

**M E M O**

**TO: ALL BOARD OF ADJUSTMENT MEMBERS**

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

**DATE: AUGUST 16, 2024**

A Regular Meeting of the Board of Adjustment will be held on **Monday, August 26, 2024 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

**AGENDA**

**MINUTES:**

None

**VARIANCES:**

**V. 104-24: Bright Construction – 1310 South College Avenue, Monroe, LA 71203**

The applicant is requesting a double variance, a 13' front yard setback, instead of 25' feet and 8' rear yard setback, instead of 25' feet, as required by Ordinance to construct a new single-family residence on a single-family residential lot, at 1310 South College Avenue.

**V. 105-24: DC Designs/Markus Bosley – 609 North 4<sup>th</sup> Street, Monroe, LA 71201**

The applicant is requesting a 0' side yard setback variance, instead of 5' feet as required by Ordinance, to construct a 9'3" wide by 38" long restroom, for an existing business, at 609 North 4<sup>th</sup> Street.

**V106-24: Venture Builders/Judi Horton – 3704 Deborah Drive, Monroe, LA 71201**

The applicant is requesting a variance to increase the boat dock square footage to 1,200 square feet, instead of 1,000 square feet, as required by Ordinance, at 3704 Deborah Drive.

**OTHER BUSINESS:**

None

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 104-24  
**NAME OF APPLICANT:** BRIGHT CONSTRUCTION  
**SITE ADDRESS:** 1310 SOUTH COLLEGE AVENUE  
**COUNCIL DISTRICT:** 3

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**REQUEST:** The applicant is requesting a double variance to construct a single-family residence on an odd-shaped lot, located at 1310 South College Avenue. The applicant is requesting a 13' foot variance from the front property line, 25' to 12' and a 7' foot variance from the rear property line, 25' to 23' and 25' to 20', which is required by Ordinance.

**SIZE OF PROPERTY:** 0.128 acres (more or less)

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

**PRESENT USE:** Vacant land

**MOST NEARLY BOUNDED BY (STREETS):** The property is located north of Dunlop Street, south of Owl Street, east of Powell Avenue and west of South College Avenue.

**SURROUNDING LAND USES:** Surrounding land use consists of residential structures on the north, east and west; the Opportunities Industrialization Center of Ouachita Office and Powell Recreation Center to the south.

**ADVERSE INFLUENCES:** N/A

**POSITIVE INFLUENCES:** Increase in housing for the City of Monroe

**COMMENTS/ RECOMMENDATIONS:** The applicant is proposing to construct a new single-family residence on a vacant odd-shaped lot. The last structure that occupied this lot was in 2007. The proposed structure will be 21' by 25' or 525 square feet two-bedroom single family residence. In order for this structure to be built, variances must be obtained, prior to permits being issued.

The applicant is requesting a 13' foot front yard variance from 25' to 12'. Also, a 7' foot rear yard variance, being 25' to 13' and 25' to 20'. These requests are being requested instead of the required 25' required by Ordinance.

The property is located in the "X" flood zone.

Site plans and building layouts are provided for review.

As with all variance requests, the applicant needs 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.

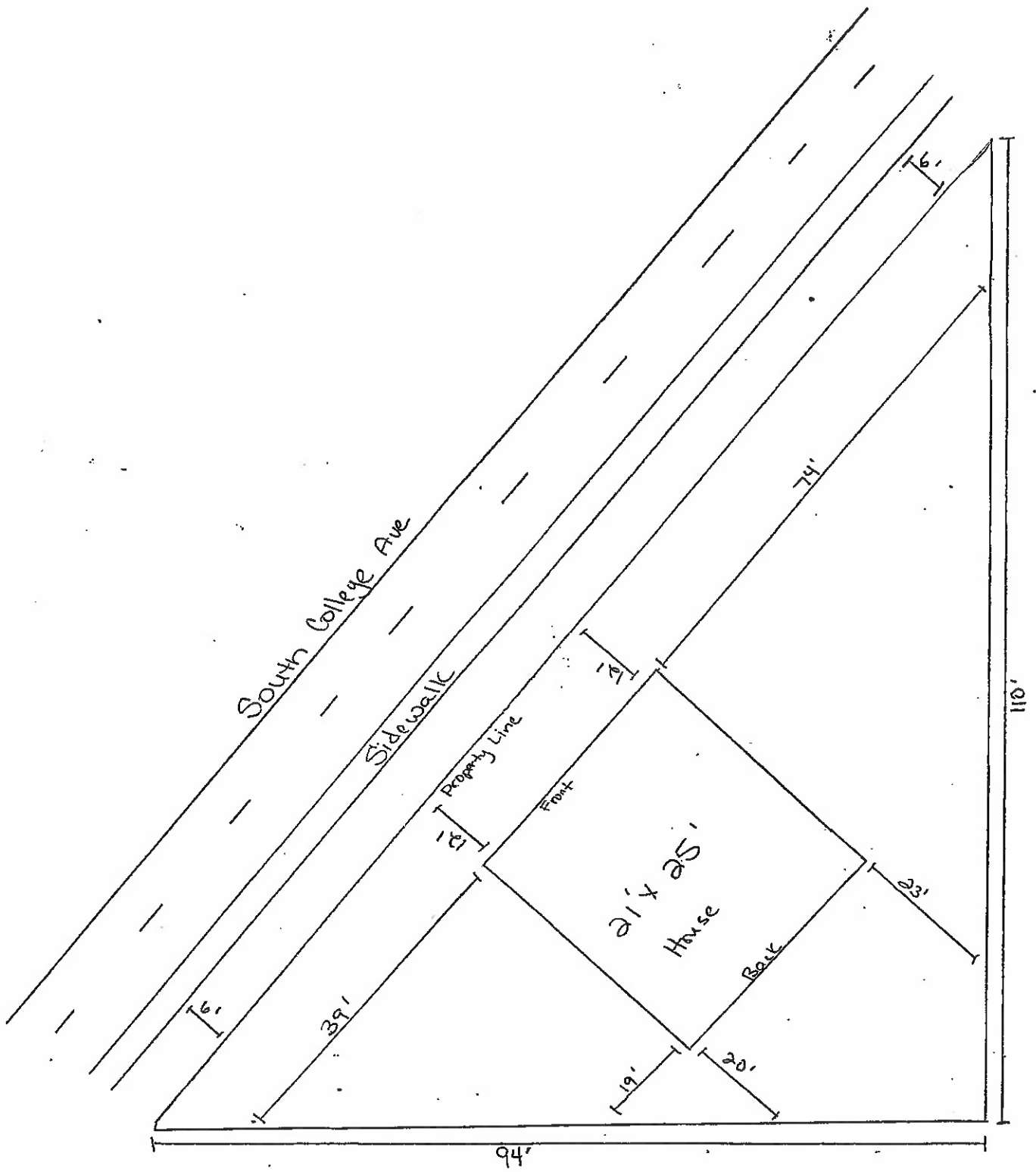
Deny the applicant's request, as presented.

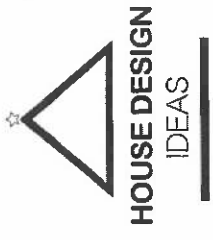
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**PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:**

*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.





HOUSE DESIGN  
IDEAS

PROJECT

6x7 METERS  
HOUSE

SHEET NAME

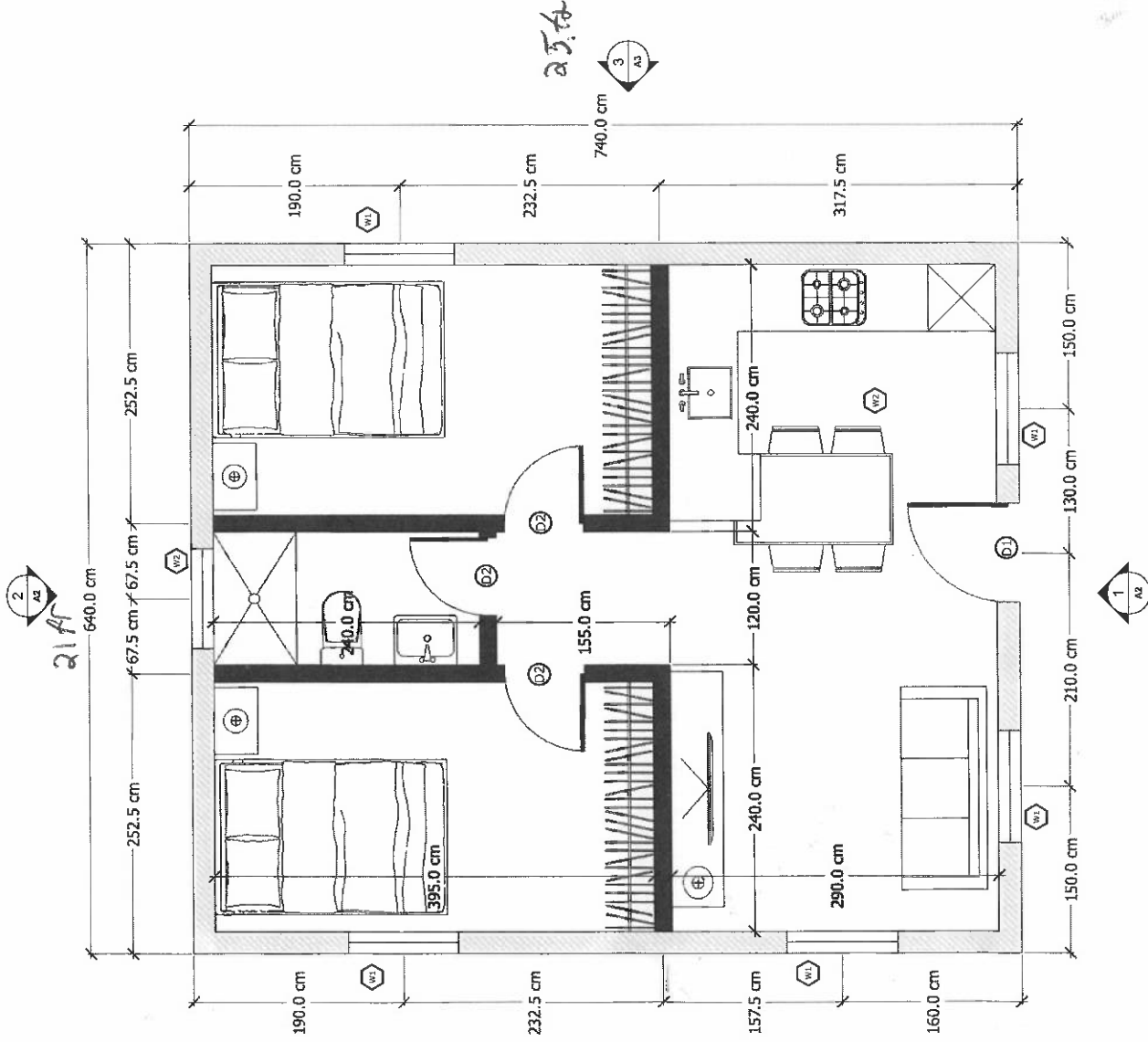
FLOORPLAN

ISSUE DATE

09.11.2022

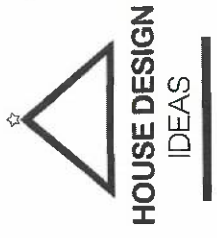
SHEET NUMBER

A1



FLOORPLAN  
1:40

A



**HOUSE DESIGN  
IDEAS**

PROJECT

**6x7 METERS  
HOUSE**

SHEET NAME

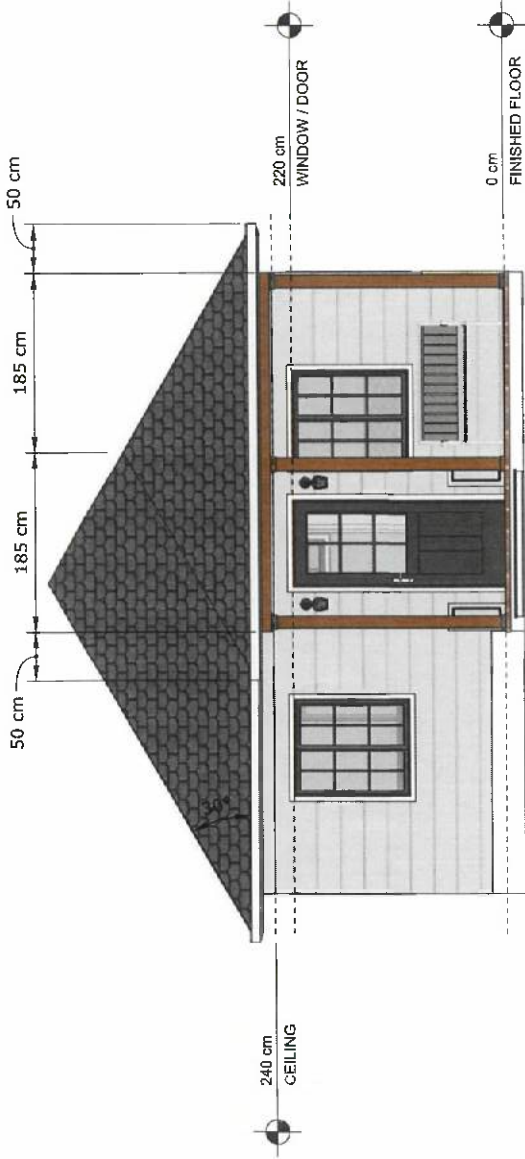
**FRONT AND REAR  
ELEVATIONS**

ISSUE DATE

**09.11.2022**

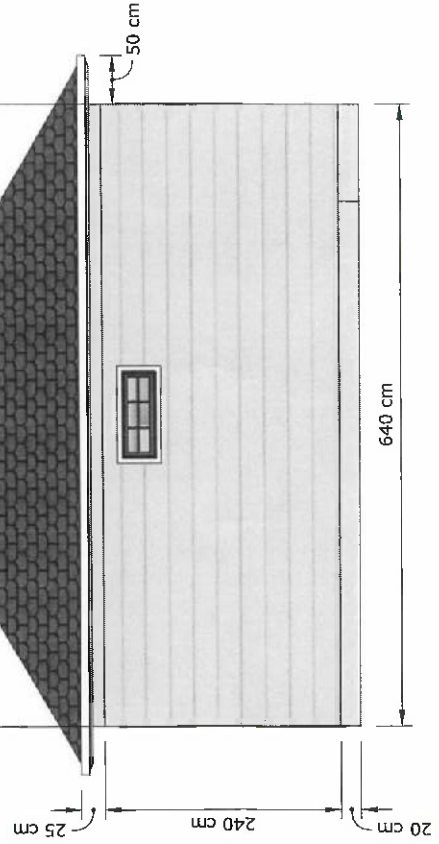
SHEET NUMBER

**A2**



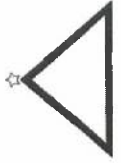
**FRONT ELEVATION**  
1:50

A



**REAR ELEVATION**  
1:50

B



HOUSE DESIGN  
IDEAS

PROJECT

6x7 METERS  
HOUSE

SHEET NAME

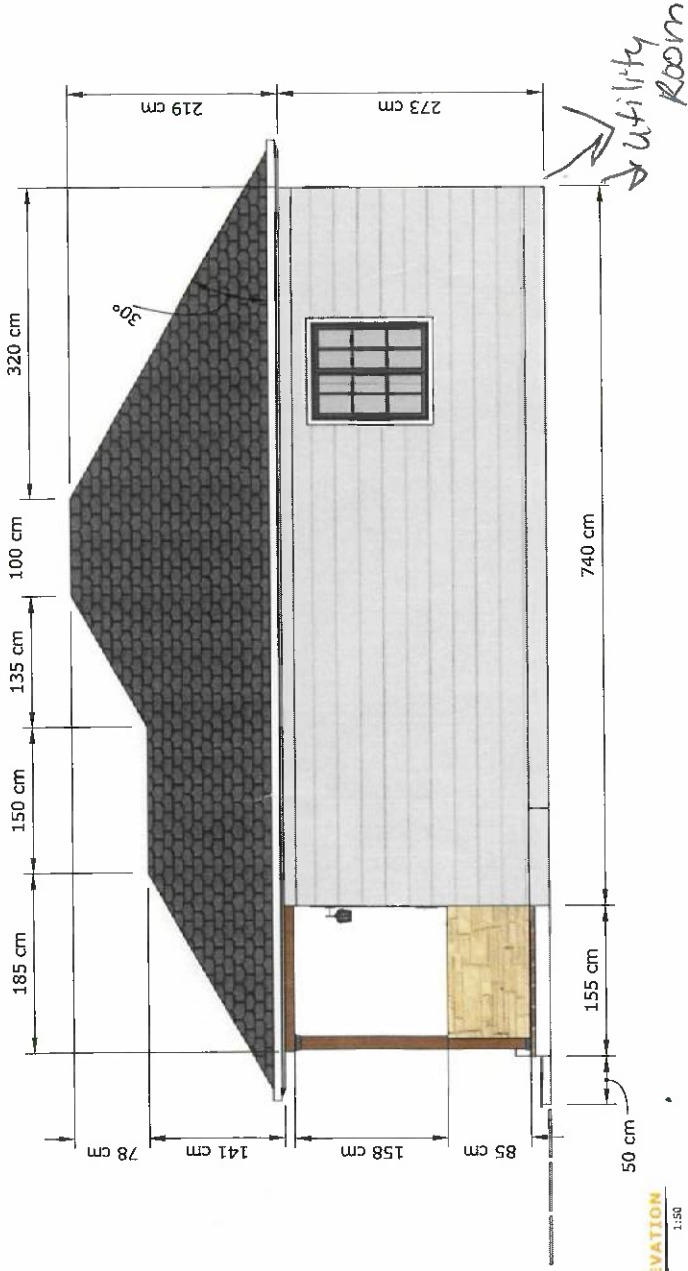
RIGHT AND LEFT  
ELEVATIONS

ISSUE DATE

09.11.2022

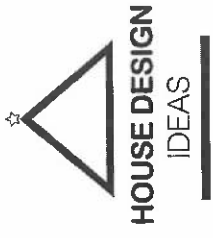
SHEET NUMBER

A3



*Closing  
Price?*





HOUSE DESIGN

IDEAS

PROJECT

6x7 METERS  
HOUSE

SHEET NAME

WINDOW AND DOOR  
SCHEDULES

ISSUE DATE

09.11.2022

SHEET NUMBER

A4

WINDOW SCHEDULE			
Type	Width	Height	Quantity
W1	100	120	5
W2	90	35	1

DOOR SCHEDULE			
Type	Width	Height	Quantity
D1	90	220	1
D2	70	220	3





1310 S Collinge Ave  
Monroeville, Louisiana  
Google Street View  
Nov 2023 See more dates

Shopping Up  
Saury Supply  
One Stop  
Dunkin' Donuts  
Willys  
Street Center

Google

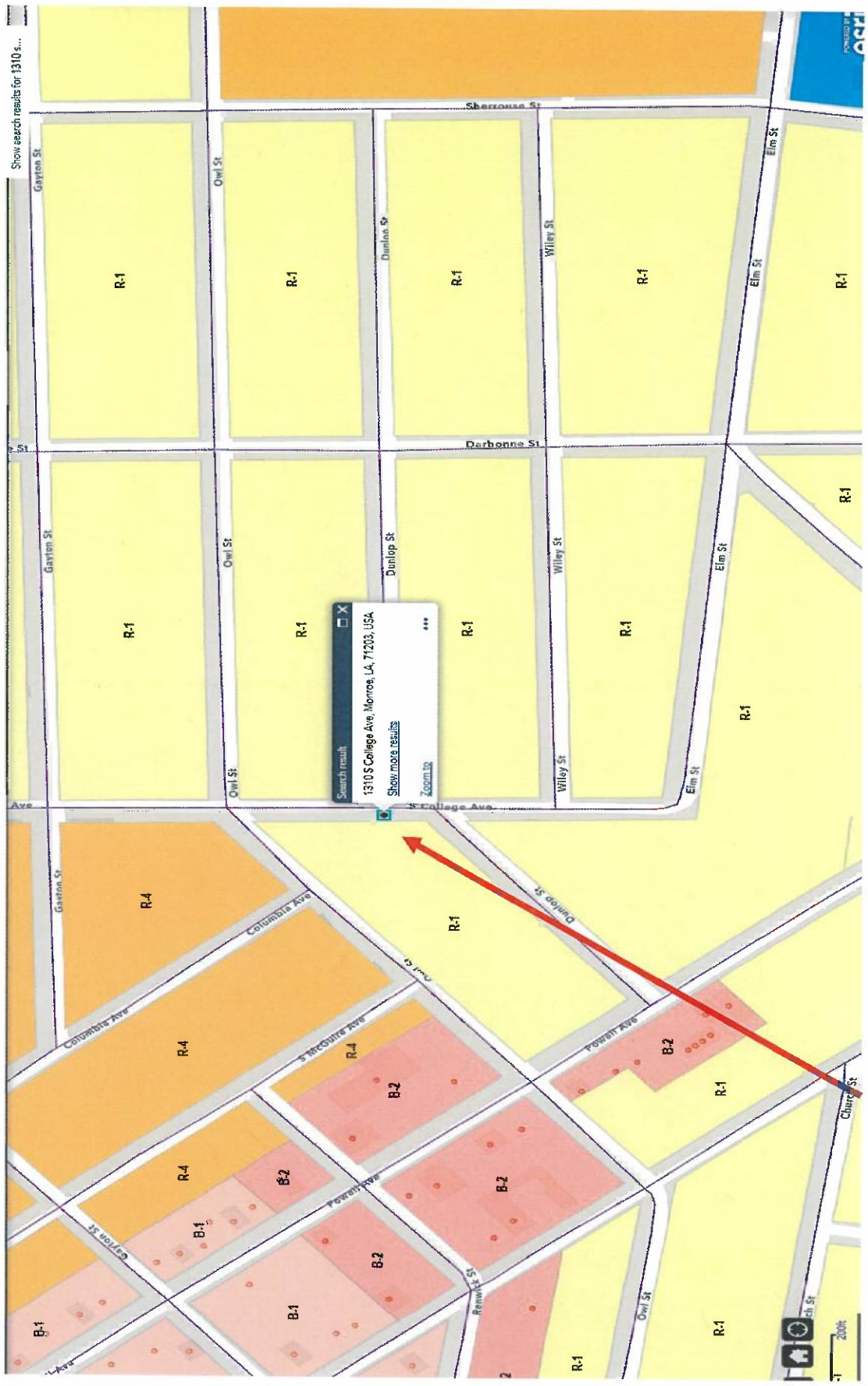






1310 South College Avenue





1310 South College Avenue

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 105-24  
**NAME OF APPLICANT:** DC DESIGNS/MARKUS BOSLEY  
**SITE ADDRESS:** 609 NORTH 4<sup>TH</sup> STREET  
**COUNCIL DISTRICT:** 4

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**REQUEST:** The applicant is requesting a side yard setback variance to construct a 9'3" wide by 38' long restroom, for an existing business. The property is located at 609 North 4<sup>th</sup> Street. The applicant is requesting a 5' foot variance from the interior side yard property line, 5' to 0', which is required by Ordinance.

**SIZE OF PROPERTY:** 0.147 acres (more or less)

**PRESENT ZONING:** B-2 (Neighborhood Business) District

**PRESENT USE:** Existing business

**MOST NEARLY BOUNDED BY (STREETS):** The property is located north of Pine Street, south of Arkansas Avenue, east of North 3<sup>rd</sup> Street and west of North 4<sup>th</sup> Street.

**SURROUNDING LAND USES:** Surrounding land use consists of business in all directions and apartments to the southwest of the site.

**ADVERSE INFLUENCES:** Request deviates from the ordinance

**POSITIVE INFLUENCES:** N/A

**COMMENTS/ RECOMMENDATIONS:** The applicant is proposing to add-on new restroom facilities to an existing lounge. The proposed addition will be approximately 9'3" wide by 38' long or 353 square feet. Due to the building's construction in the early 1950's, this will be the most appropriate location, based on the current use and activities of the building. For this addition to be built, a variance must be obtained, prior to permits being issued.

The property is located in the "X" flood zone.

Site plans and building layouts are provided for further review.

As with all variance requests, the applicant needs 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.

Deny the applicant's request, as presented.

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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.









Reviewed For Code Compliance P4180  
 07/09/2024

ENLARGED FLOOR PLAN  
 SCALE: 1/2" = 1'-0"

**ROOM FINISH SCHEDULE**

MARK	FINISH NAME	THICKNESS	WALLS	Ceilings	CEILING HT.
101	CEILING	5/8"	CEILING BOARD	CEILING BOARD	8'-0"
102	WALL	1/2"	CEILING TILE	CEILING BOARD	8'-0"
103	WALL	1/2"	CEILING TILE	CEILING BOARD	8'-0"
104	WALL	1/2"	CEILING TILE	CEILING BOARD	8'-0"

**DOOR SCHEDULE**

MARK	SIZE	DESCRIPTION	FINISH	NOTES
1	3'-0" x 8'-0"	INTERIOR SLIDING GLASS DOOR	LAMINATED GLASS	
2	3'-0" x 8'-0"	INTERIOR SLIDING GLASS DOOR	LAMINATED GLASS	
3	3'-0" x 8'-0"	INTERIOR SLIDING GLASS DOOR	LAMINATED GLASS	
4	3'-0" x 8'-0"	INTERIOR SLIDING GLASS DOOR	LAMINATED GLASS	
5	3'-0" x 8'-0"	INTERIOR SLIDING GLASS DOOR	LAMINATED GLASS	

**DRAWING LEGEND**

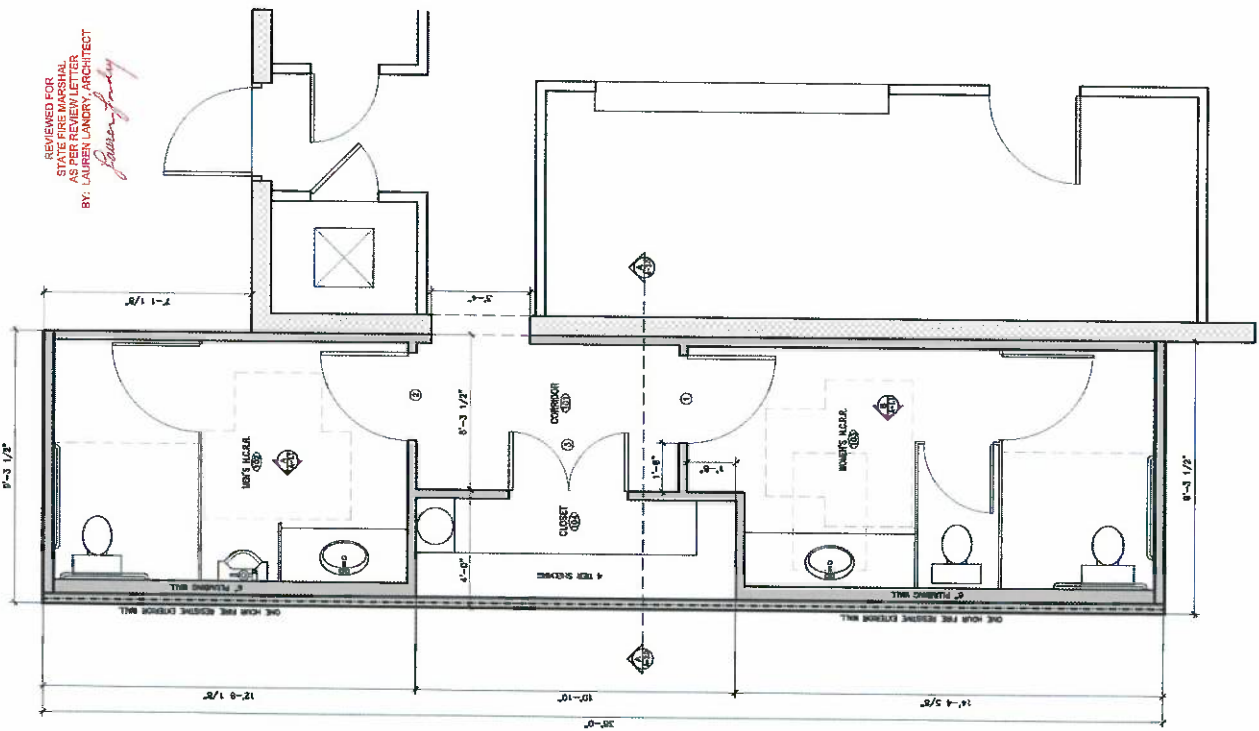
①	DOOR MARK - SEE SCHEDULE
②	INTERIOR ELEVATION REFERENCE MARK
③	EXISTING MASONRY WALLS
④	NEW WOOD FRAMED WALL
⑤	ONE HOUR FIRE RESISTIVE WALL - 1/2 LB. LEAD LATH

**FIRE PROTECTION NOTES**

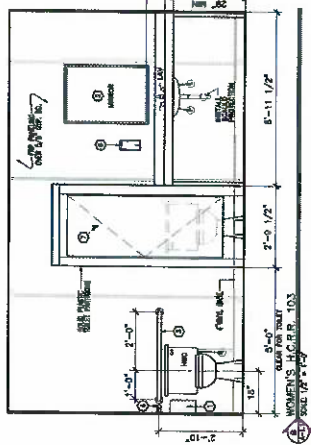
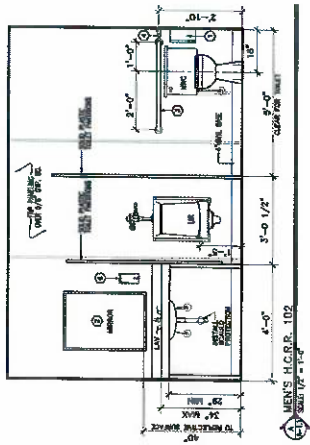
- ALL NEW WALLS SHALL BE CONSTRUCTED OF 2x4 WOOD FRAMING WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
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**GENERAL CONSTRUCTION NOTES**

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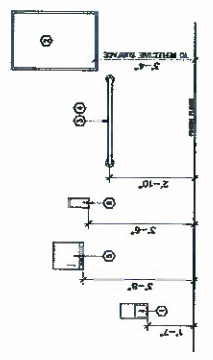


REVIEWED FOR  
 STAFF REVIEW LETTER  
 BY: LAUREN LANOY, ARCHITECT  
 05/02/24



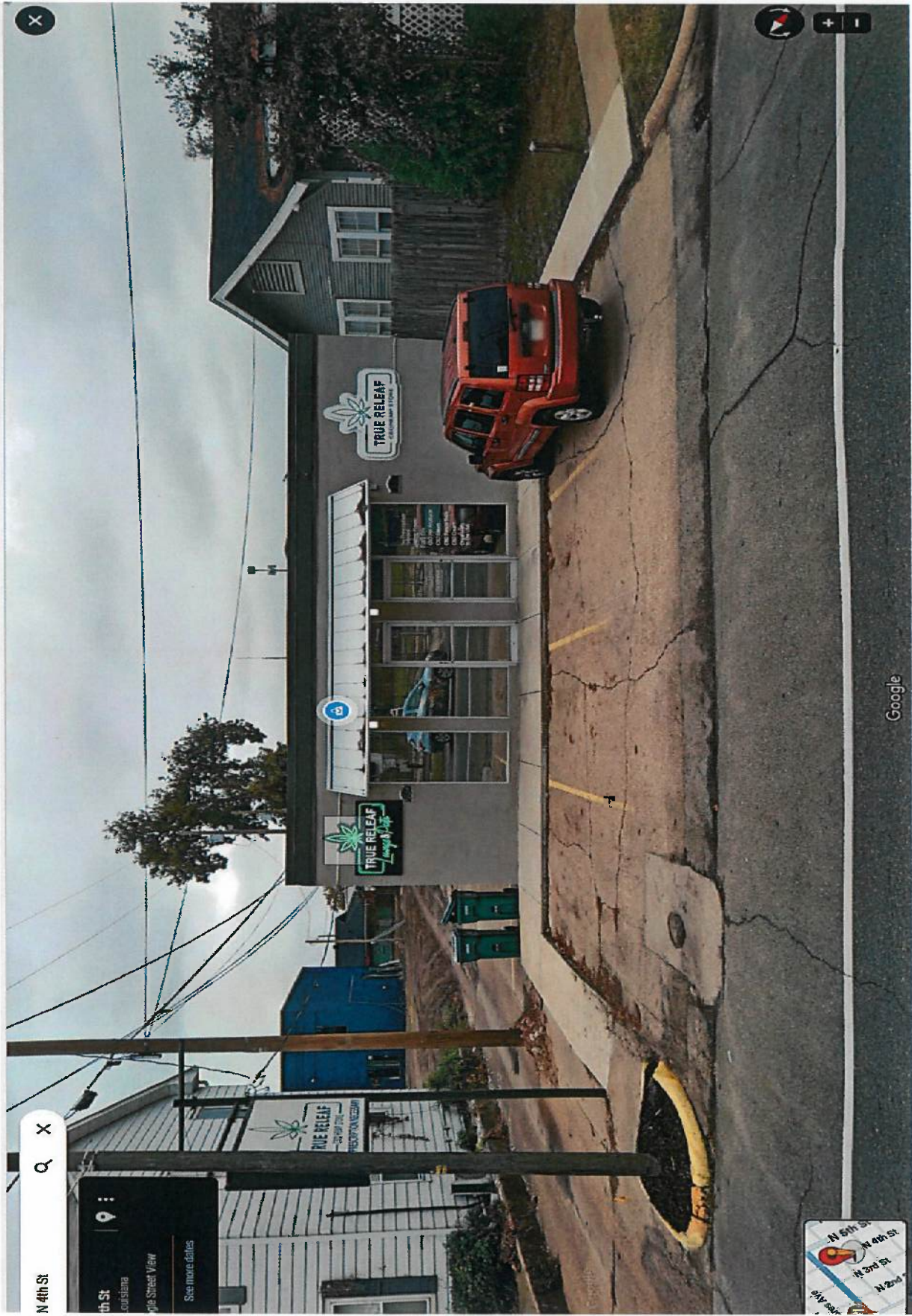
**TOILET ACCESSORY SCHEDULE**

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N 4th St

Q X



4th St

Louisiana

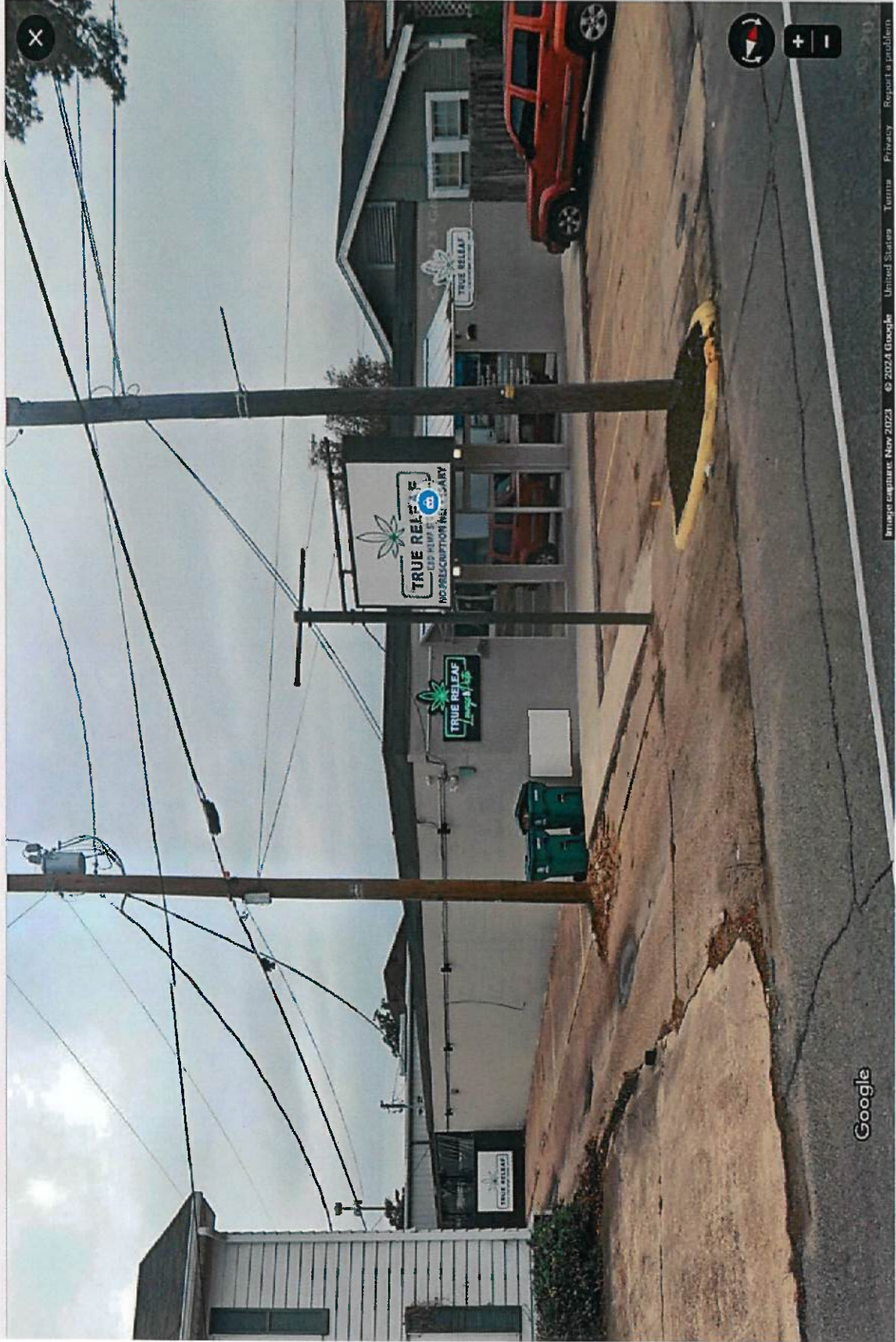
Google Street View

See more details



Google





Google

Image captured: Nov 2023 © 2024 Google United States Terms Privacy Report a problem









609 North 4<sup>th</sup> Street

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 106-24  
**NAME OF APPLICANT:** VENTURE BUILDERS/JUDI HORTON  
**SITE ADDRESS:** 3704 DEBORAH DRIVE  
**COUNCIL DISTRICT:** 2

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**REQUEST:** The applicant is requesting an increase of 200 square feet for a proposed boat dock, from 1,000 to 1,200 square feet. The Ordinance requirement is 1,000 square feet. The property is located at 3704 Deborah Drive.

**SIZE OF PROPERTY:** 0.717 acres (more or less)

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

**PRESENT USE:** Residence

**MOST NEARLY BOUNDED BY (STREETS):** The property is located north of Bayou DeSiard, south of Deborah Drive, east of Forsythe Avenue and west of Sterlington Road.

**SURROUNDING LAND USES:** Surrounding land use consists of residences in all directions.

**ADVERSE INFLUENCES:** Request deviates from the ordinance

**POSITIVE INFLUENCES:** N/A

**COMMENTS/ RECOMMENDATIONS:** The applicant is proposing to construct a 14' tall, 1,200 square foot boat dock. The Ordinance prescribes a boat dock shall not exceed 1,000 square feet. This office received notification of the unpermitted project in the process of its construction. For the boat dock to be built as proposed, a variance approval must be rendered to exceed the Ordinance requirements.

***Additional specifications outlined are as follows:***

- The structure shall not include any kitchen, sleeping and/or sanitary facilities,
- No boathouse or dock shall be constructed so as to interfere with normal navigation or with responsible access to adjacent docks and,
- There is a limit of one (1) per building site

- 
- Boathouses shall not exceed a single story, or 14' in height
- Boathouses and docks shall not exceed 1,000 sq. ft. in total size
- No boathouse or pier shall extend more than 30' from a retaining wall into the public body of water

The property is located in the "X" flood zone.

Site plans and building layouts are provided for further review. Additional drawings are being prepared.

As with all variance requests, the applicant needs 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.

Deny the applicant's request, as presented.

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## VENTURE BUILDERS/JUDI HORTON

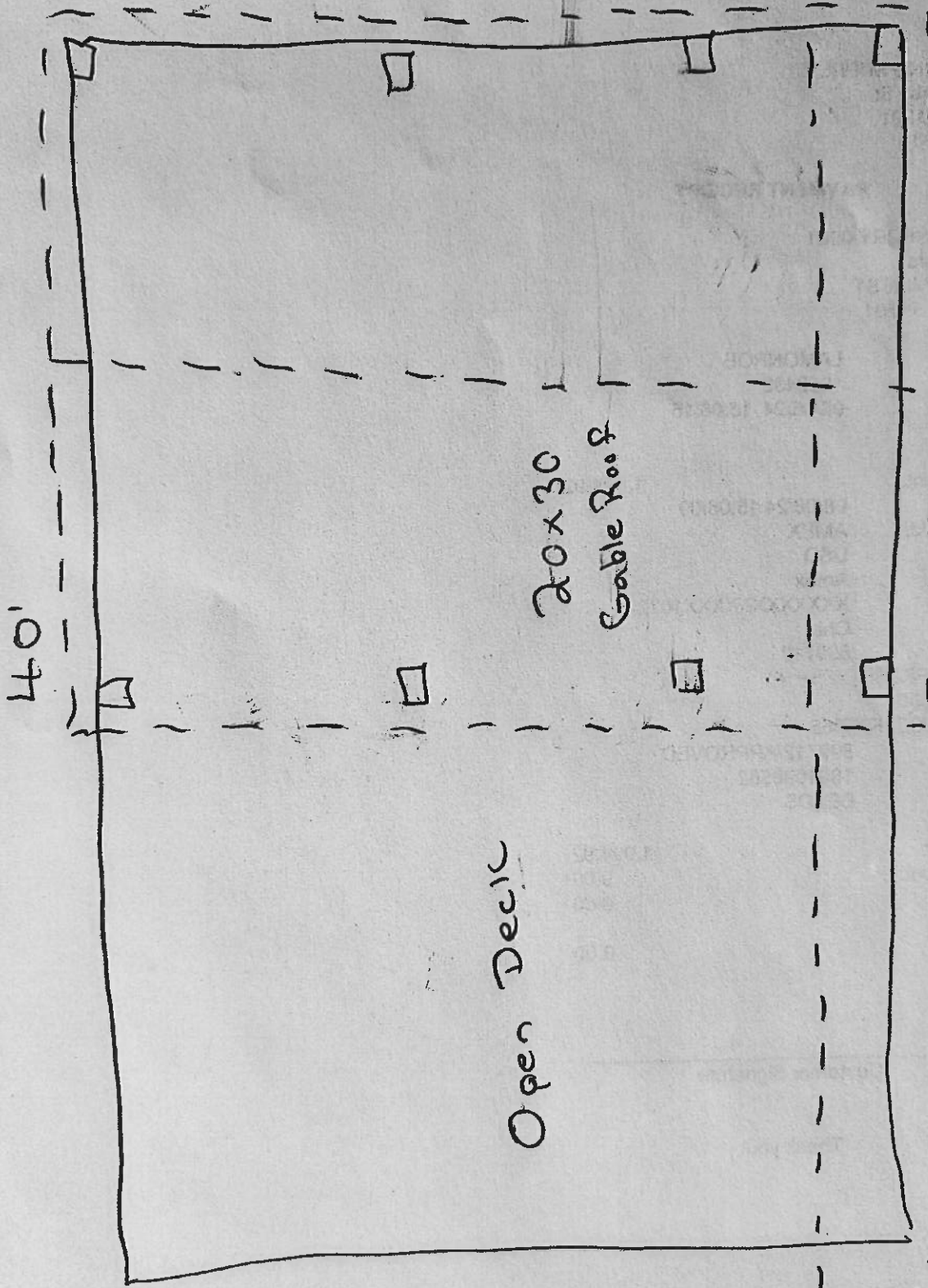
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Gable Roof







40'

Open Deck

30'

20x30  
Cable Roof

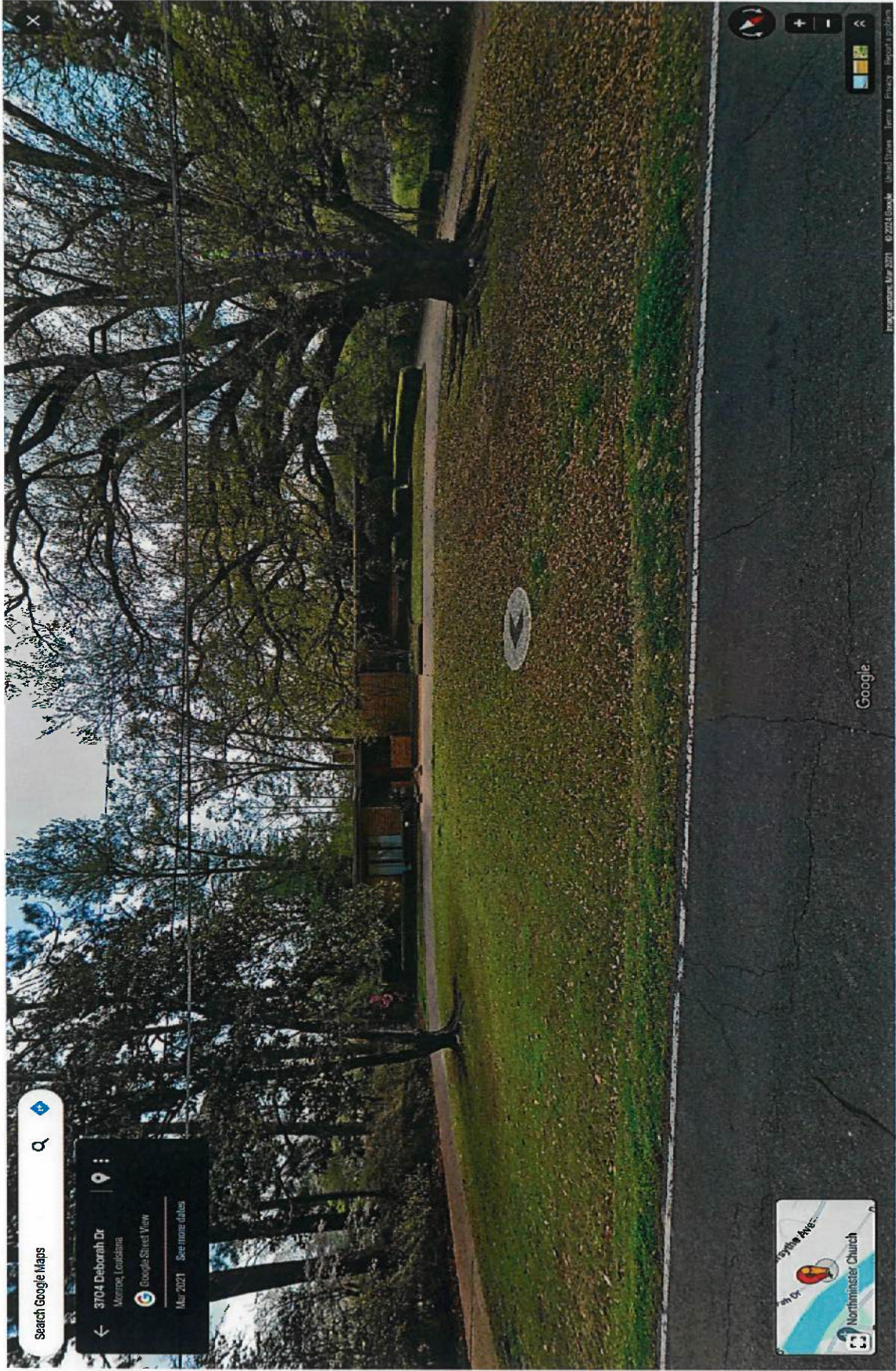
Seawall

5'

Off-Set

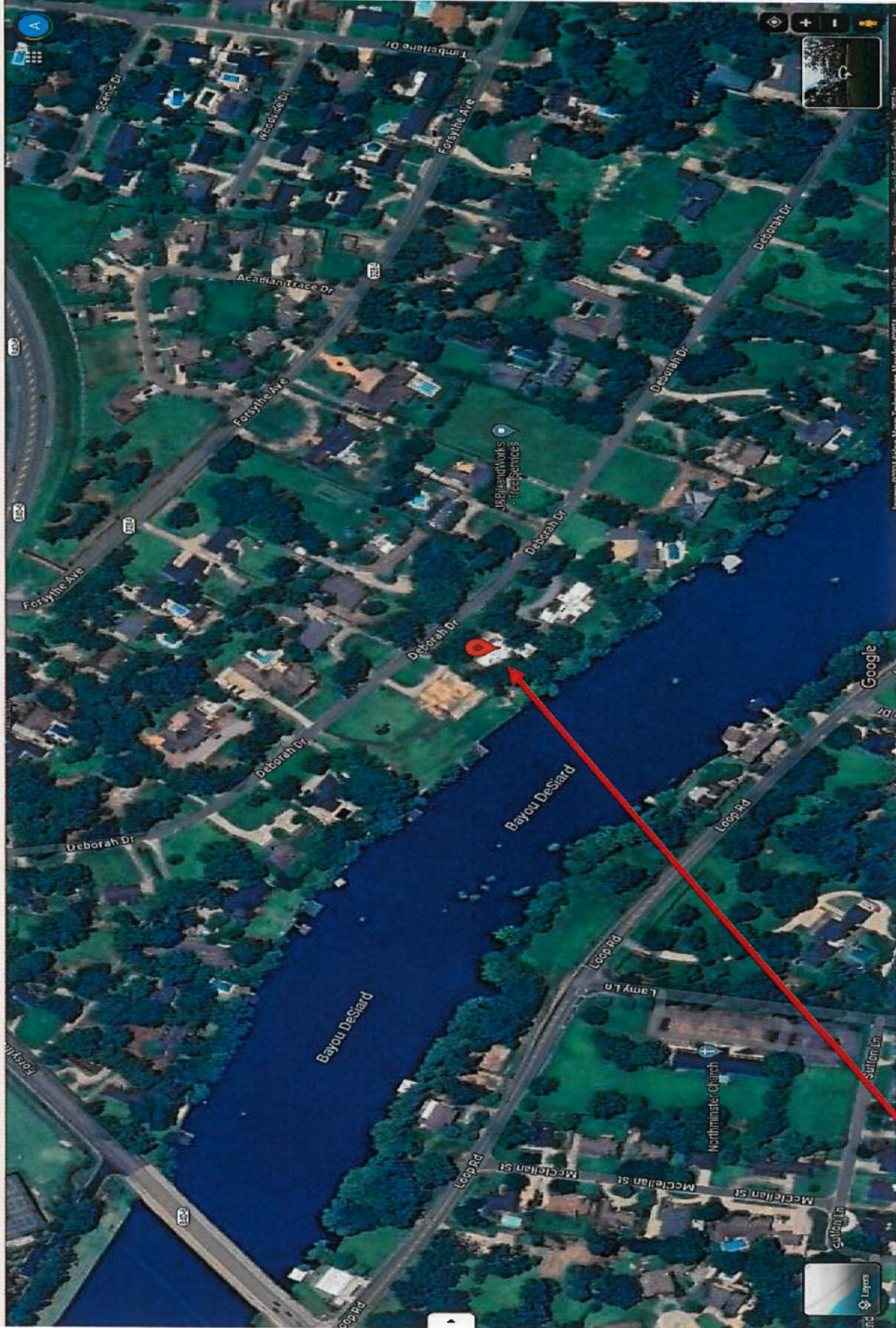
14'  
Cable  
Height





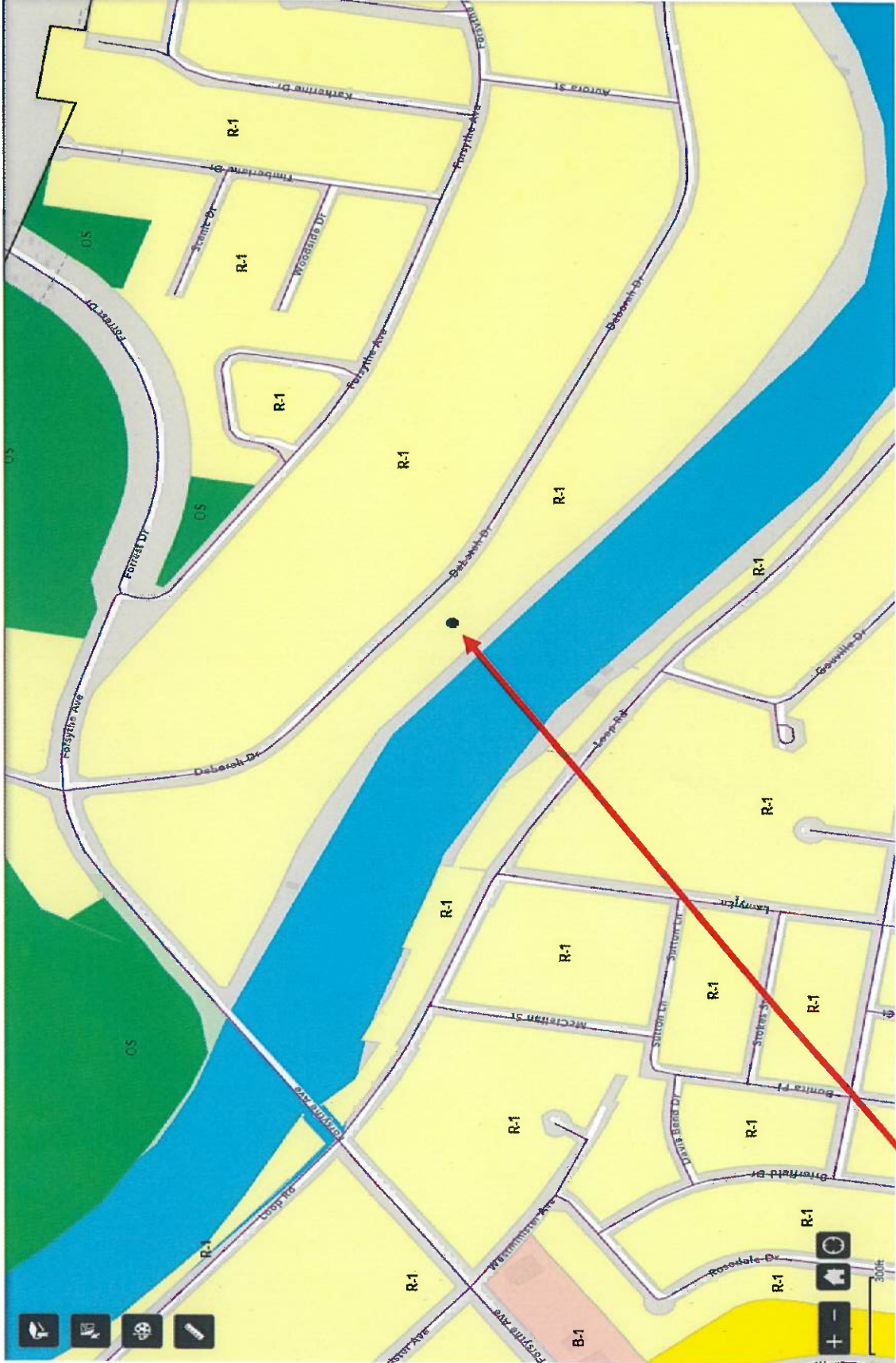
3704 Deborah Drive





3704 Deborah Drive





3704 Deborah Drive