

**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 - SEPTEMBER 11, 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-117-13:** 1735 Arlington District: 3/Williams  
BETTY L. GLASS  
Same  
NE corner of Arlington and Maple  
Variance in size of an accessory structure and side yard setback in an R-2 District  
540 sq. ft. carport and storage room  
**APPROVED WITH STIP**

**CITY COUNCIL DISTRICT B/EVERSON**

2. **CASE NO. BAC-118-13:** 1935 Claiborne District: 5/Bowman  
CITY OF SHREVEPORT  
Same  
475' south of Claiborne Avenue and 655' east of Mansfield Road  
Special Exception Use in an I-2 District  
180-foot communication tower  
**WITHDRAWAL APPROVED**

**CITY COUNCIL DISTRICT C/O JENKINS**

3. **CASE NO. BAC-119-13:** 6827 Liberty District: 8/Escude  
RICHARD W. THOMAS  
Richard Thomas & Dennis Rambo  
East side of Liberty and west side of Bethany, 375' north of Bates  
Special Exception Use in an R-1H District  
2 horses  
**DENIED (VOTE 7-0)**
4. **CASE NO. BAC-120-13:** 813 Camilla District: 3/Williams  
PHILIP W. LOAR  
Same  
South side of Camilla Drive, 530' west of E. Cavett  
Variance in the front yard setback in an R-1D District  
To allow the existing awning to remain 20' from front property line  
**APPROVED WITH STIP**
5. **CASE NO. BAC-121-13:** 6950 Fern District: 8/Escude  
FRANK'S PIZZA NAPOLETANNA-FERN LLC  
Same  
West side of Fern, 600' north of E. 70<sup>th</sup> Street  
Special Exception Use and variance of 1 parking space in a B-1-E District  
Addition of bathrooms to existing restaurant with the on-premise consumption of alcohol  
**APPROVED WITH STIPS**

**CITY COUNCIL DISTRICT E/WEBB**

- 6. **CASE NO. BAC-111-13:** 3300 blk Bert Kouns District 11/Smith  
C & J's CARWASH LLC  
Same  
South side of Bert Kouns, 450' west of Dean Road  
Variance in the hours of operation in a B-3 District  
24-hour ice vending machine  
**APPROVED WITH STIPS**
  
- 7. **CASE NO. BAC-122-13:** 9595 Mansfield District: 11/Smith  
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  
**DEFERRED AND CONTINUED TO THE OCTOBER 2, 2013 PUBLIC HEARING**

**CITY COUNCIL DISTRICT G/ S. JENKINS**

- 8. **CASE NO. BAC-114-13:** 3820 Hearne District 5/Bowman  
WENDY'S INTERNATIONAL, INC  
Night & Day Partners LTD  
West side of Velva Avenue, 125' north of Emery Street  
Administrative Decision Appeal in a B-2 & B-3 District  
Appeal of off-premise sign determination  
**DENIED (VOTE 7-0)**

**PARISH COMISSION DISTRICT 7/ LYNCH**

- 9. **CASE NO. BAP-16-13:** 5500 S Lakeshore Dr.  
FORESITE TOWERS TWO LLC  
Willow Point Baptist Church  
West side of I-220, 1,625' south of South Lakeshore Drive  
Special Exception Use in an R-A District  
180-foot telecommunication tower  
**APPROVED WITH STIP**

**END OF PUBLIC HEARING**

- IV. **APPROVAL OF MINUTES** - August 14, 2013
  - V. **REVIEW/DISPOSITION OF APPLICATIONS**
  - VI. **UNFINISHED BUSINESS**
  - VII. **OTHER BUSINESS**  
Master Plan Implementation Update
  - VIII. **CHAIRMAN/BOARD MEMBERS COMMENTS**
  - IX. **DIRECTOR'S REPORT**
  - X. **ADJOURN 2:15 P.M.**
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