

BOARD OF ADJUSTMENTS
November 28, 2016
MINUTES

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

OTHERS PRESENT: Bruce Fleming, Zoning Director
Brenda Fletcher, Zoning Assistant
Jason LeDoux
Bobby & Barbara Swanner
S.K. Scalia
Chuck & Teresa Adams
Larry & Jeannie Alsup

The Monday, November 28, 2016, Board of Adjustments Meeting was called to order by Sandra Henderson. The Board approved the minutes of October 24, 2016, Board of Adjustments meeting.

APPLICATION NO: VAR- 16-20000010
APPLICANT: Jason H. LeDoux
ADDRESS: 2630 North 9th St.
LEGAL DESCRIPTION: Parcel # 40850: Lot 6 & Lot IN Lot 5 SQ 6 McGuires Highland Park ADDN UNIT 2 BEG AT NW COR LOT 5 & FRTG 33 FT ON SO SIDE ARKANSAS RD, DEPTH ON W SIDE 217 FT TO SW COR LOT 5, NO 217 FT TO BEG-SOLD 0.093 ACS.
REQUEST: Rear yard variance from 25' to 11' in an R-1 (Single-family residential district).

Jason LeDoux told the Board he has the property on North 9th that is rented and that it faces Arkansas Road. Jason LeDoux told the Board that the property on the back that faces North 9th is big and he wants to build a two (2) bedroom/ two (2) bath house for rental. Jason LeDoux also told the Board with the construction on Arkansas Road, the set backs are at 25' and that he would need it to be 11'. Jason LeDoux also told the Board that he plans on building the house on piers like the properties in the area. At this time, Tommy Goleman made the motion to **APPROVE** the rear yard variance from required 25' to 11'. Marion Meadows seconded. All in favor, motion approved.

APPLICATION NO: VAR-16-20000011
APPLICANT: Brandon Holdings & Investments LLC
ADDRESS: 100 Landrum St.
LEGAL DESCRIPTION: Parcel # 79583 & # 79584: 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

BOARD OF ADJUSTMENTS

November 28, 2016

MINUTES

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:

Height variance (apartments) from required 35' to 45' in an R-2 (Multiple Family Residence) District, for "Poda Place" Development.

Bobby Swanner took the podium to tell the Board that he needed the height variance for a pitch roof that would make the apartments look better. Ms. Scalia with White Columns asked about the extra traffic on the one road through the area. Bruce Fleming told the Board that Landrum Street is a public road. Bobby Swanner told the Board that he wanted to be a good neighbor and would do whatever it would take to make everyone happy. Larry Alsup took the podium to tell the Board that he did not want his back-yard view to be blocked. Chuck Adams took the podium to tell the Board that he owned property in the area and felt that it would help enhance the property value. At this time, Marion Meadows made the motion to **APPROVE** the height variance from required 35' to 45'. Pam Mortin seconded. All in favor, motion approved.

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