

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: April 4, 2023

A Regular Meeting of the Board of Adjustment will be held on **Monday, April 10, 2023 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

None

VARIANCES:

V. 101-23: A&M builders – 1600 Royal Avenue, Monroe, LA 71201

The applicant is requesting approval for a five (5) feet side yard setback in a B-4 zone instead of the ten (10) feet as stipulated by the ordinance. The property is located at 1600 Royal Avenue, Monroe LA 71201.

OTHER BUSINESS:

None

**City of Monroe
Board of Adjustment**

CASE NO.: V 101-23
NAME OF APPLICANT: A & M BUILDERS
SITE ADDRESS: 1600 ROYAL AVENUE, MONROE, LA 71201
COUNCIL DISTRICT: 3

REQUEST: The applicant is requesting approval for a five (5) feet side yard setback in a B-4 zone instead of the ten (10) feet as stipulated by the ordinance.

SIZE OF PROPERTY: .298 acres (more or less)

PRESENT ZONING: B-4, Heavy Commercial District

PRESENT USE: Playground for Physical Therapy

MOST NEARLY BOUNDED BY (STREETS): North of Stubbs Avenue; South of and fronting on Royal Avenue; East of N 14th Street; and West of N 18th Street.

SURROUNDING LAND USES: The surrounding land use is predominantly B-4, Heavy Commercial District.

ADVERSE INFLUENCES: Deviation from what is stipulated by the ordinance.

POSITIVE INFLUENCES: Provision of a space to accommodate pediatric patients for physical therapy.

**COMMENTS/
RECOMMENDATIONS:**

OPTIONS: Approve the applicant's request, as presented.

Approve the applicant's request with conditions or amendments.

Deny the applicant's request, as presented.

PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:

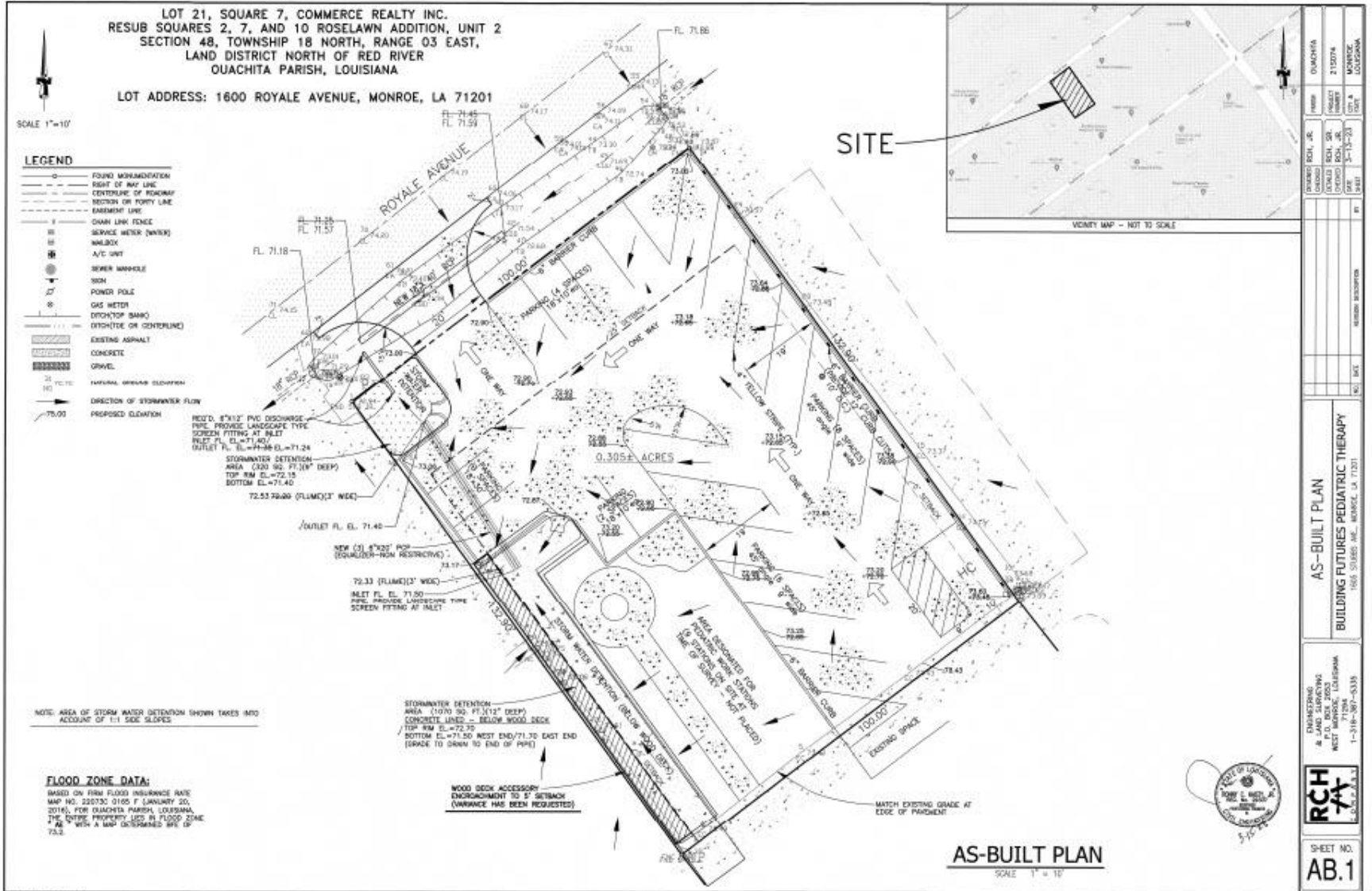
The Board may grant a variance only if it makes findings that the following conditions, insofar as applicable, have been satisfied:

1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.
4. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.
5. The variance, if granted, will not alter the essential character of the locality.
6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
7. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party(s).
8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.

IMAGE SHOWING ZONING CLASSIFICATION OF THE AREA THE SITE IS LOCATED



IMAGE SHOWING A SURVEY REPORT OF THE SITE



212074-Asbuilt Plan

CIVIL ENGINEER RICHARD J. RICHARDSON LICENSE NO. 115-23 STATE OF LOUISIANA	ARCHITECT QUACHITA ARCHITECTS 212074 MONROE, LOUISIANA	PROJECT NUMBER 212074	SHEET NO. AB.1	TOTAL SHEETS 10
AS-BUILT PLAN BUILDING FUTURES PEDIATRIC THERAPY 1600 ROYALE AVE., MONROE, LA 71201				
REGISTERED PROFESSIONAL ENGINEER STATE OF LOUISIANA RICHARDSON 1-318-387-8335				

IMAGE SHOWING AREA WHERE THE VARIANCE IS REQUIRED



IMAGE SHOWING THE SITE



IMAGE SHOWING THE SITE

