

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: MAY 22, 2026

A Regular Meeting of the Board of Adjustment will be held on **Monday, June 8, 2026 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

None

VARIANCES:

V. 102-26: Sunday Bougher – 4430 DeSiard Street, Monroe, LA 71203

The applicant is requesting a sign square footage variance, from 100 sq. ft. to 176 sq. ft., in order to upgrade and improve service identification for an existing business. The property is located at 4430 DeSiard Street.

OTHER BUSINESS:

None

**City of Monroe
Board of Adjustment**

CASE NO.: V 102-26
NAME OF APPLICANT: SUNDAY BOUGHER/SGA DESIGN GROUP
SITE ADDRESS: 4430 DESIARD STREET
COUNCIL DISTRICT: 3

REQUEST: The applicant is requesting a variance to update an existing pylon sign. This request will increase the overall signage square foot to 176 square feet, instead of 100 square feet.

SIZE OF PROPERTY: 0.660 acres (more or less)

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

PRESENT USE: Grocery store and fuel center

MOST NEARLY BOUNDED BY (STREETS): The property is located north of Blanks Street, south of DeSiard Street, east of Gilbert Street and west of Lowery Street.

SURROUNDING LAND USES: Surrounding land use consists of single-family residences to the west, commercial to the east and vacant land to the south.

ADVERSE INFLUENCES: The request will allow the sign reader board to have a greater square footage than allowed by Ordinance.

POSITIVE INFLUENCES: The applicant will provide updated information to the public for the market and fuel center.

COMMENTS/ RECOMMENDATIONS: The applicant is requesting to upgrade an existing double-sided lighted pylon sign. The sign is located on the east side of the existing Walmart Fuel Center. The proposal is to increase the signs area, by adding an additional reader board, to provide equal identification of services for both the market and fuel center.

The current sign, represents both the Walmart Neighborhood Market and the Walmart Fuel Center, is approximately 100 square feet. The applicant is requesting to update the existing sign to be upgraded to 176 square feet. g room and bedroom area. This space is needed to accommodate a present and growing family.

The proposed square footage request will be increased by 76', instead of 100' square feet in area, as required by Ordinance. If approved, the new sign will be 176' square feet.

Site plan, elevations and pictures 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:

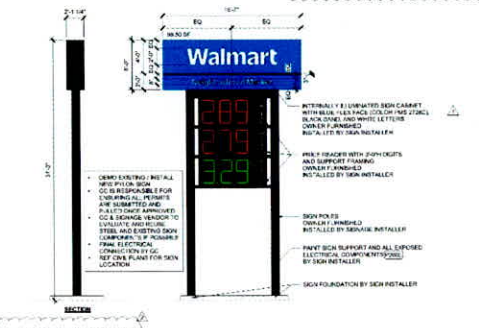
The Board may grant a variance only if it makes findings that the following conditions, insofar as applicable, have been satisfied:

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.

SITE SIGNAGE SCHEDULE

ITEM	QTY	COLOR	NOMINAL AREA (SQ FT)	TOTAL AREA (SQ FT)
1. SIGNAGE	1	BLACK	23.44	23.44
2. SIGNAGE	1	BLACK	23.44	23.44
3. SIGNAGE	1	BLACK	78.48	78.48
4. SIGNAGE	1	BLACK	78.48	78.48
5. SIGNAGE	1	WHITE LETTERING	93.00	93.00
6. SIGNAGE	1	WHITE LETTERING	93.00	93.00
TOTAL SIGNAGE			178.84	178.84



12 PYLON SIGN
12' x 2'

EXISTING SIGNAGE SCHEDULE

NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.

SIGNAGE	FRONT	COLOR	ILLUMINATED	QTY	AREA (SF)	TOTAL AREA (SF)
1. SIGNAGE	FRONT	WHITE	NO	1	147.52	147.52
2. SIGNAGE	FRONT	WHITE	NO	1	80.00	80.00
3. SIGNAGE	FRONT	WHITE	NO	1	33.33	33.33
4. SIGNAGE	FRONT	WHITE	NO	1	33.33	33.33
5. SIGNAGE	FRONT	WHITE	NO	1	0.00	0.00
TOTAL EXISTING SIGNAGE				5	324.18	324.18

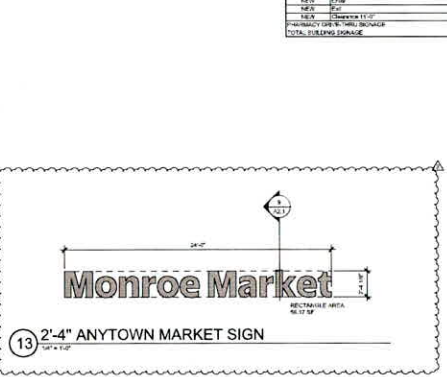
NEW EXTERIOR SIGNAGE SCHEDULE

NOTE: THE SQUARE FOOTAGE IS NOT REQUIRED FOR THE SIGNAGE SHOWING 0.00 SF.

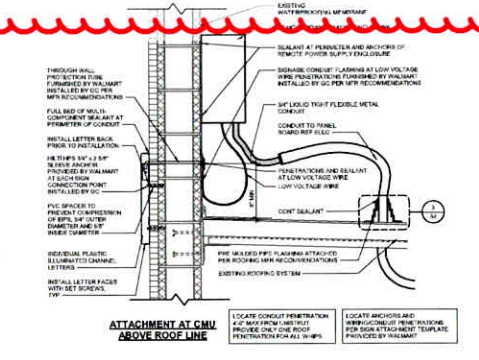
TYPE	FRONT	COLOR	ILLUMINATED	QTY	RECTANGULAR AREA (SF)	TOTAL RECTANGULAR AREA (SF)
1. SIGNAGE	FRONT	WHITE	NO	1	148.29	148.29
2. SIGNAGE	FRONT	WHITE	NO	1	27.70	27.70
3. SIGNAGE	FRONT	WHITE	NO	1	28.72	28.72
4. SIGNAGE	FRONT	WHITE	NO	1	28.47	28.47
5. SIGNAGE	FRONT	WHITE	NO	1	0.00	0.00
TOTAL NEW SIGNAGE				5	232.18	232.18

SIGNAGE GENERAL NOTES

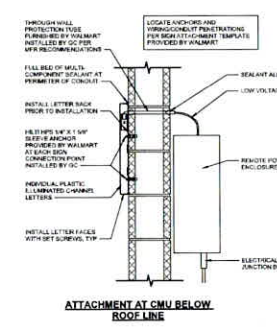
1. SIGNAGE FURNISHED BY INSTALLER AND INSTALLED BY GC THROUGH LOWER ASSIGNED SIGN CONTRACTOR.
2. ALL EXISTING SIGNAGE SHALL BE REMOVED IN PLACE ON THE BUILDING UNTIL THE GC SIGN CONTRACTOR IS COMPLETE.
3. A. THE EXISTING SIGNAGE WILL BE REMOVED IN PLACE AND REPAIR WORK WILL BE COMPLETED BY SIGN CONTRACTOR.
4. A TEMPORARY SIGNAGE WILL BE INSTALLED FROM TO REMOVAL OF EXISTING SIGNAGE.
5. SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE SCHEDULE.
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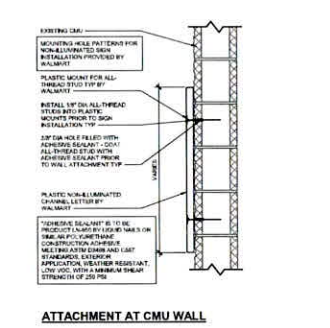
13 2'-4\"/>



11 SIGNAGE ATTACHMENT
12' x 2'



10 SIGN ATTACHMENT AT CMU WALL
12' x 2'



9 SIGN ATTACHMENT AT CMU WALL
12' x 2'

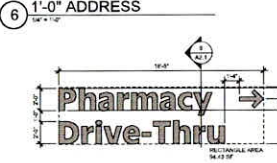
8 6\"/>



7 6\"/>



6 1'-0\"/>



3 2'-0\"/>

2 2'-6\"/>



1 5'-0\"/>



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Westchester, NY 10580
Tel: 914.914.1100
Fax: 914.914.1101
www.sga-design.com

CONTRACT NO. 1817-0001
PROJECT NO. 1817-0001
DATE: 02/25/2020

Walmart
MONROE, LA
1400 DESHARD STREET
MONROE, LA 70133
FOR CHANGE, CONTACT PROJECT MANAGER

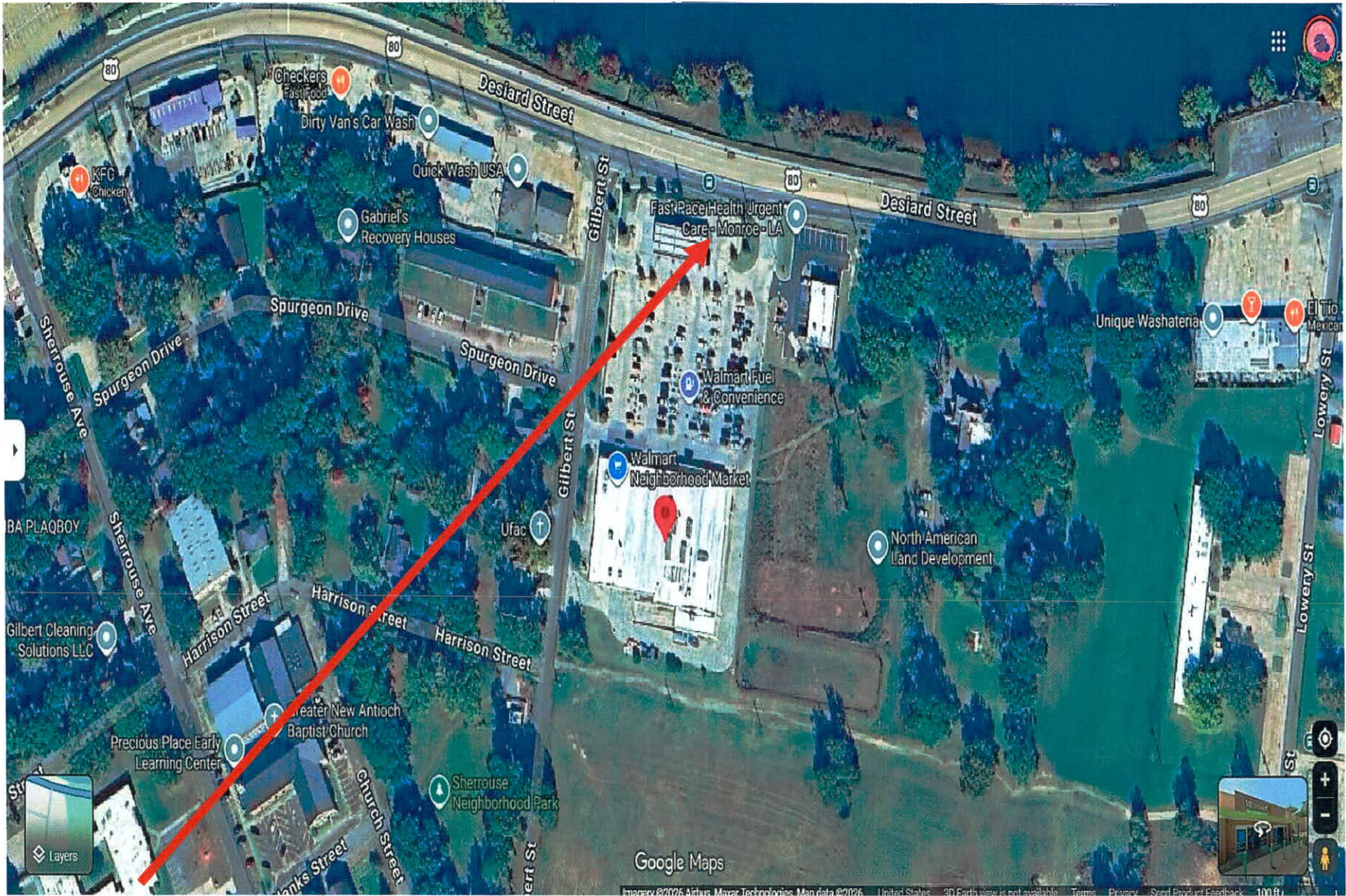
ISSUE BLOCK
1. ADD02 01/21/20
2. GC001 03/25/20

CHECKED BY: [Signature]
DESIGNED BY: [Signature]
PROJECT NO.: 1817-0001
DOCUMENT DATE: 03/25/20

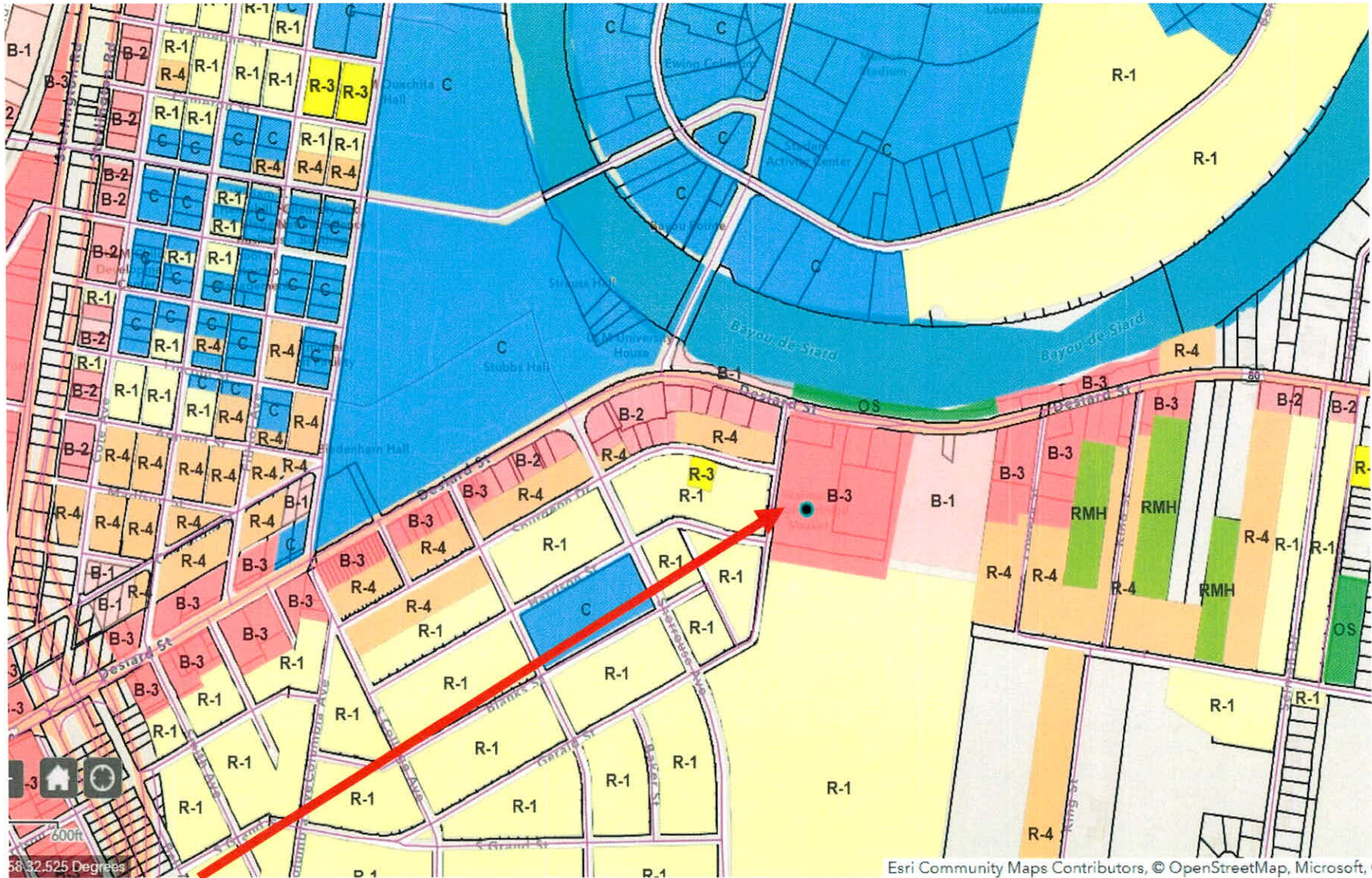
02/25/2020
DATE: 02/25/2020
PROJECT NO.: 1817-0001
DRAWING NO.: 1817-0001-01

EXTERIOR SIGNAGE
NOTE: ALL SIGNAGE SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE SCHEDULE.

DATE: 02/25/2020
PROJECT NO.: 1817-0001
DRAWING NO.: 1817-0001-01



4430 DeSiard Street



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