

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: FEBRUARY 3, 2025

A Regular Meeting of the Board of Adjustment will be held on **Monday, February 10, 2025 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

Approval of December 9, 2024 minutes

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.

V101-25: Agnew Signs/Affordable Dentures – 1128 Pecanland Mall Drive, Monroe, LA 71203

The applicant is requesting a variance to place an attached wall sign on the west (rear) facing side of an existing dental office. The proposed sign does not face a dedicated right-of-way or street, as required by Ordinance, at 1128 Pecanland Mall Road.

OTHER BUSINESS:

2025 Nomination and Appointment of Officers

Current Officers: Robbie McBroom – Chairman

Rev. Tharris Bishop – Vice-Chairman (vacated position)

**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:

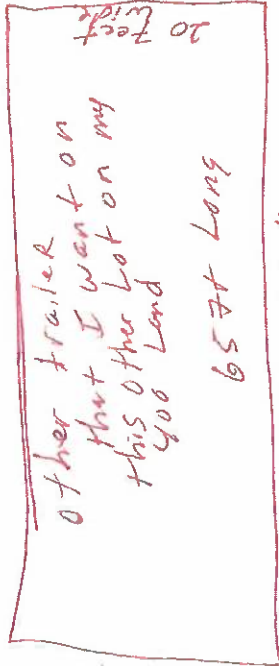
The Board may grant a variance only if it makes findings that the following conditions, insofar as applicable, have been satisfied:

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

LOT

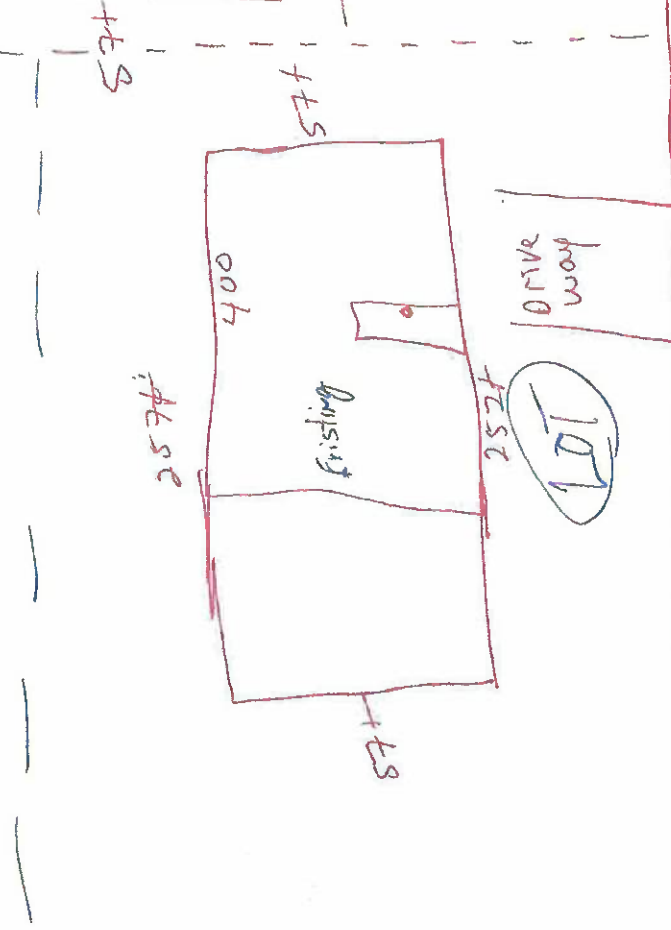
25 feet



25 feet

Separate LOTS
Both owned by same

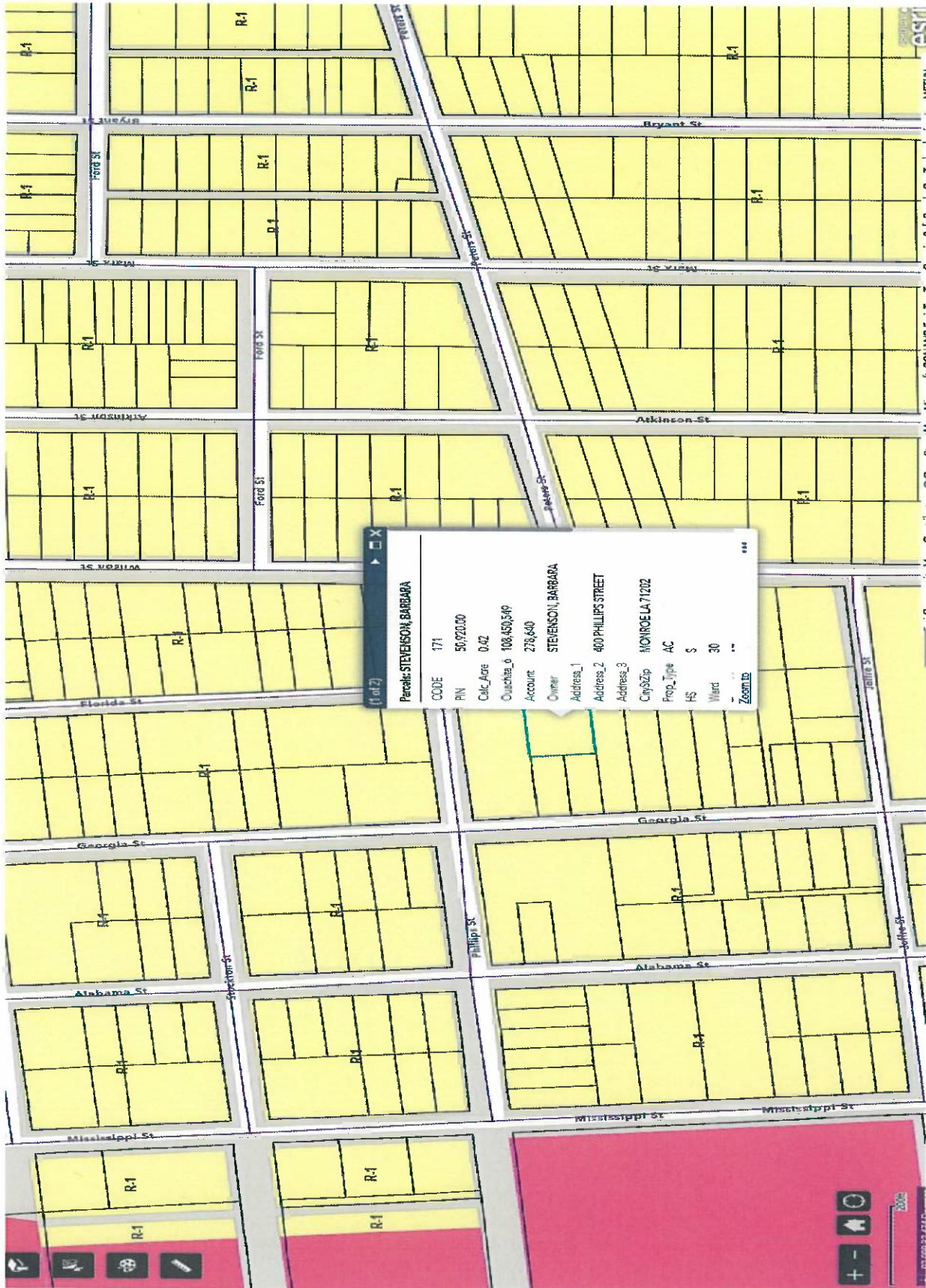
87ft



25ft

25ft

Phillips Street



(1 of 2) **Parcel: STEVENSON, BARBARA**

CODE	171
PIN	56720100
Calc_Acre	0.42
Cusctag_6	106,450,349
Account	278,640
Owner	STEVENSON, BARBARA
Address_1	
Address_2	400 PHILLIPS STREET
Address_3	
City/Zip	MONROELA 71202
Prop_Type	AC
HS	S
Ward	30
Zoom to	**



Ouachita Parish

Assessor's Office

Stephanie Smith, Assessor



Date Created: 12/2/2024

Created By: actDataScout

1 inch = 100 feet

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**City of Monroe
Board of Adjustment**

CASE NO.: V 100-25
NAME OF APPLICANT: AGNEW SIGNS/AFFORDABLE DENTURES
SITE ADDRESS: 1128 PECANLAND MALL DRIVE
COUNCIL DISTRICT: 3

REQUEST: The applicant is requesting a variance to place a wall sign on the west (rear) facing side of the building that does not front on a dedicated street right-of-way frontage, as required by Ordinance.

SIZE OF PROPERTY: 6.462 acres (more or less)

PRESENT ZONING: B-3, General Business/Commercial District

PRESENT USE: Dental office

MOST NEARLY BOUNDED BY (STREETS): North and west of Pecanland Mall Drive, south of Millhaven Road and east of Powell Avenue.

SURROUNDING LAND USES: Surrounding land use consists of commercial businesses in all directions.

ADVERSE INFLUENCES: Additional signage is at this location not allowed by Ordinance.

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

COMMENTS/ RECOMMENDATIONS: The applicant is requesting to attach an additional 50.2 square foot wall sign on the west (rear) facing side of the building located at the above address. The west side of the building does not front on a dedicated street right-of-way frontage, as required by Ordinance. The applicant wants to add this sign to the building, so it can be visible to patrons as they are approaching the location from the west and north.

The current identification signs for the business are located on a multiple business marquee, and the front of the business. This visibility does not provide adequate information for patrons arriving towards the rear of the business. The attached rear sign will be the advanced

AGNEW SIGNS/AFFORDABLE DENTURES

advertisement for the business's location. This location is currently located among the Pecanland Mall and additional Kohl's and TJMaxx shopping centers.

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.

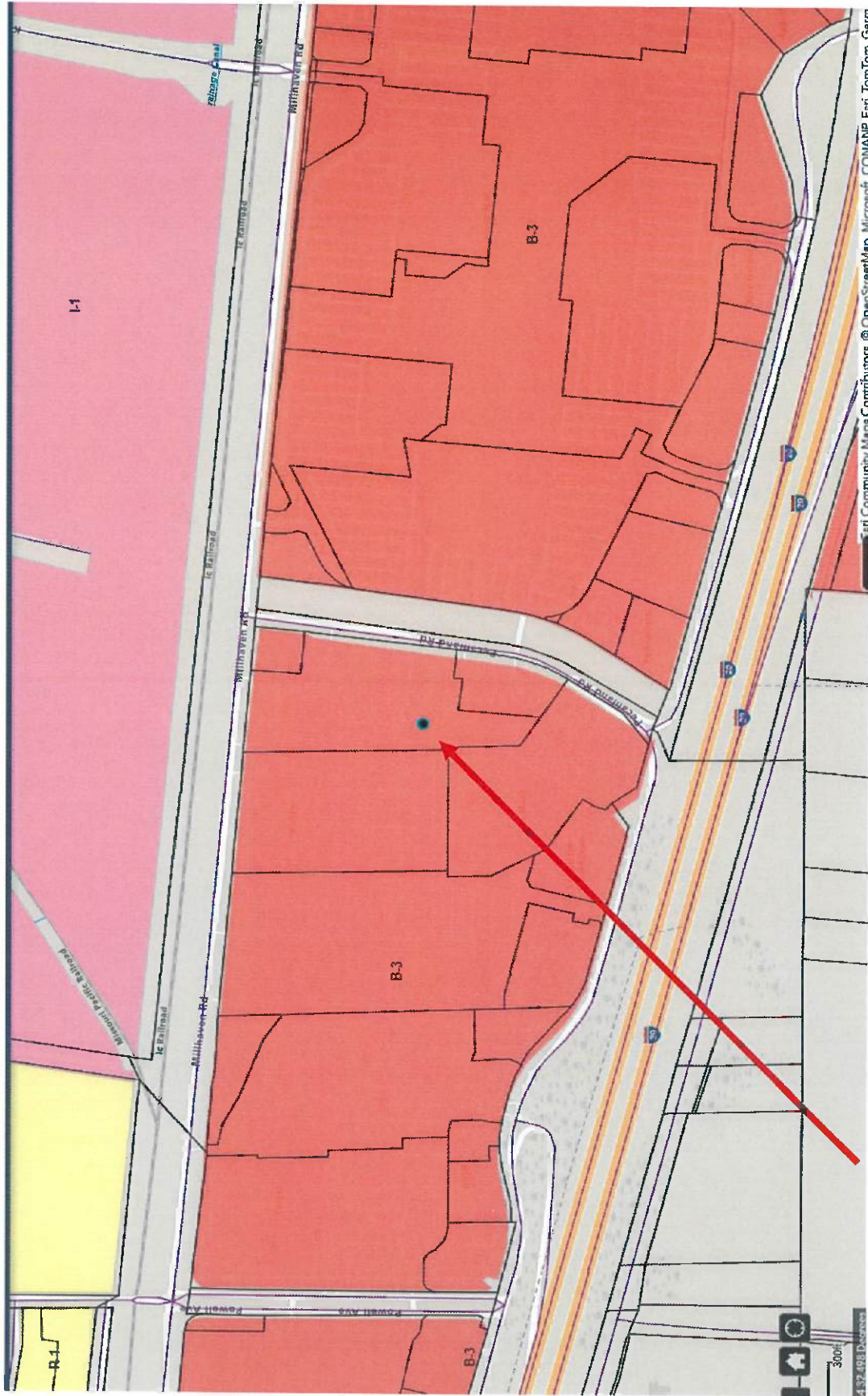
PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:

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.
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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).

AGNEW SIGNS/AFFORDABLE DENTURES

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.



1128 Pecanland Mall Drive

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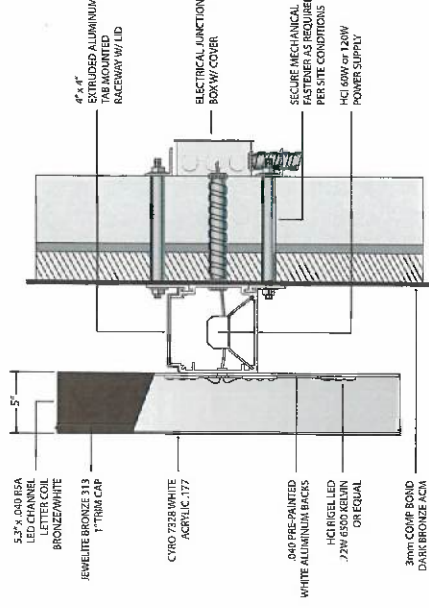


Rear Attached Wall Sign
1128 Pecanland Mall Drive

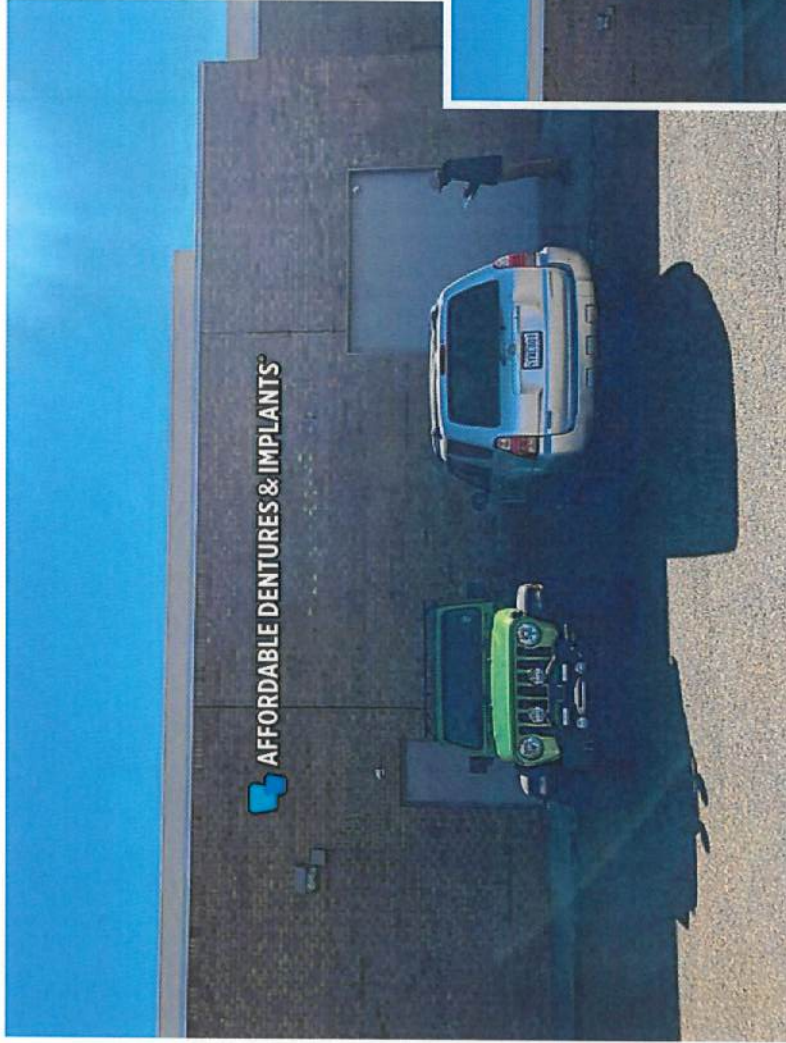
**AFFORDABLE DENTURES AND IMPLANTS
 MONROE, LA
 REV# 1 - REAR ELEVATION**

12" Single line LED internally illuminated channel letters & logo on raceway
 Raceway mounted to duranodic bronze backer
 White acrylic faces w/ blue vinyl on logo
 Duranodic bronze trim cap & returns on all
 50.2 SQ FT

Maximum SqFt for Signage 90 sq ft



COLOR	DETAIL
	DURANODIC BRONZE ACM BACKER, TRIM & RETURNS
	ORACAL 83300-056 ICE BLUE TRANSPARENT
	ORACAL 85500 AZURE BLUE TRANSLUCENT



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1115 Indy Court
 Evansville, IN 47725
 Phone: 1-800-909-HUSK
 Local: 812-473-200
 Fax: 812-867-0848

Project Name: AFFORDABLE DENTURES AND IMPLANTS - REAR ELEVATION	Sales Person: DAWSON
Location: MONROE, LA	Designer: MARK
Accepted by:	Date of Drawing: 10-17-22
Accepted Date:	Revision: #1

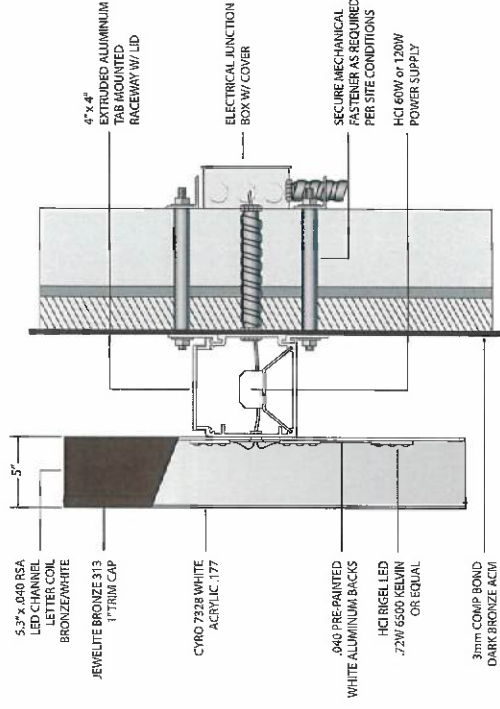
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




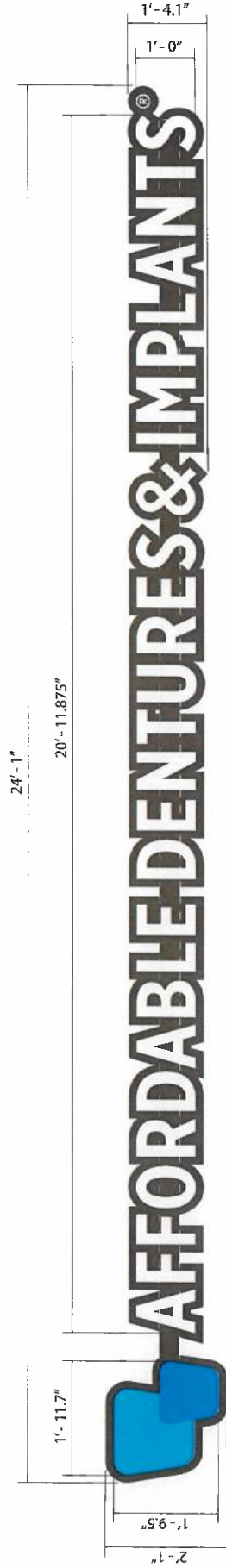
**AFFORDABLE DENTURES AND IMPLANTS
MONROE, LA
REV# 1 - REAR ELEVATION**

Maximum SqFt for Signage 90 sq ft

12" Single line LED internally illuminated channel letters & logo on raceway
Raceway mounted to duranodic bronze backer
White acrylic faces w/ blue vinyl on logo
Duranodic bronze trim cap & returns on all
50.2 SQ FT



COLOR	DETAIL
 PANTONE 412 C	DURANODIC BRONZE ACM BACKER, TRIM & RETURNS
 PANTONE 306 C	ORACAL 8300-056 ICE BLUE TRANSPARENT
 PANTONE 3005 C	ORACAL 8500 AZURE BLUE TRANSLUCENT




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1115 Indy Court
Evansville, IN 47725
Phone: 1-800-909-HUSK
Local: 812-473-200
Fax: 812-867-0848

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Location: MONROE, LA	Designer: MARK
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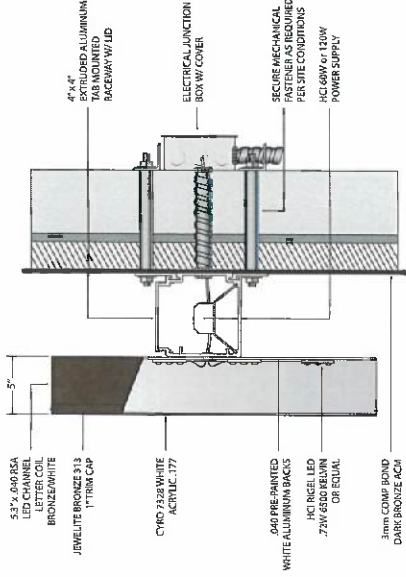
**AFFORDABLE DENTURES AND IMPLANTS
MONROE, LA
REV# 1 - FRONT ELEVATION**

12" Double stacked LED internally illuminated channel letters & logo on raceway
Raceway mounted to duranodic bronze backer
White acrylic faces w/ blue vinyl on logo
Duranodic bronze trim cap & returns on all
35.4 SQ FT



Not for Review

Maximum SqFt for Signage 90 sq ft



COLOR	DETAIL
PANTONE 412 C	DURANODIC BRONZE ACM BACKER, TRIM & RETURNS
PANTONE 306 C	ORACAL 8300-056 ICE BLUE TRANSPARENT
PANTONE 3005 C	ORACAL 8500 AZURE BLUE TRANSLUCENT

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1115 Indy Court
Evansville, IN 47725
Phone: 1-800-909-HUSK
Local: 812-473-200
Fax: 812-867-0848

Project Name: AFFORDABLE DENTURES AND IMPLANTS - FRONT ELEVATION
Location: MONROE, LA
Accepted by:
Accepted Date:

Sales Person: DAWSON
Designer: MARK
Date of Drawing: 10-17-22
Revision: #1

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**AFFORDABLE DENTURES AND IMPLANTS
MONROE, LA
REV# 1 - TENNANT SIGN #1**

(2) White acrylic flat faces with cut vinyl.
CUT SIZE: 5' X 2'
2" retainers.



PANTONE
306 C

PANTONE
3005 C

PANTONE
7687 C

5'



2'

Not for Review



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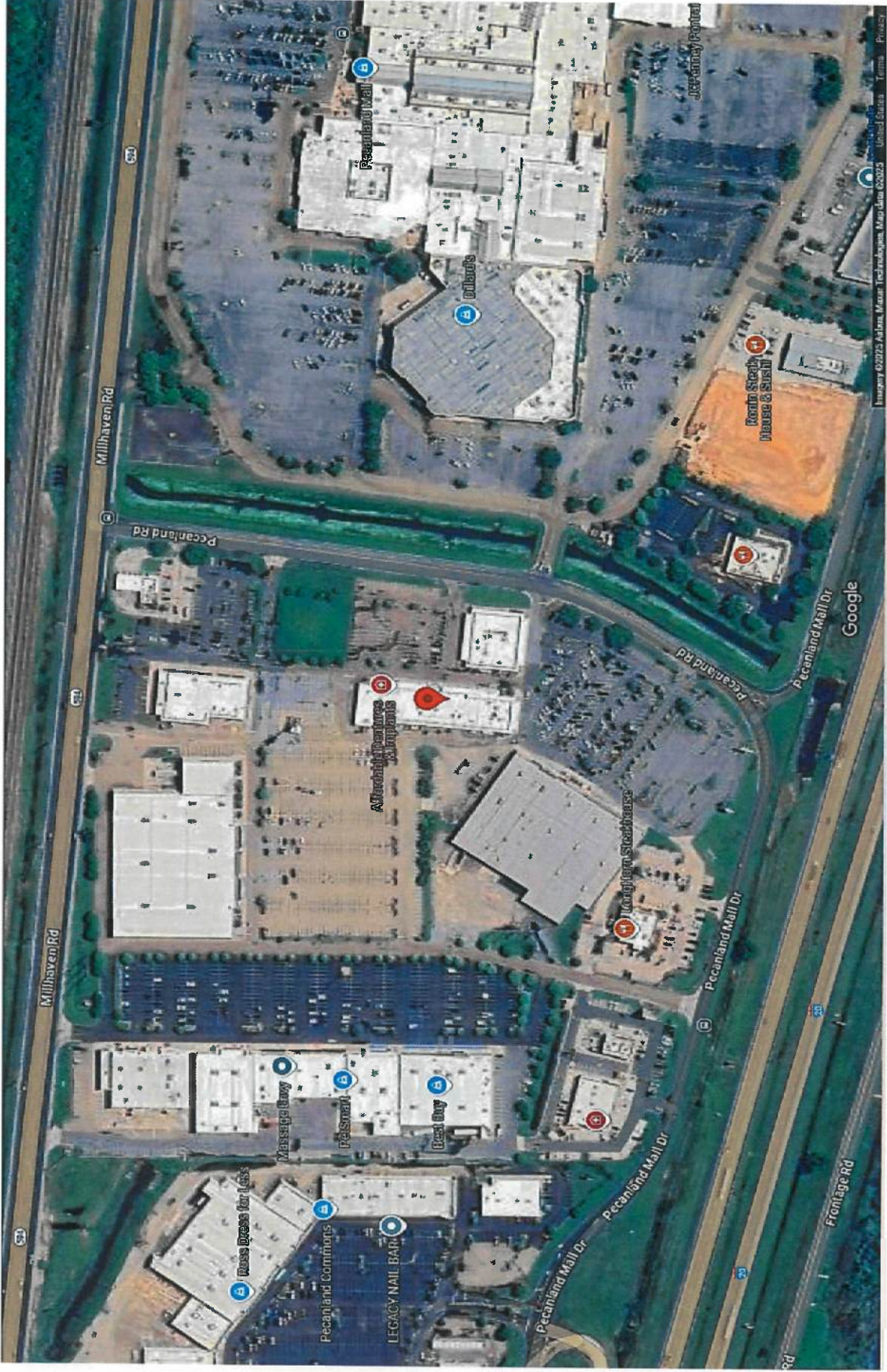


1115 Indy Court
Evansville, IN 47725
Phone: 1-800-909-HUSK
Local: 812-473-2000
Fax: 812-867-0848

Project Name: AFFORDABLE DENTURES AND IMPLANTS - TENNANT PANEL 1	Sales Person: DAWSON
Location: MONROE, LA	Designer: MARK
Accepted by:	Date of Drawing: 10-17-22
Accepted Date:	Revision: #1

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1128 Pecanland Mall Drive