

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.

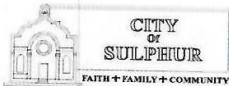
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Mary Ledano and Eva Chiles, 323 Quelqueshue Street, to allow for temporary living in an RV while home is being repaired due to a fire.

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



CITY OF SULPHUR

APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received

8/18/21

\$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 Mary Ledano EVA Chiles

Date 8/17/2021

PROPERTY OWNER INFORMATION

Name of Property Owner Mary Ledano Eva Chiles

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

Mailing Address: 323 Quelqueshue St

Email:

Phone Number (H) (337) 990-2974 (W) (337) 395-7692 (C) (337) 912-2471

PROPERTY INFORMATION

Location Address: 323 Quelqueshue St Sulphur LA 70663

Present Zoned Classification: Residential

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

Lot 14 Block 2 Indian Hills #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 MC

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: To Live in R/V in front yard while home is being repaired/Rebuild due to fire on July 20 2021

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: Mary Ledano Eva Chiles Date: 8/17/2021

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?

☐

☒

☐

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

☒

☐

☐

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

☒

☐

☐

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

☐

☒

☐

6. Is property within a designated flood hazard area?

☐

☐

☐

Flood zone classification _____ bfe _____ ft.





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.

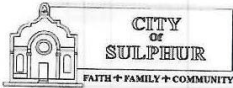
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Kenneth Smith, 1284 South Post Oak Road, to allow for living in an RV.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2022.

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received 3/25/22 \$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 W Smith Date 3-25-22

PROPERTY OWNER INFORMATION

Name of Property Owner Kenneth W Smith
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 1284 S. Post Oak Rd City: Sulphur State: LA Email: _____
Physical Address: 1284 S. Post Oak Rd City: Sulphur State: LA
Phone Number (H) None (W) Dis Able (C) 337-419-9452

PROPERTY INFORMATION

Location Address: 1284 S. Post Oak Rd Sulphur LA
Present Zoned Classification: Mixed Residential

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

Lot 18 Bk 1 Cedar Sub. of 1.10.10

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 KWS

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: To live in camper on my own property that I have own for 25 years NO WAIVE ELSE TO LIVE - NO FAMILY AT ALL TO HELP ME

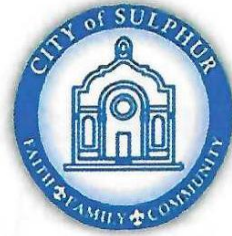
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided 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: Kenneth W Smith Date: 3-25-22

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



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:

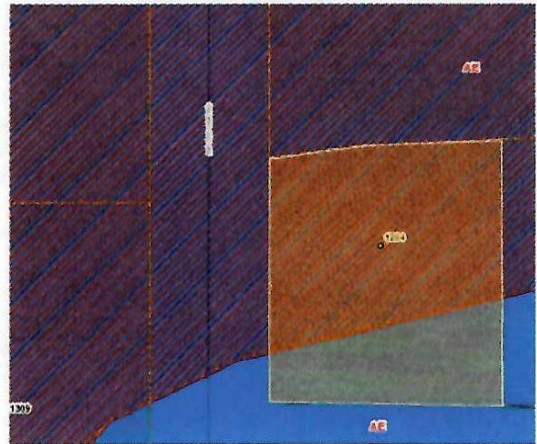
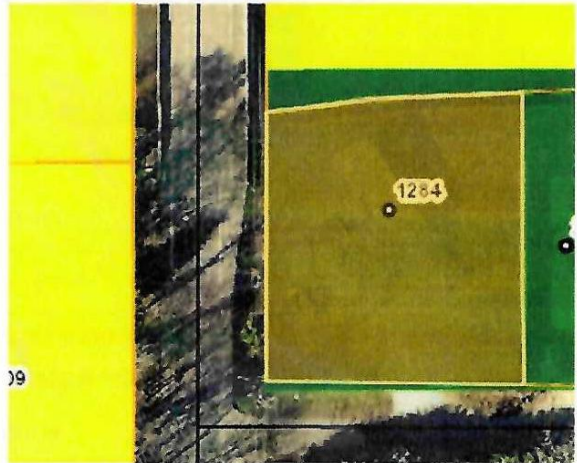
The applicant is requesting a variance to allow for living in an RV.

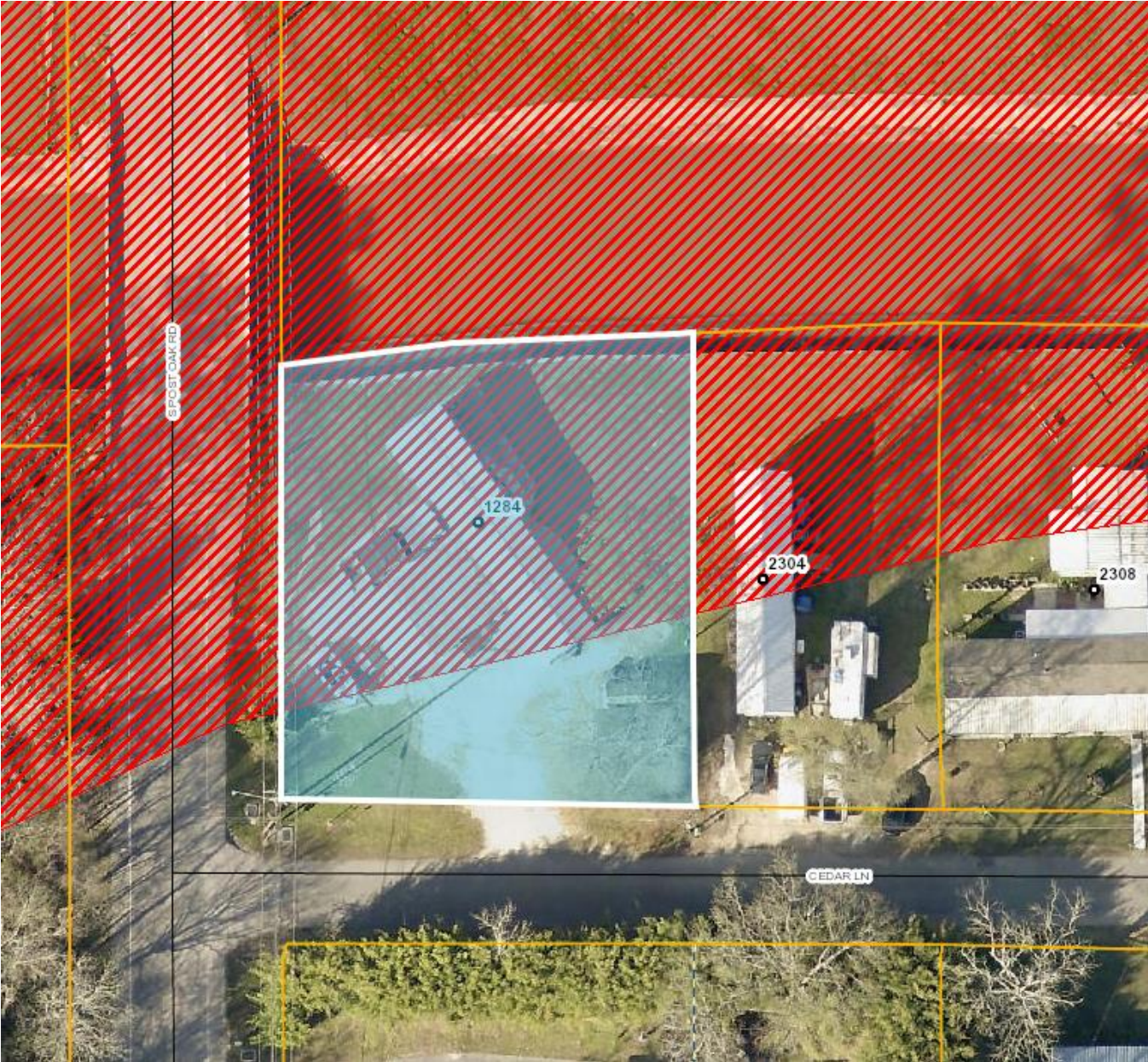
Property is zoned Mixed Residential.

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.

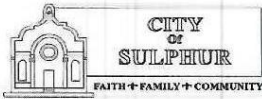
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a temporary variance to Eddie Conrad, 5020 Mandy Drive, to allow for an accessory structure without a primary structure until home is built.

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



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received

3/21/22

\$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 Vanessa Conrad

Date 3-21-22

PROPERTY OWNER INFORMATION

Name of Property Owner Eddie J. Conrad

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

Mailing Address: 5036 Shannon Pl City: Sulphur State: LA Email:

Physical Address: 5020 Mandy Dr City: Sulphur State: LA

Phone Number (H) 337-476-9496 (W) (C)

PROPERTY INFORMATION

Location Address: 5020 Mandy Dr

Present Zoned Classification:

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

Blk 3 Lot 6 Maplewood Estate

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 EJC

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: To have building for storage at property while working on getting house rebuilt to store newly bought appliance + ect. NO electricity

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: Eddie J. Conrad Date: 3-18-22

	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.			



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 granting a variance to Eddie Conrad. 5020 Mandy Drive, to allow for an accessory structure without a principal structure.

Application:

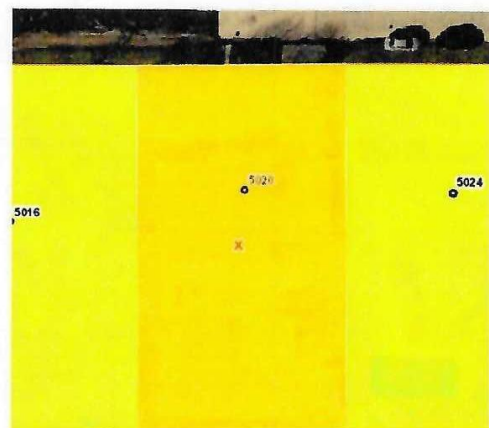
The applicant is requesting an accessory structure on property without a principal structure.

Property is zoned Residential.

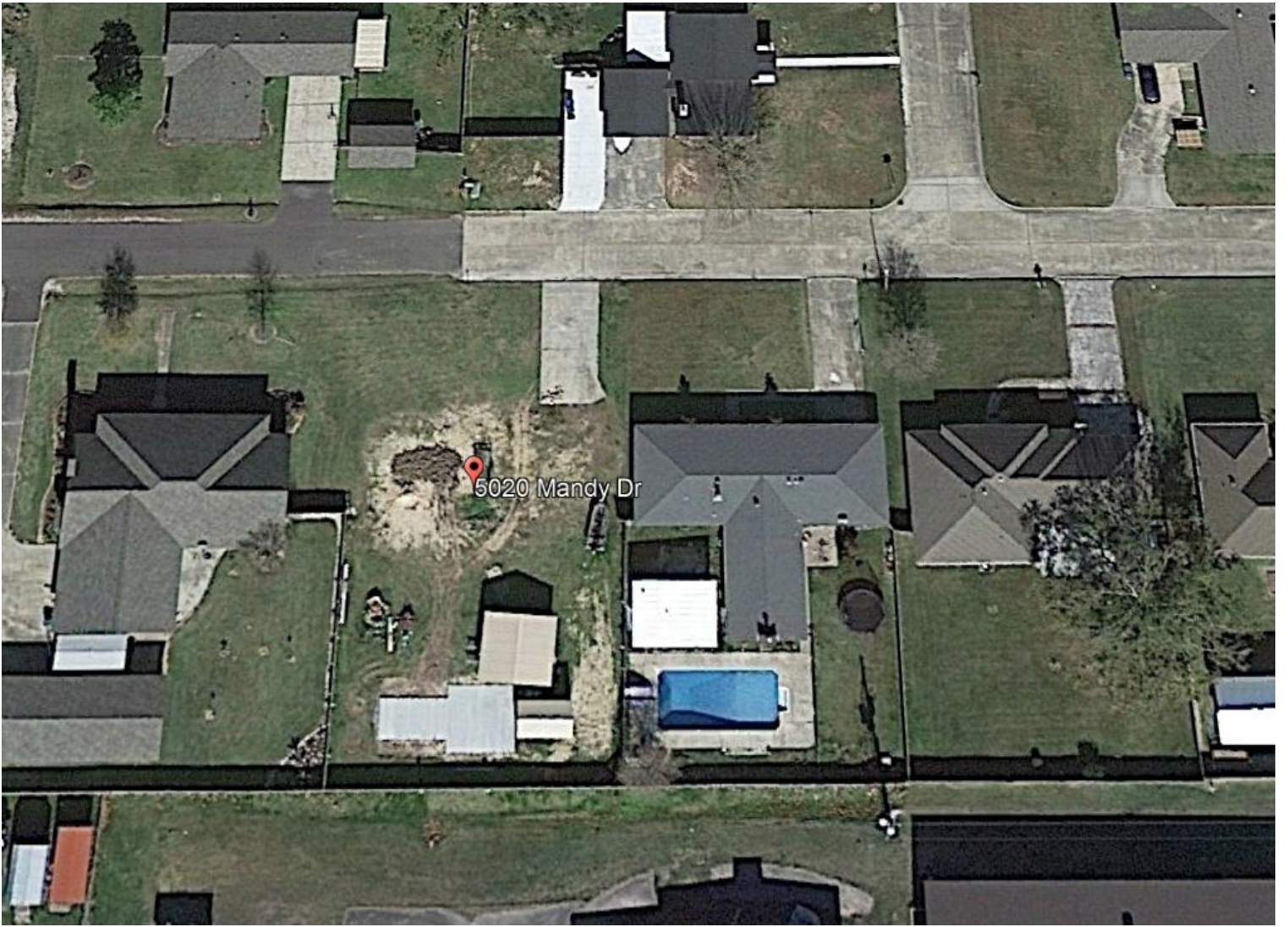
Property is located in Flood Zone X.

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 Gorsvlowksy, 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



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL - VARIANCE

Date Received

4-4-22

\$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 JAMES P. GORSULOWSKI Date 4-1-22

PROPERTY OWNER INFORMATION

Name of Property Owner JAMES P. GORSULOWSKI

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

Mailing Address: 1311 LOURDES City: SULPHUR State: LA Email: KPGOR@ACL.COM

Physical Address: 1311 LOURDES DR. City: SULPHUR State: LA

Phone Number (H) _____ (W) _____ (C) 337-540-0465

PROPERTY INFORMATION

Location Address: 1430 GUADALUPE ST.

Present Zoned Classification: ZONE X

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

SEE ATTACHMENT

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 _____

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: I WOULD LIKE TO BUILD A HOME IN THE SHOP. I WILL BUILD ON THE PROPERTY, WHILE I HAVE A 1600 SQ FT HOME BUILT. THE HOME WAS DESTROYED IN THE STORM.

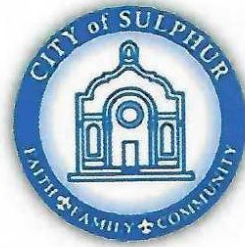
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided 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 [Signature] Date 4-1-22

	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>X</u> bfe _____ ft.			



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.

