

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: NOVEMBER 28, 2025

A Regular Meeting of the Board of Adjustment will be held on **Monday, December 8, 2025 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

None

VARIANCES:

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

The applicant is requesting a 1' 6.5" side corner yard variance, from 20' to 18'5.5", in order to re-construct a single-family residence, through the LA Restore Program. The property is located at 3513 Curry Street.

OTHER BUSINESS:

2026 Nomination and Appointment of Officers

Current Officers: Robbie McBroom – Chairman
Martin Litwin – Vice-Chairman

**City of Monroe
Board of Adjustment**

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

REQUEST: The applicant is requesting a variance to construct a new single-family residence. This request will encroach 1'6.5" into the required side corner 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 23'11" x 57'4" or 1,326 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 18'5.5" from the side corner property line, instead of the required 20', with an encroachment of 1'6.5".

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.

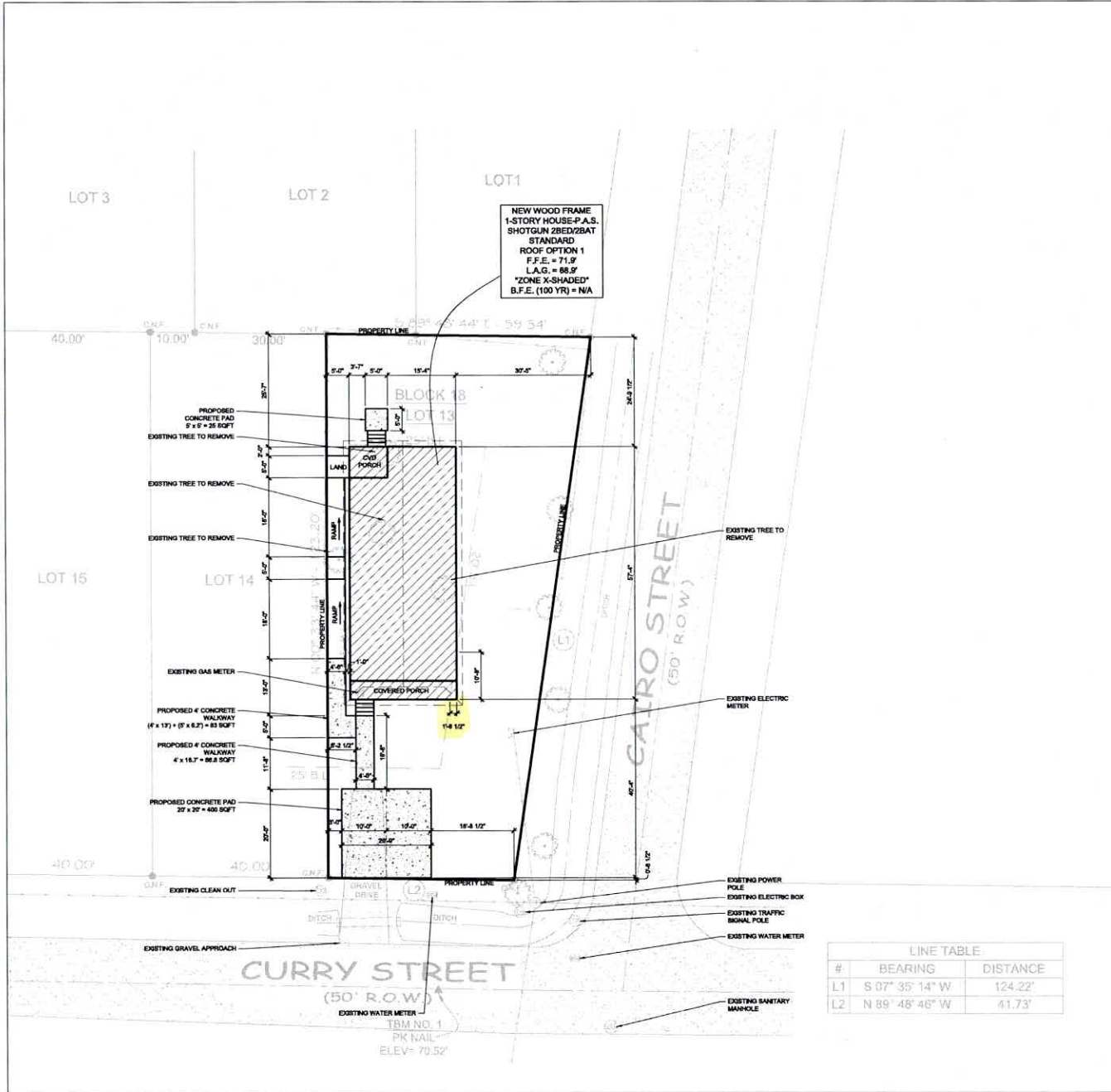
Deny the applicant's request, as presented.

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.



NEW WOOD FRAME
1-STORY HOUSE-P.A.S.
SHOTGUN ZREXZBAT
STANDARD
ROOF OPTION 1
F.F.E. = 71.9'
L.A.G. = 88.9'
ZONE X-SHADED
B.F.E. (100 YR) = N/A



LEGAL DESCRIPTION:
LOT 13, BLOCK 18, OF THE UNIT No. 10 HUMPHRIES AIRPORT
ADDITION, IN MONROE, QUACHITA PARISH, LOUISIANA,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
BOOK 8, PAGE 22, OF THE CLERK OF COURT RECORDS OF
QUACHITA PARISH, LOUISIANA.

PROPOSED CONCRETE	
WALKWAY TO RAMP	83 SQFT
WALKWAY TO FRONT PORCH	86.8 SQFT
PARKING PAD	400 SQFT
CONCRETE PAD	28 SQFT
TOTAL	574.8 SQFT

IMPERVIOUS SQUARE FOOTAGE	
LOT AREA	6,225 SQFT
PROPOSED 1ST FLOOR	1,211 SQFT
FRONT PORCH	100 SQFT
REAR PORCH	80 SQFT
PARKING PAD	400 SQFT
WALKWAY	148.8 SQFT
CONCRETE PAD	28 SQFT
TOTAL COVERED	1,948.8 SQFT
APPROXIMATE LAND TABULATION	
LOT AREA	6,225 SQFT
TOTAL COVERED AREA	1,948.8 SQFT
IMPERVIOUS PERCENTAGE	31.26 %

LINE TABLE		
#	BEARING	DISTANCE
L1	S 07° 35' 14" W	124.22'
L2	N 89° 48' 48" W	41.73'

LEGEND

<ul style="list-style-type: none"> ⊕ GAS METER(S) ⊕ GAS VALVE(S) ⊕ FIRE HYDRANT(S) ⊕ WATER METER(S) ⊕ WATER VALVE(S) ⊕ GRADE (ALTED) ⊕ SANITARY MANHOLE(S) ⊕ STORM MANHOLE(S) ⊕ PRELIMINE VALVE(S) ⊕ LIGHT POLE(S) ⊕ WATER WELL(S) ⊕ TRAFFIC SIGNAL POLE(TP) ⊕ CLEAR OUT(S) ⊕ BARRED CONC. BARRING(S) ⊕ POWER POLE(S) ⊕ UTILITY POLE(S) ⊕ SERVICE POLE(S) ⊕ ELECTRIC BOX(S) ⊕ ELECTRIC METER(S) ⊕ SPOT ELEVATION(S) ⊕ ELECTRIC SHEDDY ⊕ LAND BOUND 	<ul style="list-style-type: none"> ⊕ DESIGNATED FLOOD ELEVATION (100 YEAR) ⊕ DESIGNATED FLOOD ELEVATION (500 YEAR) ⊕ FINISHED FLOOR ELEVATION ⊕ PLING AND STRINGER ⊕ SLAB ON GRADE ⊕ HIGHEST ADJACENT GRADE ⊕ LOWEST ADJACENT GRADE ⊕ CHAIN-LINE ⊕ BUSH FENCE ⊕ PIPELINE ⊕ MAILING LINE ⊕ EASEMENT LINE ⊕ OVERHEAD POWER ⊕ WOOD FENCE ⊕ IRON FENCE ⊕ DRIVEWAY ⊕ DRIVE
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B.F.E. - BASE FLOOD ELEVATION (100 YEAR)
D.F.E. - DESIGNATED FLOOD ELEVATION (500 YEAR)
F.F.E. - FINISHED FLOOR ELEVATION
P.A.S. - PLING AND STRINGER
S.O.G. - SLAB ON GRADE
H.A.G. - HIGHEST ADJACENT GRADE
L.A.G. - LOWEST ADJACENT GRADE

NOTES

1. THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM 2'-0" ABOVE B.F.E.
2. THE FINISHED GRADE AT HOUSE FOUNDATION SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND SHALL START A MINIMUM OF 6" BELOW FINISHED FLOOR OF SLAB OR MINIMUM 8" BELOW PER FOOTINGS FOR ELEVATED FLOOR.
3. GRADING BELOW ELEVATED FLOOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE FOOTPRINT AND PREVENT POOLING UNDER HOUSE.
4. NO BUILD LINES OR EASEMENTS SHOWN ON PLAT BEYOND THE R.O.W.
5. FINISHED CONSTRUCTION GRADING PATTERN SHALL CONVEY WATER RUNOFF AWAY FROM ADJACENT PROPERTIES.
6. RAMP TO SLOPE AT A MINIMUM OF 1" PER FOOT, PER AMERICANS WITH DISABILITIES ACT (ADA)
7. WETLAND AREA TO REMAIN UNDISTURBED DURING CONSTRUCTION.

Revisions:		
#	DATE	DESCRIPTION OF CHANGE
0	06/22/2025	ISSUED FOR APPROVAL

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT WRITTEN AUTHORIZATION OF "COBALT".

FOR APPROVAL

APPROVED
 APPROVED AS NOTED
 REVISED AND RESUBMIT

SIGNATURE: _____

DATE: _____

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES



CLIENT:
SLSCO

PROJECT LOCATION OR ADDRESS:
3513 CURRY ST.
MONROE, LA 71203

SITE PLAN

DRAWN BY:	J.R.M.	CHECKED BY:	COH
PROJECT #:	23-1067-111	SCALE:	3/32" = 1'-0"
DATE:	06/22/2025		23-1067-SG-PAS-C-1.00



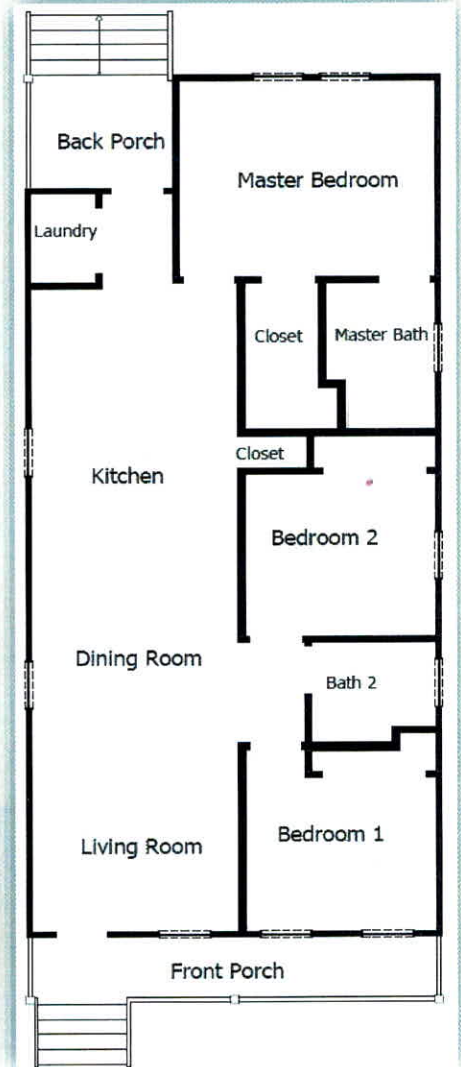
SHOTGUN STYLE 1

1200 SQ FT

DETAILS

- Fortified Gold Standards Compliant
- Energy Star Compliant
- Green Building Standards Compliant
- High Density R-15 Bibs Wall Insulation
- Attic Insulation R-30 Fiberglass Loose Fill
- High Efficiency Vinyl Windows
- Energy Efficient Heating and Air
- Provides enhanced mitigation against flood due to elevation

*Floor plans are only conceptual renderings and final plans are subject to modifications as per program regulations.
Landscaping is not included, shown for illustrative purposes only. Exterior deck, railings and ramp finishes are non-painted/natural wood by default.*





DSW Homes

3513 Curry Street



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