

 CITY OF MONROE  
**BOARD OF ADJUSTMENTS**

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**P. O. BOX 123**  
**MONROE, LOUISIANA 71210**  
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**M E M O**

**TO: ALL BOARD OF ADJUSTMENT MEMBERS**  
**FROM: MR. ROBBIE MCBROOM, CHAIRMAN**  
**DATE: MARCH 1, 2024**

A Regular Meeting of the Board of Adjustment will be held on Monday March 11, 2024, at 5:15 p.m. in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

**AGENDA**

**MINUTES:**

Approval of the December 11, 2023, Board of Adjustment Minutes.

**VARIANCE:**

**V. 100-24: Garage/Roy Anderson – 2020 Olive Street, Monroe, LA 71201.**

The applicant is requesting approval for a 13' corner side yard variance to accommodate erecting an auto garage. The property is in the B-3 zone (General Business/Commercial) District, at 2020 Olive Street.

**V. 101-24: AHAYAH Com. Dev. Corp. – 2613 Price Street, Monroe, LA 71201**

The applicant is requesting approval for a 1' interior side yard variance, from both interior property lines, to accommodate a new residential construction. The property is located in the R-1 (Single Family Residence) District, at 2613 Price Street.

**V. 102-24: Lazenby & Associates – 5200 Frontage Road, Monroe, LA 71201**

The applicant is requesting approval for a driveway variance for a developed private driveway connected to a public street through a permanent access agreement, in lieu of direct frontage on a public or private roadway. The property is located in the B-3 (General Business/Commercial) District, at 5200 Frontage Road

**OTHER BUSINESS:**

None.

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 100-24  
**NAME OF APPLICANT:** Garage/Roy Anderson  
**SITE ADDRESS:** 2020 Olive Street, Monroe, LA 71201  
**COUNCIL DISTRICT:** 3

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**REQUEST:** The applicant is requesting approval for a 13ft corner side yard variance to accommodate erecting a garage. The property is in the B-3 zone (General Business/Commercial) District, at 2020 Olive Street, Monroe, Louisiana 71201.

**SIZE OF PROPERTY:** 0.113 acres (more or less)

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

**PRESENT USE:** Vacant

**MOST NEARLY BOUNDED BY (STREETS):** North of Washington St; South of and fronting on Olive St; East of N 20<sup>th</sup> St; and West of N 21<sup>st</sup> St.

**SURROUNDING LAND USES:** The surrounding land use is a predominantly Business/Commercial and High Density Residential

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

**POSITIVE INFLUENCES:** Allow the business owner to construct his garage.

**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.

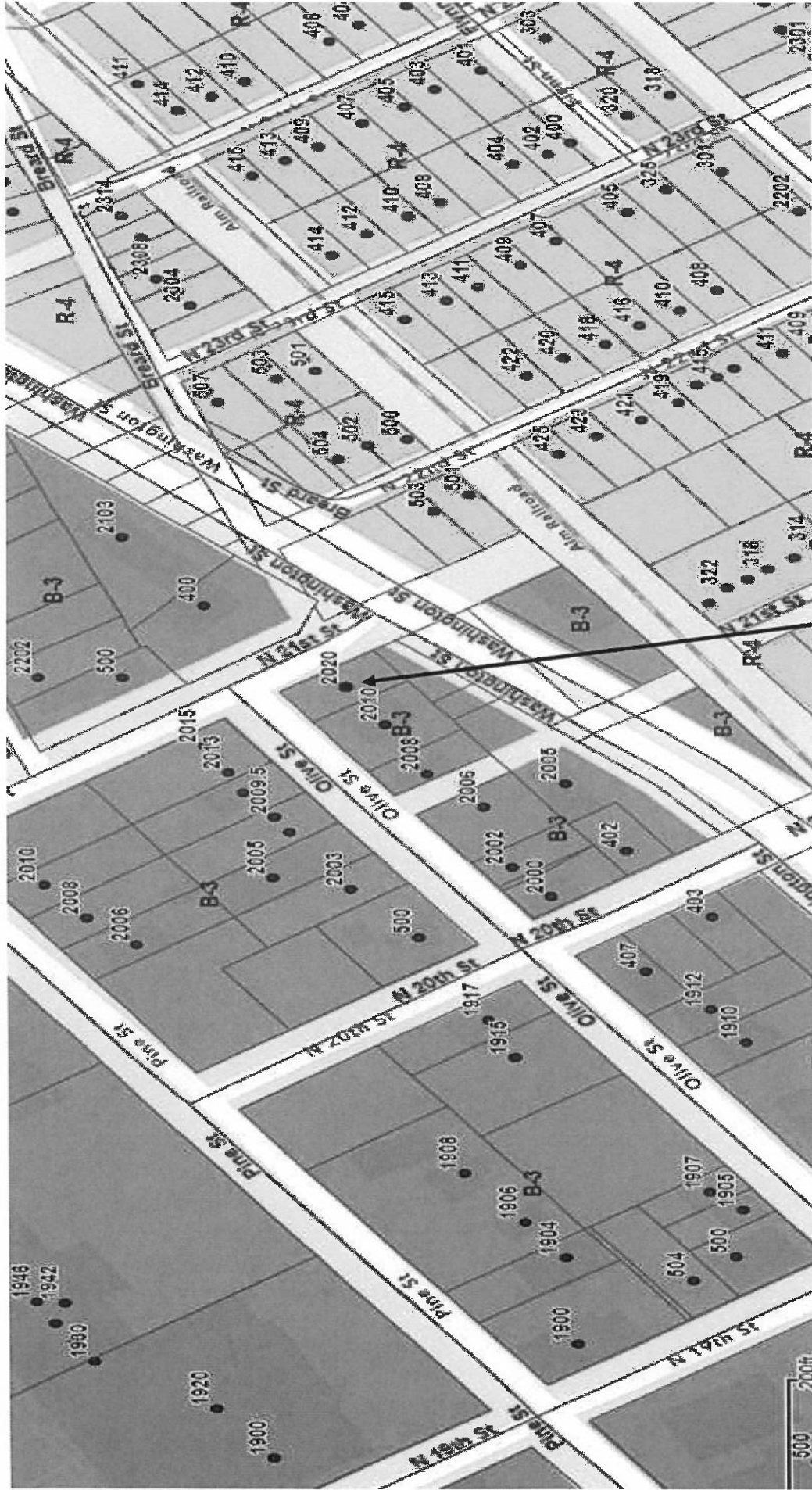
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**PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:**

*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 OF ZONING AND SITE LOCATION



2020 Olive St

IMAGE SHOWING AN AERIAL VIEW OF THE SITE



2020 Olive St

IMAGE OF THE SITE



**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 101-24  
**NAME OF APPLICANT:** AYAHAH COM. DEV. CORP.  
**SITE ADDRESS:** 2613 PRICE STREET  
**COUNCIL DISTRICT:** 5

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**REQUEST:** The applicant is requesting a variance to construct a new single-family residence, at 2613 Price Street, in the R-4 (High Density Multi-Family Residence) District. This request will allow the applicant to encroach into the interior side yards, on both sides of the property, from 1' to 4', instead of 5' which is required by Ordinance.

**SIZE OF PROPERTY:** 0.13 acres (more or less)

**PRESENT ZONING:** R-4 (High Density Multi-Family Residence) District

**PRESENT USE:** Vacant

**MOST NEARLY BOUNDED BY (STREETS):** The property is located north of Shotwell Street, south of Hippolyte Avenue, east of Price and west of Jackson Street.

**SURROUNDING LAND USES:** Surrounding land use consists of residential structures in all directions.

**ADVERSE INFLUENCES:** N/A

**POSITIVE INFLUENCES:** Increase in housing for the City of Monroe

**COMMENTS/ RECOMMENDATIONS:** The applicant is unable to fully utilize the property currently and is requesting this 1' variance to build a new residence. The previous residence has been demolished, due to years of structural leaking, electrical and plumbing issues. Ahayah Community Development is in the process of building a new 2 bedroom, 1 ½ bath home on a concrete slab with a covered carport slab.

Site plan and elevations are included 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



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hat 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.

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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.



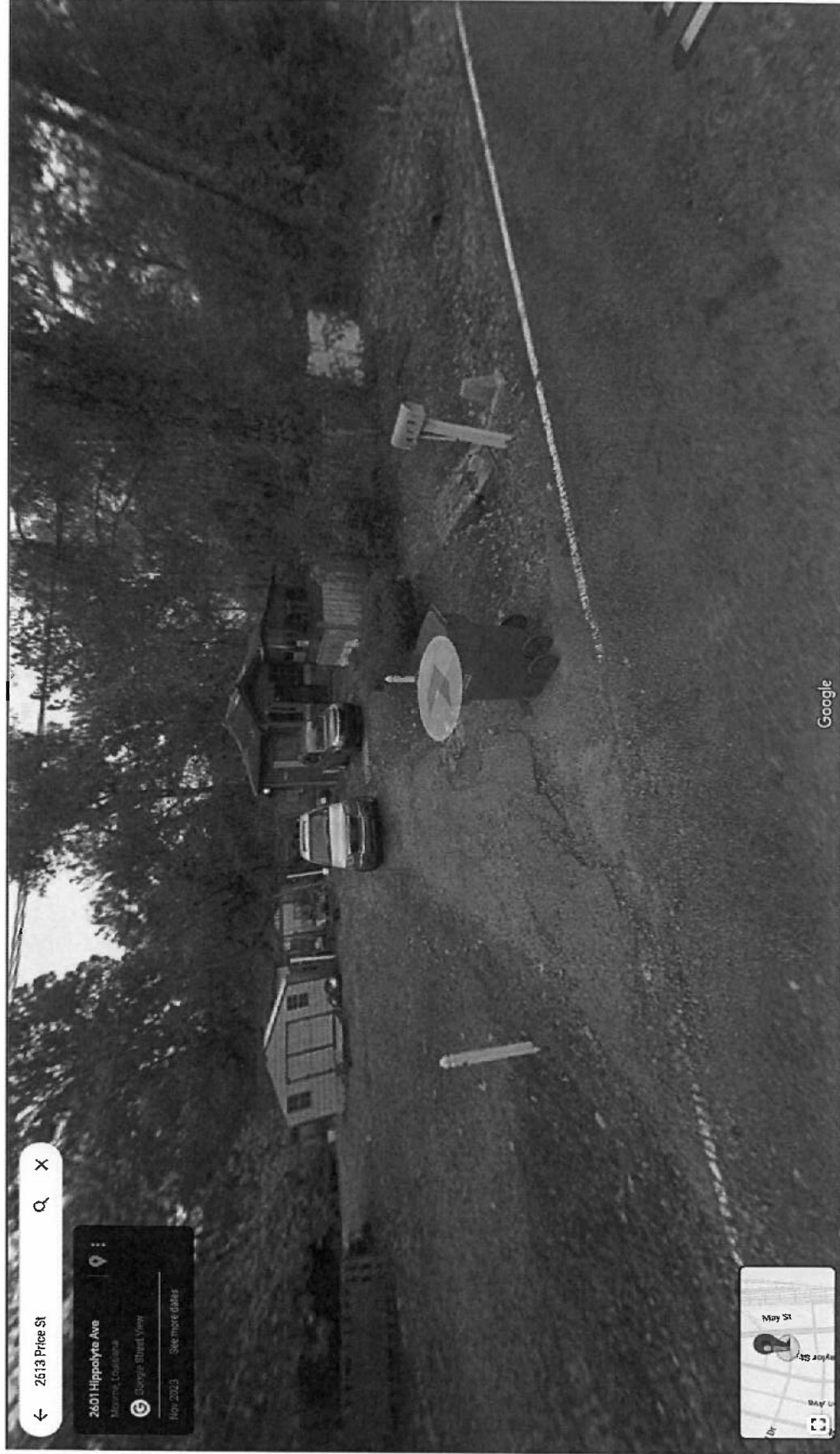
**IMAGE OF ZONING AND SITE LOCATION**



**2613 PRICE STREET**



IMAGE OF THE SITE



2613 PRICE STREET

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 102-24  
**NAME OF APPLICANT:** Lazenby & Associates  
**SITE ADDRESS:** 5200 Frontage Road  
**COUNCIL DISTRICT:** 3

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**REQUEST:** The applicant is requesting a variance for the requirement that all lots front on a public or private street per City Ordinance Sec. 37-74). However, in order to allow the applicant to utilize a developed private driveway connected to a public street through a permanent access agreement, in lieu of direct frontage on a public or private roadway. The property in question is located at 5200 Frontage Road, within the B-3 (General Business/Commercial) District.

**SIZE OF PROPERTY:** 7.84 acres (more or less)

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

**PRESENT USE:** Vacant

**MOST NEARLY BOUNDED BY (STREETS):** The property is located north of Parker Road, south of Frontage Road, east of Garrett Road and west of Woolsey Road.

**SURROUNDING LAND USES:** Surrounding land use consists of Sam's Wholesale to the east, Hampton Inn, Best Western, Circle K to the south and Lowe's to the west.

**ADVERSE INFLUENCES:** Increase in traffic

**POSITIVE INFLUENCES:** Increase in the City of Monroe's sales taxes

**COMMENTS/ RECOMMENDATIONS:** The applicant intends to purchase and develop a 7.48-acre tract of land to construct three (3) new hotels. Currently the land is one large unsubdivided tract of land that does not front a public or private street. In order for the applicant to develop the site, the applicant would first require the ability to develop a permanent private street or provide direct access to a public roadway, which is impossible due to the current access agreement. And secondly, the driveway/access would still need to be "developed" and sufficient to allow for vehicular access.

Ultimately the applicant will need a permanent access agreement that would be irrevocable. A final subdivision plat review application has been submitted to subdivide the property to create three (3) lots, which will be reviewed by Planning Commission on March 18, 2024 meeting. The proposed plat will identify the dedicated access/driveway across each proposed subdivided tract. It will also show access for emergency services and any other customary access as needed.

All approvals are contingent upon the purchase of the property, the signed agreement and approval of both boards (Board of Adjustments and Planning Commission).

Plats are included 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.

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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 AN AERIAL OF THE SITE**



**5200 FRONTAGE ROAD**

**IMAGE OF THE SITE**



**5200 FRONTAGE ROAD**