

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: January 10, 2023

A Regular Meeting of the Board of Adjustment will be held on **Tuesday, January 17, 2023 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

None.

VARIANCES:

V. 113-22: Derick Johnson, 1503 Eagle Street, Monroe, LA 71201

The applicant is requesting approval for a parking variance of three (3) parking spaces for a duplex instead of four (4) as stipulated by the ordinance, The property is located at 1503 Eagle Street, Monroe Louisiana 71201 in the R-4 (High Density Residential) District.

V. 114-22: Riverside Landscape, 3318 Deborah Drive, Monroe, LA 71201

The applicant is requesting approval for a side yard variance with the setback distance being four (4) feet instead of the five (5) feet as is stipulated by the Ordinance. The property is located at 3318 Deborah Drive, Monroe Louisiana 71201 in the R-1 (Single Family Residential) District.

V. 115-22: Southern States Utility, 7460 Frontage Road, Monroe, LA 71202

The applicant is requesting approval for a height variance for a sign moving from the 35 feet maximum stipulated by the ordinance to 60 feet. The property is located at 7460 Frontage Road, Monroe Louisiana 71201 in the B-4 (Heavy Commercial) District.

OTHER BUSINESS:

None.

**City of Monroe
Board of Adjustment**

CASE NO.: V 113-22
NAME OF APPLICANT: Derick Johnson
SITE ADDRESS: 1503 Eagle Street, Monroe, LA 71201
COUNCIL DISTRICT: 3

REQUEST: The applicant is requesting approval for a parking variance of three (3) parking spaces for a duplex instead of four (4) as stipulated by the ordinance. The property is located at 1503 Eagle Street, Monroe Louisiana 71201 in the R-4 (High Density Residential) District.

SIZE OF PROPERTY: 0.126 acres (more or less)

PRESENT ZONING: R-4, High Density multi-Family Residential District

PRESENT USE: Vacant Lot

MOST NEARLY BOUNDED BY (STREETS): North of Louberta St; South of Halsell St; East of and fronting on Eagle St; and West of Cairo St.

SURROUNDING LAND USES: The surrounding land use is a predominantly High Density Multifamily Residential and Single-Family Residential District

ADVERSE INFLUENCES: No adverse influences identified now.

POSITIVE INFLUENCES: Provide more housing to the housing stock of the City, increase contribute to increasing property value in the neighborhood and elimination Blight.

COMMENTS/ RECOMMENDATIONS: The lots in this section of the city are very narrow in width compared to other areas in the city zoned for the same R-4 use. This area seemed to have been originally developed for single family residential use. We realize this may create a challenge as it relates to adhering to parking requirements for developers trying to do multi-family residential developments. The Planning and Zoning Department has no objection to the request of the applicant.

OPTIONS:

Approve the applicant's request, as presented.

Approve the applicant's request with conditions or amendments.

Deny the applicant's request, as presented.

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.

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



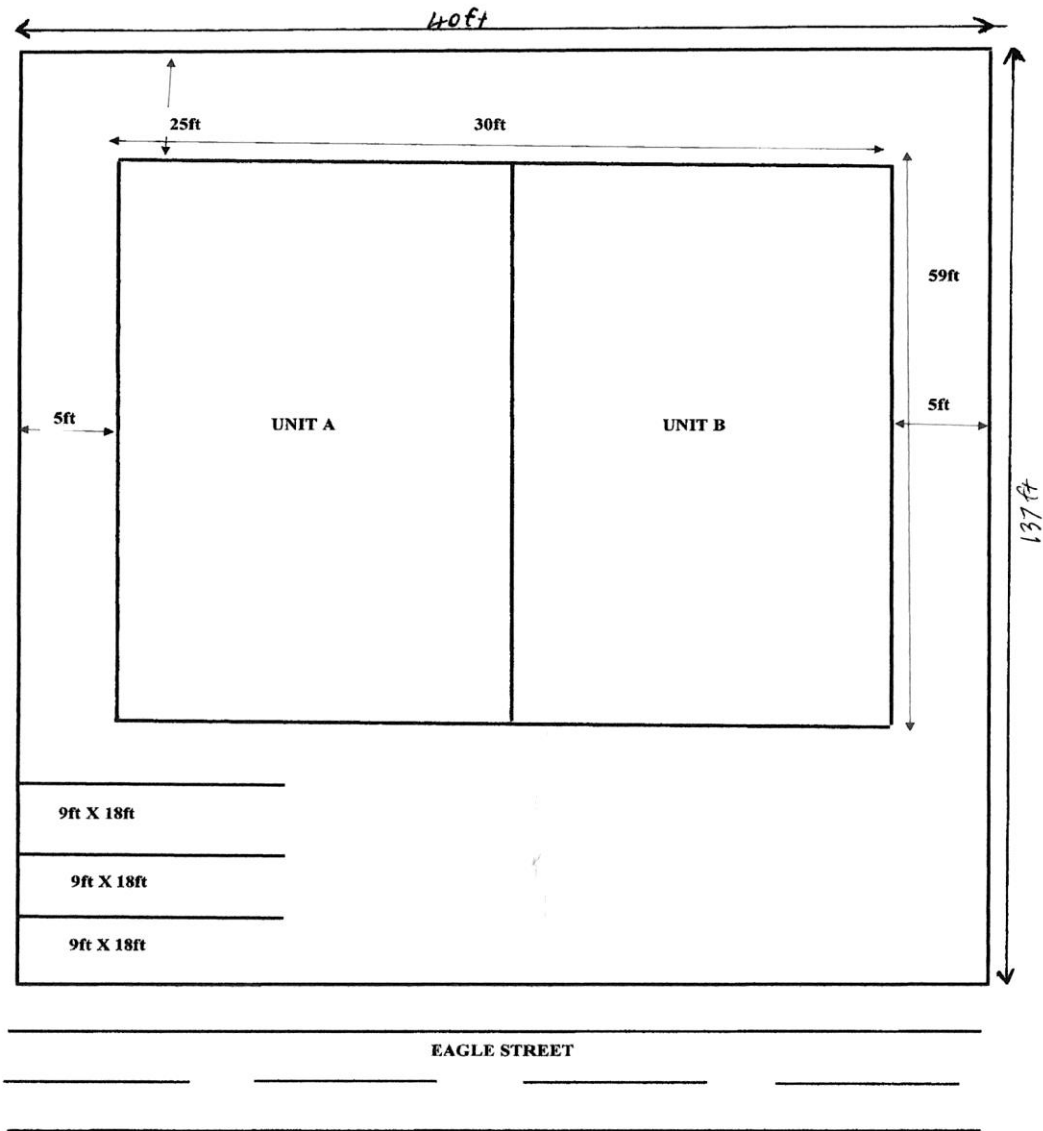
IMAGE SHOWING THE SITE FROM EAGLE STREET



IMAGE SHOWING A VIEW OF EAGLE STREET FROM THE DIRECTION OF HALSELL STREET



IMAGE SHOWING A SITE PLAN OF EAGLE STREET



**City of Monroe
Board of Adjustment**

CASE NO.: V 114-22
NAME OF APPLICANT: Riverside Landscape
SITE ADDRESS: 3318 Deborah Drive, Monroe, LA 71201
COUNCIL DISTRICT: 1

REQUEST: The applicant is requesting approval for a side yard variance with the setback distance being four (4) feet instead of the five (5) feet as is stipulated by the Ordinance. The property is located at 3318 Deborah Drive, Monroe Louisiana 71201 in the R-1 (Single Family Residential) District

SIZE OF PROPERTY: 0.666 (more or less)

PRESENT ZONING: R-1, Single Family Residential District

PRESENT USE: Single Family Residential Home

MOST NEARLY BOUNDED BY (STREETS): North of Loop Rd; South and fronting on Deborah Dr; East of Deborah Dr; and West of Dakota Southern Rail lines.

SURROUNDING LAND USES: The surrounding land use is a predominantly Single-Family Residential and Open Space District.

ADVERSE INFLUENCES: Encroaching into the required interior side yard.

POSITIVE INFLUENCES: None identifiable at the present time.

COMMENTS/ RECOMMENDATIONS: The applicant has more than enough space on the other side of the yard that they would not need to encroach in the interior side yard. The applicant is not suffering a hardship and does not satisfy the conditions under which a variance should be granted as prescribed by the ordinance. This department does not recommend the granting of this variance.

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

Approve the applicant's request with conditions or amendments.

Deny the applicant's request, as presented.

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.

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.

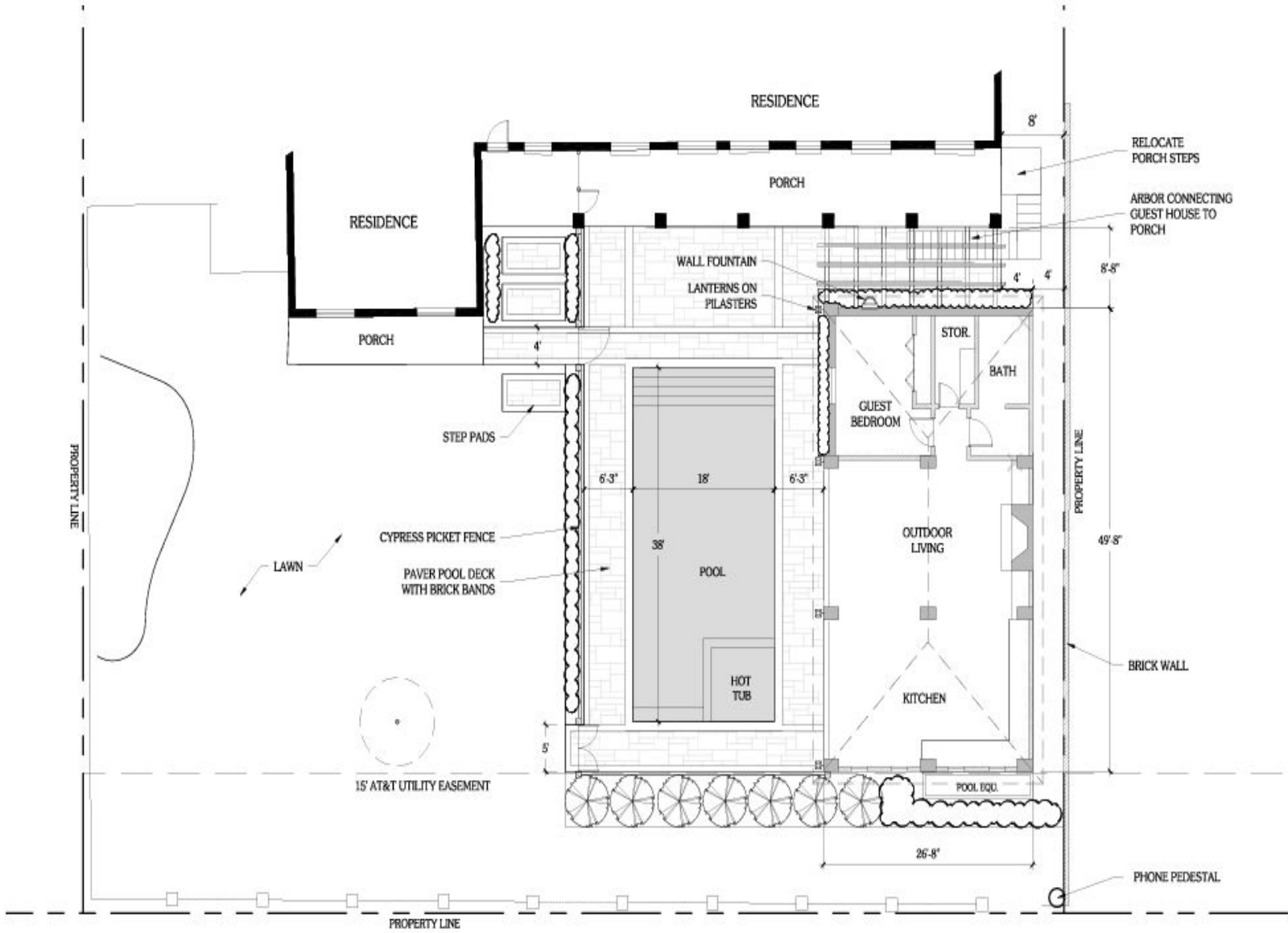
IMAGE SHOWING ZONING CLASSIFICATION OF THE AREA THE SITE IS LOCATED



IMAGE SHOWING AN AERIAL VIEW OF THE SITE



IMAGE SHOWING THE SITE PLAN



**City of Monroe
Board of Adjustment**

CASE NO.: V 115-22
NAME OF APPLICANT: Southern States Utilities
SITE ADDRESS: 7460 Frontage Road, Monroe, LA 71201
COUNCIL DISTRICT: 3

REQUEST: The applicant is requesting approval for a height variance for a sign moving from the 35 feet maximum stipulated by the ordinance to 60 feet. The property is located at 7460 Frontage Road, Monroe Louisiana 71201 in the B-4 (Heavy Commercial) District.

SIZE OF PROPERTY: 20.116 acres (more or less)

PRESENT ZONING: B-4, Heavy Commercial District

PRESENT USE: Under construction

MOST NEARLY BOUNDED BY (STREETS): North of Latham Ln; South of and fronting on Frontage Rd; East of Gregory Dr; and West of Smelser Rd.

SURROUNDING LAND USES: The surrounding land use is a predominantly Campus, Commercial and Industrial District.

ADVERSE INFLUENCES: The sign Height will be 60ft which is higher than the 35ft stipulated by the ordinance.

POSITIVE INFLUENCES: Better visibility for the sign thus reaching a greater audience with its advertisement.

COMMENTS/ RECOMMENDATIONS: Once the requirements for a variance are satisfied this division has no objection to the variance being granted.

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

Approve the applicant's request with conditions or amendments.

Deny the applicant's request, as presented.

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.

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

9. 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.
10. 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.
11. 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.
12. 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.
13. The variance, if granted, will not alter the essential character of the locality.
14. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
15. 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).
16. 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

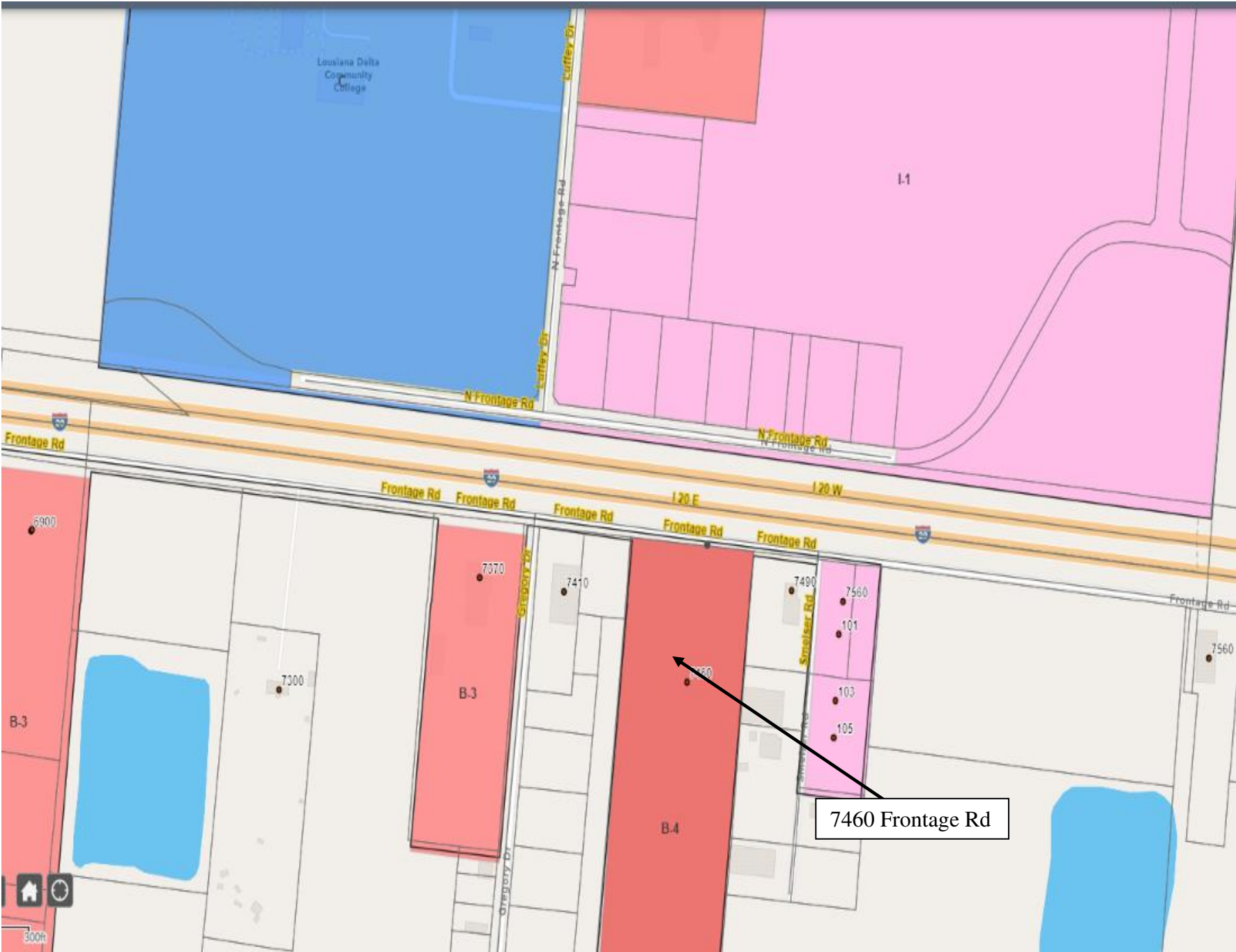


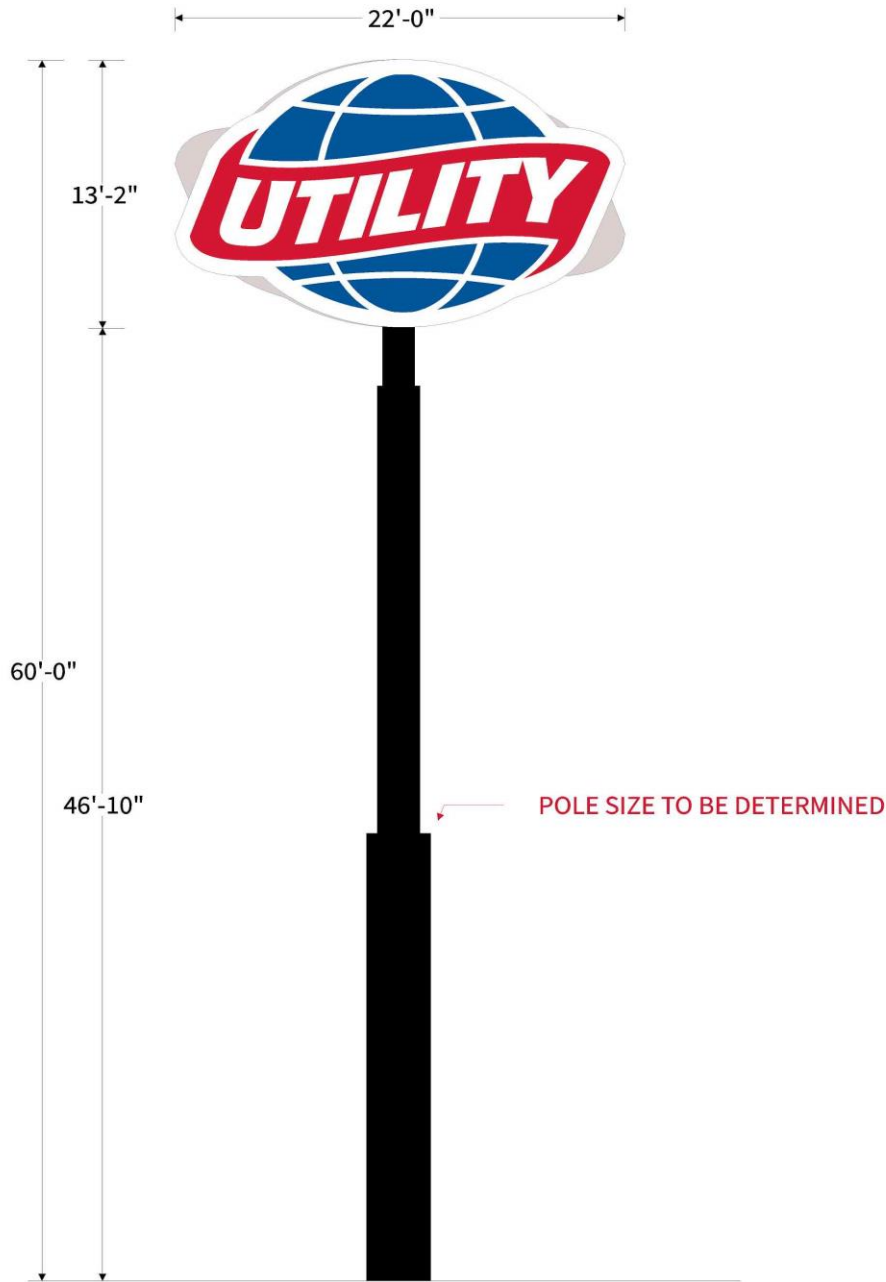
IMAGE SHOWING AN AERIAL VIEW OF THE SITE



IMAGE SHOWING THE PROPOSED SIGN

CONCEPT DRAWING

SQ FOOTAGE 290



Manufacture and Install
 (1) Double Face Interlay LED Illuminated Pylon Sign
 • ID Cabinet with Flex Faces and Vinyl Overlay
 • Single Telescoping Pole Structure

- PMS 1795 7 C (LOGO)
- BLACK (POLE / CABIENT)
- PMS 300 C (LOGO)
- WHITE (FACE / LOGO)



This color sketch is provided as an example of color. There may be some color variation between printed ink and paint. For best color representation, please choose Pantone Matching System * Colors for paint or print.



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Pylon Sign

CUSTOMER: Southern States Utility		CUSTOMER # SOU169	DATE: 12/22/2022
LOCATION: City, State	PM:	SALES: Josh Munn	PRIMARY DESIGNER: D. Schneider
REVISION: No Current Revisions		CURRENT DESIGNER:	
CUSTOMER APPROVAL:			APPROVAL DATE: