

**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

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**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 14<sup>th</sup> Street; and West of N 18<sup>th</sup> 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.

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**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**

LOT 21, SQUARE 7, COMMERCE REALTY INC.  
RESUB SQUARES 2, 7, AND 10 ROSELAWN ADDITION, UNIT 2  
SECTION 48, TOWNSHIP 18 NORTH, RANGE 03 EAST,  
LAND DISTRICT NORTH OF RED RIVER  
OUACHITA PARISH, LOUISIANA

LOT ADDRESS: 1600 ROYALE AVENUE, MONROE, LA 71201

SCALE 1"=10'

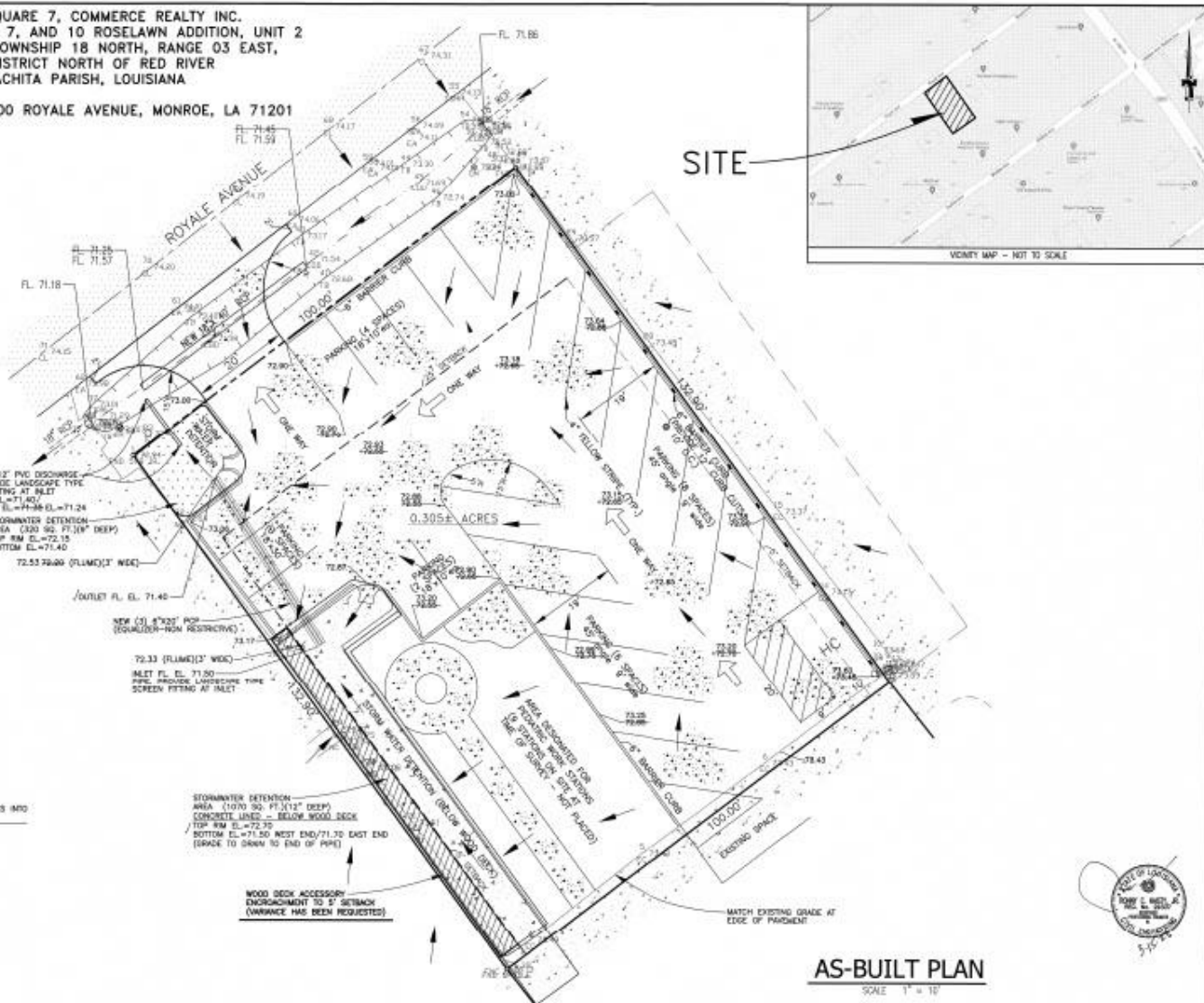
**LEGEND**

- FOUND MONUMENTATION
- RIGHT OF WAY LINE
- CENTERLINE OF ROADWAY
- SECTION OR QUARTY LINE
- EASEMENT LINE
- CHAIN LINK FENCE
- SERVICE METER (NATREN)
- W/BOX
- A/C UNIT
- SEWER MANHOLE
- SIGN
- POWER POLE
- GAS METER
- DITCH/TOP BANK
- DITCH/TOP OR CENTERLINE
- EXISTING ASPHALT
- CONCRETE
- GRAVEL
- NATURAL GROUND ELEVATION
- PROPOSED ELEVATION

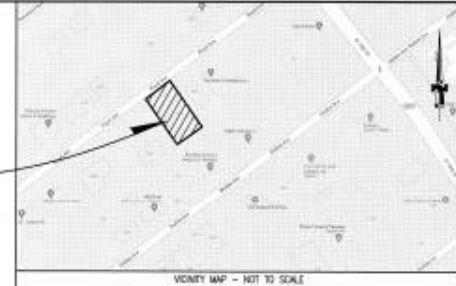
NOTE: AREA OF STORM WATER DETENTION SHOWN TAKES INTO ACCOUNT OF 1:1 SIDE SLOPES

**FLOOD ZONE DATA:**

BASED ON FIRM FLOOD INSURANCE RATE  
MAP NO. 22073C 0100 F (JANUARY 20,  
2016), FOR OUACHITA PARISH, LOUISIANA,  
THE ENTIRE PROPERTY LIES IN FLOOD ZONE  
AE WITH A MAP DESIGNATED RFE OF  
7.5.



SITE



STORMWATER RETENTION -  
AREA (1070 SQ. FT. (11' DEEP))  
CONCRETE LINED - BELOW WOOD DECK  
TOP R/W EL.=72.75  
BOTTOM EL.=71.50 WEST END/71.30 EAST END  
(GRADE TO DRAIN TO END OF PIPE)

WOOD DECK ACCESSORY  
ENCROACHMENT TO 5' SETBACK  
(VARIANCE HAS BEEN REQUESTED)

MATCH EXISTING GRADE AT  
EDGE OF PARCELS

**AS-BUILT PLAN**

SCALE 1"=10'



OWNER	COMMERCE REALTY INC.	PROJECT	212074
DESIGNED BY	RCH	DATE	3-13-23
CHECKED BY	RCH	CITY	MONROE
DATE		COUNTY	LOUISIANA
REVISIONS			
NO.	DATE	DESCRIPTION	
1			
AS-BUILT PLAN			
BUILDING FUTURES PEDIATRIC THERAPY			
1600 ROYALE AVE., MONROE, LA 71201			
ENGINEER: RCH P.O. BOX 2023 WEST MONROE, LOUISIANA 1-318-387-5335			
SHEET NO. AB.1			

**IMAGE SHOWING AREA WHERE THE VARIANCE IS REQUIRED**



**IMAGE SHOWING THE SITE**



**IMAGE SHOWING THE SITE**

