

AGENDA  
**BOARD OF ZONING ADJUSTMENT**  
**MONDAY, JULY 19, 2021, AT 5:30 P.M.**

THERE WILL BE A MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT ON MONDAY, JULY 19, 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 Jack Credeur, 2915 Mary Ann Street, to allow for an accessory building in front yard until December 1, 2021, due to hurricane.
2. Resolution granting a variance to Danny Lewing, 510 Truman Street, to allow for living in an RV for 6 months due to fire destroying his mobile home.

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, August 16, 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 JACK CREDEUR, 2915 MARY ANN STREET, TO ALLOW FOR AN ACCESSORY BUILDING IN THE FRONT YARD UNTIL DECEMBER 1, 2021, DUE TO HURRICANES.

WHEREAS, in accordance with Article IV, Part 2, Section 3 (2) (a) of the Land Use Ordinance of the City of Sulphur, Louisiana, all detached accessory structures and uses in any residential district, other than fences, shall be located in the rear or side yard of the residential unit.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Jack Credeur, 2915 Mary Ann Street, to allow for an accessory building in the front yard, rather than the side or rear yard, until December 1, 2021 due to the hurricanes for the following described property:

LOT 5 BLOCK 2 OF ROSE PARK SUBDIVISION #1

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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 Jack Credeur, 2915 Mary Ann Street, to allow for an accessory building in the front yard, rather than the side or rear yard, until December 1, 2021 due to the hurricanes.

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

\_\_\_\_\_  
JONATHAN BRAZZELL, Chairman

ATTEST:

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



CITY OF SULPHUR  
APPLICATION FOR  
DEVELOPMENT APPROVAL - VARIANCE

Date Received \_\_\_\_\_ \$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 BZA APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY  
Print Name Jack Credaur Date \_\_\_\_\_

PROPERTY OWNER INFORMATION  
Name of Property Owner Jack Credaur  
(Owner must provide proof of ownership such as property tax record or recorded deed)  
Mailing Address: 2915 Mary Ann Drive Sulphur, La 70663 Email: JackCredaur@gmail.com  
Phone Number (H) \_\_\_\_\_ (W) \_\_\_\_\_ (C) 337-304-7737

PROPERTY INFORMATION  
Location Address: 2915 Mary Ann Drive Sulphur, La 70663  
Present Zoned Classification: Rose Park I subdivision

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)  
Rose park subdivision #1 Lot 5 Block 2

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR  
YOU, OR A REPRESENTATIVE, MUST ATTEND THE BOARD OF ZONING ADJUSTMENT MEETING  

YES

NO

INITIAL JC

VARIANCE REQUEST INFORMATION  
Purpose of Variance Request: Due to 4 trees falling into back yard and delays with insurance. No restorations to yard or demo to damaged building has taken place yet. But home needed to be emptied of contents and a storage facility was needed. I placed

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 Jack Credaur Date \_\_\_\_\_


	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 possibly</u>	_____	_____
6. Is property within a designated flood hazard area?	_____	<u>X</u>	_____
Flood zone classification _____ bfe _____ ft.			

a 16x22 building in the front yard and metal manicle codes of Sulphur but had no knowledge of the Ordinance Restrictions. I'd like to request 5 months to complete home, then move Building to Back Yard by Dec. 1st 2021.



# Memo

**To:** Board of Zoning

**From:** Stacy Dowden  
Director of Public Works 

**cc:** Arlene Blanchard, Mayor Mike Danahay

**Date:** June 7, 2021

**Re:** 1. Resolution granting a variance to Jack Credeur, 2915 Mary Ann Street, to allow for an accessory building in front yard until December 21, 2021, due to hurricane.

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## Application:

The applicant is requesting an accessory building to be located in the front yard of 2915 Mary Ann Street.

The property is zoned residential.

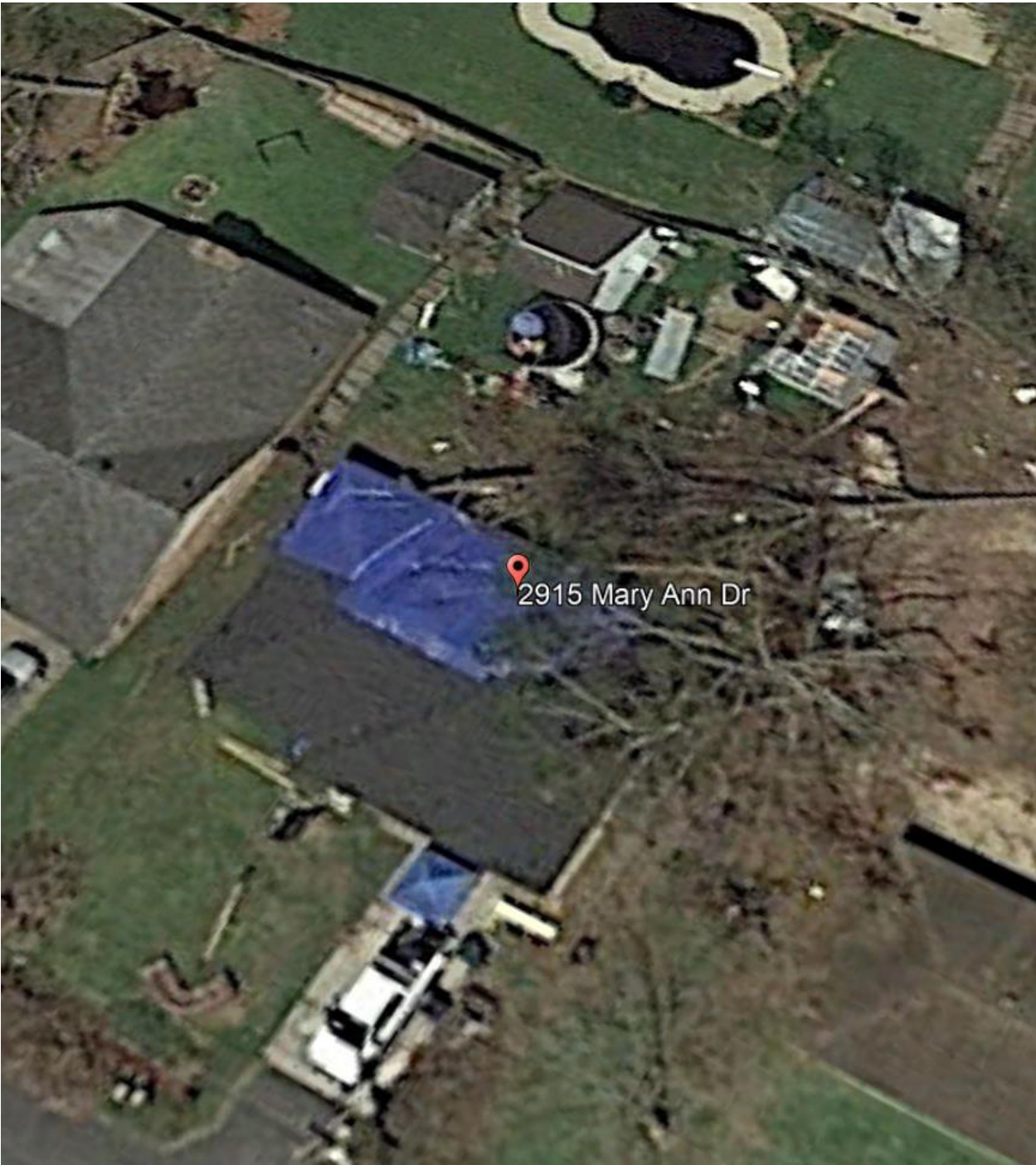
A stipulation should be added to be sure that the structure is removed within a specified timeframe. The accessory building is currently in the front yard and was built without permits.















## RESOLUTION

RESOLUTION GRANTING A VARIANCE TO DANNY LEWING, 510 TRUMAN STREET, TO ALLOW FOR LIVING IN AN RV FOR 6 MONTHS DUE TO A FIRE DESTROYING HIS MOBILE HOME.

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.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Danny Lewing, 510 Truman Street, to allow for living in an RV for 6 months due to a fire destroying his mobile home for the following described property:

### BLOCK V LOT 4 OF SULPHUR TOWNSITE

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 Danny Lewing, 510 Truman Street, to allow for living in an RV for 6 months due to a fire destroying his mobile home.

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

\_\_\_\_\_  
JONATHAN BRAZZELL, Chairman

ATTEST:


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





# Memo

**To:** Board of Zoning

**From:** Stacy Dowden  
Director of Public Works 

**cc:** Arlene Blanchard, Mayor Mike Danahay

**Date:** June 7, 2021

**Re:** 1. Resolution granting a variance to Danny Lewing, 510 Truman Street, to allow for living in an RV for 6 months due to fire destroying his mobile home.

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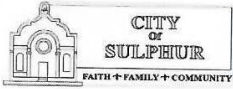
## Application:

The applicant is requesting to allow living in an RV on property.

The property is zoned residential.

Due to hardship of construction supplies affecting retailers and residents, it would be beneficial to increase the timeframe to one year to allow the property owner enough time to get repairs/replacement completed.





CITY OF SULPHUR  
APPLICATION FOR  
DEVELOPMENT APPROVAL - VARIANCE

Date Received 7/2/21 \$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 BZA APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY**

Print Name Danny Lewing Date July 2nd

PROPERTY OWNER INFORMATION

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

Mailing Address: 510 Truman Email: /

Phone Number (H) (515) 476-0375 (W) / (C) /

Location Address: Same

Present Zoned Classification: mixed residential

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

Sulphur Townsite Block V Lot 4

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 DLG

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: to allow to live in RV in 6 months due to total loss of house fire

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: Danny Lewing Date: July 2nd 2021

	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 type="checkbox"/>	<input type="checkbox"/>
Flood zone classification _____ bfe _____ ft.			









