

AGENDA  
**BOARD OF ZONING ADJUSTMENT**  
**REGULAR MEETING**  
**WEDNESDAY, FEBRUARY 17, 2021 AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT ON WEDNESDAY, FEBRUARY 17, 2021 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 500 NORTH HUNTINGTON, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE  
ROLL CALL  
APPROVAL OF MINUTES  
APPROVAL OF AGENDA

1. Resolution granting a variance to Gloria Morgan, 1402 LaFargue Street, to allow for a mobile home to be located 4.7 feet from the front property line rather than the required 13 feet (50% rule).
2. Resolution granting a variance to Darren Myers, 360 Leora Street, to allow for eave of carport/porch to be 4 feet from front property line rather than the required 30 feet.

ADJOURNMENT

**\*\*\*\*(Anyone addressing Council 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 Judicial Court.***

\*\*\*The next BZA meeting will be held on Monday, March 15, 2021 at 5:30 p.m.

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 Gloria Morgan, 1402 LaFargue Street, to allow for a mobile home to be located 4.7 feet from the front property line rather than the required 13 feet (50% rule).

WHEREAS, in accordance with Article IV, Part 2, Section 2 (5) (a) if 50% 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, applicant is requesting a variance to allow for a mobile home to be located 4.7 feet from the front property line rather than the required 13 feet for the following described property:

LOT 7 BLK 6 J T HENNING ADD

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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 RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Gloria Morgan, 1402 LaFargue Street, to allow for a mobile home to be located 8 feet from the front property line rather than the required 13 feet.

APPROVED AND ADOPTED by  
the Board of Zoning Adjustment of the  
City of Sulphur, Louisiana, on this  
\_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
ROBIN BAUDOIN, Chairman

ATTEST:

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



## CITY OF SULPHUR

### APPLICATION FOR

## DEVELOPMENT APPROVAL - VARIANCE

Date Received

1/29/21

\$50.00 Fee (Non-Refundable)

pd.

**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 BZA APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY**

Print Name Gloria Morgan

Date 1-28-2021

#### PROPERTY OWNER INFORMATION

Name of Property Owner Gloria Morgan

(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address: 1402 LaFargue ST.

Email: mauglow@yahoo.com

Phone Number (H) 337-528-3957 (W) \_\_\_\_\_ (C) 337-842-8643

#### PROPERTY INFORMATION

Location Address: 1402 LaFargue ST.

Present Zoned Classification: MR

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

See attached lot 7 BIK6 JT Henning Add.

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR

YES ☐ NO ☒

YOU, OR A REPRESENTATIVE, MUST ATTEND THE BOARD OF ZONING ADJUSTMENT MEETING

INITIAL D.M.

#### VARIANCE REQUEST INFORMATION

Purpose of Variance Request To allow front of mobile home (15' 1/2 x 56) to be located 4' 7" from front property line rather than required 13 feet.

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 Board of Zoning Adjustment sign(s) placed on my property after the hearing.

Applicant Signature Gloria Morgan Date 1-28-2021

1. Is site located within the City Limits?

Yes ☒

No ☐

N/A ☐

2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?

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3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?

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4. Will the location be served by a fire protection?

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5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?

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6. Is property within a designated flood hazard area?

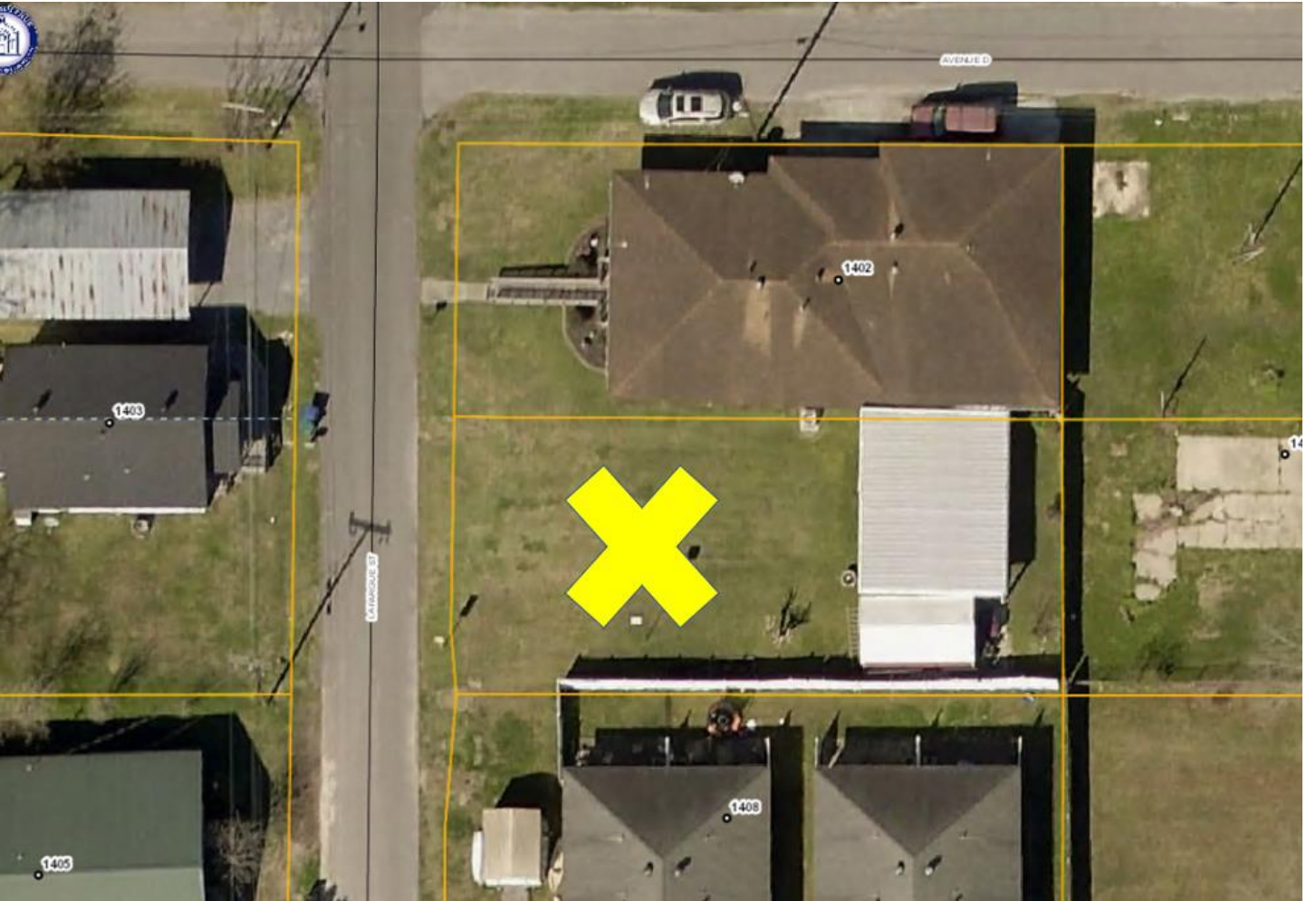
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Flood zone classification \_\_\_\_\_ bfe \_\_\_\_\_ ft.







1402 Lafargue St

## RESOLUTION

Resolution granting a variance to Darren Myers, 360 Leora Street, to allow for eave of carport/porch to be located 4 feet from the front property line rather than the required 30 feet.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (2) (c) the front setback shall be 30 feet, and

WHEREAS, applicant is requesting a variance to allow for the eave of the carport/porch to be located 4 feet from the front property line rather than the required 30 feet for the following described property:

### LOT 5 BLK 4 OAK GROVE ADDITION

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 RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Darren Myers, 360 Leora Street, to allow for eave of carport/porch to be located 4 feet from the front property line rather than the required 30 feet.

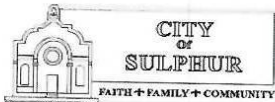
APPROVED AND ADOPTED by  
the Board of Zoning Adjustment of the  
City of Sulphur, Louisiana, on this  
\_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
ROBIN BAUDOIN, Chairman

ATTEST:

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





CITY OF SULPHUR  
APPLICATION FOR  
DEVELOPMENT APPROVAL - VARIANCE

Date Received

1-26-21

\$50.00 Fee (Non-Refundable)

pd. 1-26-21

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 BZA APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name Darren Myers

Date 1-26-21

PROPERTY OWNER INFORMATION

Name of Property Owner Darren L. Myers

(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address: 360 Leora St. Sulphur LA 70663 Email: \_\_\_\_\_

Phone Number (H) \_\_\_\_\_ (W) \_\_\_\_\_ (C) (337) 884-5025

PROPERTY INFORMATION

Location Address: 360 Leora St. Sulphur, LA 70663

Present Zoned Classification: \_\_\_\_\_

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

Lot 5 BIK Y OAK GROVE Addition

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR

YES ☐ NO ☒

YOU, OR A REPRESENTATIVE, MUST ATTEND THE BOARD OF ZONING ADJUSTMENT MEETING

INITIAL DLM

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: To allow eave of Carport/Porch to be 4' from prop. line rather than the required 30'.

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 Board of Zoning Adjustment sign(s) placed on my property after the hearing.

Applicant Signature: Darren L. Myers

Date: \_\_\_\_\_

1. Is site located within the City Limits?

Yes  
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No

N/A

2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?

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No  
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3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?

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4. Will the location be served by a fire protection?

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5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?

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6. Is property within a designated flood hazard area?

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Flood zone classification \_\_\_\_\_ bfe \_\_\_\_\_ ft.



