

**M E M O**

**TO: ALL BOARD OF ADJUSTMENT MEMBERS**  
**FROM: MR. ROBBIE MCBROOM, CHAIRMAN**  
**DATE: September 7, 2023**

A Regular Meeting of the Board of Adjustment will be held on **Monday September 11, 2023 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

**AGENDA**

**MINUTES:**

Approval of the June 12, 2023, Board of Adjustment Minutes.

**VARIANCES:**

**V. 104-23 – Mid-South Distributing – 1904 Ruffin Drive, Monroe, LA 71201**

The applicant is requesting approval to have a sign mounted on their building that does not face a dedicated street right of way frontage as stipulated by the ordinance. The property is in the B-3 zone (General Business/Commercial) District, at 1904 Ruffin Drive, Monroe, Louisiana 71201.

**V. 105-23 – MKS Twins LLC – 207 & 209 Rochelle Avenue, Monroe, LA 71201**

The applicant is requesting approval to re-subdivide two (2) lots into three (3) lots that are below the minimum lot size (7,200 sq) for a lot in an R-1 (Single family residential) district as stipulated by the ordinance. The properties are in the R-1 zone (Single Family Residential) District, at 207 & 209 Rochelle Avenue, Monroe, Louisiana 71201.

**V. 106-23 – Riverside Landscape/Carson Rutz – 2717 Bramble Drive, Monroe, LA 71201**

The applicant is requesting approval for a 4ft 4 inches corner side yard variance to accommodate a covered porch with an existing slab and approval for a 20ft rear yard variance to accommodate the construction of an outdoor seating area that will be attached to the main structure, and which also contains a kitchen. The property is in the R-1 zone (Single Family Residential) District, at 2717 Bramble Drive, Monroe, Louisiana 71201.

**OTHER BUSINESS:**

None.

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 104-23  
**NAME OF APPLICANT:** Mid-south Distributing/Dawn Brammer  
**SITE ADDRESS:** 1904 Ruffin Drive, Monroe, LA 71201  
**COUNCIL DISTRICT:** 5

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**REQUEST:** The applicant is requesting approval to have a sign mounted on their building that does not face a dedicated street right of way frontage as stipulated by the ordinance. The property is in the B-3 zone (General Business/Commercial) District, at 1904 Ruffin Drive, Monroe, Louisiana 71201.

**SIZE OF PROPERTY:** 0.925 acres (more or less)

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

**PRESENT USE:** Warehouse

**MOST NEARLY BOUNDED BY (STREETS):** North of Hadley St; South of and fronting on Ruffin Dr; East of Parkview Dr; and West of MLK Jr Dr.

**SURROUNDING LAND USES:** The surrounding land use is a predominantly Business/Commercial and Campus District

**ADVERSE INFLUENCES:** Deviation from the stipulation of the ordinance.

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

**COMMENTS/  
RECOMMENDATIONS:**

**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.

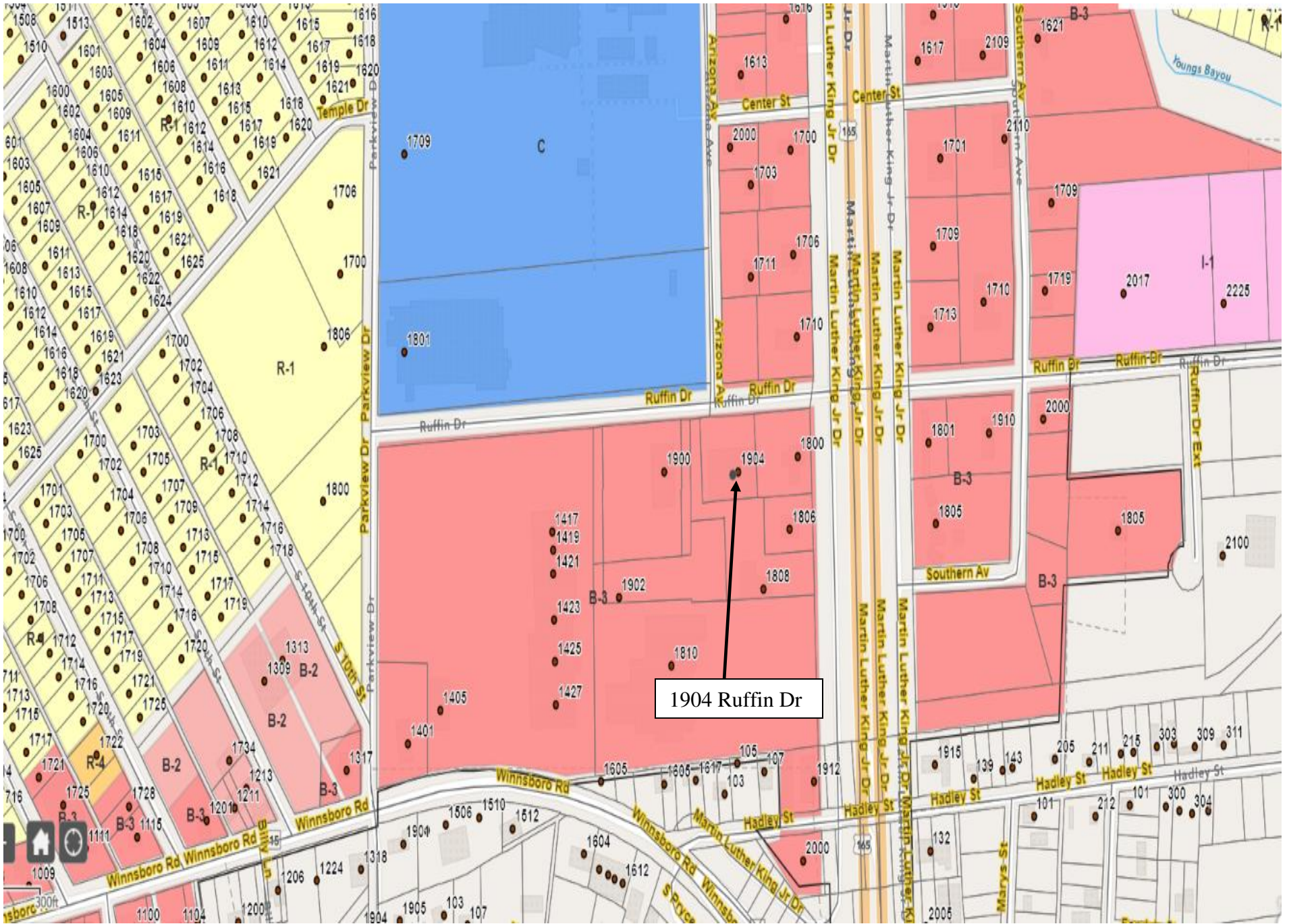
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**PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:**

***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 OF ZONING AND SITE IS LOCATION**



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



**IMAGE SHOWING THE SITE**



**IMAGE OF THE PROPOSED SIGN**

CLIENT: **Midsouth Distribution**

SALESMAN: **Bill Funderburk**

DESIGNER: **Ryan Harrod**

DATE: **07/11/2**

DESCRIPTION: **5' x 20' ACM Sign**

**1904 Ruffin Dr**



**SCALE: 1/16" =**

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 105-23  
**NAME OF APPLICANT:** MKS Twins LLC/Michael Sampognaro  
**SITE ADDRESS:** 207 & 209 Rochelle Avenue, Monroe, LA 71201  
**COUNCIL DISTRICT:** 1

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**REQUEST:** The applicant is requesting approval to re-subdivide two (2) lots into three (3) lots that are below the minimum lot size (7,200 sq) for a lot in an R-1 (Single family residential) district as stipulated by the ordinance. The properties are in the R-1 zone (Single Family Residential) District, at 207 & 209 Rochelle Avenue, Monroe, Louisiana 71201.

**SIZE OF PROPERTY:** 0.42 acres (more or less)

**PRESENT ZONING:** R-1, (Single Family Residential) District

**PRESENT USE:** Vacant Lots

**MOST NEARLY BOUNDED BY (STREETS):** North of and fronting on Rochelle Ave; South of Downey Ln; East of N 2<sup>nd</sup> St; and West of N 3<sup>rd</sup> St.

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

**ADVERSE INFLUENCES:** Deviation from the stipulation of the ordinance.

**POSITIVE INFLUENCES:** N/A.

**COMMENTS/  
RECOMMENDATIONS:**

**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:*



9. 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.
10. 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.
11. 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.
12. 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.
13. The variance, if granted, will not alter the essential character of the locality.
14. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
15. 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).
16. 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 OF ZONING AND SITE IS LOCATION**

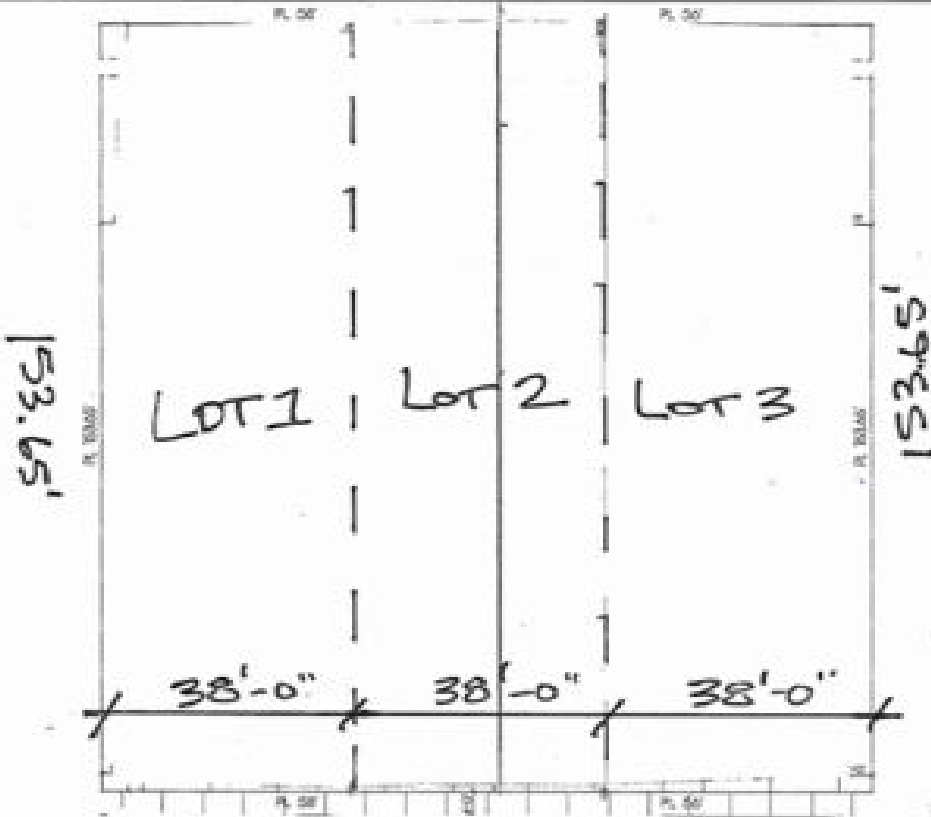




**IMAGE SHOWING A SITE PLAN OF THE SITE**



**PROPOSED SUBDIVISION FROM 2 TO 3 LOTS**



PROPOSED  
LOT SIZES  
38'-0" X 153.65'

ROCHELLE AVENUE

SITE PLAN

MICHAEL SAMPOGNARO - ROCHELLE DUPLEXES

RICHARD D. NEWCOMER  
RESIDENTIAL SERVICES BY JACO  
REGISTERED PROFESSIONAL LAND SURVEYOR



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**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 106-23  
**NAME OF APPLICANT:** Riverside Landscape/Carson Rutz  
**SITE ADDRESS:** 2717 Bramble Drive, Monroe, LA 71201  
**COUNCIL DISTRICT:** 1

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**REQUEST:** The applicant is requesting approval for a 4ft 4 inches corner side yard variance to accommodate a covered porch with an existing slab and approval for a 20ft rear yard variance to accommodate the construction of an outdoor seating area that will be attached to the main structure, and which also contains a kitchen. The property is in the R-1 zone (Single Family Residential) District, at 2717 Bramble Drive, Monroe, Louisiana 71201

**SIZE OF PROPERTY:** 0.344 acres (more or less)

**PRESENT ZONING:** R-1, (Single Family Residential) District

**PRESENT USE:** Single Family Residence

**MOST NEARLY BOUNDED BY (STREETS):** North of Sagemont St; South of Birchwood Dr; East of and fronting on Bramble Dr; and West of Pargoud Blvd.

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

**ADVERSE INFLUENCES:** Deviation from the stipulation of the ordinance.

**POSITIVE INFLUENCES:** N/A.

**COMMENTS/ RECOMMENDATIONS:** If the accessory structure is attached to the main structure the rear yard setback is 25ft. If the accessory structure is detached from the main structure a distance of 10ft is required as per the state fire marshal's requirement.

**OPTIONS:** Approve the applicant's request, as presented.  
  
Approve the applicant's request with conditions or amendments.  
  
Deny the applicant's request, as presented.

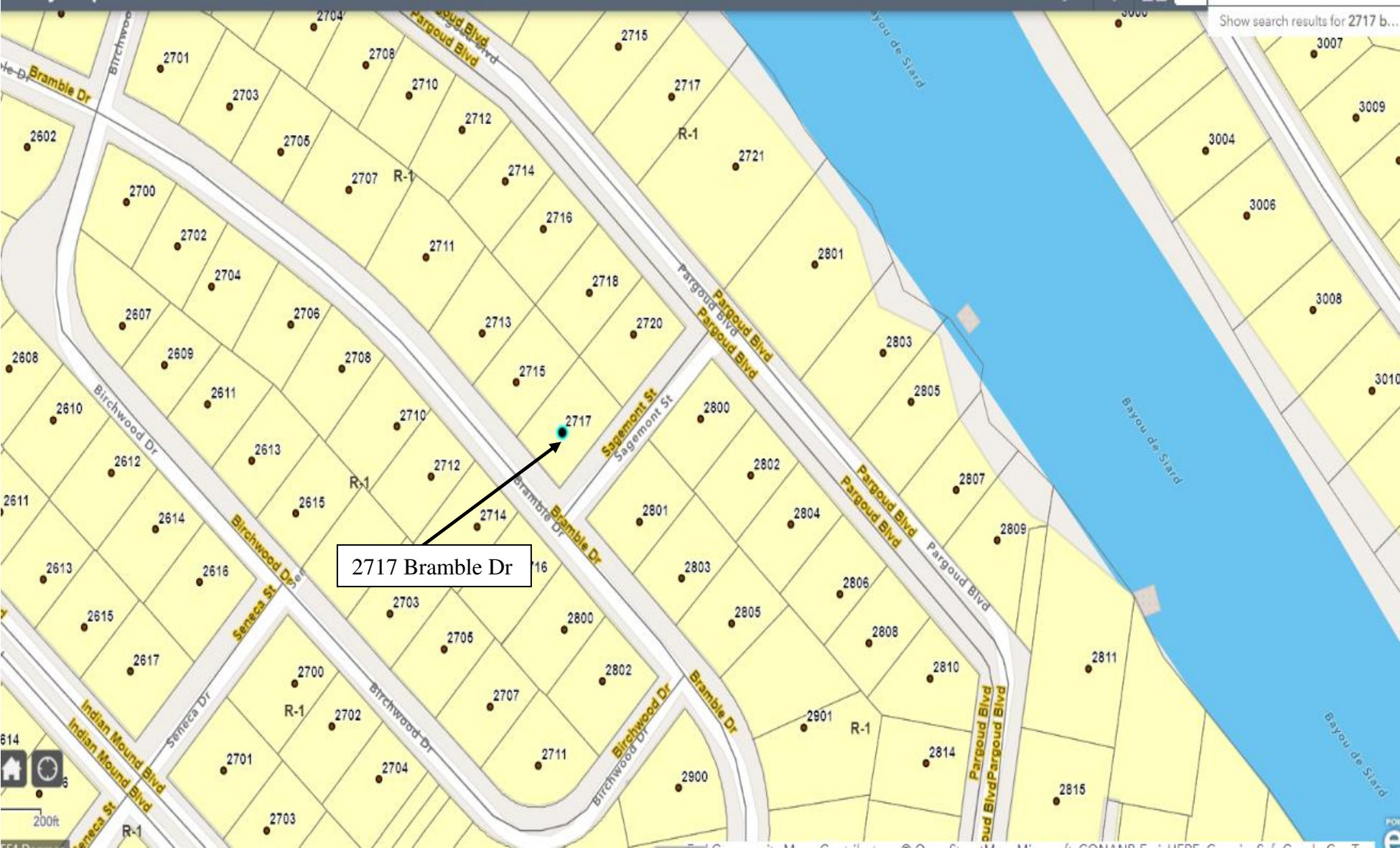
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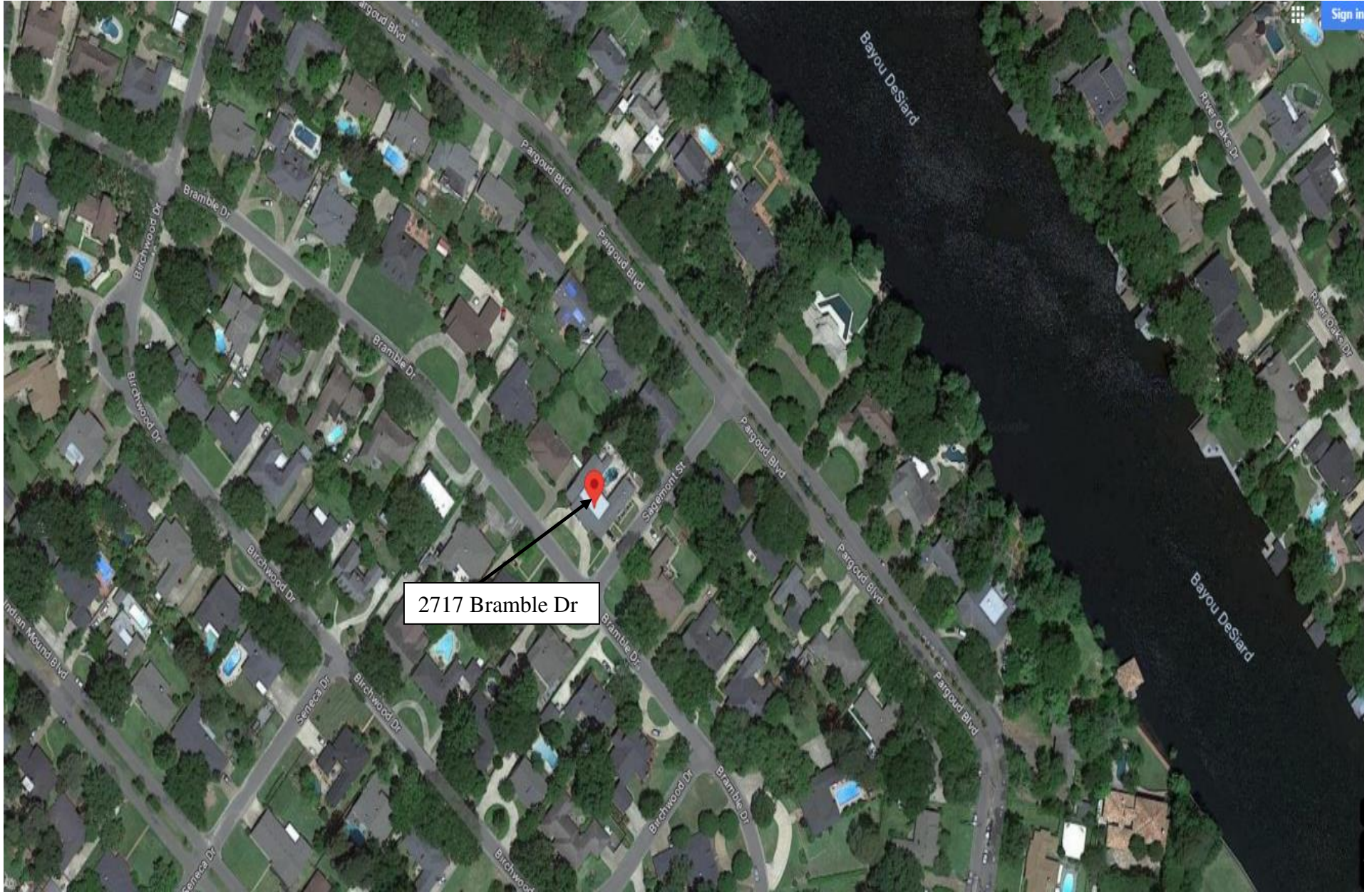
17. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
18. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
19. 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.
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22. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
23. 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).
24. 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 OF ZONING AND SITE IS LOCATION**

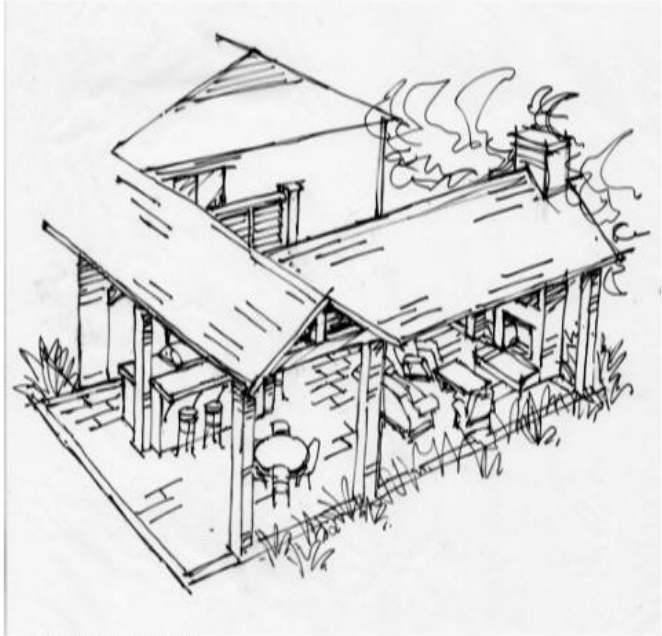
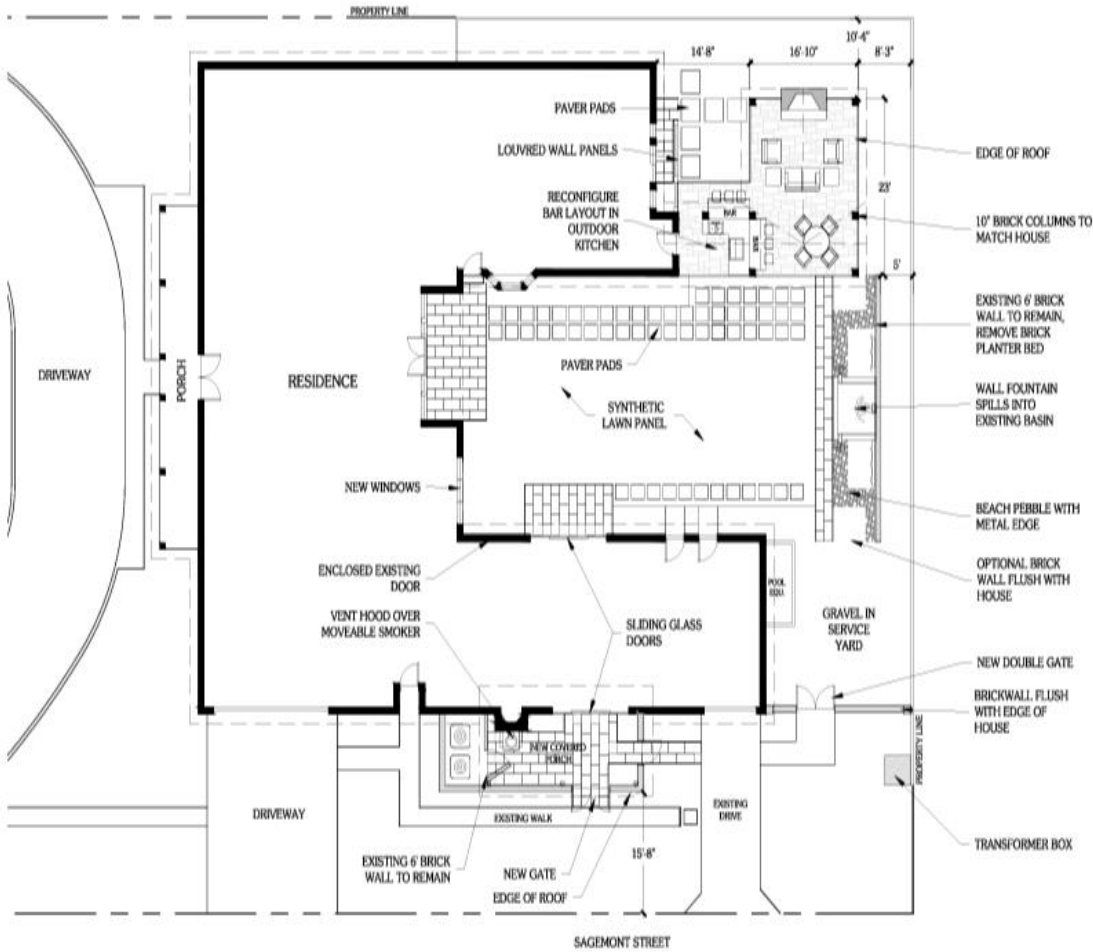




AERIAL VIEW OF THE SITE



**IMAGE SHOWING A SITE PLAN OF THE SITE**



OUTDOOR KITCHEN PERSPECTIVE



TECHOBLOC INDUSTRIA SMOOTH 'GREYED NICKEL'



TECHOBLOC SLEEK 'BEIGE CREAM'



WALL SCUPPER FOUNTAIN

IMAGE OF THE SITE



**IMAGE OF THE SITE**



**IMAGE OF THE SITE**



**IMAGE OF THE SITE**



**IMAGE OF THE SITE**

