

BOARD OF ADJUSTMENTS
March 23, 2015
MINUTES

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

MEMBERS ABSENT: Howard Hobson

OTHERS PRESENT: Bruce Fleming, Zoning Director
Brenda Fletcher
Peter A. Breen

The Monday, March 23, 2015, Board of Adjustments Meeting was called to order by Jane Ellett. The Board approved the minutes of the December 22, 2014, Board of Adjustments meeting.

The **ONLY** application for review was **PASE-15-15000001**. The applicant is Peter A. Breen. The property is located at **213 and 215 HEARD STREET** with legal description being **LOTS 18 & 19 of SQUARE D RANSOM TRACT**. This request is for PLANNING APPROVAL/ SPECIAL EXCEPTION for mobile home that is less than the required 20' width in an R-1 (Single Family Residential) District. The Board, Jane Ellett called to order. Jane Ellett asked Mr. Breen to come to the podium. Jane Ellett asked Mr. Breen if he was going to put some mobile homes in and Mr. Breen said that his mom was wanting to move back down to be close to her grandchildren. Sharon Henderson wanted to know if there was already a trailer on this lot. Mr. Breen said at one time that there was two or three trailers on the lot, right now it is empty. Mr. Meadows asked were there any utilities on this property, Mr. Breen told the Board that there were utilities on the lot. Mr. Meadows asked would Mr. Breen have everything up to code. Mr. Breen assured the Board that everything would have to be up to code as he had been told by the City of West Monroe. Bruce told the Board that this area did not have a lot of people. Jane Ellett said she had went to the area and noticed that there was a mobile home across the street. Mr. Breen told the Board that he had cleaned up the lot as it had a lot of trash and bamboo on it. Mr. Meadows said that he did not want a trailer in the area that was run down, since he lived in this area. Sandra Henderson asked what type it would be double wide or what. Mr. Breen told the Board he was not sure but his mom had \$ 30,000 to spend on it. Jane Ellett and Sandra Henderson said that it would be a nice trailer at that price. Mr. Meadows said some are nice even at a cheaper price. Sandra Henderson wanted to know if Mr. Breen was going to put just one on the lot. Sandra Henderson saw that there was two lots. Mr. Meadows asked Bruce about set back and Bruce told the Board that it was correct. After discussion and review, Sandra Henderson made a motion to **APPROVE the request**. Mr. Meadows seconded. All in favor, motion approved.

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