



PUBLIC NOTICE

NOTICE is hereby given that the Board of Adjustments of the City of West Monroe will meet in legal session on Monday, November 27, 2017, 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:

**APPLICATION NO:** VARI-17-20000009  
**APPLICANT:** Jackie Clowers  
**ADDRESS:** 809 & 811 North 3<sup>rd</sup> St.  
**LEGAL DESCRIPTION:** Lot 4 & 5 Flournoy Third Addition  
**REQUEST:** Requesting Variance of rear yard setback from required 20' to 0 for an 8' chain link fence in an B-3 (General Business) District.

**APPLICATION NO:** VARI-17-20000010  
**APPLICANT:** B & B Properties of Ouachita LLC  
**ADDRESS:** 100 Landrum St.  
**LEGAL DESCRIPTION:** A certain lot or parcel of ground in Lots 3 and 4 of Block 1 of the Splane Place, West Monroe, Louisiana, as per plat there of recorded in Plat Book 5, Page 11 of the records of Ouachita Parish, Louisiana, and in Section 28, Township 18 North, Range 3 East, more particularly described as follows:  
From the intersection of the South line of Ada Street with the west line of Joy Street as shown on plat of J. Bailey Landrum's Subdivision of a portion of Lots 4 and 5 Block 1, of Splane Place, recorded in Plat Book 8, Page 28 of the records of Ouachita Parish, Louisiana, measure southerly along the west line of Joy Street a distance of 215.21 feet to the northwesterly line of Splane Drive for the Point of Beginning: the South 73° 32' 00" West a distance of 140.0 feet, to a 2" iron pipe; then North 16° 28' 00" West parallel to Joy Street a distance of 75.21 feet to a 1-112" iron pipe; then South 73° 32' 00" West and parallel to Ada Street a distance of 252.66 feet to a ¾" iron pipe; then South 16° 07' 18" East a distance of 18.39 feet to the southeast corner of Lot 8 of Block 14 of Unit No. 5 of Sunshine Heights Addition to West Monroe, Louisiana; then North 89° 48' 30" West along the south line of said Block 14 of Unit No.5 of Sunshine Heights Addition a distance of 238.09 feet; then South 5° 20' West along a curb, a distance of 30.74 feet; then South 3° 17' 32" East along a curb a distance of 136.35 feet; then South 32° 15' 37" East along a curb a distance of 106.59 feet to a point in the centerline of an asphalt drive; then easterly along a curve to the left, (the chord of which bears North 86° 39' 00" East, 115.0 feet) for a distance of 123.80 feet; then North 48° 49' 20" East along the centerline of said drive a distance of 141.57 feet to the West line of Lot 3, Block 1 of the Splane Place; then North 16° 07' 18" West along the west line of said Lot 3 a distance of 20.89 feet; then North 83° 04' 52" East along a line parallel to the South line of Lot 3 of Block 1 of Splane Drive, a distance of 320.20 feet to the West line of Splane Drive; then northerly along the curving west line of Splane Drive, along a curve to the right, (the chord of which bears North 13° 44' 45" East) for a distance of 160.38 feet to the Point of Beginning, all as more fully shown on that survey prepared by Lowe and Associates, Inc., dated July 2, 1993, titled "Map of Improvement Survey of Ridgecrest Nursing Home West Monroe, Louisiana".



BOARD OF ADJUSTMENTS

City of  
West Monroe

REQUEST:            Requesting Variance of lot size from 60' to  
35.9' for an apartment building in a B-1  
(Transitional Business) District.

The public is invited to attend.

Run Date: 11-09-2017, 11-16-2017, & 11-23-2017