

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: AUGUST 2, 2024

A Regular Meeting of the Board of Adjustment will be held on Monday, August 12, 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 4th 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 4th Street.

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

The applicant is requesting a variance to increase square footage (from 1,000 to 1,200 square feet) and structure height (14’ to 24’ building height) for a proposed boat house, 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

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.

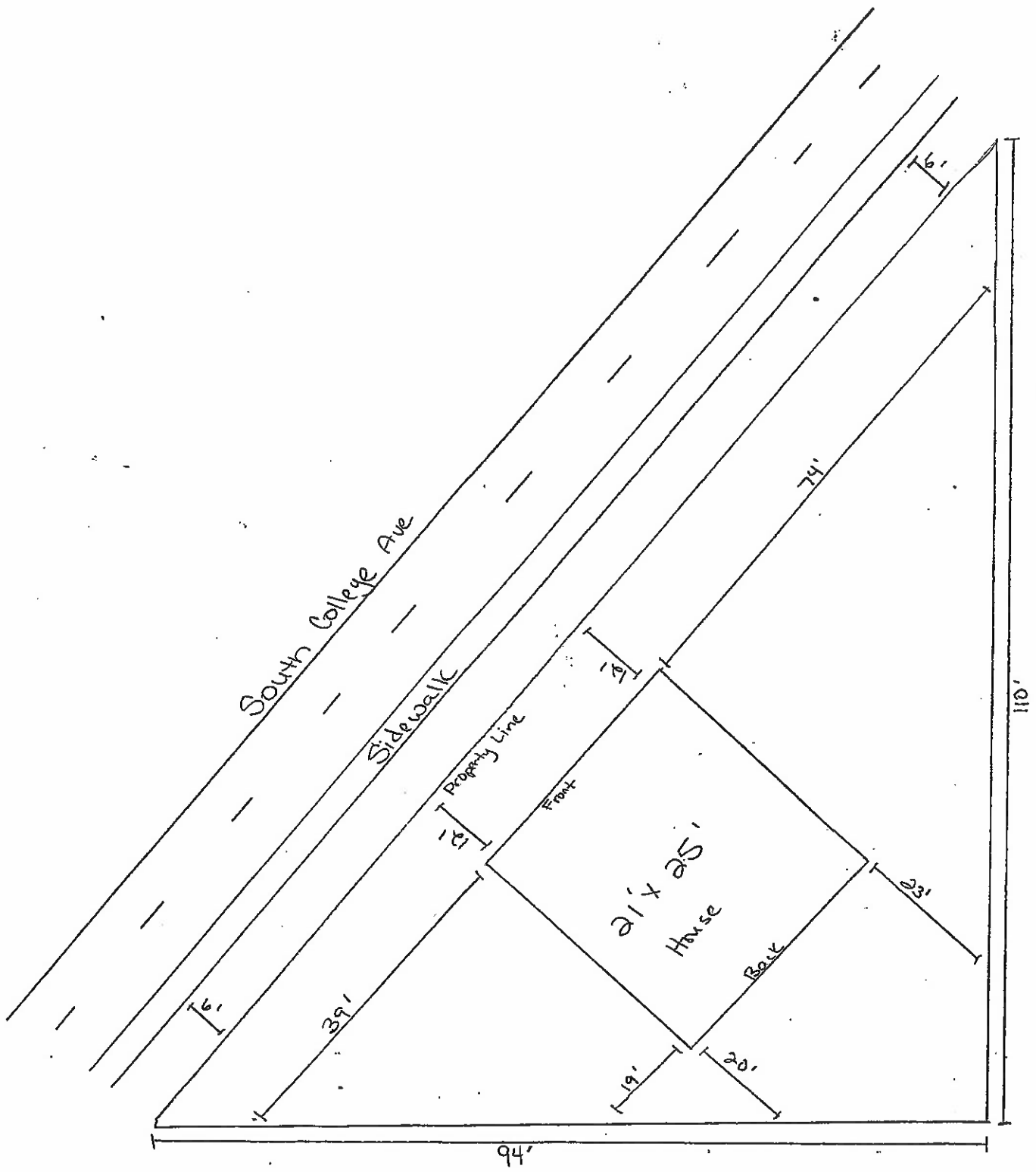
Approve the applicant’s request with conditions.

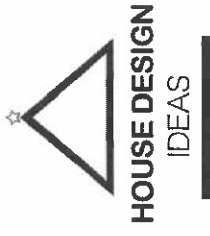
Deny the applicant’s request, as presented.

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.





PROJECT

6x7 METERS HOUSE

SHEET NAME

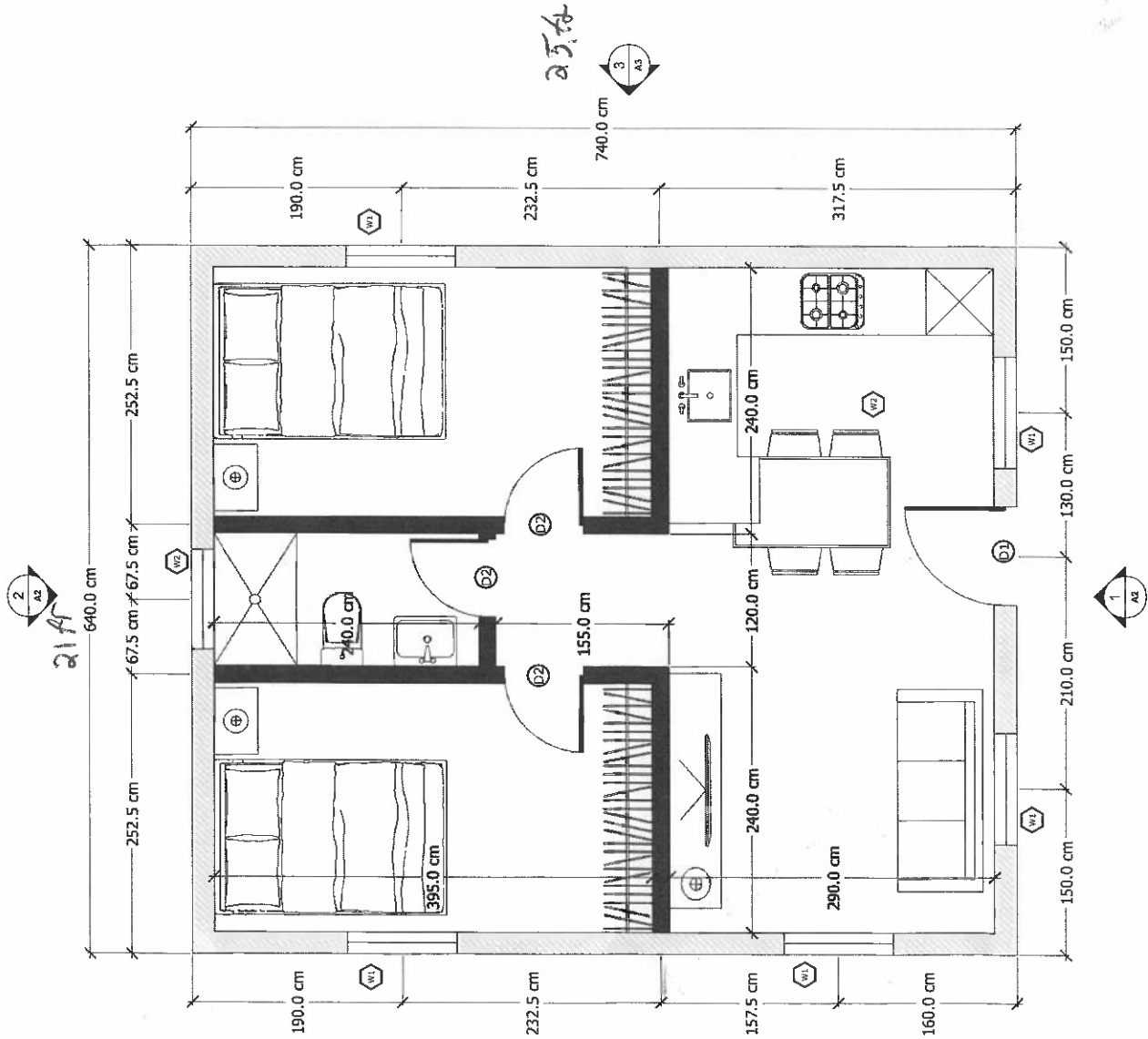
FLOORPLAN

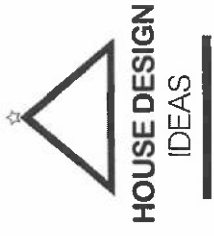
ISSUE DATE

09.11.2022

SHEET NUMBER

A1





HOUSE DESIGN
IDEAS

PROJECT

6x7 METERS
HOUSE

SHEET NAME

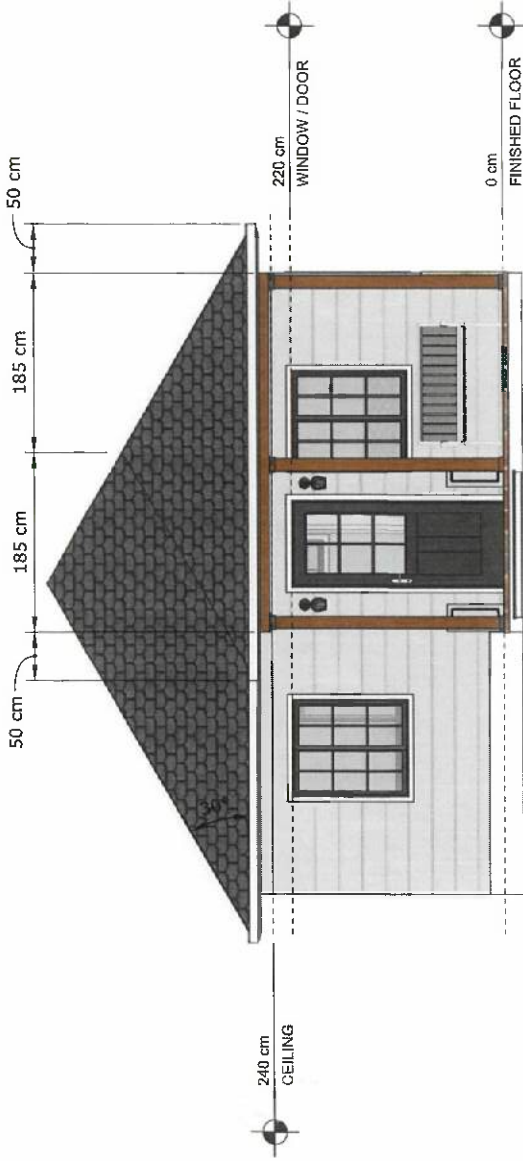
FRONT AND REAR
ELEVATIONS

ISSUE DATE

09.11.2022

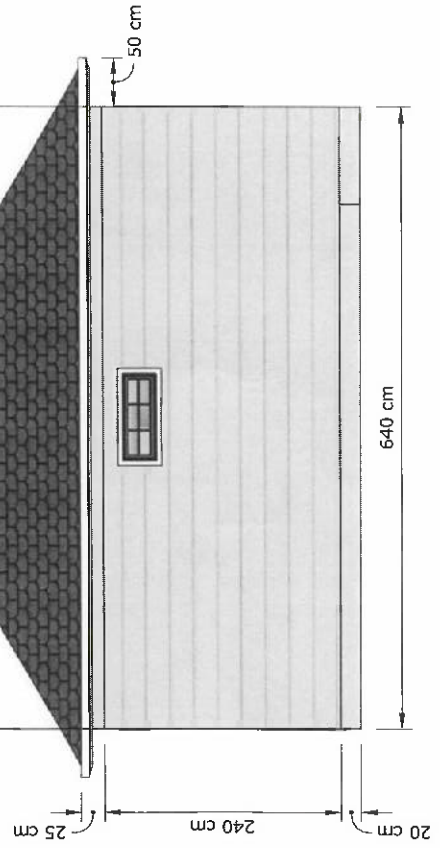
SHEET NUMBER

A2



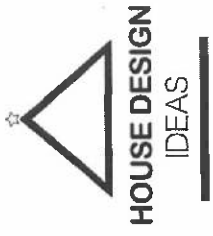
FRONT ELEVATION
1:50

A



REAR ELEVATION
1:50

B



HOUSE DESIGN
IDEAS

PROJECT

6x7 METERS
HOUSE

SHEET NAME

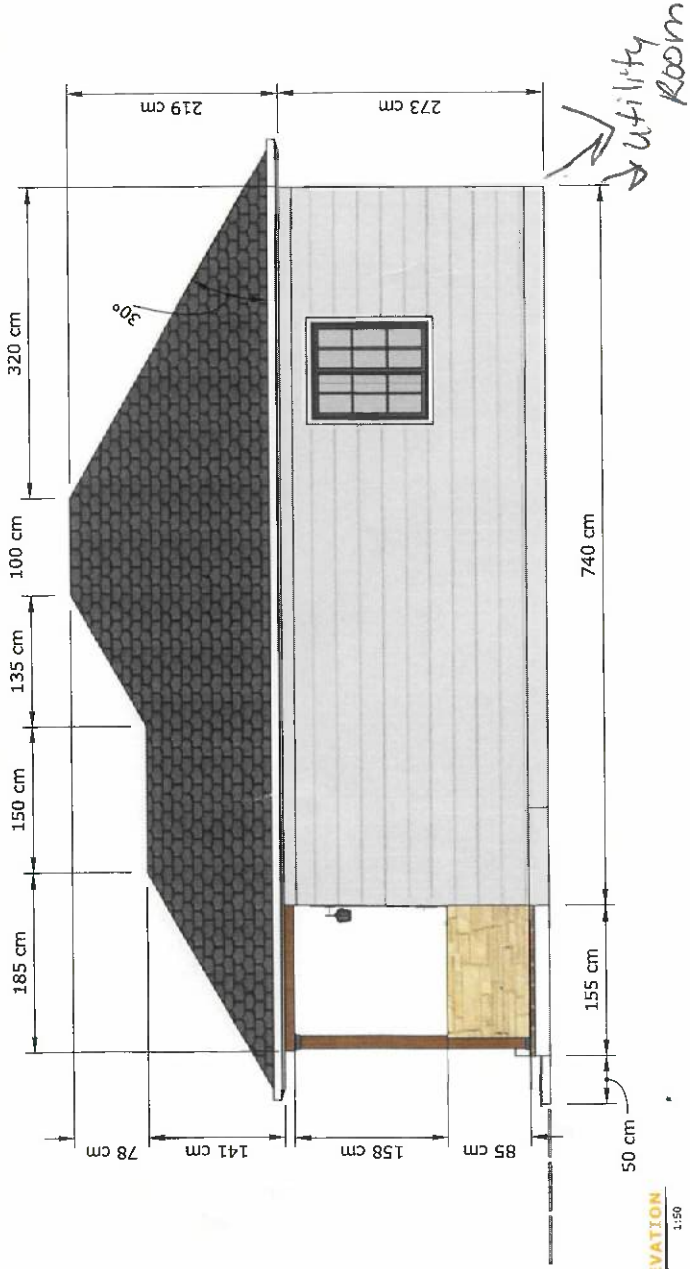
RIGHT AND LEFT
ELEVATIONS

ISSUE DATE

09.11.2022

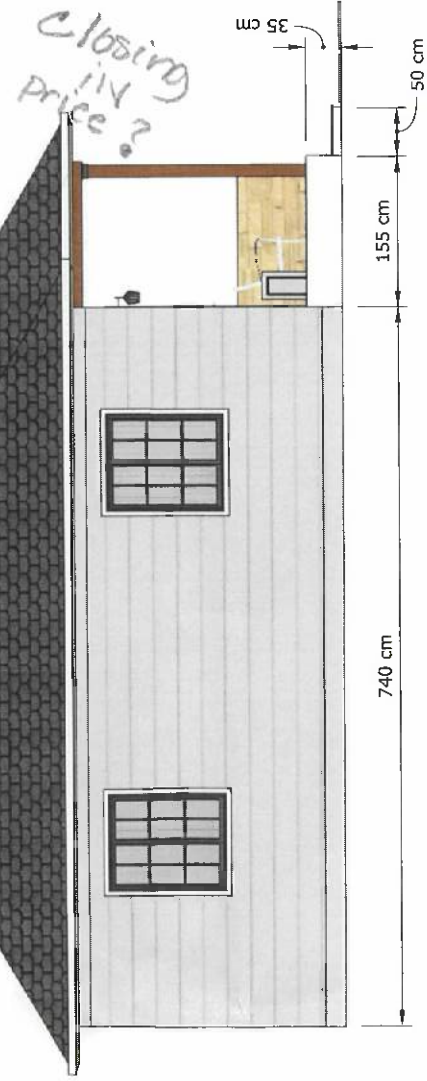
SHEET NUMBER

A3



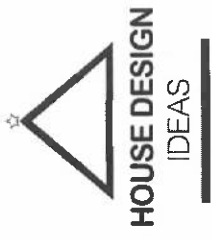
RIGHT ELEVATION
1:50

A



LEFT ELEVATION
1:50

B



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 College Ave
Monroeh, Louisiana
Google Street View
Nov 2023 See more dates

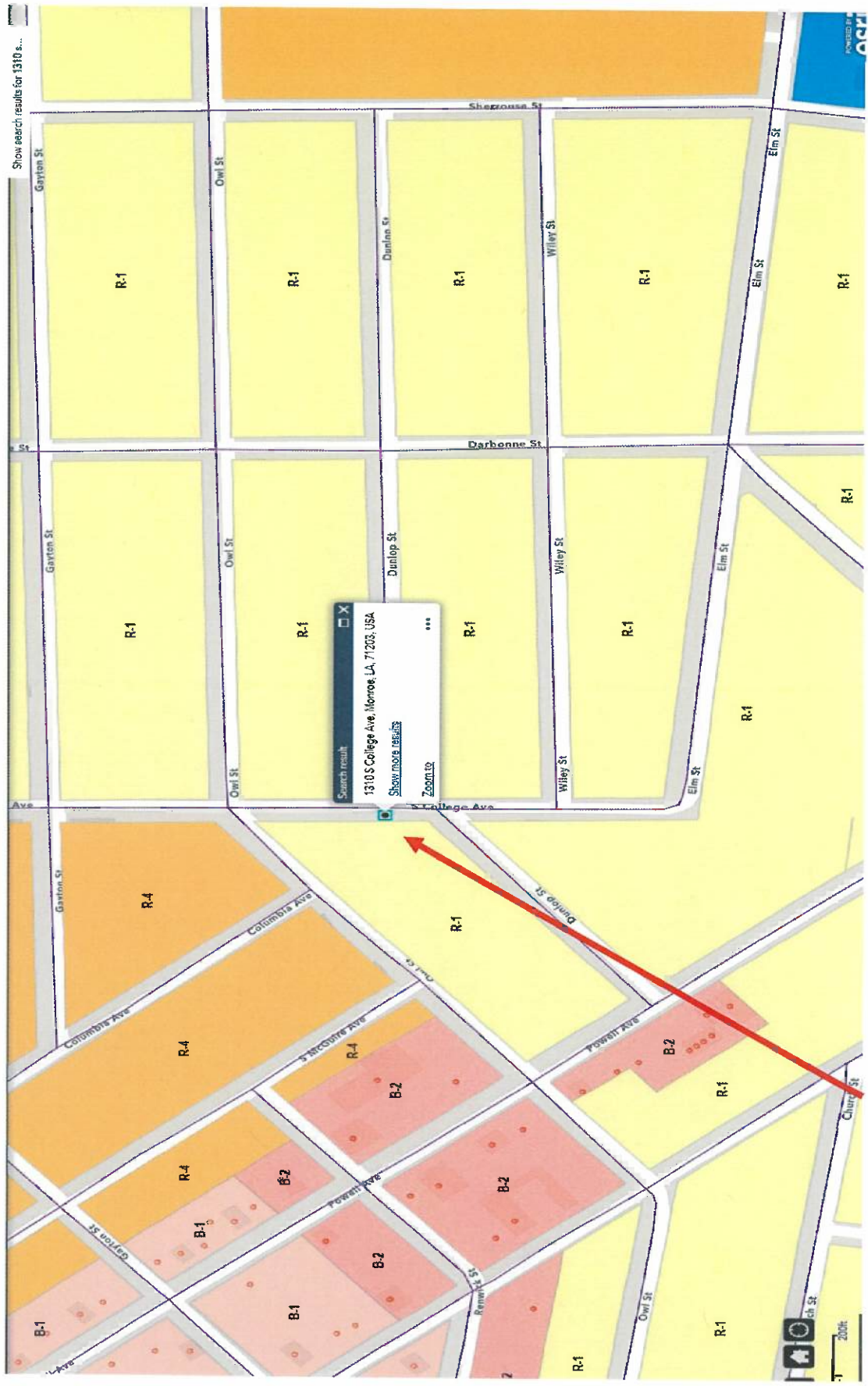


Google

Apple's Up
saurly Supply
Orbit
Dunlap St
Wiley St
Street
Center



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 4TH STREET
COUNCIL DISTRICT: 4

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 4th 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 3rd Street and west of North 4th 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.

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.

REVISION DATE	

DESIGNER: TONY D. LITTLETON
 EMAIL: tony@dyd.com
 1455 LITTLETON LOOP ROAD
 DOWNSVILLE, LOUISIANA 71224
 CELL: (918)-732-0288

TRUE RELEASE
 611 NORTH 4TH STREET
 MONROE, LA 71201

DREAM VISION
 HOME DESIGNS



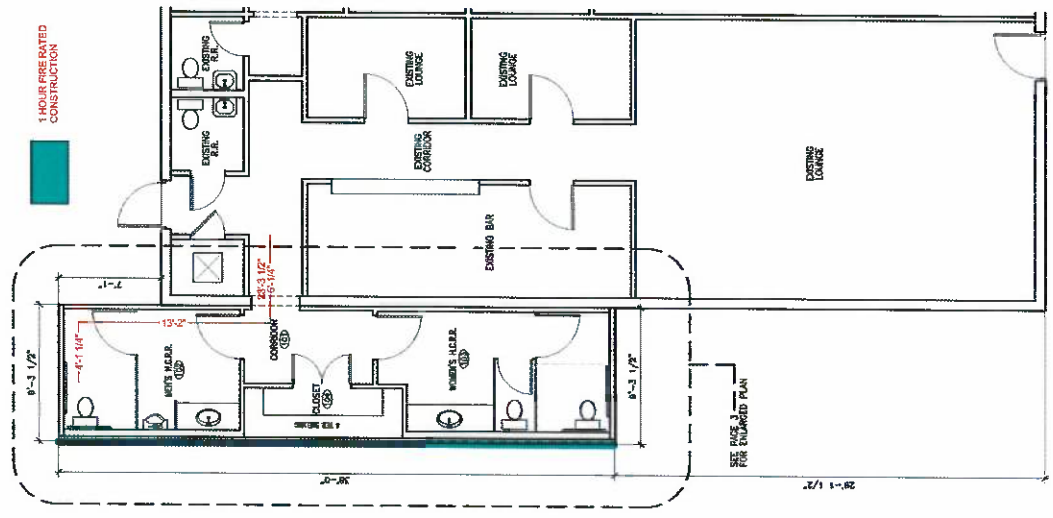
DATE: 05/02/24
 PLAN NUMBER: 000224
 SHEET NUMBER:

A-1.0

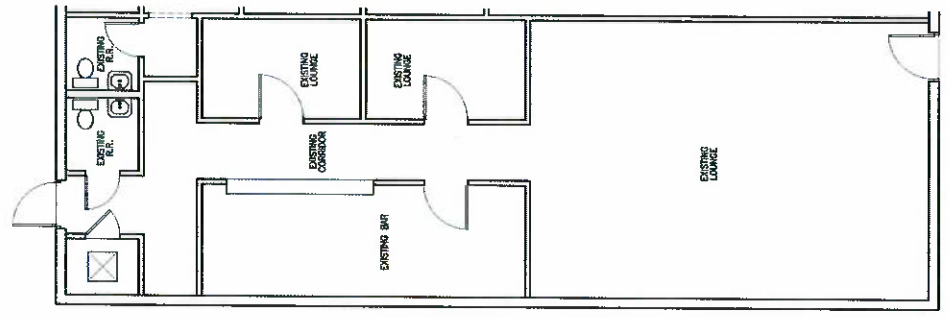
REVIEWED FOR PERMITS
 AS PER REVIEW LETTER
 BY: LAUREN LANDRY, ARCHITECT
Lauren Landry

Reviewed Per Code Compliance Per IBC
 07/09/2024

FLOOR PLANS
 SCALE: 1/8" = 1'-0"



NEW FLOOR PLAN
 SCALE: 1/8" = 1'-0"



EXISTING FLOOR PLAN
 SCALE: 1/8" = 1'-0"

REVISION	DATE

RESTROOM ADDITION FOR TRUE RELIEF
 611 NORTH 4TH STREET
 MONROE, LA 71201

DESIGNER: TONY D. LITTLETON
 ARCHITECT: TONY D. LITTLETON
 1455 LITTLETON LOOP ROAD
 DOWNSVILLE, LOUISIANA 71234
 CELL: (504) 732-0288

DREAM VISION HOME DESIGNS



DATE: 06/02/24
 DRAWN BY: PAUL WANGSA
 CSD0224

SHEET NUMBER: A-1.1

Reviewed For Code Compliance Per IRC
 07/09/2024

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

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOORING	WALLS	CEILING
101	OFFICE	6" WOOD	SPYRAL BOARD	SPYRAL BOARD
102	WOMEN'S BATH	6" WOOD	SPYRAL BOARD	SPYRAL BOARD
103	WOMEN'S BATH	6" WOOD	SPYRAL BOARD	SPYRAL BOARD
104	WOMEN'S BATH	6" WOOD	SPYRAL BOARD	SPYRAL BOARD

DOOR SCHEDULE

NO.	ROOM NAME	DOOR TYPE	FINISH
1	OFFICE	6" WOOD	SPYRAL BOARD
2	OFFICE	6" WOOD	SPYRAL BOARD
3	OFFICE	6" WOOD	SPYRAL BOARD
4	OFFICE	6" WOOD	SPYRAL BOARD
5	OFFICE	6" WOOD	SPYRAL BOARD

DRAWING LEGEND

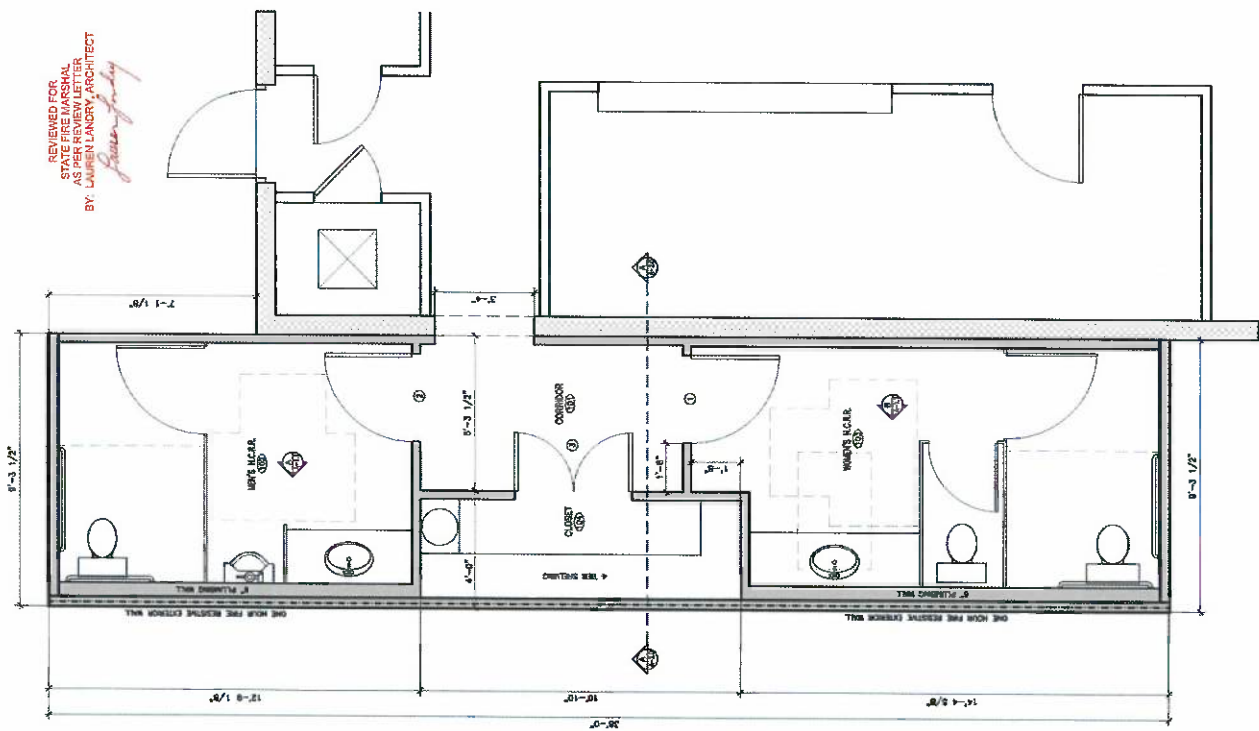
	DOOR MARK - SEE SCHEDULE
	INTERIOR ELEVATION REFERENCE MARK
	EXISTING MASONRY WALLS
	NEW WOOD FRAMED WALL
	ONE HOUR FIRE RESISTIVE WALL - U. LISTED UNOS

FIRE PROTECTION NOTES

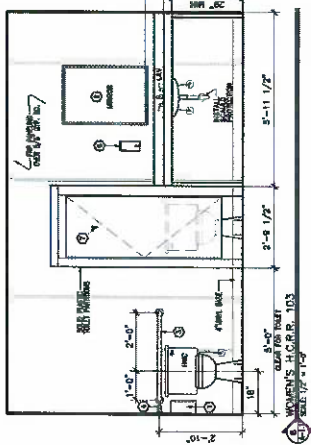
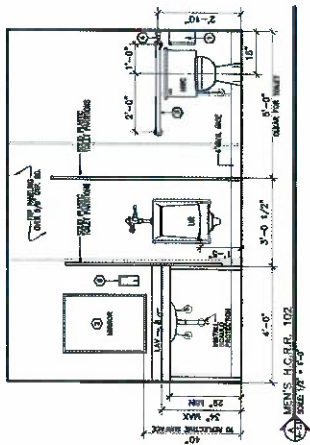
1. INTERIOR PARTITION WALLS SHALL BE 5/8" Gypsum Board on 2x4 studs.
2. EXISTING WALL PARTITIONS TO BE CONSTRUCTED OF 2x4 STUDS WITH 5/8" Gypsum Board on both sides.
3. ALL EXISTING WALL PARTITIONS TO BE CONSTRUCTED OF 2x4 STUDS WITH 5/8" Gypsum Board on both sides.
4. EXISTING WALL PARTITIONS TO BE CONSTRUCTED OF 2x4 STUDS WITH 5/8" Gypsum Board on both sides.
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8. EXISTING WALL PARTITIONS TO BE CONSTRUCTED OF 2x4 STUDS WITH 5/8" Gypsum Board on both sides.

GENERAL CONSTRUCTION NOTES

1. PROVIDE ALL DIMENSIONS PER TO FACE UNLESS NOTED OTHERWISE.
2. PROVIDE ALL PARTITIONS TO BE CONSTRUCTED OF 2x4 STUDS WITH 5/8" Gypsum Board on both sides.
3. PROVIDE ALL PARTITIONS TO BE CONSTRUCTED OF 2x4 STUDS WITH 5/8" Gypsum Board on both sides.
4. PROVIDE ALL PARTITIONS TO BE CONSTRUCTED OF 2x4 STUDS WITH 5/8" Gypsum Board on both sides.
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11. PROVIDE ALL PARTITIONS TO BE CONSTRUCTED OF 2x4 STUDS WITH 5/8" Gypsum Board on both sides.
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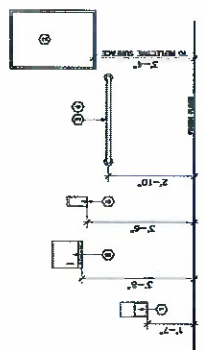


REVIEWED FOR STATE FIRE MARSHAL AS PER REVIEW LETTER BY LAUREN LANDRY, ARCHITECT



TOILET ACCESSORY SCHEDULE

1	TOILET	TOILET
2	SINK	SINK
3	VANITY	VANITY
4	MIRROR	MIRROR
5	TOILET PAPER DISPENSER	TOILET PAPER DISPENSER
6	TOILET BRUSH	TOILET BRUSH
7	TOILET SEAT	TOILET SEAT



REVISION	DATE

A RESTROOM ADDITION FOR
TRUE RELEASE
 611 NORTH 4TH STREET
 MONROE, LA 71201

DESIGNER: TONY C. LITTLETON
 1455 LITTLETON LOOP ROAD
 DONNSVILLE, LOUISIANA 71234
 CELL: (518) 752-0288
 EMAIL: tony@tdy.com

DREAM VISION
HOME DESIGNS

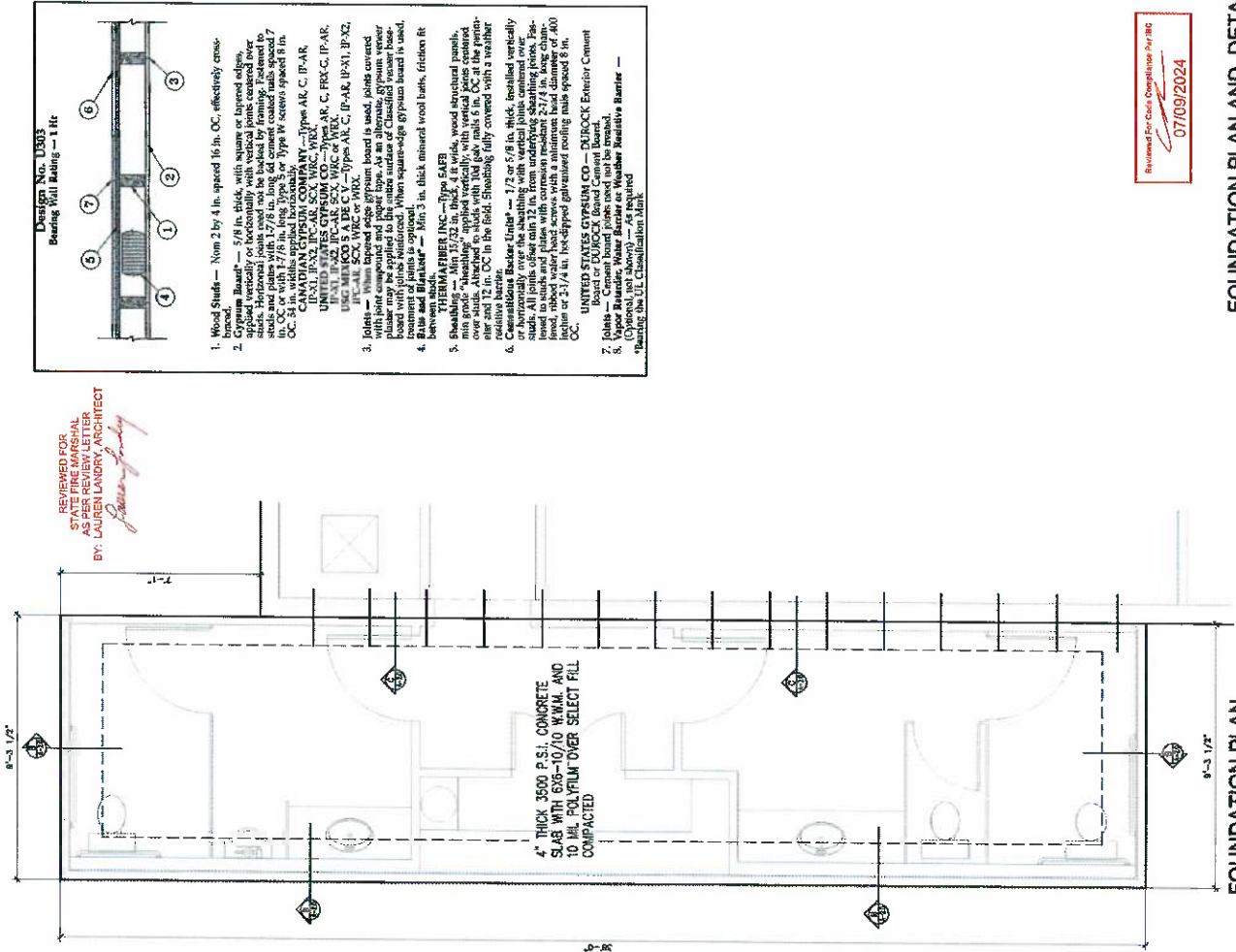


DATE: 02/09/24
 DRAWN BY: T. LITTLETON
 CADD: T. LITTLETON

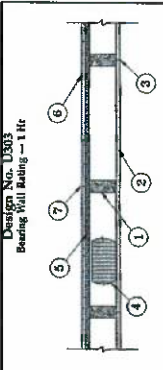
A-2.0

FOUNDATION PLAN AND DETAILS
 SCALE: 1/8" = 1'-0"

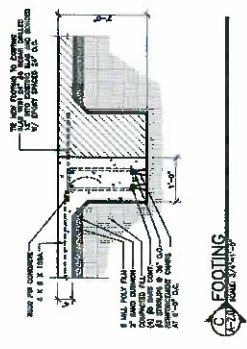
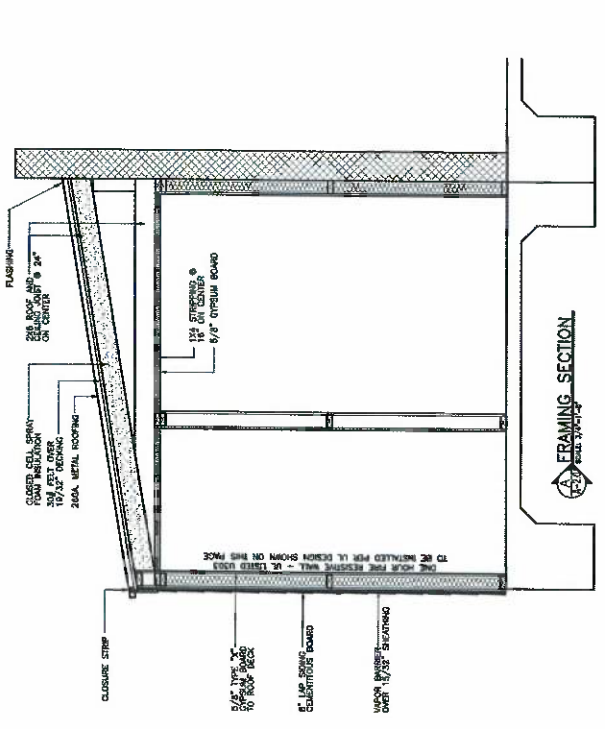
Reviewed For Code Compliance Per IRC
 07/09/2024



REVIEWED FOR
 STATE FIRE MARSHAL
 AS PER REVIEW LETTER
 BY: LAUREN LANGRISH ARCHITECT



1. Wood Studs — Nom 2 by 4 in. spaced 16 in. OC, effectively cross-braced.
2. "Bearing Board" — 5/8 in. thick with square or beveled edges, applied vertically or horizontally with vertical joints centered over studs. Horizontal joints need not be backed by framing. Fastened to studs with 16d nails spaced 12 in. apart. For use with 1/2 in. OC or with 1 1/2 in. long Type 3 or Type IV screws spaced 8 in. OC. 5/4 in. widths applied horizontally.
3. Joints — When tapered edge bearing board is used, joints centered over studs. When square edge bearing board is used, joints centered over studs. When square edge bearing board is used, joints centered over studs. When square edge bearing board is used, joints centered over studs. When square edge bearing board is used, joints centered over studs.
4. "Blot and Brackets" — Min. 3 in. thick mineral wool bats, friction fit between studs.
5. Sheathing — 1/2 in. thick, wood structural panels, min grade "sheathing" applied vertically, with vertical joints centered over studs. Attached to studs with 16d nails 6 in. OC at the perimeter and 12 in. OC in the field. Sheathing fully covered with a weather resistant barrier.
6. "Ceansidite Backer Under" — 1/2 or 5/8 in. thick, installed vertically or horizontally over the sheathing with vertical joints centered over studs. Attached to studs and plates with corrosion resistant 2 1/4 in. long channels, ribbed water head screws with a minimum head diameter of 800 mil. or 2 1/4 in. 1/2-dipped galvanized roofing nails spaced 8 in. OC.
7. Plates — Cement board joints need not be treated.
8. Vapor Barrier, Water Barrier or Weather Resistant Barrier — (Optional) — 6 mil. polyethylene or as required.
9. "Bearing" — 1/2 in. thick, mineral wool bats, friction fit between studs.



- FOUNDATION NOTES**
1. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 12" MINIMUM THICKNESS OF CONCRETE. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 12" MINIMUM THICKNESS OF CONCRETE. ALL FOUNDATION WALLS SHALL BE CONSTRUCTED WITH 12" MINIMUM THICKNESS OF CONCRETE.
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N 4th St



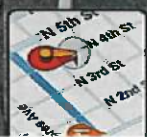


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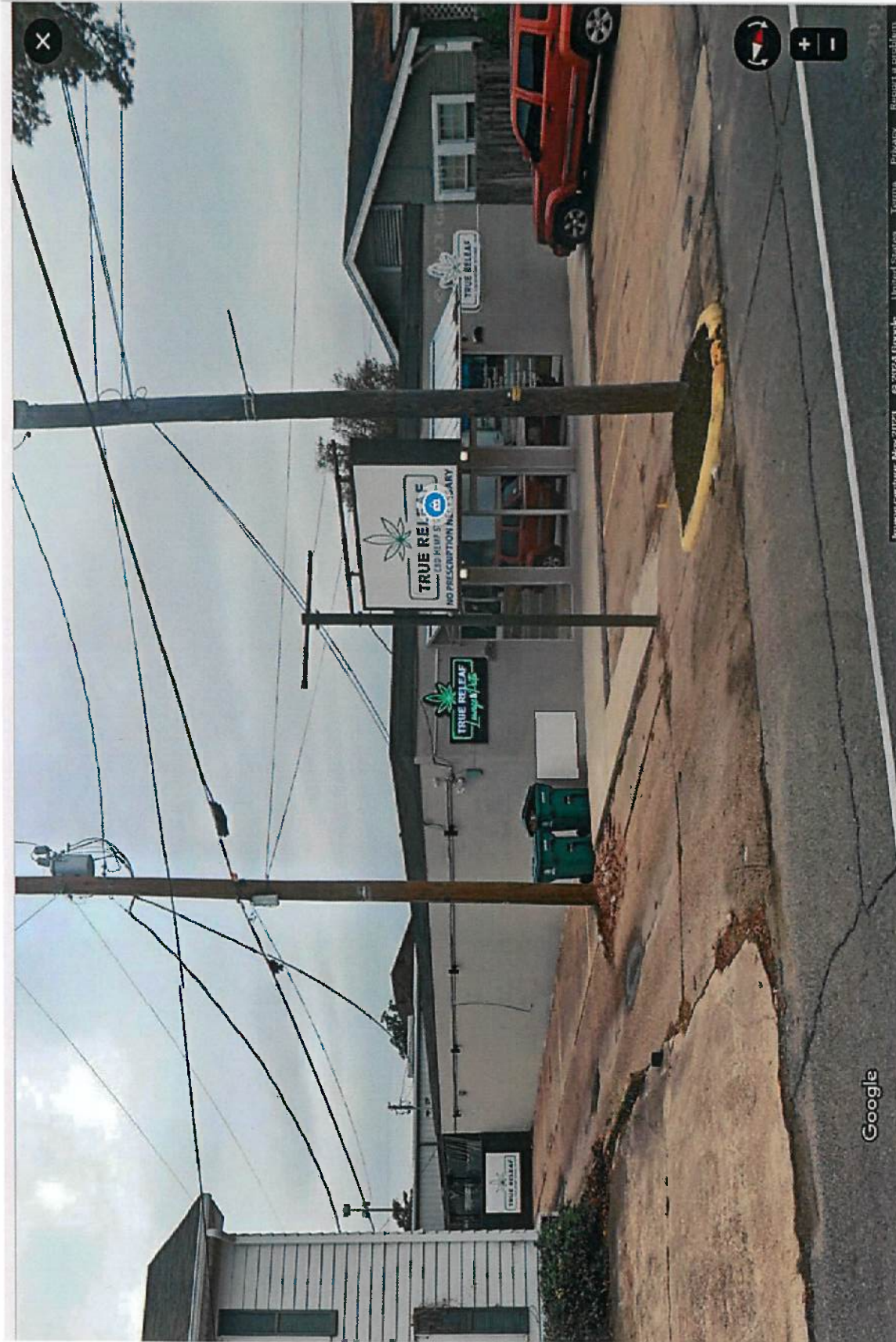
 Louisiana

 4th Street View

 See more dates

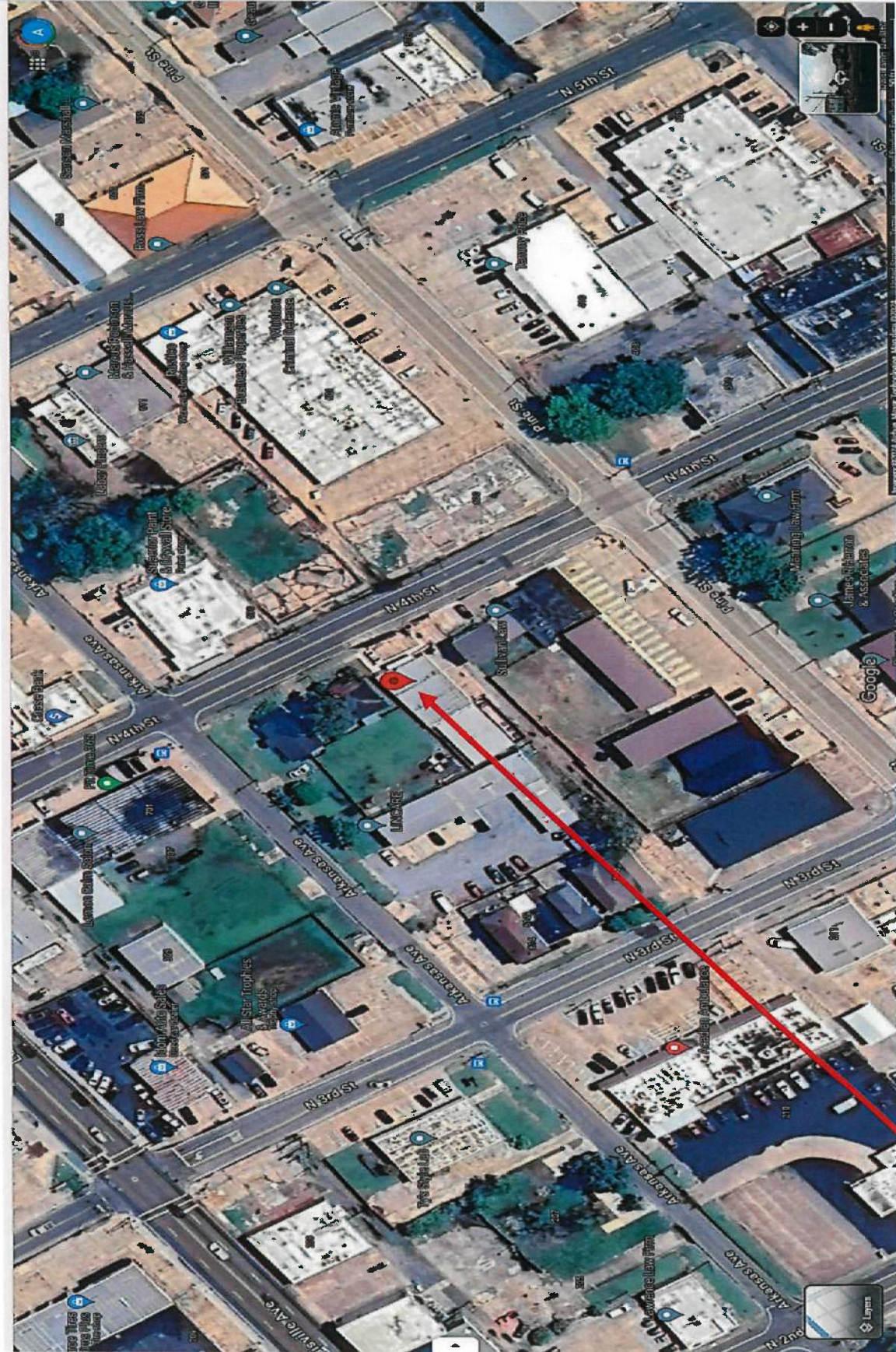


Google

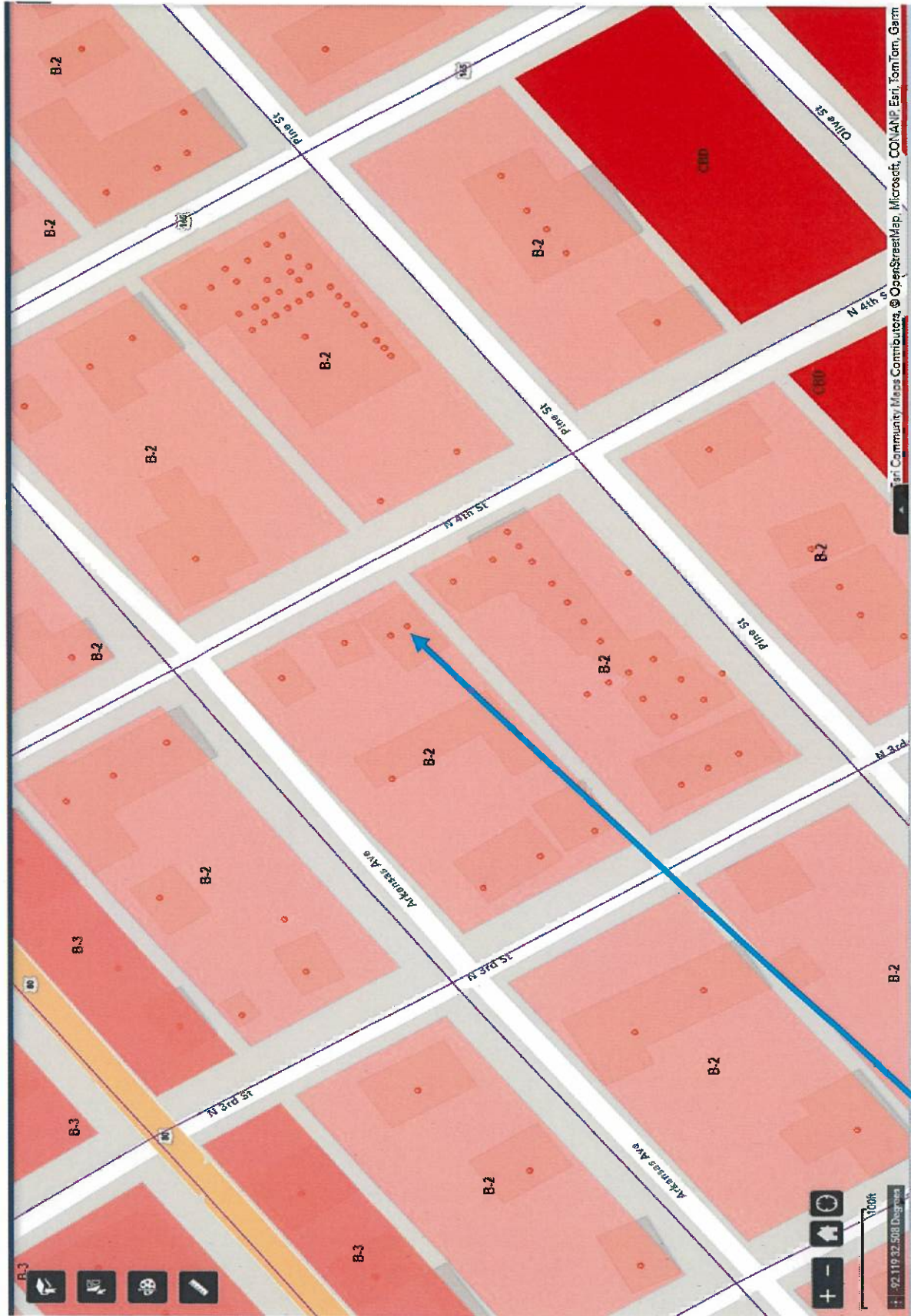


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Google



609 North 4th Street



609 North 4th 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

REQUEST: The applicant is requesting an increase of 200 square feet for a proposed boat house, from 1,000 to 1,200 square feet. The Ordinance requirement is 1,000 square feet. Also, the structure is proposed to be 2-stories with a height limitation of 24' feet, instead of a single story with a height of 14', as prescribed by Ordinance. 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 2-story 1,200 square foot boat house. The Ordinance prescribes a boat house shall not exceed 1,000 square feet, nor exceed a single story or 14' feet, in height. 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,

- 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.

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.

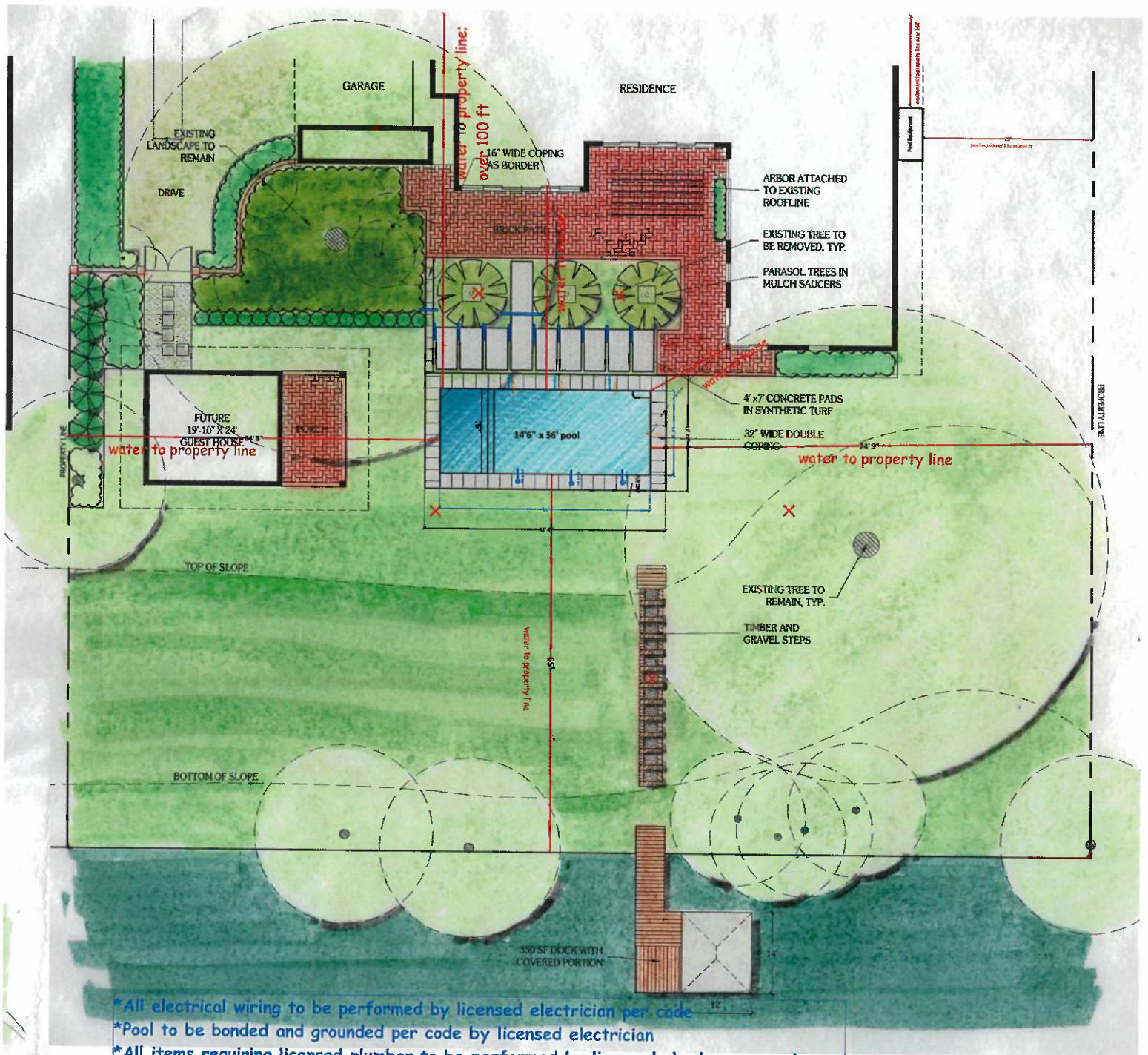
Deny the applicant's request, as presented.

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 public safety.



- *All electrical wiring to be performed by licensed electrician per code
- *Pool to be bonded and grounded per code by licensed electrician
- *All items requiring licensed plumber to be performed by licensed plumber per code
- *Fence/wall surrounding property by others

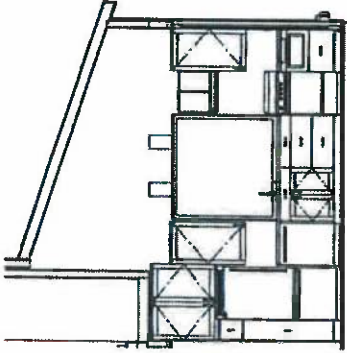
Judi Horton & Horton's Bayou View LLC
3704 Deborah Drive
Monroe, LA

Oasis Aquatech Pools
8350 Line Avenue
Shreveport, LA 71106

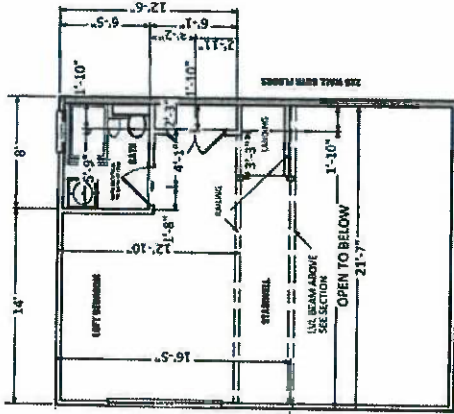
Jacob Broussard cell (318) 469 8382
Office (318) 868 4740

Reviewed For Code Compliance Per IRC

06/18/2024

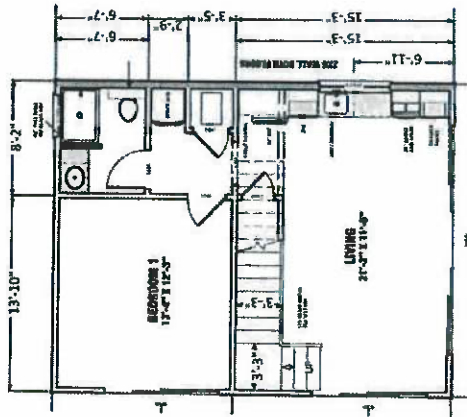


TYPICAL BATH CABINET



LOFT FLOOR ELECTRICAL

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

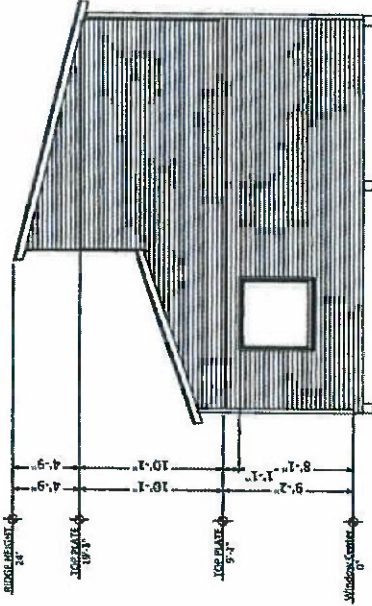


FIRST FLOOR ELECTRICAL

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

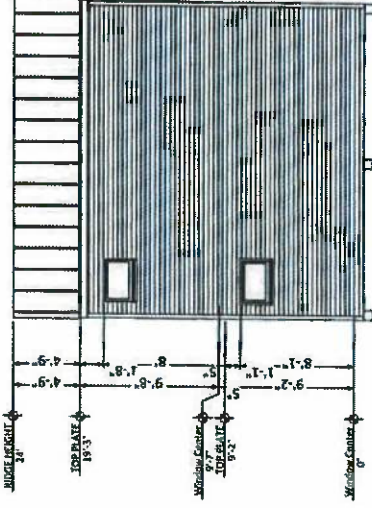


KITCHEN WALL



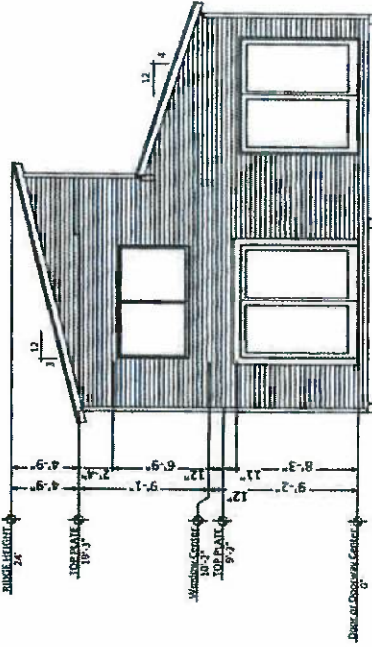
RIGHT SIDE ELEVATION

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



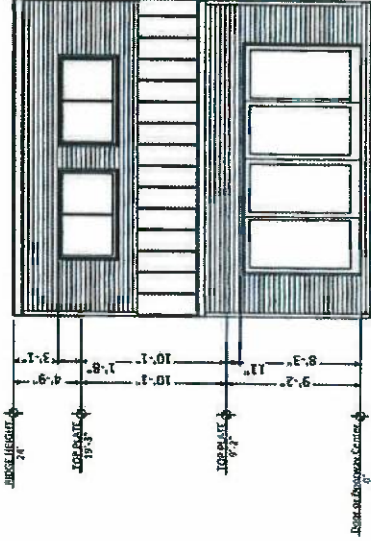
REAR ELEVATION

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



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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

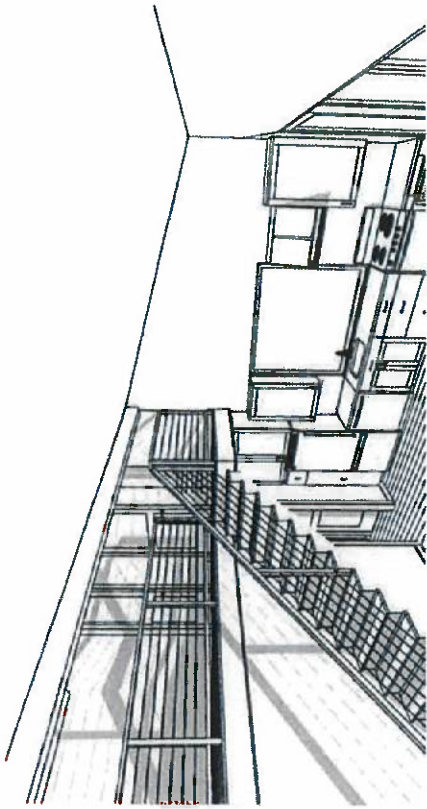
Small text block containing project details and notes.

POOL HOUSE
JUDI HORTON
3704 OLD DEBORAH

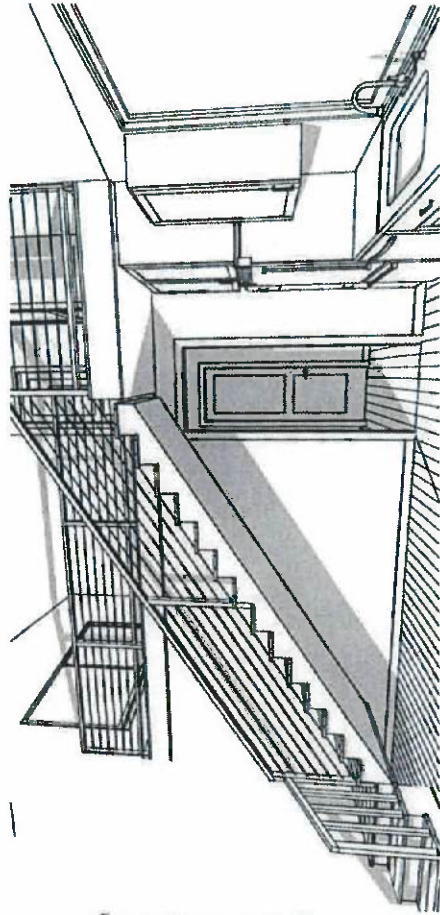
LARRY JAMES DESIGNS
RESIDENTIAL DESIGNERS

Plan No.
24 019
ELEVATIONS
CABINETS
ELECTRICAL

3



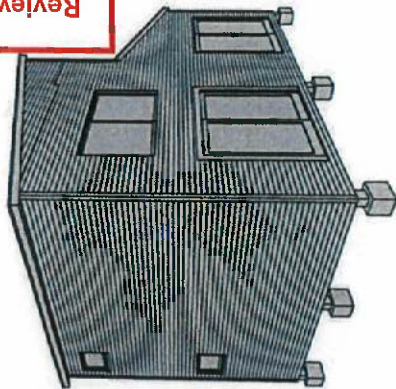
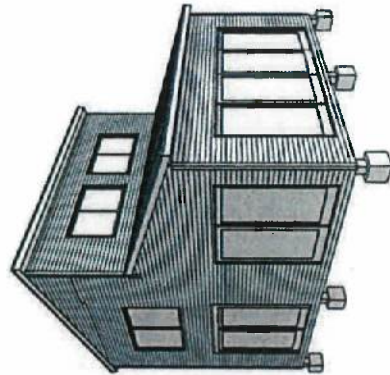
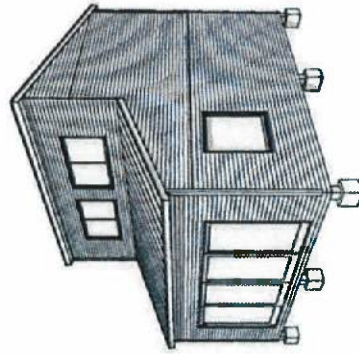
**INTERIOR VIEWS
OPT FOR OPEN STAIRS**



**PERSPECTIVE VIEWS
FOR ILLUSTRATION ONLY**



EXTERIOR VIEWS



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06/18/2024

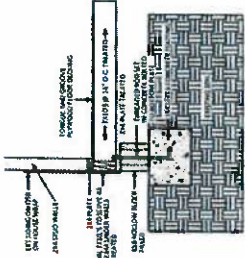


RESIDENTIAL DESIGNERS
LARRY JAMES DESIGNS
3704 OLD DEBORAH
JUDI HORTON
POOL HOUSE

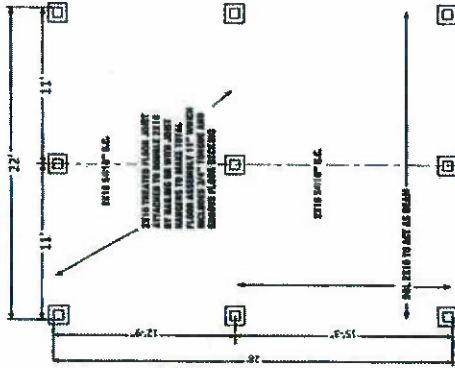
Plan No.
24 019
PERSPECTIVE
VIEWS
2

Reviewed For Code Compliance Per IRC

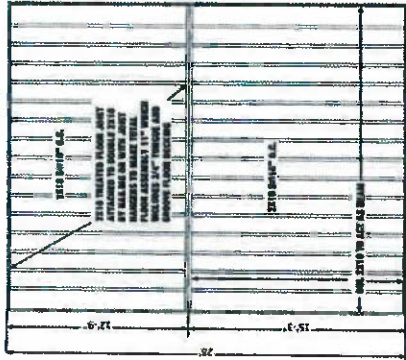
06/18/2024



THIS IS NOT A STRUCTURALLY
DESIGNED DETAIL. THE
DESIGNER HAS NOT PERFORMED
AN ANALYSIS OF THE
STRUCTURAL BEHAVIOR OF
THIS DETAIL. THE USER
SHOULD CONSULT WITH A
STRUCTURAL ENGINEER FOR
A DETAILED ANALYSIS OF
THIS DETAIL.

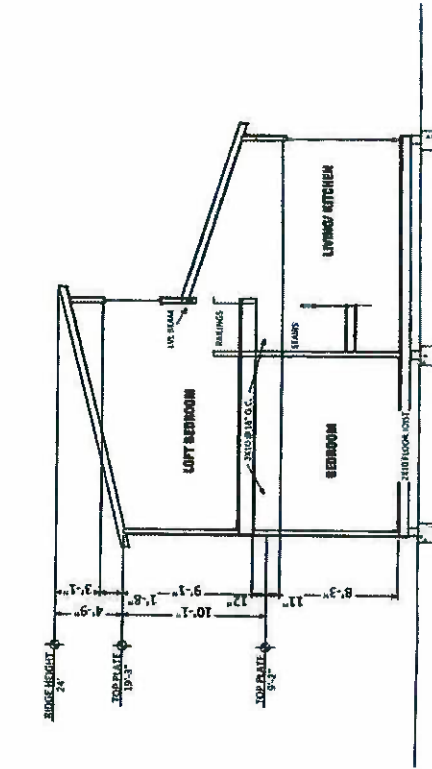


PIER FOUNDATION
SCALE: 3/8" = 1'-0"

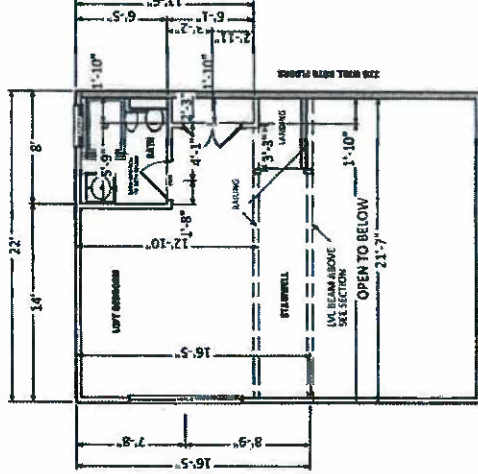


FLOOR FRAMING
SCALE: 3/8" = 1'-0"

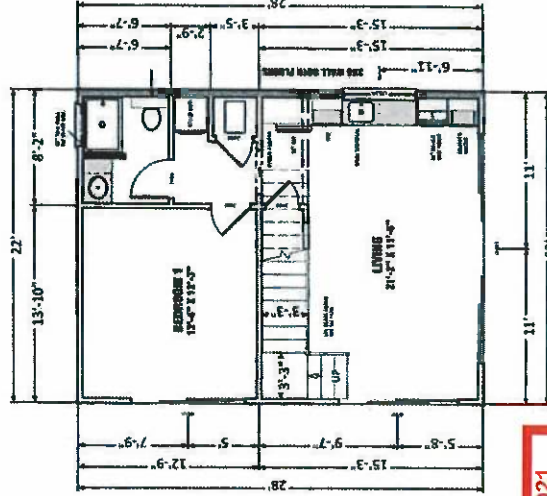
CONSTRUCTION DETAIL
NO SCALE



SECTION
SCALE: 3/8" = 1'-0"



FLOOR PLAN 2
SCALE: 3/8" = 1'-0"



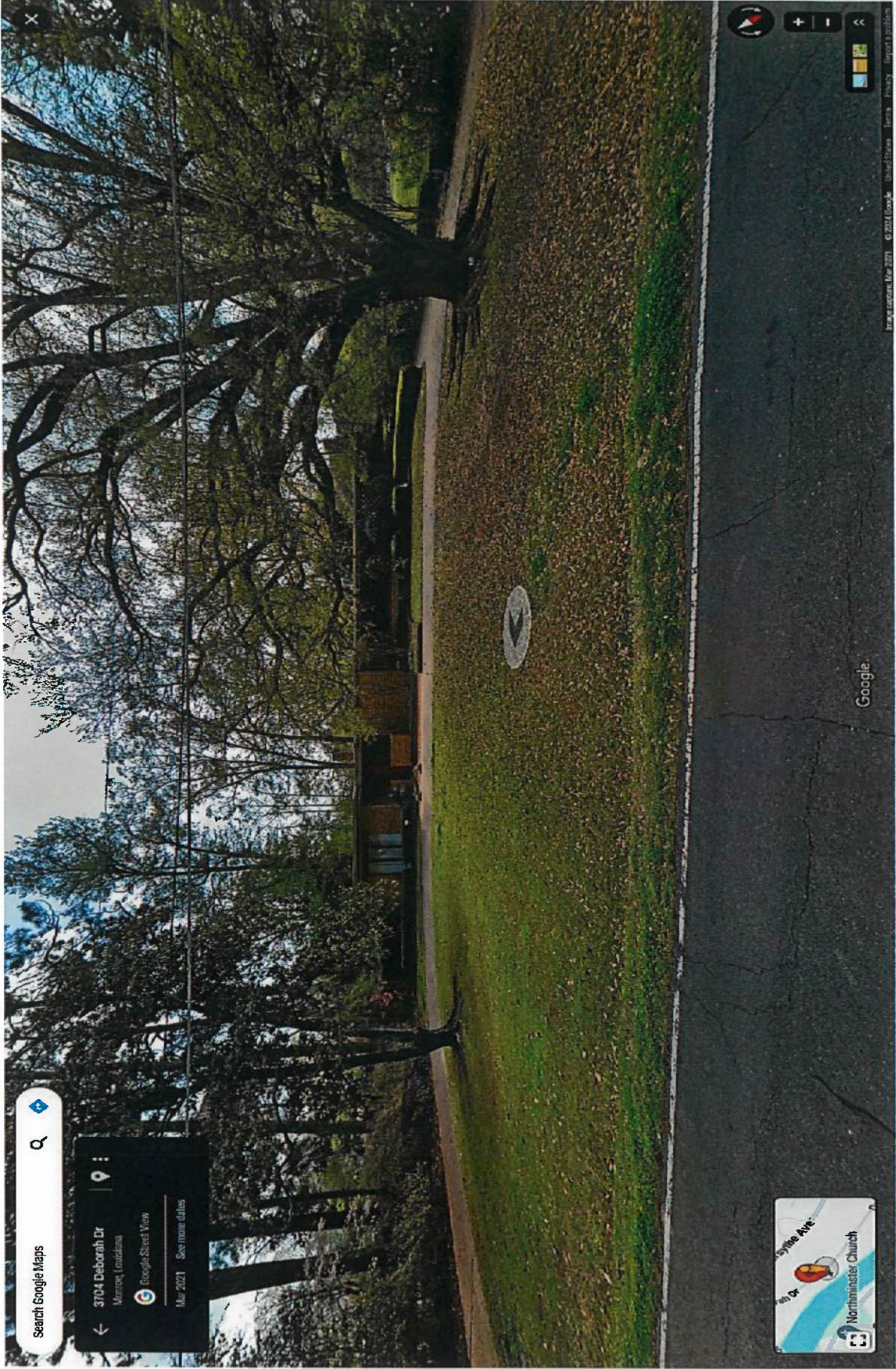
FLOOR PLAN 1
SCALE: 3/8" = 1'-0"

SQUARE FOOTAGE	
FIRST FLOOR	641
SECOND FLOOR	254
TOTAL HEATED	895

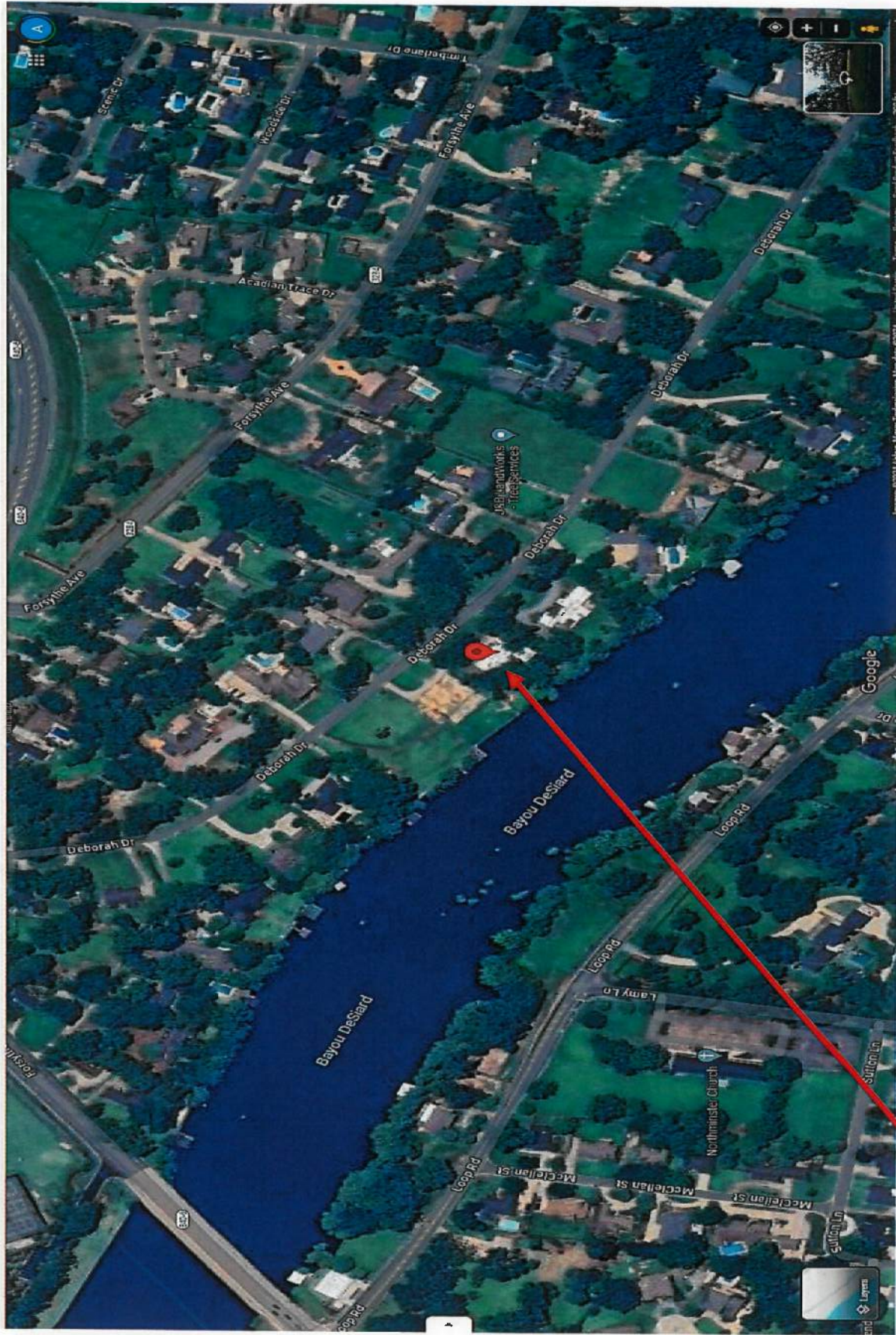
- Notes:**
1. Construction: IRC 2021
 2. Electrical: NEC 2020
 3. Mechanical: ACCA Manual S
 4. Duct Leakage Test Required
 5. Blower Door Test Required
 6. Programmable Thermostat Required
 7. Insulation: Attic - R38 Min
Ducts: R8 Min
Crawl Space: R15 Min
 8. All 1-1/2" Clearances on French Door
 9. Including Where GFCIs are Located
 10. Limitation Certification Sheet is Required
 11. To Living Space
 12. Ice Barrier is required as per IRC 2021
 13. Weatherstripping Required on Storm
 14. Weatherstripping Required on Storm
 15. Tempra resistant plugs are required on all
 16. Manual J, S and D are required before Open
Foot Inspection.

- Energy Code 2021**
- Notes:**
1. Windows: Single 20 Max
 2. Windows: U-Value: 0.30 Max
 3. Windows: SHGC: 0.40 Max
 4. Duct Leakage Test per required per Energy Code 2021 on required
 5. Blower Door Test per required per Energy Code 2021 on required
 6. Programmable Thermostat Required
 7. Insulation: Attic - R38 Min
Ducts: R8 Min
Crawl Space: R15 Min
 8. All 1-1/2" Clearances on French Door
 9. Including Where GFCIs are Located
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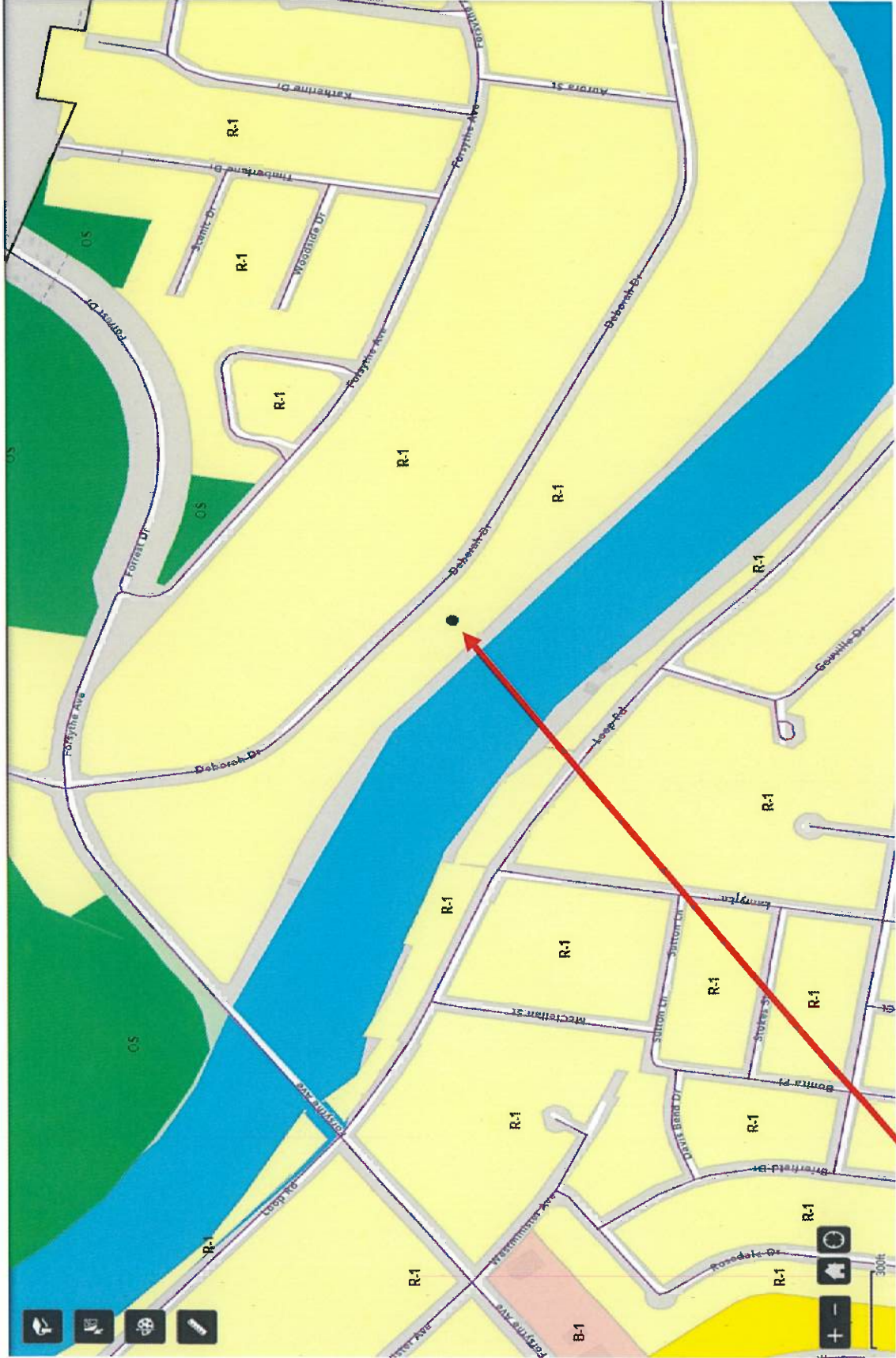
NOTE:
BUILDING CONTRACTOR/OWNER
TO REVIEW AND VERIFY ALL DIMENSIONS,
SPECS, AND CONNECTIONS BEFORE
CONSTRUCTION BEGINS.
DATE: JUN 18, 2024



3704 Deborah Drive



3704 Deborah Drive



3704 Deborah Drive