

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: May 3, 2023

A Regular Meeting of the Board of Adjustment will be held on **Monday May 8, 2023 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

None.

VARIANCES:

V. 102-23: Mitchell Signs/B1 Bank, 2271 Tower Drive, Monroe, LA 71201

The applicant is requesting approval to have a sign mounted on the B1 bank building that does not face a dedicated street right of way frontage as stipulated by the ordinance. The property is in the B-3 zone (General Business/Commercial) District, at 2271 Tower Drive, Monroe, Louisiana 71201.

OTHER BUSINESS:

None.

**City of Monroe
Board of Adjustment**

CASE NO.: V 102-23
NAME OF APPLICANT: Mitchell Signs/B1 Bank
SITE ADDRESS: 2271 Tower Drive, Monroe, LA 71201
COUNCIL DISTRICT: 2

REQUEST: The applicant is requesting approval to have a sign mounted on the B1 bank building that does not face a dedicated street right of way frontage as stipulated by the ordinance. The property is in the B-3 zone (General Business/Commercial District), at 2271 Tower Drive, Monroe, Louisiana 71201.

SIZE OF PROPERTY: 1.277 acres (more or less)

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

PRESENT USE: Bank under construction

MOST NEARLY BOUNDED BY (STREETS): North of and fronting on Tower Dr; South of Toulouse Dr; East of Oliver Rd; and West of Tower Dr.

SURROUNDING LAND USES: The surrounding land use is a predominantly Business/Commercial and Open Space District

ADVERSE INFLUENCES: Deviation from the stipulation of the ordinance.

POSITIVE INFLUENCES: More visibility for the business.

**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.

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

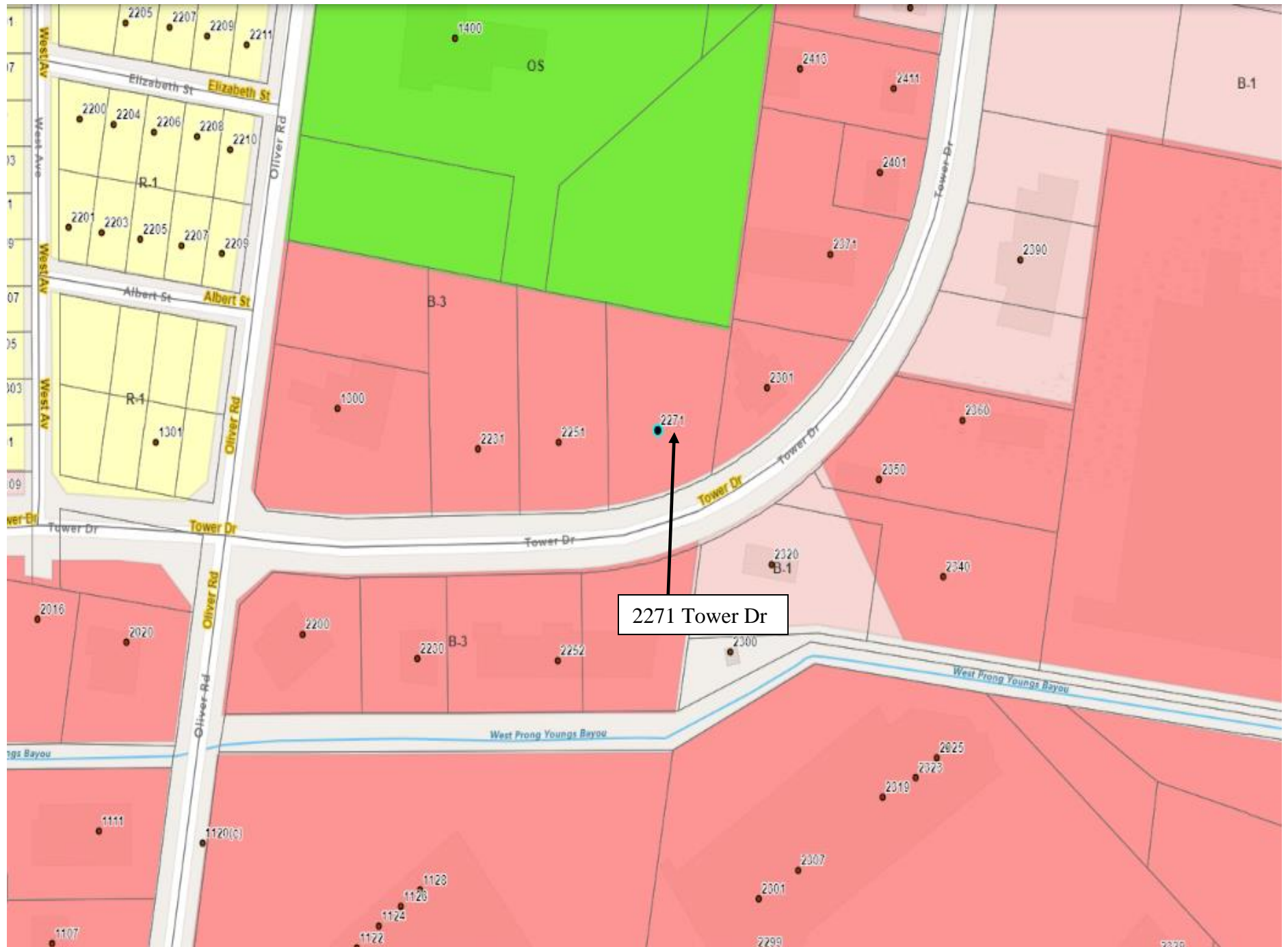


IMAGE SHOWING AN AERIAL VIEW OF THE SITE

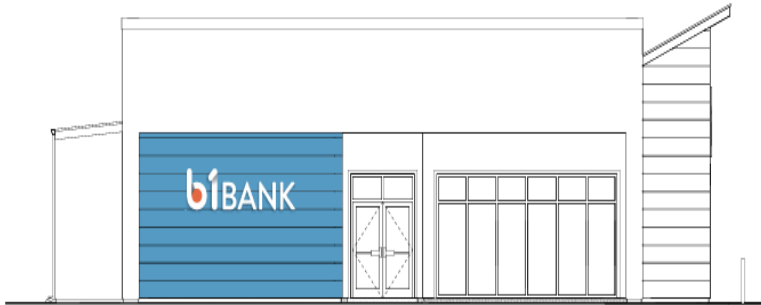


IMAGE SHOWING A SITE PLAN OF THE SITE



IMAGE OF THE PROPOSED SIGN

SIGN 7



EAST ELEVATION
SCALE: 3/32" = 1'-0"