

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: OCTOBER 9, 2026

A Regular Meeting of the Board of Adjustment will be held on **Monday, October 12, 2026 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

None

VARIANCE(S):

V. 105-26: Unique Jackson – 1514 Wood Street, Monroe, LA 71201

The applicant is requesting to place a 2025 16' x 80' Fleetwood single wide mobile home on a lot, instead of a double-wide manufactured, as prescribed by Ordinance. The request also includes variances from the side property line from 5' to 1' and the rear property line from 25' to 0'. The property is located at 1514 Wood Street.

OTHER BUSINESS:

None

**City of Monroe
Board of Adjustment**

CASE NO.:	V 105-26
NAME OF APPLICANT:	UNIQUE JACKSON
SITE ADDRESS:	1514 WOOD STREET
COUNCIL DISTRICT:	3 (Wood)

REQUEST: The applicant is requesting a variance to place a single wide mobile home on a lot, instead of a double-wide as required by Ordinance. This request also includes variances from the rear setback 25' to 0' and interior side setback 5' to 1'. construct a new addition onto an existing single-family residence. This request will encroach 25' into the rear setback and a 4' encroachment into the required interior side yard setback.

SIZE OF PROPERTY: 0.168 acres (more or less)

PRESENT ZONING: R-4 (High Density Multi-Family Residence) District

PRESENT USE: Single Family Residence

MOST NEARLY BOUNDED BY (STREETS): The property is located north and west of West Deborah Drive, south of Stowers Drive, east of Deborah Drive.

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

ADVERSE INFLUENCES: The residence will be closer to the rear property line and side property lines, than prescribed by the ordinance.

POSITIVE INFLUENCES: The request will provide the homeowner with a new home

**COMMENTS/
RECOMMENDATIONS:** The applicant is requesting to place a new home onto an existing single-family residence. The proposal is to locate a new 2025 Fleetwood 16' by 80' single wide mobile home on a residential lot. This space is needed to accommodate a present and growing family.

The applicant is a nursing student, who works late evening with a growing family. The applicant's relative lives next door and awakens early and puts the child to bed at night.

Due to family scheduling, time and location are more convenient for the family and its growth. Within the area where we reside, safety is a factor as well, since my mother is elderly. There is an abandoned home and one other residence.

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.

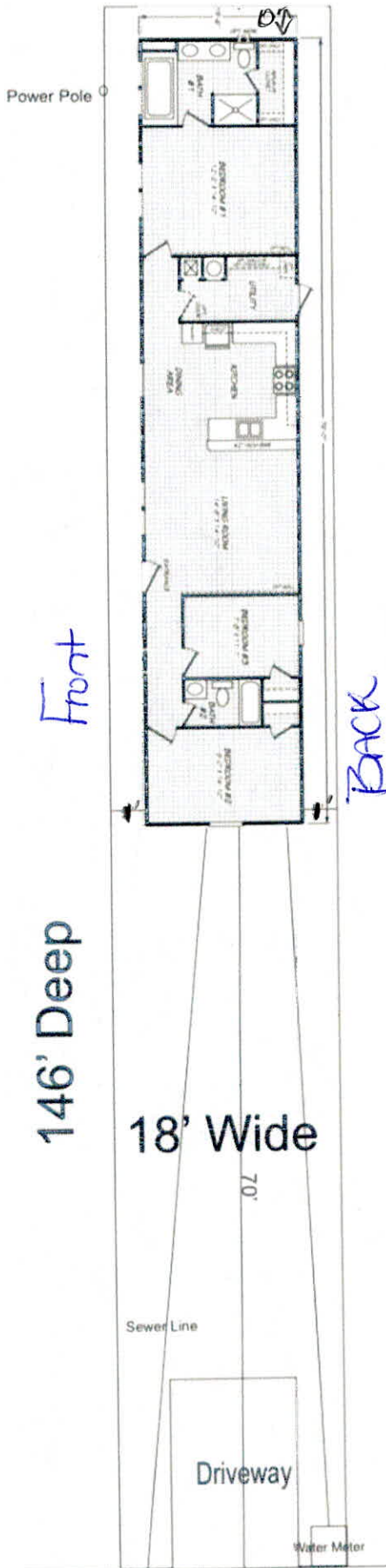
PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:

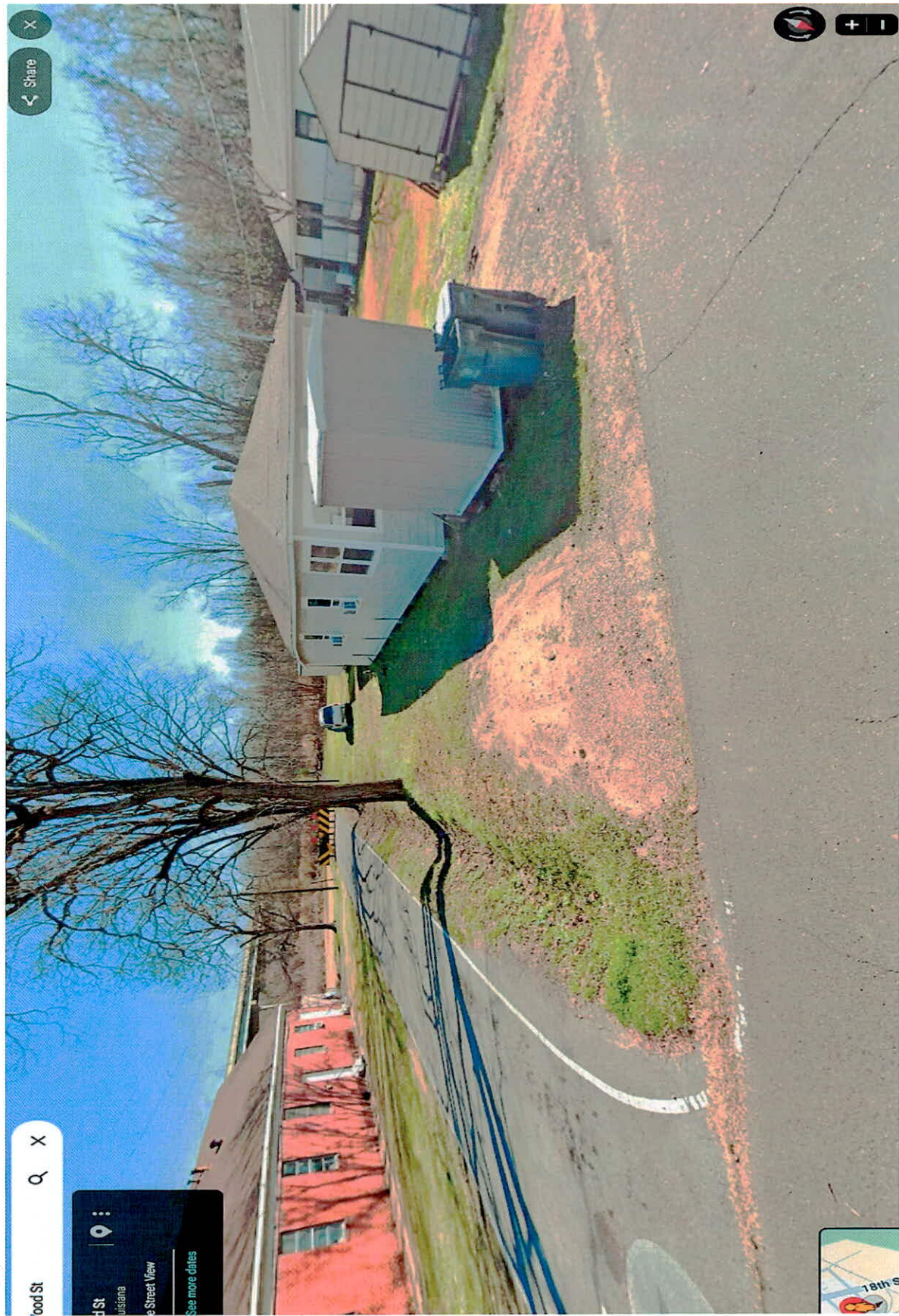
The Board may grant a variance only if it makes findings that the following conditions, insofar as applicable, have been satisfied:

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.

Read - 3.16th





ood St



4th St

Louisiana

4th Street View

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1514 Wood Street









1514 Wood Street