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

#### **AGENDA**

# **BOARD OF ZONING ADJUSTMENT**MONDAY, APRIL 18, 2022, AT 5:30 P.M.

THERE WILL BE A MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT ON MONDAY, APRIL 18, 2022, 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
APPROVAL OF AGENDA

- 1. Resolution granting an extension to a 6-month variance to Mary Ledano and Eva Chiles, 323 Quelqueshue Street, to allow for temporary living in an RV while home is being repaired due to a fire.
- 2. Resolution granting a variance to Kenneth Smith, 1284 South Post Oak Road, to allow for living in an RV.
- 3. Resolution granting a variance to Eddie Conrad, 5020 Mandy Drive, to allow for an accessory structure without a principal structure.
- 4. Resolution granting a variance to James Gorsvlowsky, 1430 Guadalupe Street, to allow for living in an accessory structure while home is being built on the same property.

#### **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, May 16, 2022, 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.

#### SHE MAY NOT NEED THE EXTENSION. SHE SHOULD BE COMPLETE BY APRIL 18

#### **RESOLUTION**

RESOLUTION GRANTING AN EXTENSION TO A VARIANCE TO MARY LEDANO AND EVA CHILES, 323 QUELQUESHUE STREET, TO ALLOW FOR TEMPORARY LIVING IN AN RV WHILE HOME IS BEING REPAIRED DUE TO A FIRE.

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 not exceed 60 days from date of adoption or until a Certificate of Occupancy is issued.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Mary Ledano and Eva Chiles, 323 Quelqueshue Street, to allow for temporary living in an RV while home is being repaired due to a fire for the following described property:

#### LOT 14 BLOCK 2 INDIAN HILLS #4

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 Mary Ledano and Eva Chiles, 323 Quelqueshue Street, to allow for temporary living in an RV while home is being repaired due to a fire.

	the Board o	D AND ADOPTED by of Zoning Adjustment of Sulphur, Louisiana, day of	_, 2022.
ATTEST:	JONATHA	N BRAZZELL, Chairman	
ATTEST:			
ARLENE BLANCHARD, Secretary			



### DEVELOPMENT APPROVAL - VARIANCE

Date Received

0	1	10
O	118	3/11
		1

\_\$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 Many Ledano EVA Ch. les Date 8/17/2021

PROPERTY OWNER INFORMATION			
PROPERTY OWNER INFORMATION			
Name of Property Owner Mary Ledano Eva Chil	65		
(Owner must provide proof of ownership such as property tax record or recorded de	red)		
Mailing Address: 323 Quel Queshue St	Email:		
Phone Number (H) (337) 990 -2974 (W) (337) 395		0 (337) 912-2	2//2/
PROPERTY INFORM	ATION	C) (3) 116-6	.9//
Location Address: 323 QuelQueshue St Sulphu	a /4 7a//3		
Present Zoned Classification: Residential	U 47 10663		
, 200, 000			
LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATL)  LOT 14 Block 2 Tadion hills #4	Y OR TYPE)		
DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORI YOU, OR A REPRESENTATIVE, MUST ATTEND THE BOARD OF ZONING			YES NO
		G INTI	IAL TOU
VARIANCE REQUEST INFO	ORMATION		
Purpose of Variance Request: To Live in R/V in fronty. repaired/Rebuild due to fire on July 2	ard while hor	ne is becho	
repaired Rebuild due to five on July 2	0 2021	,	
I do hereby understand that no petition for a change in the classification of property shall be owners of authorized agents of not less than fifty (50) percent of the area of land for which a any lot located in the aforesaid area is owned in division, all co-owners must sign the petitio stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.	n change of classification is requi n for that lot to be included in the	ested; provided however, the fifty (50) percent area pro	at where vision, as
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#### **RESOLUTION**

RESOLUTION GRANTING A VARIANCE TO KENNETH SMITH, 1284 SOUTH POST OAK ROAD, TO ALLOW FOR LIVING IN AN 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, variance shall expire in 1 year (i.e. April 18, 2023).

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Kenneth Smith, 1284 South Post Oak Road for the following described property:

#### LOT 18 BLK 1 CEDAR 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.

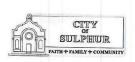
Upon approval of this variance the owner of this variance shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this variance.

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 Kenneth Smith, 1284 South Post Oak Road, to allow for living in an RV.

APPROVED AND ADOPTED by

	the Board of Zoning Adjustment of the City of Sulphur, Louisiana, on this day of, 202	2.
	JONATHAN BRAZZELL, Chairman	
ATTEST:		
ARLENE BLANCHARD, Secretary		



### **DEVELOPMENT APPROVAL - VARIANCE**

1 1		
Date Received 3/25/23	\$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 Kenneth WSmith Date 3-25-23

PROPERTY OWNER INFORMATION			
Name of Property Owner Kenneth WSmith			
(Owner must provide proof of ownership such as property tax record or recorded of	leed)		
Mailing Address: 1294 5 - Postor City SulPhur State:	LA Email:		
Physical Address: 1254-5- Post Oak Rd	city Sal Phar	- Stat	e LA
Phone Number (H) NONE (W) Dis Al	3/6	(c) 337-	419-945
PROPERTY INFORM			
10 / 0	· I Phur L	A	
Present Zoned Classification: Mixed Residential			
LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEAT)	LY OR TYPE)		
_ Lot 18 BIK 1 Cedar Sup.	0 F 1 10	. (1)	
	0.1		
DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY OF	RDINANCE OF THE	CITY OF SULPHUE	VES (NO
YOU, OR A REPRESENTATIVE, MUST ATTEND THE BOARD OF ZONING			
		EETING	INITIALKW
VARIANCE REQUEST INI			
Purpose of Variance Request: 10 INE IN COM.	Per ON	my Ow.	N
Property That I HAVE OWN		Vears No	7 (1) 41 9
FISC to live "No FAMILY AT A	11 +0 hal	P m.o.	
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### Memo

To:

Board of Zoning

From:

Austin Abrahams

Director of Public Works

cc:

Arlene Blanchard, Mayor Mike Danahay

Date:

April 11, 2022

Re:

2. Resolution granting a variance to Kenneth Smith, 1284 South Post Oak

Road, to allow for living in an RV.

#### Application:

The applicant is requesting a variance to allow for living in an RV.

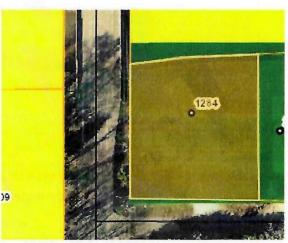
Property is zoned Mixed Residential.

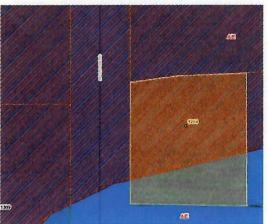
Property is located in Flood Way and AE flood zone.

Determine if property owner qualifies for hardship to allow for living in RV with the stipulation, if current property owner is no longer residing on property the variance that would be granted would no longer apply.

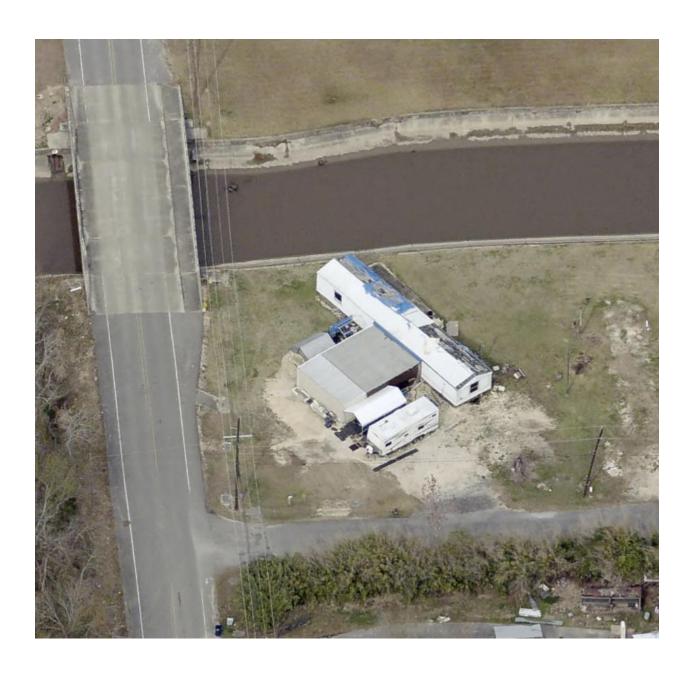
Property owner did apply for Private Property Debris Removal Program through the City of Sulphur. FEMA has not determined if approved or denied for demo.













#### **RESOLUTION**

RESOLUTION GRANTING A TEMPOARY VARIANCE TO EDDIE CONRAD, 5020 MANDY DRIVE, TO ALLOW FOR AN ACCESSORY STRUCTURE WITHOUT A PRIMARY STRUCTURE UNTIL HOME IS BUILT.

WHEREAS, in accordance with Article IV, Part 2, Section 3 (1) of the Land Use Ordinance of the City of Sulphur, Louisiana, accessory uses are permitted in any land use district in connection with any principal use lawfully existing within such district provided that all development regulations are met; and

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Eddie Conrad, 5020 Mandy Drive, for the following described property:

#### BLK 3 LOT 6 MAPLEWOOD ESTATE

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 temporary variance to Eddie Conrad, 5020 Mandy Drive, to allow for an accessory structure without a primary structure until home is built.

APPROVED AND ADOPTED by

	the Board of Zoning Adjustment of the City of Sulphur, Louisiana, on this day of, 2022.
	JONATHAN BRAZZELL, Chairman
ATTEST:	
ARLENE BLANCHARD, Secretary	_



#### **DEVELOPMENT APPROVAL - VARIANCE**

Date Received 3/2/22

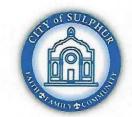
\$50.00 Fee (Non-Refundable)

5000 (check

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 Vanesa Convad Date 3 21 22

PROPERTY OWNER INFORMATION			
Name of Property Owner Eddie J. (SNRAD			
Owner must provide proof of ownership such as property tax record or recorded de	ed)		
Mailing Address: 5036 Shannon Petry: Sulphur State:	Email:		
hysical Address: 5020 Mandy DR Ci	y Sulpher	State	LA
hone Number (H) 337 - 476 -9496 (W)		(C)	
PROPERTY INFORM	ATION	(0)	
ocation Address: 5020 Mandy DR			
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EGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATL	Y OR TYPE)	,	
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### Memo

To:

Board of Zoning

From:

Austin Abrahams

Director of Public Works

cc:

Arlene Blanchard, Mayor Mike Danahay

Date:

April 11, 2022

Re:

3. Resolution grating a variance to Eddie Conrad. 5020 Mandy Drive, to allow

for an accessory structure without a principal structure.

#### Application:

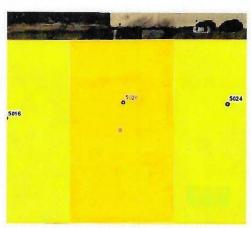
The applicant is requesting an accessory structure on property without a principal structure.

Property is zoned Residential.

Property is located in Flood Zone X.

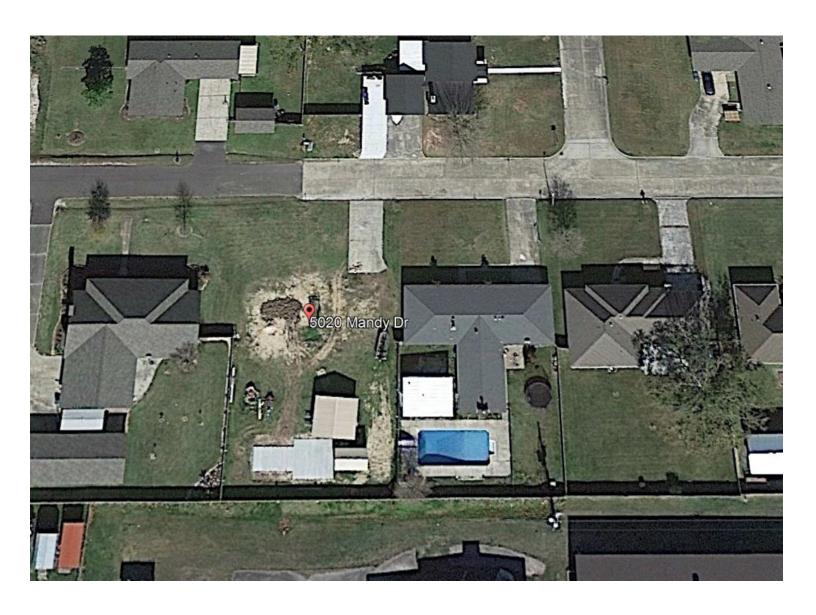
Accessory structure if approved would only be used for storage of items. No living would be allowed in the accessory structure.

Suggested the accessory structure is placed on the backside of property for when the principal structure will be built.









#### **RESOLUTION**

RESOLUTION GRANTING A TEMPORARY VARIANCE TO JAMES GORSVLOWSKY, 1430 GUADALUPE STREET, TO ALLOW FOR LIVING IN AN ACCESSORY STRUCTURE WHILE HOME IS BEING BUILT ON THE SAME PROPERTY.

WHEREAS, in accordance with Article IV, Part 2, Section 3 (1) of the Land Use Ordinance of the City of Sulphur, Louisiana, accessory uses are permitted in any land use district in connection with any principal use lawfully existing within such district provided that all development regulations are met; and

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Eddie Conrad, 5020 Mandy Drive, for the following described property:

#### LOT 9 BLK L, EAST 20 FT LOT 10 BLK L VILLA MARIA 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 temporary variance to James Gorsvlowsky, 1430 Guadalupe Street, to allow for living in an accessory structure while home is being built on the same property.

	APPROVED AND ADOPTED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, on this day of, 2022.
	JONATHAN BRAZZELL, Chairman
ATTEST:	
ARLENE BLANCHARD, Secretary	



#### **DEVELOPMENT APPROVAL - VARIANCE**

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 Date 4-1-22

ROPERTY OWNER INFORMATION				
ame of Property Owner TAMES P. GORSILO				-
Owner must provide proof of ownership such as property tax record or recorded de lailing Address: 1311 LCU 2055 City: SU LPHU Rue:	LA Brown KP	FORWAC	L. con	
hysical Address: 1311 Lauro E. S. Cit	WSULPHUR	State		
	19.545-1100	(0)337	N3-242	ict
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### Memo

To:

Board of Zoning

From:

Austin Abrahams

Director of Public Works

cc:

Arlene Blanchard, Mayor Mike Danahay

Date:

April 11, 2022

Re:

4. Resolution grating a variance to James Gorsvlowsky, 1430 Guadalupe Street, to allow for living in an accessory structure while home is being built on the same property.

#### Application:

The applicant is requesting to live in an accessory structure while home is being built on property.

Property is zoned Residential.

Property is located in Flood Zone X.

Accessory structure if approved for living would have to meet all codes required for living in a structure.

Documentation needs to be shown that a home is being planned to be built on the property.





