

**M E M O**

**TO: ALL BOARD OF ADJUSTMENT MEMBERS**

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

**DATE: June 7, 2023**

A Regular Meeting of the Board of Adjustment will be held on **Monday June 12, 2023 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

**AGENDA**

**MINUTES:**

Approval of the April 10, 2023, Board of Adjustment Meeting minutes.

**VARIANCES:**

V103-23: Ronny Haisty/RCH Company Inc, 2405 & 2407 Outlet Rd, Monroe LA 71203

The applicant is requesting approval to subdivide two (2) lots into four (4) lots that are below the minimum lot size (7,200 sq) for a single family detached residence in a R-1 (Single Family Residential) district as stipulated by the ordinance. The properties are in the R-1 zone (Single Family Residential) District, at 2405 and 2407 Outlet Road, Monroe, Louisiana 71203.

**OTHER BUSINESS:**

None.

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 103-23  
**NAME OF APPLICANT:** Ronny Haisty/RCH Company Inc  
**SITE ADDRESS:** 2405 & 2407 Outlet Rd, Monroe, LA 71203  
**COUNCIL DISTRICT:** Three (3)

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**REQUEST:** The applicant is requesting approval to subdivide two (2) lots into four (4) lots that are below the minimum lot size (7,200 sq) for a single family detached residence in a R-1 (Single Family Residential) district as stipulated by the ordinance. The properties are in the R-1 (Single Residential) district, at 2405 & 2407 Outlet Rd, Monroe, LA 71201.

**SIZE OF PROPERTY:** 0.384 acres (more or less)

**PRESENT ZONING:** R-1 (Single family Residential) District

**PRESENT USE:** Vacant Lots

**MOST NEARLY BOUNDED BY (STREETS):** North of Millhaven Rd; South of First St; East of and fronting on Outlet Rd; and West of Powell Ave.

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

**ADVERSE INFLUENCES:** Deviation from the stipulation of the ordinance.

**POSITIVE INFLUENCES:** More housing stock being added to the city.

**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.

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.

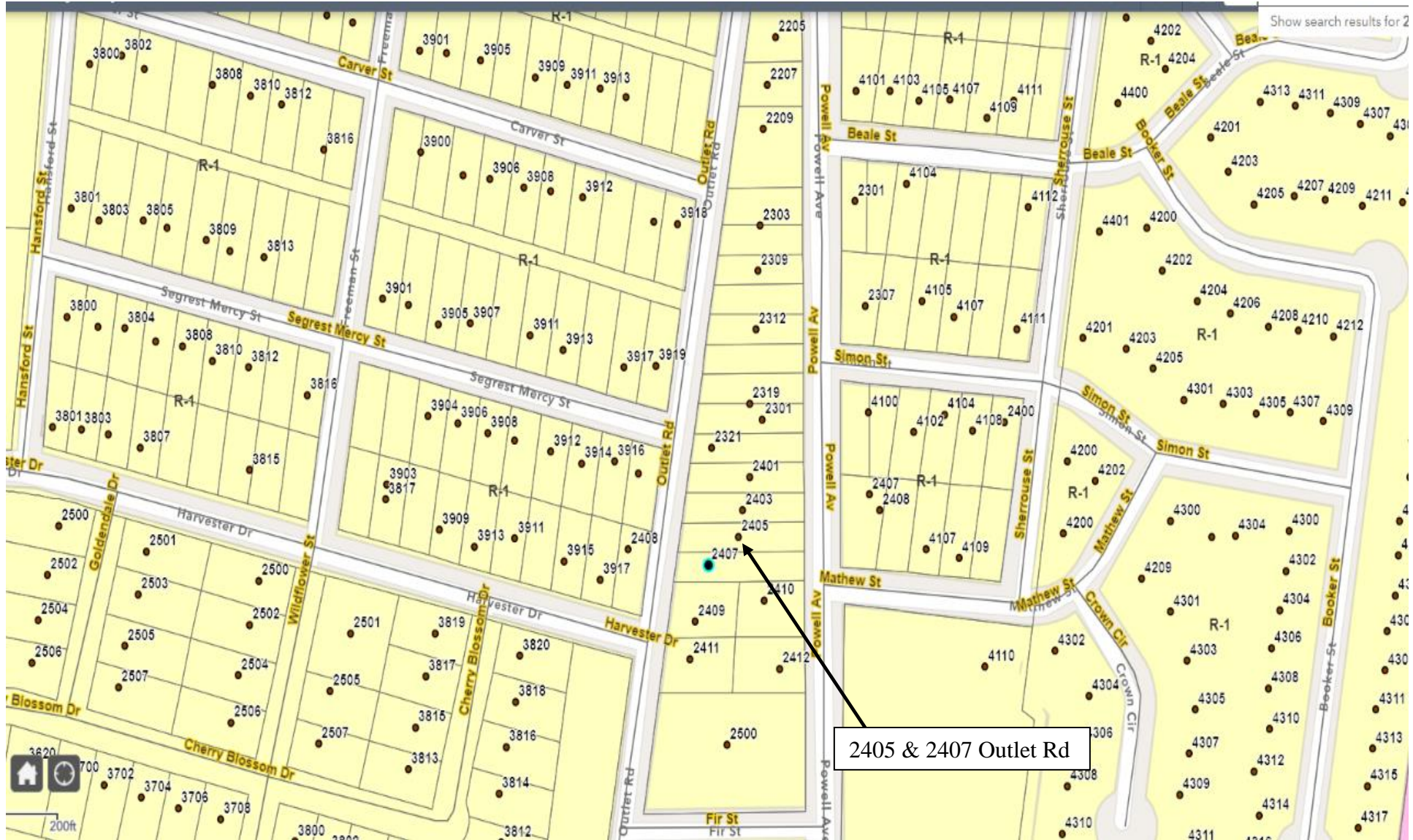
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**PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:**

***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 LOCATION AND ZONING CLASSIFICATION OF THE AREA THE SITE IS LOCATED**





**IMAGE SHOWING AN AERIAL VIEW OF THE SITE**





**IMAGE SHOWING THE SITE FROM OUTLET RD**

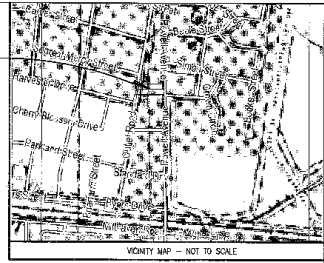
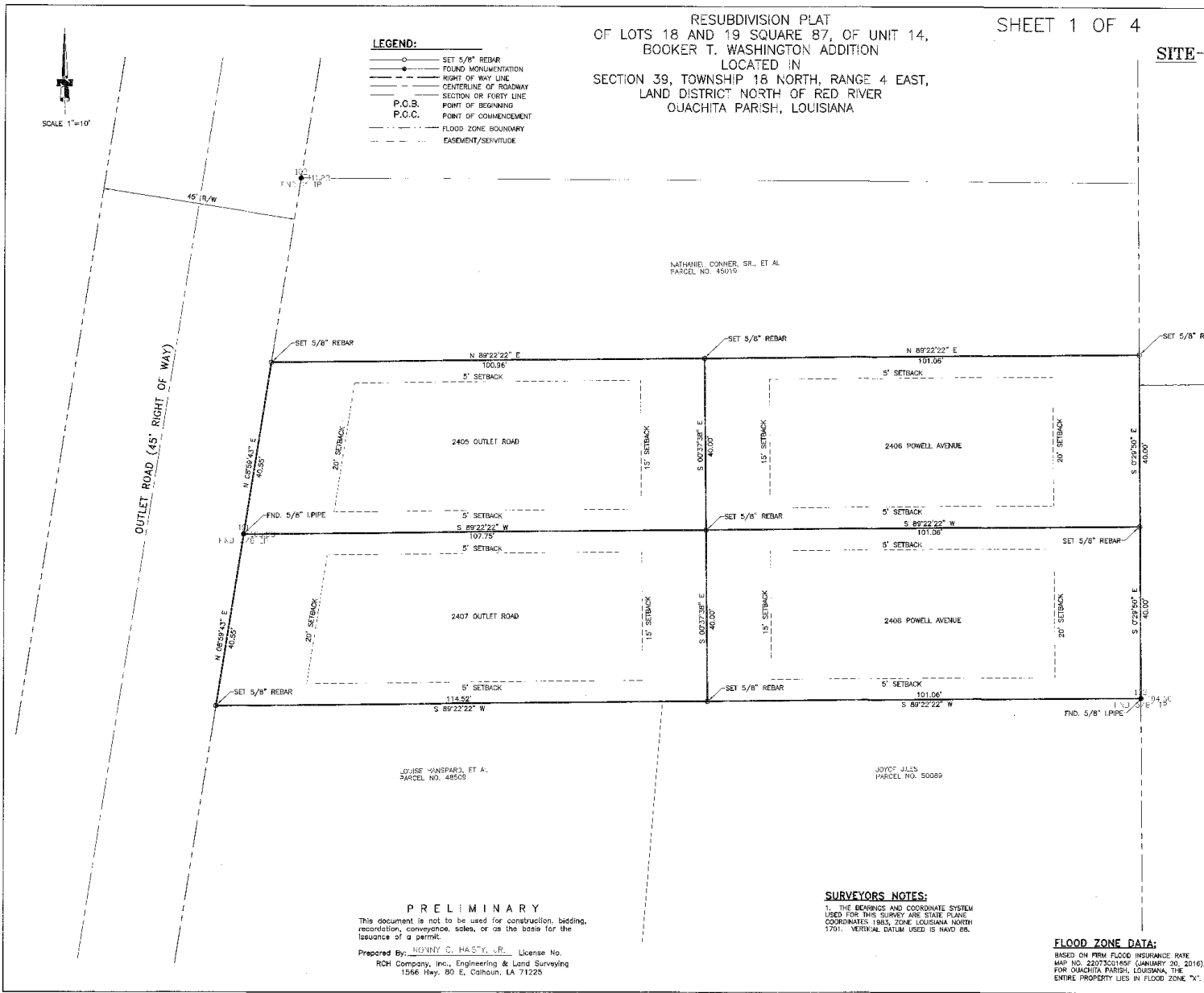




**IMAGE SHOWING THE SITE FROM POWELL AVE**



# IMAGE SHOWING THE SUBDIVISION PLAT



**CERTIFICATION:**

I, RONNY C. HASTY, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF LOUISIANA, DO HEREBY CERTIFY THAT I HAVE PERFORMED A CLASS "D" SURVEY IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AS ESTABLISHED BY THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND TO THE BEST OF MY KNOWLEDGE IS A TRUE REPRESENTATION OF THAT SURVEY.

**PRELIMINARY**

RONNY C. HASTY, JR.  
P.L.S. NO. 4915  
P.O. BOX 2853  
WEST MONROE, LA 71284  
(337) 387-6335

**REGISTERED PROFESSIONAL LAND SURVEYOR**

RESUBDIVISION PLAT  
OF LOTS 18 AND 19 SQUARE 87, OF UNIT 14,  
BOOKER T. WASHINGTON ADDITION  
LOCATED IN  
SECTION 39, TOWNSHIP 18 NORTH, RANGE 4 EAST,  
LAND DISTRICT NORTH OF RED RIVER  
OUACHITA PARISH, LOUISIANA

**FLOOD ZONE DATA:**  
BASED ON FIRM FLOOD INSURANCE RATE  
MAP NO. 2207301401P (JANUARY 20, 2016).  
FOR OUACHITA PARISH, LOUISIANA, THE  
ENTIRE PROPERTY LIES IN FLOOD ZONE "X".

**PRELIMINARY**

This document is not to be used for construction, bidding, reconveyance, conveyance, sales, or as the basis for the issuance of a permit.

Prepared By: RONNY C. HASTY, JR. License No. \_\_\_\_\_  
RCH Company, Inc., Engineering & Land Surveying  
1566 Hwy. 80 E, Calhoun, LA 71225

**SURVEYORS NOTES:**

1. THE BEARINGS AND COORDINATE SYSTEM USED FOR THIS SURVEY ARE STATE PLANE COORDINATES 1883, ZONE LOUISIANA NORTH 1701. VERTICAL DATUM USED IS NAVD 88.

**RCH**  
A LAND SURVEYING  
ENGINEERING  
FIRM  
1-318-287-6335

DATE: 4-24-2023  
SCALE: 1" = 10'  
DRAWN: RCH, ES.  
CHECKED: HSTL, JM.