

**M E M O**

**TO: ALL BOARD OF ADJUSTMENT MEMBERS**  
**FROM: MR. ROBBIE MCBROOM, CHAIRMAN**  
**DATE: JULY 4, 2025**

A Regular Meeting of the Board of Adjustment will be held on Monday, July 14, 2025 at 5:15 p.m. in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

**AGENDA**

**MINUTES:**

Approval of May 12, 2025 minutes

**VARIANCES:**

**V 106-25: Woodspring/Jacob Self – Accent Drive, Monroe, LA 71202**

The applicant is requesting a height variance to be twelve (12') taller than the required 35' to 47' tall, in order to construct a new 4-story hotel. The property is located along Accent Drive.

**V 107-25: Ray's Home Improvement – 802 S. 15<sup>th</sup> Street, Monroe, LA 71202**

The applicant is requesting a 15' front yard variance, from 25' to 10', in order to construct an addition onto an existing single-family residence. The property is located at 802 S. 15<sup>th</sup> Street.

**V 108-25: DSW Homes – 3513 Curry Street, Monroe, LA 71202**

The applicant is requesting a 13' 3.5" side corner yard variance, from 20' to 6'8.5", in order to re-construct a single-family residence, through the LA Restore Program. The property is located at 3513 Curry Street.

**V 109-25: Sam Thomas – 1104 Alabama Street, Monroe, LA 71202**

The applicant is requesting to locate a 1995 manufactured home on a lot, instead of a (maximum) 20-year-old residence, that is required by Ordinance. The property is located at 1104 Alabama Street

**V 110-25: Seth Christian – 1617 Park Avenue, Monroe, La 71201**

The applicant is requesting a 4' side and rear yard variance, from 5' to 1', in order to construct a new carport on an existing residential lot. The property is located at 1617 Park Avenue.

**OTHER BUSINESS:**

None

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 106-25  
**NAME OF APPLICANT:** WOODSPRING  
**SITE ADDRESS:** Accent Drive  
**COUNCIL DISTRICT:** 5

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**REQUEST:** This is a request for a twelve (12') height variance, in order to construct a new 4-story hotel. The hotel's height will exceed the maximum building height limitation to (forty-seven) 47', instead of 35', as required by Ordinance.

**SIZE OF PROPERTY:** 0.578 acres (more or less)

**PRESENT ZONING:** B-3 (General Business/Commercial) District

**PRESENT USE:** Vacant land

**MOST NEARLY BOUNDED BY (STREETS):** The property is located north of Century Boulevard, south and east of Accent Drive and west of Oregon Trail.

**SURROUNDING LAND USES:** Surrounding land use consists of La State Office Building to the north, with hotels and businesses to the south and west.

**ADVERSE INFLUENCES:** Structure will encroach into the maximum height requirement. Increase in traffic in the area.

**POSITIVE INFLUENCES:** Increase in property taxes for the City.

**COMMENTS/ RECOMMENDATIONS:** The applicant would like to construct a four (4)-story *Woodspring Hotel* along Accent Drive. In order for the developer to reach the height desired, a variance must be requested, to gain an additional 12' feet. The Comprehensive Zoning Ordinance's B-3 maximum height limitation is 35' feet. To appropriately accommodate the proposed 4-story hotel building, it will need to exceed 35', by approximately 12' feet. The request is to allow the amendment to increase from 35' to 47'.

This new structure will be an enhancement to the area and the City of Monroe.

The existing accessway for this hotel will be from Accent Drive.

Site plans and/or elevations are included 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.

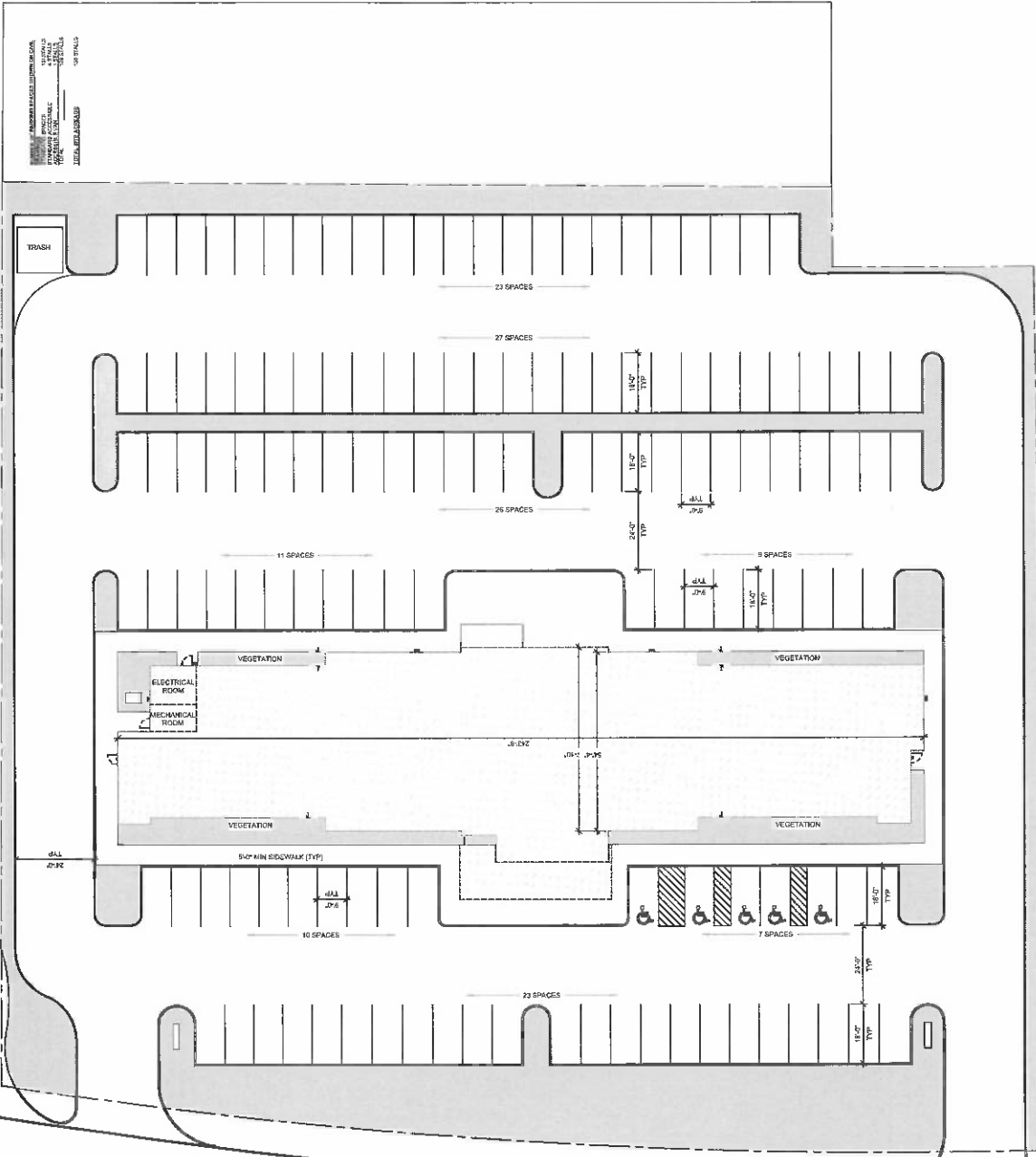
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**PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:**

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

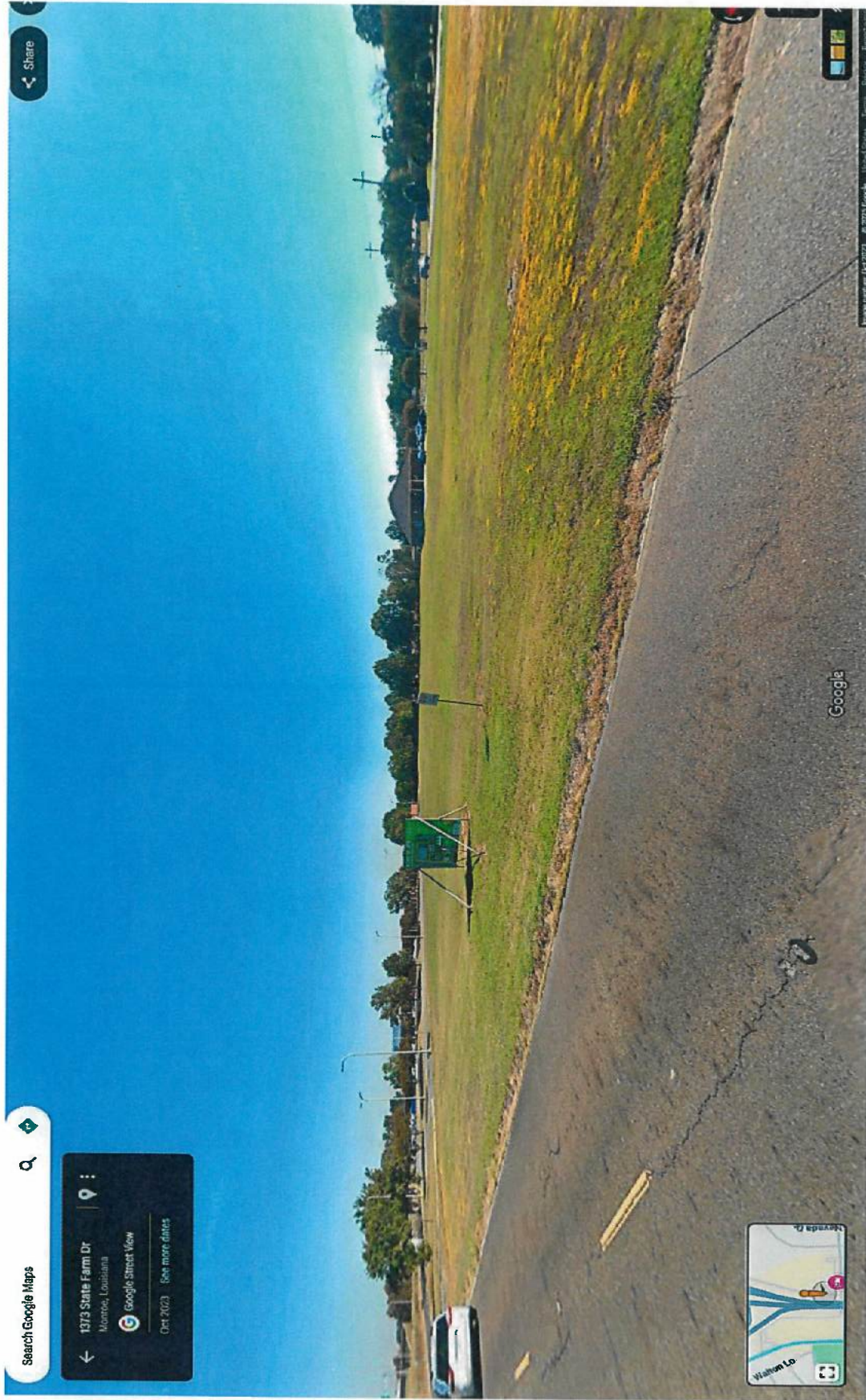
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of 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.

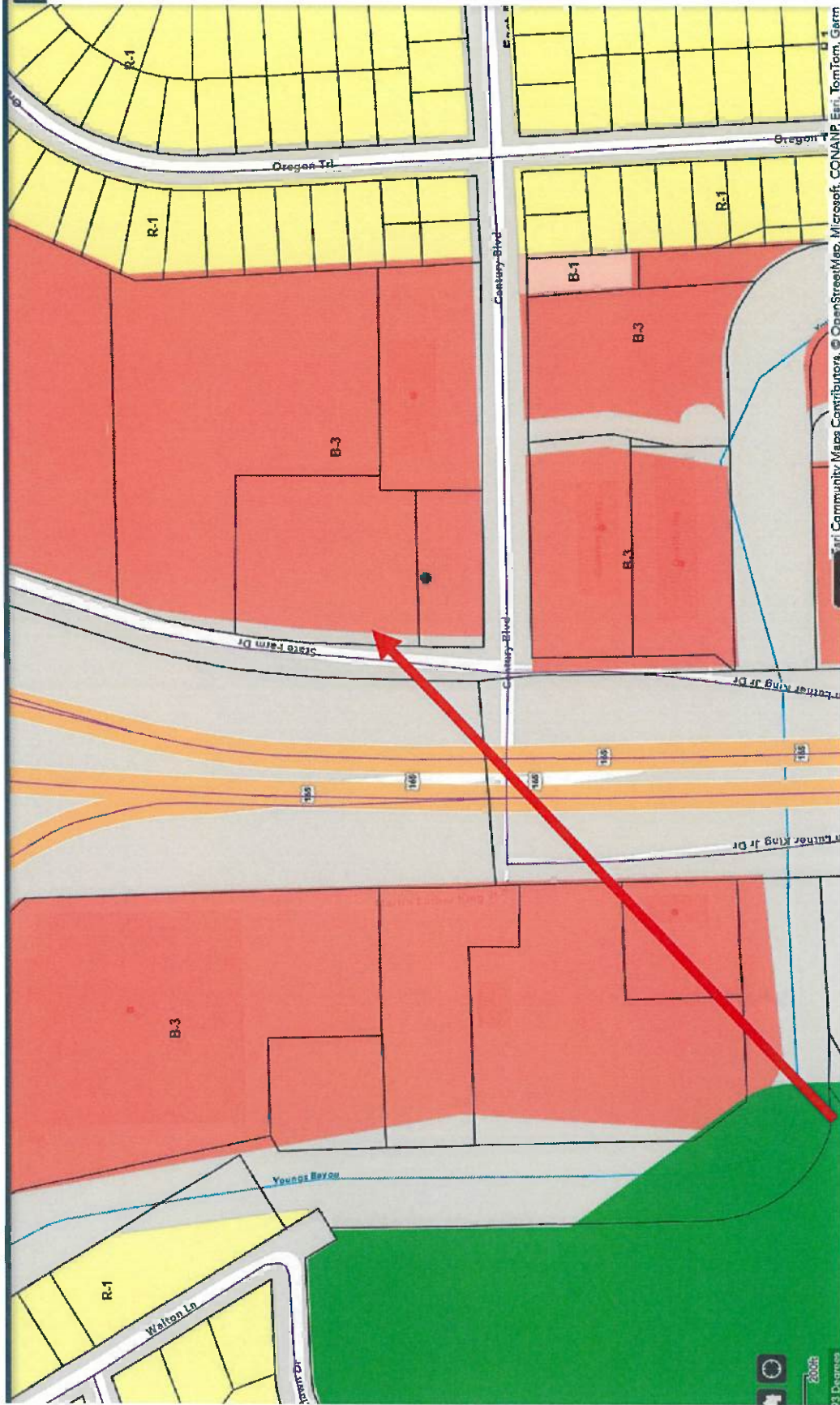


1 ARCHITECTURAL SITE PLAN  
 1/8" = 1'-0"

*Accent Drive*



Woodspring Hotel  
Accent Drive



Woodspring Hotel

Accent Drive

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 107-25  
**NAME OF APPLICANT:** RAY'S HOME IMPROVEMENT  
**SITE ADDRESS:** 802 South 15<sup>th</sup> Street  
**COUNCIL DISTRICT:** 5

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**REQUEST:** The applicant is requesting a variance to construct an 18' x 20' or 360' square foot addition onto the front of an existing single-family residential structure. This request will encroach into the required front yard setback by 15', instead of being 25' as required by Ordinance.

**SIZE OF PROPERTY:** 0.172 acres (more or less)

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

**PRESENT USE:** Single Family Residence

**MOST NEARLY BOUNDED BY (STREETS):** The property is located north of Peach Street, south of Orange Street, east of South 14<sup>th</sup> Street and west of South 15<sup>th</sup> Street.

**SURROUNDING LAND USES:** Surrounding land use consists of single-family residences in all directions. This property is located at the dead end of South 15<sup>th</sup> Street.

**ADVERSE INFLUENCES:** The addition will be closer to the front property line than the ordinance allows.

**POSITIVE INFLUENCES:** Addition will provide the occupants with more living space.

**COMMENTS/ RECOMMENDATIONS:** The applicant is requesting to construct a 360-square master bedroom and bathroom to be located at the front of the existing single-family residence. The scope of the project will be along the front, South 15<sup>th</sup> Street. The finished structure will lie approximately 10' from the front property line, instead of the required 25', with an encroachment of 15'.

Site plan and/or elevations are included 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.

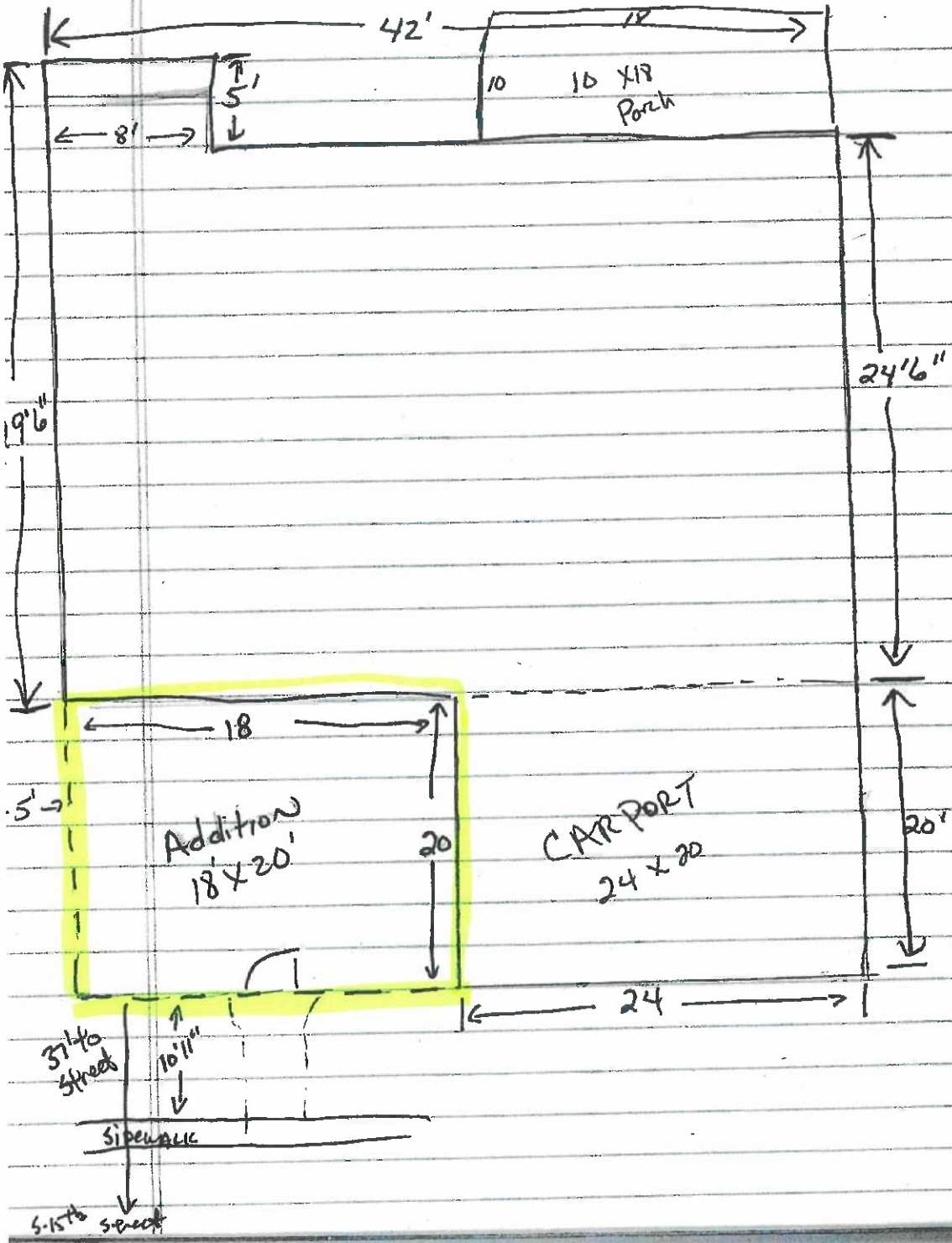
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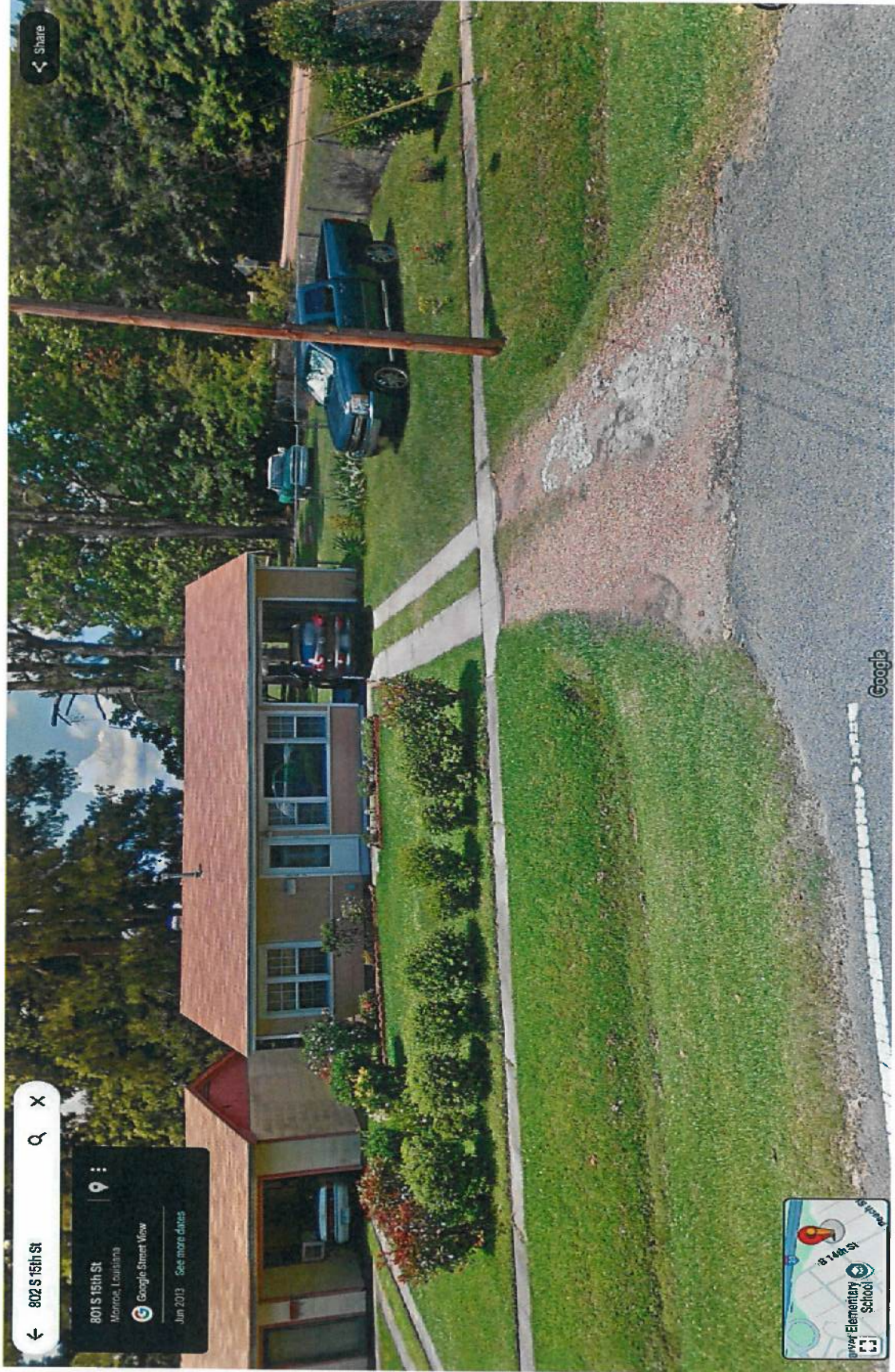
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***The Board may grant a variance only if it makes findings that the following conditions, insofar as applicable, have been satisfied:***

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.

802 S. 15th St  
MONROE, LA 71202





Ray's Home Improvement

802 South 15<sup>th</sup> Street



Ray's Home Improvement

802 South 15th Street

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 109-25  
**NAME OF APPLICANT:** SAM THOMAS  
**SITE ADDRESS:** 1104 Alabama Street (Lot 29)  
**COUNCIL DISTRICT:** 3

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**REQUEST:** The applicant is requesting a variance to locate a 1995 model double-wide manufactured home on a lot, at 1104 Alabama Street, within the R-1 (Single-Family Residence) District. This request will allow the applicant to locate a 30-year-old manufactured home on a lot, instead of a 20-year-old residence, which is required by Ordinance.

**SIZE OF PROPERTY:** 0.18 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 Thomas Avenue, south of Joffre Street, east of Mississippi Street and west of Alabama 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 the standard 1995 double wide manufactured home on an owned lot for a single-family residence.

The applicant was unaware of the age sensitive restrictions of the Ordinance, prior to acquiring the structure. Therefore, the applicant is requesting a variance to allow the accommodation and placement of the home on the lot. By placing a livable structure on the lot, it could add value to the neighborhood by removing the empty lot within the community. The decision would allow the applicant to meet his financial goal.

The Ordinance states that any manufactured home placed on a residential lot shall be no more than twenty (20) years old.

**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.

*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.

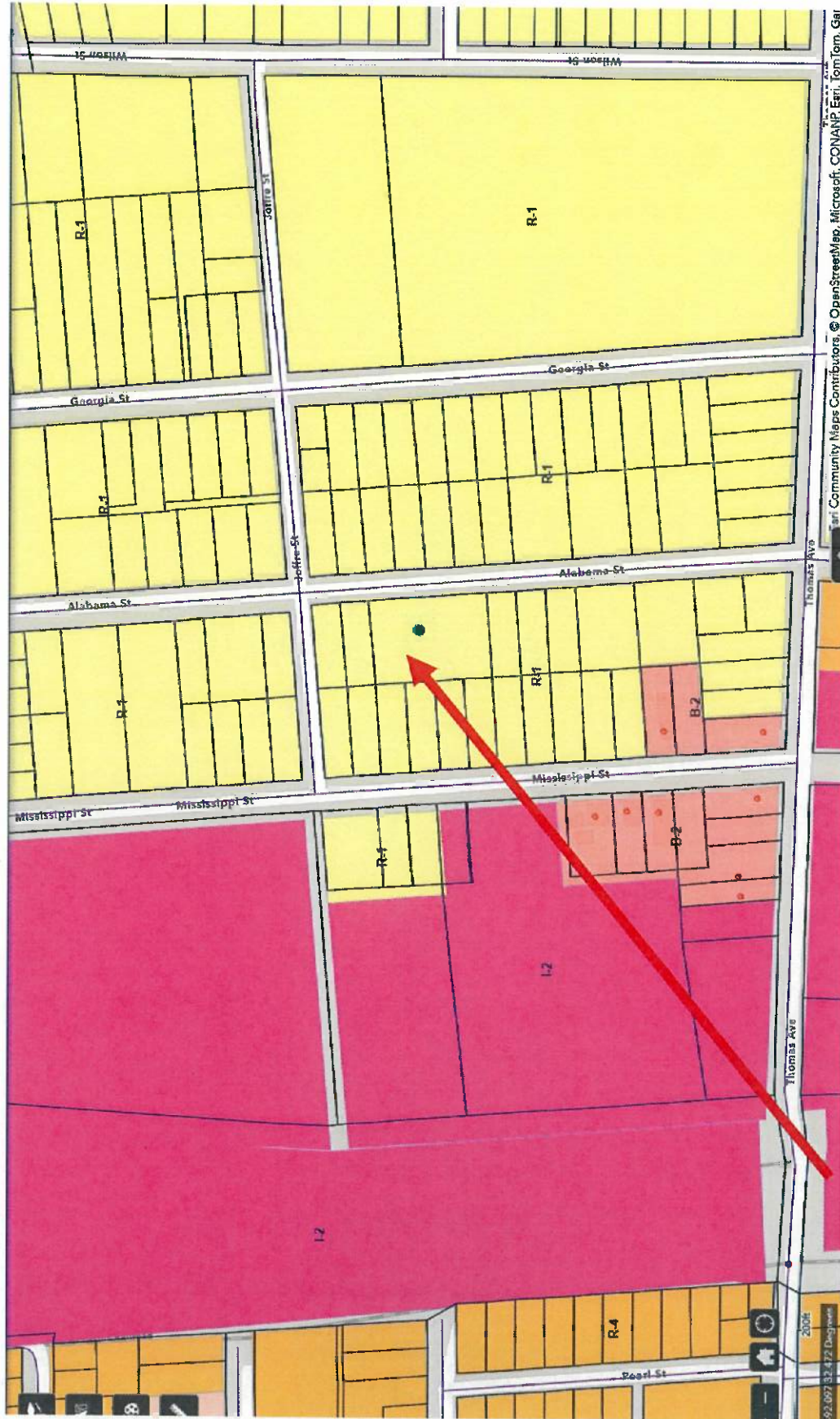






Sam Thomas

1104 Alabama Street



Sam Thomas

1104 Alabama Street

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 108-25  
**NAME OF APPLICANT:** DSW HOMES  
**SITE ADDRESS:** 3513 Curry Street  
**COUNCIL DISTRICT:** 3

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**REQUEST:** The applicant is requesting a variance to construct a new single-family residence. This request will encroach 13'3.5" into the required front yard setback, instead of being 20' as required by Ordinance.

**SIZE OF PROPERTY:** 0.156 acres (more or less)

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

**PRESENT USE:** Single Family Residence

**MOST NEARLY BOUNDED BY (STREETS):** The property is located north of Curry Street, south of Johnson Street, east of State Street and west of Cairo Street.

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

**ADVERSE INFLUENCES:** The addition will be closer to the front property line than the ordinance allows.

**POSITIVE INFLUENCES:** Addition will provide the occupants with more living space.

**COMMENTS/ RECOMMENDATIONS:** The applicant is requesting to construct a new 30' x 46' or 1,380 square foot single family residence. The property is trapezoid shaped that causes the buildable space to get narrower as it gets closer to the side road. Regardless of the repositioning of the structure from the front or rear, the side corner setback, there will be an encroachment.

The scope of the project will be built on the corner of Curry Street and Cairo Street. The structure will face Curry Street. The finished structure will lie approximately 6'8.5" from the side corner property line, instead of the required 20', with an encroachment of 13'3.5".

This is a project that is being carried out by the LA Restore Program. The existing structure will be demolished and rebuilt, due to storm related damage.

Site plan and/or elevations are included 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.

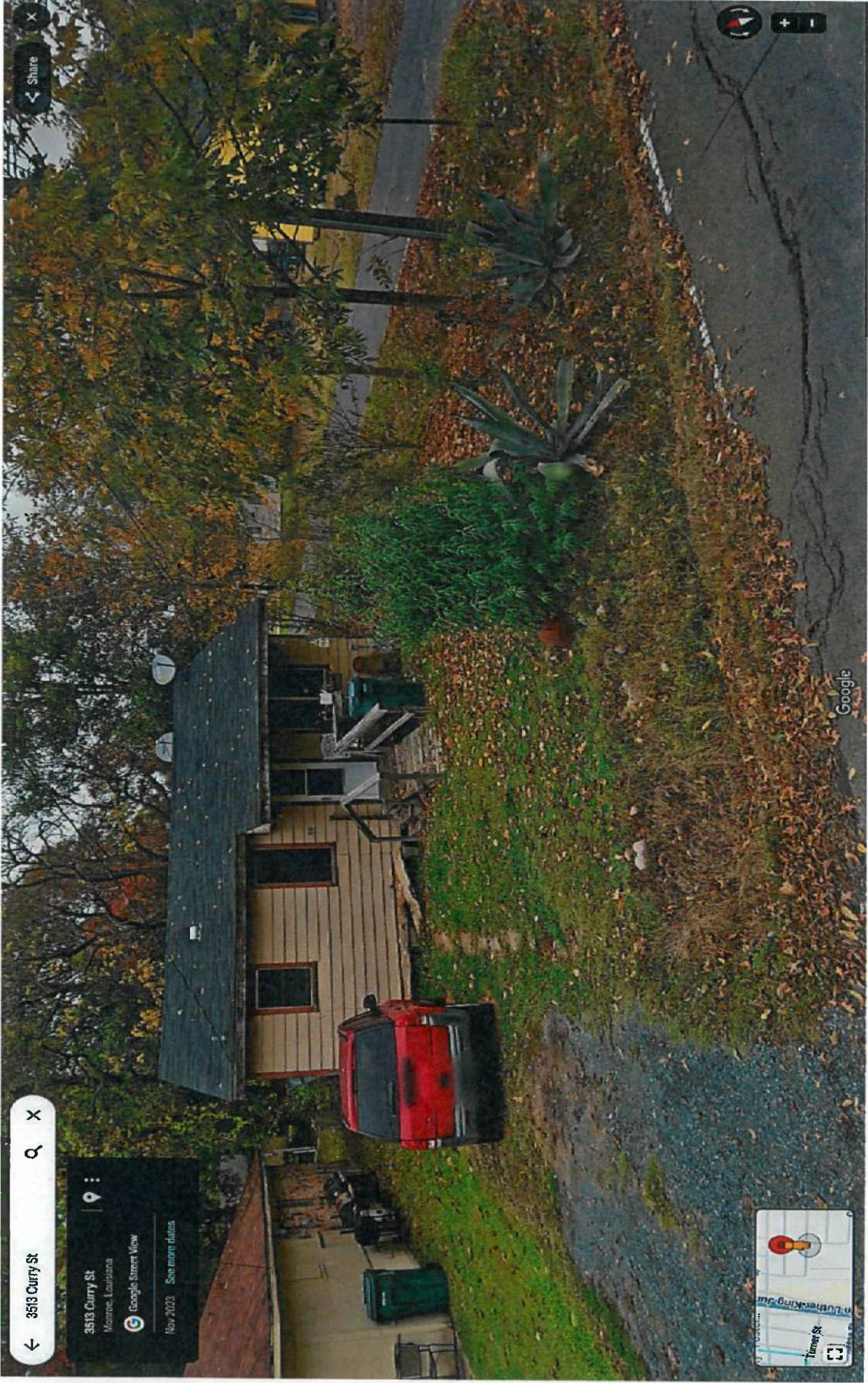
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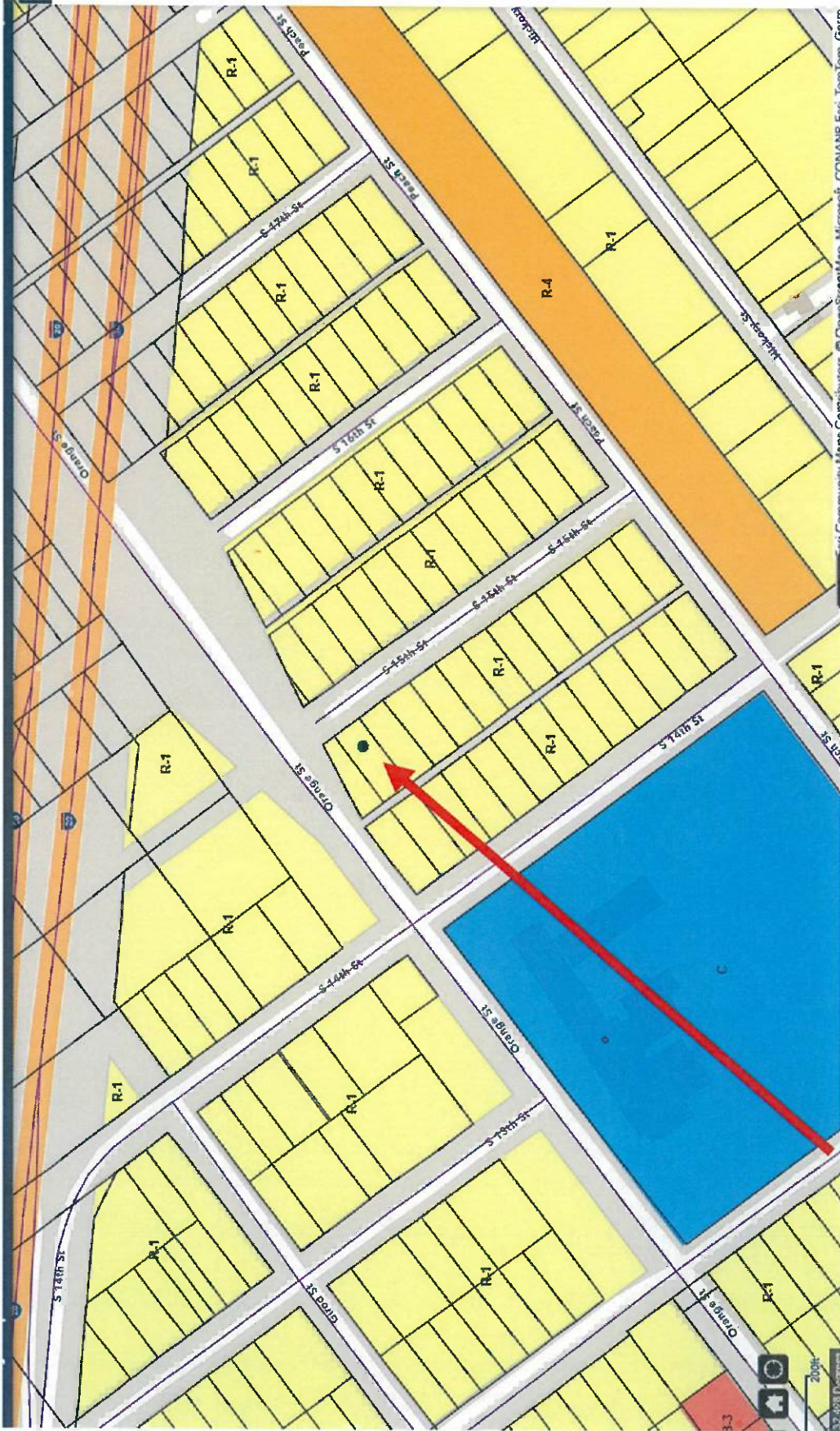
DSW Homes

3513 Curry Street



DSW Homes

3513 Curry Street



Ray's Home Improvement

802 South 15<sup>th</sup> Street

**City of Monroe  
Board of Adjustment**

**CASE NO.:** V 110-25  
**NAME OF APPLICANT:** SETH CHRISTIAN  
**SITE ADDRESS:** 1617 Park Avenue  
**COUNCIL DISTRICT:** 1

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**REQUEST:** The applicant is requesting a variance to construct a 23' x 23' or 529' square foot carport at the rear of an existing single-family residential structure. This request will encroach 4' into the required side and rear yard setbacks, instead of 5' as required by Ordinance.

**SIZE OF PROPERTY:** 0.344 acres (more or less)

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

**PRESENT USE:** Single Family Residence

**MOST NEARLY BOUNDED BY (STREETS):** The property is located north of Barberry Street, south of Courtney Street, east of Island Drive and west of Park Avenue.

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

**ADVERSE INFLUENCES:** The carport will be closer to the rear and side property lines than the ordinance allows.

**POSITIVE INFLUENCES:** Carport will provide the occupants adequate car storage.

**COMMENTS/ RECOMMENDATIONS:** The applicant is requesting to construct a 23' x 23' or 529 square foot carport (accessory structure) located at the south rear and side property of the existing single-family residence. The finished structure will lie approximately 1' from the side and rear property lines, instead of the required 5', with an encroachment of 4'.

The space in the backyard is limited. When the home was purchased, the driveway was already poured. Due to the tight space and the turning radius required to access the back of the house, adhering to the 5' foot setback from the rear and side property lines would make it impossible to build a functional carport.

The applicant is requesting approval to place the new carport I the same location where a previous carport once stood, which was removed during a remodel prior to their purchase.

Site plan and/or elevations are included 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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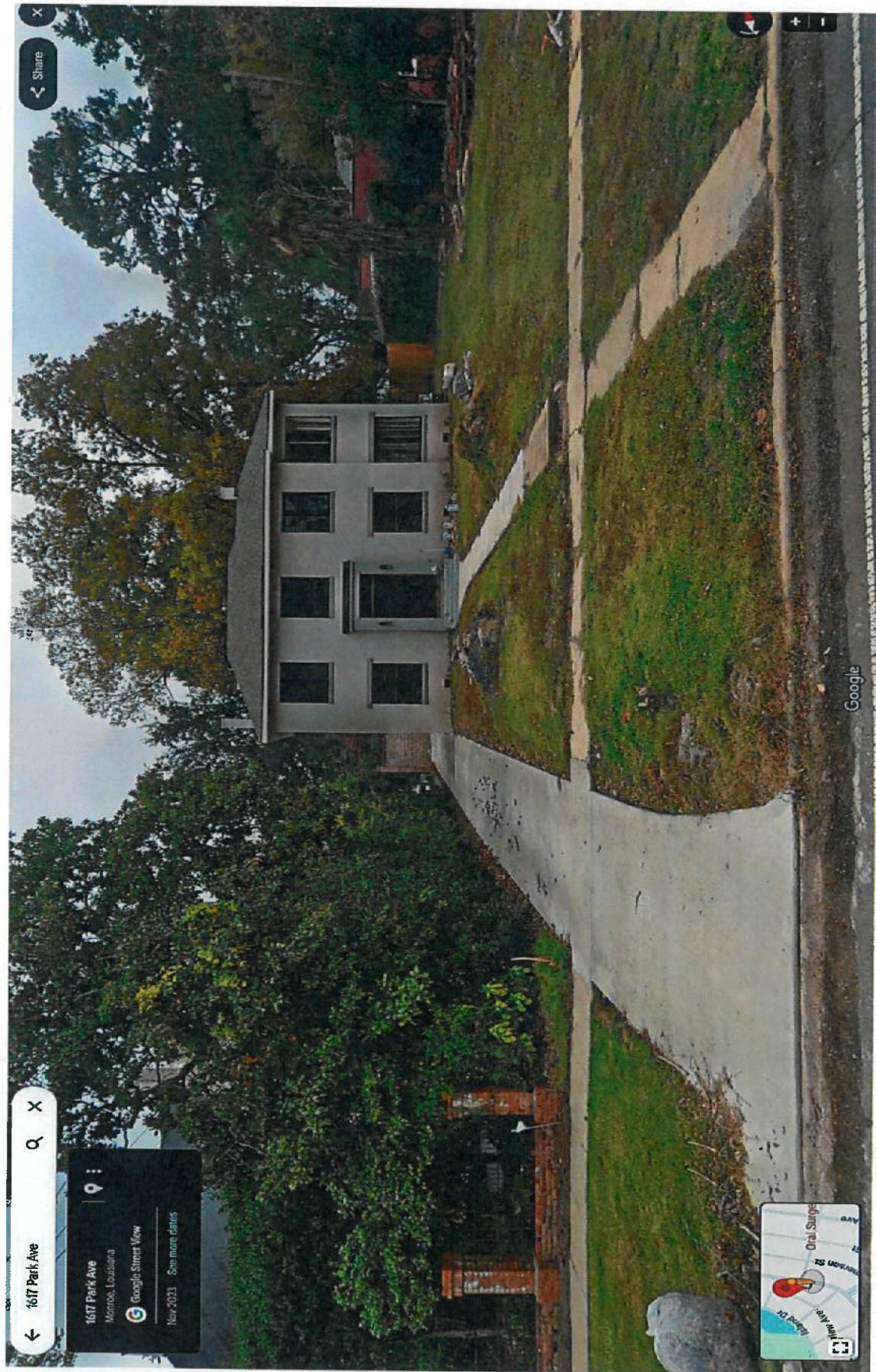
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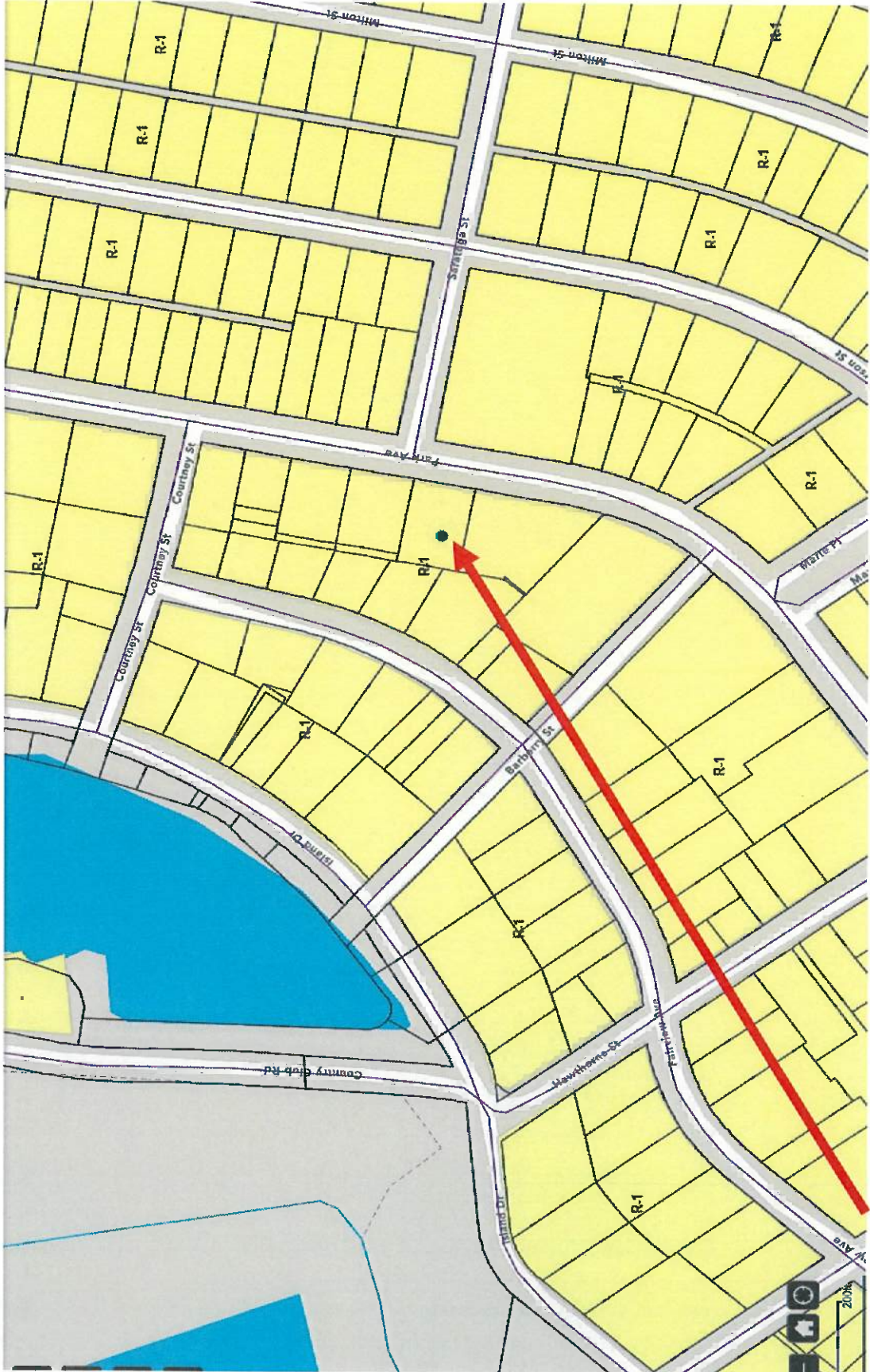
Seth Christian

1617 Park Street









Seth Christian

1617 Park Street