hours of operation in a B-3-E District
Gas station/convenience store operating from 4 a.m. to 12 midnight and package beer sales operating from 6 a.m. to 12 midnight
APPROVED WITH STIPS

2. **CASE NO. BAC-26-13:** 3151 N Market — District: 2/Johnson
BRYAN LANE WOODS
Cherriton LLC, Grace Chiao
West side of North Market at its intersection with Deer Park Road
Special Exception Use and variance in the hours of operation in a B-3 District
Lounge operating to 2 a.m.
APPROVED WITH STIP

CITY COUNCIL DISTRICT B/EVERSON

3. **CASE NO. BAC-27-13:** 1251 Dalzell — District: 5/Bowman
KEVIN BRYAN - KEVIN BRYAN ARCHITECT, LLC
Greenacres Inc., Walter O. Bigby, Jr., President
SE corner of Dalzell and Samford
Special Exception Use in an I-2 District
Package beer sales and on-site consumption of beer in tasting room
APPROVED WITH STIPS

CITY COUNCIL DISTRICT C/O JENKINS

4. **CASE NO. BAC-28-13:** 710 Mitchell — District: 8/Escude
BLUE HERON HOMES LLC
Blue Heron Homes LLC, James David Reneau
North side of Mitchell Lane, 150' west of Dillingham Avenue
Variance in the front yard setback and the minimum site area in an R-2(TH) District
2 single family detached homes
DENIED (Vote 3-2)

CITY COUNCIL DISTRICT D/CORBIN

5. **CASE NO. BAC-29-13:** 8660 Youree — District: 9/Thibodeaux
ESTHER HOLLOWAY
The Big Easy Car Wash LLC
West side of Youree Drive, 575' south of Millicent Way
Variance in the front yard setback in a B-3 District
On-premise sign / enclosed vacuum and second enclosed vacuum in front yard setback
APPROVED WITH STIPS

6. **CASE NO. BAC-30-13:** 8620 Youree, Suite A District: 9/Thibodeaux
DE3, INC.
SLN Investments, L.L.C.
West side of Youree Drive, 250' south of Millicent Way
Special Exception Use and variance in parking in a B-3 District
Daiquiri's as package liquor sales only
APPROVED WITH STIP

CITY COUNCIL DISTRICT E/WEBB

7. **CASE NO. BAC-31-13:** 7810 Masters District: 7/Lynch
JONATHAN SMITH
Same
West side of Masters Drive, 600' north of Cerromar Beach Drive
Variance in the maximum size of a detached accessory structure in an R-1D District
988 square foot detached garage
APPROVED WITH STIPS

CITY COUNCIL DISTRICT F/SHYNE

8. **CASE NO. BAC-21-13:** 5225 Monkhouse District: 7/Lynch
EAN HOLDINGS LLC
Herbert A. Robinson, Laron D. Robinson, & W. Michael Leebron
NE corner of Monkhouse Drive and Hollywood Avenue
Special Exception Use in an I-1District
Car rental facility with underground fuel storage tank
REMOVE FROM AGENDA

9. **CASE NO. BAC-32-13:** 200 blk of W. 84th Street District: 6/Baker
FOUNTAIN OF LIFE KINGDOM CHURCH
Same
NE corner of W. 84th Street and Dowdell Avenue
Special Exception Use in an R-1D District
Church
APPROVED WITH STIP

PARISH COMMISSION DISTRICT 1/DOMINICK

10. **CASE NO. BAP-4-13:** 2711 Rhoda Rd.
MIKE & PAULA GOODWILL
Same
East side of Rhoda Road, 165' north of S Lakeshore Drive
Variance in front yard setback and variance in maximum height allowed in an R-A District
9' tall Fence
APPROVED WITH STIP

PARISH COMMISSION DISTRICT 2/JOHNSON

11. **CASE NO. BAP-5-13:** 4731 N Lakeshore
PAUL W. ULI
Same
SW side of North Lakeshore Drive, 500' NW of Edson Blvd.
Special Exception Use in an R-1D District
Mobile home
DENIED (Vote 4-1)

END OF PUBLIC HEARING

IV. APPROVAL OF MINUTES - February 13, 2013

V. REVIEW/DISPOSITION OF APPLICATIONS

VI. UNFINISHED BUSINESS

VII. OTHER BUSINESS
► Update on Master Plan

VIII. CHAIRMAN/BOARD MEMBERS COMMENTS

IX. DIRECTOR'S REPORT

X. ADJOURN 3:00 p.m.