

**ZONING BOARD OF APPEALS
LAND USE REPORT – MAY 14, 2014**

APPEAL

Id
CASE NO: BAC-35 -14: 935 Thora Blvd. District: C/O Jenkins
APPLICANT: KEVIN BRYAN, ARCHITECT District: 4/Linn
LAND OWNER: Christine & Franklin Roemer
LOCATION: South side of Thora Blvd. 150' west of Thornhill Ave.
ZONING: Special Exception Use in an R-1D District
PROPOSED: Residence with addition of a 3-car garage & a secondary residential structure above the garage

GENERAL INFORMATION:

- The applicant is requesting approval to construct a 3-car garage with a guest house on the second story and needs approval for a secondary residential structure.

SITE PLAN CONSIDERATIONS:

- The existing residence is 5,280 sq. ft.
- The guest house will be 858 sq. ft. with an 858 sq. ft. 3-car garage on the ground floor.
- 2 additional parking spaces will be located in front of and to the side of the proposed garage.
- A pool house is also being constructed, which for the most part is open-air. Only the attached bathroom will be enclosed which would be allowed without any kind of variance as it is under the 475 sq. feet that is allowed for a detached structure constructed with similar materials as the house.
- The 3-car garage is also not being considered as a "detached accessory structure" as this structure is attached to the secondary residential structure.

PUBLIC'S ASSESSMENT

1 spoke in opposition.

BOARD'S DECISION

The Board voted 4-1 to approve a Special Exception Use to permit the addition of a 3-car garage and a secondary residential structure above the garage, subject to compliance with the following stipulation:

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

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-35-14

500 Ft.
Notification
Area

Erie

Fairfield

R-1D

Line

Walton

Thora

R

Thornhill

B-2

Delmar

R-1D

B-1

Pillow

R-1(TH)

B-1

B-2

R-2

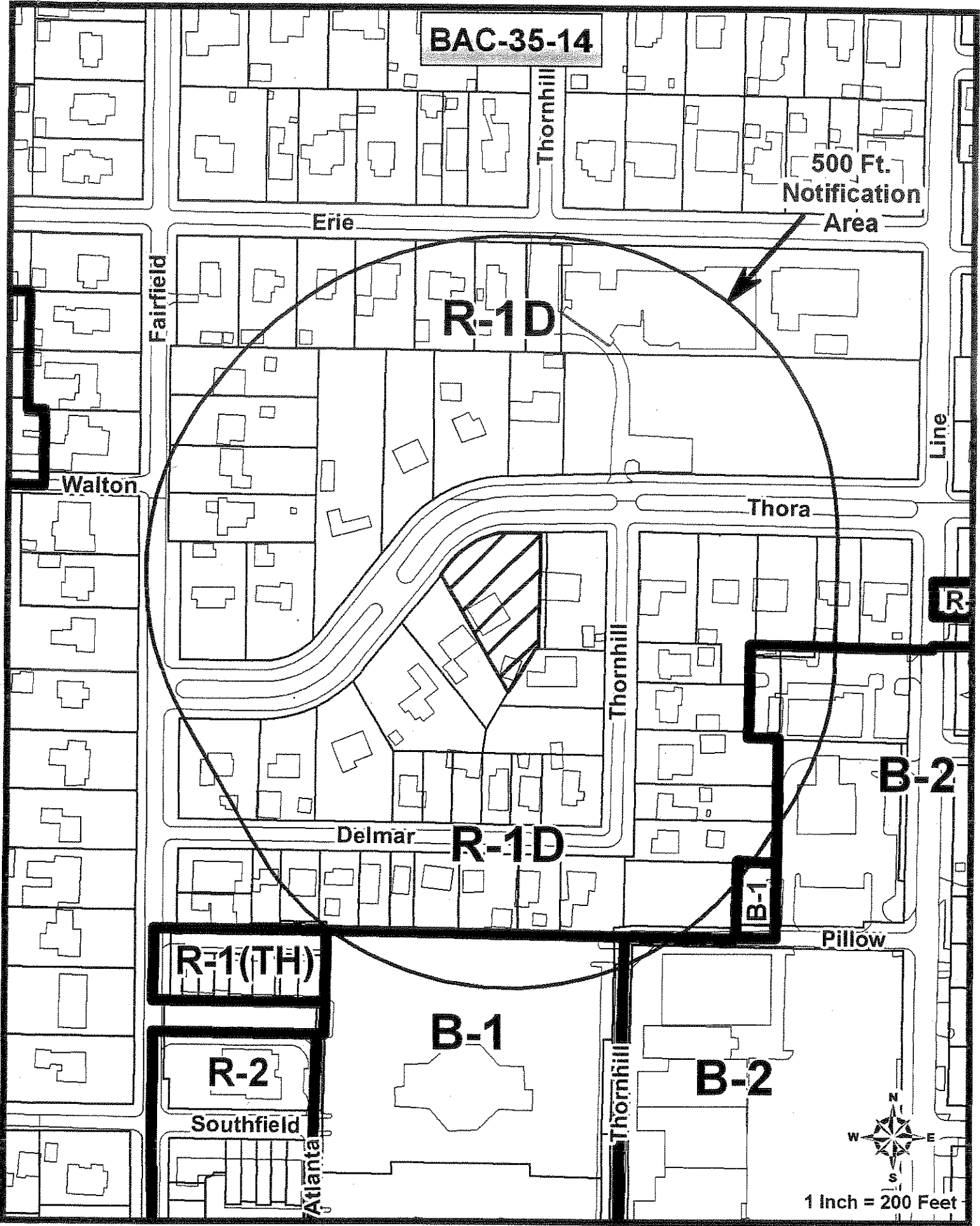
Southfield

Atlanta

Thornhill

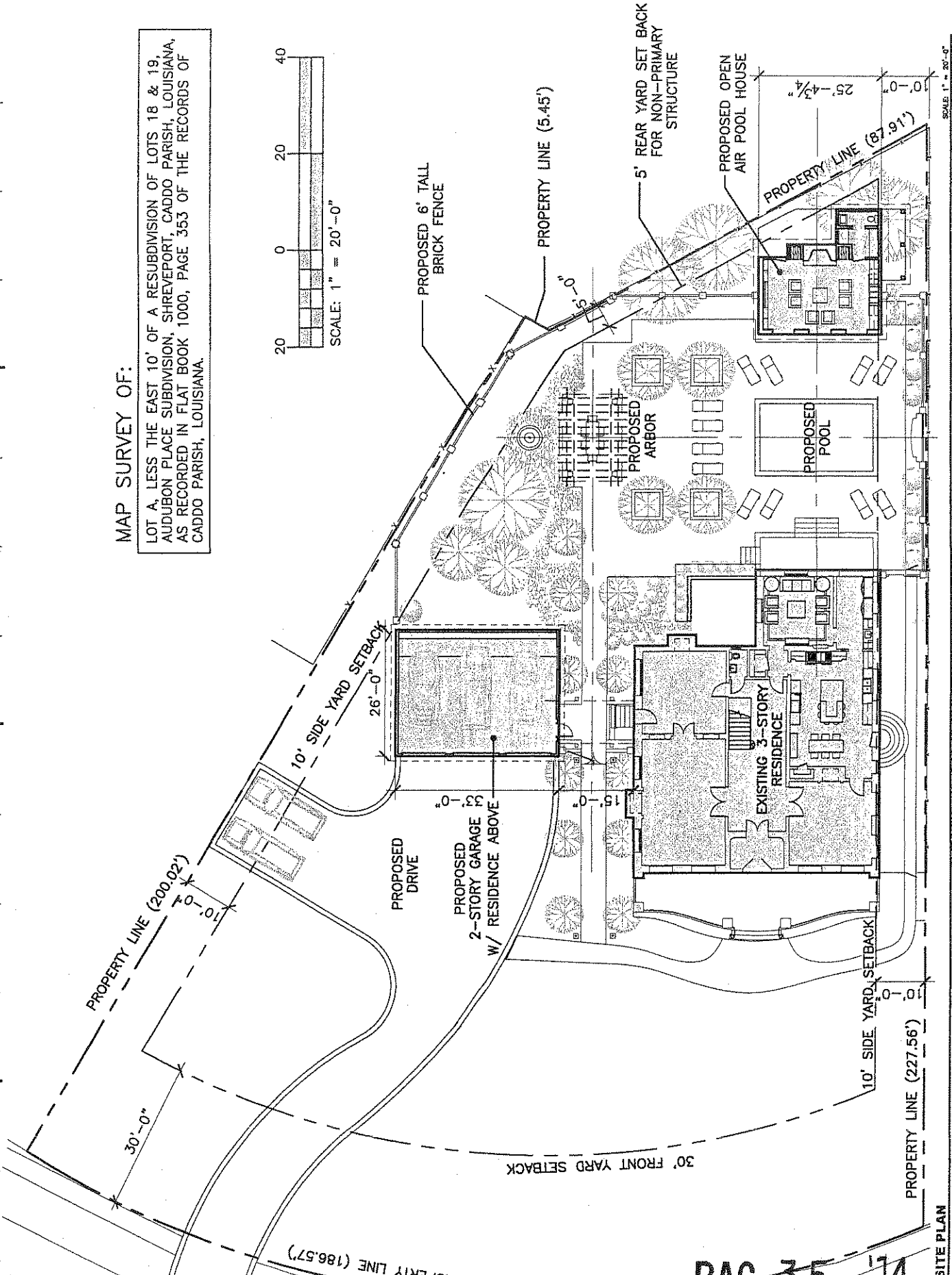
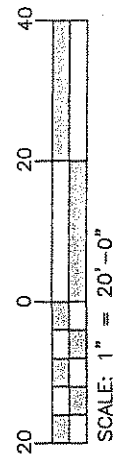


1 Inch = 200 Feet



MAP SURVEY OF:

LOT A, LESS THE EAST 10' OF A RESUBDIVISION OF LOTS 18 & 19, AUDUBON PLACE SUBDIVISION, SHREVEPORT, CADDO PARISH, LOUISIANA, AS RECORDED IN FLAT BOOK 1000, PAGE 353 OF THE RECORDS OF CADDO PARISH, LOUISIANA.



471-35-174

APPLICATION:

CITY CASE

PARISH CASE

APPLICANT'S NAME: KEVIN BRYAN, ARCHITECT

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

MAILING ADDRESS FOR ALL CORRESPONDENCE:

PHONE: 318-673-9980

712 TEXAS ST., SHREVEPORT LA 71101 ZIP CODE:

(between 8:00 & 5:00)

FAX: 673-9982

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 IN SIZE OF A DETACHED ACCESSORY STRUCTURE

VARIANCE REQUEST:

Front Yard

Side Yard

Rear Yard

Site Area

Parking

Hours of Operation

Other _____

EXISTING ZONING: R-1D

EXISTING USE: RESIDENCE

PROPOSED USE: ADDITION OF 3-CAR GARAGE & GUEST APARTMENT ABOVE + POOL HOUSE

ADDRESS OF SITE: 935 THORA BOULEVARD, SHREVEPORT, LA 71106

General block numbers will be sufficient for undeveloped property

ASSESSORS ACCOUNT NUMBER: 171413-135-0002-00

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

LEGAL DESCRIPTION:

SEE ATTACHED

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. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

FRANKLIN D. ROEMER

Name

935 THORA

Address

Signature

CHRISTINE SONNIER ROEMER

Name

935 THORA

Address

Signature

Name

Address

Signature

BAC-35-1

STATEMENT OF INTENT
VARIANCES AND SPECIAL EXCEPTIONS

APPLICANT'S NAME: KEVIN BRYAN - ARCHITECT

REASON FOR EXCEPTION OR VARIANCE (be specific): CLIENT WANTS TO BUILD A
DETACHED 3-CAR GARAGE WITH GUEST APARTMENT ABOVE. APARTMENT
IS NOT FOR RENTAL PURPOSES. PROJECT WILL INCLUDE A NEW POOL
AND POOL HOUSE. POOL HOUSE WILL BE OPEN-AIR.

SQUARE FEET OF PROPERTY: 28,500

SQUARE FEET OF STRUCTURE(S)	EXIST. HOUSE	GARAGE	APARTMENT	POOL HOUSE
	<u>5,280</u>	<u>858</u>	<u>858</u>	<u>600</u>

PARKING SPACES REQUIRED: N/A SPACES PROVIDED: N/A

PLEASE STATE YOUR PROPOSED HOURS OF OPERATION N/A
(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 N/A Total number of pews in sanctuary N/A

Total number of seats in the sanctuary N/A

Please note: An Interior floor plan showing total number of pews will be required. Your figures need to match the site plan submitted.

SHUEY SMITH, LLC
— ATTORNEYS & COUNSELORS AT LAW —

SUPPORT

JOHN M. SHUEY, JR.
RICHARD E. HILLER

LOUISIANA TOWER
401 EDWARDS STREET, SUITE 1300
SHREVEPORT, LOUISIANA 71101
TELEPHONE 318.221.8671
FACSIMILE 318.222.4320
JSHUEY@SHUEYSMITH.COM

JOHN M. SHUEY (1997)
HUGH M. STEPHENS (2001)
I. HENRY SMITH, JR. (2003)

May 8, 2014

VIA MAIL & FAX 673-6475

Metropolitan Planning Commission
PO Box 31109
Shreveport, Louisiana 71130

RECEIVED

MAY 9 2014

METROPOLITAN PLANNING
COMMISSION

Re: Case No. BAC-35-14
935 Thora Blvd, Shreveport, Louisiana 71106
May 14, 2014 Hearing

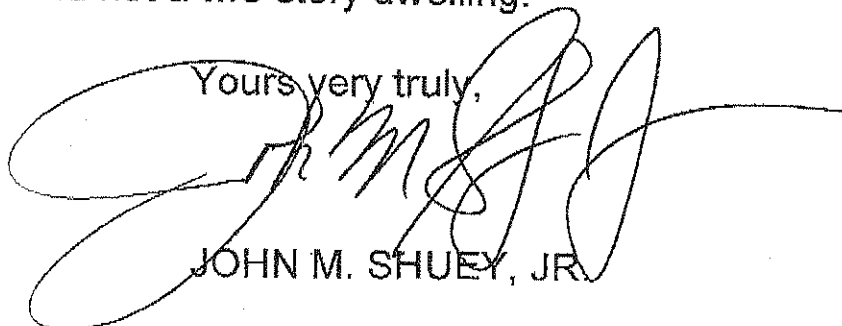
Dear Sir:

This letter is a followup to my May 7, 2014 letter to you.

I have subsequently received and reviewed the plans from Kevin Bryan, architect, who advises that the structure will be built in the front of the house not the rear.

That is acceptable to me, as long as the pool house is modification of the existing garage and not a two story dwelling.

Yours very truly,



JOHN M. SHUEY, JR.

JMSjr/lcl

BAC-35-14

OPPOSITION

SHUEY SMITH, LLC

— ATTORNEYS & COUNSELORS AT LAW —

JOHN M. SHUEY, JR.
RICHARD E. HILLER

LOUISIANA TOWER
401 EDWARDS STREET, SUITE 1300
SHREVEPORT, LOUISIANA 71101
TELEPHONE 318.221.8671
FACSIMILE 318.222.4320
JSHUEY@SHUEYSMITH.COM

JOHN M. SHUEY (1997)
HUGH M. STEPHENS (2001)
I. HENRY SMITH, JR. (2003)

VIA MAIL & FAX 673-6475

Metropolitan Planning Commission
PO Box 31109
Shreveport, Louisiana 71130

Re: Case No. BAC-35-14
935 Thora Blvd, Shreveport, Louisiana 71106
May 14, 2014 Hearing

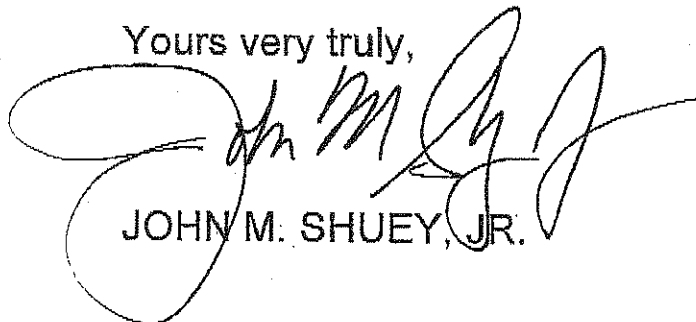
Dear Sir:

I received the enclosed letter from the MPC dated April 24, 2014.

I live at 941 Thora Blvd; and I do not particularly want to have a two story residence in the Roemers' backyard.

This is a single family area. A two story structure would be overlooking my backyard as well as the ones on Thornhill and Delmar.

Yours very truly,



JOHN M. SHUEY, JR.

JMSjr/lcl
Enclosure

BAC-35-14

William T. F. Dykes
942 THORA BOULEVARD
SHREVEPORT, LOUISIANA 71106-1522

May 14, 2014

OPPOSITION

Hand Delivered

Metropolitan Planning Commission
505 Travis
P. O. Box 31109
Shreveport, Louisiana 71130

Re: Case No. BAC-35-14

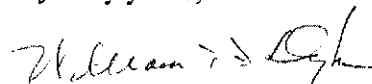
Gentlemen:

I rise in opposition to the proposed zoning variance involved in the above-reference case and the enclosed Notice, dated April 24, 2014, for the reasons hereinafter provided. The existing structure on the subject lot is enormous—between 5,000 and 6,000 square feet—and existing parking facilities are more than adequate.

In my opinion additional parking and residential facilities of the size proposed are completely unnecessary and inappropriate for this neighborhood—especially so considering the size of the subject lot and the enormity of the existing improvements.

I respectfully request that the Application for Zoning Variance be denied. Thank you.

Very truly yours,



William T. F. Dykes

WTFD: tac
Enclosure

Case No: BAC-35-14;
Submitted at the 5-14-14
public hearing.



**METROPOLITAN
PLANNING COMMISSION**

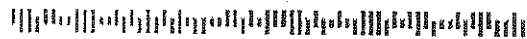
Shreveport / Caddo Parish

505 Travis
P.O. Box 31109
Shreveport, LA 71130

Tel (318) 673-6480
Tel (318) 673-6475

BAC-35-14

SHUEY, JOHN MILLER, JR. / OR RESIDENT
941 THORA BLVD
SHREVEPORT, LA 71106-1521



GEO #: 171413135000300 DATE: April 24, 2014

RE: Case No: BAC-35-14
APPLICATION: KEVIN BRYAN, ARCHITECT
PROPERTY LOCATION: SOUTH SIDE OF THORA BLVD. 150' WEST OF THORNHILL AVE.
935 THORA BLVD

DEAR PROPERTY OWNER: (IF NOT, PLEASE FORWARD TO CURRENT PROPERTY OWNER)

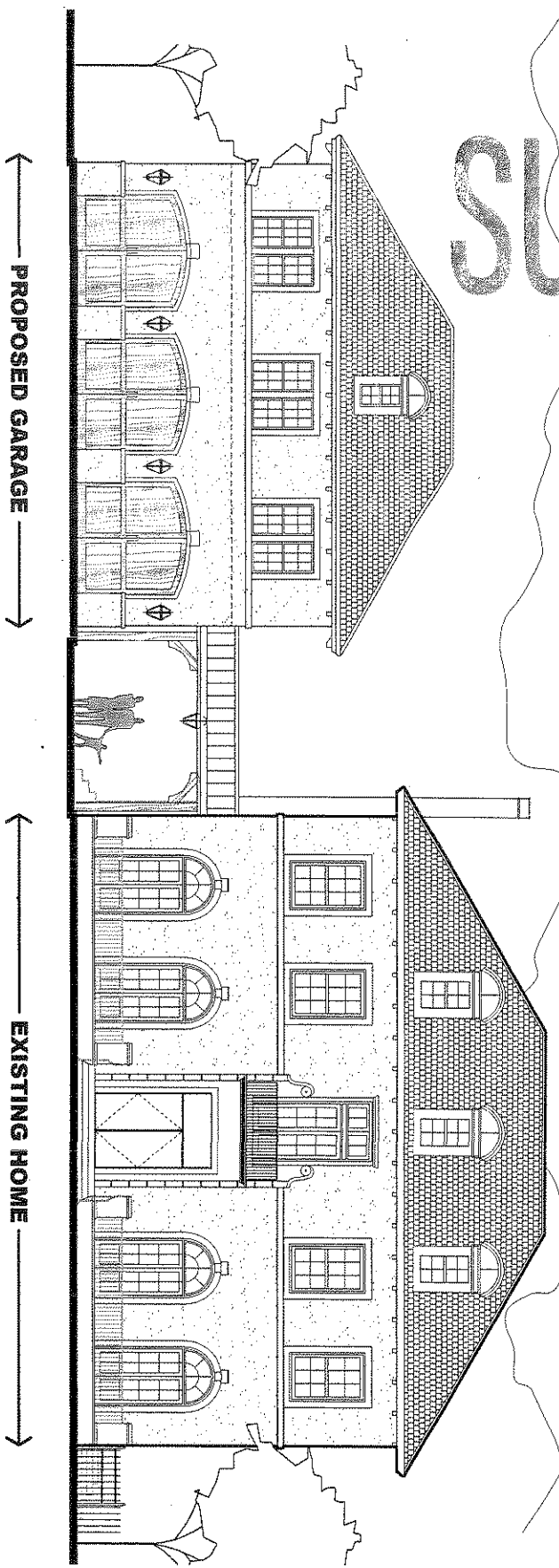
ALL PERSONS WISHING TO ATTEND THIS HEARING ARE INVITED TO BE PRESENT.

AS ONE OF THE OWNERS OF PROPERTY LYING WITHIN THE VICINITY OF THE SUBJECT PROPERTY, YOU ARE HEREBY NOTIFIED THAT THE METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING ON May 14, 2014 AT 1:00 PM AT 505 TRAVIS ST., GOVERNMENT PLAZA CHAMBER, GROUND FLOOR .

THIS HEARING WILL BE HELD FOR THE PURPOSE OF CONSIDERING THE APPLICATION OF KEVIN BRYAN, ARCHITECT FOR APPROVAL OF A SPECIAL EXCEPTION USE IN AN R-1D, SINGLE FAMILY RESIDENCE DISTRICT, TO PERMIT A SECONDARY RESIDENTIAL STRUCTURE TO BE CONSTRUCTED AT THIS SITE. THE SECONDARY RESIDENTIAL STRUCTURE WILL BE CONSTRUCTED OVER A THREE-CAR GARAGE AND WILL BE USED AS A GUEST HOUSE.

PLEASE NOTE - ANY LETTERS OR PETITIONS SHOULD BE SUBMITTED AT THE PUBLIC HEARING. IF YOU ARE UNABLE TO ATTEND THE HEARING, THEY MAY BE MAILED TO OUR OFFICE. ALL INFORMATION MUST BE RECEIVED NO LATER THAN WEDNESDAY, THE WEEK PRIOR TO THE PUBLIC HEARING. AFTER THAT DATE, YOU ARE RESPONSIBLE FOR SUBMITTING YOUR INFORMATION AT THE PUBLIC HEARING.

SUPPORT



GARAGE ELEVATION

Scale: 1/4" = 1'-0"

IF SHEET IS LESS THAN 11"x 17" IT IS A REDUCED PRINT AND IS NOT TO SCALE SHOWN.

ROEMER RESIDENCE
935 THORA BLVD.
SHREVEPORT, LOUISIANA

PROJ. NO. _____
PRELIMINARY
NOT FOR
CONSTRUCTION

Case No. _____
Submitted at the _____
public hearing.

KBA
35-14
Submitted at the _____
public hearing.

SUPPORT BAC-35-14

NO.	DESCRIPTION	DATE
1	PROJ. NO.	_____
2	PRELIMINARY 2014	_____
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A1 - 1A



The Council
City of Shreveport

ARTHUR G. THOMPSON
CLERK OF COUNCIL
P.O. Box 31109
SHREVEPORT, LA 71130

E-MAIL ADDRESS:
Arthur.Thompson@shreveportla.gov
PHONE: 318-673-5262
FAX: 318-673-5270

May 29, 2014

Mr. Tom McNeely
911 Thora Blvd
Shreveport, LA 71106

Subject: BAC-35-14, South side of Thora Blvd., 150' west of Thornhill Ave

Dear Mr. McNeely:

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, June 24, 2014**. 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, 4th Floor, 505 Travis Street, Shreveport, LA 71101) no later than 5:00 p.m. on **Wednesday, June 18, 2014**

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

Sincerely,

Arthur G. Thompson
Clerk of Council

AGT:mkr

xc: Mr. Kevin Bryan, 712 Texas St., Shreveport, LA 71101
Mr. Franklin Roemer, 935 Thora Blvd., Shreveport, LA 71106
Mr. John M. Shuey, Jr., 401 Edwards, Suite 1300, Shreveport, LA 71101

APPEAL

RECEIVED

MAY 22 2014

SHREVEPORT CITY COUNCIL

May 21, 2014

VIA HAND DELIVERY

City Council
City of Shreveport
c/o Honorable Arthur G. Thompson
Clerk of Council
4th Floor, Government Plaza
Shreveport, Louisiana 71101

RE: Appeal by Tom McNeely of the Decision of the Zoning Board of Appeals in Case No. BAC-35-14

Dear Mr. Thompson:

I am a person aggrieved by the decision of the Zoning Board of Appeals on May 14, 2014, in Case No. BAC-35-14, and I hereby appeal that decision to the City Council.

I understand that no fee is necessary to prosecute the appeal.

Please advise me when the appeal will be heard by the Council.

Very truly yours,



Tom McNeely
911 Thora Blvd.
Shreveport, LA 71106

Rec. 5/22/2014

CASE NO. BAC-34-14: 204 Texas
CASSANDRA MONTGOMERY
Same
NW side of Texas Street 85' SW of Spring Street
Special Exception Use in a B-4 District
Lounge

Representative &/or support:

Mrs. Chelet Holden (6825 Lambert, Shreveport, LA 71119) No slip filled out
Dr. Matthew Mitchell (3422 St Helens Drive, Shreveport, LA 71108) No slip filled out
Inaudible name and address of speaker – No slip filled out

There was no opposition present.

A motion was made by MR. COOPER, seconded by MR. HOLLAND to approve a Special Exception Use to permit a lounge 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 5-0 vote: Ayes: Messrs. HOLLAND, COOPER, BERRY, BERGERON and Mrs. OSBORN. Nays: None. Absent: Messrs. WALTMAN and STEWART.

CASE NO. BAC-27-14: 3925 W. College

JET SKI HAVEN
Brenda & Johnny Newsom
South side of W. College, 300 feet west of Lakeshore Drive
Variance in front yard setback in a B-3 District
Office/shop facility

On April 9th this case was deferred & continued to the May 14, 2014 public hearing

Representative &/or support:

None present. Request was made by remove from agenda.

There was no opposition present.

A motion was made by MR. BERGERON, seconded by MR. HOLLAND to approve the applicant's request to remove this item from the agenda.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. HOLLAND, COOPER, BERRY, BERGERON and Mrs. OSBORN. Nays: None. Absent: Messrs. WALTMAN and STEWART.

CASE NO. BAC-28-14: 2100 blk Jewella

KEY POINT COMMUNICATIONS
Karla A. McCulloch
NW corner of Jewella and W. College
Special Exception Use in a B-2 District
130-foot communication tower

On April 9th this case was deferred & continued to the May 14, 2014 public hearing

Representative &/or support:

None present. Applicant requested withdrawal.

There was no opposition present.

A motion was made by MR. COOPER, seconded by MR. HOLLAND to approve the applicant's request to withdraw this application.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. HOLLAND, COOPER, BERRY, BERGERON and Mrs. OSBORN. Nays: None. Absent: Messrs. WALTMAN and STEWART.

CASE NO. BAC-35-14: 935 Thora

KEVIN BRYAN, ARCHITECT
Christine & Franklin Roemer
South side of Thora Blvd 150' west of Thornhill Ave
Special Exception Use in an R-1D District
Residence with addition of a 3 car garage & a secondary residential structure above the garage

Representative &/or support:

Mr. Kevin Bryan, Architect (712 Texas Street, Shreveport, LA 71101) No slip filled out

Speaking in opposition:

Dr. Tom McNeely (911 Thora Blvd, Shreveport, LA)

A letter of opposition by another neighbor was submitted into the record

- This is an historic, single-family neighborhood
- The proposed addition is essentially another house and encroaches into the 10' easement on the east property line
- While this applicant has not intention of renting the additional residential space, there is a potential for this becoming a rental unit when the property is sold.

Rebuttal: (Mr. Franklin Roemer, property owner (935 Thora Blvd, Shreveport, LA) No slip filled out

- This is a pie-shaped lot with not much of a back yard to do expansions
- Could attach the structure to the house but it would not fit in visually

A motion was made by MR. HOLLAND, seconded by MR. COOPER to approve a Special Exception Use to permit the addition of a 3-car garage and a secondary residential structure above the garage, subject to compliance with the following stipulation:

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

(Discussion)

- If the addition was moved over another 15', it would be connected to the house and would not require a variance.

The motion was adopted by the following 4-1 vote: Ayes: Messrs. HOLLAND, COOPER, BERGERON and Mrs. OSBORN. Nays: Mr. BERRY. Absent: Messrs. WALTMAN and STEWART.

CASE NO. BAC-36-14: 530 E Kings Hwy

EDWARD NADER JR

Tu Hoa Tran, Inc

South side of E Kings Hwy, 350' west of Youree Drive
Administrative Decision Appeal in the SPI-3(B-2) District
Restaurant

On April 9th this case was deferred & continued to the May 14, 2014 public hearing

Representative &/or support: (Letters supporting this appeal were submitted on behalf of neighboring businesses)

Mr. Edward Nader Jr (524 E Kings Hwy, Shreveport, LA 71105) No slip filled out

Mrs. Margaret Nader-Love (6145 Gaylyn, Shreveport, LA 71105)

- There is a serious problem with the parking at the restaurant next to his business; there are not enough parking spaces for the restaurant patrons and the turn-around space is too tight, causing patrons to back out onto Kings Hwy.
- His access to the rear of his property via servitude has been denied by the property owner; he cannot have his trash picked up or deliveries made at the rear of his business
- Restaurant patrons are parking on Mr. Nader's property and their staff parks across the street on a property soon to be developed
- These businesses have lost road frontage already due to the widening of Kings Hwy
- When the property owner overlaid the existing parking lot with concrete, they did not get a permit, it is not up to code, and it causes his property to flood
- The restaurant's dumpster is not enclosed
- His legal right of ingress and egress has been totally blocked; the parking situation has compromised their business and their safety
- Everyone should have to follow the same rules.

Speaking in opposition:

Mr. Greg Johnson, Attorney (1700 Irving Place, Shreveport, LA 71101) No slip filled out

Mr. Ivory O'Neal (720 Kingston Road, Shreveport, LA 71106) No slip filled out

Mr. Tu Hoa Tran, property owner (530 E Kings Hwy AND 276 Pomeroy, Shreveport, LA 71115)

- The Zoning Administrator came to the property and said there was no problem with the drainage or the concrete that was poured, and the parking spaces are adequate.
- The real issue here is the servitude that Mr. Nader doesn't have any more. This is a civil matter.
- Mr. Johnson said staff stands by the issuance of the Certificate of Occupancy and it is valid.
- Prior to construction Mr. Nader was using a different servitude per his agreement with the prior owner, Church's Chicken. Mr. Nader's

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
MAY 14, 2014**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, May 14, 2014, 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
Betty Osborn, Secretary
Ronnie Bergeron
Eddie Cooper
Rick Holland

Staff Present

Stephen Jean, Interim Director
Roy Jambor, Senior Planner
Alan Clarke, Zoning Administrator
Reggie Mims, Senior Planner
Diane Tullos, Office Administrator
Dara Sanders, Master Plan Administrator
Sandi Austin, Administrative Assistant

Members Absent

Jason Waltman, Vice Chairman
Robert Stewart

Others Present

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

► **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 this date, will be limited to 3 minutes and will be heard prior to the Board's deliberations session.

► **APPROVAL OF MINUTES**

A motion was made by MR. COOPER, seconded by MR. HOLLAND to approve the minutes of the April 9, 2014 public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. HOLLAND, COOPER, BERRY, BERGERON and Mrs. OSBORN. Nays: None. Absent: Messrs. WALTMAN and STEWART.

► **PUBLIC HEARING**

CASE NO. BAC-22-14: 1631 Gilliam
GREGORY TYRONE COTTON
Charles Cotton, Jr.
NE side of Gilliam Street 575' NW of Freddie Street
Special Exception Use in an R-1D District
Mobile home

On April 9th this case was deferred & continued to the May 14, 2014 public hearing

Representative &/or support:

Mr. Gregory T. Cotton (2357 Audrey Lane, Shreveport, LA 71107) No slip filled out

A motion was made by MR. COOPER, seconded by MR. BERGERON to defer and continue this application to the September 10, 2014 public hearing.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. HOLLAND, COOPER, BERRY, BERGERON and Mrs. OSBORN. Nays: None. Absent: Messrs. WALTMAN and STEWART.

CASE BAC-29-14: 1911 N Market
STEVE HELM - TACO BELL #28270
Helm Restaurants Inc
West side of N Market, 325' north of Nelson
Variance in the hours of operation in a B-3 District
Taco Bell operating on a 24-hour basis