

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: OCTOBER 3, 2025

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

AGENDA

MINUTES:

None

VARIANCES:

V 114-25: Clark Nerren – 2313 Pargoud Boulevard, Monroe, LA 71201

The applicant is requesting a driveway variance to be zero (0') from the side property line, rather than the 2' required by Ordinance, in order to construct a new driveway. The property is located at 2313 Pargoud Boulevard. The property is located within the R-1 (Single Family Residence) District.

OTHER BUSINESS:

None

**City of Monroe
Board of Adjustment**

CASE NO.: V 114-25
NAME OF APPLICANT: **NERREN CLARK**
SITE ADDRESS: 2313 PARGOUD BOULEVARD
COUNCIL DISTRICT: 1

REQUEST: This is a request for a 0' side yard setback variance, in order to construct a new driveway, that will be 0' from the side property line, instead of 2', as required by Ordinance.

SIZE OF PROPERTY: 0.724 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 Park Avenue, south of Levee Drive and to the west of Pargoud Boulevard.

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

ADVERSE INFLUENCES: Driveway will be too close to the side property line.

POSITIVE INFLUENCES: Provide additional parking area for the applicant.

COMMENTS/ RECOMMENDATIONS: The applicant is in the process of enhancing the property by adding an addition onto an existing residence. They are proposing to widen the driveway and must request the variance to extend the driveway to extend to the lot line on the north side of the property. The proposed width of the driveway will measure 26'8" (including the requested 2').

In order for the proposed driveway to adequately fit the space, a variance must be requested. The applicant is requesting the variance from the interior side property line. The driveway will encroach into the interior side yard by 2', which will reduce the requirement from 2' to 0'. The Ordinance requires a minimum of two (2') feet from the property line.

Site plans and elevations are included for review.

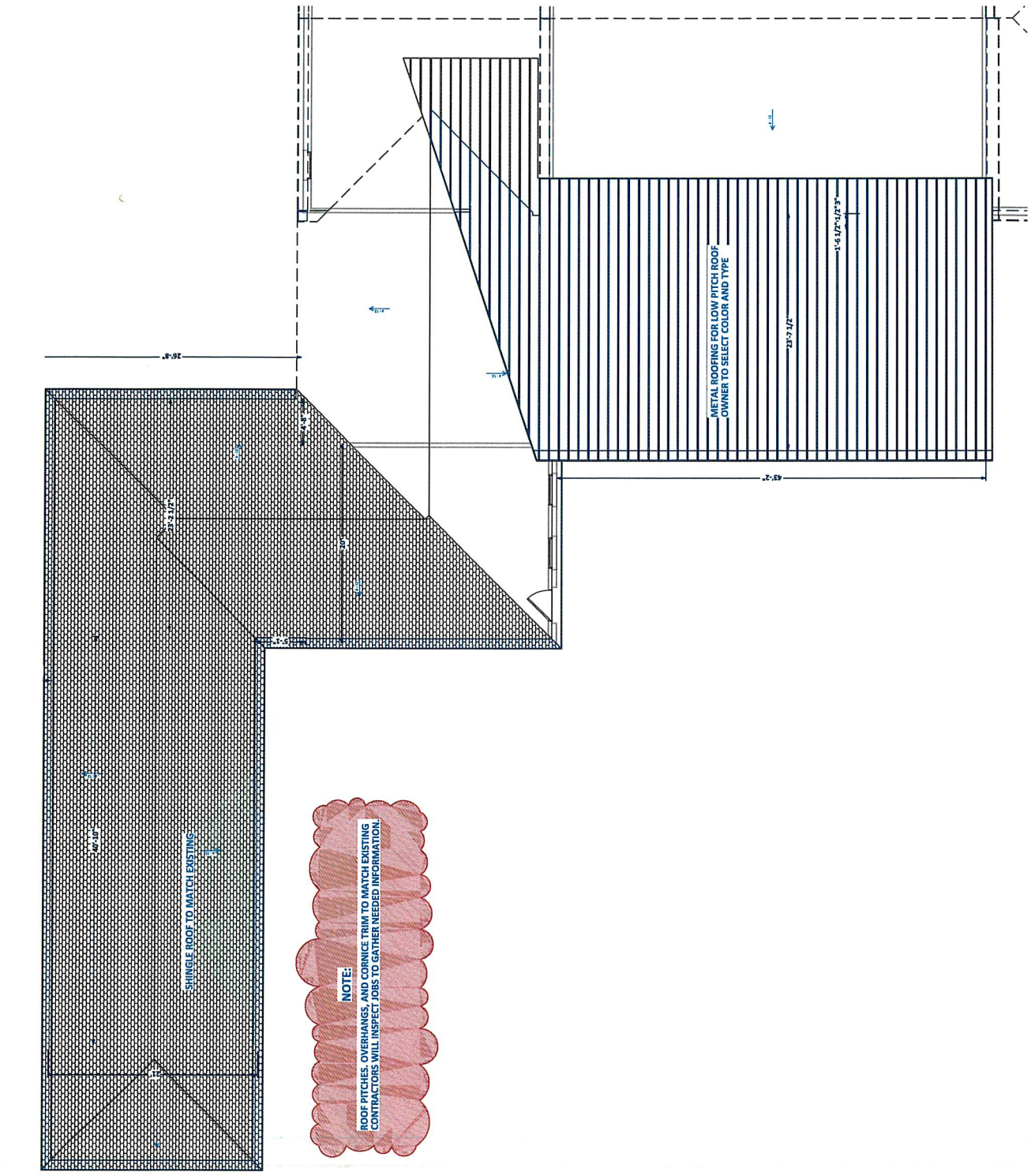
2208 Andros Street, Monroe, LA 70501
 (504) 333-2222
 www.larryjamesdesign.com
LARRY JAMES DESIGN
 RESIDENTIAL DESIGNERS

**ADDITIONS TO THE HOME OF
 MITCHELL AND SARAH NERREN**
 2313 PARGOUD BLV-MONROE, LA 71201

Plan No.
23 036

ROOF
 PLAN

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ROOF PLAN
 SCALE: 1/4" = 1'-0"

NOTE:
 RIDGE VENTS WHERE APPLICABLE.
 POWERED ATTIC VENTS PER CODE.
 ROOF OVERHANG 1'-0" UNLESS
 OTHERWISE NOTED.

2024/01/26 10:00 AM
 3233 BROADWAY, SUITE 100
 PITTSBURGH, PA 15201
 TEL: 412.322.5555
 WWW: WWW.LARRYKERRY.COM

ADDITIONS TO THE HOME OF
 MITCHELL AND SARAH NERREN

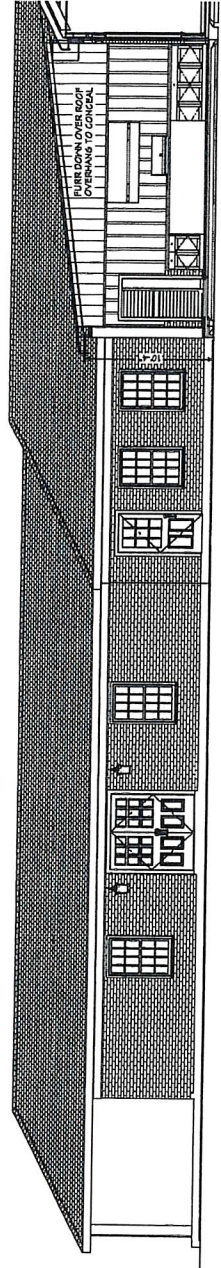
RESIDENTIAL DESIGNERS



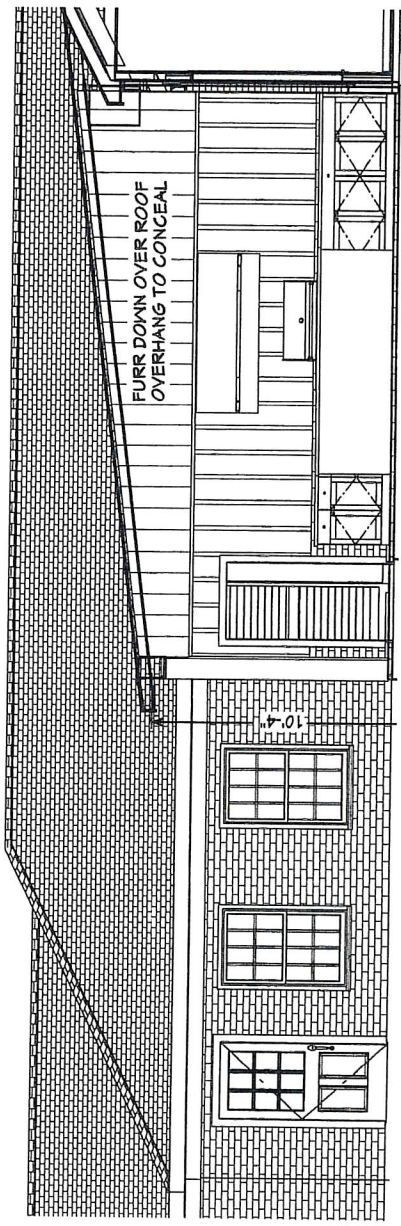
Plan No.
23 031

INTERIOR
 ELEVATION
 & SECTION

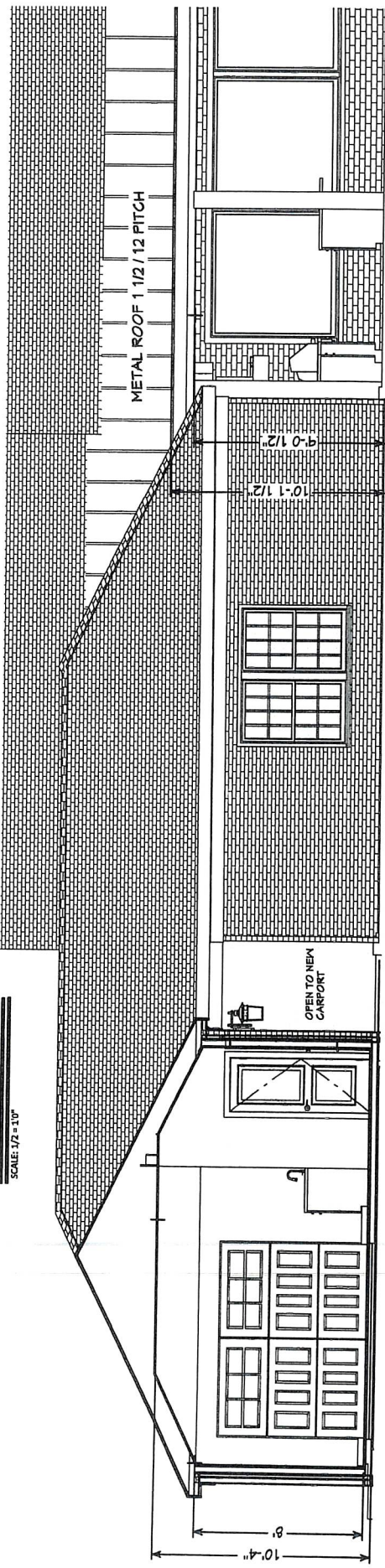
6



CROSS SECTION
 SCALE: 3/8" = 1'0"



CROSS SECTION
 SCALE: 1/2" = 1'0"



CROSS SECTION
 SCALE: 1/2" = 1'0"

2308 BUCKINGHAM AVENUE, L.A. 90004
 (310) 322-2829
 www.larryjames.com
 LARRY JAMES DESIGNERS
 RESIDENTIAL DESIGNERS

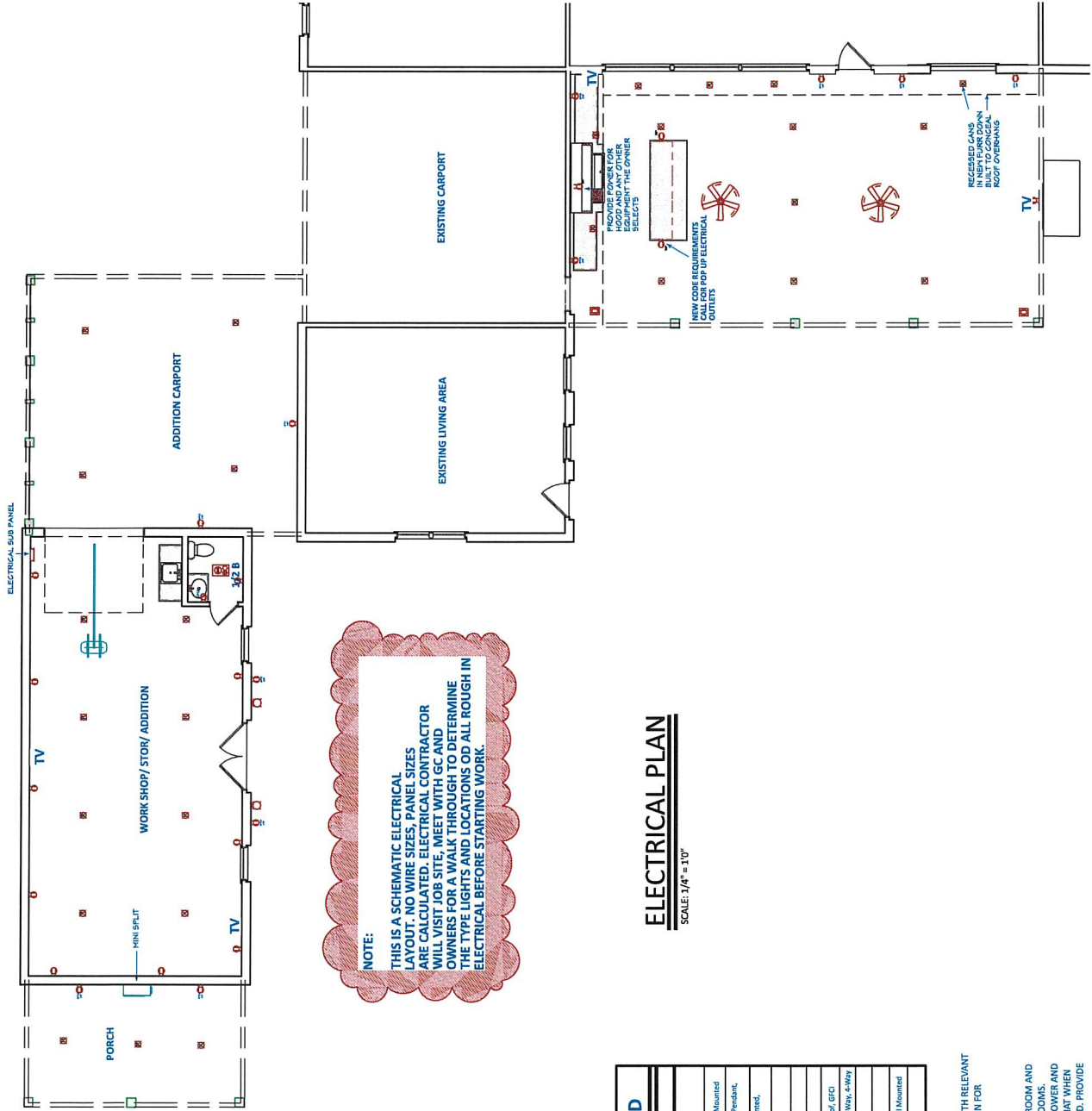
MITCHELL AND SARAH NERREN
 2313 PARQUOD BLV-MONROE, LA 71201
 LARRY JAMES DESIGNERS

Plan No.
23 036

ELECTRICAL
 PLAN

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Due to various geographic location and building codes, Larry James & Associates, Inc., only Larry James Designers assumes no liability for any work performed by the architect, engineer, contractor, or other professional. The architect, engineer, contractor, or other professional is responsible for the design and construction of the project. The architect, engineer, contractor, or other professional is not responsible for the design and construction of the project. The architect, engineer, contractor, or other professional is not responsible for the design and construction of the project. The architect, engineer, contractor, or other professional is not responsible for the design and construction of the project.



ELECTRICAL PLAN
 SCALE: 3/4" = 1'0"

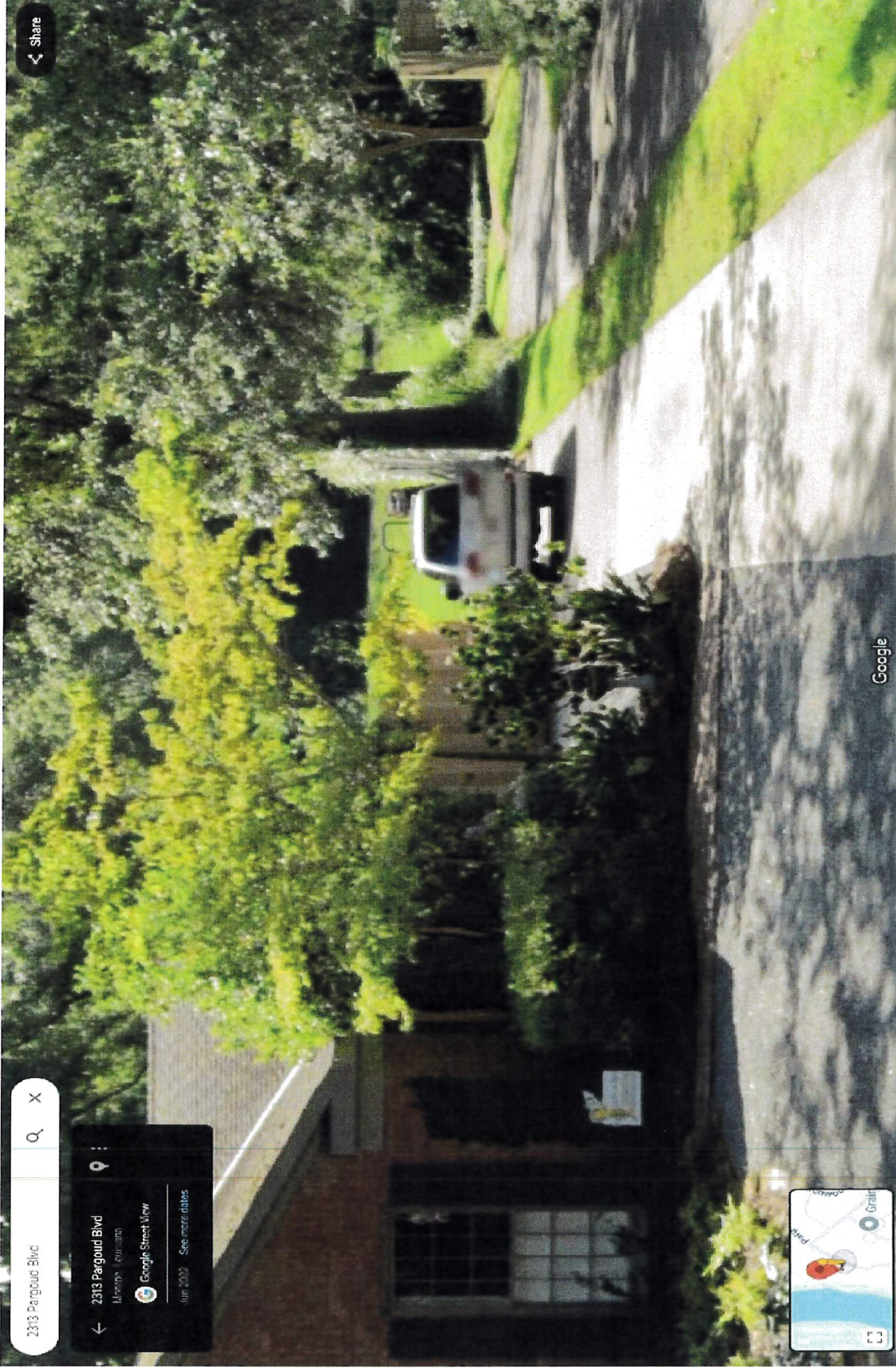
SYMBOL	DESCRIPTION
	Ceiling Fan
	Ventilation Fan: Ceiling Mounted, Wall Mounted
	Ceiling Mounted Light Fixtures: Surface/Recessed, Flush Mount, Downlight
	Wall Mounted Light Fixtures: Flush Mounted, Chandelier Light Fixture
	Fluorescent Light Fixture
	200V Receptacle
	120V Receptacles: Duplex, Weather Proof, GFCI
	Switches: Single Pole, Weather Proof, A-Way, A-Way
	Switches: Dimmer, Therer
	Telephone Jack
	Smoke Detectors: Ceiling Mounted, Wall Mounted
	Electrical Breaker Panel

NOTE: HOMEOWNER SHALL DO A WALK-THRU WITH RELEVANT INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, ETC.

ELECTRICAL NOTES:
 PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS SO THAT WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS. CIRCUITS SHALL BE VERIFIED WITH HOME OWNER PRIOR TO WIRE INSTALLATION. FIXTURES TO BE SELECTED BY HOME OWNER.



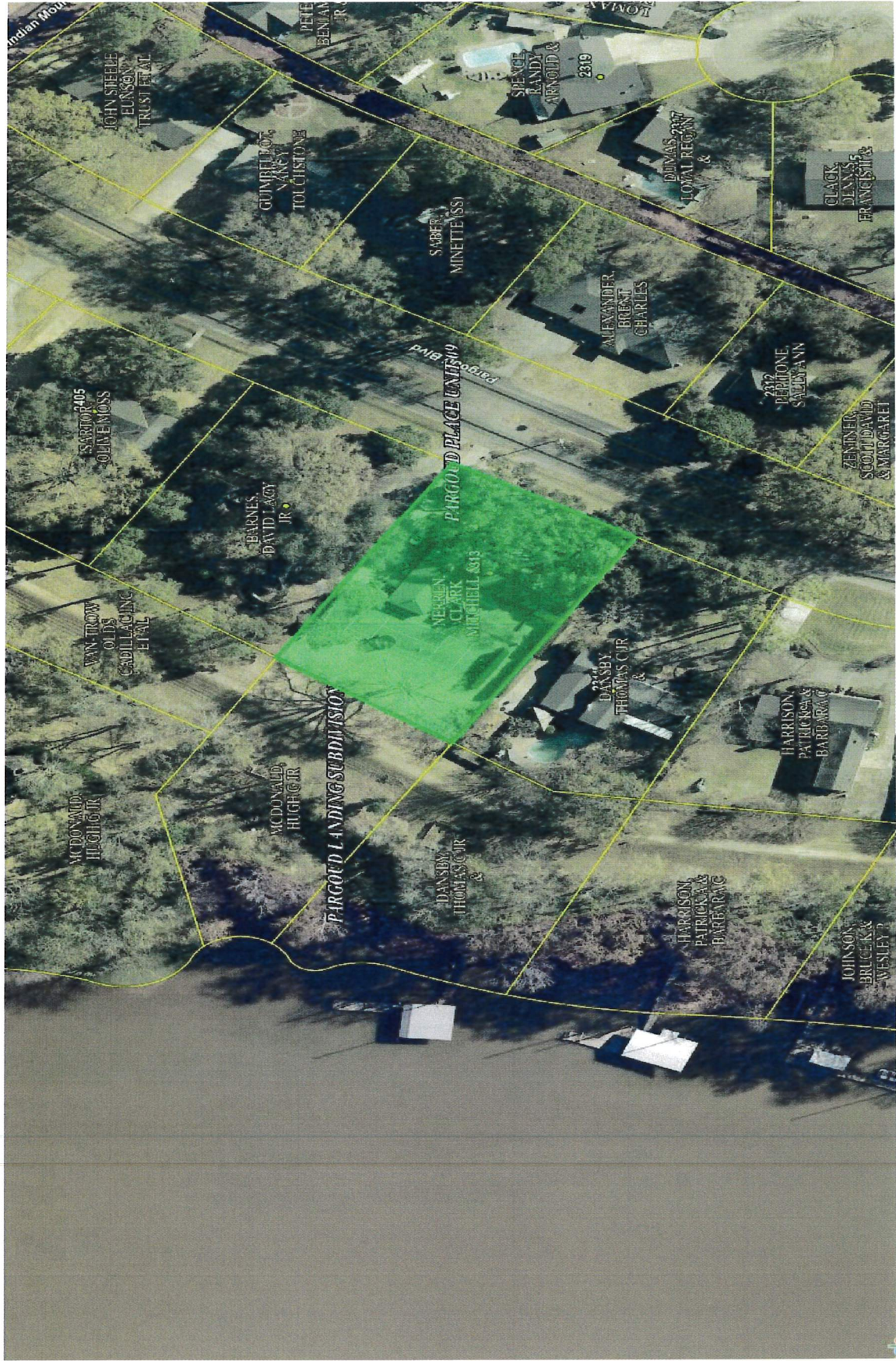
2313 Pargoud Boulevard



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