

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: July 28, 2022

A Regular Meeting of the Board of Adjustment will be held on **Monday, August 8, 2022 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

None

VARIANCES:

V. 109-22: Steel Grove Realty Advisors LLC, 900 Delta Drive, Monroe LA 71203

This is a request to allow the applicant a height variance on construction equipment above the required fencing and screening. The property is located at 900 Delta Drive, Monroe LA 71203.

OTHER BUSINESS:

None

**City of Monroe
Board of Adjustment**

CASE NO.: V 109-22
NAME OF APPLICANT: STEEL GROVE REALTY ADVISORS LLC
SITE ADDRESS: 900 DELTA DRIVE, MONROE, LA 71203
COUNCIL DISTRICT: 3

REQUEST: The applicant is requesting approval for a height variance on construction equipment above the required fencing and screening. The property is located at 900 Delta Drive, Monroe LA 71203.

SIZE OF PROPERTY: 2.716 acres (more or less)

PRESENT ZONING: I-1, Commercial/Industrial Business Park District

PRESENT USE: Commercial/Industrial Business Park District

MOST NEARLY BOUNDED BY (STREETS): North of Kansas City Railroad Track; South of Construction Drive; East of Freight Drive; and West and fronting on Delta Drive.

SURROUNDING LAND USES: The surrounding land use is Commercial/Industrial Business Park District (I-1).

ADVERSE INFLUENCES: No discernable adverse influences identified.

POSITIVE INFLUENCES: Allows the construction materials to be stored despite them protruding above the required fencing and screening.

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting approval for a height variance on construction equipment above the required fencing and screening.
This division does not have any objections to the board granting the variance.

As with all variance requests, the applicants need 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 or amendments.

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.

Excerpt from Monroe Comprehensive Ordinance as it relates to storage in the air industrial park

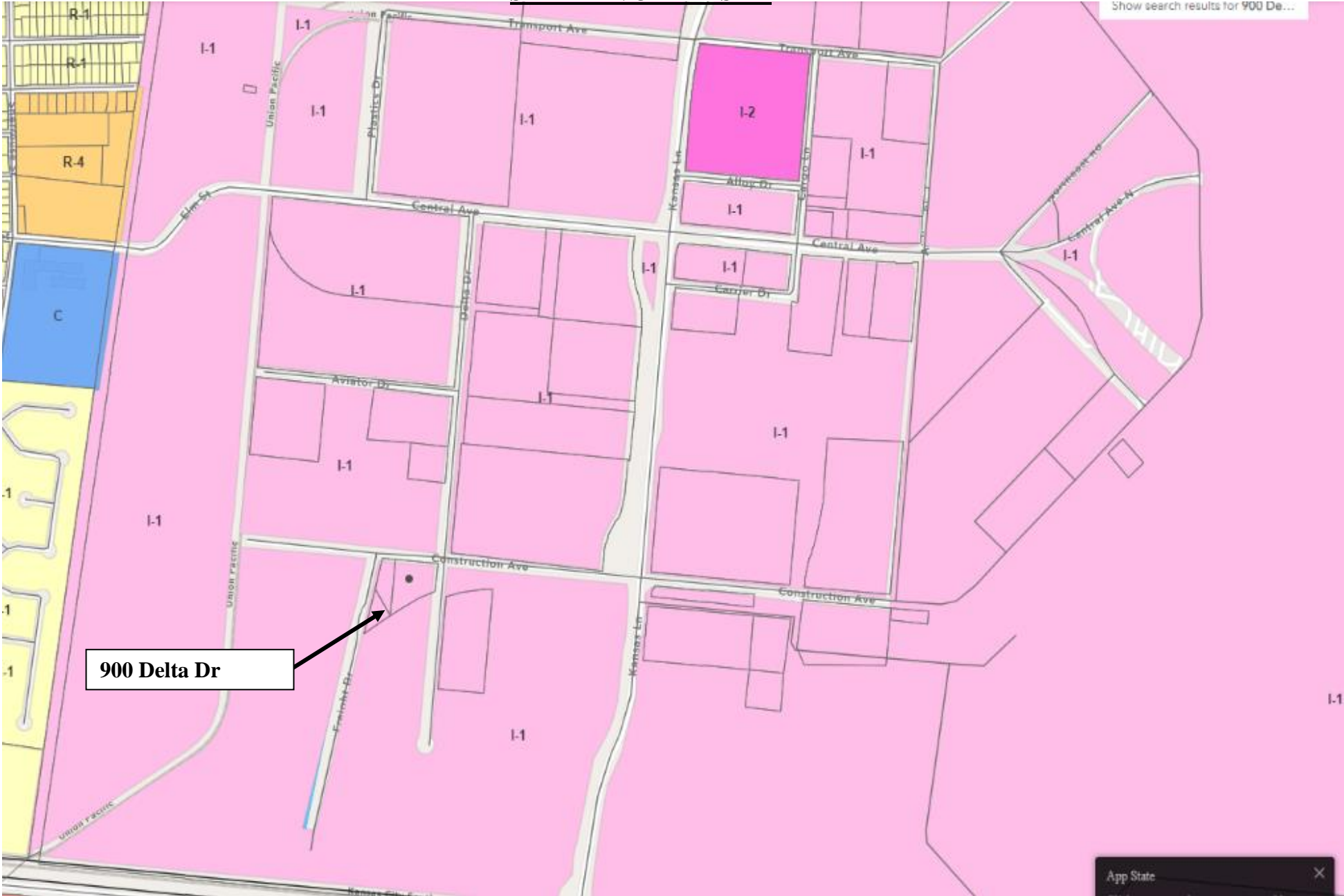
Sec. 22-63. - Open storage areas and fences.

1. No goods, equipment, supplies or other materials shall be stored in the open upon any building site in the park except on the rear two-thirds ($\frac{2}{3}$) thereof, and then only when such open storage area is fenced with a screening fence at least six (6) feet in height, and of adequate height to screen storage from visibility.

2. All fencing for screening, security or other purposes shall be attractive in appearance and shall be an all-metal industrial type fence or galvanized or nonferrous material, or shall be of brick, masonry, or other material of nondeteriorating nature. No wood fence shall be permitted.

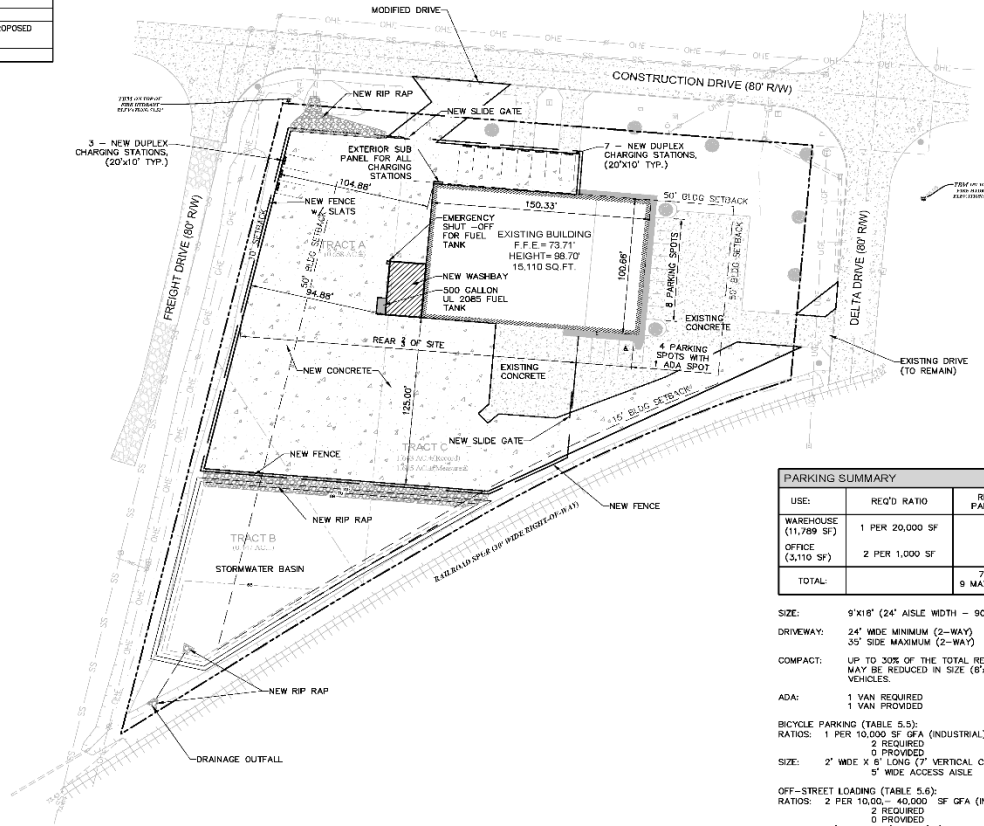
IMAGE SHOWING THE ZONING OF THE AREA

SITE PLAN OF THE SITE



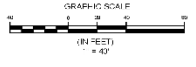
GENERAL SITE INFORMATION
 PARCEL: 123567, 132320, 132321 JURISDICTION: CITY OF MONROE
 ZONING: I-1 COMMERCIAL/ INDUSTRIAL BUSINESS PARK (USE PERMITTED)
 ZONING SETBACK/YARDS: FRONT-20', CORNER-20', SIDE AND REAR-10'
 SECTION 22 BUILDING SETBACK: FRONT-50', CORNER-50', REAR-10'

AREA	SF/ACRES (APPROX.)
OVERALL PARCEL	2.75 AC
SETBACKS/YARDS/OPEN	0.80 AC
STORMWATER BASIN	0.36 AC
FENCED AREA	1.00 AC
BUILDING (& WASH-BAY)	16,110 SF (0.37 AC)
CONCRETE PAVING	0.33 AC EXIST. + 1.06 AC PROPOSED
GRAVEL PAVEMENT	0 AC
DISTURBED AREA (APPROXIMATE)	1.47 AC



USE:	REQ'D RATIO	REQ'D PARKING	PROVIDED PARKING
WAREHOUSE (11,789 SF)	1 PER 20,000 SF	1	
OFFICE (3,110 SF)	2 PER 1,000 SF	6	
TOTAL:		7 MIN	12

SIZE: 9' X 18' (24' AISLE WIDTH - 90° PARKING)
DRIVEWAY: 24' WIDE MINIMUM (2-WAY)
 35' SIDE MAXIMUM (2-WAY)
COMPACT: UP TO 50% OF THE TOTAL REQUIRED PARKING SPACES MAY BE REDUCED IN SIZE (8' X 16') FOR COMPACT VEHICLES.
ADA: 1 VAN REQUIRED
 1 VAN PROVIDED
BICYCLE PARKING (TABLE 5.5):
 RATIOS: 1 PER 10,000 SF GFA (INDUSTRIAL) (MIN OF 2)
 2 REQUIRED
 0 PROVIDED
SIZE: 2' WIDE X 6' LONG (7' VERTICAL CLEARANCE)
 5' WIDE ACCESS AISLE
OFF-STREET LOADING (TABLE 5.6):
 RATIOS: 2 PER 10,000 - 40,000 SF GFA (INDUSTRIAL)
 2 REQUIRED
 0 PROVIDED
SIZE: 12' WIDE X 25' LONG (14' VERTICAL CLEARANCE)
 THE PLANNING & ZONING DEPARTMENT HAS INDICATED BICYCLE AND LOADING REQUIREMENTS WILL NOT BE APPLICABLE TO THIS SITE.
MONROE INDUSTRIAL AIRPORT (SECTION 22) REQUIREMENTS:
 • 1 PARKING STALL PER EMPLOYEE
 • OPEN STORAGE ONLY IN REAR 1/3 OF SITE
 • SIGN HEIGHT LESS THAN 10' AND AREA NO GREATER THAN 80 SQ.FT.



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 Tel: 225-742-7400
 www.stantec.com

Copyright Reserved
 The Contractor shall not be responsible for all dimensions. DO NOT show the drawing
 - any errors or omissions shall be reported to Stantec without delay.
 The Contractor is to design and construct all site work in accordance with the drawings.
 All site work shall be done in accordance with the drawings and specifications.
 Consultant

Notes

Revision _____ By _____ Date _____

Issued _____ By _____ Date _____
 Prepared by _____
 Checked by _____
 Drawn by _____

Permit/Seal
**PRELIMINARY
 NOT FOR
 CONSTRUCTION**
 Not for permits, pricing or other official purposes. This document has not been completed or checked and is for general information or comment only.

Client/Project Logo

Client/Project
 H & E Equipment Services

H & E Monroe

900 Delta Drive
 Monroe, Louisiana

Title
OVERALL LAYOUT

Project No. _____ Scale _____
 215617038 1"=40'
 Revision Sheet _____ Drawing No. _____

C3.0



AERIAL IMAGE OF THE SITE



IMAGE OF EXISTING BUILDING ON THE SITE



IMAGE SHOWING A REPRESENTATION OF THE FENCE TO BE CONSTRUCTED

