

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

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

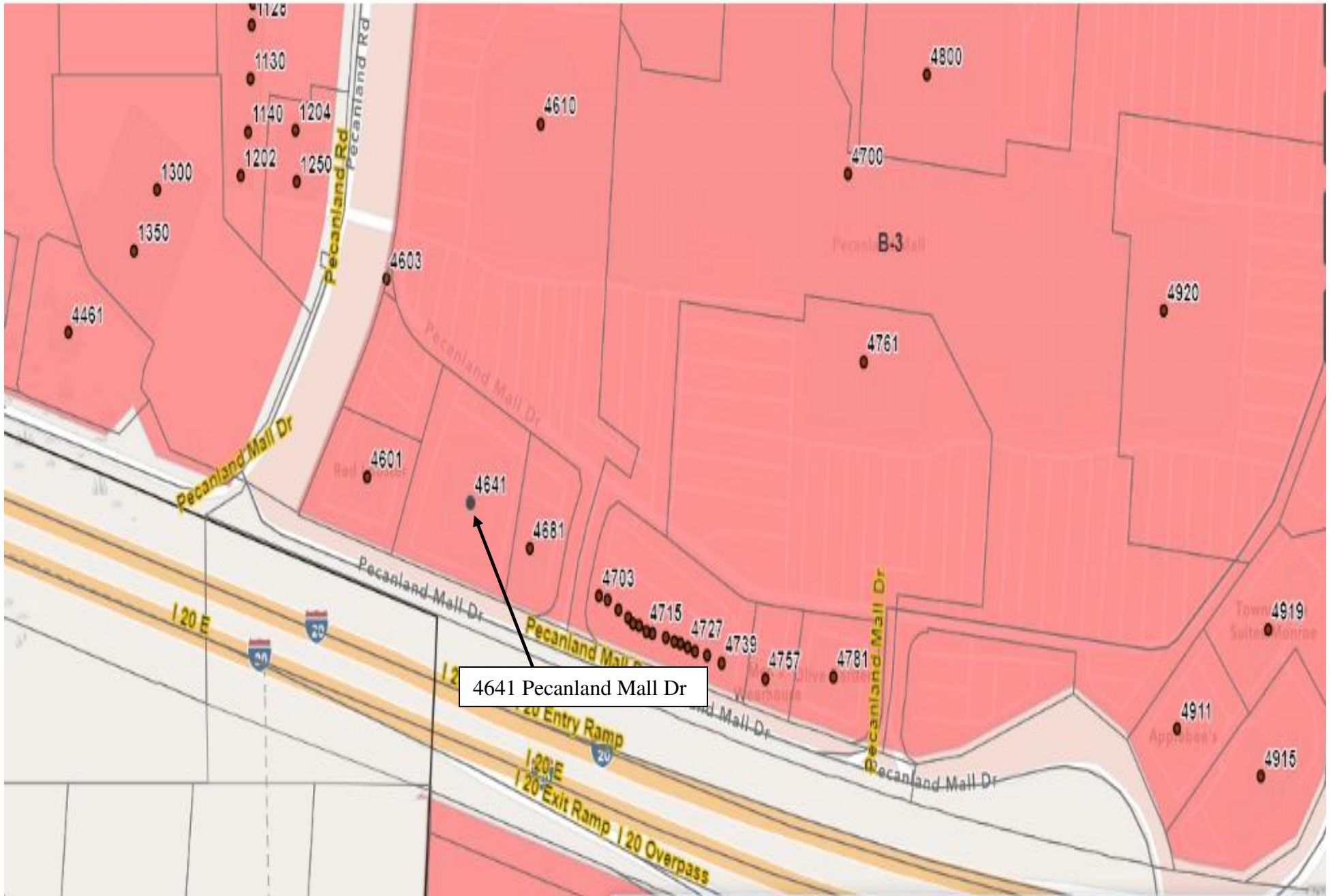


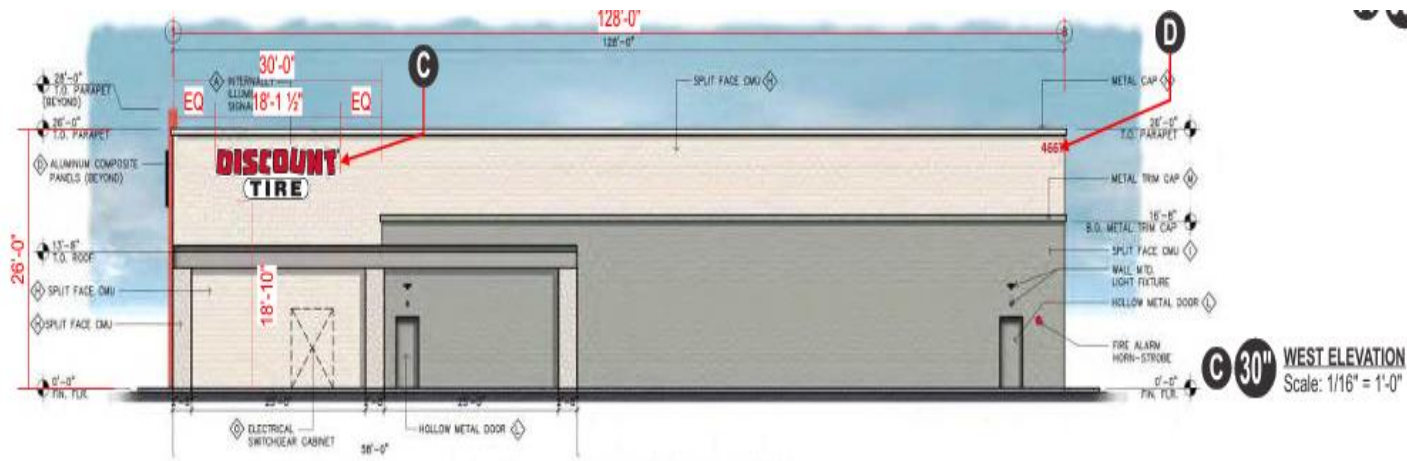
IMAGE SHOWING AN AERIAL VIEW OF THE SITE



IMAGE SHOWING THE SITE



IMAGE SHOWING THE PROPOSED SIGNS

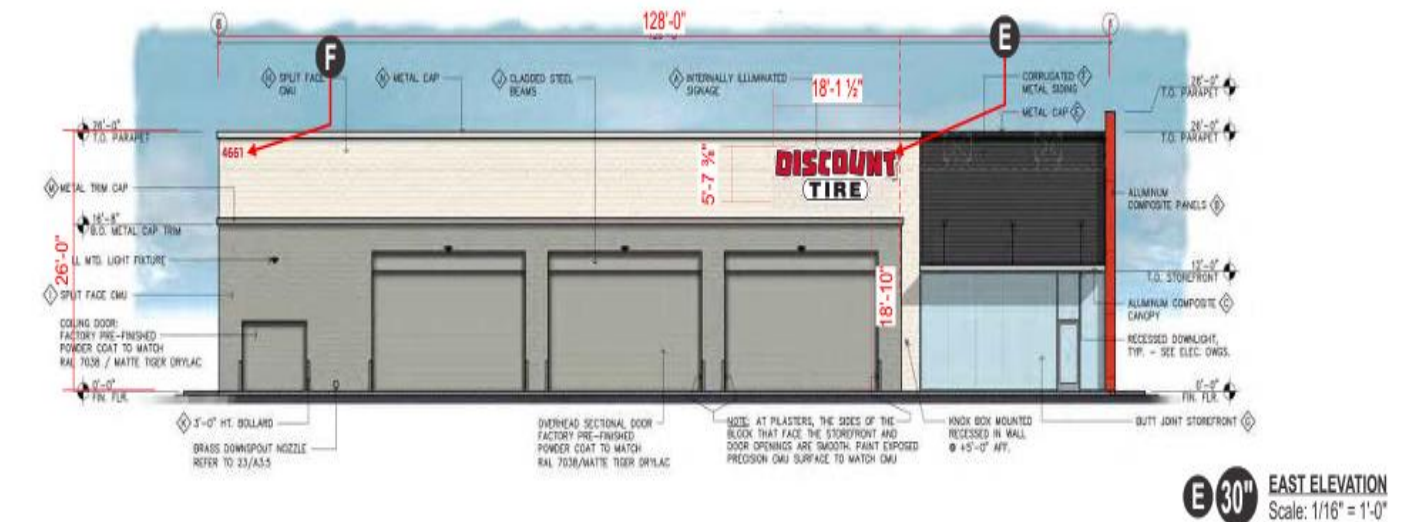


Scale: 1/16" = 1'-0"



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"
- ◆ PAINT SHERWIN WILLIAMS SW 7104 "COTTON WHITE"
- ◆ STEEL ROOF SYSTEM-POWDER COAT COLOR TO MATCH RAL 7038/MATTE TIGER DRYLAC



10101 Reunion Place
Suite 500
San Antonio, TX 78216
P 210.886.0644
waltonsignage.com
© 2017 WALTON ALL RIGHTS RESERVED

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**

This is an original drawing created by Walton. It is submitted for your personal use, however, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

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
Suite 500
San Antonio, TX 78216
P. 210. 986. 0644
waltonsignage.com
© 2017 WALTON ALL RIGHTS RESERVED

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**

This is an original drawing created by Walton. It is submitted for your personal use. However, it shall at all times remain the property of Walton. It may be used in connection with the project being planned for you by Walton, but not otherwise. You are not authorized to show these drawings to anyone outside your organization, nor is it to be reproduced, used, copied or exhibited in any fashion.

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 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



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 7th St; and West of N 8th 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.

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.

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

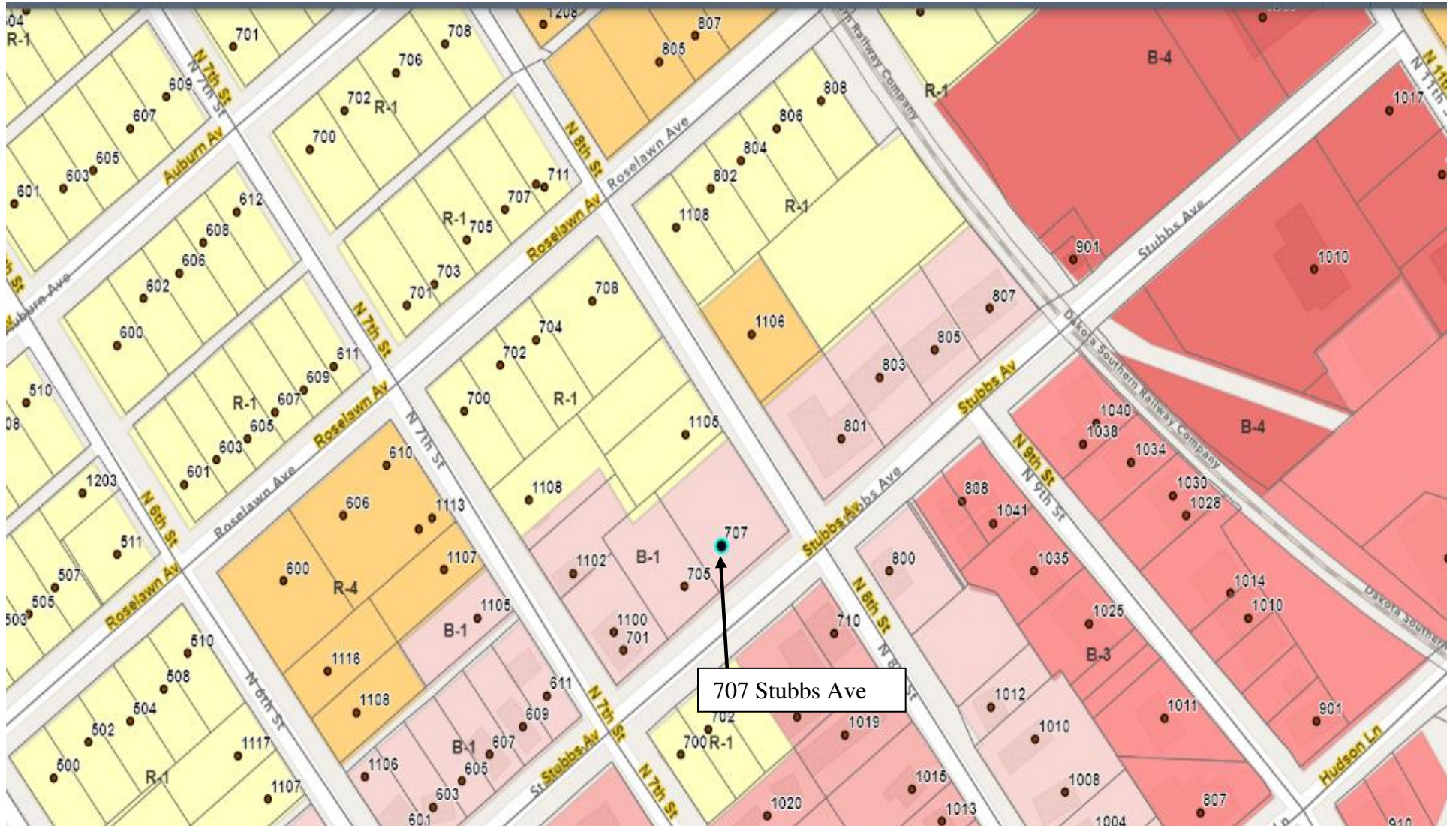


IMAGE SHOWING AN AERIAL VIEW OF THE SITE

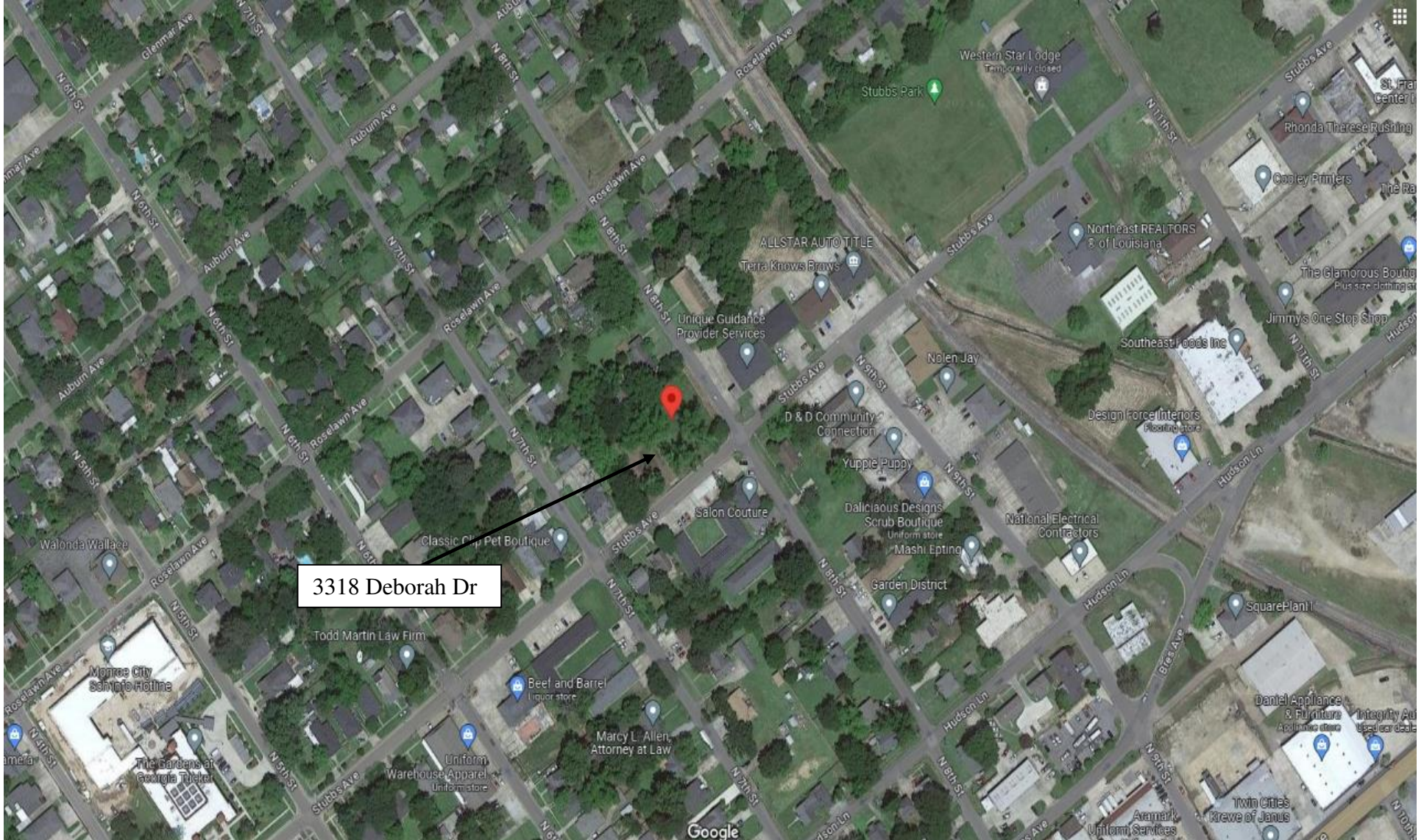
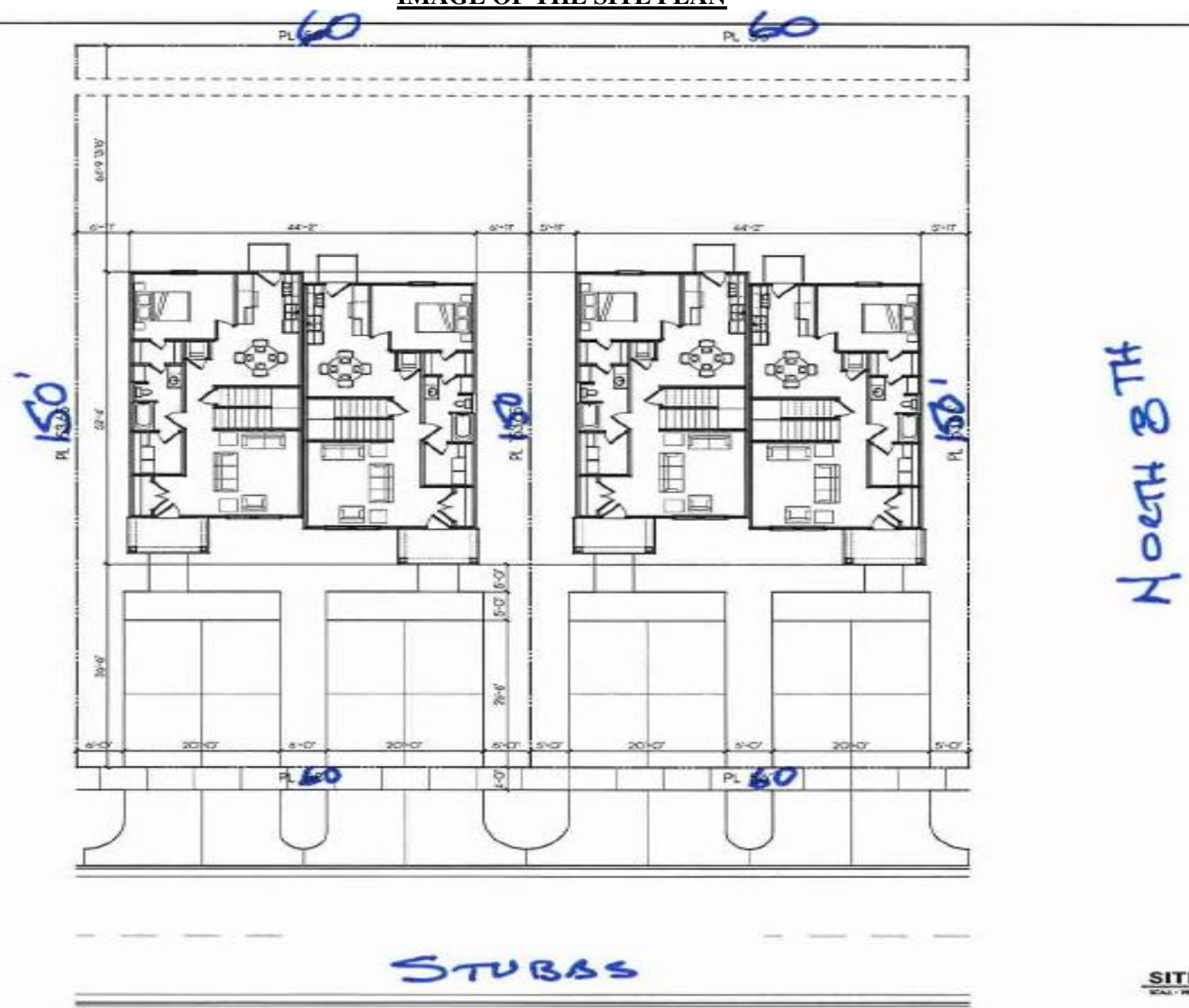


IMAGE OF SITE



IMAGE OF THE SITE PLAN

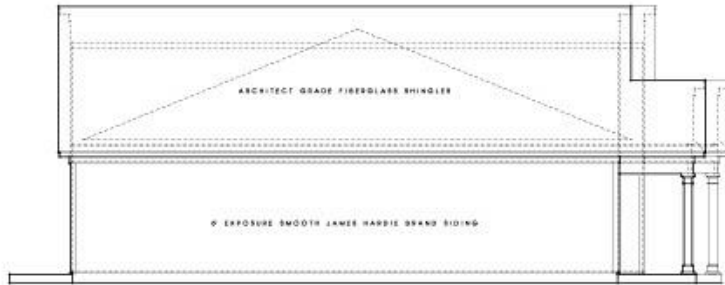


ELEVATIONS



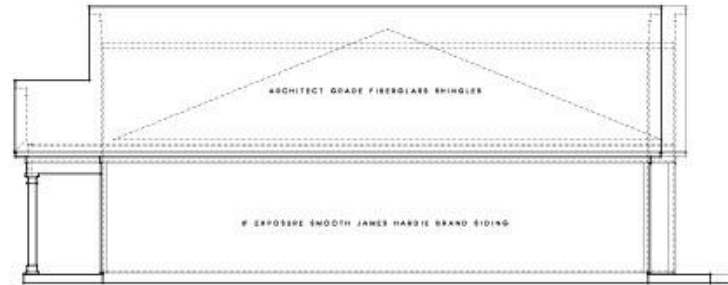
REAR ELEVATION

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



DATE
6-14-23

SHEET NO.

2