CITY OF MONROE

BOARD OF ADJUSTMENTS

P. O. BOX 123
MONROE, LOUISIANA 71210
PHONE: (318) 329-2210

M E M O

TO: **ALL BOARD OF ADJUSTMENT MEMBERS**

FROM: **MR. ROBBIE MCBROOM, CHAIRMAN**

DATE: **NOVEMBER 16, 2026**

A Regular Meeting of the Board of Adjustment will be held on **Monday, November 16, 2026 at 5:15 p.m.** in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

None

VARIANCE(S):

V. 106-26: Jeremy Corkern Studio – 1801 Pargoud Boulevard, Monroe, LA 71201

The applicant is requesting a variance to connect the existing garage to the main structure. This project will encroach 20' into the required rear yard setback, from 25' to 5'. The property is located at 1801 Pargoud Boulevard.

V. 107-26: Bruce Bolton – 2904 River Oaks Drive, Monroe, LA 71201

The applicant is requesting a variance to demolish and reconstruct a boat dock. The boat dock will measure 1,980 square feet. This request will increase the boat dock open air space by 980 square feet. This increase is beyond the 1000 square feet as prescribed by Ordinance.

OTHER BUSINESS:

None

City of Monroe
Board of Adjustment

CASE NO.:	V 106-26
NAME OF APPLICANT:	**JEREMY CORKERN STUDIO**
SITE ADDRESS:	1801 PARGOUD BOULEVARD
COUNCIL DISTRICT:	1 (HARVEY)

REQUEST: The applicant is requesting a variance to connect the existing garage to the main structure. This request will encroach 20' into the required rear yard setback, from 25' to 5'.

SIZE OF PROPERTY: 1.251 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 Country Place south of Avalon Street, east of Island Drive and west of Pargoud Boulevard.

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, than prescribed by the ordinance.

POSITIVE INFLUENCES: The request will provide the homeowners additional square footage.

COMMENTS/ RECOMMENDATIONS: The applicant is requesting to connect the existing garage to the existing main structure, which is approximately 23', more or less, distance. The proposal will add space that will include space that will protect the residents from inclement weather, storage or livable space.

The proposed request will encroach 20' into the required rear yard setback, instead of being 25', as required by Ordinance. If approved, the new building setback line will be 5' from the rear property line.

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.

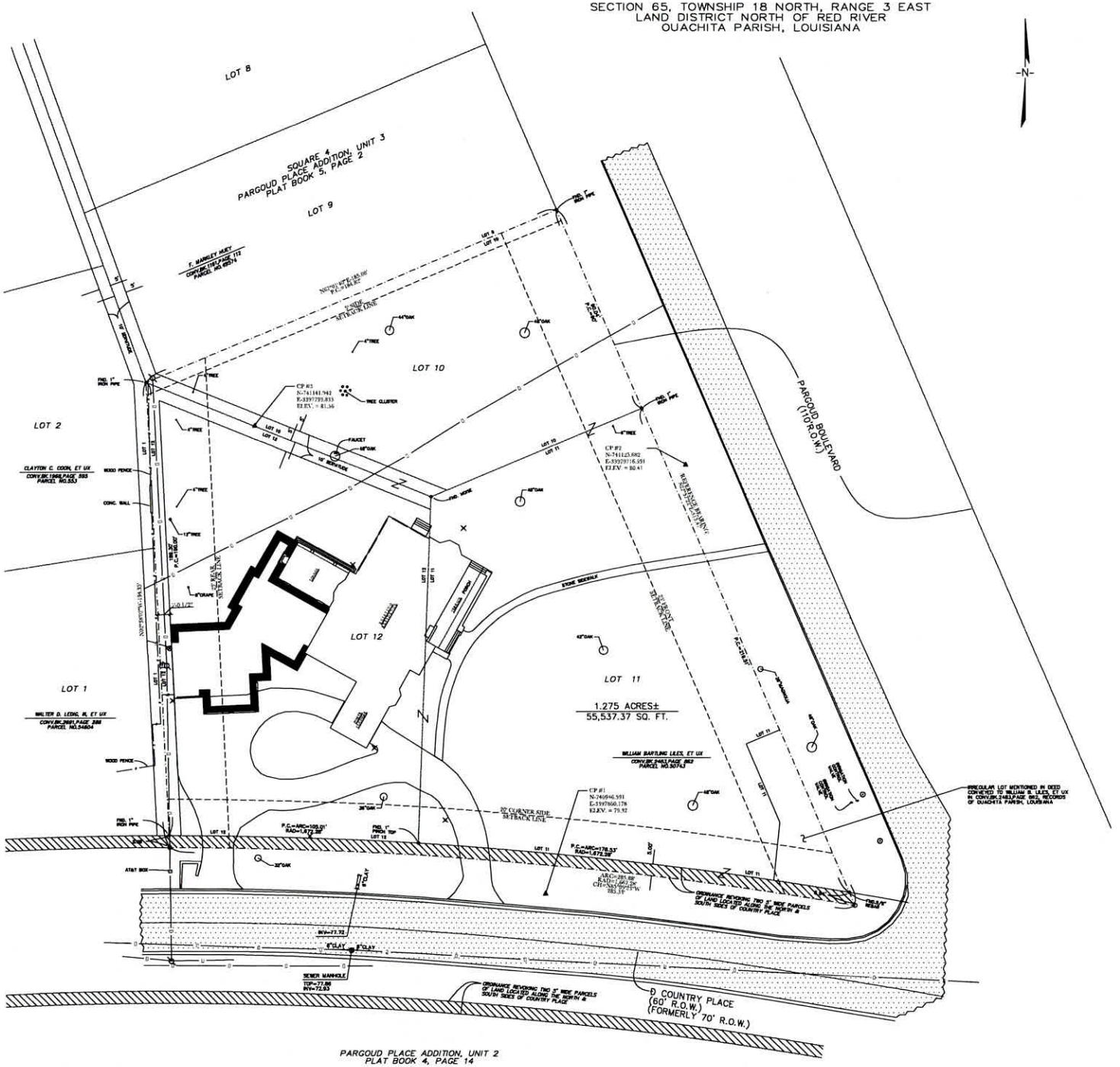
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PLEASE NOTE THE FOLLOWING EIGHT (8) CONDITIONS IN WHICH A VARIANCE IS TO BE CONSIDERED:

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.

SECTION 65, TOWNSHIP 18 NORTH, RANGE 3 EAST
LAND DISTRICT NORTH OF RED RIVER
OUACHITA PARISH, LOUISIANA



1 site plan

Copyright Agreement:
Jeremy Corkern Studio retains ownership of all copyright of the design documents which are subject to copyright protection. The client is entitled to build from the documents only once in the location on the title block. Reuse of the documents is prohibited without the expressed, written consent of Jeremy Corkern Studio.

JEREMY CORKERN STUDIO

A renovation for the Liles family
1801 Pargoud Blvd
Monroe, LA 71201

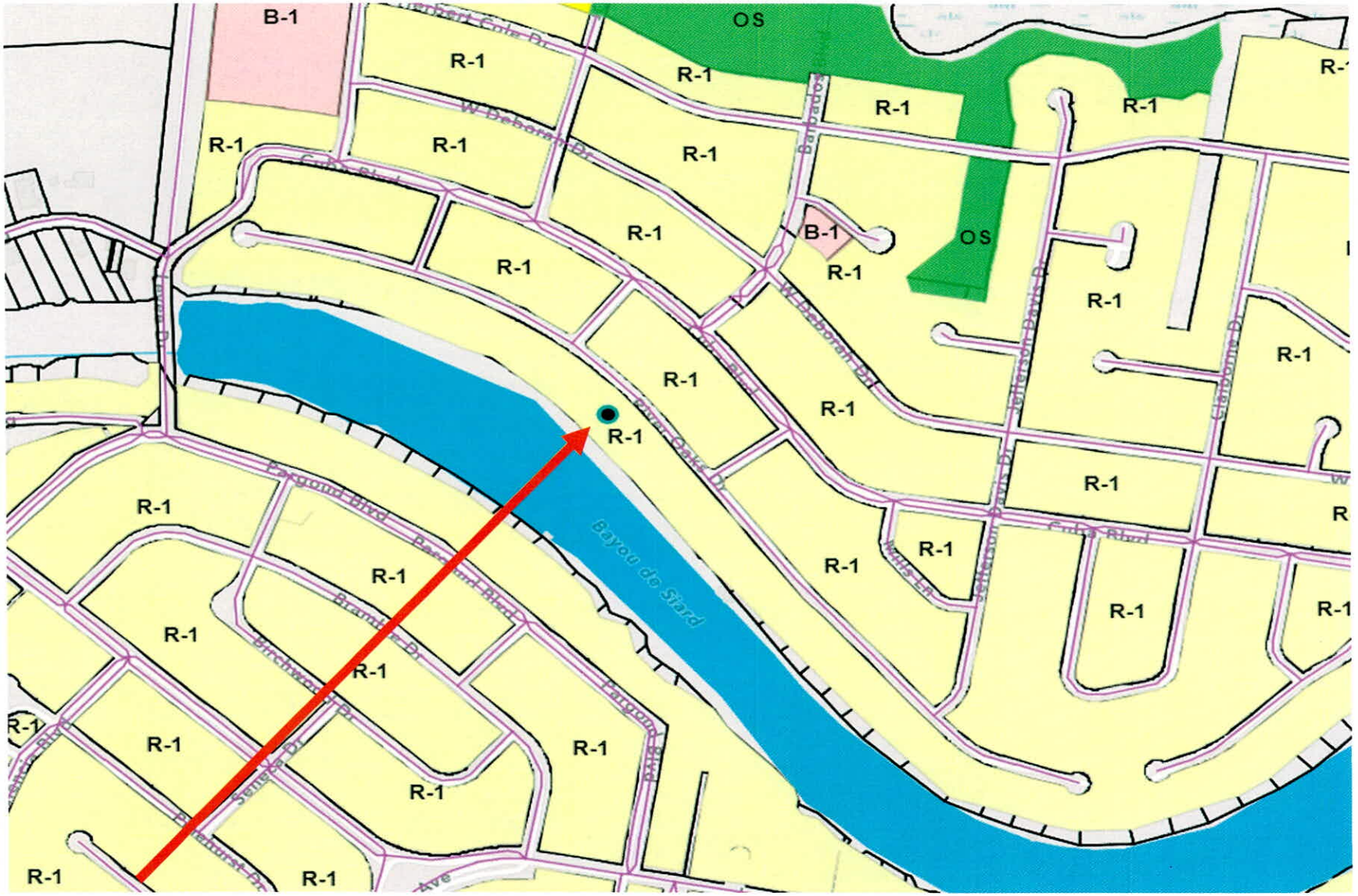
Sheet: Site Plan

Issue Date: September 22, 2025

Revision Date:

A1.0


COON, CLAYTON COLLINS &
1806
COON, CLAYTON COLLINS &
PARGOUD PLACE UNIT 03
RENAUD, ALEXANDRE RAY &
PLACE UNIT 3 RESUB OF LOTS 1 & 2 BLK 4
LTLES, WILLIAM BARTLING &
1800 LEDIG, WALTER DANIEL III &
Country Pl
Park Av



2904 River Oaks Drive



2904 River Oaks Drive

City of Monroe
Board of Adjustment

CASE NO.:	V 107-26
NAME OF APPLICANT:	**BRUCE BOLTON**
SITE ADDRESS:	2904 RIVER OAKS DRIVE
COUNCIL DISTRICT:	1 (HARVEY)

REQUEST: The applicant is requesting a variance to demolish and reconstruct a boat dock. The boat dock will measure 1,980 square feet. This request will increase the boat dock open air space by 980 square feet. This increase is beyond the 1,000 square feet as prescribed by the Ordinance.

SIZE OF PROPERTY: 0.467 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 Lake DeSiard, south of River Oaks Drive, east of Levee Drive and west of Jefferson Davis Drive.

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

ADVERSE INFLUENCES: The boat dock that will exceed the maximum square footage, as prescribed by the ordinance.

POSITIVE INFLUENCES: The request will provide the homeowner's safe recreational space.

COMMENTS/ RECOMMENDATIONS: The applicant is requesting to rebuild an old structure with a new one, within the same existing footprint. This footprint exceeds the maximum allowed square footage over the water. The owners were unaware of the boat dock restriction at the time of rebuilding the structure. The boat dock/house will meet all other limitations, including overall height, no enclosures, no livable space, and open air. The boat dock will not block any views. The boat dock will not extend more than 30' from the seawall and will not interfere with navigable water way. The boat dock will improve the overall value of the home.

The proposed request will increase the dock square footage, by 980 square feet, instead of being 1,000 square feet, as required by Ordinance.

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.

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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.

(d) *Boathouses and docks.* In those instances where the standards of all applicable ordinances of the city and applicable regulatory agencies have been met, boathouses and docks must meet the following conditions:

(1) There is a limit of one (1) each per building site.

(2) No boathouse or pier shall extend more than thirty feet (30') from a retaining wall into the public body of water.

(3) Boathouses and docks together shall not exceed one thousand (1,000) square feet in total size.

a. The measurement of the square footage for a boathouse shall be the length times the width of the entire structure.

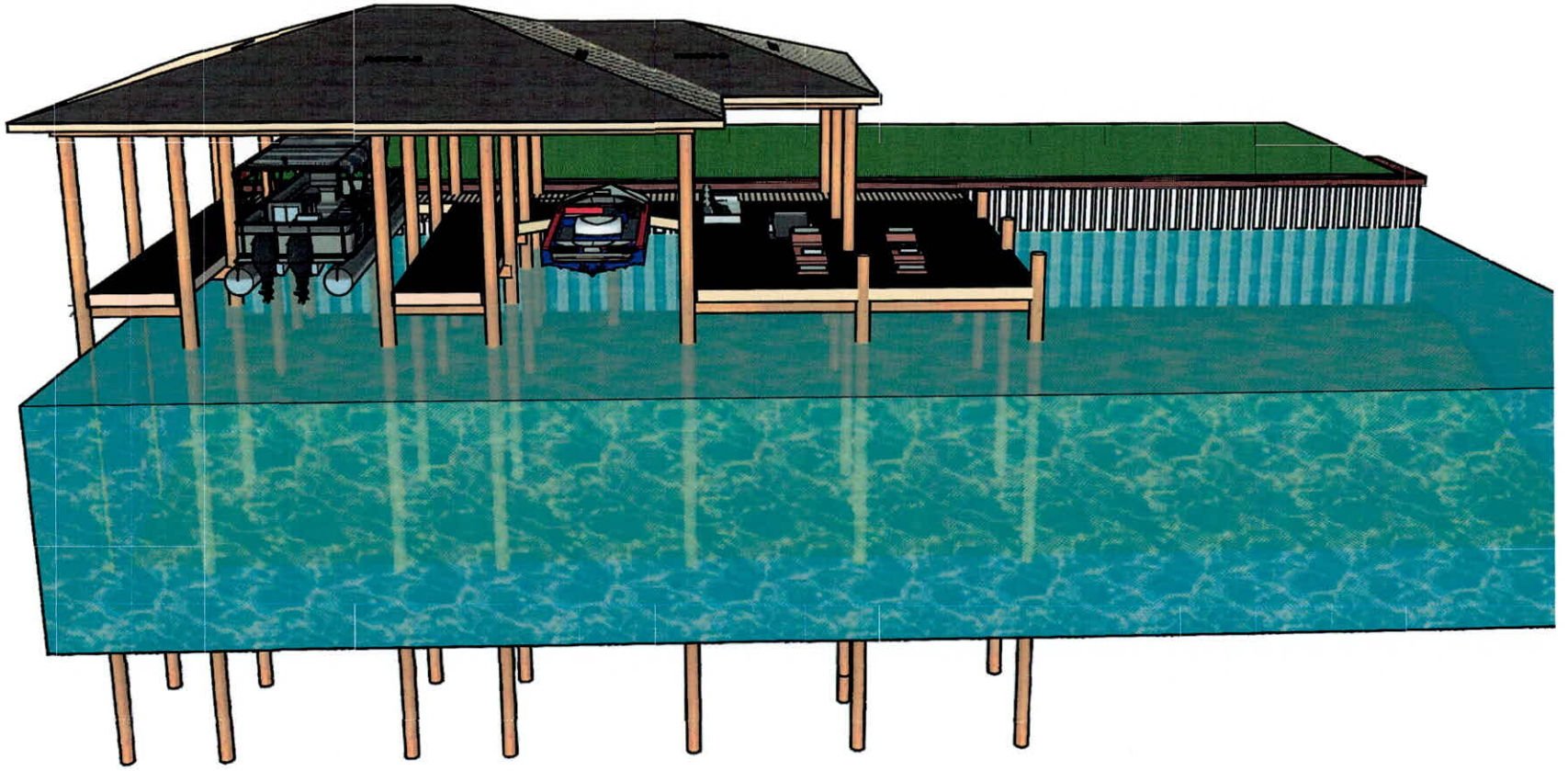
b. The measurement of the square footage for the dock shall be the length times the width of the entire dock.

c. The structure shall not include any kitchen, sleeping, and/or sanitary facilities.

d. Boathouses shall not exceed a single story, or fourteen feet (14'), in height.

e. All boathouses and docks shall be considered accessory structures. A primary structure must be present on the lot to which a boathouse and/or dock is attached.

f. No boathouse or dock shall be constructed so as to interfere with normal navigation or with responsible access to adjacent docks.



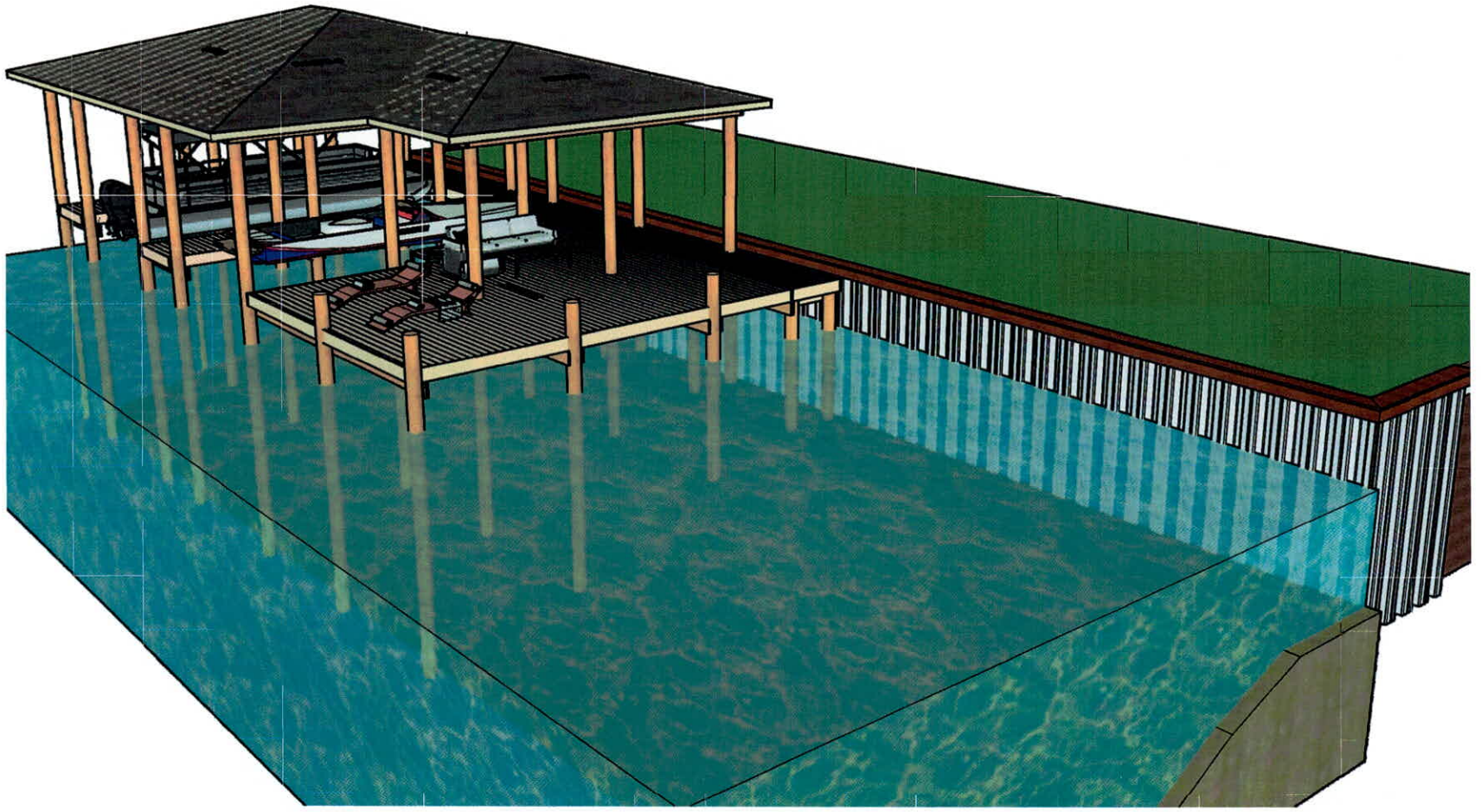
View from Bayou

MCU
MARINE CONSTRUCTION UNLIMITED, LLC

Bruce Bolton with Side Roof

REVISIONS		
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A 02



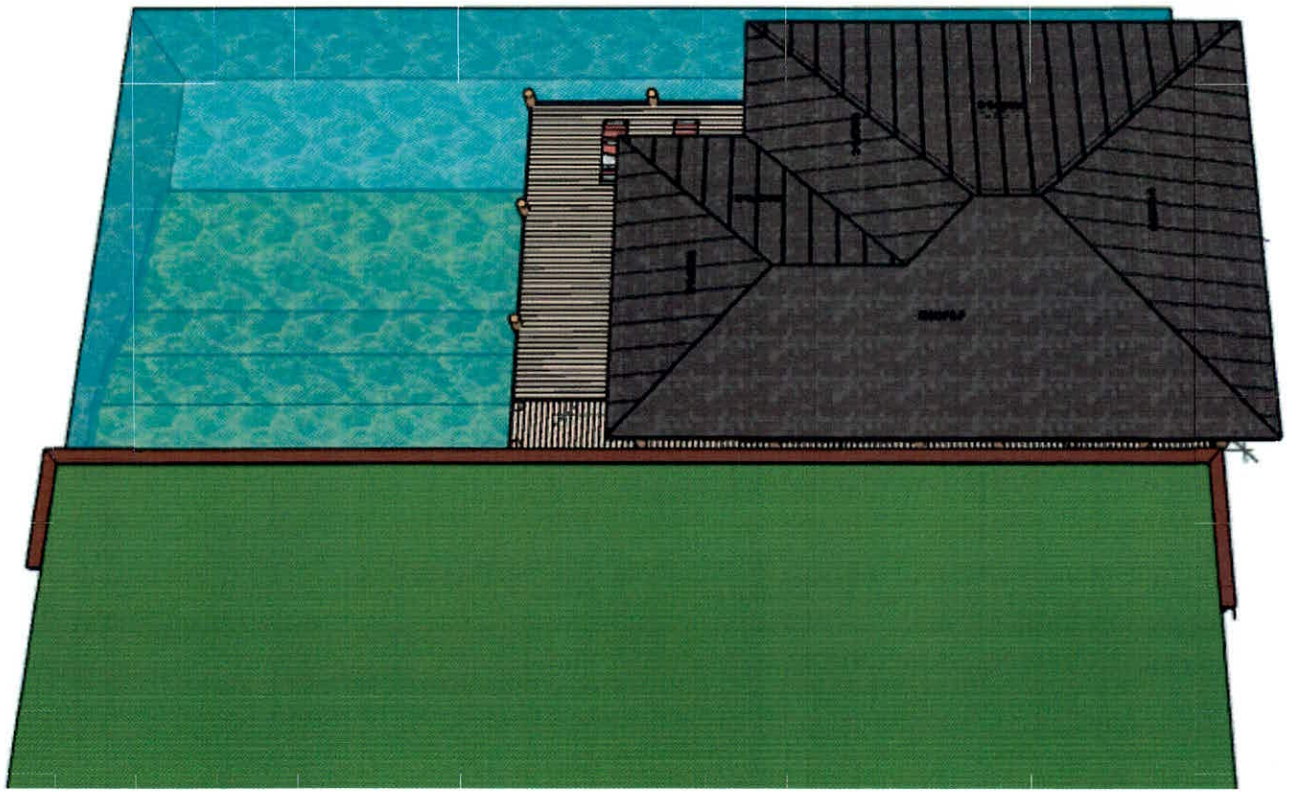
Side View

MCU
MARINE CONSTRUCTION UNLIMITED, LLC

Bruce Bolton with Side Roof

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A 01



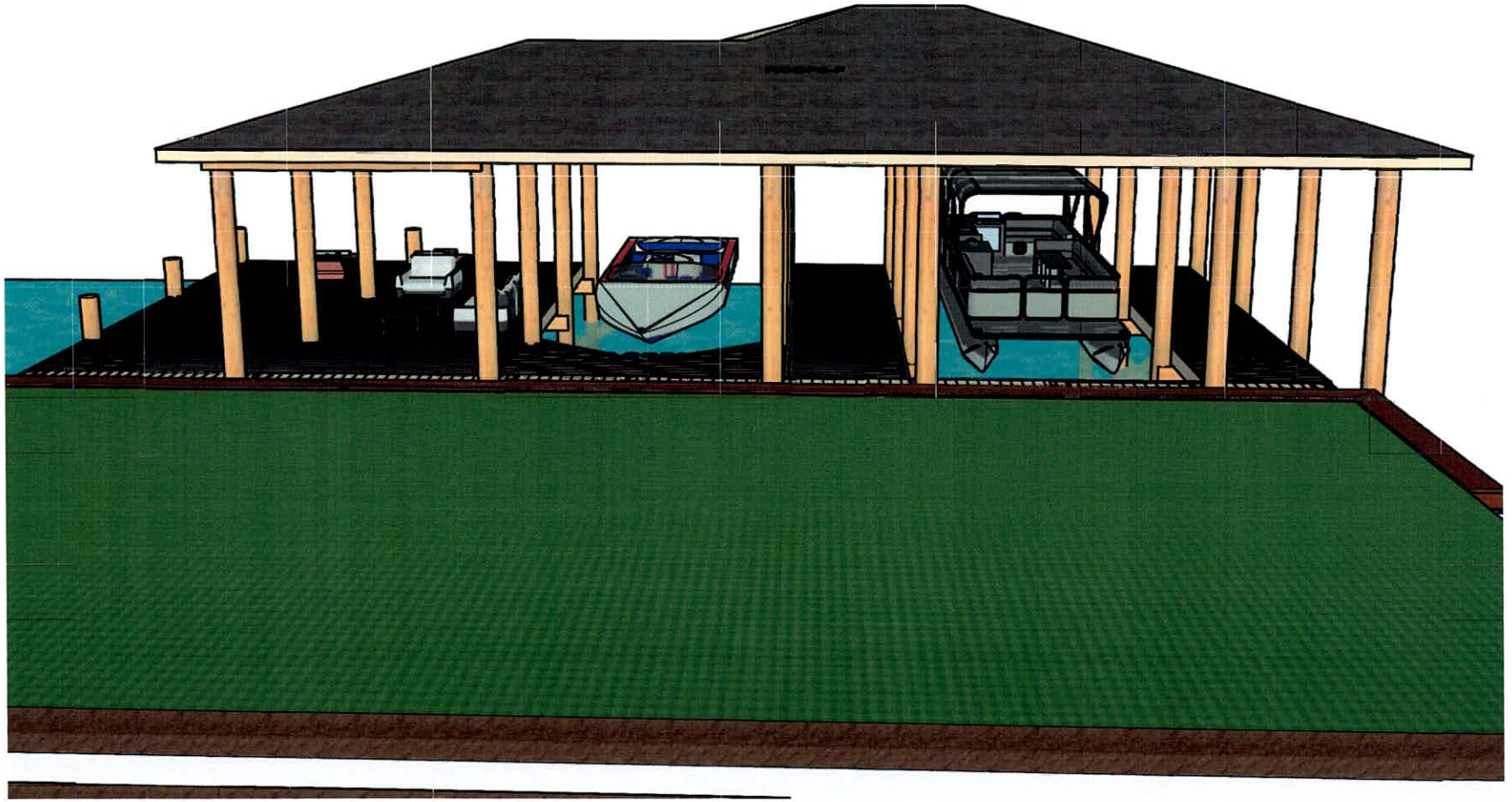
Overhead

MCU
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Bruce Bolton with Side Roof

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A 03



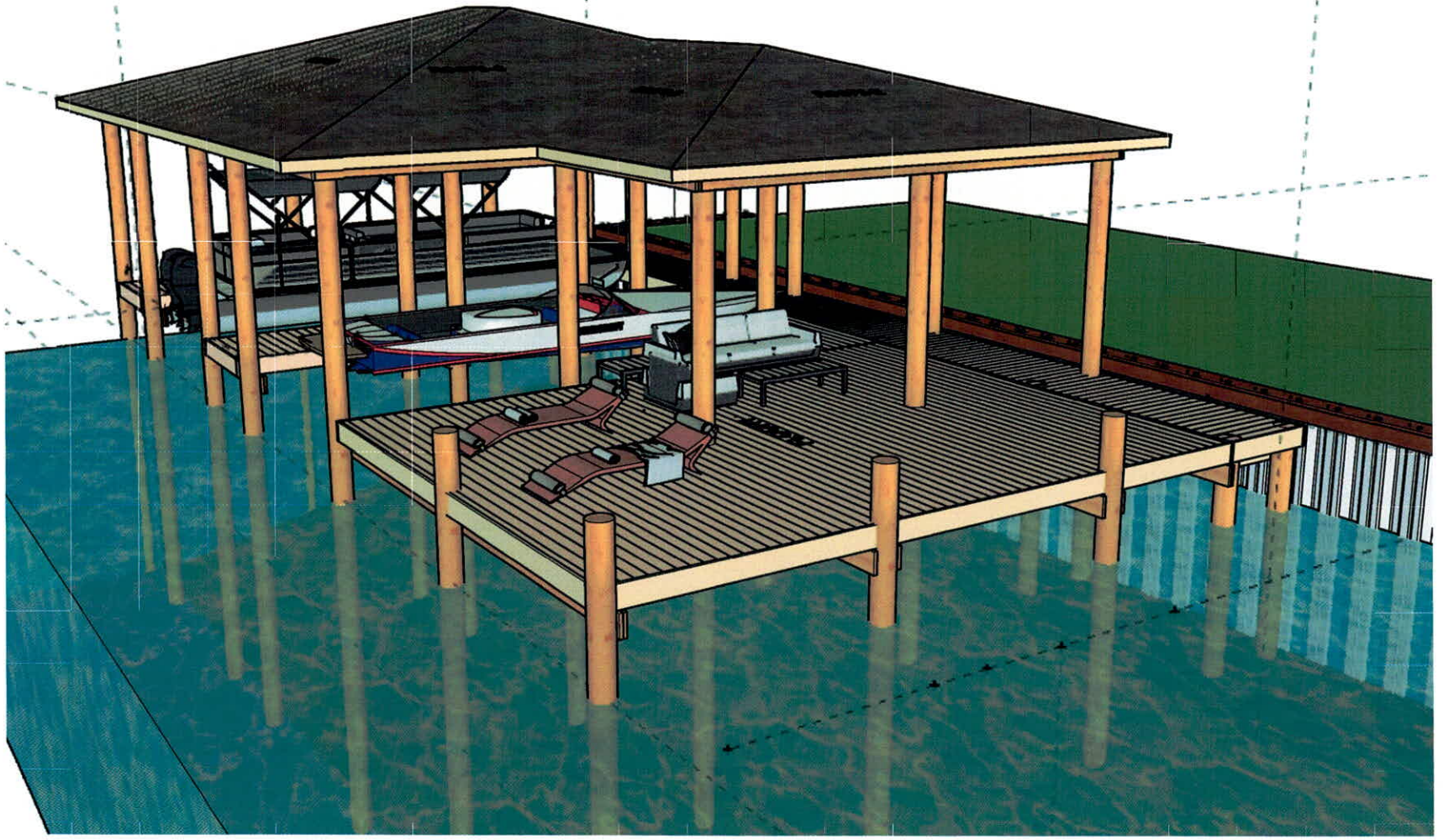
View from House

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Bruce Bolton with Side Roof

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A 04



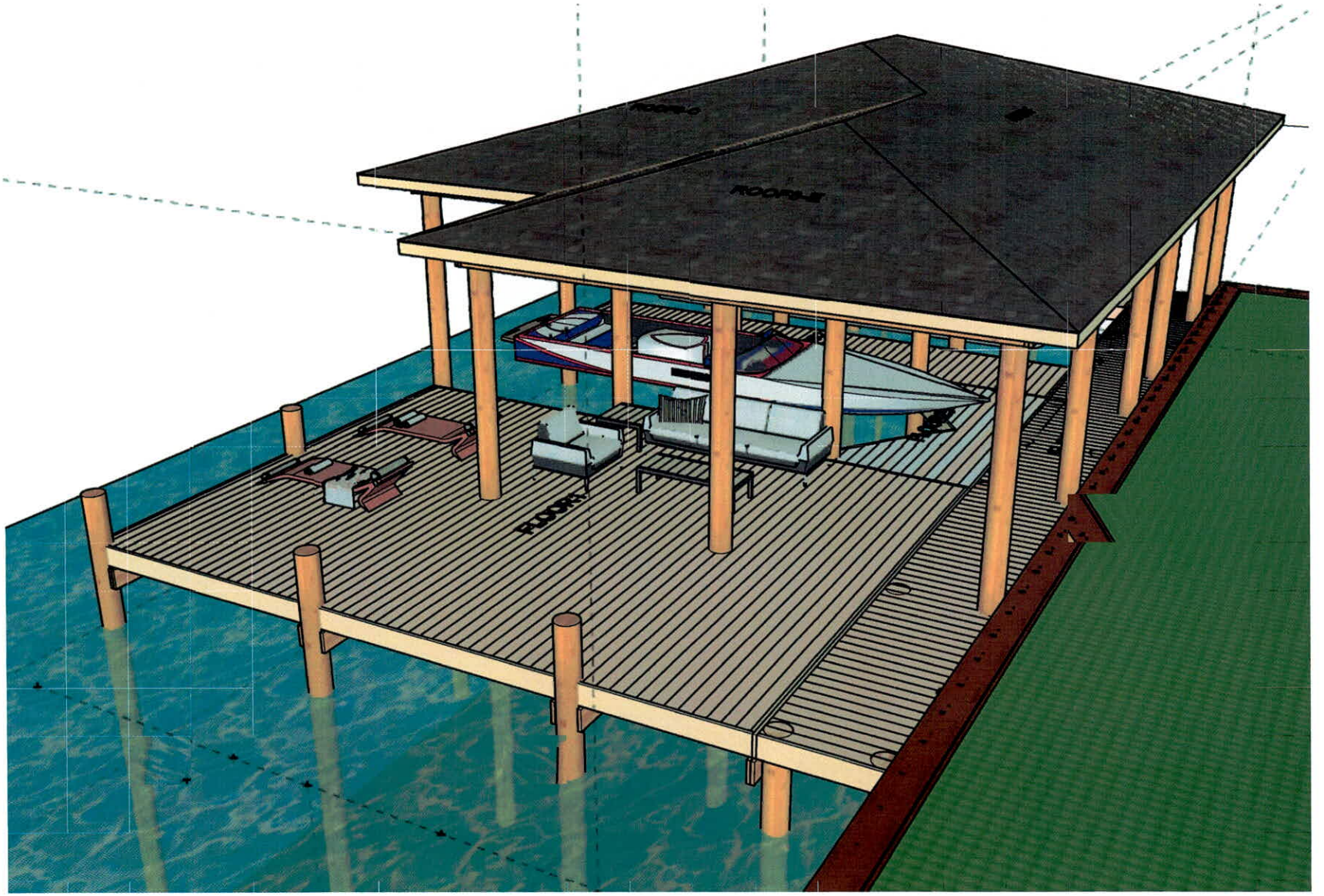
Bayou Side View

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Bruce Bolton with Side Roof

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A 05



House Side View

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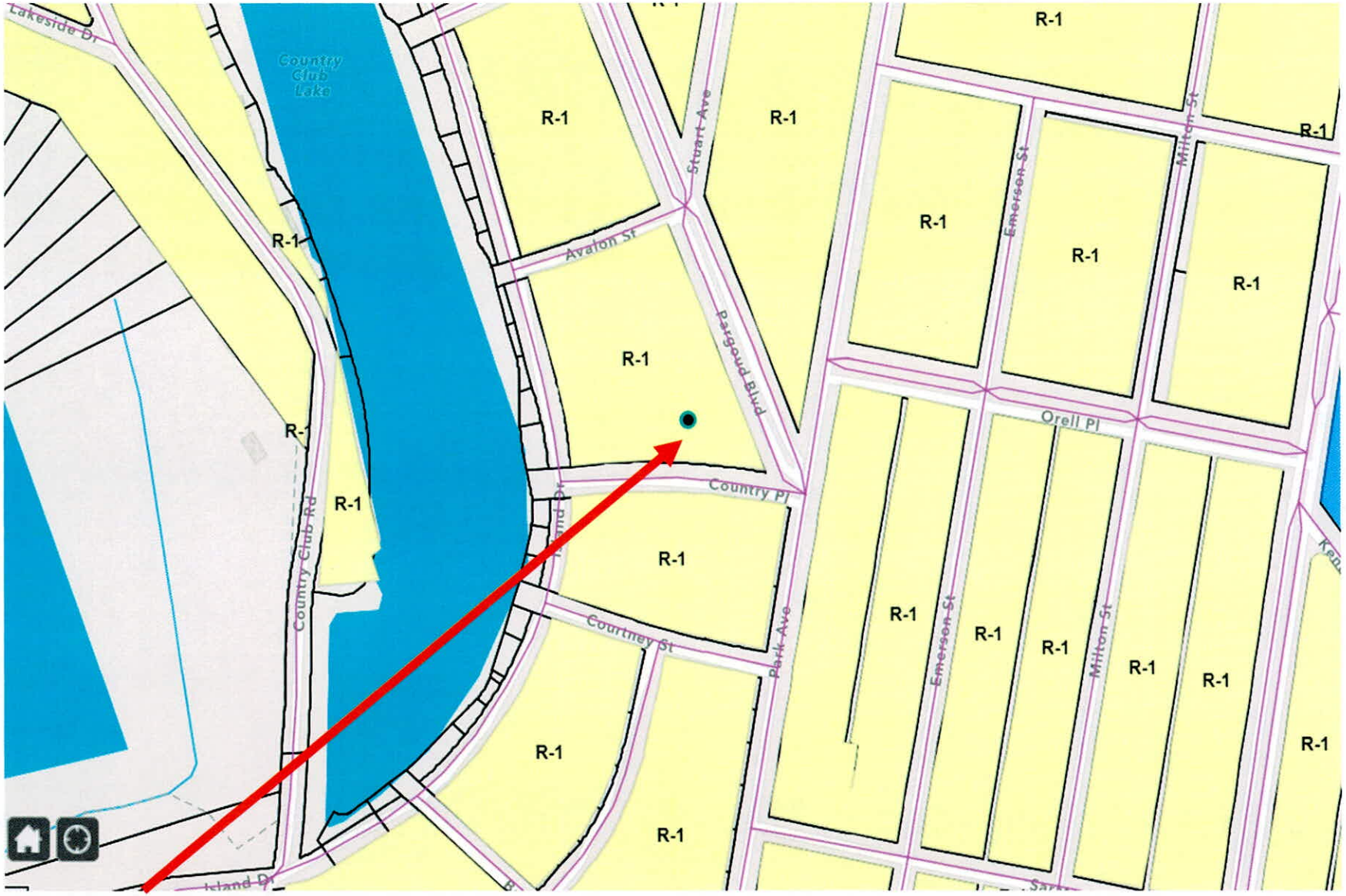
Bruce Bolton with Side Roof

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A 06



1801 Pargoud Boulevard



1801 Pargoud Boulevard