

BOARD OF ADJUSTMENTS
October 23, 2017
MINUTES

MEMBERS PRESENT: Sandra Henderson
Tommy Goleman
Marion "Bee" Meadows
Fred Frantom
Pam Mortin

OTHERS PRESENT:

Bruce Fleming, Zoning Director	Tiffany Wilks	Josh Wilks
Brenda Fletcher, Zoning Assistant	Ron Haisty, RCH	Tim Brandon
Michael Howinlton	Donna Cathey	Martha Blair
Bobby Blair		

The Monday, October 23, 2017, Board of Adjustments Meeting was called to order by Sandra Henderson. The Board approved the minutes of August 23, 2017, Board of Adjustments meeting.

APPLICATION NO: VARI-17-20000008
APPLICANT: Define Lash Co. (Tiffany Wilks)
ADDRESS: 218 Bell Lane
LEGAL DESCRIPTION: North ½ LOT 8 RESUB BELL TRACT
REQUEST: Requesting Variance of side yard setback from required 20 ft. to 9.33 ft. when a B-3 (General Business) District abuts an R-1 (One-Family Residential) district.

Ron Haisty (RCH Company) told the Board he was there to represent Tiffany Wilks at 218 Bell Lane. Tiffany Wilks has been in business at 206 Bell Lane for 6 years and bought 218 Bell Lane which had an old home place there. We have the plans completed and approved by the Fire Marshall. We have the parking spaces that we needed but at the end of the process Bruce Fleming told us that if we are near a residence we have to be 25' off the property line, it's still 10' off the property line which should be adequate. Bruce Fleming told the Board they would need a wooden fence down the property line. To give the Board a little history the houses on Bell Lane used to be all residential but slowly has become commercial with only a couple of houses left, if it all was commercial they could go to 0 on the lot. They meet all the requirements, they will still have to put a fence between the house and the business if there was not a residence there they wouldn't even have to put a fence. Marion Meadows wanted to know how wide this new structure would be. Ron Haisty told the Board 30'. Marion Meadows wanted to know about the grading on the property if it would pose a threat to the south side. Ron Haisty told the Board there would be a small pad there for the structure. Bruce Fleming told the Board he thought what Marion Meadows was asking was how the drainage would affect the property. Ron Haisty told the Board it was designed to all drain toward the front. Bruce Fleming told the Board that the plans would have to go through the City Engineer before getting a permit. Sandra Henderson asked about parking in the back. Ron Haisty told the Board in the front at this time. Pam Mortin asked if putting a fence up would hurt the drainage. Ron Haisty told the Board it shouldn't since it would be going east. Mr. & Mrs. Blair told the Board they own the property south of the new structure and we are not moving but I do want to address the drainage problem. We have lived here for 50 years and when we have a flood coming it drains from SU Quack Natch Ah Street on us because they sit a little higher. Tiffany Wilks contractor worked on the yard laying hay trying to keep the rain this weekend from draining on top of us and he did a really good job. When we get a gully washer rain it goes through my husband's shop. Marion Meadows told the couple that's what he was concerned about as well because of the grading it looked unfavorable to the south. Bruce Fleming told the Board that Ron Haisty will have to submit a drainage plan to our City Engineer, the water will have to run to the street. At this time, Fred Frantom made the motion to **APPROVE** the Variance. Tommy Goleman seconded. All in favor, motion approved.

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APPLICATION NO: VARI-17-20000007
APPLICANT: Brandon Holdings & Investments
ADDRESS: 612, 700, 702, 703, 704, 705, 706, 707 & 801 Wood Street
LEGAL DESCRIPTION: Lot 8 Square "O" A & E Western Addn., Lots 1, 2, & 3 of Square "Q" A & E Western Addn. and that part of Alley Revoked COB 1841-104, Lots 5, 6, 7 & 8 Square "R" A & E Western Addn., and Lot 6 Square "T" A & E Western Addn., and portion of Alley Revoked COB 2093-282.
REQUEST: Requesting Variances for Wood Street Development: Side Corner from required 20' to 9', Rear Yard from required 20' to 9', Front Yard from required 25' to 10', Side Corner from required 20' to 10'.

The meeting was relocated to the Mayor's Conference Room on the 2nd floor of West Monroe City Hall to allow Tim Brandon access to available equipment to display his plans for the "Wood Street Development". Tim Brandon, Local Architect and Owner of Brandon Holdings & Investments, spoke on behalf of this application. Tim Brandon holds a Louisiana Board for Contractors License as a Commercial and Residential Building Contractor under Venture Development LLC (LSLBC # 60081). A slide show of the proposed development was presented including sketches of the proposed homes. There will be three home designs with three floor plans. There will be a total of 15 single family homes. Tim Brandon told the Board that he was already renovating 610 Wood Street. The home sizes vary in size from 600 square feet to 1000 square feet, these are not tiny homes but will cater to the aging population. Sandra Henderson asked what the rental would be. Tim Brandon told the Board \$600 to \$1000 a month. Tim Brandon told the Board parking would be in the back. Fred Frantom asked how far from the sidewalk. Tim Brandon told the Board it would be 10' from the sidewalk and that his property would take care of the grounds, a fence will be provided along with security cameras. Tim Brandon told the Board that he wanted to preserve the history of the downtown, he will be using the historic wood, flooring, etc. from the homes that have been removed. Tim Brandon told the Board that he was thinking of putting a wrought iron fence up as well. At this time, Fred Frantom made the motion to **APPROVE** the Variance for phase 1 and phase 2. Tommy Goleman seconded. All in favor, motion approved.

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