

BOARD OF ADJUSTMENTS
November 27, 2017
MINUTES

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

OTHERS PRESENT: Bruce Fleming, Zoning Director
Brenda Fletcher, Zoning Assistant
Bobby Swanner
Bill Roark
Foy Gadberry
Beverly Alsup

The Monday, November 27, 2017, Board of Adjustments Meeting was called to order by Sandra Henderson. The Board approved the minutes of October 23, 2017, Board of Adjustments meeting.

APPLICATION NO: VARI-17-20000009
APPLICANT: Jackie Clowers
ADDRESS: 809 & 811 North 3rd 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.

Foy Gadberry (Engineer on project) told the Board he was there to represent Jackie Clowers. Foy Gadberry told the Board that they wanted to put up a chain link fence because wood deteriorates over time, and this fence will have vinyl, so it will not be see thru. Sandra Henderson asked what type of business this would be. Foy Gadberry told the Board it would be an office building. At this time, Tommy Goleman made the motion to **APPROVE** the Variance. Pam Mortin seconded. All in favor, motion approved.

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

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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 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".

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

Bobby Swanner told the Board that his plan is to build 5 houses and 23 apartments. Pam Mortin wanted to know if it would be 10' between the houses. Bobby Swanner told the Board that it would be 10'. Bruce Fleming told the Board these homes were similar to the homes discussed at the last meeting of Tim Brandon's (VARI-17-20000007) Wood St. Project. Pam Mortin wanted to know how big the apartments would be. Bobby Swanner told the Board that the apartments would be a little over 400 sq. ft. Tommy Goleman wanted to know if these would be rental property. Bobby Swanner told the Board they would be rental property. Tommy Goleman wanted to know how much they would rent for. Bobby Swanner told the Board he hoped to get \$800 a month, and they would be furnished. Pam Mortin asked who he was targeting. Bobby Swanner told the Board he felt that it would mostly be senior's who had lost a partner or wanting to downsize. Pam Mortin asked what size the houses would be. Bobby Swanner told the Board 1275 sq. ft. Pam Mortin wanted to know if they would be 2 bedrooms. Bobby Swanner told the Board 2 and 3 bedrooms, 2 baths with an attached garage. Pam Mortin wanted to know about the park area. Bobby Swanner told the Board it would be the green space between them. Beverly Alsup in the audience wanted to know if these would be single story. Bobby Swanner told the Board they are single story. Bruce Fleming told the Board that he would have to put up a 7' wooden fence. At this time, Pam Mortin made the motion to **APPROVE** the Variance. Fred Frantom seconded. All in favor, motion approved.

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