

NOTICE.....The BZA meetings will temporarily be held at 1551 East Napoleon Street.

**AGENDA**  
**BOARD OF ZONING ADJUSTMENT**  
**MONDAY, APRIL 15, 2024, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT AND LAND USE COMMISSION, **MONDAY, APRIL 15, 2024, AT 5:30 P.M.** IN THE CITY COUNCIL CHAMBERS LOCATED AT 1551 EAST NAPOLEON STREET, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE  
ROLL CALL  
APPROVAL OF MINUTES OF PREVIOUS MEETING (S)  
APPROVAL OF AGENDA

1. Resolution granting a variance to Donovan Monceaux, 1722 Todd Street, to allow for awning to be located 2 feet from the front property line rather than the required 16.5 feet (50% rule).
2. Resolution granting a variance to Isaac Roberts, 505 ½ North Claiborne Street, to allow for continued existence of a non-conforming structure.
3. Resolution granting a variance to Charles Bean, 803 East Burton Street, to allow for living in an RV due to hardship until he no longer resides in RV.

ADJOURNMENT

\*\*\*\*(Anyone addressing the BZA will be limited to speak for 3 minutes only)

*If you are not satisfied with the outcome of the Board of Zoning Adjustment decision, you can appeal it to 14<sup>th</sup> Judicial District Court within thirty (30) days of the Board Zoning Adjustment decision.*

\*\*\*The next regular Board of Zoning Adjustment meeting will be held on Monday, May 20, 2024, at 5:30 p.m. in the Council Chambers located at 1551 East Napoleon Street, Sulphur, La.

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this meeting, please contact Arlene Blanchard at 527-4500, describing the assistance that is necessary.

NOTICE.....The Land Use meetings will temporarily be held at 1551 East Napoleon Street.

**AGENDA**  
**LAND USE COMMISSION MEETING**  
**MONDAY, APRIL 15, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, APRIL 15, AT 5:30 P.M.** IN THE CITY COUNCIL CHAMBERS LOCATED AT 1551 EAST NAPOLEON STREET, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

CALL TO ORDER


INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES OF PREVIOUS MEETING (S)

APPROVAL OF AGENDA

1. Resolution granting a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street.
2. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:
  - a. To extend temporary housing in a recreational vehicle located at 945 Beulah Street, in accordance with Ordinance No. 1694, M-C Series.
  -  b. To extend temporary housing in a recreational vehicle located at 906 Taylor Street, in accordance with Ordinance No. 1694, M-C Series.

ADJOURNMENT

\*\*\*\*(Anyone addressing the Land Use Commission will be limited to speak for 3 minutes only)

***If you are not satisfied with the outcome of the Land Use decision, the City Council will meet on all these issues at their next City Council meeting. If you are still not satisfied with their decision you can appeal it to 14<sup>th</sup> Judicial District Court.***

\*\*\*The next regular Land Use Commission meeting will be held on Monday, May 20, 2024, at 5:30 p.m. in the Council Chambers located at 1551 East Napoleon Street, Sulphur, La.

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this meeting, please contact Arlene Blanchard at 527-4500, describing the assistance that is necessary.

## RESOLUTION

Resolution granting a variance to Donovan Monceaux, 1722 Todd Street, to allow for awning to be located 2 feet from the front property line rather than the required 16.5 feet (50% rule).

WHEREAS, in accordance with Article IV, Part 2, Section 2 (6) (a) of the Land Use Ordinance of the City of Sulphur, Louisiana, if fifty (50) percent or more of the structures fronting on the block face are already improved with buildings with less than the required front yard for the applicable district, the required front yard shall be consistent with the predominant setbacks in the area; and

WHEREAS, the average front yard setback for said block face is 16.5 feet from the front property line but applicant is requesting to be 2 feet from the front property line.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Donovan Monceaux, 1722 Todd Street, to allow for awning to be located 2 feet from the front property line rather than the required 16.5 feet for the following described property:

COM 164.3 FT E AND 332 FT S OF NW COR OF SW NW SEC 3.10.10, TH E  
130 FT, S 100 FT ETC

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this variance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this variance the owner of this variance shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this variance.

**No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this variance shall be withdrawn and considered null and void.**

APPROVED AND ADOPTED by the  
Board of Zoning Adjustment of the City  
of Sulphur, Louisiana, on this \_\_\_\_\_ day  
of \_\_\_\_\_, 2024.


\_\_\_\_\_  
LENORE CARROLL, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary



# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams   
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 4/8/2024  
Re: **1722 Todd Street** - Variance Request

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Comments: **Summary of Recommendation:**

A recommendation in support of the variance cannot be given.

**Application:**

**Donavan Monceaux** has requested a variance relative to the **front setback** requirements. **Residential** Districts require a **front setback** of **(30) thirty** feet.

**Situation:**

Article IV, Part 2, Section 6 of the City of Sulphur Land Use Ordinance allows the required front setback to be consistent with predominant setbacks in the area. On this block face, the average front setback is 16.5 feet. The applicant is requesting a 2 feet setback rather than the required 16.5 feet. This application resulted from the applicant requesting a permit to extend the front porch across the length of structure. The existing awning that is setback 2 feet from property line was not permitted nor a variance requested.





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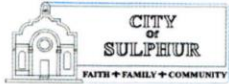
### **Findings:**

In accordance with Article III, Part 1, Section 2(a) of the Land Use Ordinance (Ordinance), the application has been reviewed. The following findings are offered for your consideration:

1. The Application appears substantially complete, containing the information required in Appendix C of the Ordinance.
2. The variance requested **does not** meet the "unique condition" requirement of Article III, Part 2, Section 4 (5) (a).
3. The variance requested **does not** "deprive the applicant of rights" provided for in Article III, Part 2, Section 4 (5) (b).
4. The variance requested **does not** meet the cause of condition requirement of Article III, Part 2, Section 4 (5) (c).
5. The variance requested **does** meet the "special privileges" requirement of Article III, Part 2, Section 4 (5) (d).
6. The variance requested **does not** "alter the essential character of the locality" requirement of Article III, Part 2, Section 4 (5) (e).
7. The variance requested **does not** meet the "unnecessary hardship" requirement of Article III, Part 2, Section 4 (5) (f).
8. The variance requested **does not** meet the "mere convenience or profit" requirement of Article III, Part 2, Section 4 (5) (g).
9. The variance requested **does** meet the "adequate supply of light and air, congestion in the public street, danger of fire or public safety" requirement of Article III, Part 2, Section 4 (5) (h).

### **Recommendation:**

Based on the above findings, it is recommended that the variance be **denied**.



CITY OF SULPHUR  
APPLICATION FOR  
DEVELOPMENT APPROVAL - VARIANCE

Date Received 3/25/24 \$50.00 Fee (Non-Refundable) \_\_\_\_\_  
(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name DONAVAN MONCEAUX Date \_\_\_\_\_

PROPERTY OWNER INFORMATION

Name of Property Owner DONAVAN MONCEAUX  
(Owner must provide proof of ownership such as property tax record or recorded deed)  
Mailing Address: 1722 TODD ST City: SULPHUR State: LA Email: donavan.monceaux@gmail.com  
Physical Address: 1722 TODD ST City: SULPHUR State: LA  
Phone Number (H) \_\_\_\_\_ (W) \_\_\_\_\_ (C) 337 287 7350

PROPERTY INFORMATION

Location Address: 1722 TODD ST SULPHUR, LA  
Present Zoned Classification: RESIDENTIAL

PROPERTY DESCRIPTION

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT)

@031010-0000-4300016 0000 -1722 TODD ST- COM 164.3 FT E AND 332 FT S OF NW COR OF SW NW SEC 3.10.10, TH E 130 FT, S 100 FT ETC REF1-B 405 P 418 B 411 P 427-84 REF2-LLOYD LANDRY B 1801 P 577, B 2207 P 155-90 REF3-TOMMY RUTLEDGE B 2253 P 82, P 2261 P 151-91 REF4-POLLY ANN LANDRY BLAND B 2461 P 287 B 2498 P 328-94 REF5-FARR, NORMAN DWAYNE ET UX B 2540 P 730-95 REF6-B 2983 P 280 B 2981 P 771 P 772 P 773-02

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES ☐ NO ☒  
YOU, OR A REPRESENTATIVE, MUST ATTEND THE SCHEDULED MEETING INITIAL DM

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: SPECIAL EXCEPTION 2 FEET FROM FRONT PROPERTY LINE

How did you find out you needed a variance? FILED FOR PERMIT

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

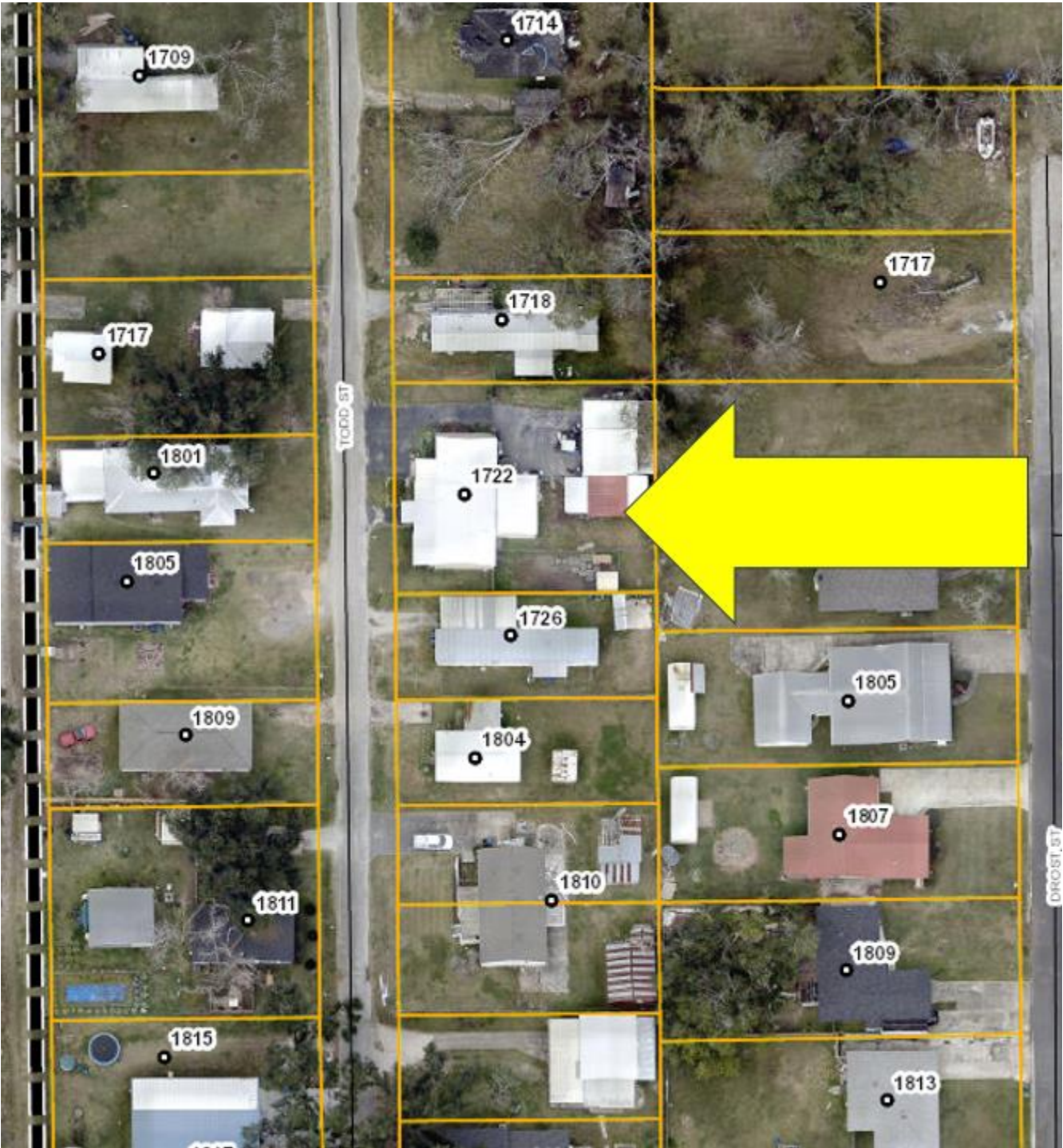
Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the sign(s) placed on my property after the hearing.

Applicant Signature Donavan Monceaux Date: \_\_\_\_\_

	Yes	No	N/A
1. Is site located within the City Limits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the location be served by a fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood zone classification _____ bfe _____ ft.			







2 feet from  
property line



RESOLUTION

RESOLUTION GRANTING A VARIANCE TO ISAAC ROBERTS, 505 ½ NORTH CLAIBORNE STREET, TO ALLOW FOR CONTINUED EXISTENCE OF A NON-CONFORMING STRUCTURE.

WHEREAS, in accordance with Article IV, Part 2, Section 4 (e) (1) of the Land Use Ordinance of the City of Sulphur, Louisiana, unless a special exception is granted under the provisions of Article III, Part 2, Section 4, if a structure housing a nonconforming use is damaged or destroyed by fifty (50) percent of price per sq. ft. at time of construction of building code.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Isaac Roberts, 505 ½ North Claiborne Street, to allow for continued existence of a non-conforming structure for the following described property:

COMMENCING AT A POINT 210 FEET NORTH AND 30 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST, THENCE NORTH 69 FEET, THENCE WEST 170 FEET, THENCE SOUTH 69 FEET, THENCE EAST 170 FEET, TO THE POINT OF COMMENCEMENT.

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this variance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this variance the owner of this variance shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this variance.

**No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this variance shall be withdrawn and considered null and void.**

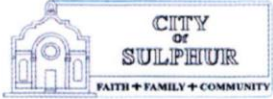
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Isaac Roberts, 505 ½ North Claiborne Street, to allow for continued existence of a non-conforming structure.

APPROVED AND ADOPTED by the Board  
of Zoning Adjustment of the City of Sulphur,  
Louisiana, on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024.

\_\_\_\_\_  
LENORE CARROLL, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary



CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received 4-1-24 \$50.00 Fee (Non-Refundable) pd. 4-1-24  
(Exact cash or check only)

**IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY**

**Print Name** Isaac Roberts **Date** 03/27/2024

PROPERTY OWNER INFORMATION

Name of Property Owner Isaac Roberts  
(Owner must provide proof of ownership such as property tax record or recorded deed)  
Mailing Address: 505 N Claiborne st City: Sulphur State: LA Email: robertsisaac@ymail.com  
Physical Address: same City: \_\_\_\_\_ State: \_\_\_\_\_  
Phone Number (H) (623)281\_5033 (W) \_\_\_\_\_ (C) \_\_\_\_\_

PROPERTY INFORMATION

Location Address: 505 1/2 N Claiborne st Sulphur, LA 70663  
Present Zoned Classification: Mixed Residential

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

COMMENCING AT A POINT 210 FEET NORTH AND 30 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE/4 SE/4) OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST, THENCE NORTH 69 FEET, THENCE WEST 170 FEET, THENCE SOUTH 69 FEET, THENCE EAST 170 FEET TO THE POINT OF COMMENCEMENT

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR **YES** NO  
**YOU, OR A REPRESENTATIVE, MUST ATTEND THE SCHEDULED MEETING** INITIAL IR

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: to allow continued existence of a non-conforming structure  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
How did you find out you needed a variance? office

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.


Furthermore, I, the applicant agree to dispose of the sign(s) placed on my property after the hearing.

**Applicant Signature:** [Signature] **Date:** 03/27/2024

	Yes	No	N/A
1. Is site located within the City Limits?	<u>X</u>	_____	_____
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	_____	<u>X</u>	_____
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<u>X</u>	_____	_____
4. Will the location be served by a fire protection?	<u>X</u>	_____	_____
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	_____	<u>X</u>	_____
6. Is property within a designated flood hazard area?	_____	<u>X</u>	_____
Flood zone classification <u>zone X</u> bfe _____ ft.			



# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams   
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 4/8/2024  
Re: **505 ½ North Claiborne Street - Variance Request**

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Comments: **Summary of Recommendation:**

A recommendation in support of the variance is given.

**Application:**

**Issac Roberts** has requested a variance relative to the **non-conformities'** requirements. All Districts require a variance/special exception for the continued existence of a non-conforming structure or use.

**Situation:**

The subject address is a non-conforming structure due to not meeting setback requirements of Mixed Residential District. Per Article IV, Part 2, Section 4 (2)(e), a nonconforming status is terminated if it damaged or destroyed by 50% or more unless a variance/special exception is granted. The applicant is requesting this variance/special exception to rebuild the structure at the subject address.

**Findings:**





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In accordance with Article III, Part 1, Section 2(a) of the Land Use Ordinance (Ordinance), the application has been reviewed. The following findings are offered for your consideration:

1. The Application appears substantially complete, containing the information required in Appendix C of the Ordinance.
2. The variance requested **does** meet the "unique condition" requirement of Article III, Part 2, Section 4 (5) (a).
3. The variance requested **does** "deprive the applicant of rights" provided for in Article III, Part 2, Section 4 (5) (b).
4. The variance requested **does** meet the cause of condition requirement of Article III, Part 2, Section 4 (5) (c).
5. The variance requested **does** meet the "will not confer special privileges" requirement of Article III, Part 2, Section 4 (5) (d).
6. The variance requested **does** meet the "essential character of the locality" requirement of Article III, Part 2, Section 4 (5) (e).
7. The variance requested **does** meet the "unnecessary hardship" requirement of Article III, Part 2, Section 4 (5) (f).
8. The variance requested **does** meet the "convenience or profit" requirement of Article III, Part 2, Section 4 (5) (g).
9. The variance requested **does** meet the "adequate supply of light and air, congestion in the public street, danger of fire or public safety" requirement of Article III, Part 2, Section 4 (5) (h).

**Recommendation:**

Based on the above findings, **contingent upon the lack of objections from the Building Permits Division and the new structure will meet the required setbacks**, it is recommended that the variance be **granted**.

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505 1/2 N. Claiborne Street











RESOLUTION

RESOLUTION GRANTING A VARIANCE TO CHARLES BEAN, 803 EAST BURTON STREET, TO ALLOW FOR LIVING IN AN RV DUE TO HARDSHIP UNTIL HE NO LONGER RESIDES IN THE RV.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (1) (a) of the Land Use Ordinance of the City of Sulphur, Louisiana, an RV is not considered a single family detached dwelling; and

WHEREAS, said variance shall expire until Charles Bean no longer resides in the RV.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Charles Bean, 803 East Burton Street, to allow for living in an RV due to hardship until he no longer resides in the RV for the following described property:

COM 30 FT S OF N LINE 34.9.10 AND 560 FT E OF E LINE OF O.S.T.  
THENCE S 150 FT E 100 FT ETC BEING IN LOT 1 LEBRUN SUB

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this variance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this variance the owner of this variance shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this variance.

**No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this variance shall be withdrawn and considered null and void.**

BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Charles Bean, 803 East Burton Street, to allow for living in an RV due to hardship until he no longer resides in the RV.

APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.


\_\_\_\_\_  
LENORE CARROLL, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary



# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams   
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 4/8/2024  
Re: **803 East Burton Street** - Variance Request

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Comments: **Summary of Recommendation:**

A recommendation in support of the variance cannot be given.

**Application:**

**Charles Bean** has requested a variance relative to the **Development standards** requirements. All Districts prohibit the use of travel trailers/RVs as a dwelling except within an RV Park.

**Situation:**

Applicant has been living with relatives who are renovating and need additional space. The requested variance is to allow living in RV due to hardship until he no longer resides in the RV.

**Findings:**

In accordance with Article III, Part 1, Section 2(a) of the Land Use Ordinance (Ordinance), the application has been reviewed. The following findings are offered for your consideration:





1. The Application appears substantially complete, containing the information required in Appendix C of the Ordinance.
2. The variance requested **does not** meet the “unique condition” requirement of Article III, Part 2, Section 4 (5) (a).
3. The variance requested **does not** “deprive the applicant of rights” provided for in Article III, Part 2, Section 4 (5) (b).
4. The variance requested **does not** meet the cause of condition requirement of Article III, Part 2, Section 4 (5) (c).
5. The variance requested **does** “confer special privileges” requirement of Article III, Part 2, Section 4 (5) (d).
6. The variance requested **does not** “alter the essential character of the locality” requirement of Article III, Part 2, Section 4 (5) (e).
7. The variance requested **does** meet the “unnecessary hardship” requirement of Article III, Part 2, Section 4 (5) (f).
8. The variance requested **does** meet the “convenience or profit” requirement of Article III, Part 2, Section 4 (5) (g).
9. The variance requested **does** meet the “adequate supply of light and air, congestion in the public street, danger of fire or public safety” requirement of Article III, Part 2, Section 4 (5) (h).

**Recommendation:**

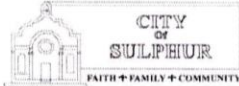
Based on the above findings, it is recommended that the variance be **denied**.



803 East Burton Street







CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received 4-1-24 \$50.00 Fee (Non-Refundable) pd.  
(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name Charles Bean Date 4-1-24

PROPERTY OWNER INFORMATION

Name of Property Owner Charles Bean  
(Owner must provide proof of ownership such as property tax record or recorded deed)  
Mailing Address: 803 E Burton St City: Sulphur State: La Email: Kinguidry1963@gmail.com  
Physical Address: 803 E Burton St City: Sulphur State: La  
Phone Number (H) 337-489-0280 (W) \_\_\_\_\_ (C) 337-489-0280 (Kim)

PROPERTY INFORMATION

Location Address: 803 E Burton St Sulphur, La 70663  
Present Zoned Classification: Mixed Residential

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

See attached

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES ☐ NO ☒  
YOU, OR A REPRESENTATIVE, MUST ATTEND THE SCHEDULED MEETING INITIAL KB

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: To Bring a 2018 Puma R1 to lot for temporary living to allow my 88 year old father to live in R1 until he passes.  
Signed, Kim Bean Guidry

How did you find out you needed a variance? Mayors office

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the sign(s) placed on my property after the hearing.

Applicant Signature Charles Bean Date: 4-1-24

	Yes	No	N/A
1. Is site located within the City Limits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the location be served by a fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood zone classification _____ bfe _____ ft.			











## RESOLUTION

Resolution granting a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street for the following described property:

A PORTION OF LOT 159 OF BLOCK 3 OF WEST POINT SUBDIVISION, PART C, A SUBDIVISION LOCATED IN SECTION 35, TOWSHIP 9 SOUTH, RANGE 10 WEST, MORE PARTICULARLY DESCRIBED AS A PORTION OF PARCEL #6-3 AND BEGINNING ON THE SOUTHEASTERLY LINE OF LOT 159 OF BLOCK 3 OF SAID SUBDIVISION, BEING THE INTERSECTOIN OF THE NORTHEASTERLY RIGHT OF WAY LINE AND THE WESTERLY EXISTING RIGHT OF WAY LINE OF TEXAS STREET, THENCE WEST 92 FEET, THENCE NORTH 54 DEGREES WEST 40.21 FEET TO THE EASTERLY EXISTING RIGHT OF WAY LINE OF ARIZONA STREET, THENCE NORTH 52.45 FEET TO THE NORTHWEST CORNER OF LOT 159, THENCE EAST 125 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 75.45 FEET TO THE POINT OF BEGINNING, CONTAINING 0.21 ACRES MORE OR LESS, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON.

BE IT FURTHER RESOLVED, that the following stipulations be placed on property:

1. A 6-foot privacy fence shall be along the north and east property lines.
2. Shall maintain a 6-foot-wide buffer yard along the north and east property lines.
3. Shall develop a drainage plan and have it approved as part of the permit process.
4. Access shall be limited to Beglis Parkway and Mississippi Road.

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this rezone, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this rezone the owner of this rezone shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this rezone.

**No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this rezone shall be withdrawn and considered null and void.**

BE IT FURTHEREST RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Carl Hardy from Residential to Business for property located on the northeast corner of Beglis Parkway and Mississippi Street with the above stipulations.

APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

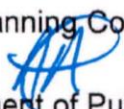
\_\_\_\_\_  
LENORE CARROLL, Chairman

ATTEST:

\_\_\_\_\_  
ARLENE BLANCHARD, Secretary



# Memo

To: Land Use and Planning Commissioners  
From: Austin Abrahams   
Director, Department of Public Works  
CC: Arlene Blanchard, Mayor Mike Danahay  
Date: 4/8/2024  
Re: **Lot 169 of West Point Subdivision** - Rezone Request

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Comments: **Application:**

Carl Hardy has requested a rezoning of the referenced area from ***Residential District*** to ***Business District***.

**Findings:**

In accordance with Article III, Part 2, Section 5(3) of the Land Use Ordinance (Ordinance), the application has been reviewed. The following findings are offered for your consideration:

1. The Application appears substantially complete.
  2. The considered area is bordered by ***developed land***.
  3. The considered area is bordered by land zoned ***Residential and Business***.
  4. ***Residential*** land use for commercial activity is restricted to Home Occupations, Day Care and Neighborhood Commercial establishments.
  5. The nearest, contiguously zoned ***Business*** land use area is on the south side of Mississippi, across the street from subject lot.
  6. The request to amend the land use map will not constitute "spot zoning".
-





- 
7. The considered area is considered a future business corridor under City of Sulphur Master Plan

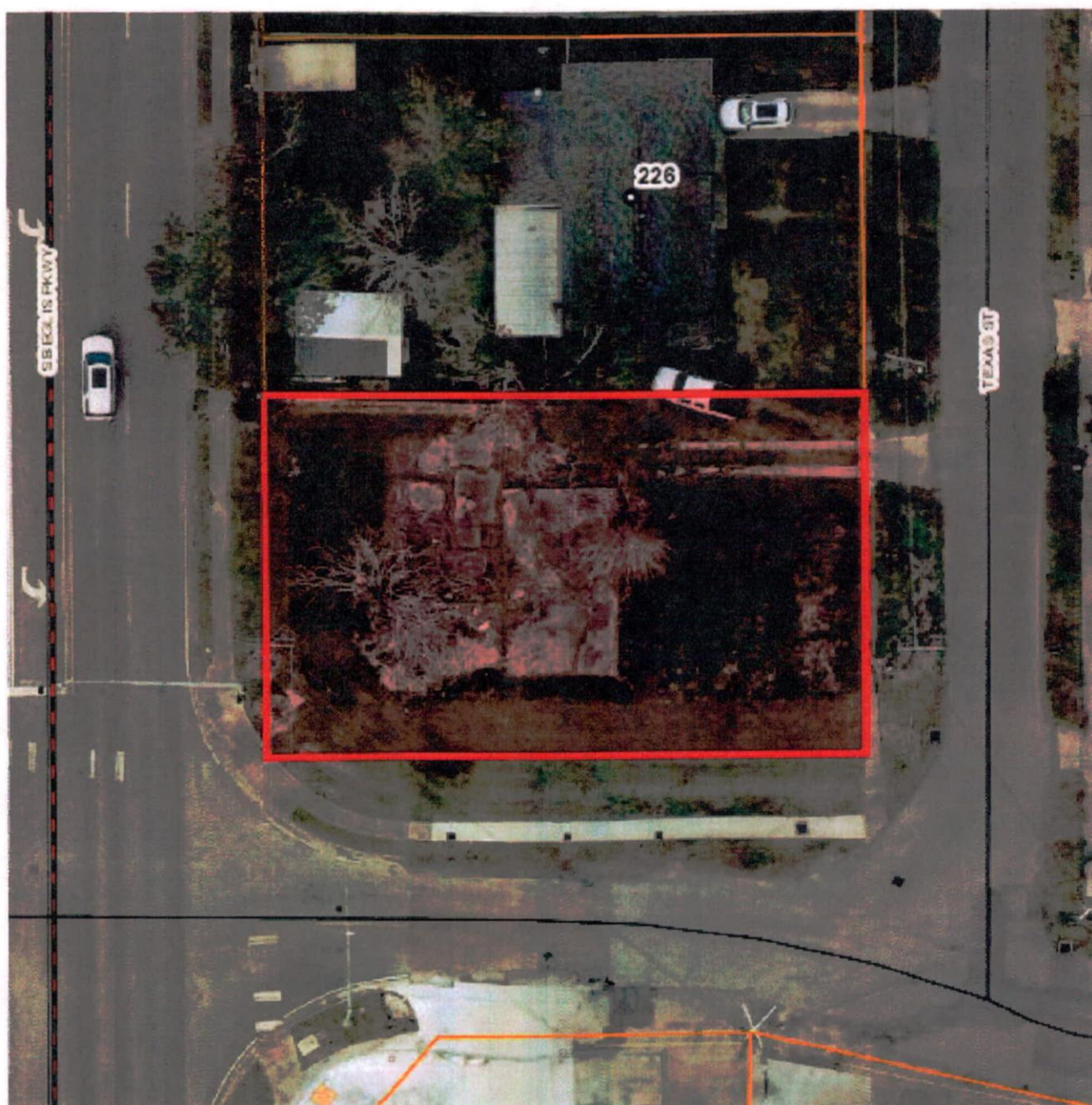
**Recommendations:**

With the Master Plan encouraging a **Business** corridor in the vicinity, a recommendation for rezoning **can** be made.

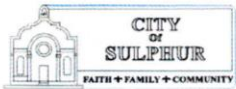
The following stipulations or restrictions are suggested:

- a. 6' privacy fence along north and east property lines
  - b. Maintain 6' wide buffer yard along north and east property lines
  - c. Develop a drainage plan and have it approved as part of the Permit process
  - d. Access limited to Beglis Parkway and Mississippi Street
-

Lot 169 of West Point Sub.







CITY OF SULPHUR  
APPLICATION FOR  
DEVELOPMENT APPROVAL

Date Received \_\_\_\_\_ \$50.00 Fee (Non-Refundable) pd  
(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME CARL HARDY DATE 2/27/24

PROPERTY OWNER INFORMATION

Name of Property Owner Carl Hardy  
(Owner must provide proof of ownership such as property tax record or recorded deed)  
Mailing Address: 3401 City: Sulphur State: Sa Email: carlhardy88@yahoo.com  
Physical Address: 3401 Maple Wood Dr. City: Sulphur State: Sa  
Phone Number (H) \_\_\_\_\_ (W) 337-485-4088 (C) \_\_\_\_\_

PROPERTY INFORMATION

Location Address: North east corner of Beglis and Mississippi  
Present Zoned Classification: Residential

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)

See attached

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES ☒ NO ☐  
YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING INITIAL C.H

REQUEST INFORMATION

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT  
☐ DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION \_\_\_\_\_

Zoning Change: From Residential To Business  
Purpose of Request: For future use as business

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: Carl Hardy Date: 2/22/24

	Yes	No	N/A
1. Is site located within the City Limits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the location be served by a fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood zone classification _____ bfe _____ ft.			



