

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: AUGUST 9, 2026

A **SPECIAL** Meeting of the Board of Adjustment will be held on **Monday, August 17, 2026 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

None

VARIANCE(S):

V. 104-26: Margie Williams – 205 Bell Avenue, Monroe, LA 71203

The applicant is requesting to place a 2017 32' x 76' River Birch manufactured home on a lot, instead of a manufactured home built within the previous 12-month period, as prescribed by Ordinance. The property is located at 205 Bell Avenue.

OTHER BUSINESS:

None

**City of Monroe
Board of Adjustment**

CASE NO.:	V 104-26
NAME OF APPLICANT:	MARGIE WILLIAMS
SITE ADDRESS:	205 BELL AVENUE
COUNCIL DISTRICT:	3

REQUEST:	The applicant is requesting a variance to place a 2017 manufactured home on a lot, instead of a manufactured home built within the prescribed 12-month period. The home is approximately 8 years older than required.
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SIZE OF PROPERTY:	0.172 acres (more or less)
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PRESENT ZONING:	R-1 (Single Family Residence) District
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PRESENT USE:	Single Family Residence
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MOST NEARLY BOUNDED BY (STREETS):	The property is located north of Grammont Street, south of Harrison Street, east of Bell Avenue and west of Smith Avenue.
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SURROUNDING LAND USES:	Surrounding land use consists of single-family residences to the north, south and east, with Martin L. King, Jr. Drive to the west.
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ADVERSE INFLUENCES:	N/A
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POSITIVE INFLUENCES:	Increase in housing for the City of Monroe
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COMMENTS/ RECOMMENDATIONS:	The applicant is requesting a variance to locate a 2017 (32' x 76', 2,432 square foot) River Birch manufactured home on a lot, located at 205 Bell Avenue. The Ordinance requires a manufactured home to be up to 12 months old. This home is approximately 8 years older than required.
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The homeowner has been uprooted, due to damages incurred during Winter Storm Fern (Feb. 2026). If approved, the family will have to demolish the current wood frame home and consolidate three (3) lots to locate the home on the site.

The Ordinance states:

- 1) The manufactured home shall be manufactured within the previous twelve (12) month period.
- 2) The manufactured home shall be a minimum of twenty-four (24') in width.
- 3) The manufactured home shall be placed on a permanent foundation enclosed with skirting along the perimeter.
- 4) The manufactured home shall have exterior siding and roofing which in color, material and appearance that is similar to the exterior siding and roofing material commonly used on a residential dwelling.

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:

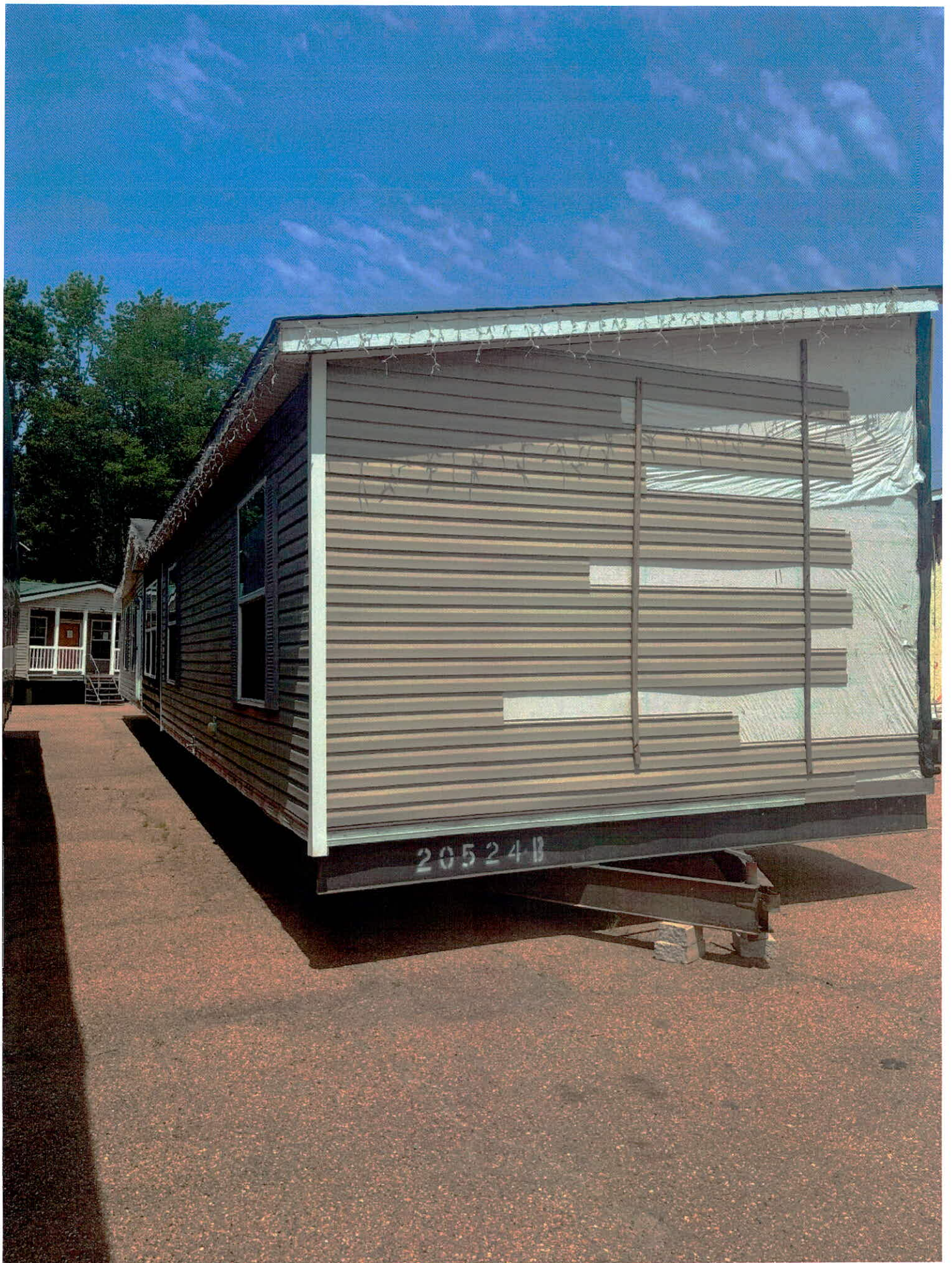
The Board may grant a variance only if it makes findings that the following conditions, insofar as applicable, have been satisfied:

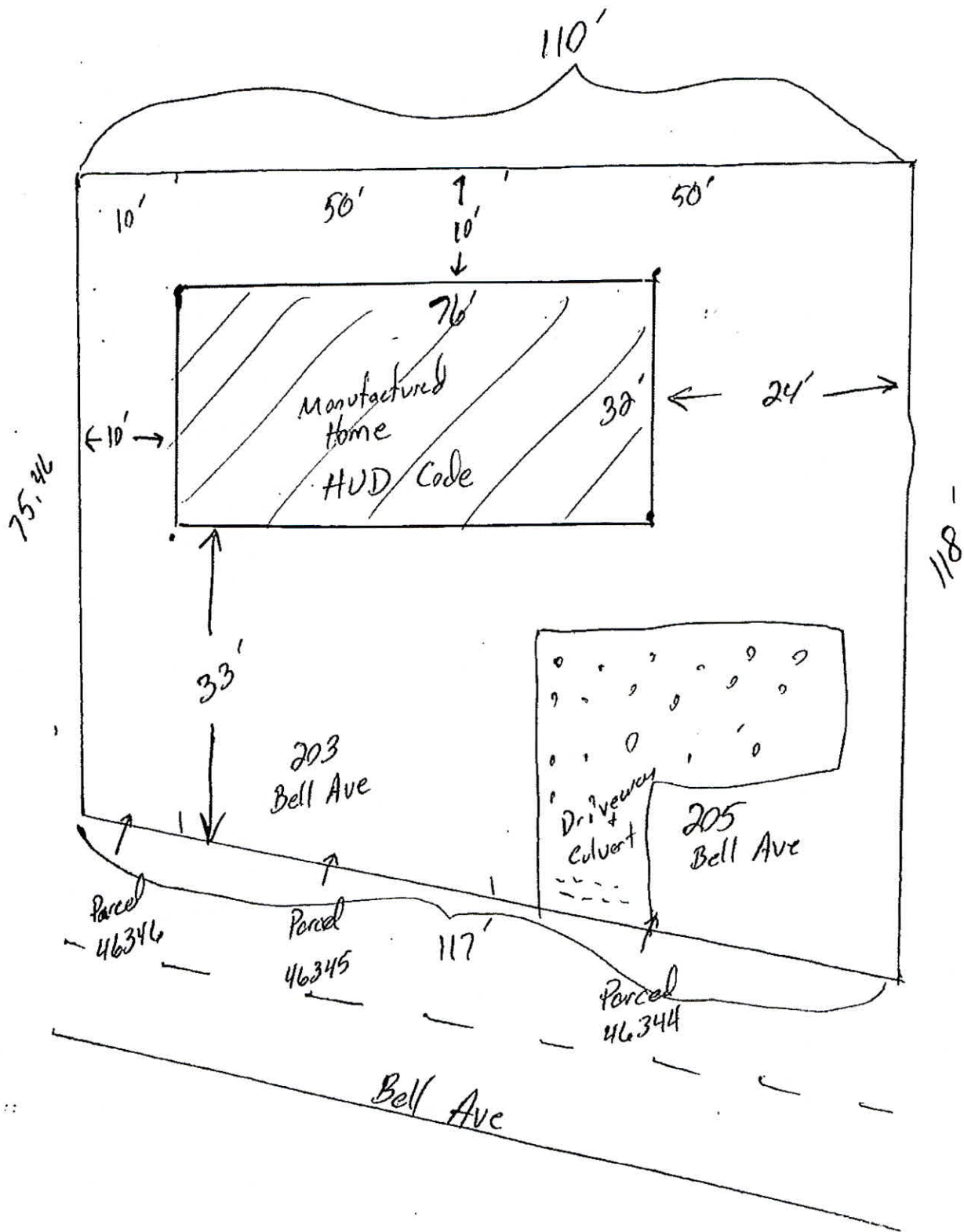
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of 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.

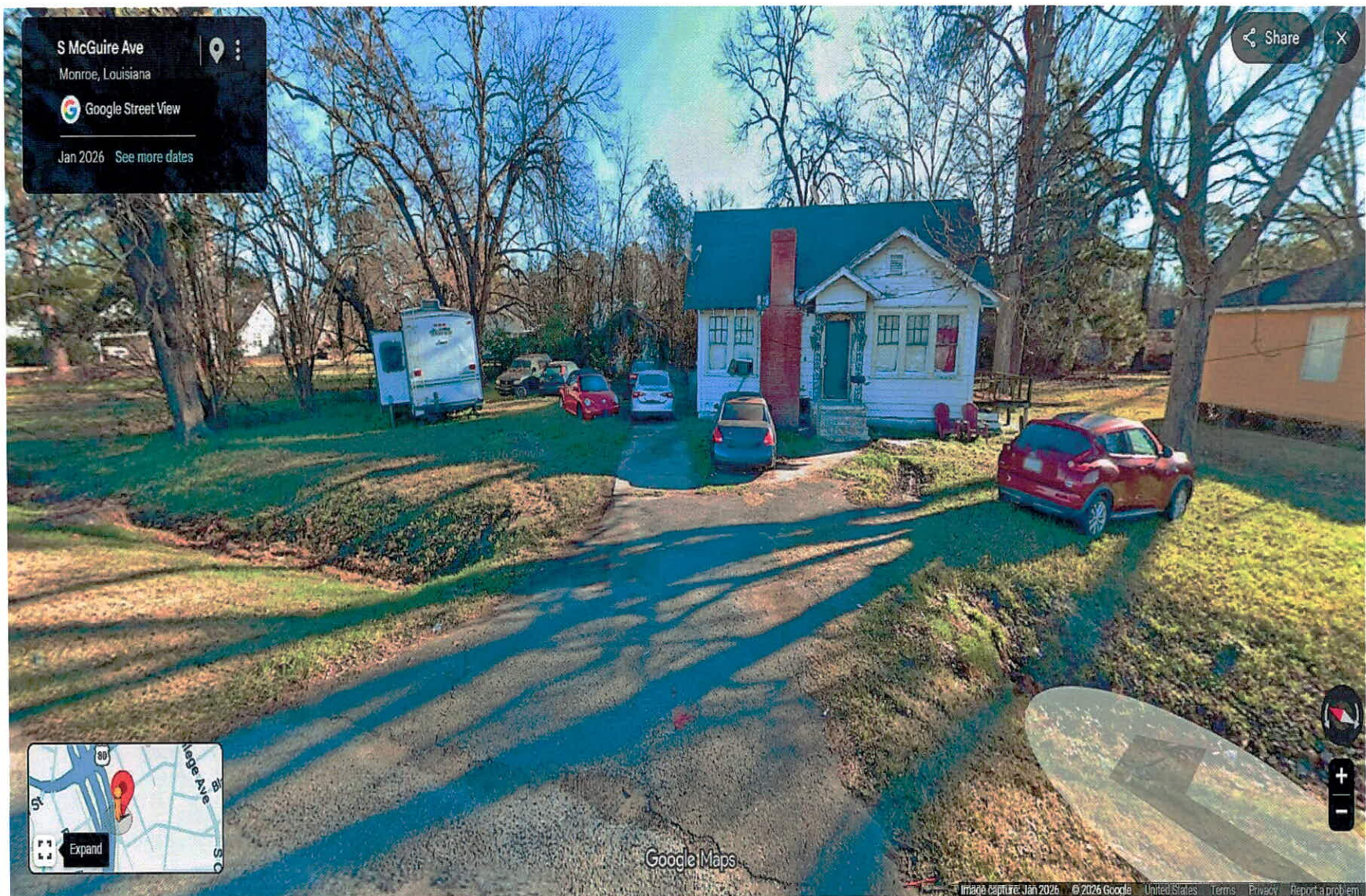
4. Granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.
5. The variance, if granted, will not alter the essential character of the locality.
6. Strict 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.



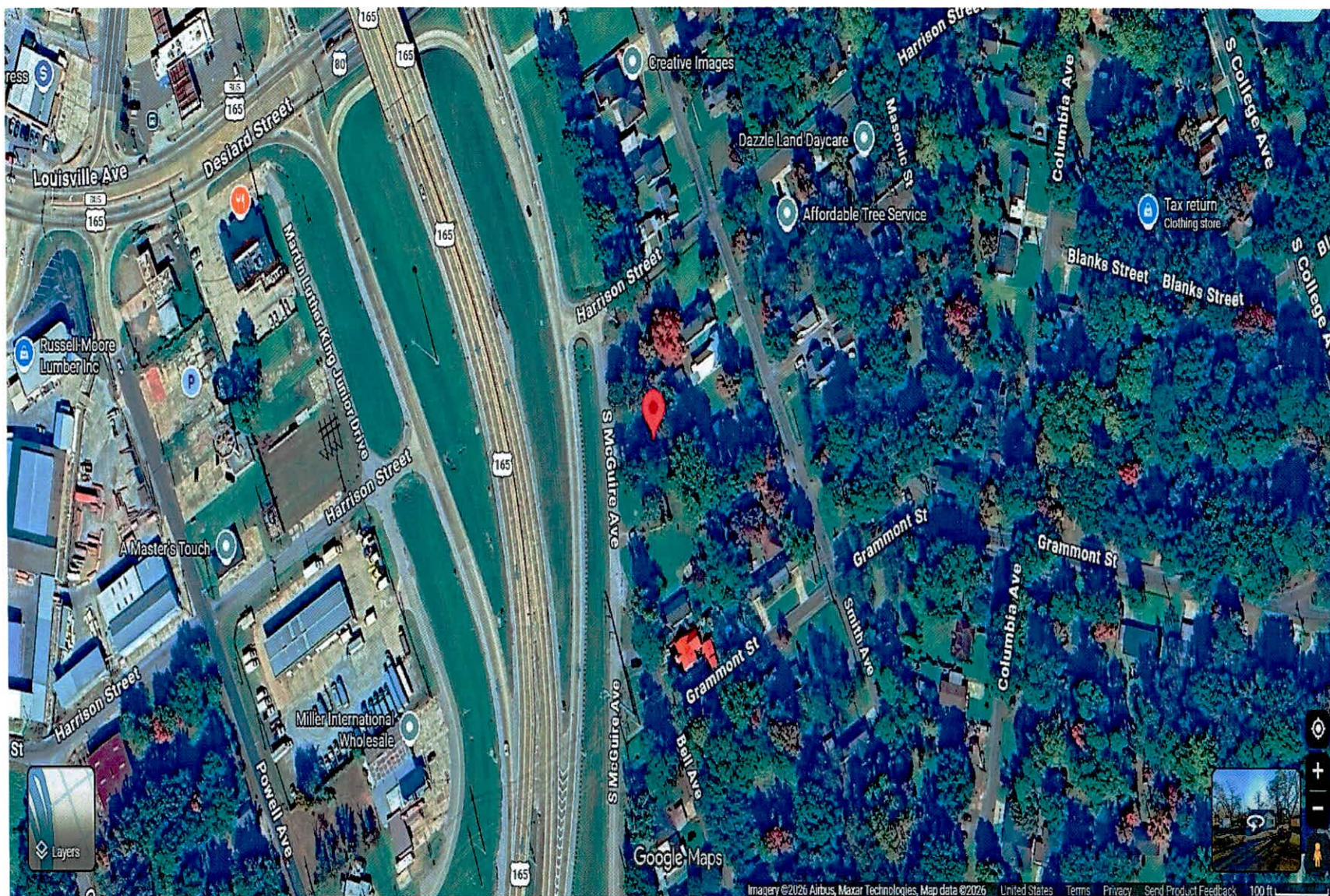








205 Bell Avenue



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