

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: JUNE 28, 2024

A Regular Meeting of the Board of Adjustment will be held on **Monday, July 8, 2024 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

None

VARIANCES:

V. 104-24: Bright Construction – 1310 South College Avenue, Monroe, LA 71203

The applicant is requesting a double variance to construct a new single family residence on a single-family residential lot, at 1310 South College Avenue, 13' front yard setback, instead of 25' feet and 8' rear yard setback, instead of 25' feet, as required by Ordinance.

OTHER BUSINESS:

None

**City of Monroe
Board of Adjustment**

CASE NO.: V 104-24
NAME OF APPLICANT: BRIGHT CONSTRUCTION
SITE ADDRESS: 1310 SOUTH COLLEGE AVENUE
COUNCIL DISTRICT: 3

REQUEST: The applicant is requesting a double variance to construct a single-family residence on an odd-shaped lot, located at 1310 South College Avenue. The applicant is requesting a 13' foot variance from the front property line, 25' to 12' and a 7' foot variance from the rear property line, 25' to 23' and 25' to 20', which is required by Ordinance.

SIZE OF PROPERTY: 0.128 acres (more or less)

PRESENT ZONING: R-1 (Single-Family Residence) District

PRESENT USE: Vacant land

MOST NEARLY BOUNDED BY (STREETS): The property is located north of Dunlop Street, south of Owl Street, east of Powell Avenue and west of South College Avenue.

SURROUNDING LAND USES: Surrounding land use consists of residential structures on the north, east and west; the Opportunities Industrialization Center of Ouachita Office and Powell Recreation Center to the south.

ADVERSE INFLUENCES: N/A

POSITIVE INFLUENCES: Increase in housing for the City of Monroe

COMMENTS/ RECOMMENDATIONS: The applicant is proposing to construct a new single-family residence on a vacant odd-shaped lot. The last structure that occupied this lot was in 2007. The proposed structure will be 21' by 25' or 525 square feet two-bedroom single family residence. In order for this structure to be built, variances must be obtained, prior to permits being issued.

The applicant is requesting a 13' foot front yard variance from 25' to 12'. Also, a 7' foot rear yard variance, being 25' to 13' and 25' to 20'. These requests are being requested instead of the required 25' required by Ordinance.

The property is located in the "X" flood zone.

Site plans and building layouts are provided for review.

As with all variance requests, the applicant needs to provide evidence of specific hardship, one that is not based on financial considerations, to warrant the variance applied for and the relief requested. In addition, it must be noted that the variance requested is the minimum necessary to accomplish a reasonable use of the property.

OPTIONS:

Approve the applicant's request, as presented.

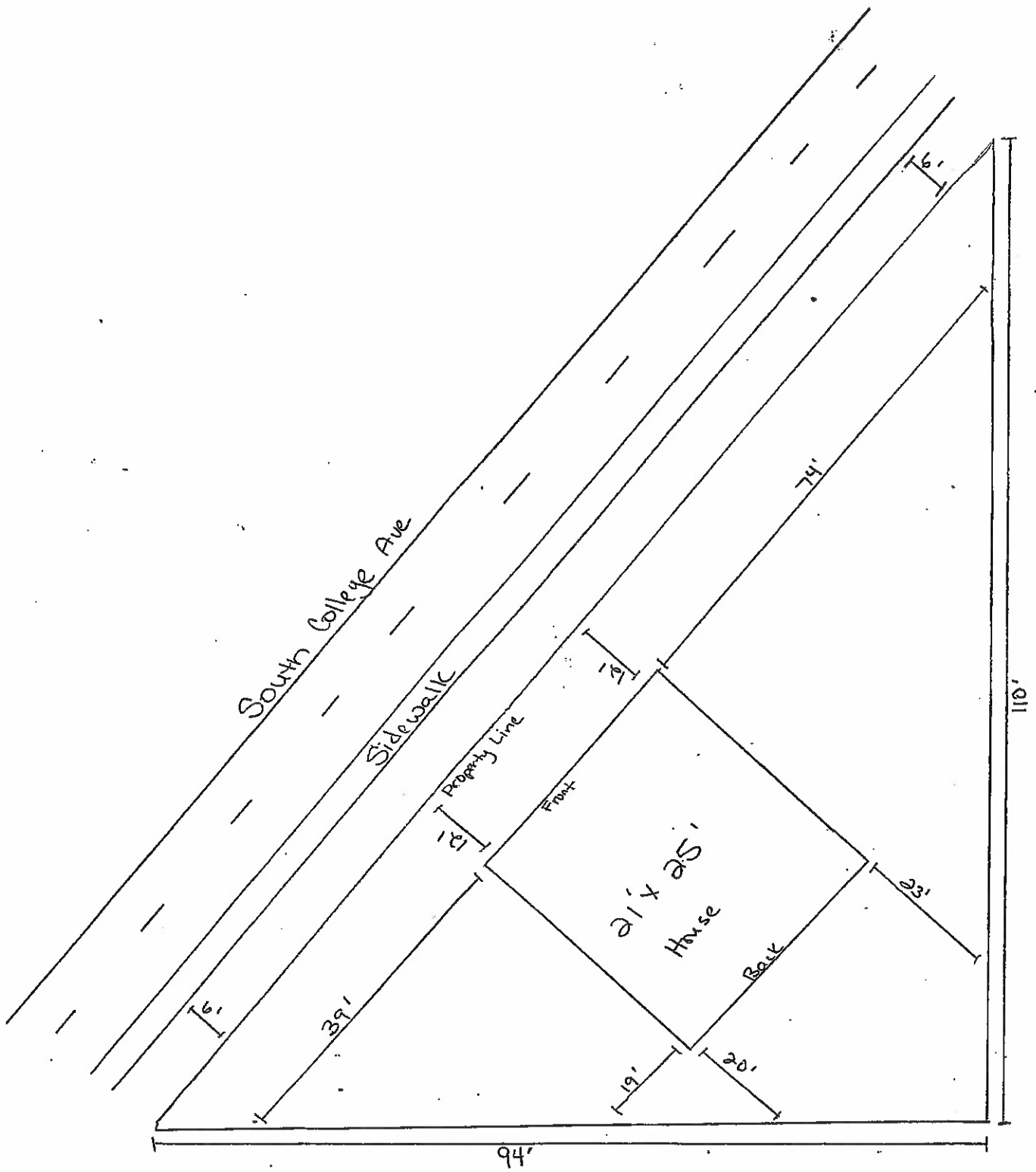
Approve the applicant's request with conditions.

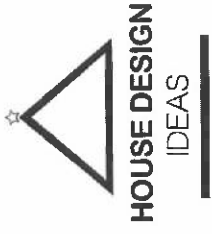
Deny the applicant's request, as presented.

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.





PROJECT

6x7 METERS
HOUSE

SHEET NAME

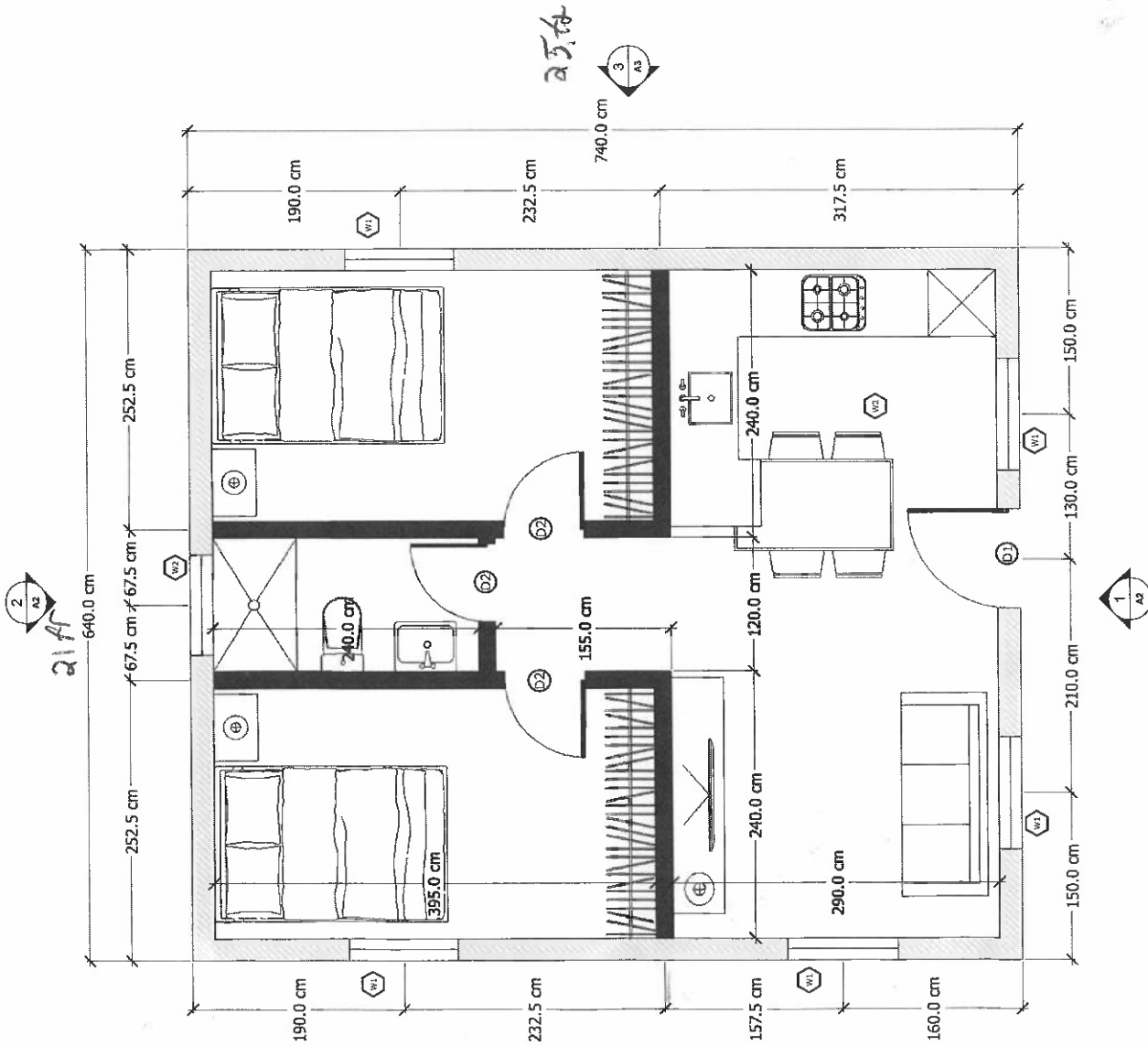
FLOORPLAN

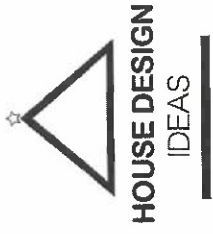
ISSUE DATE

09.11.2022

SHEET NUMBER

A1



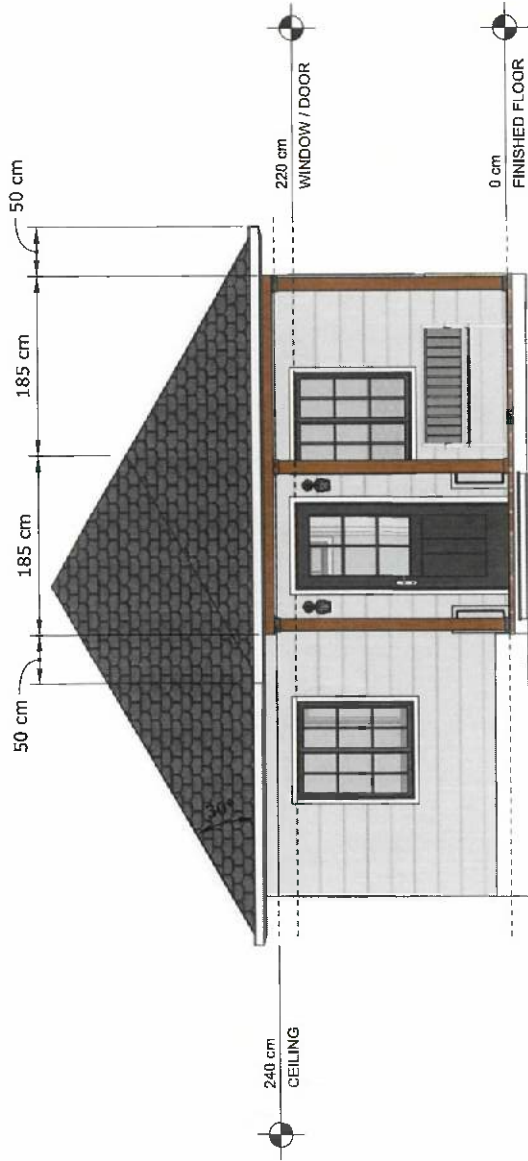


PROJECT
**6x7 METERS
HOUSE**

SHEET NAME
**FRONT AND REAR
ELEVATIONS**

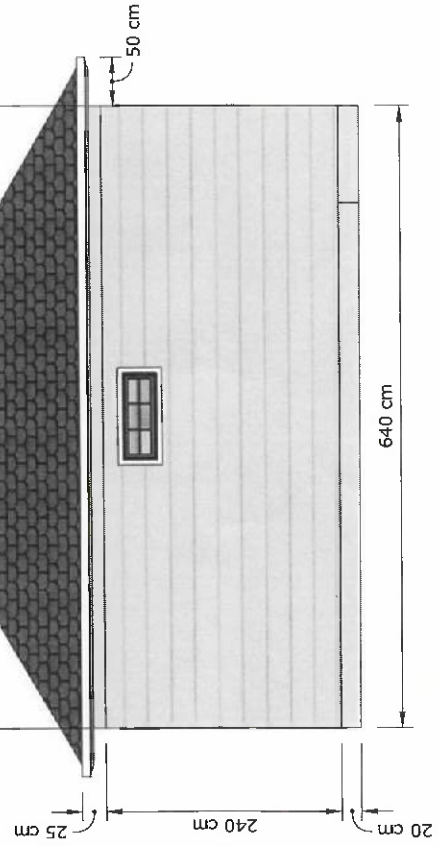
ISSUE DATE
09.11.2022

SHEET NUMBER
A2



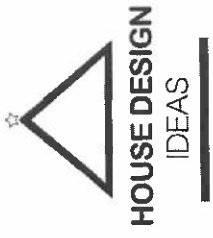
FRONT ELEVATION
1:50

A



REAR ELEVATION
1:50

B



HOUSE DESIGN
IDEAS

PROJECT

6x7 METERS
HOUSE

SHEET NAME

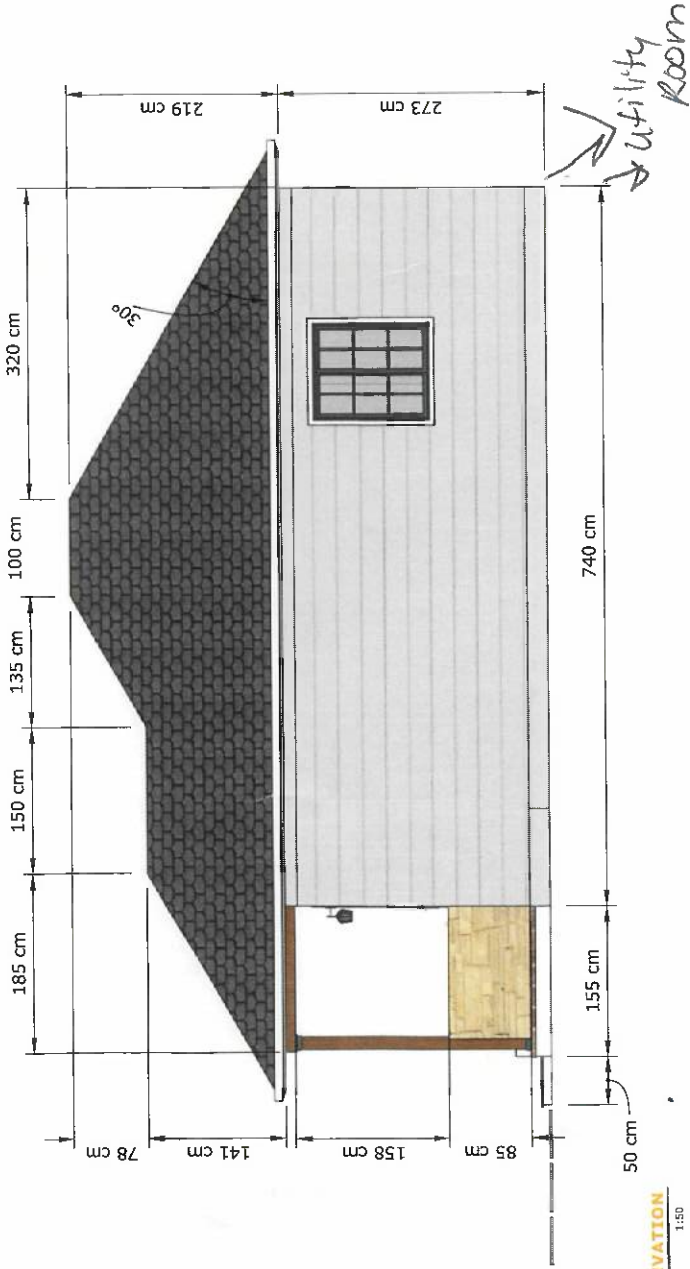
RIGHT AND LEFT
ELEVATIONS

ISSUE DATE

09.11.2022

SHEET NUMBER

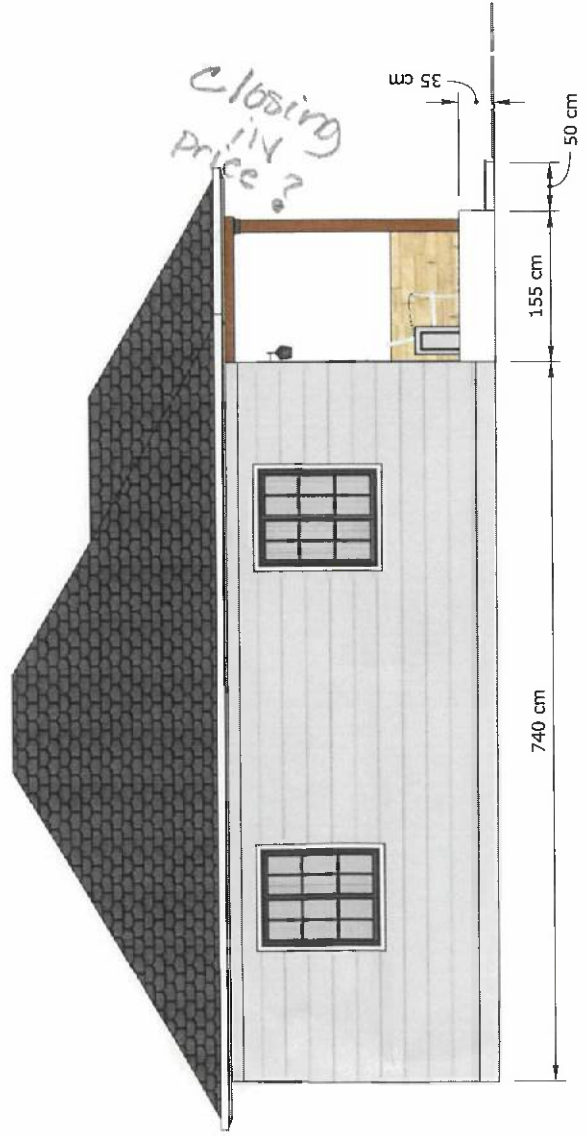
A3



RIGHT ELEVATION
1:50

A

*Closing
IN
Price?*



LEFT ELEVATION
1:50

B



1310 S Colledge Ave
Monroeville, Louisiana
Google Street View
Nov 2023 See more dates

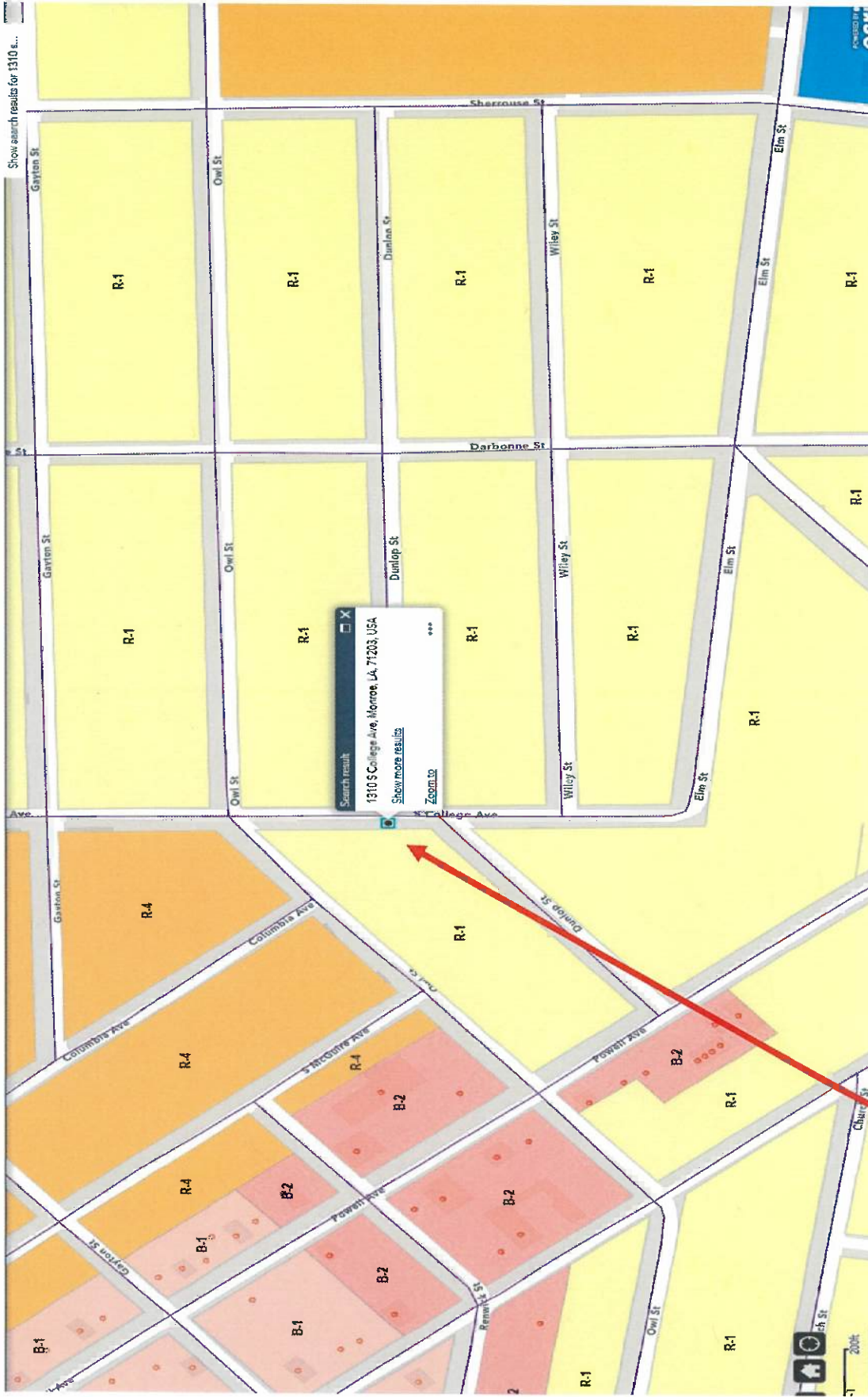


Google





1310 South College Avenue



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