

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: September 27, 2022

A Regular Meeting of the Board of Adjustment will be held on **Monday, October 10, 2022 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

None

VARIANCES:

V. 110-22: Magnolia Johnson Estates LLC, 3410 Renwick Street, Monroe LA 71203

The applicant is requesting approval to construct a duplex instead of the minimum requirement of a triplex in a B-2 zone and for a rear yard set-back of fifteen (15) feet instead of twenty-five (25) feet as stipulated by the ordinance. The property is located at 3410 Renwick Street, Monroe LA 71203.

OTHER BUSINESS:

None

**City of Monroe
Board of Adjustment**

CASE NO.: V 110-22
NAME OF APPLICANT: MAGNOLIA JOHNSON ESTATES LLC
SITE ADDRESS: 3410 RENWICK STREET, MONROE, LA
COUNCIL DISTRICT: 3

REQUEST: The applicant is requesting approval to construct a duplex instead of the minimum requirement of a triplex in a B-2 zone and for a rear yard set-back of fifteen (15) feet instead of twenty-five (25) feet as stipulated by the ordinance.

SIZE OF PROPERTY: .10 acres (more or less)

PRESENT ZONING: B-2, Neighborhood Business District

PRESENT USE: Vacant Lot

MOST NEARLY BOUNDED BY (STREETS): North of Owl Street; South of and fronting on Renwick Steet; East of Griffin Street; and West of State Street.

SURROUNDING LAND USES: The surrounding land use is a mixture of Single-Family Residential District, Neighborhood Mixed-use District and Neighborhood Business District.

ADVERSE INFLUENCES: Deviation from what is stipulated by the ordinance.

POSITIVE INFLUENCES: Increase in housing stock available to residents of the city and a reduction of empty lots and blight in that area.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting approval to construct a duplex instead of the minimum requirement of a triplex in a B-2 zone and for a rear yard set-back of fifteen (15) feet instead of twenty-five (25) feet as stipulated by the ordinance. The lot size in that area is not large enough to accommodate a triplex along with the required parking and the stipulations for safety where cars are not allowed to back out into the public street. This division does not have an objection in granting this variance.

As with all variance requests, the applicants need 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 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

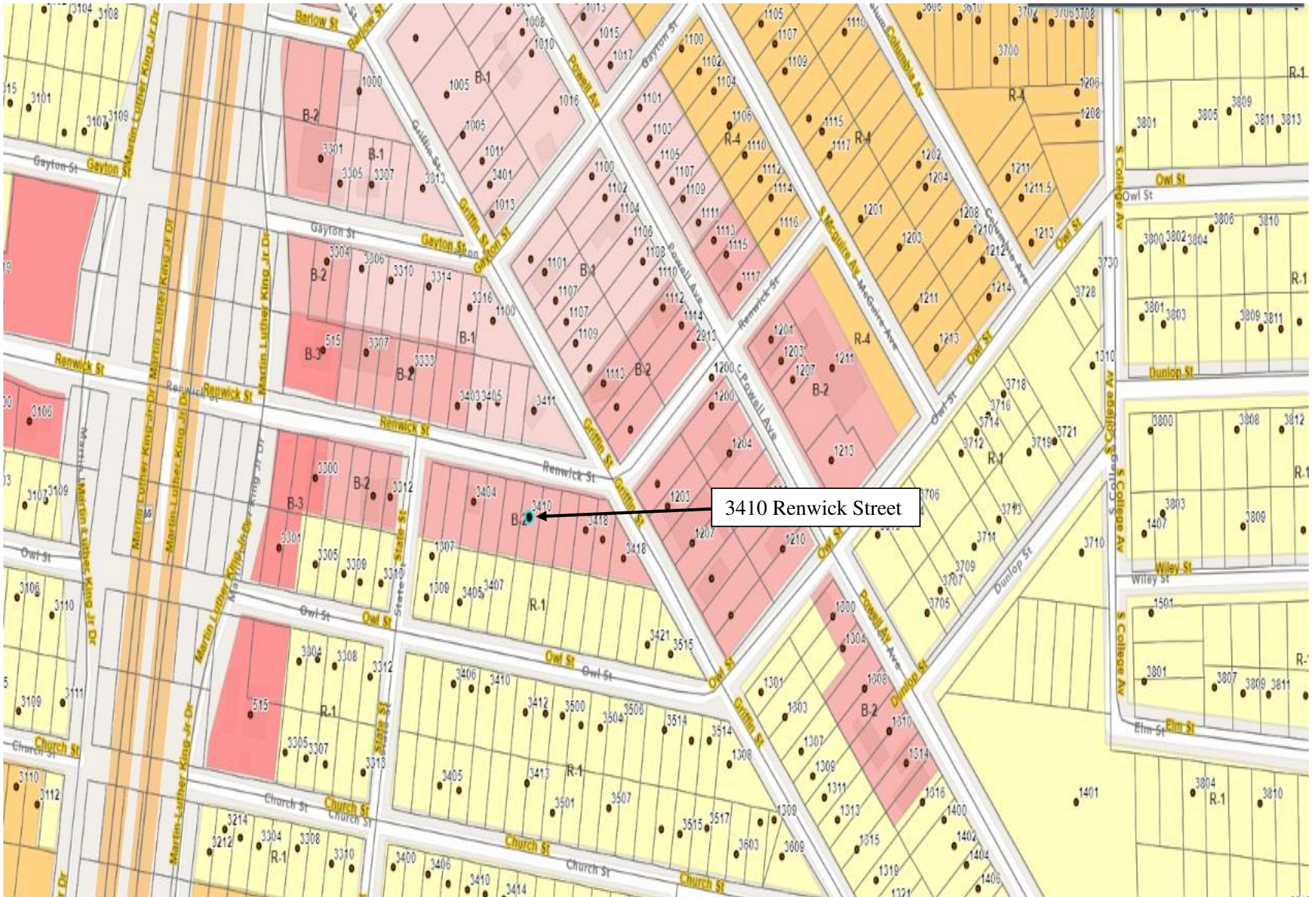


IMAGE SHOWING LAYOUT OF PROPOSED DUPLEX

Magnolia Johnson Estates LLC 3410 Renwick St. Duplex
Planning & Zoning Dimension Measurements

Lot Width
45 ft.

Rear Setback
15 ft.

Building
Width
30 ft.

Setback
7 1/2 ft.

Entire Project
120 ft.

15' 08"

Parking
Lot
Dimensions

① 40x40

Setback
40 ft.

Parking Lot
19 ft.

Renwick St

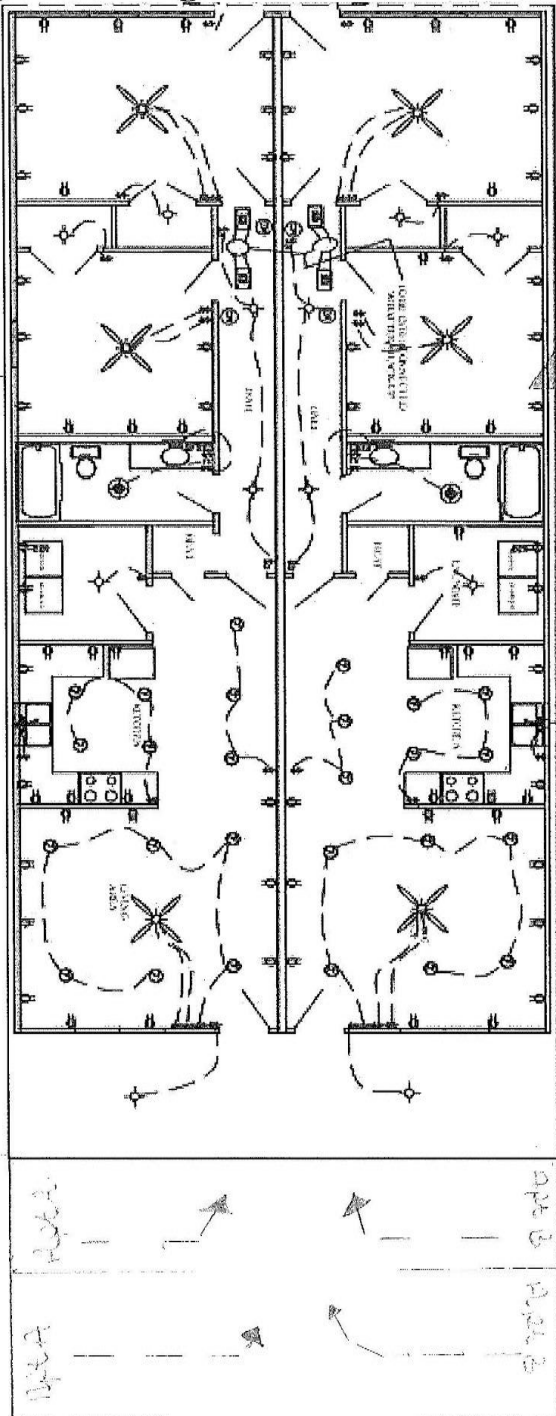


IMAGE SHOWING AN AERIAL VIEW OF THE SITE



IMAGE SHOWING SITE AND SURROUNDING AREA



3410 Renwick Street

Google

IMAGE SHOWING SITE AND SURROUNDING AREA



Across the street from 3410 Renwick Street

IMAGE SHOWING SITE AND SURROUNDING AREA



© Area west of the site

IMAGE SHOWING SITE AND SURROUNDING AREA



Area west of the site

