

**M E M O**

**TO: ALL BOARD OF ADJUSTMENT MEMBERS**

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

**DATE: November 7, 2023**

A Regular Meeting of the Board of Adjustment will be held on **Monday November 13, 2023 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

**AGENDA**

**MINUTES:**

Approval of the October 9, 2023, Board of Adjustment Meeting.

**VARIANCES:**

**V. 109-23: Mitchell Sign Company/Kim Watts – 2200 Tower Drive, Monroe, LA 71201**

The applicant is requesting approval to construct a seven (7) feet eight (8) inches high monument signs that would be above the six (6) feet height stipulated by the ordinance. The applicant is requesting a one (1) foot eight (8) inches variance. The property is in the B-3 zone (General Business/Commercial) District, at 2200 Tower Drive, Monroe, Louisiana 71201.

**OTHER BUSINESS:**

None.

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 109-23  
**NAME OF APPLICANT:** Mitchell Sign Company/Kim Watts  
**SITE ADDRESS:** 2200 Tower Drive, Monroe, LA 71201  
**COUNCIL DISTRICT:** 2

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**REQUEST:** The applicant is requesting approval to construct a seven (7) feet eight (8) inches high monument signs that would be above the six (6) feet height stipulated by the ordinance. The applicant is requesting a one (1) foot eight (8) inches variance. The property is in the B-3 zone (General Business/Commercial) District, at 2200 Tower Drive, Monroe, Louisiana 71201.

**SIZE OF PROPERTY:** 1.069 Acres (more or less)

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

**PRESENT USE:** Office Building

**MOST NEARLY BOUNDED BY (STREETS):** North of Youngs Bayou; South of and fronting Tower Dr; East of Lamy Ln; and West of Oliver Rd.

**SURROUNDING LAND USES:** The surrounding land use is a predominantly zoned B-3 (General Business/Commercial) District with some Residential dwellings to the northwest.

**ADVERSE INFLUENCES:** Deviation from what is stipulated by the ordinance as it relates to monument sign heights.

**POSITIVE INFLUENCES:** Increased visibility for the business.

**COMMENTS/ RECOMMENDATIONS:** The sign will not be within the visibility triangle.

**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.

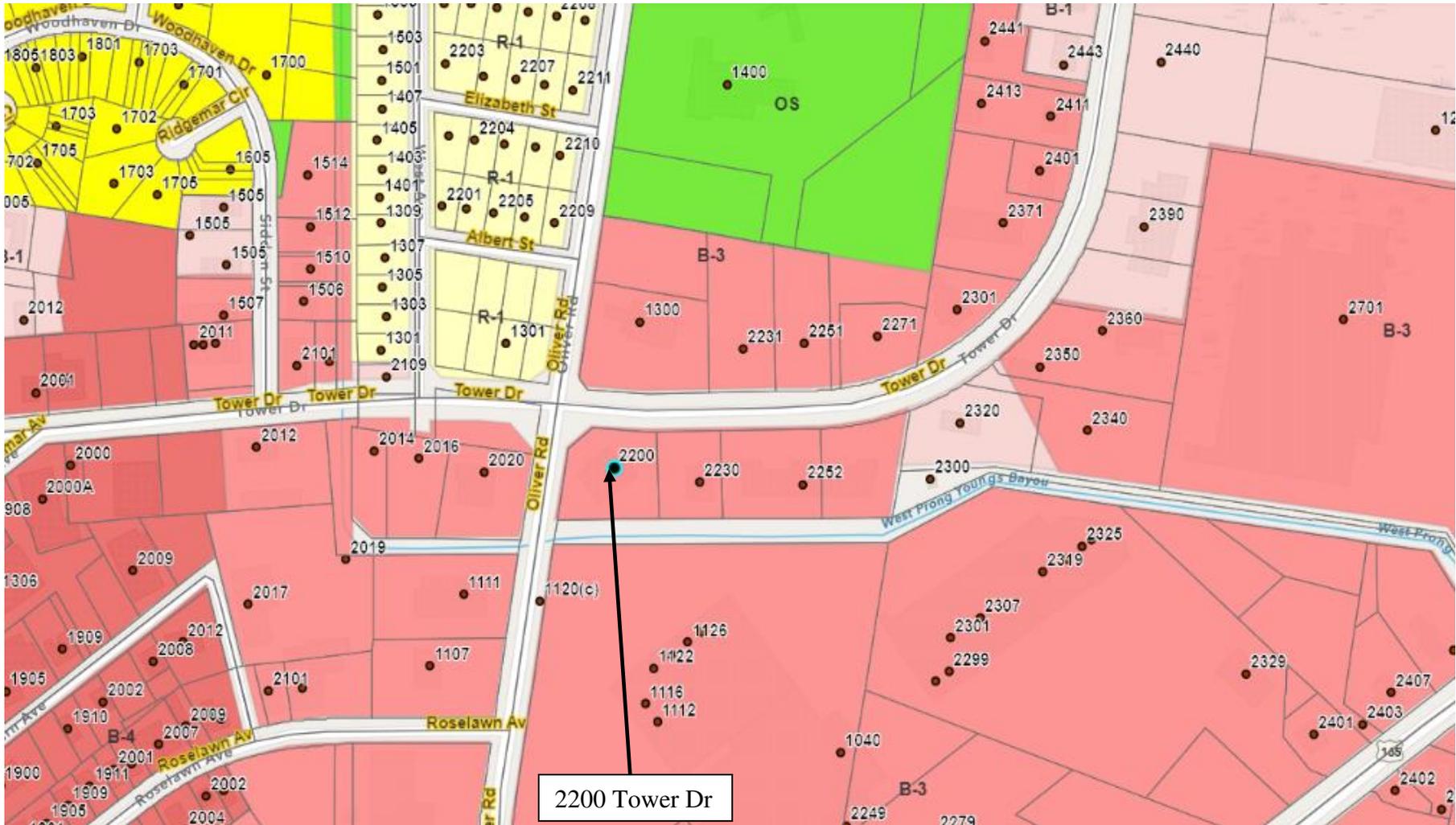
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**PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:**

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



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



**IMAGE SHOWING THE PROPOSED**



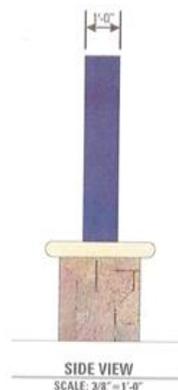
# IMAGE SHOWING THE PROPOSED SIGN

## MONUMENT WITH NEW CABINET AND NEW STONE BASE

SIGN - 01

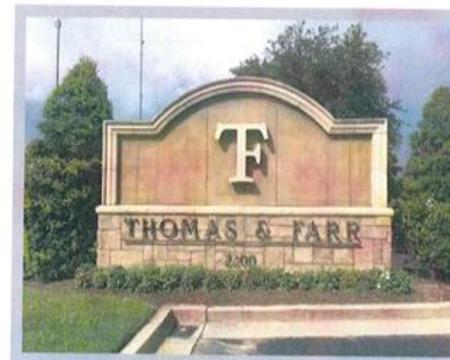
p1

TECHNICAL SURVEY OF THE EXISTING STONE BASE WILL BE REQUIRED BEFORE PRODUCTION.



(1-QTY)

MANUFACTURE AND INSTALL DOUBLE FACE INTERNALLY ILLUMINATED MONUMENT. MONUMENT TO CONSIST OF FABRICATED ALUMINUM CABINET WITH ROUTED ALUMINUM FACES, 1/2" PUSHED THRU LOGO & COPY WITH VINYL GRAPHICS, ACRYLIC BACKING, AND WHITE LEDS. ADDRESS NUMBERS TO BE ROUTED ALUMINUM PAINTED AND STUD MOUNTED TO BASE. STONE BASE & CAP TO BE CONSTRUCTED TO MATCH EXISTING STONE BASE. EXISTING MONUMENT STRUCTURE TO BE REMOVED AND PREPPED FOR NEW MONUMENT SIGN.



EXISTING SIGN



PROPOSED SIGN

<b>CUSTOMER:</b> GORH NSISACE <b>ADDRESS:</b> 7700 Tower Drive <b>FILE:</b> G0774 NSISACE (2200 Tower Drive-Monument) 10.cdr <b>APPROVALS:</b>	<b>JOB NAME:</b> GORH PACKAGE <b>CITY/STATE:</b> Metairie, LA 70001 <b>SALES:</b> PHILIP TALLEY <b>DATE:</b> 07-29-23 <b>REV:</b> 08-21-23 <b>08-29-23</b> <b>09-19-23</b> <b>09-20-23</b>	<b>DATE:</b> 07-29-23 <b>REV:</b> 08-21-23 <b>08-29-23</b> <b>09-19-23</b> <b>09-20-23</b>	This is an original unmodified drawing created by Mitchell Signs Co. It is submitted for your personal use in connection with the project being developed for you by Mitchell Signs Co. It is not to be shared for any other outside of your organization, nor is it to be used, reproduced, copied, published, altered, or distributed in any manner whatsoever without written permission from Mitchell Signs Co. in the right of purchase. All in any part of this design (including equipment trademarks) remain the property of Mitchell Signs Co. © 2023 BY MITCHELL SIGNS
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