

M E M O

TO: ALL BOARD OF ADJUSTMENT MEMBERS

FROM: MR. ROBBIE MCBROOM, CHAIRMAN

DATE: MAY 24, 2024

A Regular Meeting of the Board of Adjustment will be held on Monday, June 10, 2024 at 5:15 p.m. in the Council Chamber, First Floor, City Hall, Monroe, Louisiana.

AGENDA

MINUTES:

Approval of the March 11, 2024, Board of Adjustment Meeting.

VARIANCES:

V. 103-24: Kashanti Powell – 712 Reed Street, Monroe, LA 71202

The applicant is requesting a variance to locate a single-wide mobile home on a single-family residential lot, instead of a double-wide manufactured home which is required by Ordinance, in the R-1 (Single Family Residence) District at 712 Reed Street.

OTHER BUSINESS:

None

**City of Monroe
Board of Adjustment**

CASE NO.: V 103-24
NAME OF APPLICANT: KASHANTI POWELL
SITE ADDRESS: 712 REED STREET
COUNCIL DISTRICT: 5

REQUEST: The applicant is requesting a variance to locate a new or refurbished single-wide mobile home, at 712 Reed Street, within the R-1 (Single-Family Residence) District. This request will allow the applicant to locate a single-wide home on a lot, instead of the double-wide manufactured home, which is required by Ordinance.

SIZE OF PROPERTY: 0.16 acres (more or less)

PRESENT ZONING: R-1 (Single-Family Residence) District

PRESENT USE: Vacant land

MOST NEARLY BOUNDED BY (STREETS): The property is located north of Ford Street, south of Reed, east of Marx Street and west of Bryant Street.

SURROUNDING LAND USES: Surrounding land use consists of residential structures in all directions.

ADVERSE INFLUENCES: N/A

POSITIVE INFLUENCES: Increase in housing for the City of Monroe

**COMMENTS/
RECOMMENDATIONS:** The applicant is proposing to locate a new 16'x 80' 2024 Southern Energy Home Tru or a refurbished 14'x 76' 1983 Rio Grande single-wide mobile home on a corner lot for a single-family residence.

The applicant was recently gifted the property by a family member. Unfortunately, the applicant has been displaced, along with her children, due to the sale of her previous home. She would like to add value to the neighborhood by removing the eyesore of an empty lot in the community. The decision would allow the applicant to meet her financial standard as a single mother, since mobile homes are less costly than a single-family homes.

Manufactured home: Dwelling units constructed primarily at a plant or facility on a production line basis and delivered to the site as an assembled unit.

Mobile home: Prefabricated trailer type-housing that is semi-permanently attached to land. It is an immovable or portable structure designed and constructed on its on chassis.

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.

Single-wide mobile homes are located as a use-by-right in RMH (Residential Mobile Home) District, provided the unit is not more than ten (10) years old.

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:

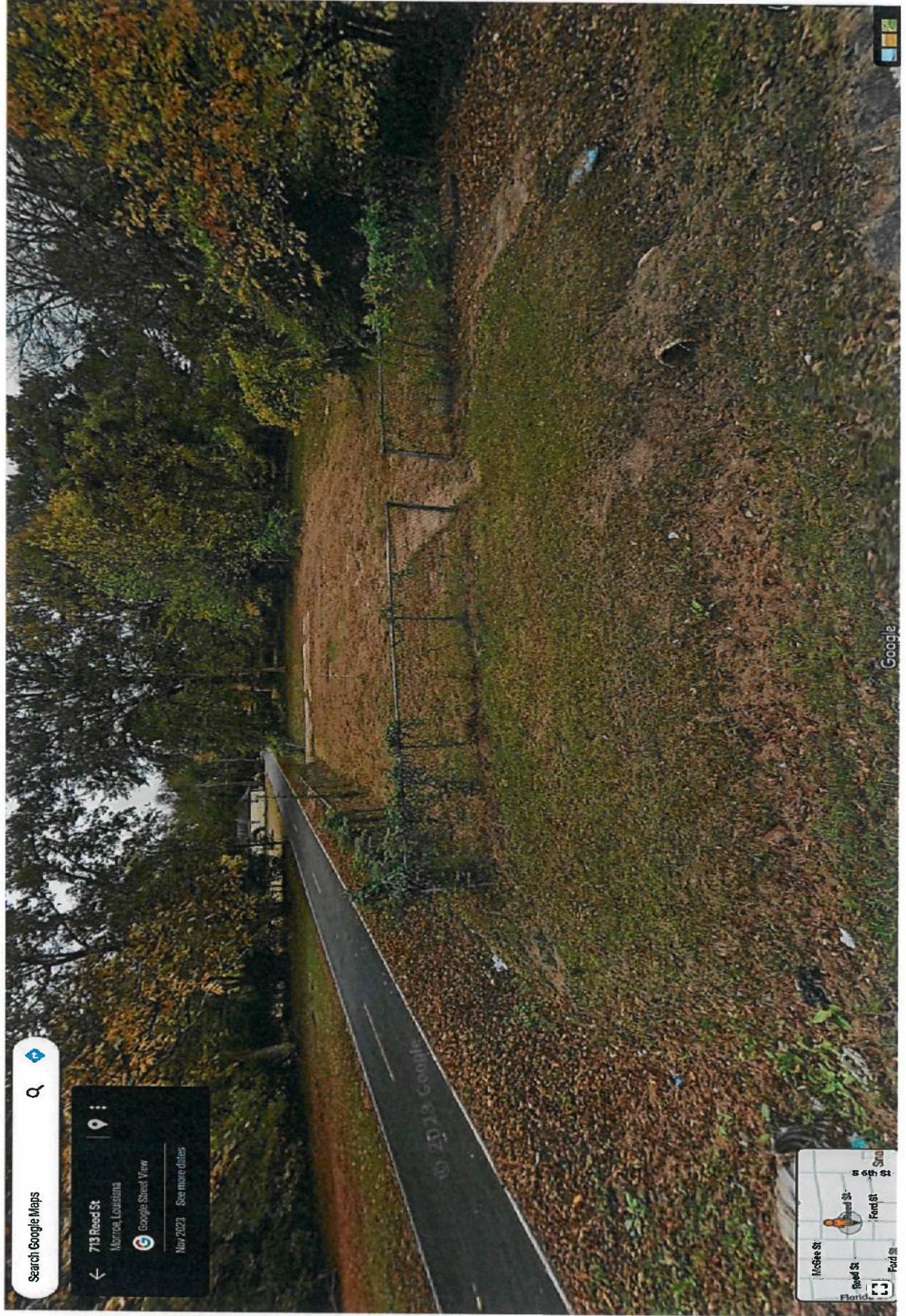
The Board may grant a variance only if it makes findings that the following conditions, insofar as applicable, have been satisfied:

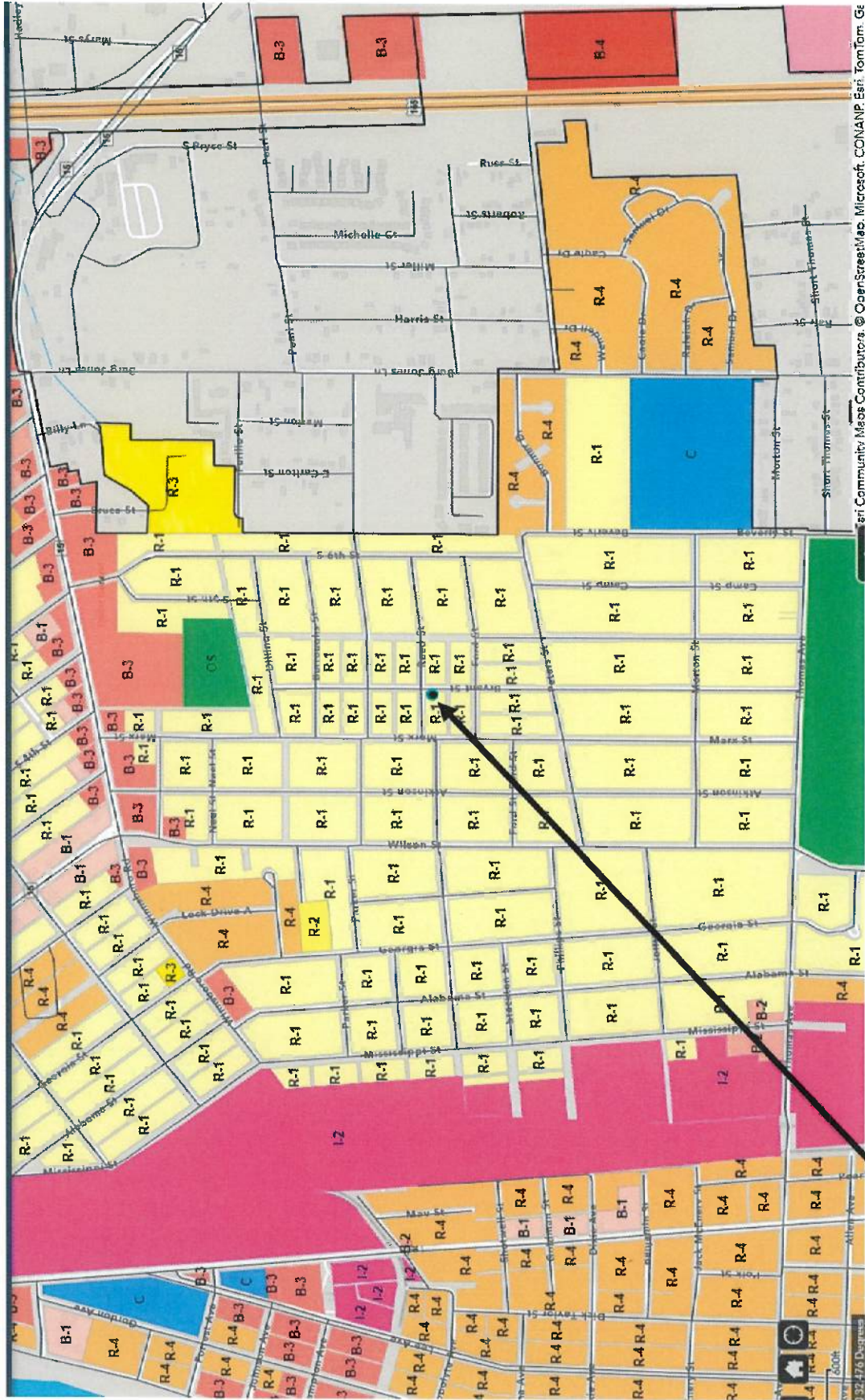
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of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



712 Reed Street
Aerial Map

IMAGE OF SITE



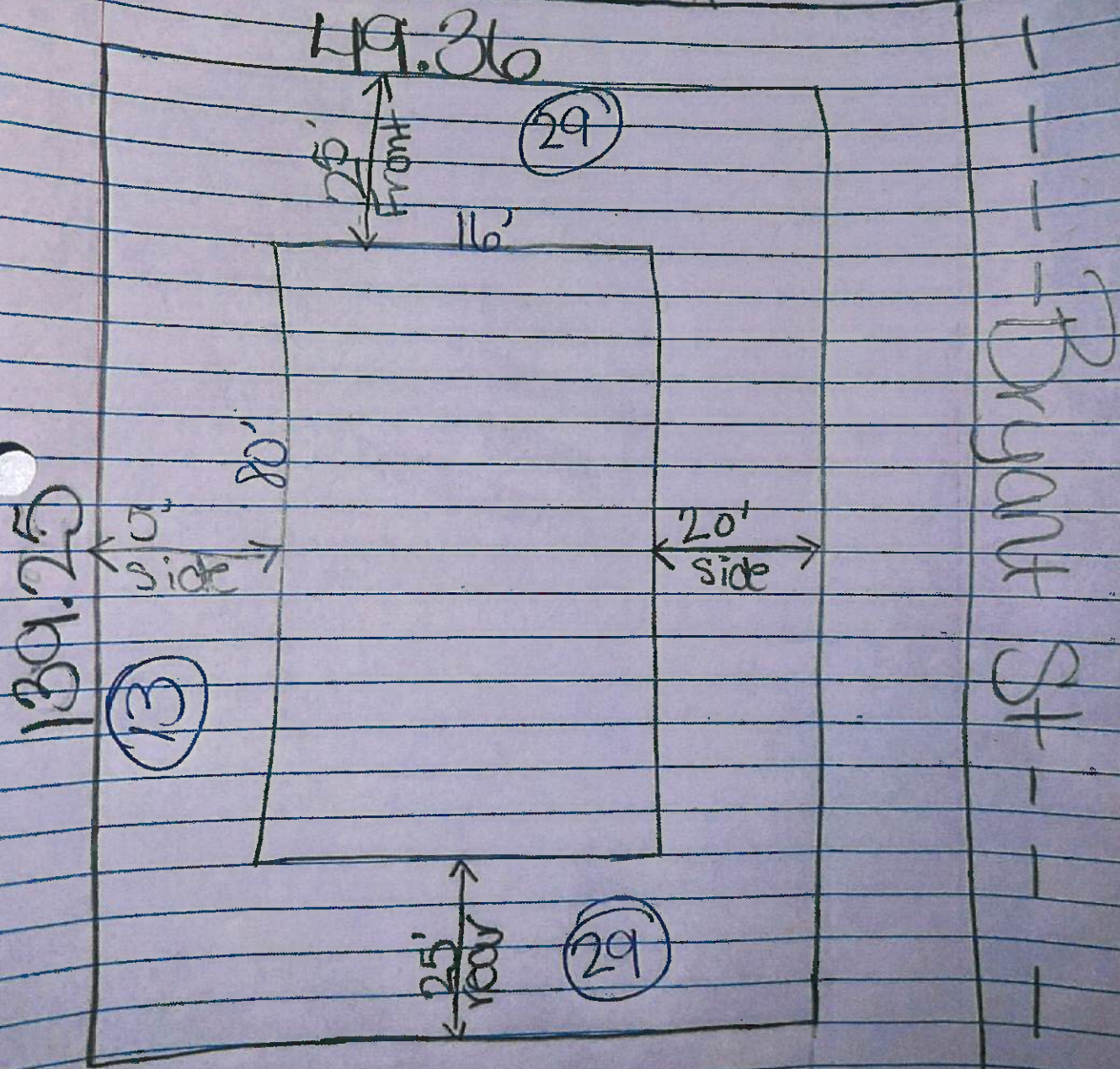


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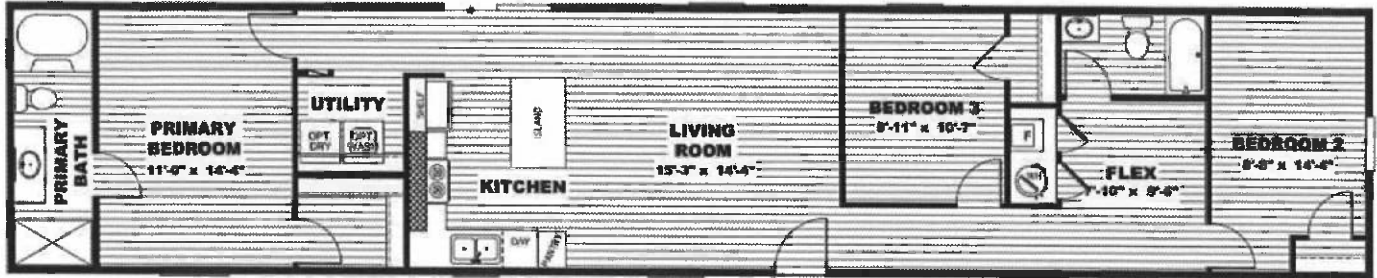
712 Reed Street
 R-1 (Single Family Residence) District

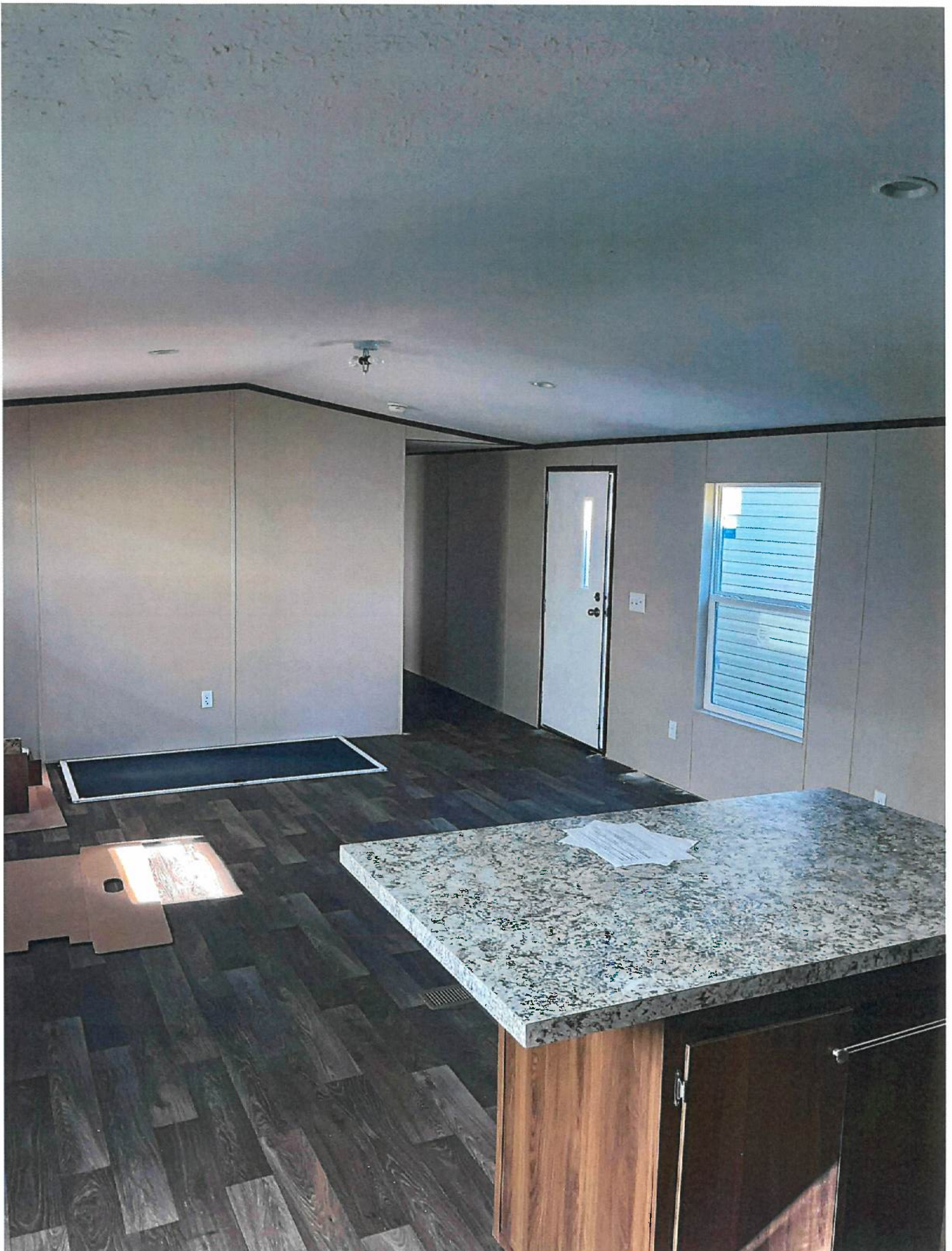
Southern Energy Homes, Inc
Series: TRU model: Sponder
Year: 2024 11x76 / 11x80 w/hitch

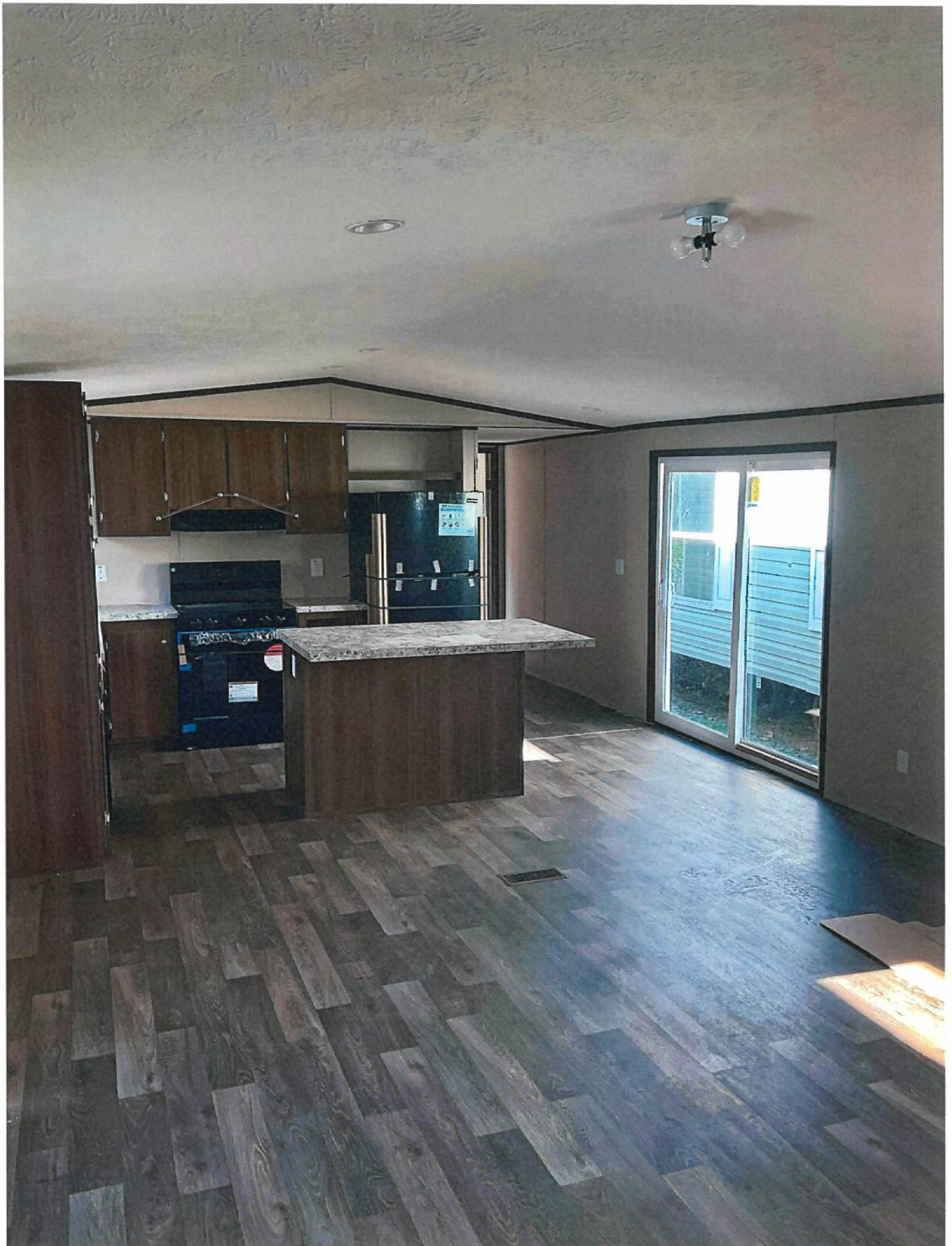
--- Reed Street ---

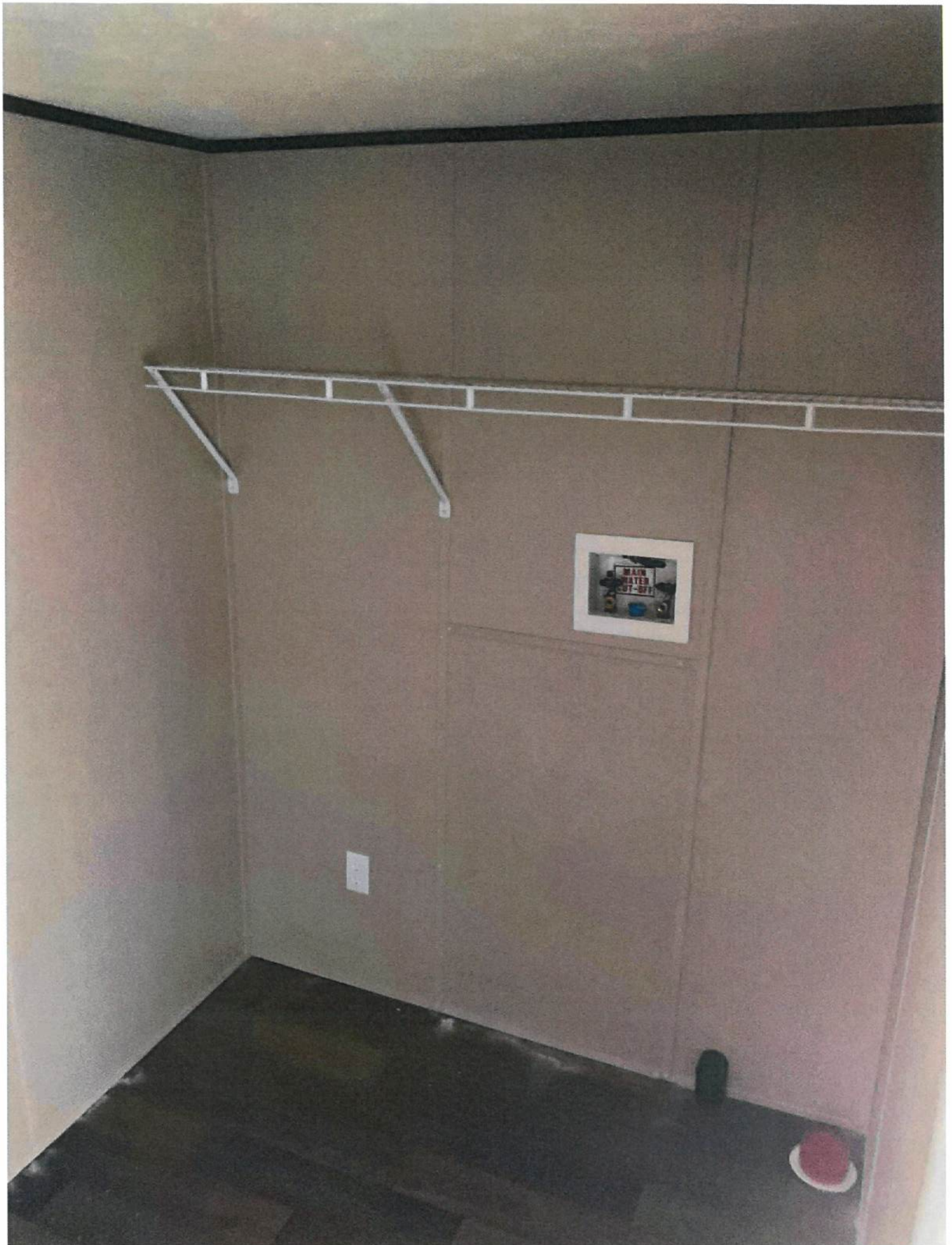




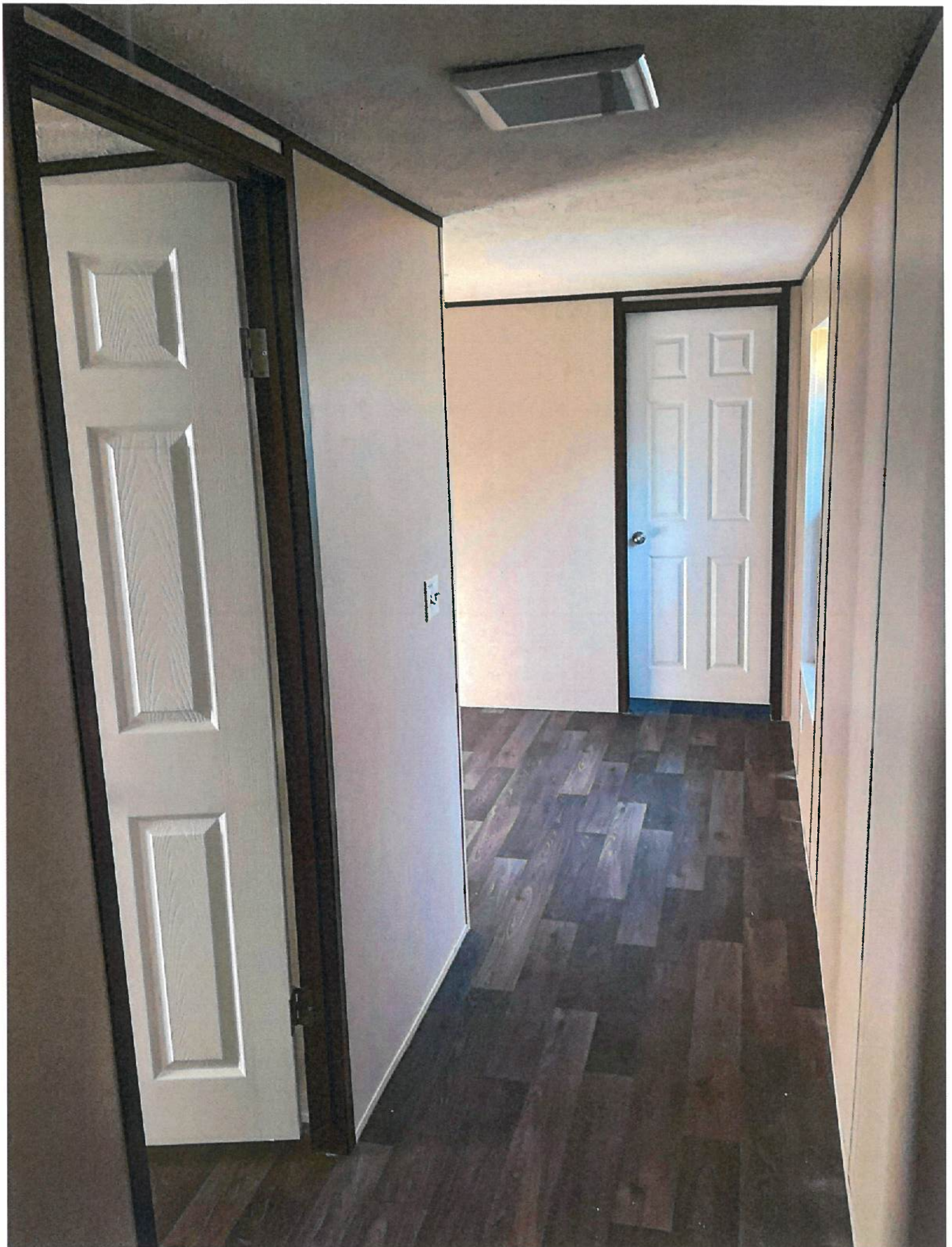












1983 Rio Grande

14' x 76 box 14' x 80 hitch

Need Street

