

**M E M O**

**TO: ALL BOARD OF ADJUSTMENT MEMBERS**

**FROM: MR. ROBBIE MCBROOM, CHAIRMAN**

**DATE: December 6, 2022**

A Regular Meeting of the Board of Adjustment will be held on **Monday, December 19, 2022 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

**AGENDA**

**MINUTES:**

Approval of the November 14, 2022, Board of Adjustment minutes.

**VARIANCES:**

**V. 112-22: Kravins, 705 Winnsboro Road, Monroe LA 71201**

The applicant is requesting approval for a corner side yard variance of 0ft instead of the 20ft stipulated by the ordinance, a rear yard variance of 2ft instead of 10ft as stipulated by the ordinance and an exemption from doing landscaping at the front and side of the property as stipulated by the ordinance. The property is located at 705 Winnsboro Road, Monroe, Louisiana 71201 in the B-3 (General Business/Commercial) District.

**OTHER BUSINESS:**

None

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 112-22  
**NAME OF APPLICANT:** ALVEN SQUARE  
**SITE ADDRESS:** 705 WINNSBORO ROAD, MONROE, LA 71201  
**COUNCIL DISTRICT:** 4

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**REQUEST:** The applicant is requesting approval for a corner side yard variance of 0ft instead of the 20ft stipulated by the ordinance, a rear yard variance of 2ft instead of 10ft as stipulated by the ordinance and an exemption from doing landscaping at the front and side of the property as stipulated by the ordinance. The property is located at 705 Winnsboro Road, Monroe, Louisiana 71201 in the B-3 (General Business/Commercial) District.

**SIZE OF PROPERTY:** 0.3924 acres (more or less)

**PRESENT ZONING:** B-3, General Business/Commercial District

**PRESENT USE:** Restaurant

**MOST NEARLY BOUNDED BY (STREETS):** North of and fronting on Winnsboro Rd; South of Beauregard St; East of South 4<sup>th</sup> St; and West of South 3<sup>rd</sup> St.

**SURROUNDING LAND USES:** The surrounding land use is a predominantly Single Family Residential and Commercial.

**ADVERSE INFLUENCES:** Setting a precedence of persons building without the requisite permits (site plan review which would have caught the issue at hand in the planning stage) resulting in the application for variances to try and remedy violations of the ordinance.

**POSITIVE INFLUENCES:** Provide taxes for the city

**COMMENTS/ RECOMMENDATIONS:** As with all requests, the applicants need to provide evidence of specific hardship, one that is not based on financial considerations, to warrant the request applied for and the relief requested. In addition, it must be noted

that the request is the minimum necessary to accomplish a reasonable use of the property.

**OPTIONS:**

Approve the applicant's request, as presented.

Approve the applicant's request with conditions or amendments.

Deny the applicant's request, as presented.

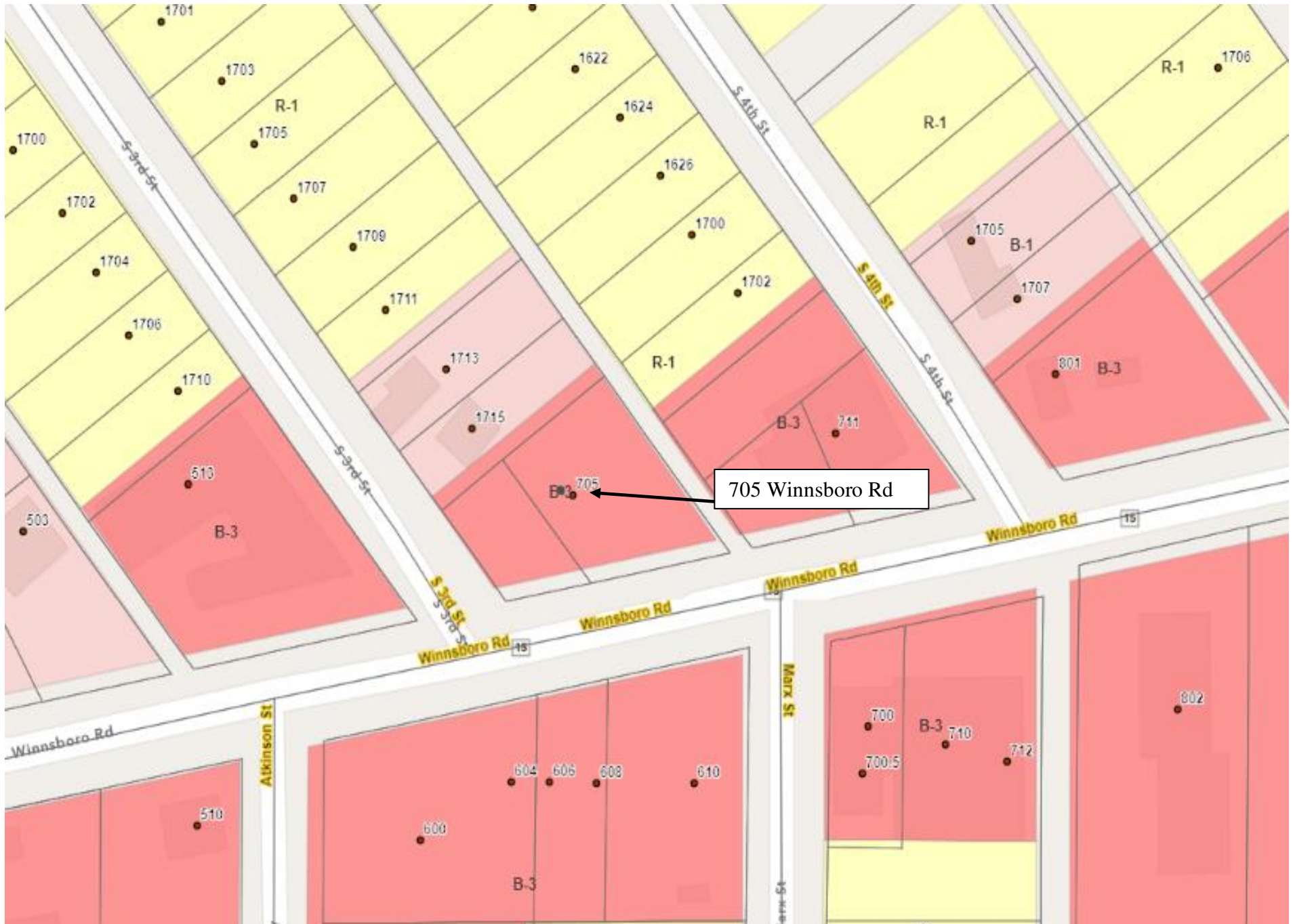
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**PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:**

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

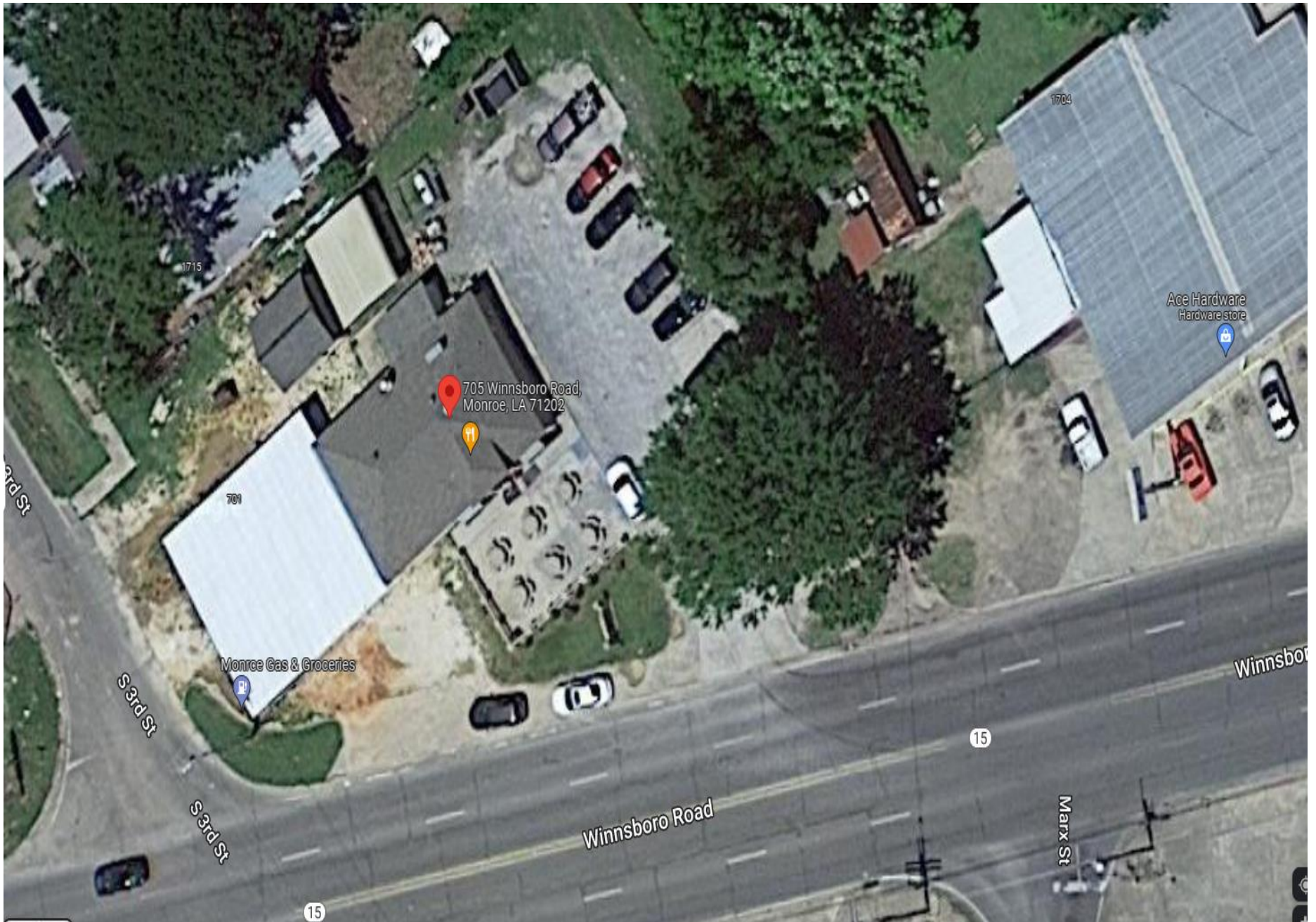
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of 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 AN AERIAL VIEW OF THE SITE**





**IMAGE SHOWING THE SITE WINNSBORO ROAD**



ENCROACHMENT INTO THE 25FT FRONT YARD SETBACK



**IMAGE SHOWING THE SITE WINNSBORO ROAD**



**ENCROACHMENT INTO THE 5FT SIDE YARD SETBACK**