

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: SEPTEMBER 5, 2025

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

AGENDA

MINUTES:

Approval of July 14, 2025 minutes

VARIANCES:

V 111-25: Agnew Signs & Awning – 5000 Forsythe Bypass, Monroe, LA 71203

The applicant is requesting a height variance to be fifteen (15') taller than the required 35' to 50' tall, in order to construct a new on-premises free standing sign. The property is located along 5000 Forsythe Bypass. The property is located within the B-3 (General Business/Commercial) District.

V 112-25: M R & Eng Surveying/Southern Classic Chicken – 1317 Winnsboro Road, Monroe, LA 71202

The applicant is requesting approval to increase the parking space allowance from 6 to 13 spaces, for a new restaurant building, at 1317 Winnsboro Road. The property is located within the B-3 (General Business/Commercial) District.

V 113-25: Springfield Signs/Southern Classic Chicken – 1317 Winnsboro Road, Monroe, LA 71202

The applicant is requesting approval to install (2) attached wall signs, along the west and north sides for a new restaurant building, at 1317 Winnsboro Road. The property is located within the B-3 (General Business/Commercial) District.

OTHER BUSINESS:

None

**City of Monroe
Board of Adjustment**

CASE NO.: V 111-25
NAME OF APPLICANT: AGNEW SIGNS
SITE ADDRESS: 5000 Forsythe Bypass
COUNCIL DISTRICT: 2

REQUEST: The applicant is requesting a 15' height variance, to construct a 50' tall on-premises free-standing sign, instead of 35' which is required by Ordinance, to advertise and attract business.

SIZE OF PROPERTY: 2.108 acres (more or less)

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

PRESENT USE: Commercial Shopping Center

MOST NEARLY BOUNDED BY (STREETS): North of Northgate Drive, south of Forsythe Bypass, east of Forsythe Bypass and west of Highway 165 North

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

ADVERSE INFLUENCES: N/A

POSITIVE INFLUENCES: Taller signage to advertise and attract business and potential customers.

COMMENTS/ RECOMMENDATIONS: The applicant is requesting to increase the height of a proposed on-premises sign to be 15' taller than the required 35' prescribed by Ordinance. A 50' tall sign will allow the applicant to have better business visibility, since the site is blocked by other buildings. This sign will advertise 3 new businesses, including Denny's and Dunkin' Donuts. This sign will meet all other zoning requirements as per the Comprehensive Zoning Ordinance.

A site plan has been submitted 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.

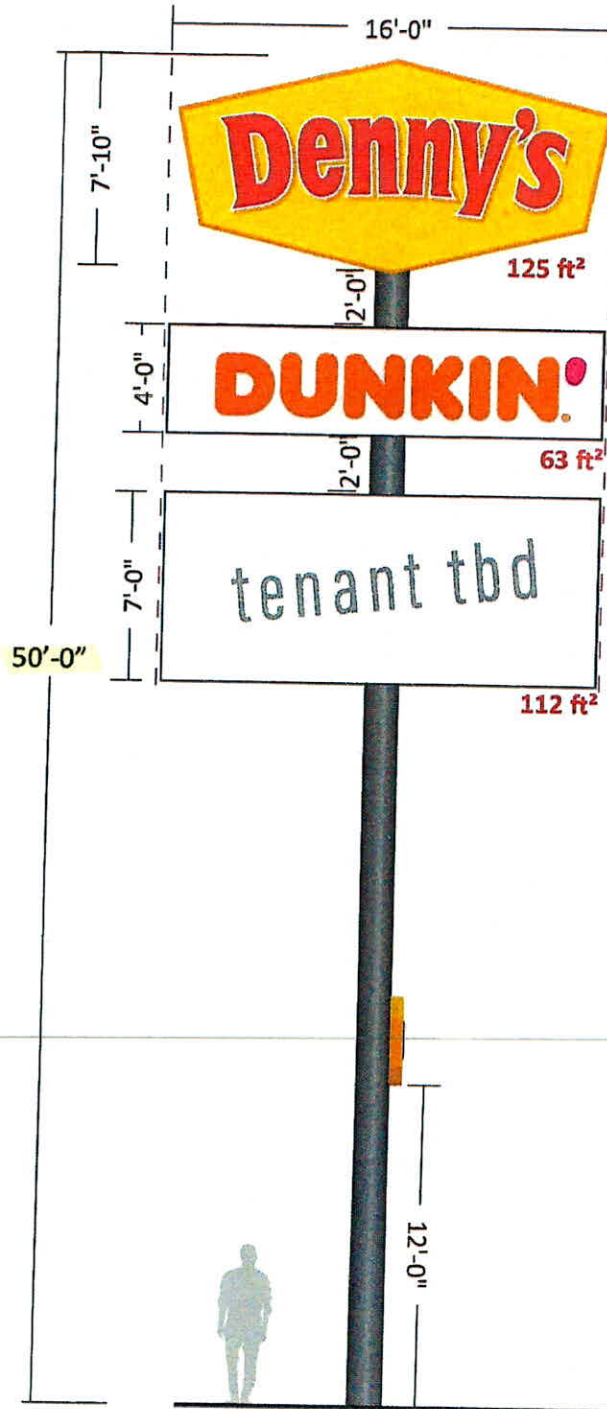
Approve the applicant's request with conditions.

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.



QTY 1 **FDP** **(1) D/F Internally Illuminated Cabinet**
 Scale: 3/16" = 1'-0"



Denny's LED Illuminated D/F Pole Sign Specs 7'-10" X 16'

- Extruded aluminum cabinet.
- Panaflex III faces with 1st surface graphics.
- Illuminated with Principle LED lighting Principal LED Streetfig or equivalent LED lighting.
- Cabinet installed onto steel post
- Sign cabinets are UL listed.

COLOR LEGEND						
LOGO TYPE	CAST SHADOW	DROP SHADOW	90 YELLOW	BORDER ORANGE	LETTER OUTLINE	CABIN
PMSB: 485 Acrylic: L8-1145 Sign Tech: 3232 Vinyl: 3M 3630-143	PMSB: 1907C Acrylic: L8-9758 Sign Tech: 1475 Vinyl: M 9630-73	PMSB: 131C Acrylic: L8-0709 Sign Tech: C23-121 Vinyl: Oracal 855-207	PMSB: 102C Acrylic: L8-0705 Sign Tech: 2037 Vinyl: 3M 3630-15	PMSB: 126C Acrylic: L8-9709 Sign Tech: C13-125 Vinyl: 3M 3630-74	PMSB: White	PMSB: 1 SWR: 8 Laughing O Bem-go

QTY 1 **(1) DUNKIN' D/F Internally Illuminated Cabinet**
 Scale: 3/16" = 1'-0"



DUNKIN' LED Illuminated D/F Pole Sign Specs 4'-0" X 16'-0"

- Extruded aluminum cabinet, painted retainer & returns, satin
- Panaflex III faces with 1st surface graphics.
- Illuminated with Principle LED lighting Principal LED Streetfig or equivalent LED lighting.
- Cabinet installed onto steel post
- Sign cabinets are UL listed.

COLOR LEGEND		
PANTONE® 3564 C	PANTONE® 1930 C	PANTONE® 7640 C

QTY 1 **(1) NEW TENANT D/F Internally Illuminated Cabin**
 Scale: 3/8" = 1'-0"



NEW TENANT LED Illuminated D/F Pole Sign Specs 7'-0" X 16'

- Extruded aluminum cabinet, painted retainer & returns, satin
- Panaflex III faces with 1st surface graphics (graphics TBD).
- Illuminated with Principle LED lighting Principal LED Streetfig or equivalent LED lighting.
- Cabinet installed onto steel post
- Sign cabinets are UL listed.

FDP **(1) D/F Pylon Sign**
 Scale: 3/16" = 1'-0"



5066 Louisiana 840-6
Monroe, Louisiana
Google Street View
Nov 2024 See more dates

Share

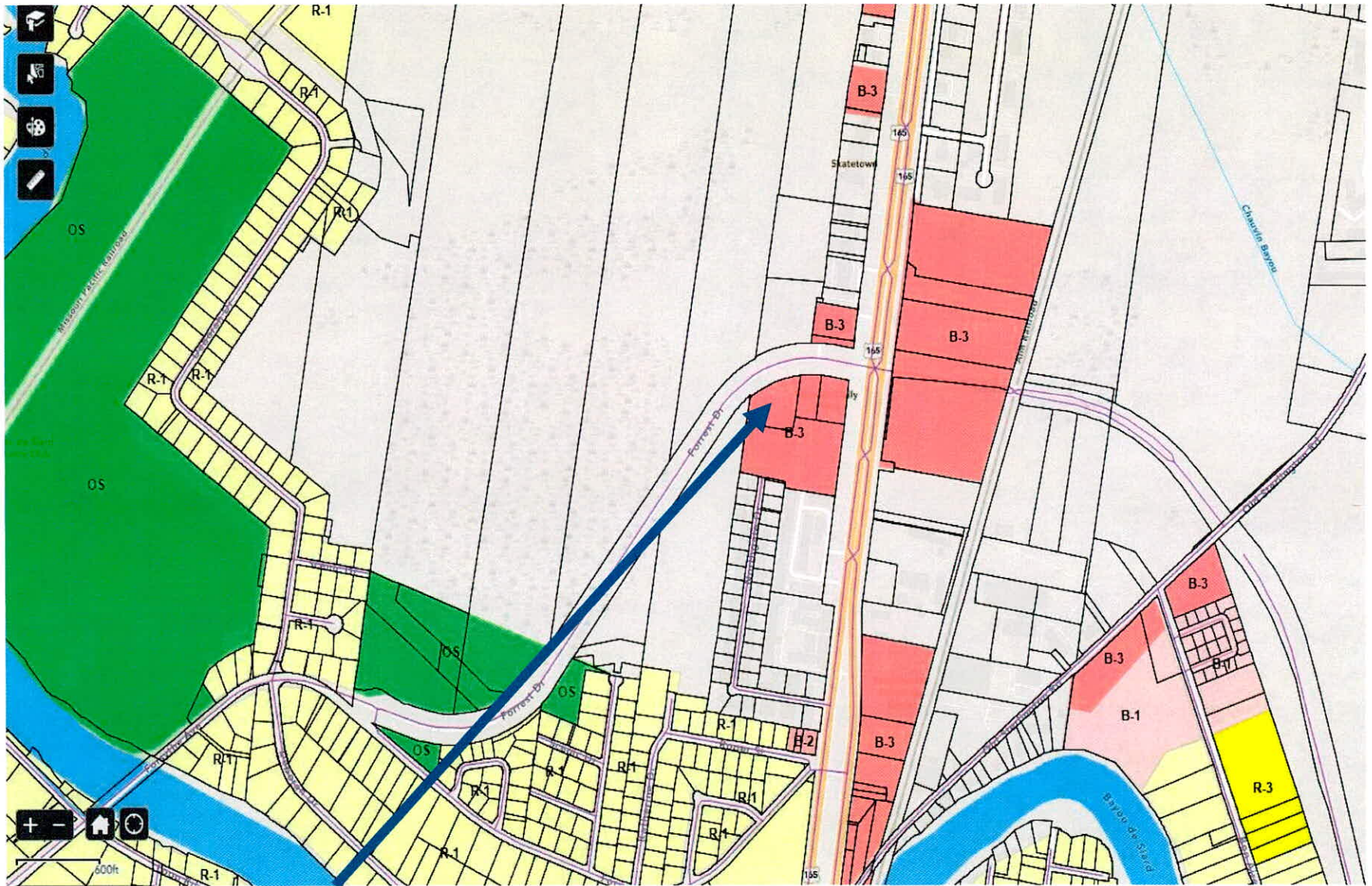
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Google



Image capture: Nov 2024 © 2025 Google United States Terms Privacy Report a problem



5000 Forsythe Avenue

**City of Monroe
Board of Adjustment**

CASE NO.: V 112-25
NAME OF APPLICANT: M R ENG. & SURVEYING/SOUTHERN CLASSIC
SITE ADDRESS: 1317 WINNSBORO ROAD
COUNCIL DISTRICT: 5

REQUEST: The applicant is requesting to construct 7 parking spaces above the required number allowed by Ordinance. The maximum allowed is 6 parking spaces. The additional spaces requested will bring the total to 13 parking spaces for this location. The additional spaces are for a new drive-thru restaurant, at 1317 Winnsboro Road.

SIZE OF PROPERTY: 0.504-acres (more or less)

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

PRESENT USE: Vacant Land

MOST NEARLY BOUNDED BY (STREETS): Property is located north of Winnsboro Road, south of Temple Drive, east of South 9th Street and west of Parkview Drive.

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

ADVERSE INFLUENCES: N/A

POSITIVE INFLUENCES: Additional parking spaces will accommodate employees and guest parking for the establishment.

COMMENTS/ RECOMMENDATIONS: The existing Southern Classic Chicken building and parking lot have been demolished, to rebuild a modern 1,760 square foot building, with an improved parking lot and drive-thru. The previous site had 11 parking spaces. The new restaurant will employ between 10-12 employees per shift. The applicant is attempting to provide 7 additional parking spaces over the maximum of 6 parking spaces, which is required by Ordinance, for a total of 13 parking spaces.

Site plan and 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.

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.

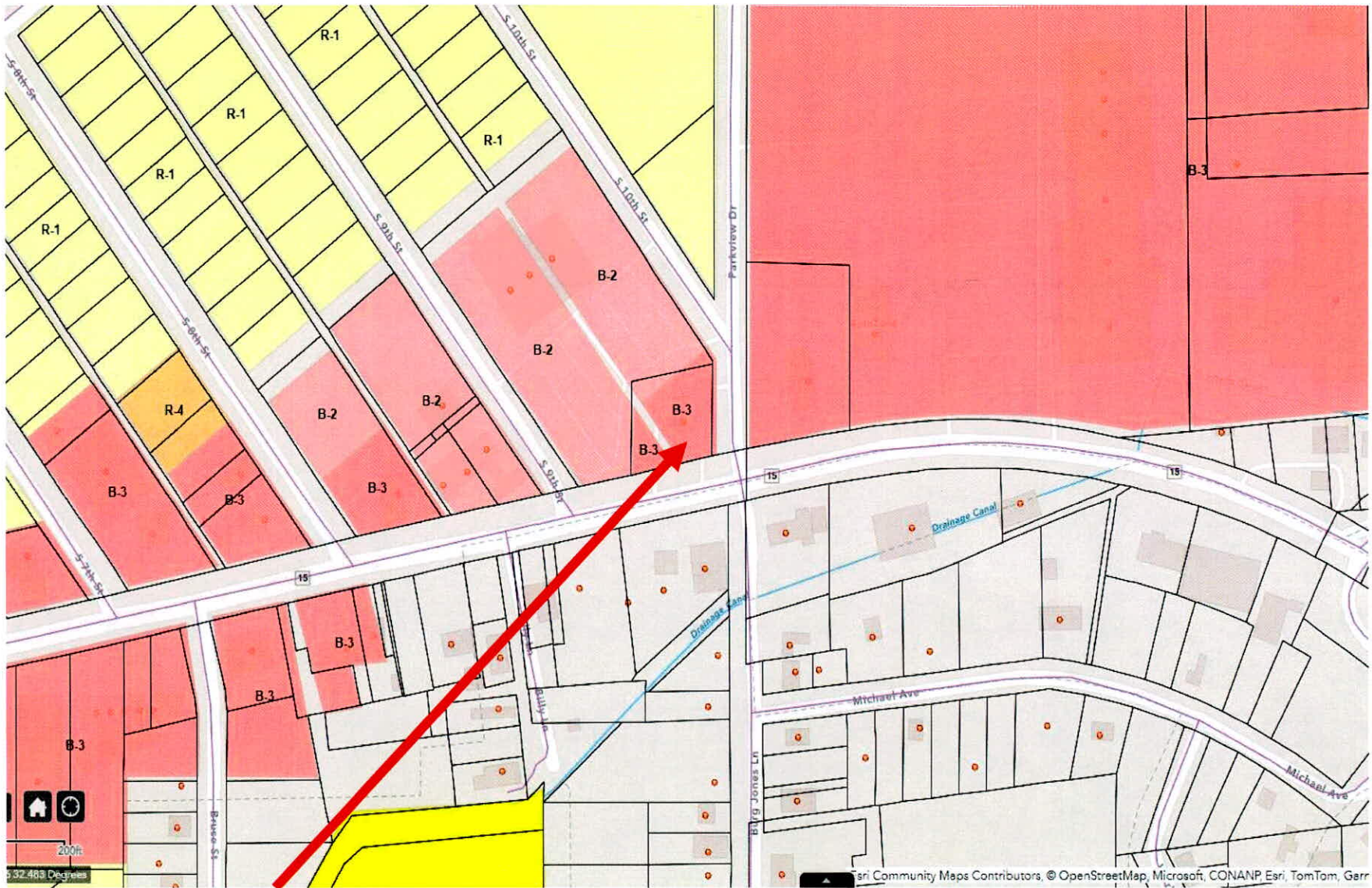


← SH

← 1317 Winniboro Road Q X

1318 LA-15
 Monroe, Louisiana
 Google Street View
 Dec 2023 See more photos





1317 Winnsboro Road

**City of Monroe
Board of Adjustment**

CASE NO.: V 113-25
NAME OF APPLICANT: **SPRINGFIELD SIGNS/SOUTHERN CLASSIC CHICKEN**
SITE ADDRESS: 1317 WINNSBORO ROAD
COUNCIL DISTRICT: 5

REQUEST: The applicant is requesting a variance to place two (2) two wall signs on the north and west sides of a new restaurant building, which does not front on a dedicated street right-of-way frontage as required by Ordinance.

SIZE OF PROPERTY: 0.504 acres (more or less)

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

PRESENT USE: Vacant lot

MOST NEARLY BOUNDED BY (STREETS): North of Winnsboro Road, south of Temple Drive, east of South 9th Street and west of Parkview Drive

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

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 two (2) additional wall signs on the north and west sides of a new restaurant building at the abovementioned address. The signs being requested for the building do not front on a dedicated street right-of-way frontage, as required by Ordinance. The applicant would like to add signage on both sides of the building for enhanced visibility to patrons approaching eastbound and southbound.

There is signage on the southern and eastern elevations of the building for visibility to oncoming traffic. However, there are no northern and westward facing signs for patrons. This location will also have a 25' tall free-standing sign. Therefore, attached signs will be the advanced advertisement for the business's location from afar.

Springfield Signs

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:

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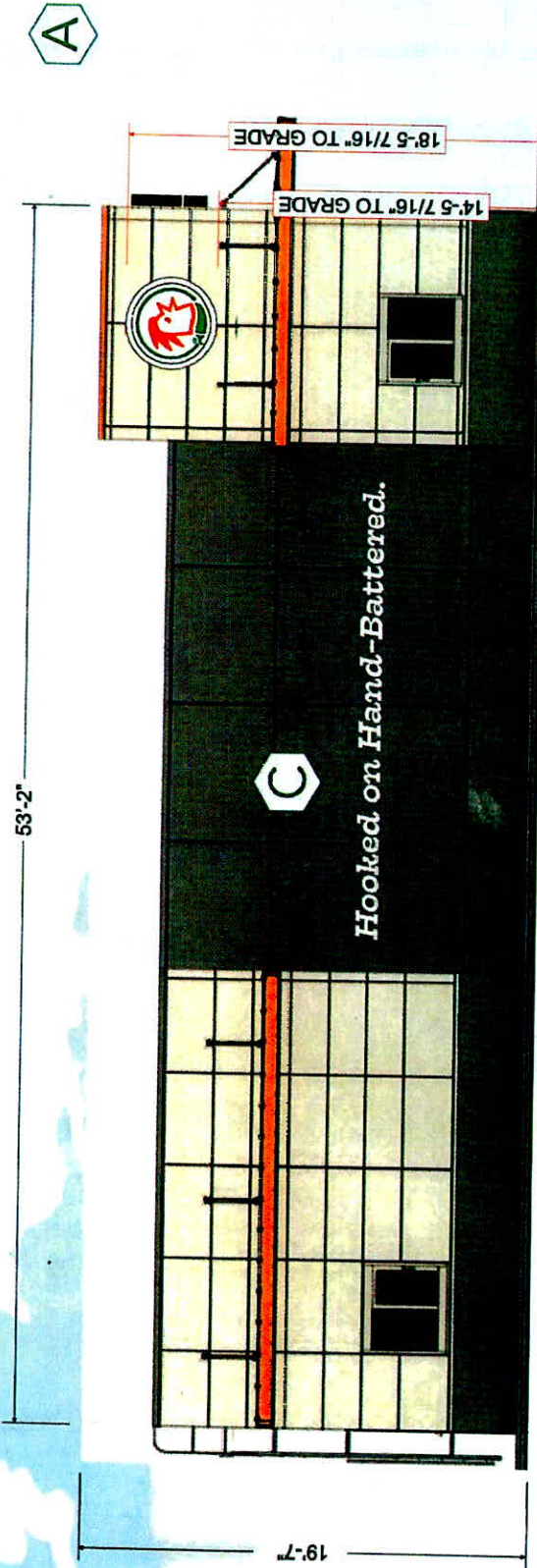


SALES: Shaun Crawford
ARTIST: Joshua Kroeger

CLIENT: Southern Classic Chicken
LOCATION: 1317 Winnabono Rd Monroe LA 71202

DRAWING #: ad61645-2
REV DATE: 7/7/25 | REV_4

1 SIGN-PLACEMENT
SCALE: 3/16"=1'



WEST

AUTHORIZED SIGNATURE

DATE

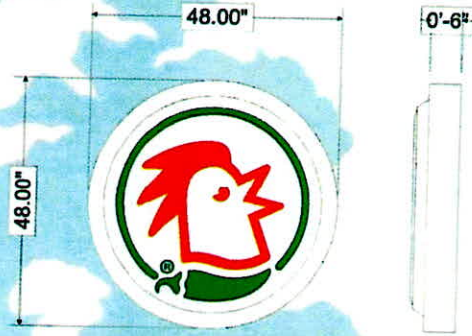


SALES: Shaun Crawford
ARTIST: Joshua Kroeger

CLIENT: Southern Classic Chicken
LOCATION: 1317 Winnsboro Rd Monroe LA 71202

DRAWING #: ao61645-5
REV DATE: 6/6/25 | REV_2

1 SIGN-DETAILS
SCALE: 1/2"=1'
Quantity: 2



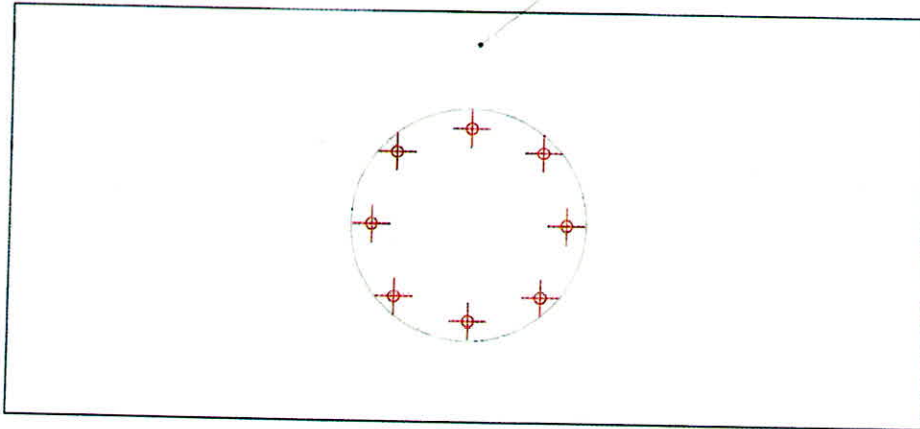
FLUSH MOUNT CABINET

- PAN FACES
- WHITE EMBOSSED ACRYLIC
- INTERNAL LED ILLUMINATION
- FLUSH MOUNTED TO FASCIA
- CUT VINYL APPLIED FIRST SURFACE
- WHITE TRIM AND RETURNS
- > TRIM TO BE 2"

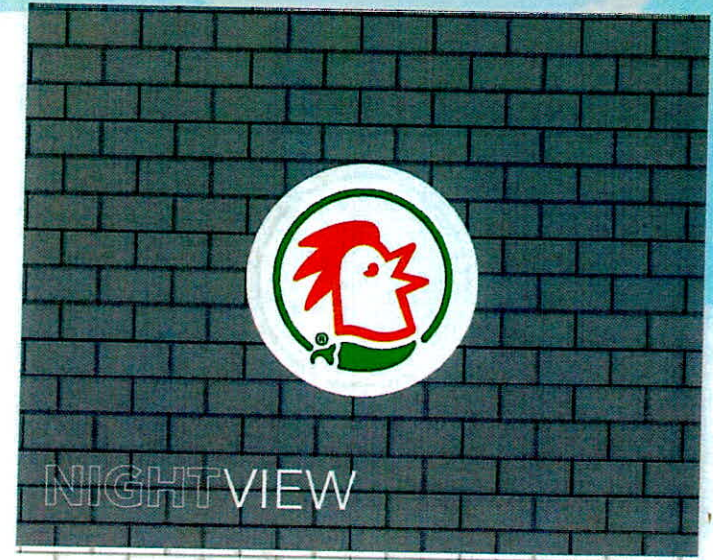
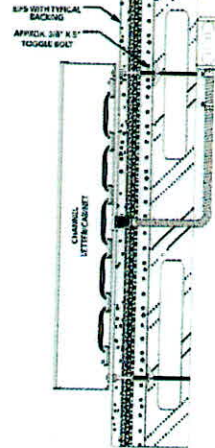
Total Sq. Ft. 11



8 ATTACHMENT POINTS



DIRECT



NIGHTVIEW



DAYVIEW



1 SIGN-DETAILS
SCALE: 1/2"=1'



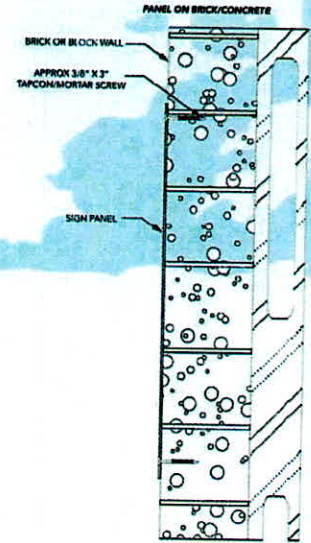
1'-0"

20'-0 15/16"

Hooked on Hand-Battered.



66 ATTACHMENT POINTS



DETAILS: INFO

- A - 1/8" WHITE ALUMINUM FCO
- > ALTERNATIVE ACM OPTION
- FLUSH MOUNTED



SOUTHELEVATION WALLSIGN
NORTHELEVATION NOSIGN



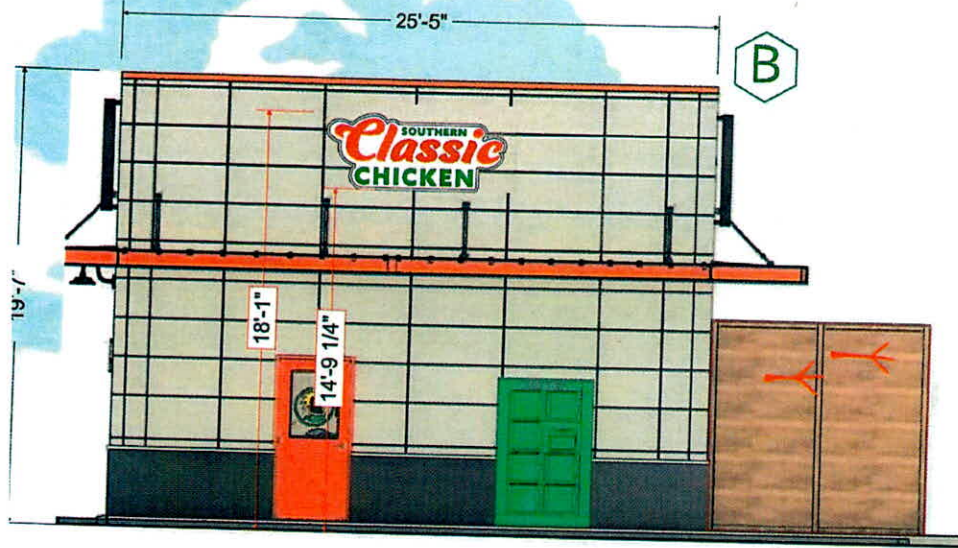
SALES: Shaun Crawford
ARTIST: Joshua Kroeger

CLIENT: Southern Classic Chicken
LOCATION: 1317 Winnsboro Rd Monroe LA 71202

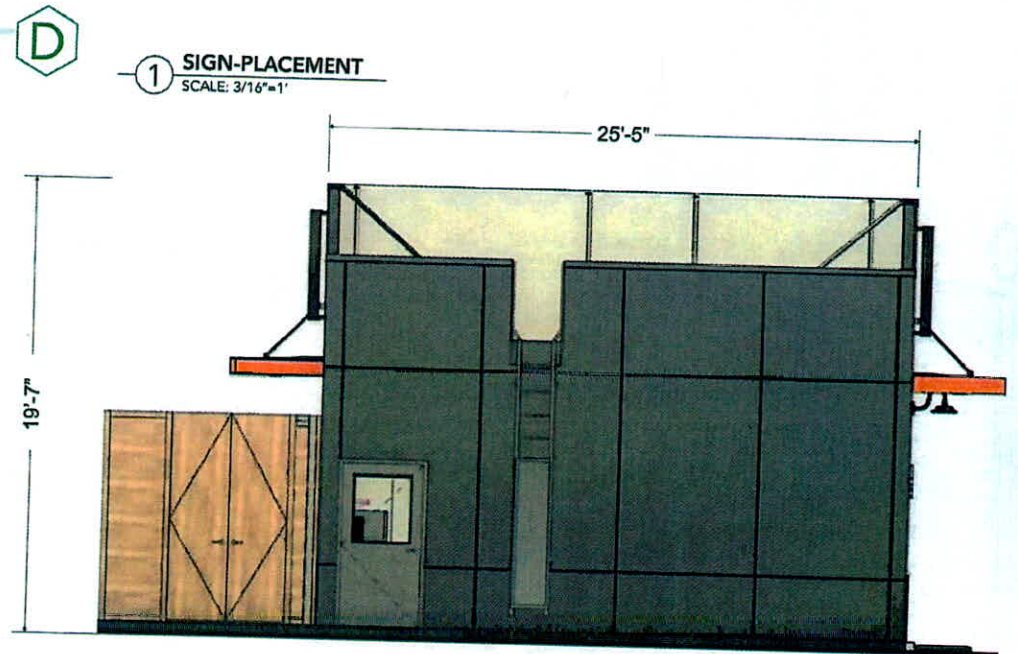
DRAWING #: ao61645-4
REV DATE: 4/30/25 | REV_1

05

① SIGN-PLACEMENT
SCALE: 3/16"=1'



① SIGN-PLACEMENT
SCALE: 3/16"=1'



North



SALES: **Shaun Crawford**
 ARTIST: **Joshua Kroeger**

CLIENT: **Southern Classic Chicken**
 LOCATION: **1317 Winnsboro Rd Monroe LA 71202**

DRAWING #: **ao61645-6**
 REV DATE: **00/00/00 | REV_0**

① SIGN-DETAILS
 SCALE: 1/2"=1"
 Quantity: 1

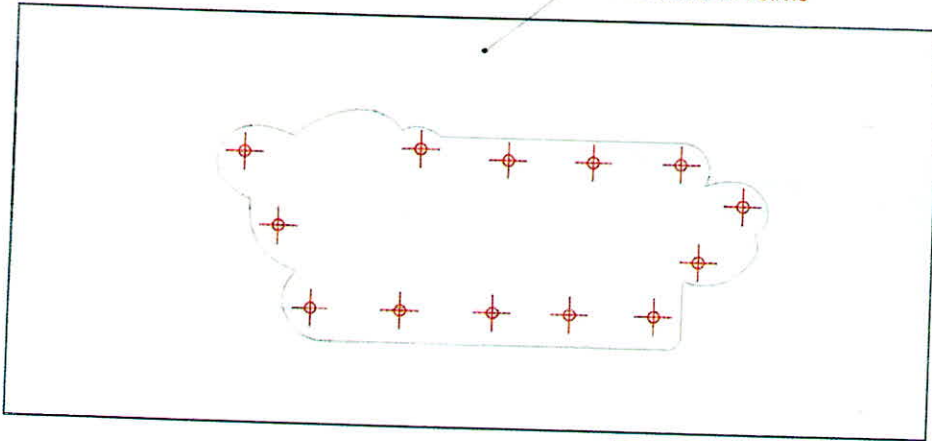


- FLUSH MOUNT CABINET**
- PAN FACES
 - WHITE EMBOSSED ACRYLIC
 - INTERNAL LED ILLUMINATION
 - FLUSH MOUNTED TO FASCIA
 - CUT VINYL APPLIED FIRST SURFACE
 - WHITE TRIM AND RETURNS

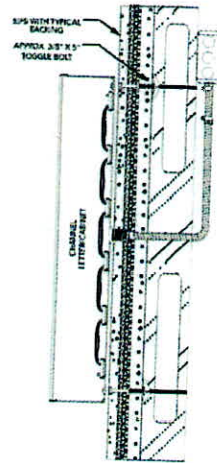
Total Sq. Ft. 25.84

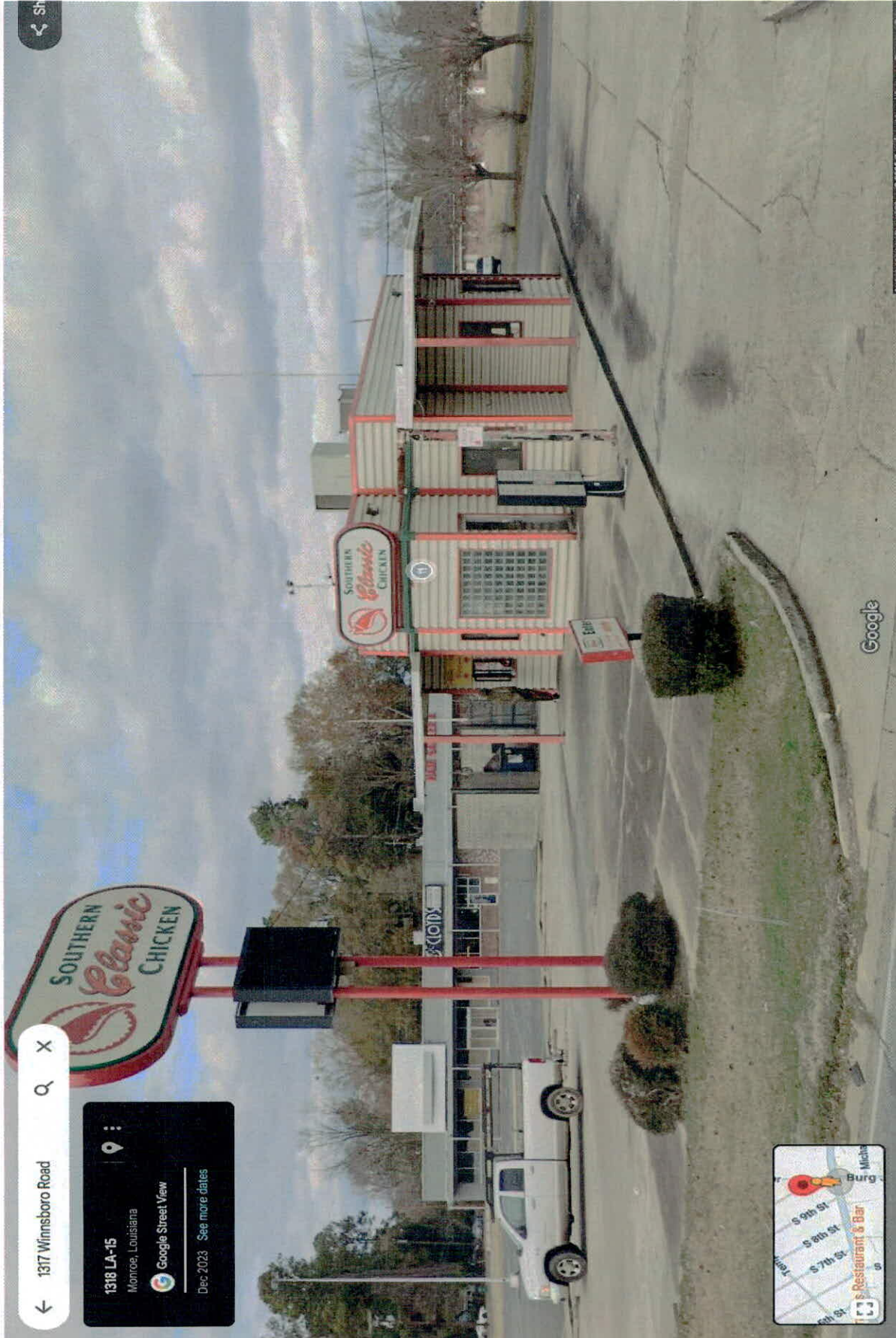


14 ATTACHMENT POINTS



DIRECT



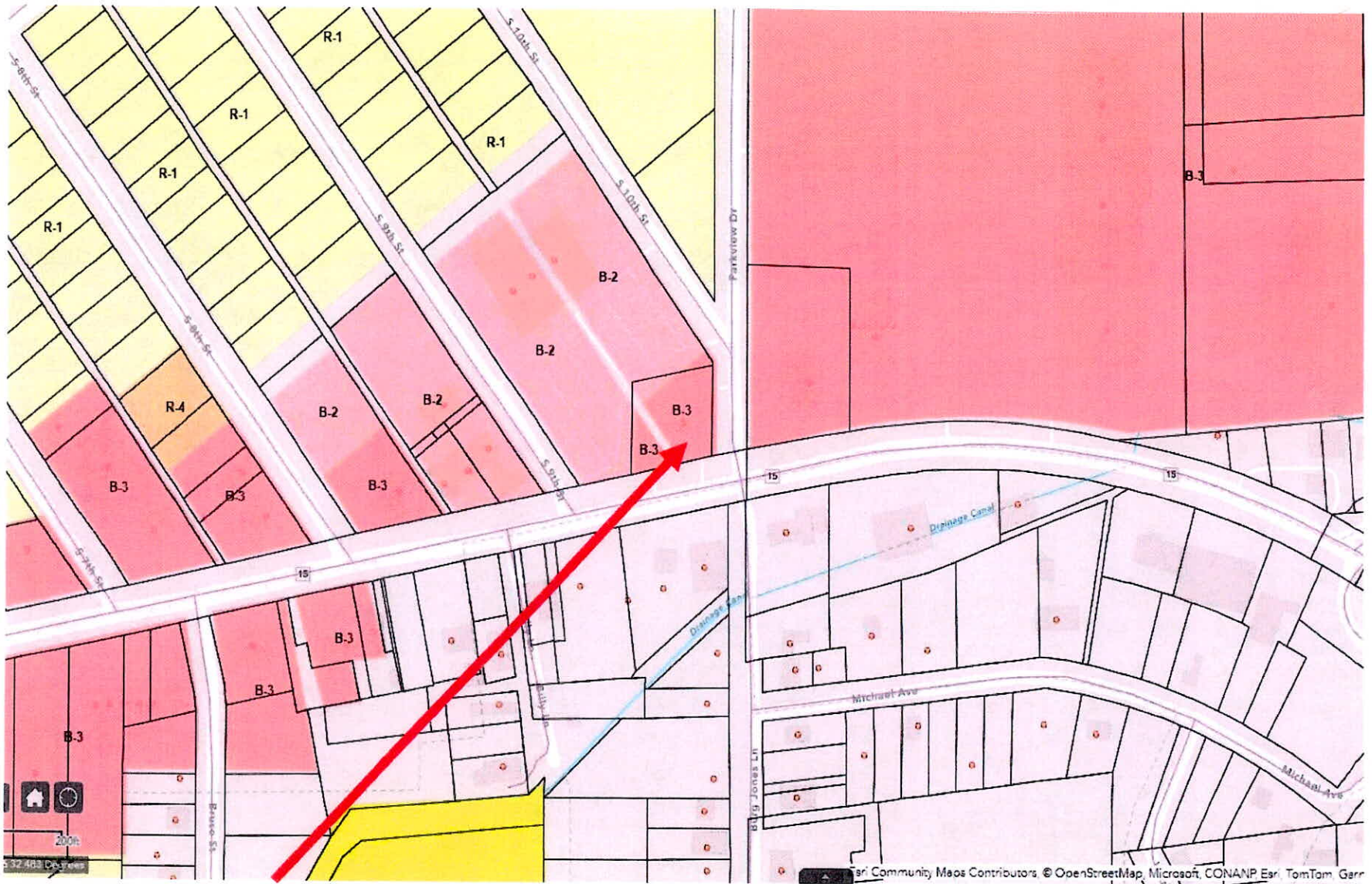


← 1317 Winnsboro Road Q X

1318 LA-15
Monroe, Louisiana
Google Street View
Dec 2023 See more dates



Google



1317 Winnsboro Road