

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: DECEMBER 29, 2025

A Regular Meeting of the Board of Adjustment will be held on **Monday, January 12, 2026 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.

V 100-26: J. P. Richardson – 3905 Jefferson Davis Drive, Monroe, LA 71201

The applicant is requesting a 5' interior side yard variance, from 5' to 0', in order to construct a single-family residence. The property is located at 3905 Jefferson Davis Drive.

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.

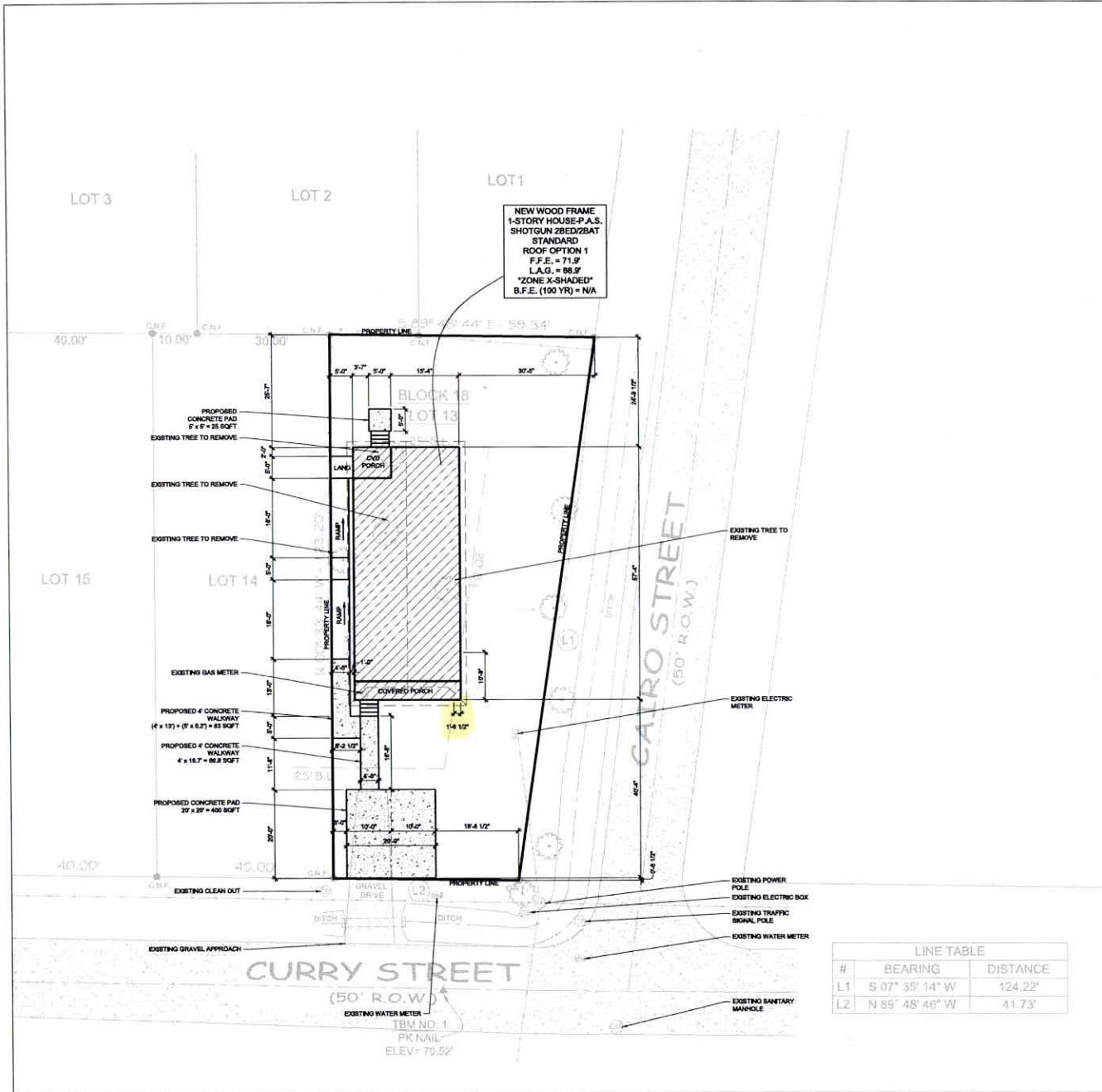
Deny the applicant's request, as presented.

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

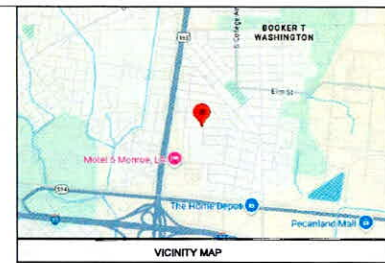
The Board may grant a variance only if it makes findings that the following conditions, insofar as applicable, have been satisfied:

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 28DEG/28FT
STANDARD
ROOF OPTION 1
F.F.E. = 71.3'
L.A.G. = 88.3'
'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, OUACHITA PARISH, LOUISIANA,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
BOOK 8, PAGE 22, OF THE CLERK OF COURT RECORDS OF
OUACHITA PARISH, LOUISIANA.

PROPOSED CONCRETE	
WALKWAY TO RAMP	83 SQFT
WALKWAY TO FRONT PORCH	86.8 SQFT
PARKING PAD	400 SQFT
CONCRETE PAD	25 SQFT
TOTAL	574.8 SQFT

IMPERVIOUS SQUARE FOOTAGE	
PROPOSED SQUARE FOOTAGE	
LOT AREA	8,225 SQFT
PROPOSED 1ST FLOOR	1,211 SQFT
FRONT PORCH	100 SQFT
REAR PORCH	60 SQFT
PARKING PAD	400 SQFT
WALKWAY	148.8 SQFT
CONCRETE PAD	25 SQFT
TOTAL COVERED	1,945.8 SQFT
APPROXIMATE LAND TABULATION	
LOT AREA	8,225 SQFT
TOTAL COVERED AREA	1,945.8 SQFT
IMPERVIOUS PERCENTAGE	23.66%

LINE TABLE		
#	BEARING	DISTANCE
L1	S 07° 35' 14" W	124.22'
L2	N 89° 48' 46" 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 MILE(S) ⊗ SANITARY MANHOLE(S) ⊗ STORM MANHOLE(S) ⊗ PRESSURE VALVE(S) ⊗ LIGHT POLE(S) ⊗ WATER WELL(S) ⊗ TRAFFIC SIGNAL POLE(TP) ⊗ CLEAN OVER(S) ⊗ BARRIERS (OR BARRIERS) ⊗ POWER POLE(S) ⊗ UTILITY POLE(S) ⊗ SERVICE POLE(S) ⊗ ELECTRIC BOX(S) ⊗ ELECTRIC METER(S) ⊗ SPOT ELEVATION(S) ⊗ ELECTRIC METER ⊗ EXISTING TREE ⊗ PROPOSED TREE ⊗ HIGH BANK 	<ul style="list-style-type: none"> — 1" = 1" ROAD FENCE — 1" = 1" CHAIN-LINK FENCE — 1" = 1" IRON FENCE — 1" = 1" PIPELINE — 1" = 1" BARRIERS LINE — 1" = 1" EASEMENT LINE — 1" = 1" OVERHEAD POWER — 1" = 1" ROAD FENCE — 1" = 1" CHAIN-LINK FENCE — 1" = 1" IRON FENCE — 1" = 1" PIPELINE — 1" = 1" BARRIERS LINE — 1" = 1" EASEMENT LINE — 1" = 1" OVERHEAD POWER
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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. - PERMITS AND STRENGTH
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 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
1	08/22/2025	ISSUED FOR APPROVAL

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR 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.J.M.	CHECKED BY:	COH
PROJECT #:	22-1067-111	SCALE:	3/32" = 1'-0"
DATE:	08/22/2025		22-1067-SG-PAS-C-1.00



SHOTGUN STYLE 1

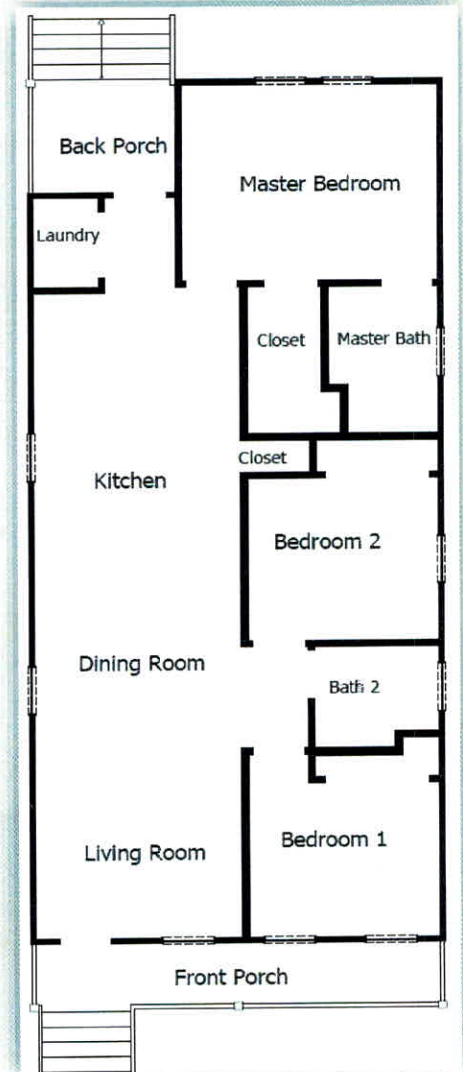
1200 SQ FT

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



DSW Homes

3513 Curry Street



DSW Homes

3513 Curry Street

**City of Monroe
Board of Adjustment**

CASE NO.: V 100-26
NAME OF APPLICANT: J. P. RICHARDSON
SITE ADDRESS: 3905 Jefferson Davis Drive
COUNCIL DISTRICT: 1

REQUEST: The applicant is requesting a variance to construct a new single-family residence. This request will encroach 5' into the required side interior yard setback, instead of 5' as required by Ordinance.

SIZE OF PROPERTY: 0.485 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 Brown Place, south of Deborah Drive, east of Jefferson Davis Drive and west of.

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

ADVERSE INFLUENCES: The residence will be closer to an existing 30' wide servitude in the interior side yard.

POSITIVE INFLUENCES: The request will provide the occupants with the ability to construct a new home.

COMMENTS/ RECOMMENDATIONS: The applicant is requesting to construct a new single-family residence. The 140' wide by 150' long lot has a 30' wide servitude within the property, that restricts the owner from constructing the new home, to its proposed site plan. The 30' wide servitude causes the buildable space to be narrower than on a normal. Regardless of the repositioning of the structure from the front or rear, the side corner setback, there will be an encroachment.

The finished structure will lie approximately 0' from the servitude, within the interior side yard property line, instead of the required 5', with an encroachment of 5'.

Site plan and/or elevations are included for review.

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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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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.

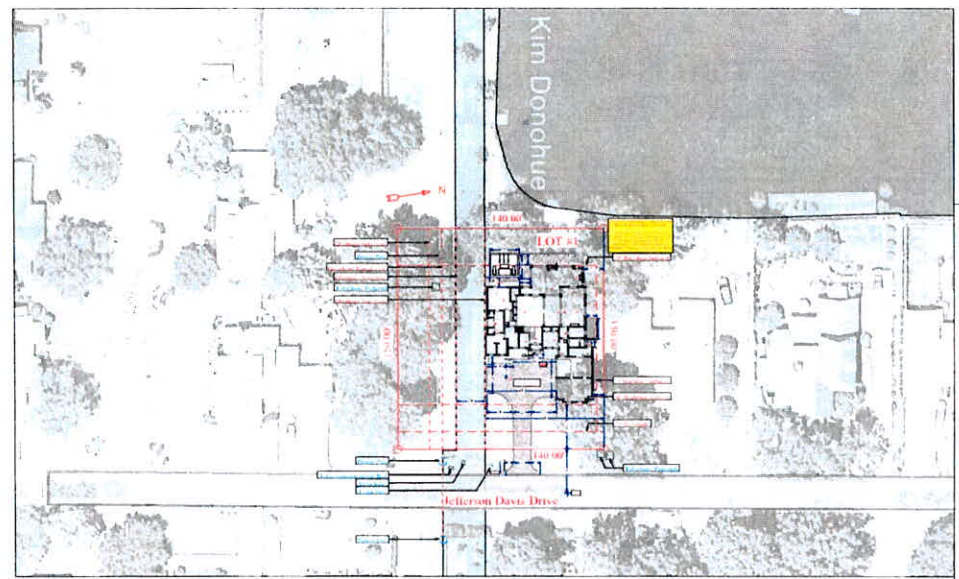
A New Residential Design For:
 Kimberly Donohue
 Lot #1 - Jefferson Davis Drive
 Monroe, Louisiana

All independent subcontractors and their crews) are subject to complete jobs while successfully following all notes, specs, details and centerlines throughout the entire set of plans. Including but not limited to: floor plan, roof plan, foundation outline, cabinet details, section details, elevations, building sections. While verifying and following all current required codes.

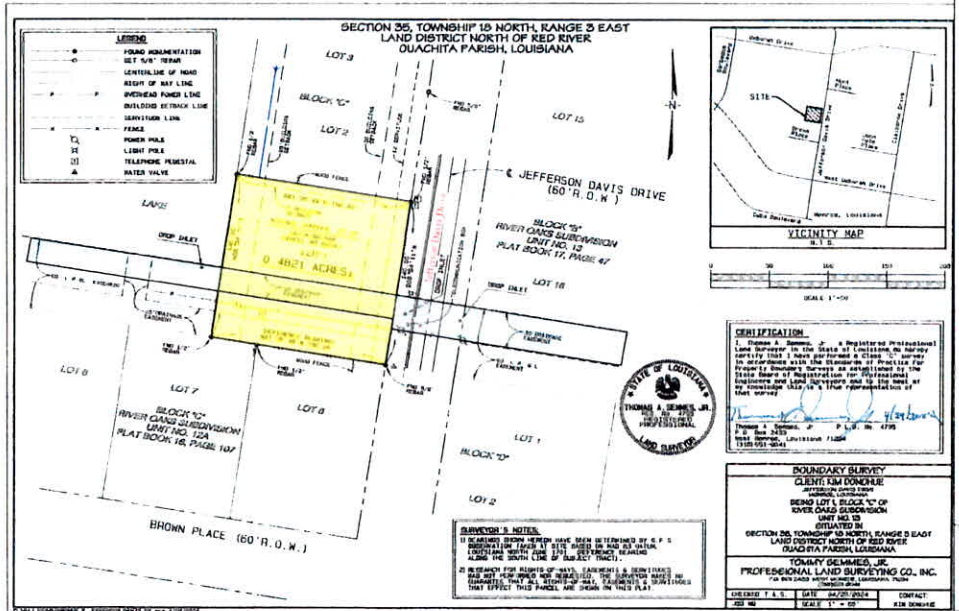
Para todos Los subcontratistas y su grupo o grupos, estan sujetos a acompletar Los trabajos mientras sigan las notas exitosamente, especificaciones, detalles y lineas centrales a lo largo del conjunto de los planos incluido pero no limitado para: el Plano del piso, el plano del techo, esquema de fundacion, detalles de gabinetes, seccion de detalles, elevaciones, y secciones del edificio mientras este verificando y siguiendo todos Los codigos requeridos.

CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS INCLUDING UTILITIES, SITE GRADE ELEVATIONS, DIMENSIONS, AND YARD DRAINAGE AT THE JOB SITE. NOTIFY THE OWNER OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR WORK

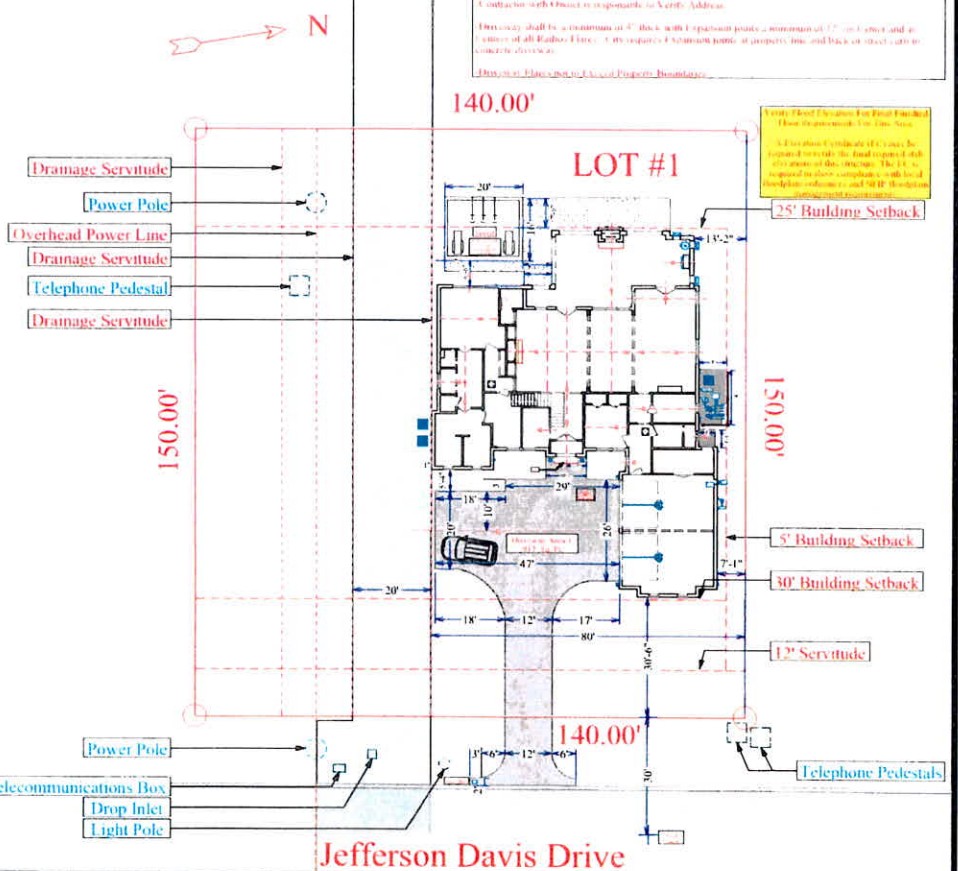
General Information
 (R) R109.1 It shall be the Permit Holder's responsibility to provide access to and means for inspections, including any special means such as a ladder.
 (R) R109.7 A contractor is responsible to keep the Building Permit secure throughout construction and clearly identify the ADDRESS of the subject near the street or front of property line throughout all stages of construction.
 (R) R109.11 A contractor is responsible ensure that structure is not encroaching any setbacks, setbacks or easements in the field. All dimensions shall be measured from PROPERTY LINE.
 Drainage: common driveway, other, existing, properties.
 Contractor shall obtain responsible to verify Address.
 Driveway shall be a minimum of 4' back with 0' setback from a minimum of 17' on either end and a minimum of all Building Footing. City requires 4' setback from property line and back on street cars to concrete driveway.
 Driveway: Please specify location of Property Boundaries.



SITE - GOOGLE UNDERLAY SCALE 1" = 40'-0"



SURVEY SCALE 1" = 50'-0"



Jefferson Davis Drive

SITE PLAN SCALE 1" = 15'-0"

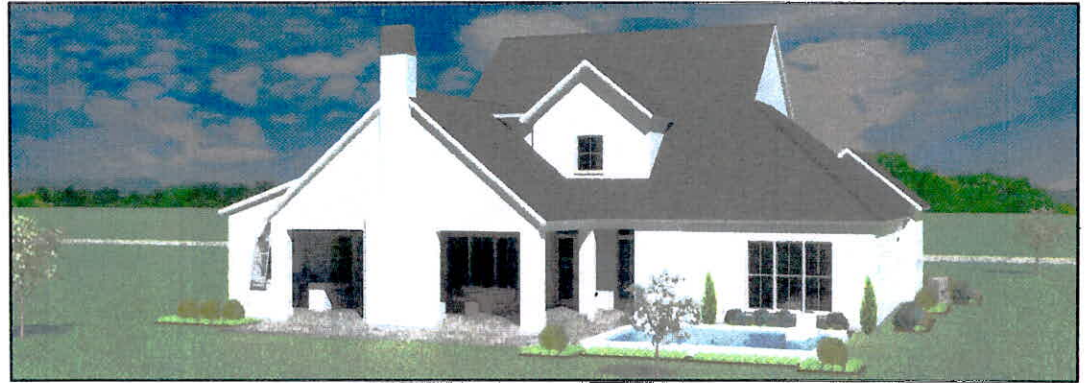


3D RENDERINGS HOME PLANS CONSULTING
Residential & Light Commercial
Facebook Instagram Houzz YouTube

A New Residential Design For: Kimberly Donohue Lot #1 - Jefferson Davis Drive Monroe, Louisiana



INTERIORS



REAR ELEVATION



FRONT ELEVATION

Residential & Light Commercial
Jeff Burns Designs
HOME PLANS - 3D DESIGNS - CONSULTING



A New Residential Design For:
Kimberly Donohue
Lot #1 - Jefferson Davis Drive
Monroe, Louisiana

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DATE:
1/9/2025

Drawn By:
Jeff R. Burns
Jacob Burns

SHEET:

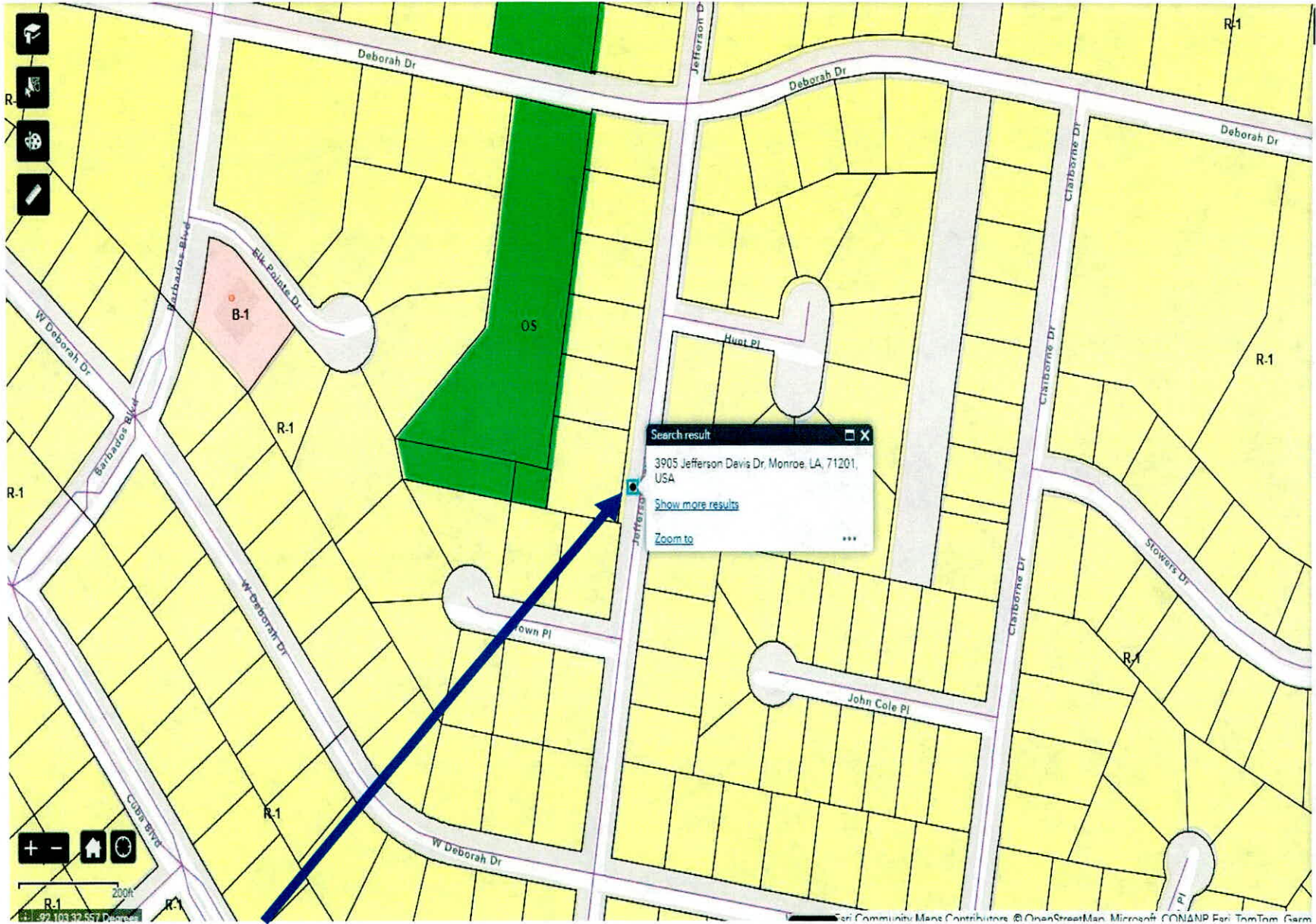
Cove



3903 Jefferson Davis Dr
Monroe, Louisiana
Google Street View
Nov 2023 See more dates



Google Maps



J. P. Richardson

3905 Jefferson Davis Drive