

METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS  
RESOLUTION

APPEAL

BE IT RESOLVED by the Metropolitan Shreveport Zoning Board of Appeals, this the 9th day of October 2013, after having earlier been considered at a public hearing in the Government Plaza Chamber at City Hall, Shreveport, Caddo Parish, LA, CASE NO. BAC-135-13, Appeal by RICHARD ROSE for approval of a Special Exception Use, variance in the front yard setback and hours of operation in a B-2, Neighborhood Business District to permit the expansion of existing an restaurant with outside dining, on-premise consumption of high alcoholic content beverages, and package wine and beer operating from 6 a.m. to 2 a.m., on property located on the SE corner of Line Avenue & Jordan, legally described as follows:

(Interior Building Area) A tract of land located in Lot 4, Mid-City Plaza Subdivision Unit 2, Shreveport, Caddo Parish, LA, more fully described as: Commencing at the NE corner of said Lot 4, run thence S65°25'48"W 61.80 feet to the POB; thence run N89°50'45"E 25.50 feet; thence run S0°6'20"E 57 feet; thence run S89°50'45"W 25.50 feet; thence run N0°6'20"W 57 feet to the POB; said tract containing 1454 sq. ft. AND (Open Outdoor Area) a tract of land located in Lot 4, Mid-City Plaza Subdivision Unit 2, Shreveport, Caddo Parish, LA, more fully described as: Commencing at the NE corner of Lot 4 run thence S85°15'17"W 56.43 feet to the POB; thence run S0°6'20"E 110.53 feet; thence run S89°50'45"W 17 feet; thence run N0°6'20"W 110.53 feet; thence run N89°50'45"E 17 feet to the POB; said tract containing 1879 sq. ft.

NOW, THEREFORE, it is the decision of this Board that in CASE NO. BAC-135-13, as set out and described above, be and the same is hereby approved as submitted subject to compliance with the following stipulations:

1. **Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Zoning Board of Appeals.**
2. **Alcohol and food service and/or sales shall be restricted to the areas specifically designated for this purpose on the floor plan.**
3. **Receipts from food sales shall be at least 60% of the gross food and alcoholic beverage sales. Food services shall be available at any time the restaurant is open for business.**

BE IT FURTHER RESOLVED, that if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this resolution which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed.

METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS

BY: \_\_\_\_\_  
Charles H. Kirkland, Executive Director

BAC-135-13  
RICHARD ROSE

**ZONING BOARD OF APPEALS  
LAND USE REPORT – OCTOBER 9, 2013**

id

<b>CASE NO:</b>	<b>BAC-135-13:</b> 1513 Line Ave.	District: B/Everson
<b>APPLICANT:</b>	RICHARD ROSE	District: 4/Linn
<b>LAND OWNER:</b>	Mid-City Property LLC	
<b>LOCATION:</b>	SE corner of Line & Jordan	
<b>ZONING:</b>	Special Exception Use & variance in front yard & hours of operation in a B-2 District	
<b>PROPOSED:</b>	Expansion of existing restaurant with outside dining, on-premise consumption of high alcoholic content beverages, operating from 6 AM to 2 AM	

**GENERAL INFORMATION:**

- The applicant is requesting approval to permit the expansion of a restaurant presently located at this site with the addition of outside dining and the on-premise consumption of high alcoholic content beverages.
- In April of 2012, Case No. BAC-28-12 approved on-premise consumption of liquor for the present restaurant and additionally approved the package sale of wine & beer. This approval for the package sales is also being requested for the expanded area of the restaurant.
- The applicant is also requesting a variance in the hours to permit operation from 6:00 AM to 2:00 AM.
- Case No. BAC-27-12, approved the present the restaurant to operate from 6:30 AM to 1:30 AM.

**SITE PLAN CONSIDERATIONS:**

- The present restaurant is 1,596 sq. ft. with an additional 1,454 sq. ft. proposed for the internal expansion and 1,879 sq. ft. for the outside dining.
- While 1,897 sq. ft. of patio is being requested, initially only the south half of the patio is planned for use.
- The patio will be constructed in the area where there was previously a driveway.
- A non-sight obstructing fence will surround the patio. Entrance to the patio and restaurant will be through a gate on the south side of the patio.
- Parking for the restaurant is located within the parking garage and is adequate for the garage and the other uses in the building
- The area of expansion for the restaurant is to the north of the existing space

**ALTERNATIVES:**

- A. Approve the application as submitted subject to compliance with the following stipulations:
1. **Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Zoning Board of Appeals.**
  2. **Alcohol and food service and/or sales shall be restricted to the areas specifically designated for this purpose on the floor plan.**
  3. **Receipts from food sales shall be at least 60% of the gross food and alcoholic beverage sales. Food services shall be available at any time the restaurant is open for business.**
- B. Deny the application.

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The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Zoning Board of Appeals approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

Special Exception Use approvals expire within 1 year if the property is not developed for the approved use.



**BAC-135-13**

**B-3**

**B-3**

Foster

SCALE: 1" = 200'

Stoner

**B-2**

500' NOTIFICATION AREA

Jefferies

**B-2**

Louisiana

**B-2-E**

Nutt

Egan

**B-3**

**B-3**

**SPI-1**

Jordan

**B-2**

**B-2**

**SPI-1-E**

Elizabeth

**SPI-1**

**B-2**

**B-2-Q**

**SPI-1-E**

Irving

Herndon

Margaret

Line

**B-2**

**B-1**

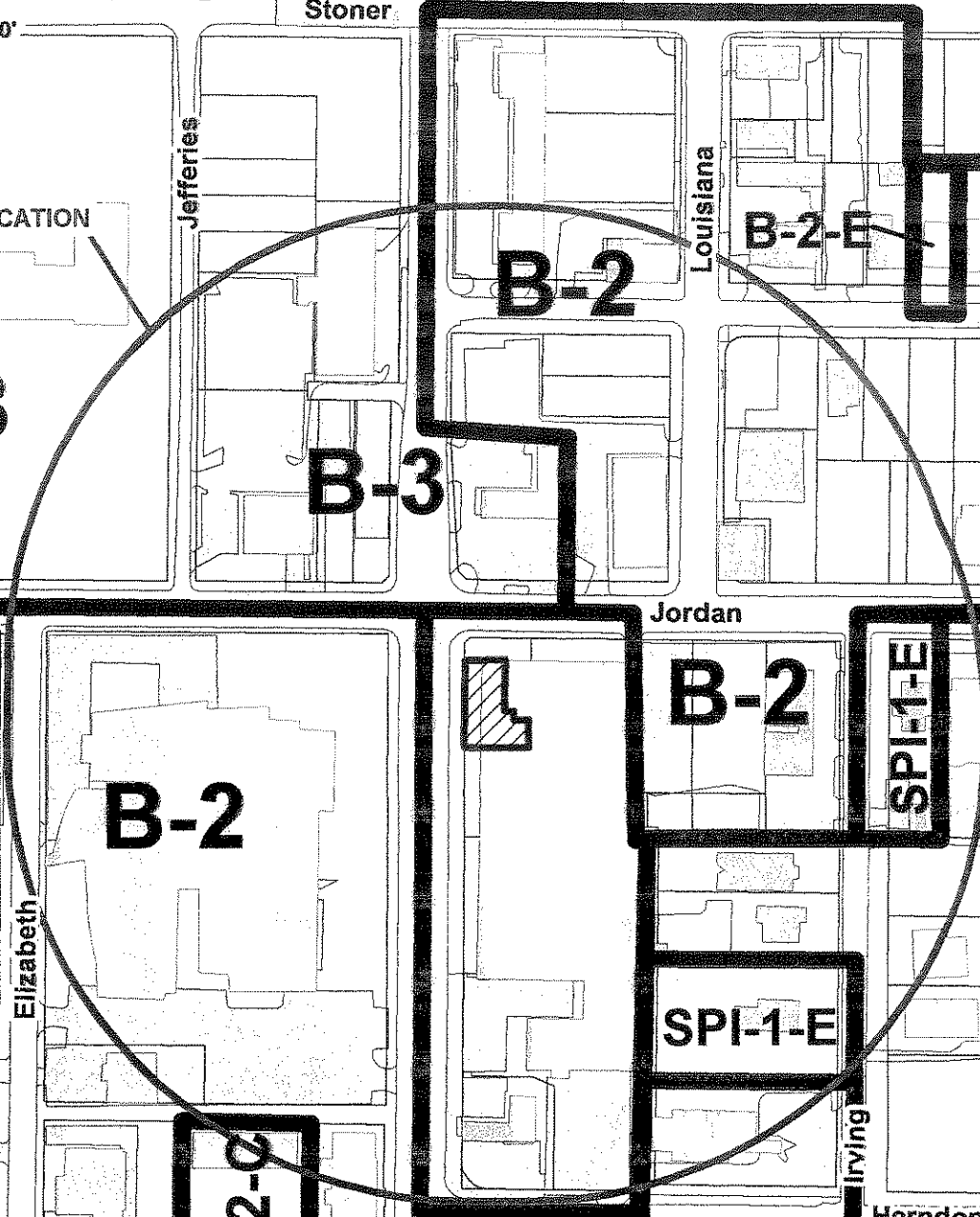
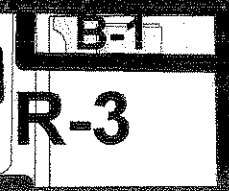
**SPI-1**

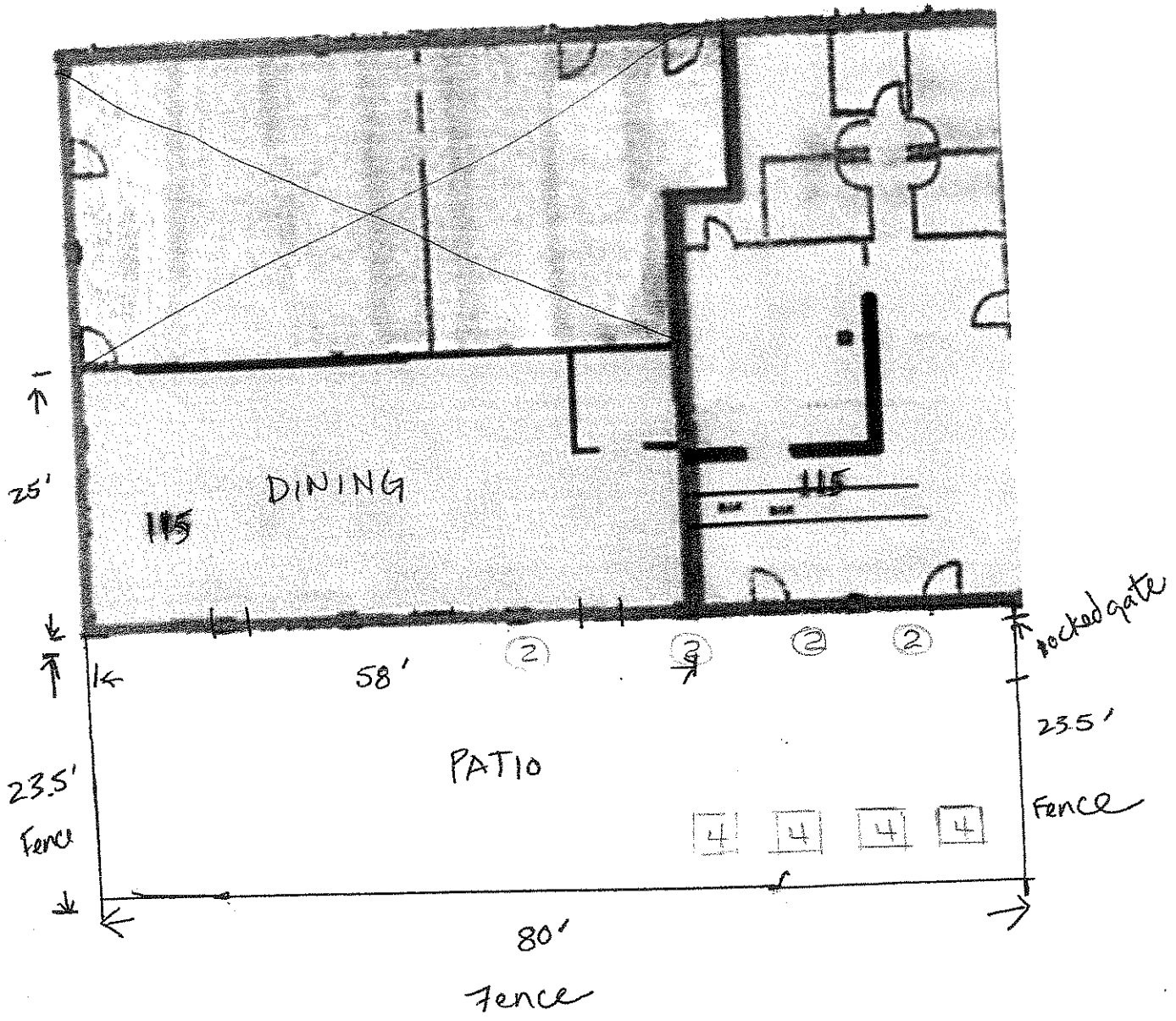
Elizabeth

Wyandotte

**B-1**

**R-3**





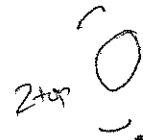
| — LINE AVE —————>

1513 Line Ave #115  
 Shreveport, LA  
 71101

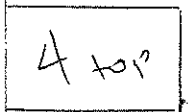
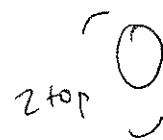
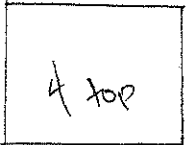
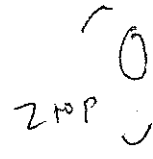
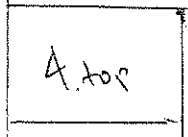
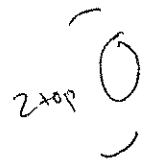
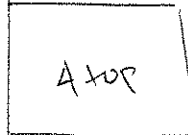
BAC-135 '13

JORDAN

LINE AVE



entrance



(PATIO)

1513  
LINE AVE  
Suite 115

(BUILDING)

TWINE ON LINE AVE.

RATIO DETAIL  
BAC-135-13

APPLICANT'S NAME: Richard Rose

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

MAILING ADDRESS FOR ALL CORRESPONDENCE:

1846 Fairfield Avenue, Suite 1104, Shreveport, LA 71101

PHONE: 414-403-6286

(between 8:00 & 5:00) ZIP CODE: 71101 FAX: n/a

SPECIAL EXCEPTION REQUEST:

Church Use  Mobile Home  Secondary Residential Structure

Package Liquor  Package Beer  Package wine & beer (high alcoholic content wine & beer)

Drive thru or pick up window  Tavern (beer only)  Lounge (high alcoholic content beverages)

\*Restaurant with Beer sales only  \*Restaurant with Liquor & Beer sales

\* Please Note - Restaurant use requires that a minimum of 60% of total restaurant sales shall be from the sale of food

with no more than 40% from the sale of alcohol and/or beer

Other

VARIANCE REQUEST:

Front Yard  Side Yard  Rear Yard  Site Area  Parking  Hours of Operation

Other \_\_\_\_\_

EXISTING ZONING: B-2 EXISTING USE: previously a restaurant

PROPOSED USE: restaurant with liquor and beer sales

ADDRESS OF SITE: 1513 Line Avenue Shreveport, LA 71101

General block numbers will be sufficient for undeveloped property 171306168000400RE

Found on tax notice - example; 171413-057-0047-00

BAC- 1 3 5 '13

LEGAL DESCRIPTION: see attached two surveys

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory.

ALL owners must sign. All property owners must sign unless one person has the power of attorney to sign for others

and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit

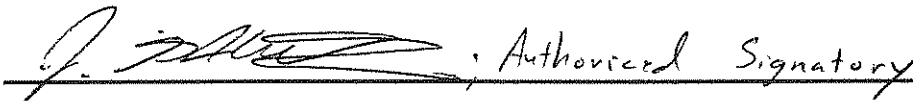
written authorization, or write "managing partner" by the signature.

J. Granger Harriss IV, Authorized Signatory for Mid-City Property LLC (Managing Member of Sole Member)

Name

1513 Line Avenue, Suite 345, Shreveport, LA 71101

Address

 , Authorized Signatory

Signature

STATEMENT OF INTENT

VARIANCES AND SPECIAL EXCEPTIONS

APPLICANT'S NAME: Richard Rose

REASON FOR EXCEPTION OR VARIANCE (be specific): on premise and package liquor and beer sales within the restaurant and outside on the patio; extended operating hours

SQUARE FEET OF PROPERTY: 1454 sf (additional interior building area) 1879 sf (outdoor area)

SQUARE FEET OF STRUCTURE(S) \_\_\_\_\_

PARKING SPACES REQUIRED: \_\_\_\_\_ SPACES PROVIDED: parking for the restaurant is located within the parking garage and is adequate for the restaurant and the other uses in the building  
Parking needs were verified for the whole building by case that established the B-2-E District

PLEASE STATE YOUR PROPOSED HOURS OF OPERATION 6am-2am

(not necessary for residential uses)

THE FOLLOWING ARE THE TYPICAL HOURS OF OPERATION FOR COMMERCIAL USES

PLEASE NOTE: To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1 7AM to 7PM,

B-2 (within 300' of residential) 7AM to 10PM

B-2 (not within 300' of residential) 7AM to 12 midnight

B-3 hours 7AM to 12 midnight

SPI-3 7AM to 9PM

\*\*\* PLEASE ANSWER THE FOLLOWING ONLY IF IT APPLIES TO YOUR REQUEST \*\*\*

CHURCH USE REQUESTS: (Please note: each standard pew seat is 18" wide)

Length of pews in sanctuary \_\_\_\_\_ Total number of pews in sanctuary \_\_\_\_\_

Total number of seats in the sanctuary \_\_\_\_\_

BAC-135'13



RECEIVED

OCT 3 2013

METROPOLITAN PLANNING  
COMMISSION



SUPPORT

October 3, 2013

Shreveport Metropolitan Zoning Board of Appeals  
4<sup>th</sup> Floor, Government Plaza  
Shreveport, Louisiana 71101

Re: Zoning Board of Appeals Case BAC-135-13  
Richard Rose/TWINE  
1513 Line Avenue

Lady and Gentlemen:

The Board of Directors of the Highland Restoration Association (HRA) has voted to support the application of TWINE to expand its physical location and an extension of morning hours to permit opening at 6:00 a.m. We are pleased with TWINE's contribution to the neighborhood.

HRA opposes those parts of the application that would permit TWINE to be open past midnight and to engage in package sales of alcoholic beverages. TWINE already enjoys a two-hour extension of normal closing hours for businesses within 300 feet of residential zoning for a B-2 zoning district. HRA believes this is a sufficient variance, and that there are no special conditions that justify a further variance. We believe that the primary sales after midnight would not be food, but alcohol. In essence, after midnight, TWINE primarily will be a bar, not a restaurant. We believe it is too close to residences to permit that use.

TWINE is located in the Mid City Motor Hotel building at the corner of Line Avenue and Jordan Street. It is on the Line Avenue side of the building, but it is within 300 feet of residential zoning, and there are a number of halfway houses within blocks of the location. TWINE is located within 300 feet of residential zoning, so its B-2 hours would ordinarily extend only until 10 p.m., absent a previously approved variance. The 1:30 a.m. hours constitute a 3 ½ hour variance from the operating hours that would otherwise apply.

We think that the general pattern of closing at midnight on Line Avenue is the proper pattern, and we urge you to maintain it.

There are very few circumstances when the Shreveport zoning authorities have permitted both on premise and package sales from the same premises. Because of the location of this site to a

BAC-135-13

# OPPOSITION

To the Zoning Board of Appeals:

The undersigned oppose that part of the application of TWINE, BAC-135-13, to remain open after midnight and to permit package sales of alcohol. We ask the ZBA to deny those parts of the application.

Name

Address

Elizabeth A. Aceneaux  
Kim Kelley

536 Jordan St. Shreveport 71101  
131 Oakley Drive Sport 71105

Cynthia Desadieu  
Alice Renaud

1746 Wafer Rd. Houghton, La 71057  
5598 Point Rd Dayline 71023

Willie L. Laro

544 Jordan 222-7107

Susan Laurente

530 JORDAN, S'PORT 71101

Myra Jean

555 Jordan

Melvin Boyant

552 Jordan

Thomas Crumman

536 Jordan

Case No: BAC.135.13  
Submitted at the 10.9.13  
public hearing.



The Council  
City of Shreveport

ARTHUR G. THOMPSON  
CLERK OF COUNCIL  
POST OFFICE BOX 31109  
SHREVEPORT, LA 71130

E-MAIL ADDRESS:  
Arthur.Thompson@ci.shreveport.la.us  
PHONE: (318) 673-5262  
FAX: (318) 673-5270

October 23, 2013

Mr. Tom Arceneaux  
536 Jordan Street  
Shreveport, LA 71101

Dear Mr. Arceneaux:

Subject: BAC-135-13, Southeast corner of Line and Jordan

Your appeal of the decision of the Shreveport Metropolitan Zoning Board of Appeals will be presented to the City Council at its regularly scheduled meeting at 3:00 p.m. on **Tuesday, November 12, 2013**. On that date (or some later date) the Council will either affirm, modify, reverse or remand the decision rendered in the above referenced case.

You are further advised that you (or any other interested party) may submit additional written comments summarizing your position. In order for written comments to become a part of the record and be considered by the Council, all written comments must be submitted to this office (Government Plaza, 4<sup>th</sup> Floor, 505 Travis Street, Shreveport, LA 71101) no later than 5:00 p.m. on **Wednesday, November 6, 2013**

If you have any questions regarding this information, please contact the Council Office at 673-5262.

Sincerely,

A handwritten signature in cursive script that reads "Arthur G. Thompson".

Arthur G. Thompson  
Clerk of Council

AGT:mkr

xc: Mr. Richard Rose, applicant, 1846 Fairfield Av, Shreveport, LA 71101  
Mrs. Denise Odom, 721 Boulevard, Shreveport, LA 71104

Tom and Elizabeth Arceneaux  
536 Jordan Street  
Shreveport, Louisiana 71101  
(318) 222-6493

APPEAL

October 17, 2013

**HAND DELIVERED**

Honorable City Council of Shreveport  
Attention: Honorable Arthur Thompson  
Clerk of Council  
4<sup>th</sup> Floor, Government Plaza  
Shreveport, Louisiana 71101

Re: Appeal of Zoning Board of Appeals Case BAC-135-13  
Richard Rose/TWINE  
1513 Line Avenue

Lady and Gentlemen:

I am aggrieved by the decision of the Zoning Board of Appeals in Case No. BAC-135-13. I hereby appeal that decision to you and request that it be reversed or modified.

Please advise me when the appeal will be heard so that I may present materials and argument in support of my appeal.

Thank you for your assistance.

Very truly yours,

  
M. Thomas Arceneaux

RECEIVED

OCT 17 2013

SHREVEPORT CITY COUNCIL

METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS  
SUMMARY MINUTES OF THE PUBLIC HEARING  
OCTOBER 9, 2013

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, October 9, 2013, at 1:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members meet for lunch prior to the public hearing.

**Members Present**

Alan Berry, Chairman  
Stacy Williams, Jr., Vice Chairman  
Betty Osborn, Secretary  
Eddie Cooper  
Rick Holland  
Robert Stewart  
Jason Waltman

**Staff Present**

Roy Jambor, Senior Planner  
Alan Clarke, Zoning Administrator  
Ione Dean, Senior Planner  
Diane Tullos, Office Administrator  
Dara Sanders, Master Plan Administrator  
Sandi Austin, Board's Coordinator  
Stephen Jean, Senior Planner

**DRAFT**

**Members Absent**

None

**Others Present**

Kosha Gilbert, Asst. City Attorney  
Corp. Russell Collins, SPD

**Bus Tour**

Tour was cancelled; members were encouraged to tour sites.

► **CHAIRMAN'S OPENING COMMENTS**

The meeting was called to order and the procedure for hearing the applications on today's agenda was explained. Speakers were requested to give their name, mailing address, and to speak clearly into the microphone for the benefit of those present.

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.

Comments on any item not on the agenda nor scheduled for public hearing on this date, will be limited to 3 minutes and heard prior to the Board's deliberations session.

► **APPROVAL OF MINUTES**

A motion was made by MR. WILLIAMS, seconded by MR. HOLLAND to approve the minutes of the September 11, 2013 public hearing as submitted.

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

► **PUBLIC HEARING**

**CASE NO. BAC-133-13:** 3049 MLK

FLOYD EDWARD WILLIAMS

Same

South side of M. L. King, 200' west of Havana

Special Exception Use in an R-1H (SPI-2) District

Mobile home

**Representative and/or support:**

Mr. Floyd Williams (2203 W. Algonquin Trail, Shreveport, LA 71107)

**Speaking in opposition:**

Mr. Major Brock (1323 Portland Ave, Shreveport, LA 71103)

Mrs. Irma Rogers (3200 MLK Drive, Shreveport, LA 71107)

Mr. Willie White (3041 MLK Drive, Shreveport, LA 71107)

Mr. Darrin Dixon (3050 MLK Drive, Shreveport, LA 71107)

- There have been major investments made in this MLK corridor and a mobile home would be incompatible
- This development team wants MLK to become "a business corridor" and the mobile home will de-value their property
- A mobile home next to their already developed property would not have the desired impact on their future plans for this area

**Rebuttal:**

- He received a letter asking if he would "donate" this property to MLK. He did not respond because he has plans to live on the property upon retirement.

**MOTION #1:** A motion was made by MR. WILLIAMS, seconded by MRS. OSBORN to approve this application with stipulations.

The motion failed by the following 3-4 vote: Ayes: Messrs. BERRY, WILLIAMS, and Mrs. OSBORN. Nays: Messrs. HOLLAND, COOPER, STEWART and WALTMAN. Absent: None.

**FINAL MOTION:** A motion was made by MR. WALTMAN, seconded by MR. COOPER to deny this application.

The motion was adopted by the following 4-3 vote: Ayes: Messrs. HOLLAND, COOPER, STEWART and WALTMAN. Nays: Messrs. BERRY, WILLIAMS, and Mrs. OSBORN. Absent: None.

**DRAFT**

**Representative and/or support:**

Mr. Daniel Prince (1211 Sweetbriar, Ruston, LA 71270) No slip filled out

Mr. Mario Lanza, Lanza Land Management (PO Box 458, Oil City, LA 71061)

**Speaking in opposition:**

Mr. A.V. Beebe (281 Rolling Hills Drive, El Dorado, AR 71730) also owns property in immediate area

Mr. Don Alexander (5237 S. Lakeshore, Shreveport, LA 71107) No slip filled out

- The previous restaurant (Jane Marie's) had outside dining, bands playing outside, and customer noise; vehicles backed into the privacy fence – which the neighbor's paid to have fixed. Litter, trash, and parking on private property were also an issue.
- A letter signed by all 3 of the property owners adjacent was submitted. They oppose the 12 midnight closing time.

**Rebuttal:**

- The restaurant will take care of the trash/littering.
- This will be a "family environment" emphasizing a family atmosphere; no outside music

A motion was made by MRS. OSBORN, seconded by MR. HOLLAND to approve a Special Exception Use & a variance in the hours of operation to permit a restaurant with the on-premise consumption of high alcoholic content beverages, operating to 12 midnight on Friday & Saturday, subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Zoning Board of Appeals.
2. Alcohol and food service and/or sales shall be restricted to the areas specifically designated for this purpose on the floor plan.
3. Receipts from food sales shall be at least 60% of the gross food and alcoholic beverage sales. Food services shall be available at any time the restaurant is open for business.
4. A variance in hours is granted to 12 midnight on Friday & Saturday for the restaurant only. The outside patio shall close at 10 p.m.

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

**Representative and/or support:**

Mr. Rick Rose (1846 Fairfield, Suite 1104, Shreveport, LA 71101) No slip filled out

Mrs. Denise Odom (721 Boulevard, Shreveport, LA 71104)

**Speaking in opposition: (a petition was submitted)**

Mr. Tom Arceneaux, Attorney (536 Jordan Street, Shreveport, LA 71101)

- 2 a.m. is too late to be open considering there are neighbors; other establishments in the area close at midnight. There is concern that precedent will be set by allowing later operating hours along this corridor.

**Rebuttal:**

- These extended hours will allow him to add 2 additional staff members.
- "Cast parties" like to run til 2 a.m.

A motion was made by MR. HOLLAND, seconded by MR. COOPER to approve a Special Exception Use, variance in front yard & hours of operation to permit the expansion of an existing restaurant with outside dining, on-premise consumption of high alcoholic content beverages and package wine & beer operating from 6 a.m. to 2 a.m., subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Zoning Board of Appeals.
2. Alcohol and food service and/or sales shall be restricted to the areas specifically designated for this purpose on the floor plan.
3. Receipts from food sales shall be at least 60% of the gross food and alcoholic beverage sales. Food services shall be available at any time the restaurant is open for business.

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

**DRAFT**

**CASE NO. BAC-136-13:** 220 Travis

NEWTON DORSETT

Same

North side of Travis Street, 175' west of Spring Street

Special Exception Use in the B-4 District

Hotel with the on-premise consumption of high alcoholic content beverages & package liquor sales

**Representative and/or support:**

Mr. Jeremy Tujague, General Mgr Remington Hotel (167 Lynn Avenue, Shreveport, LA 71105)

Ms. Kate Barousse, Asst. Mgr (451 Elmwood, Shreveport, LA 71104)

There was no opposition resented.

Corp. Collins commented that he toured this business and doesn't see any issues of concern.

A motion was made by MR. WALTMAN, seconded by MR. STEWART to approve a Special Exception Use to permit a hotel with the on-premise consumption of high alcoholic content beverages and package liquor sales, subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Zoning Board of Appeals.
2. Alcohol and food service and/or sales shall be restricted to the areas specifically designated for this purpose on the floor plan.

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

**CASE NO. BAC-137-13:** 8305 Spring Lake

MARSHALL & PATRICIA STEWART

Same

East side of Spring Lake Drive, 250' south of Ashbourne Drive

Special Exception Use & variance in side yard & height limit in an R-1D District

Residential radio tower & antenna & existing utility building

**Representative and/or support:**

Mr. Glenn Walker, Attorney (1400 Youree Drive, Shreveport, LA 71101)

There was no opposition resented.

A motion was made by MR. WALTMAN, seconded by MR. HOLLAND to approve a Special Exception Use & variances in the side yard setback & height limit to permit a 70' tall residential radio tower & antenna & existing utility building, subject to compliance with the following stipulations:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Zoning Board of Appeals.
2. Radio tower is for personal non-commercial use limited to this applicant.

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

**CASE NO. BAC-122-13:** 9595 Mansfield

DUNKIN' DONUTS

Cordell Shreveport Property Owner LLC

East side of Mansfield Road, 825' north of Ardis Taylor Drive

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

Dunkin Donuts operating on a 24-hour basis

**Representative &/or support:**

Mr. Andy Craig, Mohr & Assoc (6025 Buncombe Road, Shreveport, LA 71129)

There was no opposition present.

A motion was made by MR. WILLIAMS, seconded by MR. WALTMAN to approve the applicant's request to defer & continue this application to the November 13, 2013 public hearing.

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