

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

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.

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

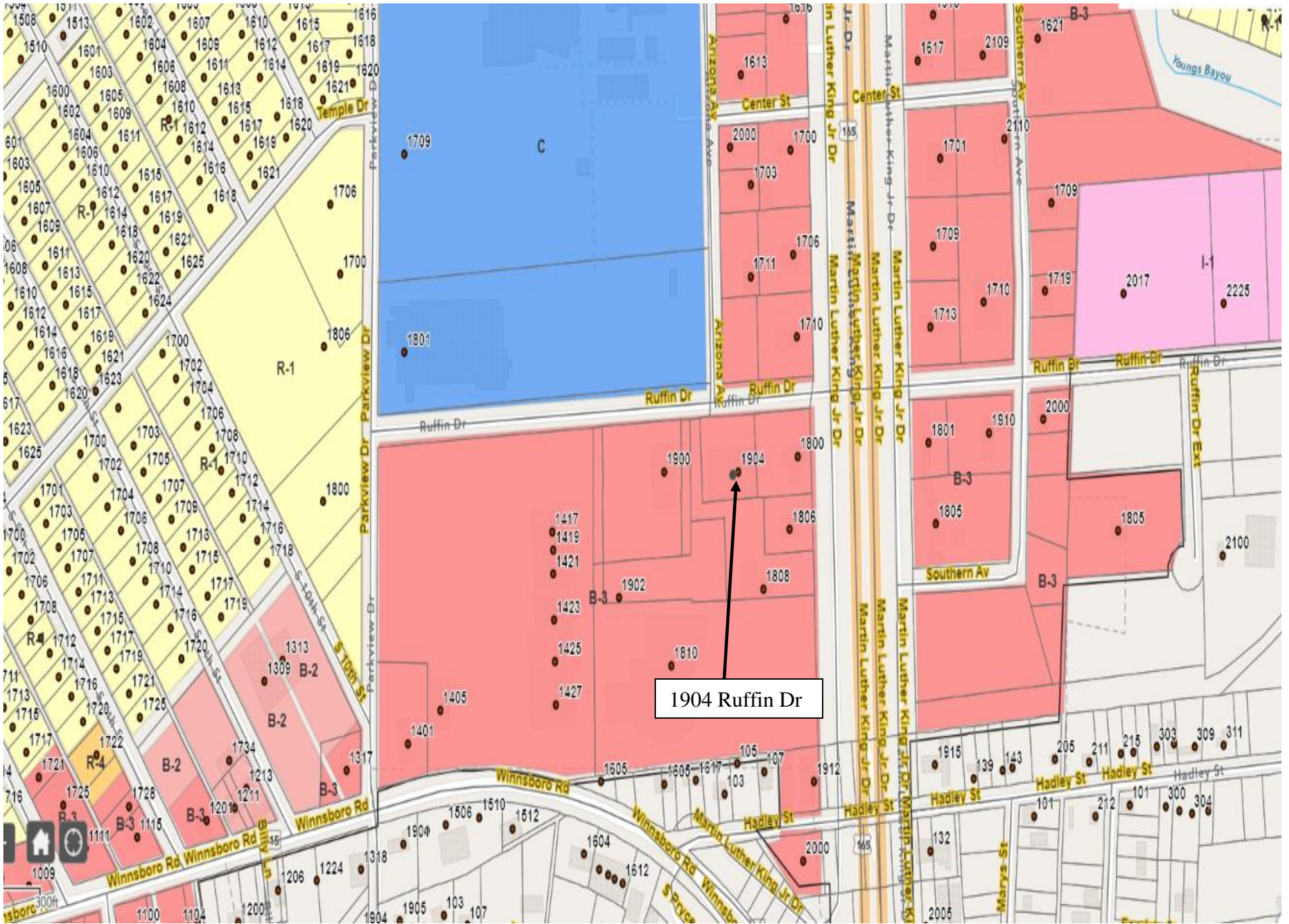


IMAGE SHOWING AN AERIAL VIEW OF THE SITE



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

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 2nd St; and West of N 3rd 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.

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



AERIAL VIEW OF THE SITE

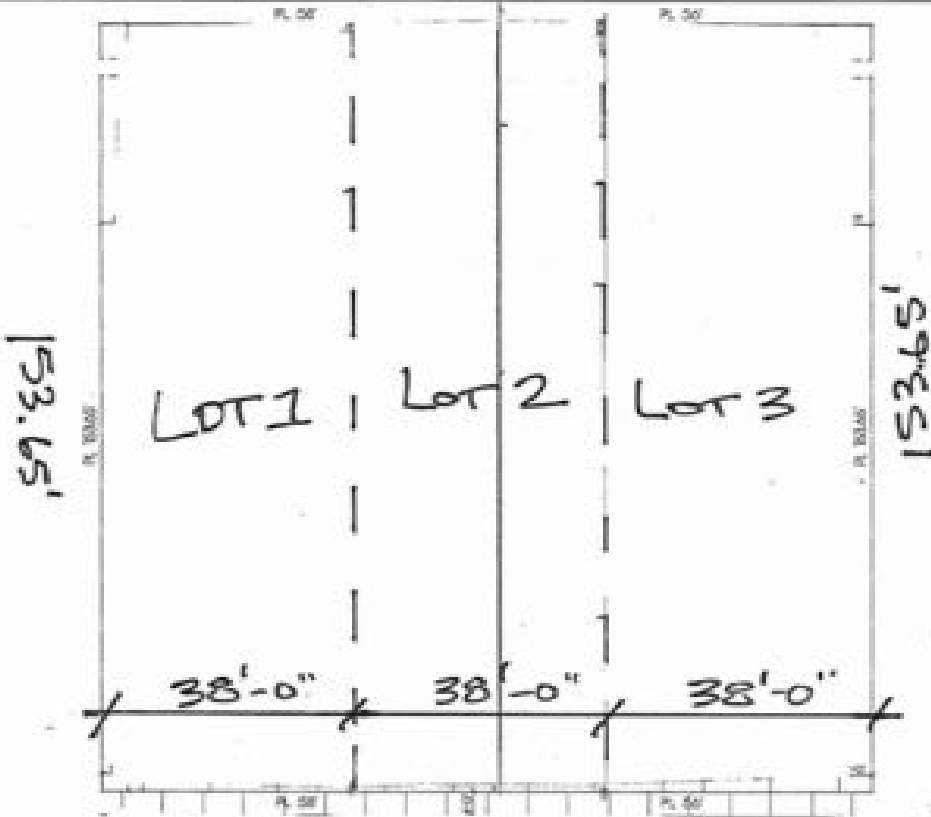


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IMAGE SHOWING A SITE PLAN OF THE SITE



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 SERVICE STUDIOS
REGISTERED PROFESSIONAL LAND SURVEYOR



11
11-11-20

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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

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.

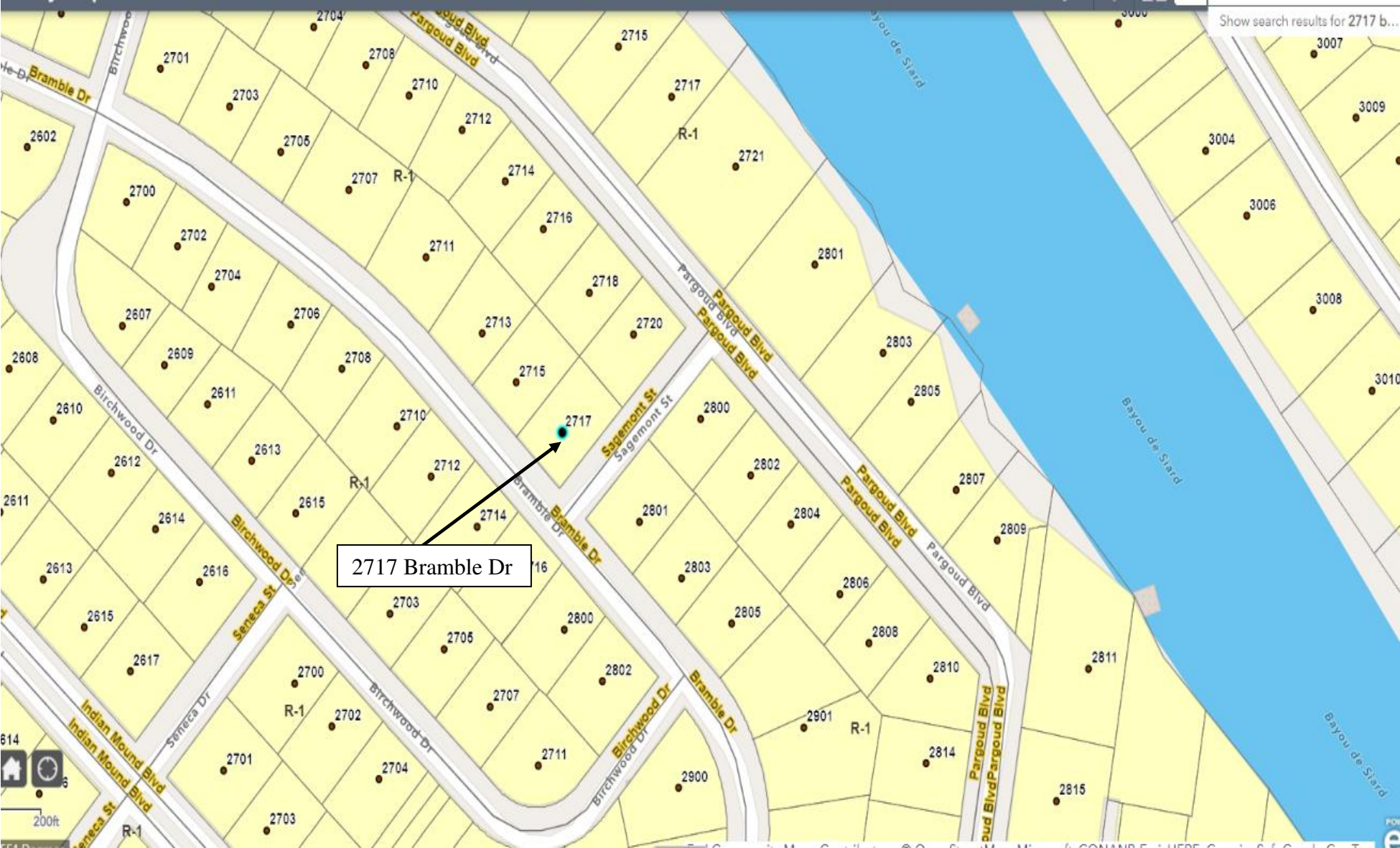
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17. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
18. Literal interpretation of the provisions 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.
20. 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.
21. The variance, if granted, will not alter the essential character of the locality.
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.

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AERIAL VIEW OF THE SITE

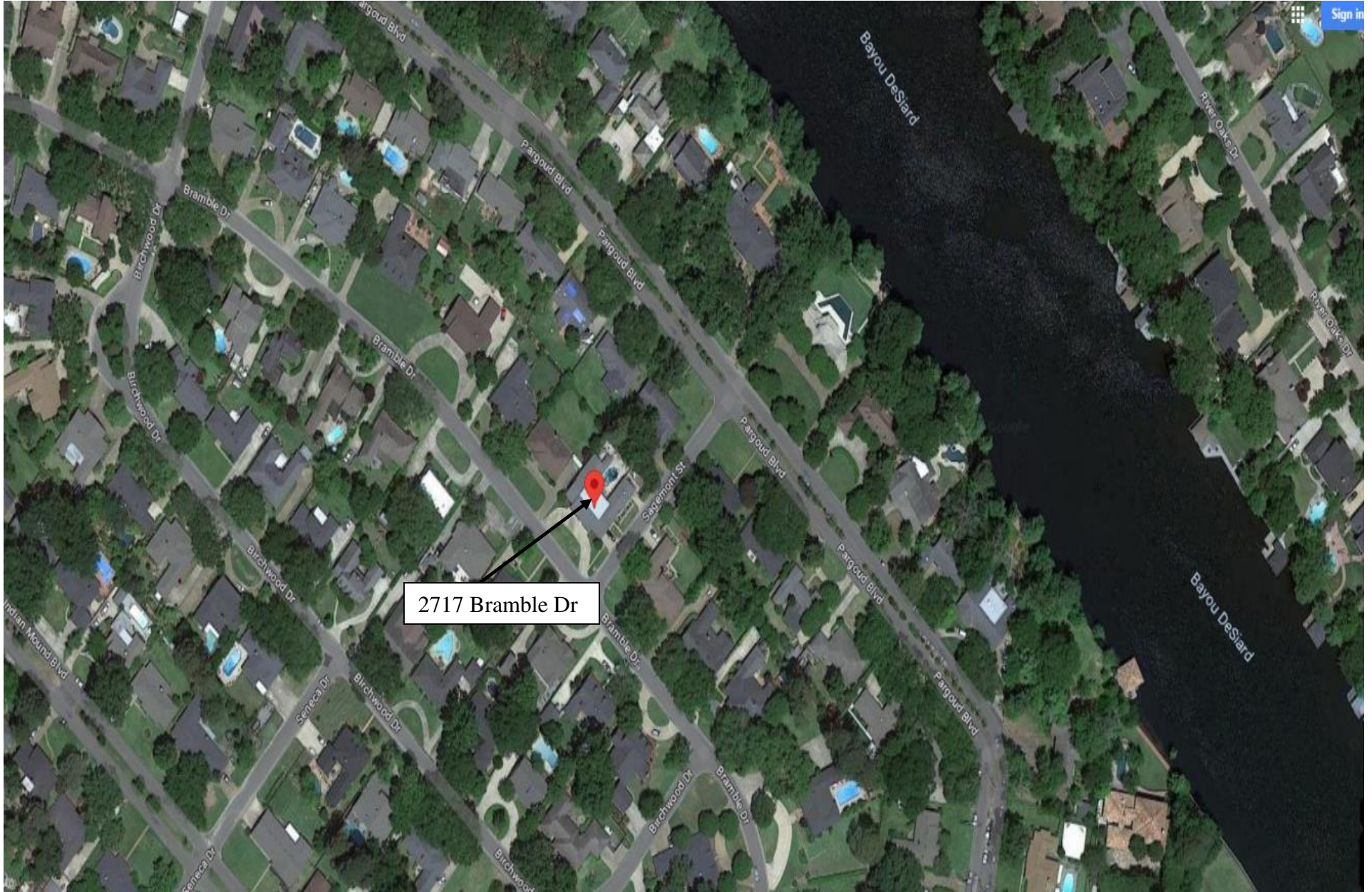
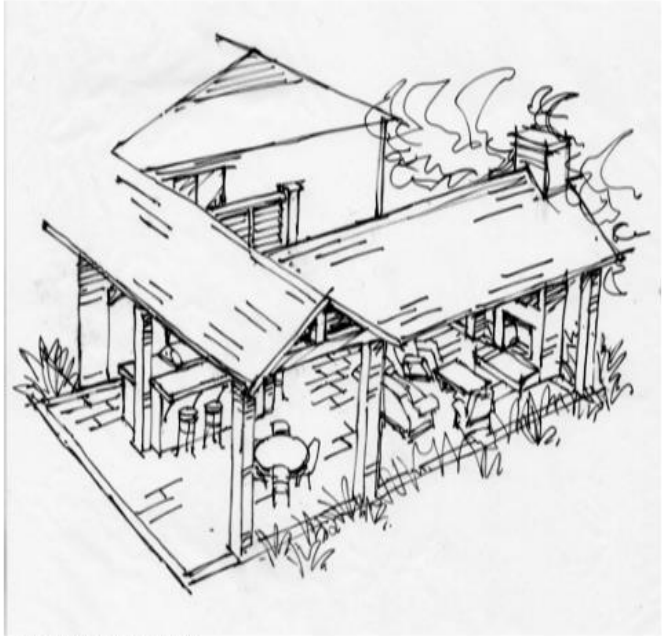
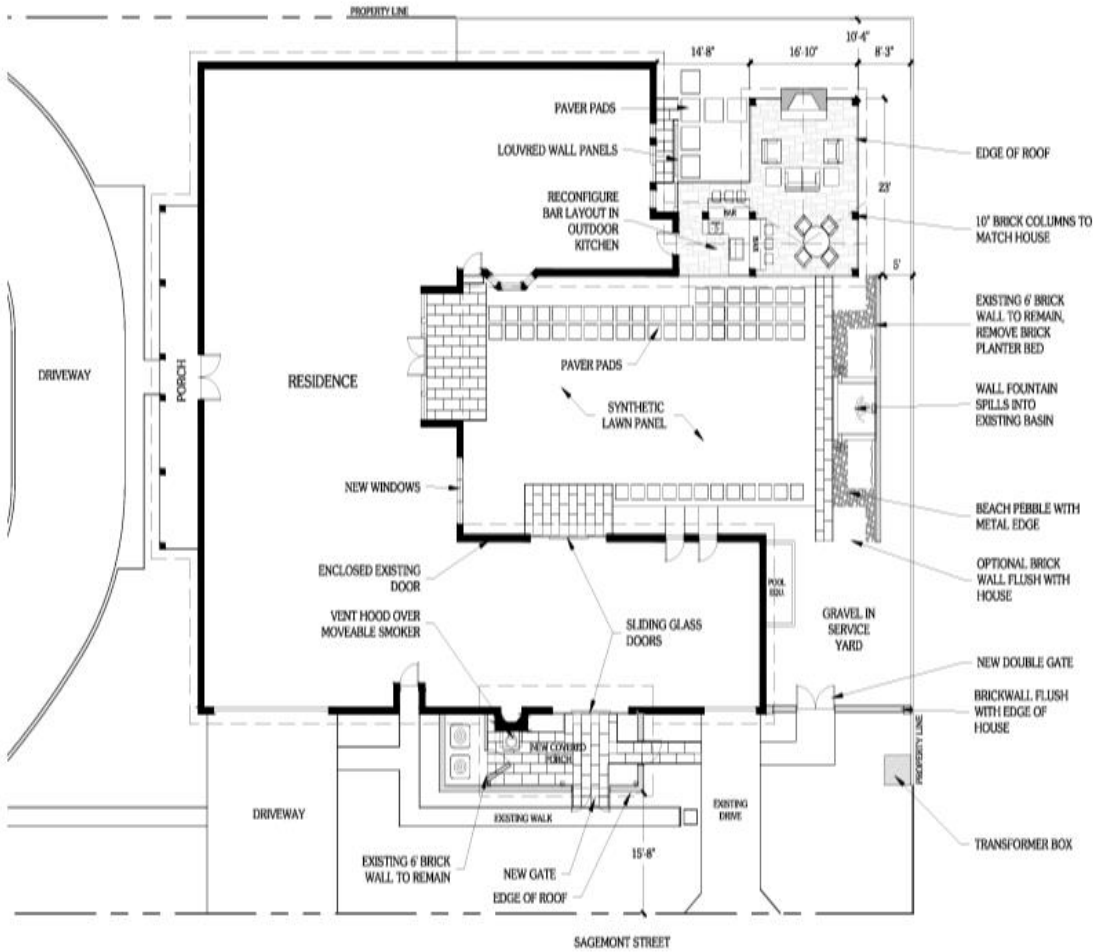


IMAGE SHOWING A SITE PLAN OF THE SITE



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

