

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

AGENDA  
**BOARD OF ZONING ADJUSTMENT  
MONDAY, JUNE 20, 2022, AT 5:30 P.M.**

THERE WILL BE A MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT ON MONDAY, JUNE 13, 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 a variance to First Baptist Church of Maplewood, 4501 Maplewood Drive, to allow for expansion to be located 46 feet from the front property line rather than the required 50 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, July 18, 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.

## RESOLUTION

Resolution granting a variance to First Baptist Church of Maplewood, 4501 Maplewood Drive, to allow for expansion to be located 46 feet from the front property line rather than the required 50 feet.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (2) (d) of the Land Use Ordinance of the City of Sulphur, Louisiana, front setback for a Church shall be 50' from 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 First Baptist Church of Maplewood, 4501 Maplewood Drive, to allow for expansion to be located 46 feet from the front property line rather than the required 50 feet, for the following described property:

COM SE COR PARISH ROAD AND BEAUREGARD AVENUE, TH S AND SELY ALONG E LINE BEAUREGARD AVE TO INTERSECTION OF HIBISCUS ROAD, TH NELY AND ELY ALONG HIBISCUS RD TO SE COR LOT 16 BLK 6 MAPLEWOOD SUB, TH N ALONG E LINE LOT 16 TO NE COR SAID LOT, TH NLY THROUGH A LOT MARKED RESERVED TO SE COR LOT F MAPLEWOOD SUB, TH N ALONG E LINE LOT F 110 FT TO S LINE PARISH RD, W APPROX 489 FT TO PT OF COM SAID PROPERTY INCLUDES LOT 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 AND 27, OF BLK 6, AND AREA MARKED STREET LYING BETWEEN LOTS 24 AND 25 OF BLK 6 AND A AREA MARKED FOR SEWER AND DRAINAGE EASEMENT LYING BETWEEN LOT 17 AND 18 OF BLK 6 OF MAPLEWOOD SUB LOTS A, B, C, D, E, F AND AREA MARKED SERVICE ROAD AND TURNING AREA AND THAT PART OF LOT MARKED RESERVED AND LOT H BLK 6 LYING W OF STAIGHT LINE NLY FROM NE COR LOT 16 TO THE ABOVE INDICATED SE COR OF LOT F OF MAPLEWOOD SUB LOT 16 THRU 27

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 First Baptist Church of Maplewood, 4501 Maplewood Drive, to allow for expansion to be located 46 feet from the front property line rather than the required 50 feet.

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

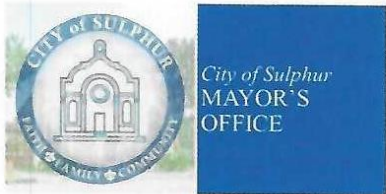
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VERONICA ALLISON, Chairman

ATTEST:

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ARLENE BLANCHARD, Secretary



Mike Danahay, Mayor

City of Sulphur  
Mayor's Office  
P.O. Box 1309  
Sulphur, LA 70664-1309  
Phone: 337-527-4500  
Fax: 337-527-4529  
mayorsoffice@sulphur.org  
www.sulphur.org



Mike Danahay, Mayor

June 10, 2022

First Baptist Church of Maplewood,

In accordance with Article III, Part 2, Section 4 (8) of the Land Use Ordinance, I am hereby required to send you a copy of the Land Use Administrator's recommendation (findings) (see attached) for your requested variance. You, or a representative, **will still need to attend** the following meeting:

Board of Zoning Adjustment – Monday, June 20, 2022  
at 5:30 p.m.

The meeting will be held in the temporary City Council Chambers modular building located at 1551 East Napoleon Street, Sulphur, (the OLD Kroger building parking lot on the southwest corner of Beglis Parkway and East Napoleon).

If you have any questions concerning this matter, please do not hesitate to contact me at the above number.

Thank you,


Arlene Blanchard  
Council Clerk

FAITH ✦ FAMILY ✦ COMMUNITY



# Memo

**To:** Board of Zoning

**From:** Austin Abrahams   
Director of Public Works

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

**Date:** June 9, 2022

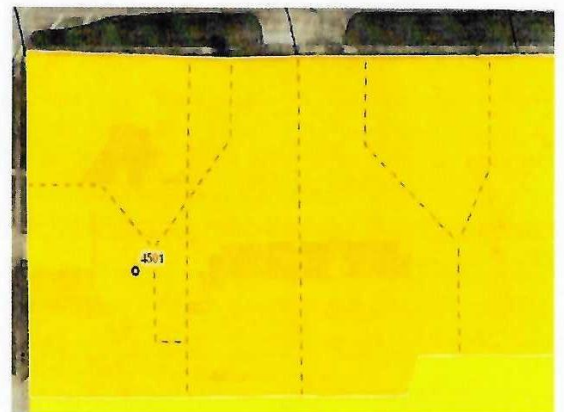
**Re:** 1. Resolution granting a variance to First Baptist Church of Maplewood, 4501 Maplewood Drive, to allow for expansion to be located 46 feet from the front property line rather than the required 50 feet.

## Application:

Applicant has requested a variance relative to the front yard setback requirements. Residential District requires a church to have 50' front setback. The application requests a setback of 46' be allowed for expansion of the sanctuary.

The Sulphur Building Inspection Division have reviewed the proposed site plans. The site plan proposes an additional parking.

Section 25-2 of the City's Drainage Ordinance defines Large Commercial Developments as any new or expanded commercial that results in more than forty thousand (40,000) square feet of total impervious surface area.



## Recommendations:

No objection is taken to the requested variance. The following stipulation is recommended:

- a) Drainage plans as described in the City's Drainage Ordinance for "Large Developments" shall be approved prior to the issuance of permits.





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 Richard W. Casiday

Date 6/6/2022

PROPERTY OWNER INFORMATION

Name of Property Owner FRIST BAPTIST CHURCH OF MAPLEWOOD

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

Mailing Address: 4501 MAPLEWOOD DR City: SULPHUR State: LA Email: dpaine583@aol.com

Physical Address: 4501 MAPLEWOOD DR City: SULPHUR State: LA

Phone Number (H) \_\_\_\_\_ (W) \_\_\_\_\_ (C) 337-625-5899

PROPERTY INFORMATION

Location Address: 4501 MAPLEWOOD DR, SULPHUR, LA 70663

Present Zoned Classification: R - RESIDENTIAL

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

SEE ATTACHED PARCEL LISTING

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 CHP

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: ALLOW THE PROPOSED EXPANSION TO ENCROACH APPROXIMATELY 5' BUT NO LESS  
10' INTO THE REQUIRED SETBACK OF 50' FOR RELIGIOUS STRUCTURES

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.

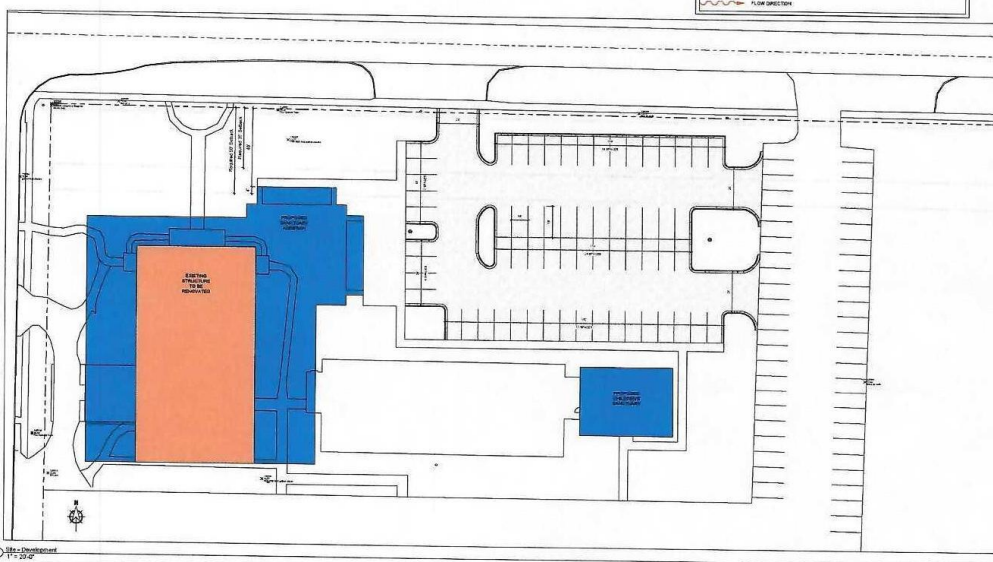
Furthermore, I, the applicant agree to dispose of the Board of Zoning Adjustment sign(s) placed on my property after the hearing.

Applicant Signature Richard W. Casiday Date 6/6/2022

- |   | 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 _____ bfe _____ ft.   |          |          |       |

### **SITE LEGEND**

	CATCH BASIN		ELECTRIC LINE
	PODE FILL		DIAMETER DIMENSION LINE
	TOLERANCE FOOTING		WATER LINE
	WATER METER		GAS LINE
	WATER VALVE		FENCE
	GAS METER/TEST VALVE		RAILROAD
	GAS METER		EXISTING CONCRETE PAVEMENT
	SEWER MANHOLE		EXISTING ASPHALT PAVEMENT
	SURFPIPE		EXISTING PAVED DRIVE
	ELECTRIC BOX		IMPROVED STONE/GRASS
	EXISTING TREE		PROPOSED GRASS
	TRIMMED TREE		PROPOSED GRASS WITH PLANTING
	EXISTING DIRECTION		PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED DIRECTION		PROPOSED DRIVEWAY
	PROPOSED DIRECTION		PROPOSED CURB/STREET



**MERANTO**  
**PARKS** Design Build

PO BOX 81  
CROWVILLE, LA 71230  
(318) 535-8110  
chad.parks@des-plus.com

THIS DOCUMENT IS NOT TO BE USED  
FOR CONSTRUCTION, BIDDING,  
RECORDATION, OR ON THE BASIS OF  
ISSUANCE  
OF A PERMIT.

PREPARED BY: Chad H. Parks, PE &  
CCHP

THESE DRAWINGS, SPECIFICATIONS, AND OTHER DOCUMENTS PREPARED BY DESIGN PLUS CONSULTING ENGINEERS ARE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, THE ENGINEER SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RESERVE ALL RIGHTS, INCLUDING REPRODUCING COPIES OF THE ENGINEERS' DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS. THE ENGINEERS' DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS SHALL NOT BE USED BY THE OWNER, OR BY OTHERS, ON OTHER PROJECTS, EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION.

[illegible]

BEFORE ANY WORK BEGINS, THE CONTRACTOR SHALL EXAMINE THE DRAINAGE MAPS AND EXISTING SITE TO DETERMINE THE EXACT LOCATION OF UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION AND SIZE OF SHOWING UTILITIES. THE CONTRACTOR SHALL CONTACT LUXEMANIA ONE CALL PRIOR TO ANY CONSTRUCTION ACTIVITIES. • 811

Maplewood FBC  
Children's Sanctuary

Site Development

Project number	21116
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Final Issue Date	06.03.22
Designed by	Chen
Drawn by	(JH)

C-2	Pg. 3
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Scale *As indicated*







