

**M E M O**

**TO: ALL BOARD OF ADJUSTMENT MEMBERS**

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

**DATE: JANUARY 3, 2025**

A Regular Meeting of the Board of Adjustment will be held on **Monday, January 13, 2025 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

**AGENDA**

**MINUTES:**

None

**VARIANCES:**

**V. 107-24: Barbara Stevenson – 400 Phillips Street, Monroe, LA 71202**

The applicant is requesting to place a single-wide mobile home on a lot, instead of a double-wide manufactured home, as required by Ordinance, at 400 Phillips Street.

**V100-25: Sip-n-Chill Daquiri – 1314 Sterlington Road, Monroe, LA 71203**

The applicant is requesting a variance to place an attached wall sign on the south facing side of a new commercial business, that is not facing a dedicated right-of-way or street, as required by Ordinance, at 1314 Sterlington Road.

**OTHER BUSINESS:**

None

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 107-24  
**NAME OF APPLICANT:** BARBARA STEVENSON  
**SITE ADDRESS:** 400 PHILLIPS STREET  
**COUNCIL DISTRICT:** 4

---

**REQUEST:** The applicant is requesting a variance to locate a single-wide mobile home, at 400 Phillips Street, within the R-1 (Single-Family Residence) District. This request will allow the applicant to locate a single-wide home on a lot, instead of the double-wide manufactured home, which is required by Ordinance.

**SIZE OF PROPERTY:** 0.42 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 Joffre Street, south of Phillips Street, east of Georgia Street and west of Wilson Street.

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

**ADVERSE INFLUENCES:** N/A

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

**COMMENTS/ RECOMMENDATIONS:** The applicant is proposing to locate a 16'x 65' single wide mobile home on an interior lot for a single-family residence.

The applicant intends to place this mobile home on a separate lot for the occupancy of extended family. The applicant owns several lots at this location and would like to be allowed to place the structure there for family to reside.

The applicant would like to add value to the neighborhood by developing an empty lot in the community. The decision would allow the applicant to meet her financial standard, since single wide mobile homes are less costly than a single-family homes.

**Manufactured home:** Dwelling units constructed primarily at a plant or facility on a production line basis and delivered to the site as an assembled unit.

**Mobile home:** Prefabricated trailer type-housing that is semi-permanently attached to land. It is an immovable or portable structure designed and constructed on its on chassis.

The Ordinance states:

- 1) The manufactured home shall be manufactured within the previous twelve (12) month period.
- 2) The manufactured home shall be a minimum of twenty-four (24') in width.
- 3) The manufactured home shall be placed on a permanent foundation enclosed with skirting along the perimeter.
- 4) The manufactured home shall have exterior siding and roofing in color, material and appearance that is similar to the exterior siding and roofing material commonly used on a residential dwelling.

*Single-wide mobile homes are located as a use-by-right in RMH (Residential Mobile Home) District, provided the unit is not more than ten (10) years old.*

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.

\*\*\*\*\*

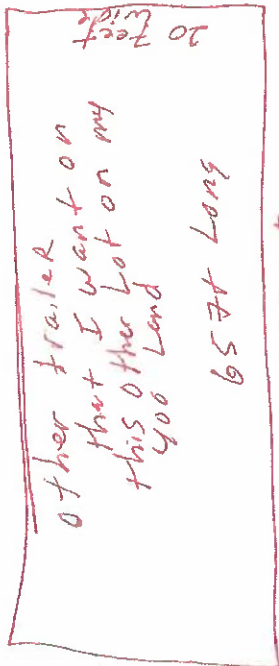
**PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:**

*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.

LOT

25 feet

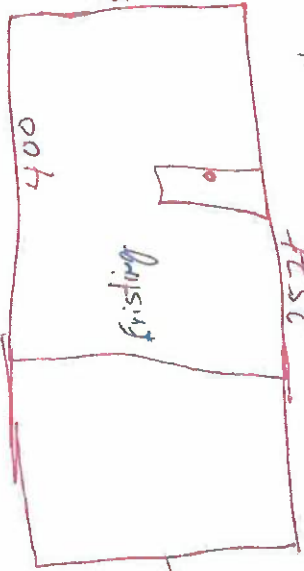


25 feet

Separate lots  
Both owned by same

LOT

25 feet

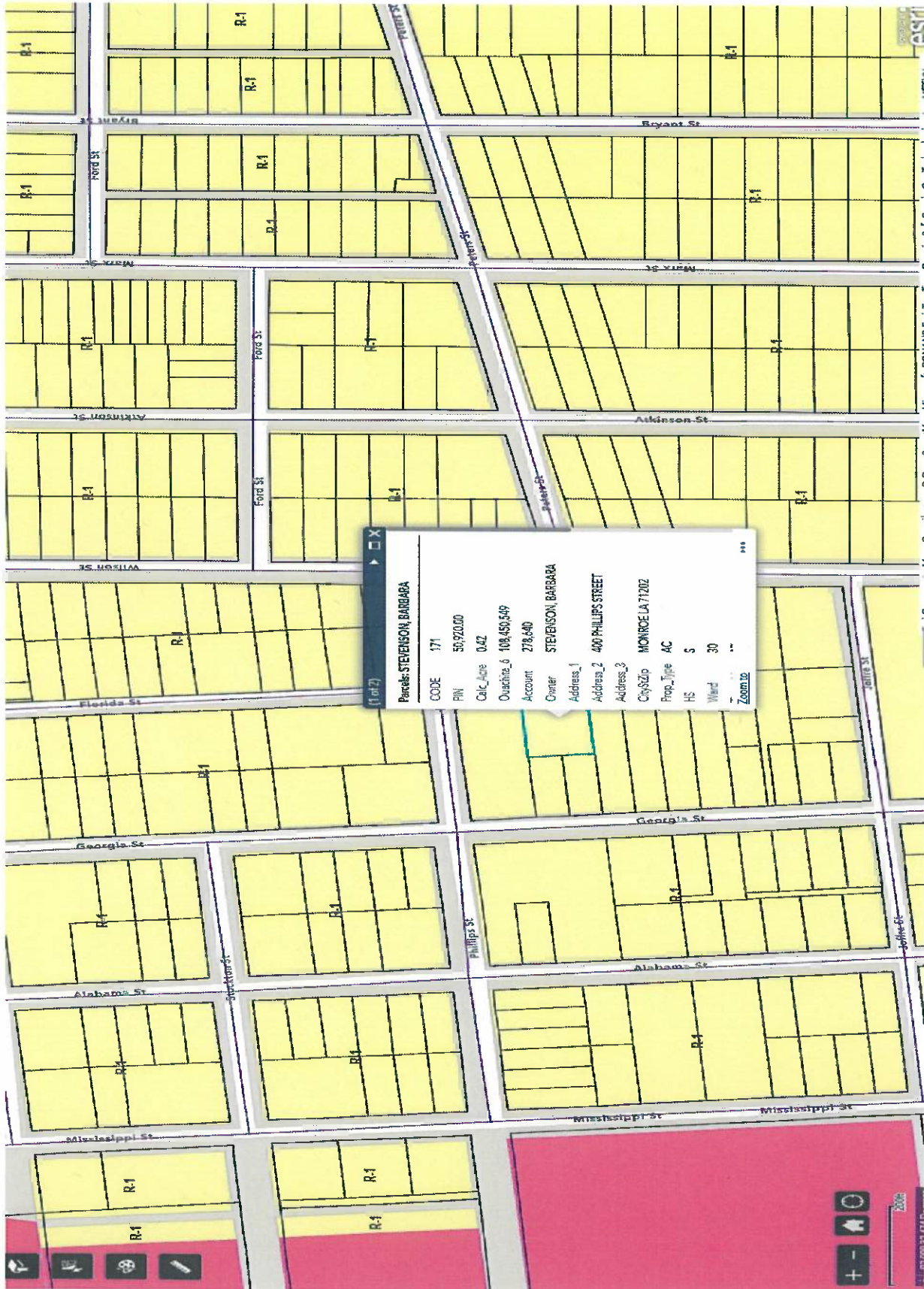


25 feet

drive way

LOT

Phillips Street



(1 of 2)

**Parcel: STEVENSON, BARBARA**

CODE	171
PIN	50920.00
Calc_Acre	0.42
Ownership	108,450,549
Account	278,640
Owner	STEVENSON, BARBARA
Address_1	
Address_2	400 PHILLIPS STREET
Address_3	
City/Zip	MONROE LA 71202
Prop_Type	AC
HS	5
Ward	30
Zoom	20









# Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 12/2/2024

Created By: actDataScout

1 inch = 100 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 100-25  
**NAME OF APPLICANT:** SIP-N-CHILL DAQUIRI  
**SITE ADDRESS:** 1314 STERLINGTON ROAD  
**COUNCIL DISTRICT:** 2

---

**REQUEST:** The applicant is requesting a variance to place an attached wall sign on the south facing side of the building that does not front on a dedicated street right-of-way frontage as required by Ordinance.

**SIZE OF PROPERTY:** 0.73 acres (more or less)

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

**PRESENT USE:** Commercial Building

**MOST NEARLY BOUNDED BY (STREETS):** North of Breville Street, south of Webster Street, east of Sterlington Road and west of Cole Avenue.

**SURROUNDING LAND USES:** Surrounding land use consists of commercial businesses to the north, south and west and residential to the east.

**ADVERSE INFLUENCES:** Additional signage that is in a location not allowed by Ordinance.

**POSITIVE INFLUENCES:** Additional signage to advertise the business to potential customers.

**COMMENTS/ RECOMMENDATIONS:** The applicant is requesting to attach a wall sign on the south facing side of the building located at the above address. The south side of the building does not front on a dedicated street right-of-way frontage, as required by Ordinance. The applicant wants to add the sign on this side of the building so it can be seen by patrons approaching the location from the south.

Although the pylon sign advertises the business; the attached wall sign will display promotions and product information to approaching patrons. The attached signage will be advanced advertisement for the business.

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.



**EXTERIOR FINISH NOTES:**

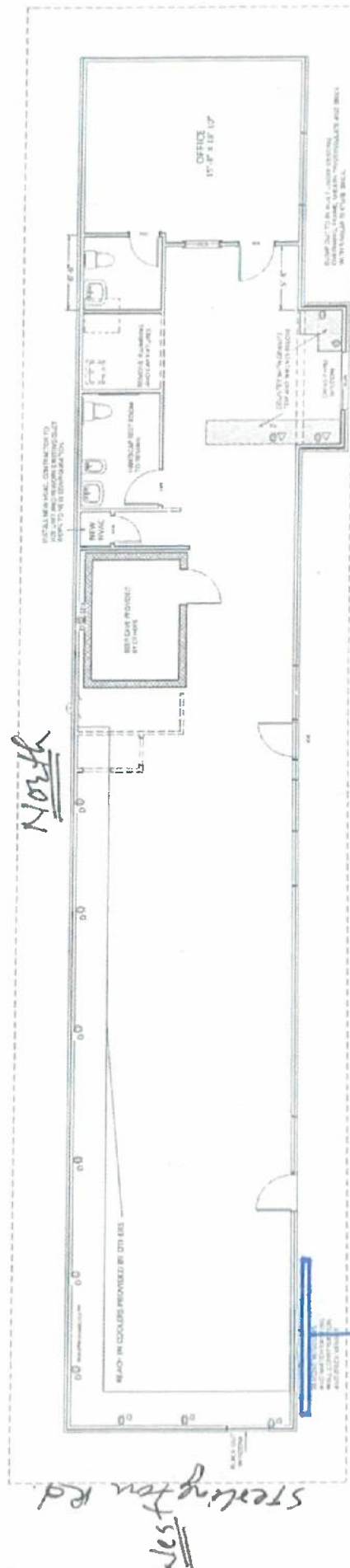
EXTERIOR WALL PATCH AND NEW CONSTRUCTION TO BE 20# REBAR, INSULATION, SHEATHING, TWX SHEETROCK TO MATCH EXISTING TEXTURE AS CLOSE AS POSSIBLE.  
ENTIRE EXTERIOR BRICK, SIDING, ROOFING, AND ROOF OVERHANGS TO BE PAINTED SAME COLOR.

**INTERIOR FINISH NOTES:**

CLEAN EXISTING TILE FLOORS, PATCH AS NEEDED TO INSTALL NEW TILE ONLY IN AREAS EFFECTED BY GROUND AND RECONFIGURATION OF WALLS.  
REMOVE ALL EXISTING ACOUSTIC CEILING TILES. PAINT EXISTING METAL CEILING AND CONDUIT AS REQUIRED. INSTALL ALL NEW TILES.  
PATCH ALL GYP BOARD AND PAINT.

**ELECTRICAL NOTES:**

NOTE LOCATIONS OF DEDICATED OUTLETS FOR REACH IN COOLERS. NUMBER OF OUTLETS TO BE DETERMINED AT JOB SITE TO FOLLOW MANUFACTURER'S SPECS.  
REFER BACK TO FOLLOW MANUFACTURER'S SPEC AND BE 200 V ON DEDICATED CIRCUIT.  
REPLACE ALL INTERIOR 2X4 LIGHTS WITH NEW 2X4 LED FIXTURES.  
INSTALL 3 WALL PACK 1-6 FT FIXTURES TO ILLUMINATE PARKING AND DRIVE.  
REPLACE ALL INTERIOR 2X4 LIGHTS WITH NEW 2X4 LED FIXTURES.  
INSTALL 3 WALL PACK 1-6 FT FIXTURES TO ILLUMINATE PARKING AND DRIVE.



West  
Stearington Rd

South  
15" tall 15' Length LED display.



Search result  
1314 Sterington Rd, Monroe, LA, 71203, USA  
[Show more results](#)  
Zoom 10







← 1314 Sterlington Rd 🔍 ✕

📍  
**1310 Sterlington Rd**  
Monroe, Louisiana  
🔄 Google Street View  
Dec 2023 See more dates



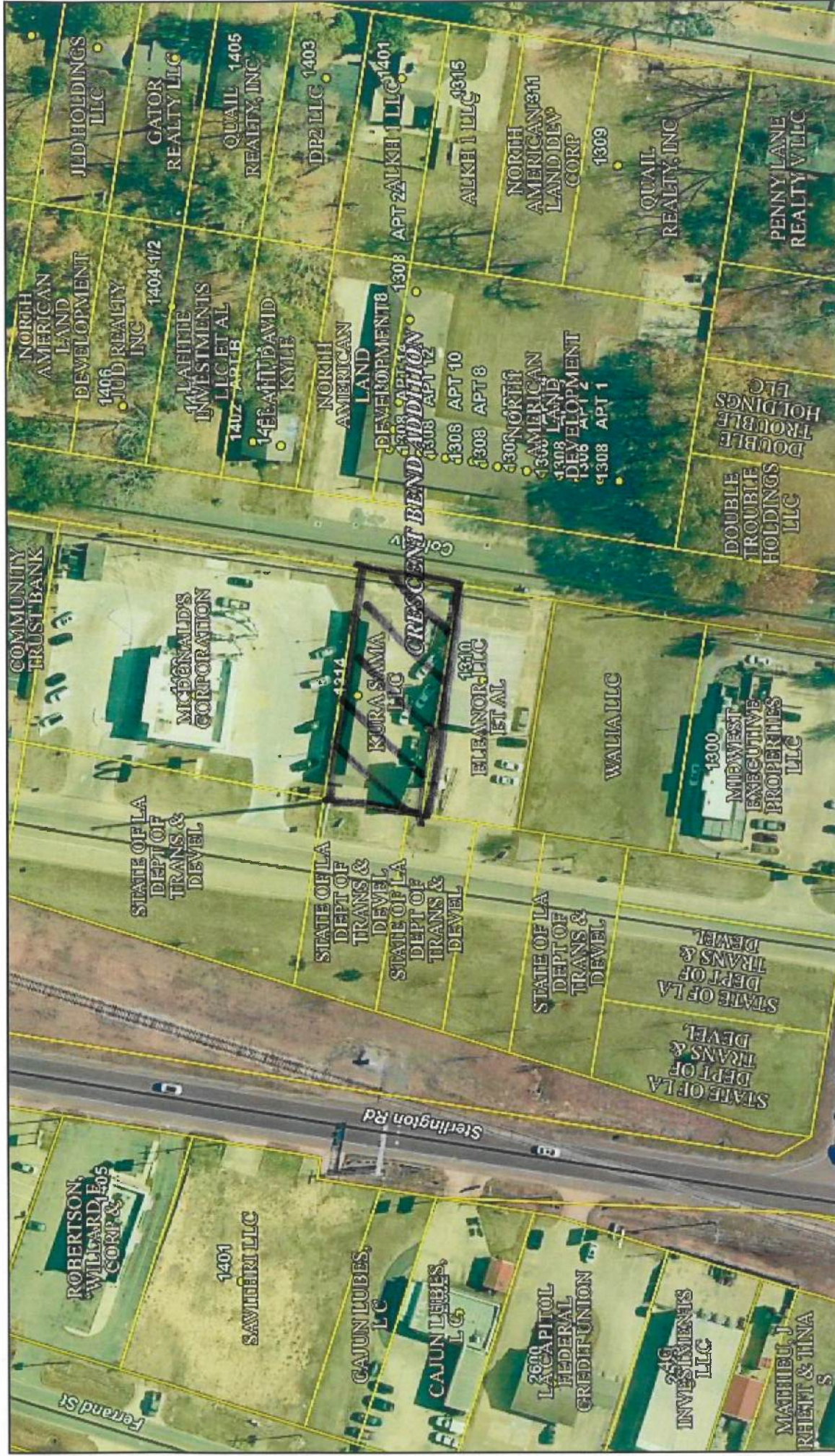
Google



# Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 12/27/2024

Created By: actDataScout

1 inch = 100 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.