

**M E M O**

**TO: ALL BOARD OF ADJUSTMENT MEMBERS**

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

**DATE: October 4, 2023**

A Regular Meeting of the Board of Adjustment will be held on **Monday October 9, 2023 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

**AGENDA**

**MINUTES:**

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

**VARIANCES:**

**V. 107-23: Discount Tires/Jennifer Wolfe, 4641 Pecanland Mall Drive, Monroe, LA 71203**

The applicant is requesting approval to have signs mounted on their building that does not face a dedicated street right of ways as stipulated by the ordinance. The property is in the B-3 zone (General Business/Commercial) District, at 4664 Pecanland Mall drive, Monroe, Louisiana 71203.

**V. 108-23 – Sampo Contracting and Inspections – 707 Stubbs Avenue, Monroe, LA 71201**

The applicant is requesting approval for a 15ft corner side yard variance to accommodate the construction of a duplex on a lot of land. The stipulated setback for the zone the lot is located in is 20ft. The property is in the B-1 zone (Neighborhood Mixed Use) District, at 707 Stubbs Avenue, Monroe, Louisiana 71201.

**OTHER BUSINESS:**

None.

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 107-23  
**NAME OF APPLICANT:** Discount Tires/Jennifer Wolfe  
**SITE ADDRESS:** 4641 Pecanland Mall Drive, Monroe, LA 71203  
**COUNCIL DISTRICT:** 3

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**REQUEST:** The applicant is requesting approval to have signs mounted on their building that does not face a dedicated street right of ways as stipulated by the ordinance. The property is in the B-3 zone (General Business/Commercial) District, at 4641 Pecanland Mall drive, Monroe, Louisiana 71203.

**SIZE OF PROPERTY:** 2.125 acres (more or less)

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

**PRESENT USE:** Vacant Building

**MOST NEARLY BOUNDED BY (STREETS):** North of Pecanland Mall Dr; South of and fronting Pecanland Mall Dr; East of Pecanland Dr; and West of Garrett Rd.

**SURROUNDING LAND USES:** The surrounding land use is a predominantly zoned B-3 (General Business/Commercial) District

**ADVERSE INFLUENCES:** Deviation from what is stipulated by the ordinance as it relates to signs being place on areas of a building that does not face a dedicated street right of way frontage.

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

**COMMENTS/ RECOMMENDATIONS:** The eight (8) stipulations must be used as the guide for deciding whether a variance should be granted or not.

**OPTIONS:** Approve the applicant's request, as presented.

Approve the applicant's request with conditions or amendments.

Deny the applicant's request, as presented.

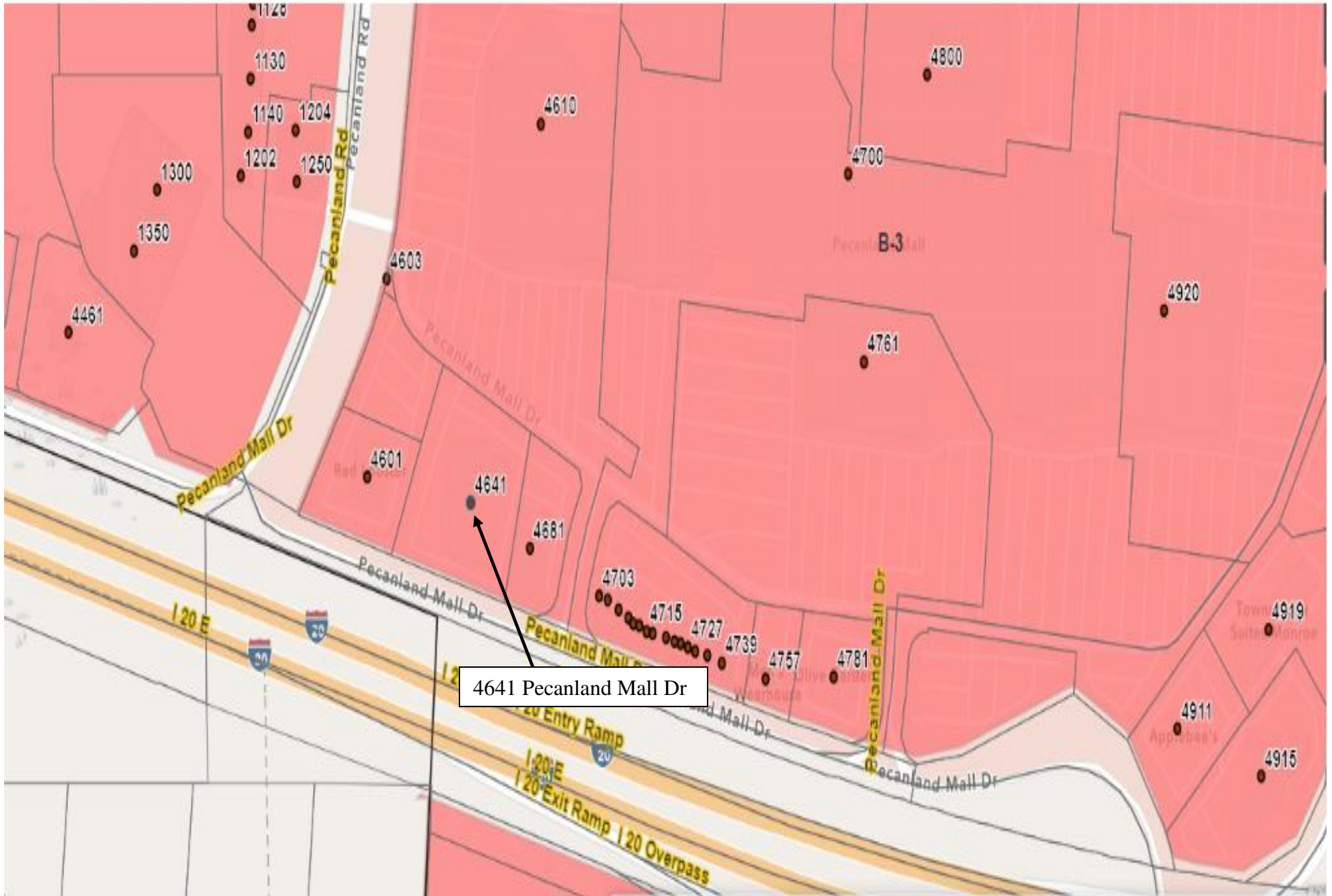
As with all requests, the applicants need to provide evidence of specific hardship, one that is not based on financial considerations, to warrant the request applied for and the relief requested. In addition, it must be noted that the request is the minimum necessary to accomplish a reasonable use of 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 ZONING CLASSIFICATION OF THE AREA THE SITE IS LOCATED**



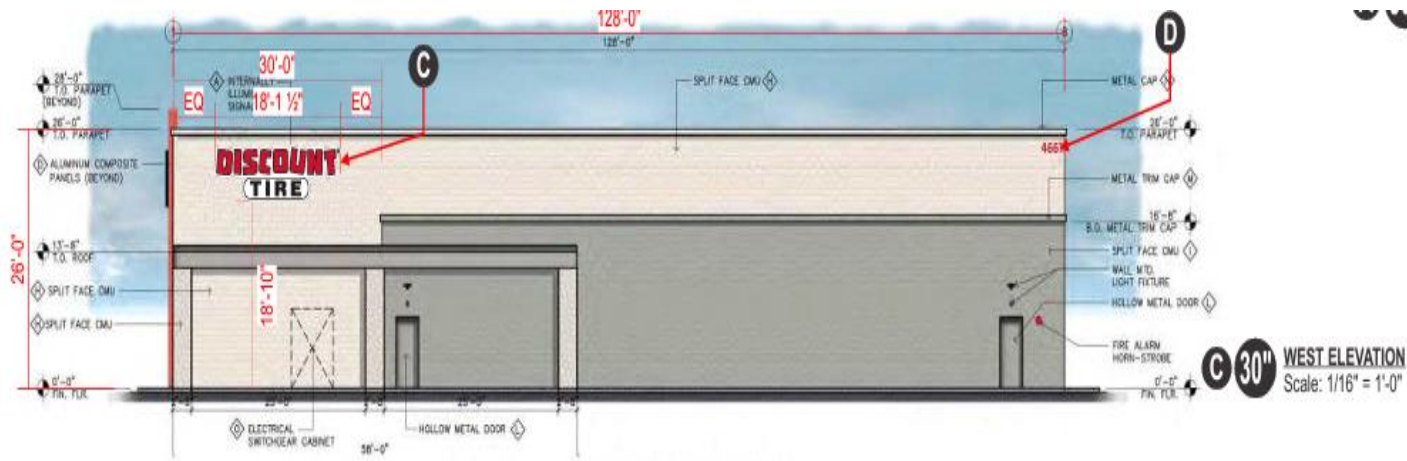
**IMAGE SHOWING AN AERIAL VIEW OF THE SITE**



**IMAGE SHOWING THE SITE**



# IMAGE SHOWING THE PROPOSED SIGNS

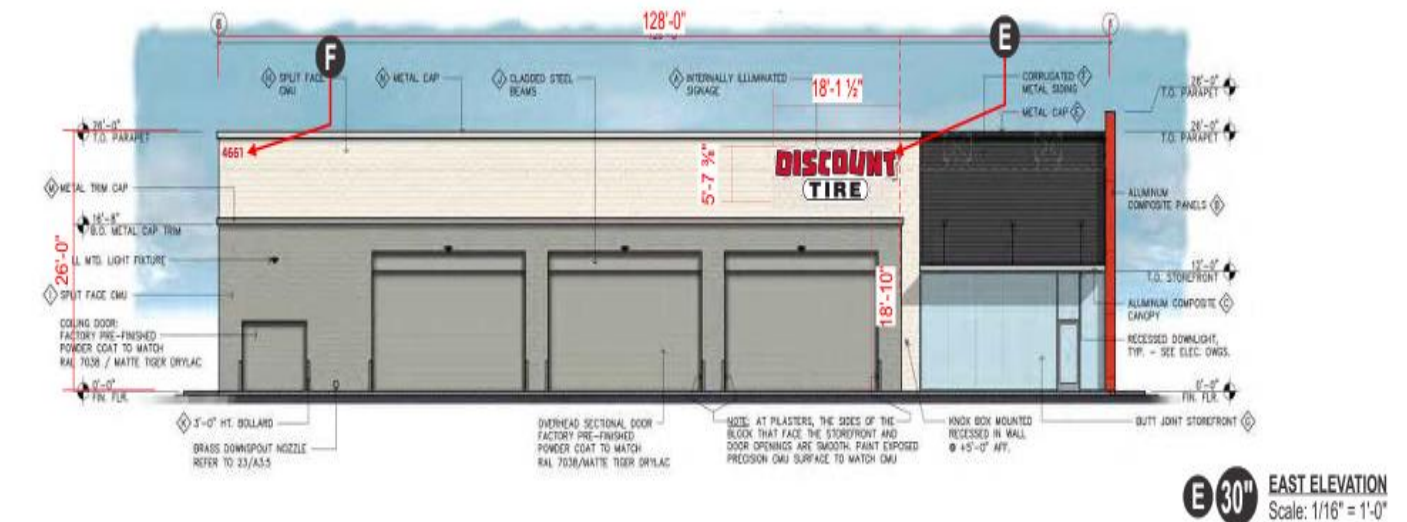


Scale: 1/16" = 1'-0"

- PATRIOT RED
- BONE WHITE
- CHARCOAL GREY
- SW 7066 GRAY MATTERS
- SW 7104 COTTON WHITE

## FINISH LEGEND

- 3-DIMENSIONAL INTERNALLY ILLUMINATED SIGNAGE (UNDER SEPARATE PERMIT)
- ALUMINUM COMPOSITE PANELS: ALUCOROND "MATTE PATRIOT RED"
- ALUMINUM CLASSED CANOPY: ALUCOROND "MATTE BRUSHED STAINLESS"
- ALUMINUM COMPOSITE PANELS: ALUCOROND "MATTE BONE WHITE"
- 8" METAL CAP BY ATAS INTERNATIONAL INC. COATED: "BLACK"
- CORRUGATED METAL PANEL BY ATAS INTERNATIONAL INC. COATED: "BLACK"
- ANODIZED ALUMINUM STOREFRONT SYSTEM - CLEAR ANODIZED FINISH ARCADIA AFGROIT
- INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7104 "COTTON WHITE"
- INTEGRAL COLOR SPLIT FACE CMU TO MATCH SW 7066 "GRAY MATTERS"
- CLASSED STEEL BEAMS: POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC
- STEEL BOLLARDS - POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC
- HOLLOW METAL DOORS - PAINTED SHERWIN WILLIAMS SW 7066 "GRAY MATTERS"
- METAL TRIM CAP - 8" LINK & LOCK BY LONGBEARD - COLOR TO MATCH SW 7066 "GRAY MATTERS"
- METAL CAP - COLOR TO MATCH SW 7104 "COTTON WHITE"
- PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE"
- STEEL ROOF SYSTEM-POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC



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Client: **DISCOUNT TIRE LAS 12040**  
Address: **4661 PECANLAND MALL DRIVE**  
City/State: **MONROE, LA 71203**  
Sales: **HOUSE** Designer: **IP**  
Date: **03.02.20** PM **TG**

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Revision:  
R6) 07/25/22 updated font - DR  
R7) 09/19/23 Revise per PM notes / Added sign on rear - FK

Signs will be manufactured with 120 or 277 Volts AC.  
All Primary electrical service to the sign and final connection thereof, is the responsibility of the buyer.  
All work is to be done in accordance with the purchase agreement attached hereto. In case of variance between the specifications of the purchase agreement and this drawing, the drawing shall prevail.

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approvals:

Sales: \_\_\_\_\_ Date: \_\_\_\_\_  
P.M.: \_\_\_\_\_ Date: \_\_\_\_\_  
Designer: \_\_\_\_\_ Date: \_\_\_\_\_  
Client: \_\_\_\_\_ Date: \_\_\_\_\_

**CID309443-BDG**

PAGE SIZE: 11" x 17"

Sheet: 5 of 15

WALTON-FILE1\Clients\Discount Tire\_Locations\LA\LA Monroe LAS 12040\309443 Bldg Signage\DESIGNS

# IMAGE OF PROPOSED SIGNS



10101 Reunion Place  
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Client: **DISCOUNT TIRE LAS 12040**  
Address: **4661 PECANLAND MALL DRIVE**  
City/State: **MONROE, LA 71203**  
Sales: **HOUSE** Designer: **IP**  
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This sign is intended to be installed in accordance with the requirements of Article 602 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

Approvals:

Sales:

Date:

P.M.:

Date:

Design:

Date:

Client:

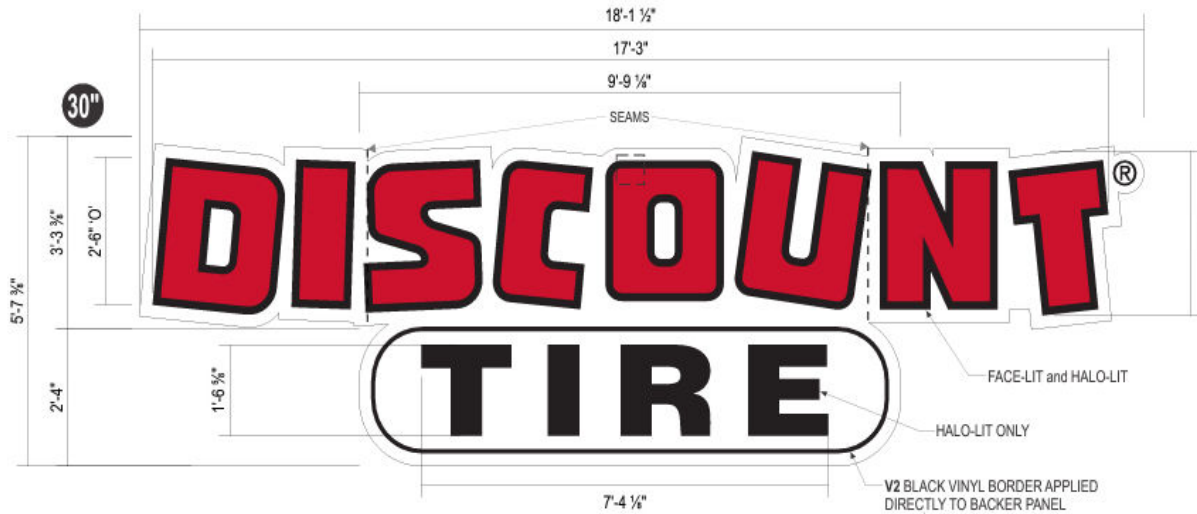
Date:

**CID309443-BDG**

Sheet: 9 of 15

\\WALTON-FILE\1\Clients\Discount Tire\_Locations\LA\LA Monroe LAS 12040\309443 Bldg Signage\DESIGNS

PAGE SIZE: 11" x 17"



NIGHT VIEW

J-BOX PROVIDED BY GC  
CENTER ON LETTERS INSIDE WALL

**A C E G** CUSTOM FABRICATED " DISCOUNT TIRE " FACE-LIT / HALO ILLUMINATED CHANNEL LETTERS W/BACKER PANEL - EXTERIOR  
Scale: 1/2" = 1'-0"

QTY. (4) REQ'D

"DISCOUNT" AREA	47.97 SQ. FT.
"TIRE" AREA	11.40 SQ. FT.
BACKER SIZE	5'-7 3/4" x 18'-1 1/2"
ILLUMINATION	HANLEY 7000k WHITE L.E.D.s
ELECTRICAL	5 amps ea. / 120V- (1) 20 amp circuit (provided by GC)
FACE COLOR	DISCOUNT: V1 / V2 • TIRE and border outline: V2
TRIMCAP COLOR	P.F. Black
RETURN COLOR	P.F. Black

**VINYL**





**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 108-22  
**NAME OF APPLICANT:** Sampo Contracting and Inspections  
**SITE ADDRESS:** 707 Stubbs Avenue, Monroe, LA 71201  
**COUNCIL DISTRICT:** 3

---

**REQUEST:** The applicant is requesting approval for a 15ft corner side yard variance to accommodate the construction of a duplex on a lot of land. The stipulated setback for the zone the lot is located in is 20ft. The property is in the B-1 zone (Neighborhood Mixed Use) District, at 707 Stubbs Avenue, Monroe, Louisiana 71201.

**SIZE OF PROPERTY:** 0.41 acres (more or less)

**PRESENT ZONING:** B-1, (Neighborhood Mixed Use) District

**PRESENT USE:** Vacant Lot

**MOST NEARLY BOUNDED BY (STREETS):** North of and fronting on Stubbs Ave; South of Roselawn Ave; East of N 7<sup>th</sup> St; and West of N 8<sup>th</sup> St.

**SURROUNDING LAND USES:** The surrounding land use is predominantly Single-Family Residential and Multi-family Residential.

**ADVERSE INFLUENCES:** Encroaching into the required corner side yard. Potential for increased traffic

**POSITIVE INFLUENCES:** Increase in the housing stock within the city.

**COMMENTS/ RECOMMENDATIONS:** The eight (8) stipulations must be used as the guide for deciding whether a variance should be granted or not.

**OPTIONS:** Approve the applicant's request, as presented.

Approve the applicant's request with conditions or amendments.

Deny the applicant's request, as presented.

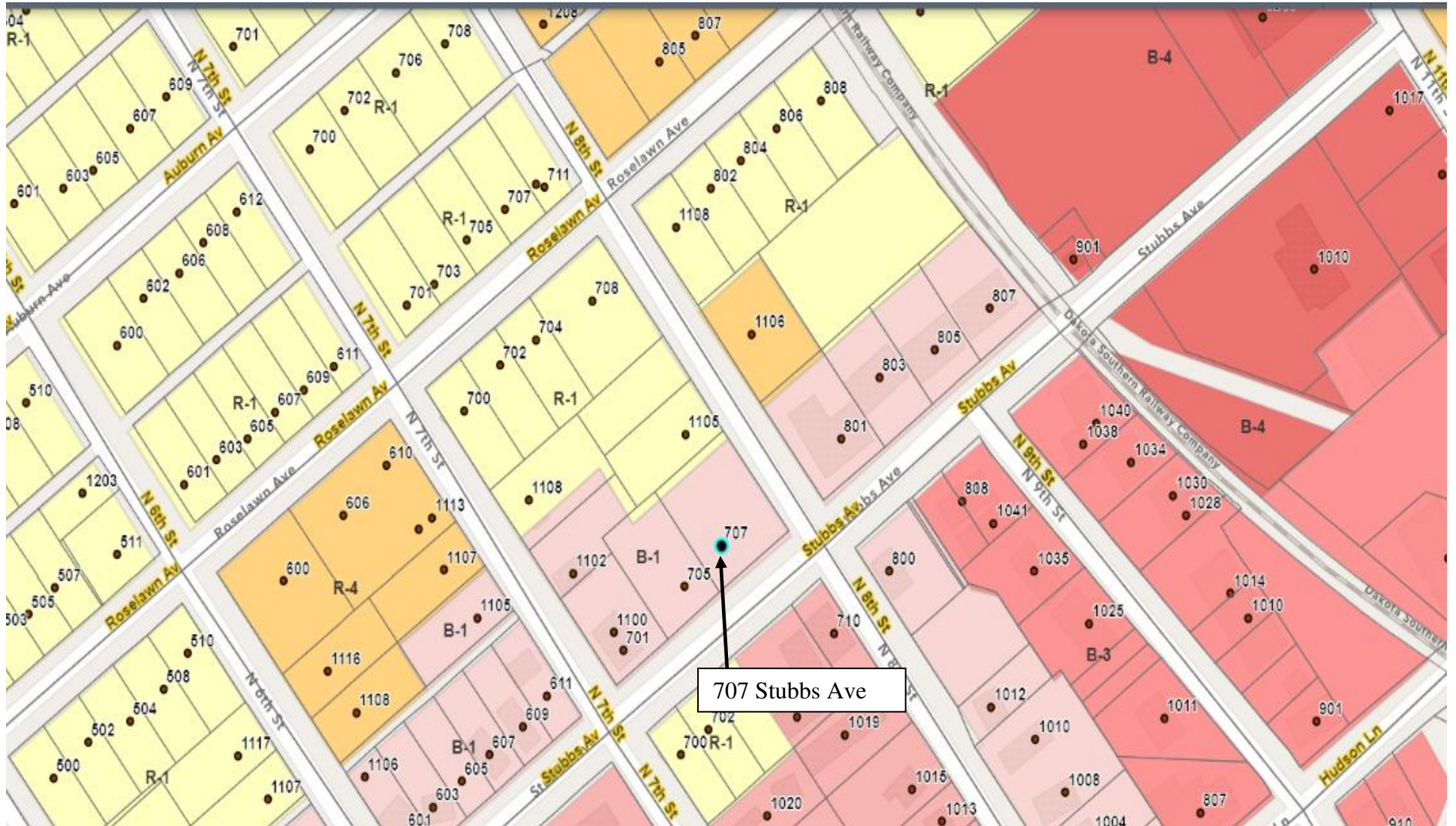
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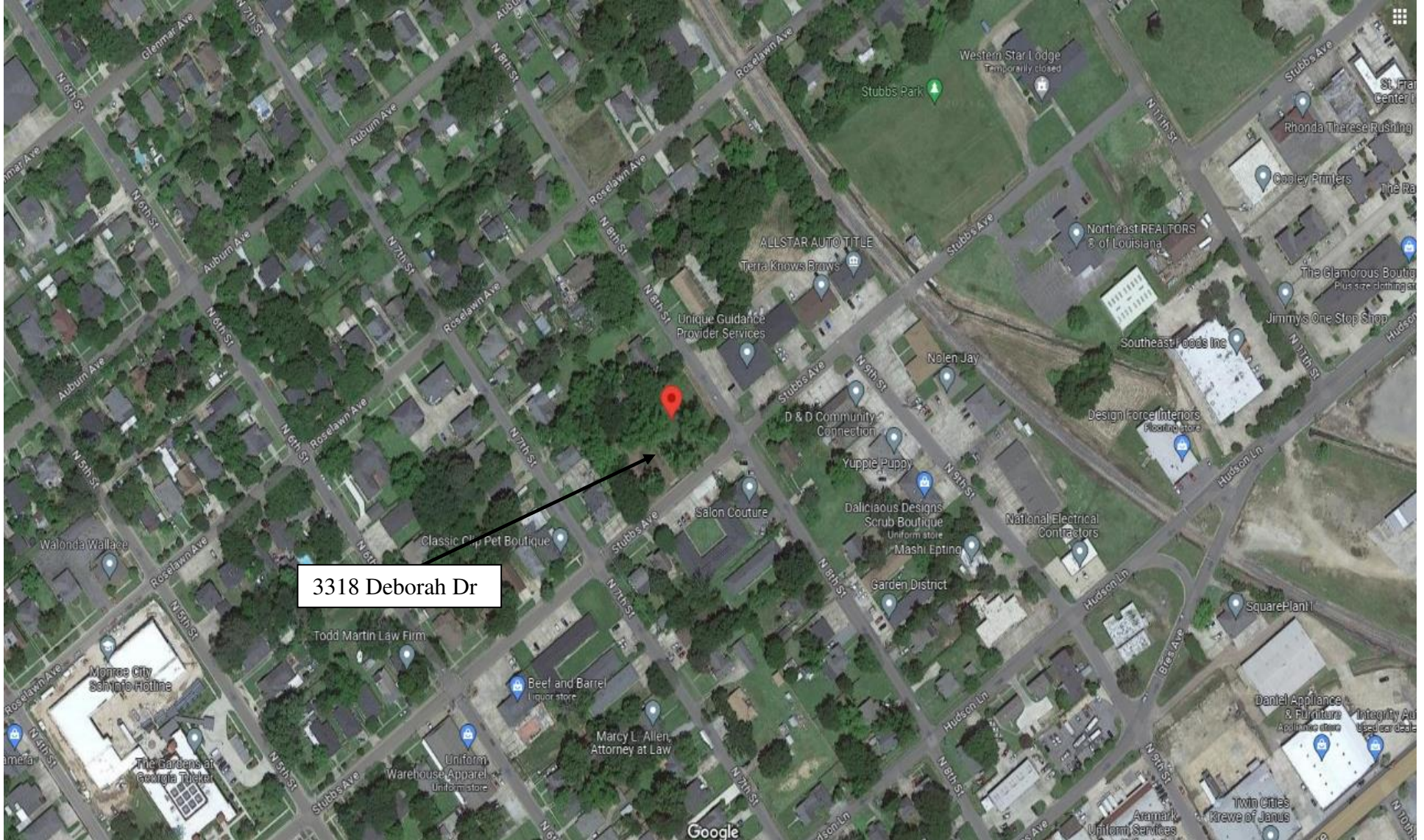
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**IMAGE SHOWING ZONING CLASSIFICATION OF THE AREA THE SITE IS LOCATED**



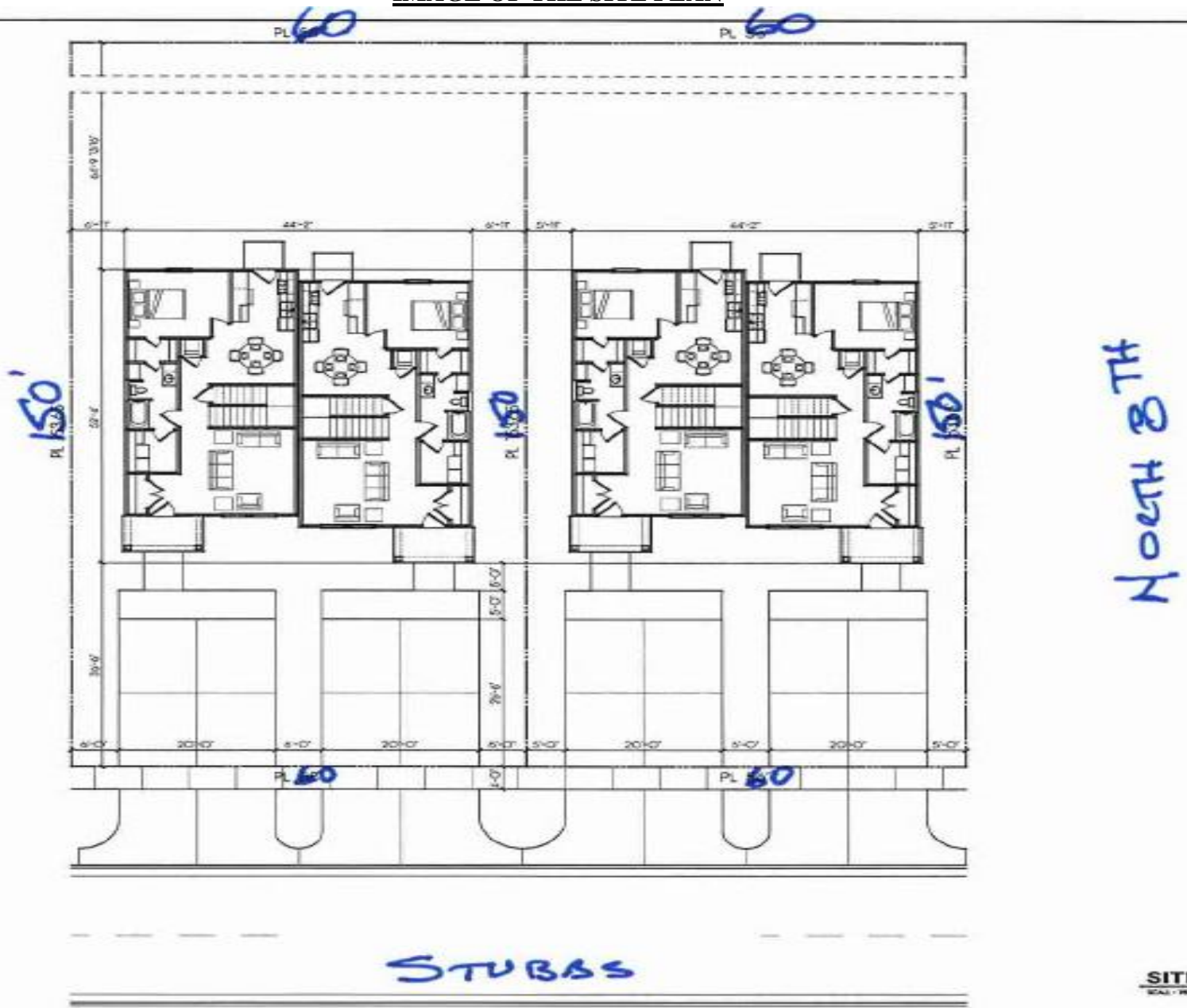
**IMAGE SHOWING AN AERIAL VIEW OF THE SITE**



**IMAGE OF SITE**



IMAGE OF THE SITE PLAN

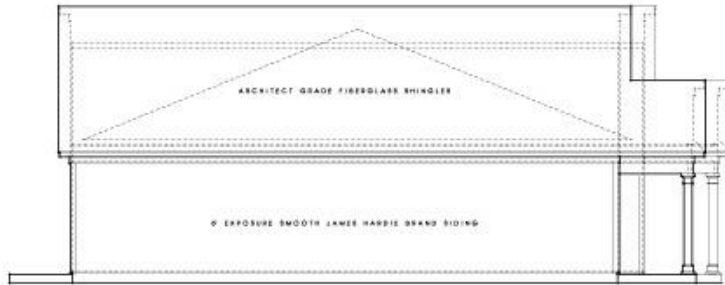


# ELEVATIONS



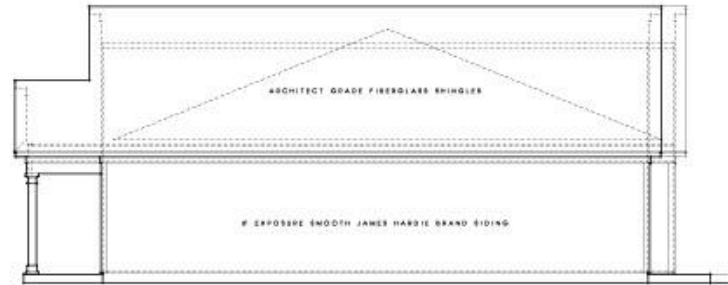
**REAR ELEVATION**

SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**

SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**

SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

**MICHAEL SAMPOGNARO - ROCHELLE DUPLEXES**

**RICHARD D. NEWCOMER**  
RESIDENTIAL DESIGN STUDIO  
ORLANDO, FLORIDA 32809



DATE  
6-14-23

SHEET NO.

**2**