

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

**AGENDA**

**BOARD OF ZONING ADJUSTMENT AND LAND USE REGULAR MEETING  
MONDAY, OCTOBER 17, 2022, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT AND LAND USE COMMISSION, **MONDAY, OCTOBER 17, 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 OF PREVIOUS MEETING (S)

APPROVAL OF AGENDA

**BZA**

1. Resolution granting a variance extension to Danny Lewing, 510 Truman Street, to continue to live in RV temporarily due to a fire destroying his mobile home.
2. Resolution granting a variance to Gary Viator, 2003 Augusta Street, to allow for his son and daughter in law to temporarily live in an RV due to a hardship.
3. Resolution granting a variance to Sticker Stop, Inc., 688 South Post Oak Road, to remove the required 20-foot buffer on north side of property.
4. Resolution granting a variance to Gregory Lambert, 2605 Maplewood Drive, to allow for living in an RV due to medical hardship.
5. Resolution granting a variance to David Grubb, 501 North Lebanon Street, to allow for accessory structure to be 18 inches taller than primary structure.
6. Resolution granting a variance to Immaculate Conception Catholic Church, 2700 Maplewood Drive, to allow for an accessory structure to be located on a different lot than the primary structure.

## **LAND USE**

1. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:

### **(Living in RV after 1 ½ years)**

- a. To extend temporary housing in a recreational vehicle located at 306 Doiron Street, in accordance with Ordinance No. 1693, M-C Series. (NO PERMITS HAVE BEEN ISSUED)
- b. To extend temporary housing in a recreational vehicle located at 945 Beulah Street, in accordance with Ordinance No. 1693, M-C Series. (PERMIT ISSUED OCTOBER 20, 2020)
- c. To extend temporary housing in a recreational vehicle located at 9 Poinsetta Road, in accordance with Ordinance No. 1693, M-C Series. (PERMIT ISSUED APRIL 7, 2022)
- d. To extend temporary housing in a recreational vehicle located at 906 Taylor Street, in accordance with Ordinance No. 1693, M-C Series. (PERMIT ISSUED JUNE 4, 2021)

### **(Living in RV after 2 years)**

- e. To extend temporary housing in a recreational vehicle located at 411 Bowie Street, in accordance with Ordinance No. 1693, M-C Series. (PERMIT ISSUED AUGUST 18, 2022)
- f. To extend temporary housing in a recreational vehicle located at 1316 East Burton Street, in accordance with Ordinance No. 1693, M-C Series. (NO PERMITS HAVE BEEN ISSUED)
- g. To extend temporary housing in a recreational vehicle located at 851 McArthur Street, in accordance with Ordinance No. 1693, M-C Series. (NO PERMITS HAVE BEEN ISSUED)

## **ADJOURNMENT**

\*\*\*\*(Anyone addressing Council will be limited to speak for 3 minutes only)

***If you are not satisfied with the outcome of the Land Use Commissions decision, the City Council will meet on all these issues at their next City Council meeting. If you are still not satisfied with their decision you can appeal it.***

\*\*\*The next regular Board of Zoning Adjustment and Land Use meeting will be held on Monday, November 21, 2022, at 5:30 p.m. in the Council Chambers located at 1551 East Napoleon Street, Sulphur, La.

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 FOURTH EXTENSION TO VARIANCE FOR  
DANNY LEWING, 510 TRUMAN STREET, TO ALLOW FOR LIVING IN AN  
RV 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.

WHEREAS, variance shall expire in \_\_\_\_\_ with the following stipulation:

1. \_\_\_\_\_

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a third extension to variance for Danny Lewing, 510 Truman Street, to allow for living in an RV 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 fourth extension to Danny Lewing for a variance, 510 Truman Street, 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.

\_\_\_\_\_  
VERONICA ALLISON, 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 VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY**

Print Name Danny Ray Lewing Date 8-28-2022

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 City: Sulphur State: LA Email: danny.lewing0(c)gmail.com  
Physical Address: 411 City: LA State: \_\_\_\_\_  
Phone Number (H) 337-476-8243 (W) \_\_\_\_\_ (C) \_\_\_\_\_

PROPERTY INFORMATION

Location Address: 510 Truman St  
Present Zoned Classification: \_\_\_\_\_

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

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES ☒ NO ☐  
YOU, OR A REPRESENTATIVE, MUST ATTEND THE SCHEDULED MEETING INITIAL \_\_\_\_\_

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: live in camper another 6 months

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 sign(s) placed on my property after the hearing.

Applicant Signature: Danny Lewing Date: 8-28-2022

1. Is site located within the City Limits?
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.

Yes	No	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Arlene Blanchard**

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**From:** SUMMER WEST <summerwst@yahoo.com>  
**Sent:** Friday, August 12, 2022 4:04 PM  
**To:** Arlene Blanchard  
**Subject:** RE: 510 Truman Street

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

7

Yes ma'am. He has done nothing on getting a permanent residence. There have not been any improvements.

He is still living in the RV that he bought in. He has junked up that lot. There is several violations on his lot.

It looks like a trash dump. He has put a makeshift fence up.

He has caused issues with every neighbor.

I work until 6pm Monday Night or I would be there. But I will let all the neighbors know.

Summer West  
337-888-6134  
summerwst@yahoo.com

6

On Fri, Aug 12, 2022 at 3:55 PM, Arlene Blanchard  
<ablanchard@sulphur.org> wrote:

He is our Monday Board of Zoning agenda for a vote. Is there a problem? Please let us know....thanks!!

Arlene

**From:** SUMMER WEST <summerwst@yahoo.com>  
**Sent:** Friday, August 12, 2022 12:03 PM  
**To:** Arlene Blanchard <ablanchard@sulphur.org>  
**Subject:** Re: 510 Truman Street

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

5

Good Afternoon,

2  
Sent: Wed, May 25, 2022 at 2:53 PM  
Subject: RE: 510 Truman Street  
Keith is no longer with the City.

510 Truman living in an RV has been granted an extension until August 22, 2022 by the Land Use Board. You can contact Arlene Blanchard the Land Use Secretary at 337-527-4571 with any questions.

Thank you,

<image001.jpg>  
**Beth Ziegler**  
**Administrative Assistant**  
**City of Sulphur**  
**Office (337)313-1159**  
**Permit (337)527-2050**  
**Fax (337)527-2053**

1  
From: SUMMER WEST <[summerwst@yahoo.com](mailto:summerwst@yahoo.com)>  
Sent: Wednesday, May 25, 2022 2:31 PM  
To: Keith Berry <[kberry@sulphur.org](mailto:kberry@sulphur.org)>  
Subject: 510 Truman Street

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Mr. Berry,

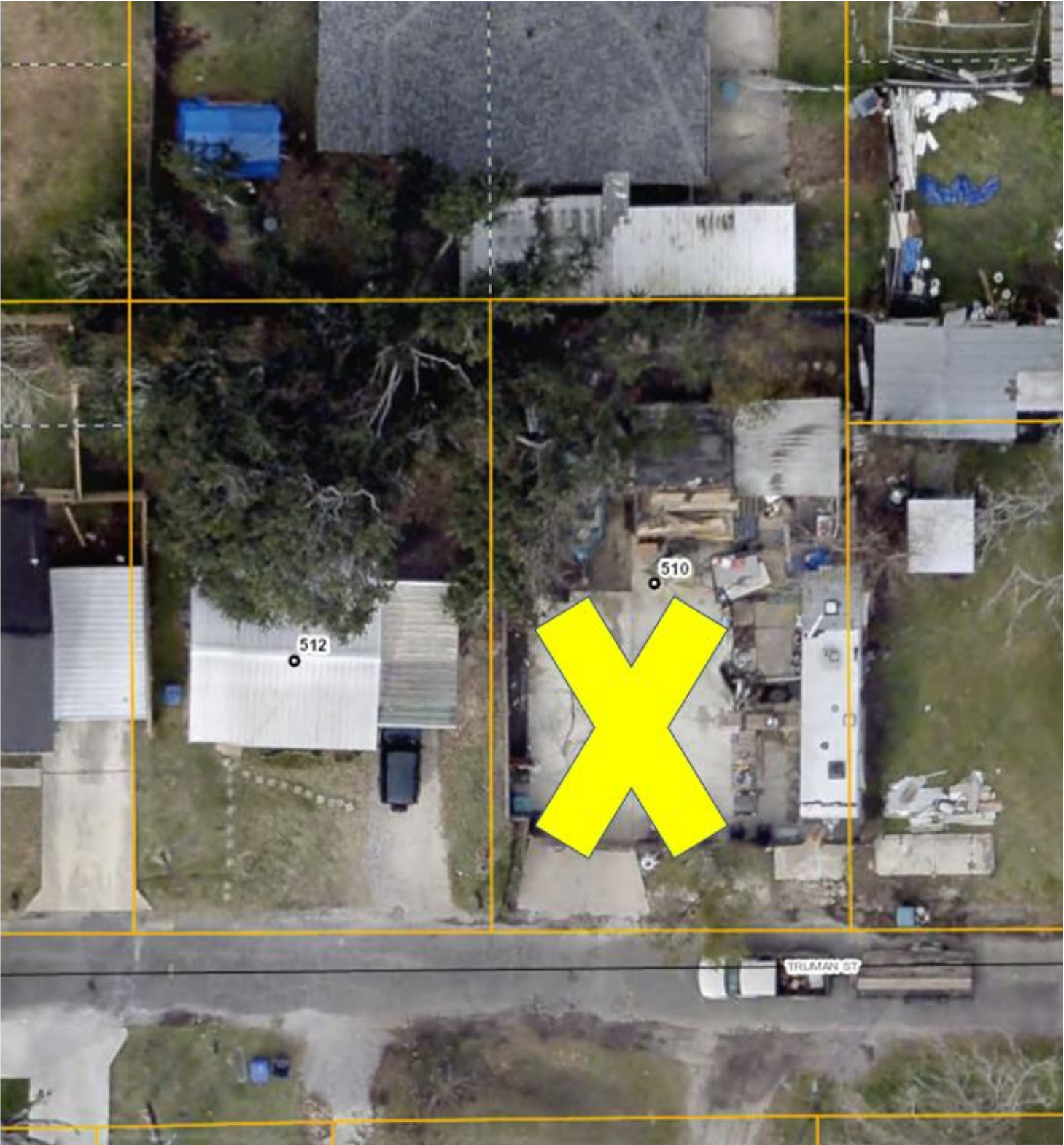
I am sending you this email due to the property located at 510 Truman Street. As we all have been affected by Hurricane Laura, I have a concern that this neighbor has not made any progress with improvements since the city allowed him to put an RV on the property.

Still as of today Mr. Lewing has trashed the property.

I would appreciate if you could take time to investigate why someone is allowed to live in an RV and not show any kind of progress to build or move a home onto the property.

Summer West  
337-888-6134  
[summerwst@yahoo.com](mailto:summerwst@yahoo.com)

NOTICE: This E-mail (including attachments) is confidential and intended only for the individual named.





**MOBILE HOME  
BEFORE FIRE**

**NEED TO AMEND IF YOU WANT TO CHANGE FROM 6 MONTHS**

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO GARY VIATOR, 2003 AUGUSTA STREET, TO ALLOW FOR HIS SON AND DAUGHTER IN LAW TO TEMPORARILY LIVE IN AN RV DUE TO HARDSHIP.

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 **6 months (i.e. Monday, April 17, 2023).**

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Gary Viator, 2003 Augusta Street, to allow for his son and daughter in law to temporarily live in an RV due to hardship for the following described property:

COM 140 FT N OF SE COR OF N/2 NE NW SW SECT 3.10.10; TH S 55 FT, TH W 150 FT ETC

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.**

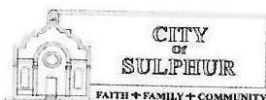
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Gary Viator, 2003 Augusta Street, to allow for his son and daughter in law to temporarily live in an RV due to hardship with the above stipulation.

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

\_\_\_\_\_  
VERONICA ALLISON, Chairman

ATTEST:

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



CITY OF SULPHUR  
APPLICATION FOR  
DEVELOPMENT APPROVAL - VARIANCE

Date Received

9/27/22

\$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 VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name GARY VIATOR

Date 10/27/22

PROPERTY OWNER INFORMATION

Name of Property Owner Garylee Viator

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

Mailing Address: 2003 Augusta St City: Sulphur State: La Email:

Physical Address: 2003 Augusta St City: Sulphur State: La

Phone Number (H) \_\_\_\_\_ (W) \_\_\_\_\_ (C) 337-476-6176

PROPERTY INFORMATION

Location Address: 2003 Augusta St

Present Zoned Classification: Residential

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

See attached

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

YES ☐ NO ☒  
INITIALS GV

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: SDP + his spouse were displaced because of Hurricane - BOTH on medicare + SDP works PART-TIME - I AM paying ALL UTILITIES + help with food

How did you find out you needed a variance?

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 sign(s) placed on my property after the hearing.

Applicant Signature Gary Viator

Date: 10/25/22

- |   | Yes                                 | No                                  | N/A |
|---|-------------------------------------|-------------------------------------|-----|
| 1. Is site located within the City Limits?  | <input checked="" 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 checked="" 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"/> |                                     |     |
| 4. Will the location be served by a fire protection?  | <input checked="" type="checkbox"/> |                                     |     |
| 5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?                              |                                     | <input checked="" type="checkbox"/> |     |
| 6. Is property within a designated flood hazard area?   | <input checked="" type="checkbox"/> |                                     |     |
| Flood zone classification _____ bfe _____ ft.   |                                     |                                     |     |

To Whom It May Concern: 9/27/22

I'm a 42 yr Old disabled female. I've had 2 back surgeries, last one being fusions in lumbar region and cervical fusions which neither surgeries took. It is causing so many health issues due to the failed fusions surgeries; example; hard time walking, keeping myself balanced while standing, extreme chronic pain sometimes not even able to get out of bed. I have severe mental illnesses such as; bipolar, Schizoaffective disorder, borderline personality disorder, PTSD, manic depression. Which gets triggered due from not able to live life as before. I have chronic migraines, seizures, other neurological problems. I am going to get tested for Dementia, strokes, MS, ALS ect. I only make \$451<sup>00</sup> a month from my disability but I'm in the process of submitting my application for the section 502 Direct Home Loan

through the USDA. Please ~~g~~ ~~ac~~ ~~es~~  
for to stay a little longer till  
the process goes through for  
the loan. My mental and  
physical health is not in good  
standing nor finances to be  
able to keep moving.

Thank You

Chelcie Viator





## RESOLUTION

RESOLUTION GRANTING A VARIANCE TO STICKER STOP, INC., 688 SOUTH POST OAK ROAD, TO REMOVE THE REQUIRED 20-FOOT BUFFER ON THE NORTH SIDE OF THE PROPERTY.

WHEREAS, in accordance with Article IV, Part 2, Section 8 of the Land Use Ordinance of the City of Sulphur, Louisiana, whenever an existing residential use is bounded by a less restricted use, the proposed use will install a six (6) foot tall buffer constructed of wood or brick masonry. Furthermore, a twenty (20) foot buffer width will also be maintained that will be void of any parking apron, construction, accessory use, etc. The buffer-yard is to remain free, clear and open of any obstruction.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Sticker Stop, Inc., 688 South Post Oak Road to remove the required 20-foot buffer on the north side of the property for the following described property:

ALL THAT CERTAIN 0.808 ACRE TRACT OR PARCEL OF LAND, BEING A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 OF S/2 OF SW/4 OF SW/4 OF SW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WESET, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, LESS THE EAST 435.00 FEET AND LESS THE SOUTH 14.0 FEET, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA; THENCE RUN NORTH 00°53'52" EAST, ALONG THE WEST LINE OF SAID SECTION 36, FOR A DISTANCE OF 179.18 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUE NORTH 00°53'52" EAST, ALONG THE WEST LINE OF SAID SECTION 36, FOR A DISTANCE OF 151.18 FEET TO THE NORTHWEST CORNER OF SAID N/2 OF S/2 OF SW/4 OF SW/4; THENCE RUN SOUTH 89°15'43" EAST, ALONG THE NORTH LINE OF SAID N/2 OF S/2 OF SW/4 OF SW/4 OF SW/4, FOR A DISTANCE OF 232.80 FEET TO A POINT 435.00 FEET WEST OF THE NORTHEAST CORNER OF SAID N/2 OF S/2 OF SW/2 OF SW/4 OF SW/4; THENCE RUN SOUTH 00°54'54" WEST, PARALLEL TO THE EAST LINE OF SAID N/2 OF S/2 OF SW/4 OF SW/4 OF SW/4, FOR A DISTANCE OF 151.17 FEET TO A POINT 14.0 FEET NORTH OF THE SOUTH LINE OF SAID N/2 OF S/2 OF SW/2 OF SW/4 OF SW/4; THENCE RUN NORTH 89°15'51" WEST, PARALLEL TO SAID SOUTH LINE, FOR A DISTANCE OF 232.74 FEET TO THE POINT OF BEGINNING, CONTAINING 0.808 ACRES, MORE OR LESS. SUBJECT TO A 30 FOOT ROAD RIGHT OF WAY FOR SOUTH POST OAK ROAD ALONG THE WEST SIDE THEREOF AND ANY OTHER RIGHTS OF WAY, SERVITUDES OR EASEMENTS, EITHER VISIBLE OR INVISIBLE, RECORDED OR UNRECORDED.

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 Sticker Stop, Inc., 688 South Post Oak Road to remove the required 20-foot buffer on the north side of the property.

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

\_\_\_\_\_  
VERONICA ALLISON, Chairman

ATTEST:

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



CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received

9/28/22

\$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 VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name Robert Ruiz

Date 9/27/22

PROPERTY OWNER INFORMATION

Name of Property Owner Sticker Stop Inc.

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

Mailing Address: PO 380 City: Sulphur State: LA Email: Mr Ruiz in la@gmail.com

Physical Address: 2302 Maplewood Dr. City: Sulphur State: LA

Phone Number (H) 337-274-0541 (W) \_\_\_\_\_ (C) \_\_\_\_\_

PROPERTY INFORMATION

Location Address: 688 S. Post Oak

Present Zoned Classification: Business

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

See attached

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

YES NO  
INITIAL me

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: To remove 20' Buffer on North Side property line.

How did you find out you needed a variance? Land Use Meeting.

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 sign(s) placed on my property after the hearing.

Applicant Signature

[Signature]

Date

9/27/2022

1. Is site located within the City Limits?
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?

Yes ☒

No

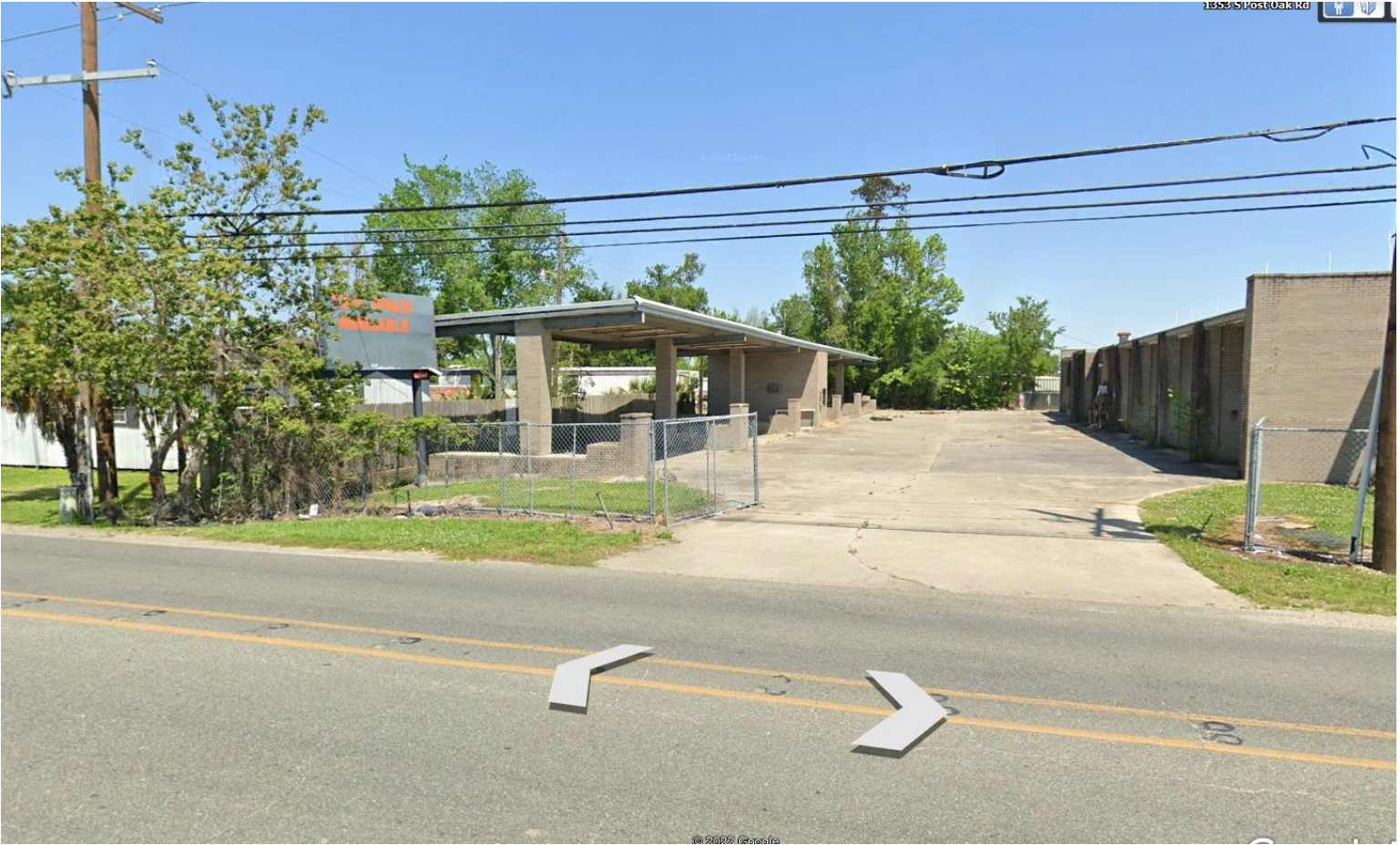
N/A

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



688





If you want to give a timeframe you need to amend to add it

## RESOLUTION

RESOLUTION GRANTING A VARIANCE TO GREGORY LAMBERT, 2605 MAPLEWOOD DRIVE, TO ALLOW FOR LIVING IN AN RV DUE TO A MEDICAL HARDSHIP.

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 \_\_\_\_\_

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Gregory Lambert, 2605 Maplewood Drive, to allow for living in an RV due to a medical hardship for the following described property:

COM 80 FT E OF NW COR LOT 1 BLK ELMWOOD SUB, TH E 60 FT S 180 FT ETC LESS N 5 FT TO CITY FOR PARCEL TO WIDEN STREET

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 Gregory Lambert, 2605 Maplewood Drive, to allow for living in an RV due to a medical hardship.

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

\_\_\_\_\_  
VERONICA ALLISON, Chairman

ATTEST:

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



CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received

9/26/22

\$50.00 Fee (Non-Refundable)

50.00

(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 VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name Gregory Ray Lambert

Date 9/23/22

PROPERTY OWNER INFORMATION

Name of Property Owner Gregory Ray Lambert

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

Mailing Address: PO Box 2574 City: Sulphur State: LA Email:

Physical Address: 2605 Maplewood Dr City: Sulphur State: LA

Phone Number (H) 337-794-7842 (W) (C)

PROPERTY INFORMATION

Location Address: 2605 Maplewood

Present Zoned Classification: Business

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

com 80 ft E of NW cor lot 1 BLK Elmwood Sub TH E 60  
ft S 180 ft ETC LESS N 5 ft TO city for parcel TO widen  
Street

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES ☒ NO  
YOU, OR A REPRESENTATIVE, MUST ATTEND THE SCHEDULED MEETING INITIAL \_\_\_\_\_

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: Medical Hardship for living in Camper on  
Side of business.

How did you find out you needed a variance? Mayor Mike Danahay

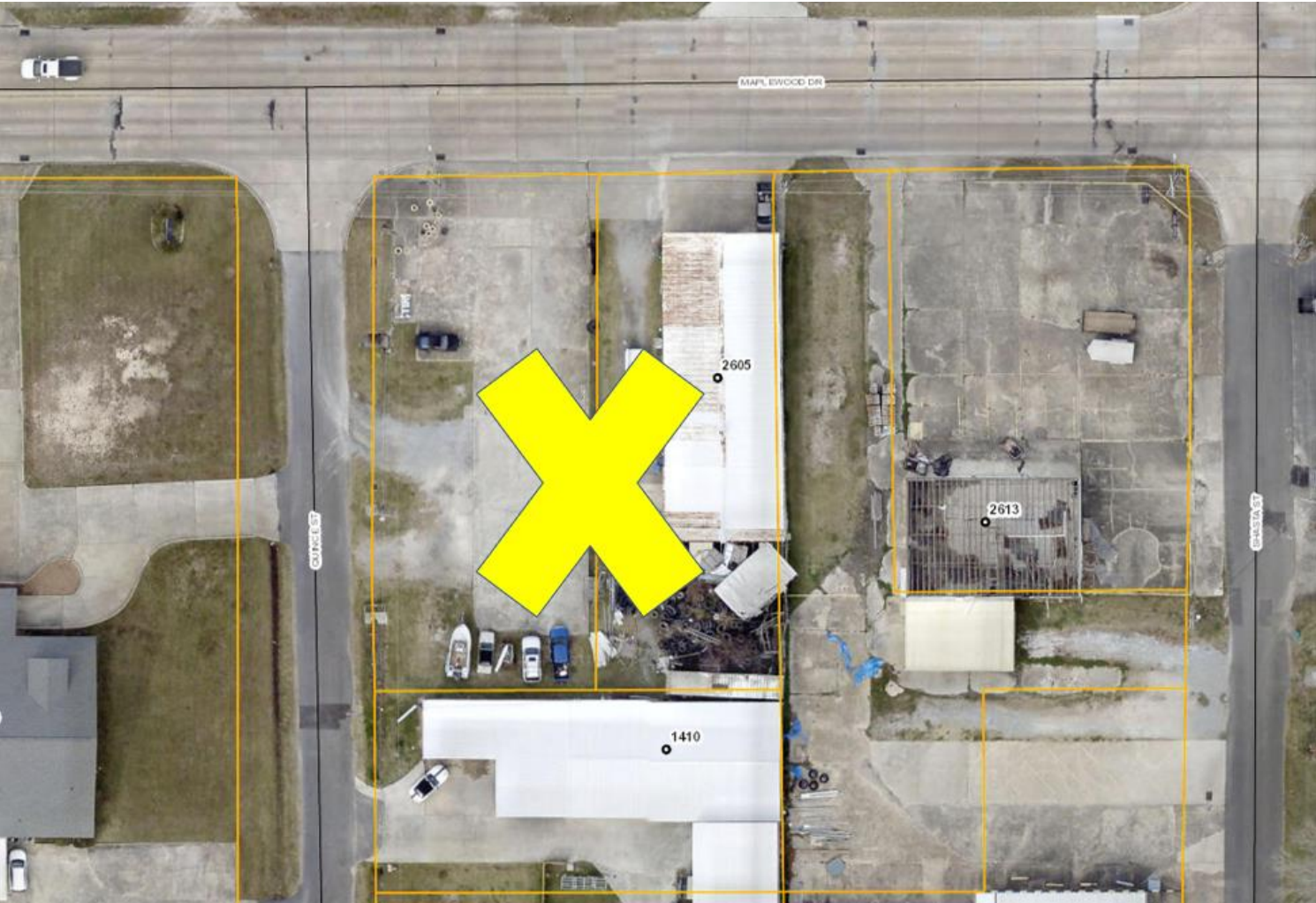
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided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

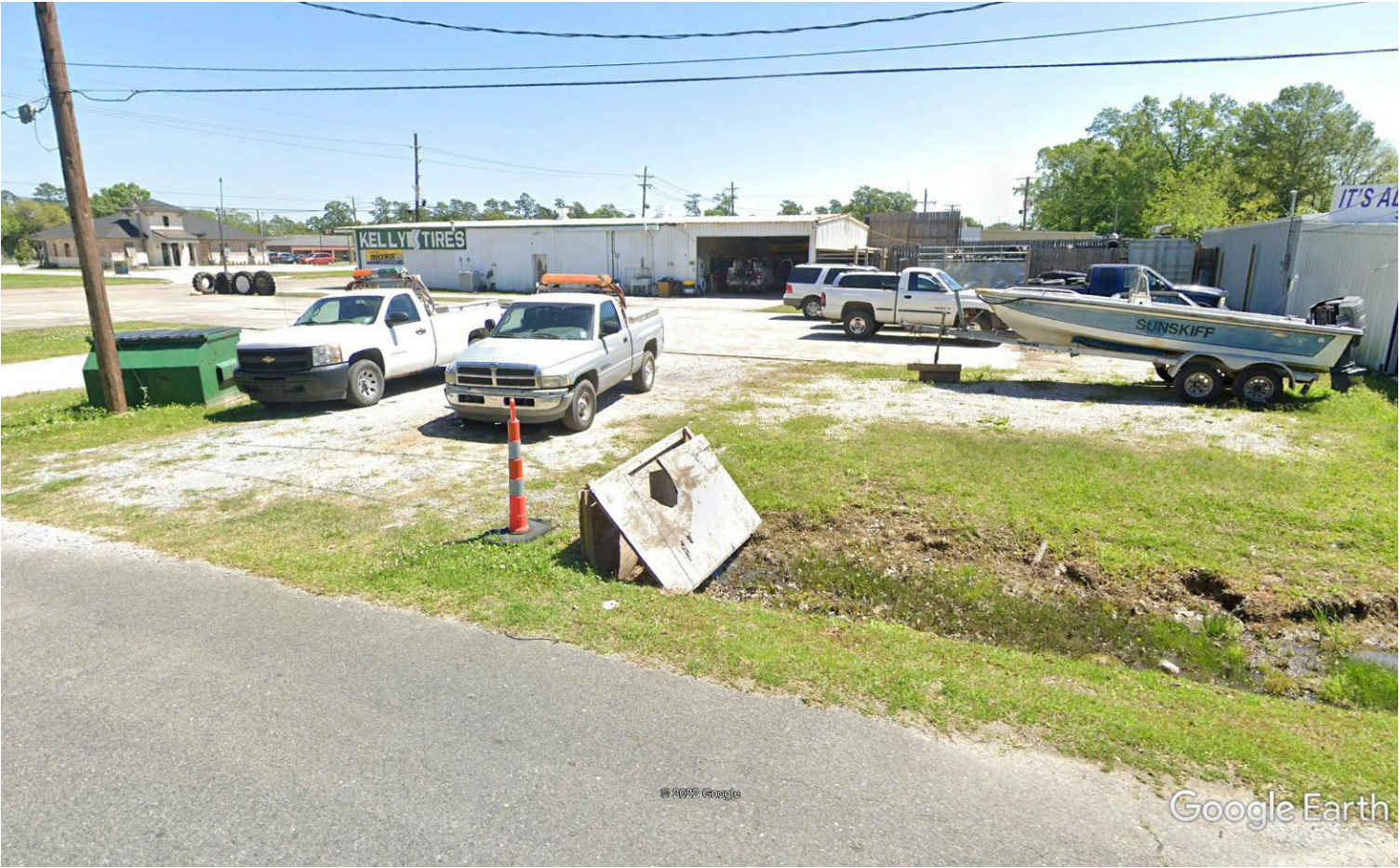
Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

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

Applicant Signature: [Signature] Date: 9-26-22

- |   | 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 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 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 <u>X</u> bfe _____ ft.  |                                     |                                     |                          |







## RESOLUTION

### RESOLUTION GRANTING A VARIANCE TO DAVID GRUBB, 501 NORTH LEBANON STREET, TO ALLOW FOR ACCESSORY STRUCTURE TO BE 18 INCHES TALLER THAN PRIMARY STRUCTURE.

WHEREAS, in accordance with Article IV, Part 2, Section 3 of the Land Use Ordinance of the City of Sulphur, Louisiana, no accessory structure shall exceed the height of the principal structure.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to David Grubb, 501 North Lebanon Street, to allow for an accessory structure to be 18 inches taller than the primary structure for the following described property:

LOT 32 AND THE E ½ OF LOT 31 OF THE LEBANON SUBDIVISION OF THE S ½ OF NE ¼ OF NE ¼ OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LA. MER., AS PER PLAT RECORDED IN THE RECORDS OF CALCASIEU PARISH, LA, IN PLAT BOOK 8, PAGE 169

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 David Grubb, 501 North Lebanon Street, to allow for accessory structure to be 18 inches taller than the primary structure

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

\_\_\_\_\_  
VERONICA ALLISON, Chairman

ATTEST:

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



## CITY OF SULPHUR

## APPLICATION FOR

## DEVELOPMENT APPROVAL - VARIANCE

Date Received

9-19-22

\$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 VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name David GrubbDate 9-16-22

## PROPERTY OWNER INFORMATION

Name of Property Owner David Grubb

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

Mailing Address: 501 N. Lebanon City: Sulphur State: La Email: geauxgrubb@gmail.comPhysical Address: 501 N. Lebanon City: Sulphur State: LaPhone Number (H) 337-368-4464 (W) 337-794-9827 (C) 337-794-9827

## PROPERTY INFORMATION

Location Address: 501 N. Lebanon Sulphur, La 70663Present Zoned Classification: Residential

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

Lot 32 and the E 1/2 of lot 31 of the Lebanon Subdivision of the S 1/2 of NE 1/4 of NE 1/4 of Section 1, Township 10 South, Range 10 West, La. mer., as per plat recorded in the records of Calcasieu Parish, La, in Plat Book 8, p. 169

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

YES ☐ NO ☒

YOU, OR A REPRESENTATIVE, MUST ATTEND THE SCHEDULED MEETING

INITIAL DG

## VARIANCE REQUEST INFORMATION

Purpose of Variance Request: Proposed backyard shop would be upto 18" taller than roof line.How did you find out you needed a variance? Spoke with permit office

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 sign(s) placed on my property after the hearing.

Applicant Signature David N. Grubb Date: 9-16-22

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?

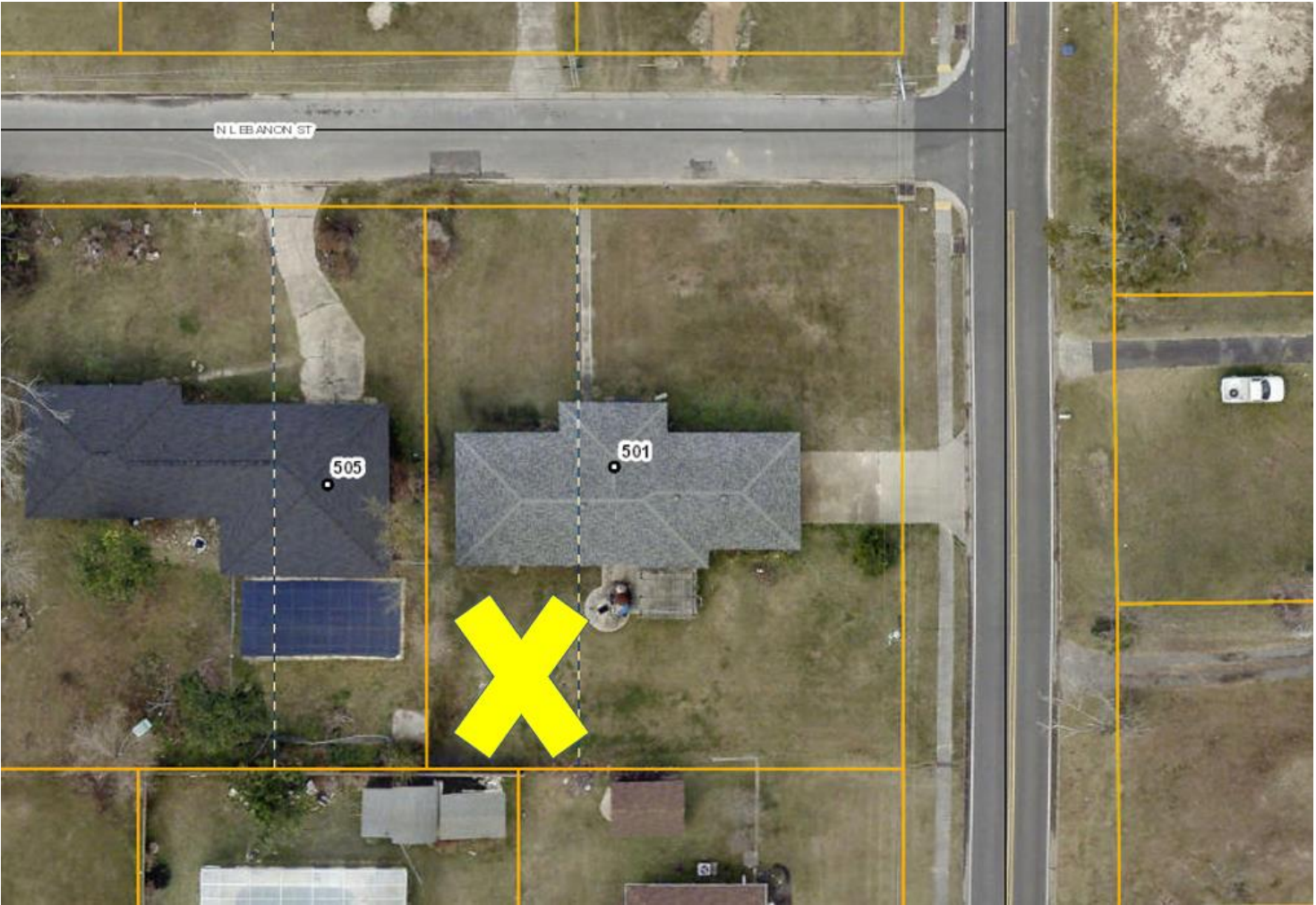
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?

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 X bfe \_\_\_\_\_ ft.







## RESOLUTION

### RESOLUTION GRANTING A VARIANCE TO IMMACULATE CONCEPTION CATHOLIC CHURCH, 2700 MAPLEWOOD DRIVE, TO ALLOW FOR AN ACCESSORY STRUCTURE TO BE LOCATED ON A DIFFERENT LOT THAN THE PRIMARY STRUCTURE.

WHEREAS, in accordance with Article II, Section 2 of the Land Use Ordinance of the City of Sulphur, Louisiana, an accessory structure shall be located on the same lot as the principal structure.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Immaculate Conception Catholic Church, 2700 Maplewood Drive, to allow for an accessory structure to be located on a different lot than the primary structure for the following described property:

COM 208.7 FT N AND 20 FT W OF SE COR SE SW SW SEC 36.9.10, TH W 188 FT, N 216 FT ETC.

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 Immaculate Conception Catholic Church, 2700 Maplewood Drive, to allow for an accessory structure to be located on a different lot than the primary structure.

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

\_\_\_\_\_  
VERONICA ALLISON, Chairman

ATTEST:

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



CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received 10/5/22 \$50.00 Fee (Non-Refundable) p.d.  
(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 VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY**

Print Name Amber Alexander

Date 10/5/22

PROPERTY OWNER INFORMATION

Name of Property Owner Immaculate Conception Catholic Church

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

Mailing Address: 2700 Maplewood Dr. City: Sulphur State: LA Email: church@icsulphur.org

Physical Address: same as above

City:

State:

Phone Number (H) 337-625-3364

(W)

(C)

PROPERTY INFORMATION

Location Address: same as above

Present Zoned Classification: Mixed Residential

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

See attached

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

YES

NO

INITIAL ANA

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: To allow for an accessory structure to be located on a different lot than the primary structure.

How did you find out you needed a variance? Sulphur City Hall

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 sign(s) placed on my property after the hearing.

Applicant Signature Per. [Signature]

Date 26 September 2022

1. Is site located within the City Limits?
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?

Yes

No

N/A

X

X

X

X

X

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

