



PUBLIC NOTICE

NOTICE is hereby given that the Board of Adjustments of the City of West Monroe will meet in legal session on Monday, May 23, 2016, at 5:30 PM in the Council Chambers of West Monroe City Hall, 2305 North 7<sup>th</sup> Street, West Monroe, Louisiana, to review the following application(s):

**APPLICATION NO:** VAR – 16-20000004  
**APPLICANT:** Patricia Ann Jones Avant  
**ADDRESS:** 400 Woodrow St.  
**LEGAL DESCRIPTION:** Lot twelve (12) of Square Four (4) of J.F. Heard’s First Addition  
**REQUEST:** Rear yard variance from 25’ to 19’; and side corner variance from 20’ to 13’.

**APPLICATION NO:** VAR - 16-20000005  
**APPLICANT:** B & B Properties, LLC  
**ADDRESS:** 702 Wood St.  
**LEGAL DESCRIPTION:** Parcel: 39060 – N 2/3 Lot 7 SQ ‘R’ A & E WESTERN ADDN-702 WOOD ST.  
Parcel: 39061 – S 1/3 Lot 7 SQ ‘R’ A & E WESTERN ADDN.  
Parcel: 39062 – Lot 8 SQ ‘R’ A & E WESTERN ADDN.  
Parcel: 39063 – North 110 FT Lot 2 SQ Q A & E WESTERN ADDN-705 WOOD ST.  
Parcel: 39064 – Lot 8 SQ ‘O’ A & E WESTERN ADDN.  
Parcel: 39117 – Lot 3 SQ Q A & E WESTERN ADDN & THAT PART OF ALLEY REVOKED COB 1841-104.  
**REQUEST:** Variance for a cluster dwelling development:  
(1) Minimum Development Size from 2 Acres to 0.916 Acres.  
(2) Maximum Number of Dwelling Units from 9 per acre to 17 per acre.  
(3) Minimum Front Setback from 15’ to 10’.  
(4) Remove the requirement for varying front setbacks.  
(5) Minimum Side Setback from 5’ to 4’.  
(6) Minimum Lot Area from 4,000 s.f. to 1,650 s.f.  
(7) Minimum Lot Width from 40’ to 32’.  
(8) Minimum Corner Setback from 10’ to 9’.  
(9) Rear Setback from 10’ to 9’.

The public is invited to attend.

Run Date: 05/05/16 & 05/12/16 & 05/19/16