

BOARD OF ADJUSTMENTS
February 22, 2016
MINUTES

MEMBERS PRESENT: Jane Ellett
Tommy Goleman
Marion "Bee" Meadows
Sandra Henderson

OTHERS PRESENT: Bruce Fleming, Zoning Director John Ellett Robbie Tolbird
Brenda Fletcher David Burdeaux Dylan Tolbird
Ken Phillips Laura Tolbird

The Monday, February 22, 2016, Board of Adjustments Meeting was called to order by Jane Ellett. The Board approved the minutes of January 25, 2016, Board of Adjustments meeting.

The application for review was:

APPLICATION NO: **VAR – 16-20000001**
APPLICANT: Deaux & Elles Services LLC DBA Simply Health Wellness & Medical Center
ADDRESS: 1245 Glenwood Dr.
LEGAL DESCRIPTION: Commencing at the Southwest corner of Section 45, Township 18 North, Range 3 East Ouachita Parish, Louisiana, proceed N 45°16'07" E along the South line of Section 45, a distance of 910.82 feet to the East right-of-way line of U.S. Interstate Highway 20; thence proceed Northwesterly along the East right-of-way line of Interstate Highway 20 being a curve to the right having a radius of 7479.44 feet (chord bearing N 53°48'41" W and chord distance of 130.23 feet) and arc distance of 130.23 feet; thence proceed N 53°18'41" W along the East right-of-way line of Interstate Highway 20, a distance of 144.82 feet to the POINT OF BEGINNING; thence continue N 53°18'41" W along the East right-of-way line of Interstate Highway 20, a distance of 48.00 feet; thence proceed N 31°30'39" W along the East right-of-way line of Interstate 20, a distance of 88.91 feet to the Southwest corner of a certain tract of land conveyed to Monroe Lodge No. 1723, Loyal Order of Moose, Inc., as per deed recorded in Conveyance Book 931, page 763, of the records of Ouachita Parish, Louisiana; thence proceed N 54°25'00" E along the South line of said Loyal Order of Moose Tract, a distance of 192.50 feet; thence proceed S 47°45'13" E a distance of 100.00 feet; thence proceed S 44°16'41" W a distance of 208.54 feet to the POINT OF BEGINNING, containing 0.554 acres, more or less, and being subject to a 10.0 foot servitude across the Easterly side of the tract herein described; AND A certain tract or parcel of land situated in Section 45, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, and being more particularly described as follows, to wit: Commencing at the Southwest corner of Section 45, Township 18 North, Range 3 East, Ouachita Parish, Louisiana, proceed N 54°16'07" E along the South line of Section 45, a distance of 910.82 feet to the East right-of-way line of U.S. Interstate Highway 20; thence proceed Northwesterly along the East right-of-way line of Interstate Highway 20 being a curve to the right having a radius of 7479.44 feet (chord bearing of N 53°48'44" W and chord distance of 130.23 feet) an arc distance of 130.23 feet; thence proceed N 53°18'41" W along the East right-of-way line of Interstate Highway 20, a distance 192.82 feet; thence proceed N 31°30'39" W along the East right-of-way line of Interstate Highway 20, a distance of 88.91 feet to the Northwest corner of a certain 0.554 acre tract conveyed to James A Truly, et ux, as per Act of Correction recorded in Conveyance Book 1450, page 552, of the records of Ouachita Parish, Louisiana, and the POINT OF BEGINNING; thence continue N 31°30'39" W along the East right-of-way line of Interstate 20 distance of 18.80 feet; thence proceed N 28°30'36" E a distance proceed S 47°45'13" E a distance of 103.29 feet to the Northwest corner of said Truly Tract; thence a distance of 192.50 feet to the POINT OF BEGINNING, containing 0.258 acres, more or less, and being subject to a 20 foot wide servitude across the Southeast corner of the tract herein described.

REQUEST: Side Yard Variance from required 10' to 1' for Billboard in a B-3 (General Business) District.

David Burdeaux and Ken Phillips (Partners) took the podium to tell the Board that Robbie Tolbird was the sign contractor for the Off-Premise Electronic Sign (Billboard) at 1245 Glenwood Dr. (Note: Sign Permit # 16-18734 was issued by the West Monroe Building Department on 01-08-2016). The foundation was inspected by 3rd party inspector, Luther Sanson, on 01-19-2016. Work was halted by the Building Official, Jonathan Kaufman, until the Side Yard Variance was addressed. Robbie Tolbird told the Board that he had Louisiana One Call mark the existing utility lines to assist with placement of the sign. Mr. Meadows asked the height limit in a B-3 District. Mr. Fleming told the Board that the height limit was 100'. Mr. Tolbird told the Board that the sign is 35' in height. Mr. Fleming told the Board that the sign did not block visibility and that he did not receive any calls of complaint from adjacent property owners. At this time Tommy Goleman made the motion to **APPROVE the request** for the variance. Marion Meadows seconded. All in favor, motion approved.

As there was no other business, the meeting was adjourned.