

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: November 2, 2022

A Regular Meeting of the Board of Adjustment will be held on **Monday, November 14, 2022 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

Approval of the October 10, 2022, Board of Adjustment minutes.

VARIANCES:

V. 111-22: Steel Grove Realty Advisors LLC, 900 Delta Drive, Monroe LA 71203

The applicant is requesting approval to be exempt from doing landscaping along the rear property line as required by the ordinance. The rear of the property is bounded by an unpaved street. The property is in the I-1 zone (Commercial/Industrial Business Park District), at 900 Delta Drive, Monroe, Louisiana 71203.

OTHER BUSINESS:

None

**City of Monroe
Board of Adjustment**

CASE NO.: V 111-22
NAME OF APPLICANT: STEEL GROVE REALTY ADVISORS LLC
SITE ADDRESS: 900 DELTA DRIVE, MONROE, LA 71203
COUNCIL DISTRICT: 3

REQUEST: The applicant is requesting approval to be exempt from doing landscaping along the rear property line as required by the ordinance.

SIZE OF PROPERTY: 1.64 acres (more or less)

PRESENT ZONING: I-1, Commercial/Industrial Business Park District

PRESENT USE: Warehouse

MOST NEARLY BOUNDED BY (STREETS): North of Kansas City Rail Line; South of Construction Avenue; East of Freight Drive; and West of and fronting on Delta Drive.

SURROUNDING LAND USES: The surrounding land use is a predominantly Industrial.

ADVERSE

INFLUENCES: Deviation from what is stipulated by the ordinance.

POSITIVE

INFLUENCES: Reduction in maintenance and cost of carrying out landscaping activities.

COMMENTS/

RECOMMENDATIONS:

The applicant is requesting approval to be exempt from doing landscaping along the rear property line as required by the ordinance. The rear of the property runs along an unpaved street with only one address and doesn't seem to be much traversed by the public. This division does not have an objection in granting the exemption.

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.

OPTIONS:

Approve the applicant's request, as presented.

Approve the applicant's request with conditions or amendments.

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.

IMAGE SHOWING ZONING CLASSIFICATION OF THE AREA THE SITE IS LOCATED

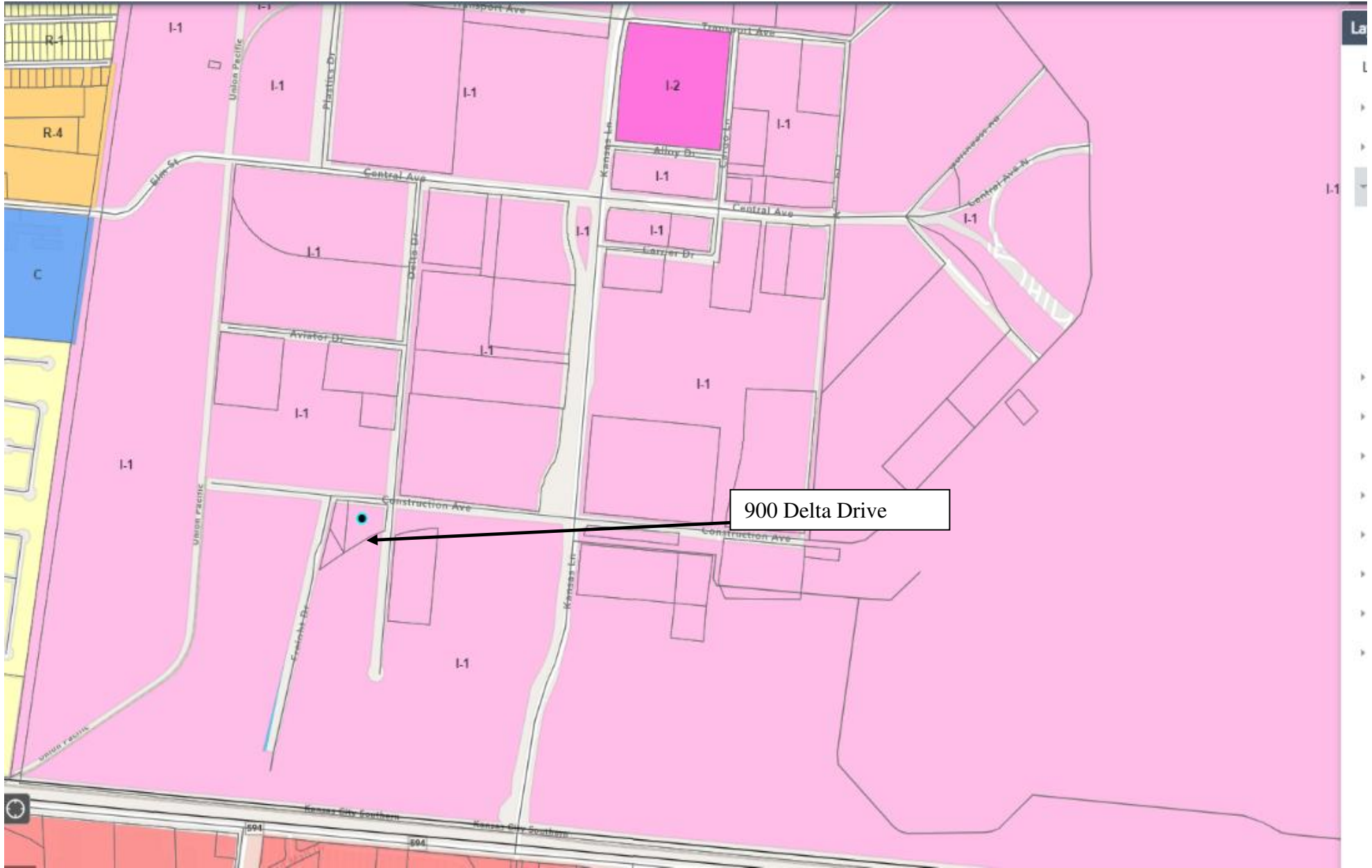


IMAGE SHOWING AN AERIAL VIEW OF THE SITE



IMAGE SHOWING THE REAR OF THE SITE

