Preliminary 5-22-13 <u>DEADLINE FOR FILING PACKET INFORMATION IS 5 P.M. THE WEDNESDAY BEFORE THE MEETING; AFTER THIS</u> 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 - JUNE 12, 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-50-13: 1931 Milam

DIEDRA DAVIS

Shelia Davis & Diedra Davis

South side of Milam Street, 300' west of Norma Avenue

Variance in off-street parking in a B-3 District

Take out food (catering)

DEFERRED AND CONTINUED UNTIL THE JUNE 12, 2013 PUBLIC HEARING

2. CASE NO. BAC-69-13: 1529 North Market St.

WENDY'S INTERNATIONAL, INC.

Same

SW corner of North Market St. & Hearne Ave.

Variance in the hours of operation in a B-3-E District

Fast-food restaurant operating on a 24-hour basis

CITY COUNCIL DISTRICT B/EVERSON

3. <u>CASE NO. BAC-70-13</u>: 1010 Marshall St.

RED RIVER BREWING COMPANY, LLC

Bryan & Thrash Properties

SE corner of Marshall St. & Fairfield Ave.

Variance in off-street parking in a B-3-E District

Construction Services business with addition of Production Brewery

4. CASE NO. BAC-71-13: 1237 Murphy St.

CITY OF SHREVEPORT

Same

South side of Murphy St. between Texas Ave. & Snow St.

Variance in the hours of operation in a B-2 & B-3 District

Multi-modal transportation terminal operating on a 24 hour basis

5. CASE NO. BAC-72-13: 2002 Line Ave.

JIM & TOMMIE ANN COTTON

Same

SW corner of Line Ave. & Olive St.

Special Exception Use & variance in rear yard & hours in a B-2 District

Convenience store with package wine & beer sales operating on a 24-hour basis

6. CASE NO. BAC-73-13: 1911 Centenary Blvd.

EVAN MARLOWE

Same

East side of Centenary Blvd. 200' north of Olive St.

Special Exception Use & variance in hours of operation in a B-2 District

Lounge operating to 2 am

CITY COUNCIL DISTRICT C/O JENKINS

District: 3/Williams

District: 3/Williams

District: 3/Williams

District: 3/William

District: 4/Linn

District: 3/Williams

7. **CASE NO. BAC-74-13**: 6204 Time Place

MATTHEW LEWIS

Matthew & Sarah Lewis

SW corner of Time Place & Montrose Dr.

Variance in the maximum size & height of a detached accessory structure in an R-1D District 1,455 sq. ft. garage addition

ZBA Public Hearing June 12, 2013

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District: 8/Escude

8. <u>CASE NO. BAC-75-13</u>: 305 & 307 Southfield Rd. BON TEMPS PIZZA, INC. & CIRCLE K STORES

Same

SW corner of Southfield Rd. & Youree Dr.

Special Exception Use & variance in the hours of operation in a B-3 District

Convenience store with package wine & beer sales operating on a 24-hour basis

CITY COUNCIL DISTRICT D/CORBIN

9. CASE NO. BAC-76-13: 107 Miriam St.

MARTIN & MARGO M. KINDRED

Same

South side of Miriam St. 225' west of Jessica Dr.

Variance in the maximum size & number of detached accessory structures in an R-1D District 320 sq. ft. detached work/hobby shop

10. CASE NO. BAC-77-13: 405 Ashley Ridge

AMY M. LANE FOR KIDZ LANE, LLC

405 Ashley Ridge LLC

South side of Ashley Ridge Blvd. 280' east of Line Ave.

Waiver of the circular driveway requirement in a B-3 District

Childcare facility

11. CASE NO. BAC-78-13: 424 Ashley Ridge Blvd.

JOHN FLOWERS, ARCHITECT

Colony Venture Group, LLC

North side of Ashley Ridge Blvd. 800' east of Line Ave.

Variance in the off-street parking requirement in a B-3 District

Air U (gymnastics training center)

12. CASE NO. BAC-79-13: 113 E. Bert Kouns

WENDY'S INTERNATIONAL, INC.

Same

SW corner of E. Bert Kouns & Metroplex Dr.

Variance in the hours of operation in a B-3 District

Fast-food restaurant operating on a 24-hour basis

CITY COUNCIL DISTRICT E/WEBB

13. CASE NO BAC-80-13: 2905 Standard Oil Rd.

JANET & DAVID MOORE

Same

South side of Standard Oil Rd. 750' east of Lotus Lane

Special Exception Use in an R-1D District

Secondary residential structure (manufactured home) for family members

14. CASE NO. BAC-81-13: 7803 & 7805 Lotus Lane

MIGUEL SILVA

Same

East side of Lotus Lane, 175' south of Wisteria St.

Special Exception Use in an R-1D District

2 secondary residential structures on 2 separate lots (addition of 2 mobile homes) for rental purposes

15. <u>CASE NO. BAC-82-13</u>: 2534 Bert Kouns

WENDY'S INTERNATIONAL, INC.

Same

NW corner of Bert Kouns & Susan Dr.

Variance in the hours of operation in a B-3 District

District: 8/Escude

District: 8/Escude

District: 10/Cox

District: 8/Escude

District: 10/Cox

District: 6/Baker

District: 6/Baker

District: 10/Cox

Fast-food restaurant operating on a 24-hour basis

CITY COUNCIL DISTRICT F/SHYNE

16. CASE NO. BAC-83-13: 5704 Mansfield Rd.

SANDRA BROWN

Five Brothers Family, Inc.

R Mims West side of Mansfield Rd. 315' north of Hollywood Ave.

Variance in the hours of operation in a B-3 District

Multi-purpose facility operating to 1 am

17. CASE NO. BAC-84-13: 5215 Monkhouse Dr.

MOONRIDER LLC

Xiu Li & Yanping Gao

R Mims East side of Monkhouse Dr. 300' north of Hollywood Ave.

pecial Exception Use & variance in hours of operation in a B-3 District

Multi-purpose facility with the on-premise consumption of high alcoholic content beverages (on the second floor

only) operating to 2 am

ZBA Public Hearing June 12, 2013

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CITY COUNCIL DISTRICT G/S JENKINS

18. <u>CASE NO. BAC-85-13</u>: 6934 W. Bert Kouns

WENDY'S INTERNATIONAL, INC.

Same

West side of Bert Kouns, 375' north of W. 70th St.

Variance in the hours of operation in a B-3 (SPI-2) District

Fast-food restaurant operating on a 24-hour basis

END OF PUBLIC HEARING

IV. APPROVAL OF MINUTES - May 8, 2013

V. REVIEW/DISPOSITION OF APPLICATIONS

VI. UNFINISHED BUSINESS

VII. OTHER BUSINESS

► Master Plan update

VIII. CHAIRMAN/BOARD MEMBERS COMMENTS

IX. DIRECTOR'S REPORT

X. ADJOURN

District: 12/Epperson

District: 5/Bowman

District: 7/Lynch