

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, NOVEMBER 21, 2022, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT AND LAND USE COMMISSION, **MONDAY, NOVEMBER 21, 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 to Scotty Cook, 108 Terrace Street, to allow for two accessory structures without a primary structure (until a home is built).
2. Resolution granting a variance to Sarah Pharis, 213 Canal Street, to allow for lot to be 5,000 sq. ft. rather than the required 6,000 sq. ft.
3. Resolution granting a variance to Brandi Cormier, 914 Platt Street, to allow for temporary living in an RV due to fire destroying her home.

LAND USE

4. Resolution granting a rezone to Brimstone Rentals, Inc., property located on Bayou Bend/Maplewood Drive/Advent Avenue, from Business to Commercial.
5. Reconsider – 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.

6. 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 1105 Henning Drive, in accordance with Ordinance No. 1693, M-C Series.
- b. To extend temporary housing in a recreational vehicle located at 706 Live Oak, in accordance with Ordinance No. 1693, M-C Series.
- c. To extend temporary housing in a recreational vehicle located at 2317 East Burton Street, in accordance with Ordinance No. 1693, M-C Series.
- d. To extend temporary housing in a recreational vehicle located at 2589 Augustine Street, in accordance with Ordinance No. 1693, M-C Series.

(Living in RV after 2 years)

- e. To extend temporary housing in a recreational vehicle located at 1033 West Verdine Street in accordance with Ordinance No. 1693, M-C Series.
7. Resolution acknowledging that Austin Abrahams attended the mandatory workshop for zoning boards and planning commissions.
 8. Resolution acknowledging that Robin Baudoin attended the mandatory workshop for zoning boards and planning commissions.
 9. Resolution acknowledging that Veronica Allison attended the mandatory workshop for zoning boards and planning commissions.

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, December 19, 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.

SEE STIPULATIONS BELOW FROM AUSTIN'S RECOMMENDATION.

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO SCOTTY COOK, 108 TERRACE STREET, TO ALLOW FOR TWO ACCESSORY STRUCTURES WITHOUT A PRIMARY STRUCTURE UNTIL THEIR HOME IS BUILT.

WHEREAS, in accordance with Article II, Section 2, an accessory structure or use is subordinate to and serves a principal structure or use; and

WHEREAS, the following stipulations shall be placed on property:

1. Relocate the existing portable building to the side or rear yard relative to primary structure.
2. Limit the size of the accessory structures to be no more than 35% of the total floor area of all structures.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Scotty Cook, 108 Terrace Street, to allow for two accessory structures without a primary structure until their home is built for the following described property:

LOT 5, BLOCK 5, WOODLAND TERRACE #2

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.

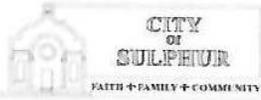
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Scotty Cook, 108 Terrace Street, to allow for two accessory structures without a primary structure until their home is built.

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 10/24/2022 \$50.00 Fee (Non-Refundable) 620 paid
(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 SCOTTY COOK Date 10/24/22

PROPERTY OWNER INFORMATION

Name of Property Owner SCOTTY COOK
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 461 NIELSON RD City: KINDER State: LA Email: COOKS8412@YAHOO.COM
Physical Address: 461 NIELSON RD City: KINDER State: LA
Phone Number (H) 337 302 2056 (W) _____ (C) _____

PROPERTY INFORMATION

Location Address: 108 TERRACE ST, SULPHUR LA
Present Zoned Classification: _____

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

108 TERRACE ST, SULPHUR, LOT 5, BLOCK 5, WOODLAND TERRACE #2

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 (2)

Purpose of Variance Request: TO ALLOW AN EXCESSIVE EX ACCESSORY STRUCTURES WITHOUT A PRIMARY STRUCTURE YET, WE ARE BUILDING A HOUSE

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 Scotty Cook Date 10-17-22

	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.			



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams
Public Works Director, Land Use Administrator 
cc: Arlene Blanchard, Mayor Mike Danahay
Date: November 10, 2022
RE: 1. Resolution granting variance to Scotty Cook, 108 Terrace St., to allow for two accessory structures without a primary structure.

Summary of Recommendation:

A recommendation supporting the variance cannot be given.

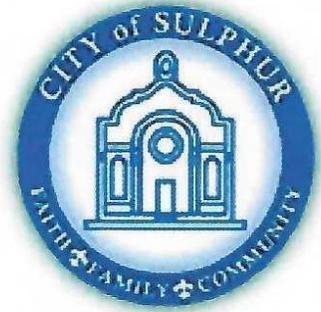
Application:

Article III, Part 2, Section 3(1) states accessory uses are permitted in any land use district in connection with any principal use lawfully existing. Applicant is requesting a variance to allow for accessory structures without a primary structure.

Situation:

Applicant has plans to build a new primary and needs accessory buildings for storage. A portable building is already located on the concrete slab in the picture below. Section 3(2)a of the City's Land Use Ordinance states accessory structures shall be located in the rear or side yard of residential unit. Section 3(2)c states no accessory structure shall occupy more than thirty-five (35) percent of the total floor area of all structures on the entire lot.





Findings:

Article III, Part 2, Section 4(5) of the Land Use Ordinance lists criteria which must be met prior to granting a variance. The following findings are offered for your consideration:

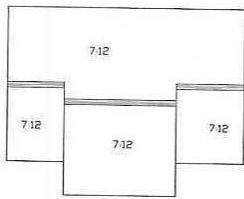
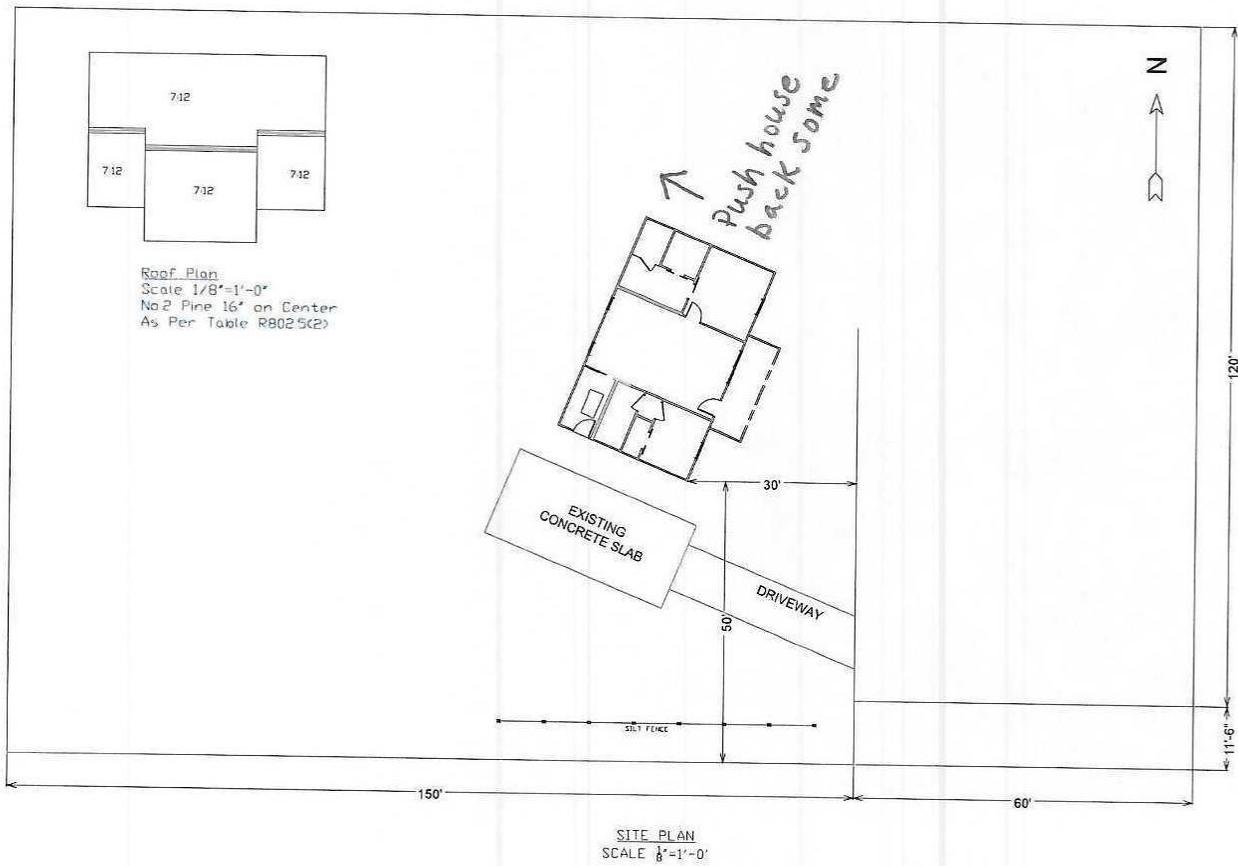
	Condition meet?
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.	YES
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.	YES
3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.	NO
4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.	YES
5. The variance, if granted, will not alter the essential character of the locality.	YES
6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.	YES
7. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party(s).	YES
8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.	YES

Recommendation:

In accordance with Article III, Part 2, Section 4(5) of the Land Use Ordinance, based on the above findings, a recommendation cannot be given.

The following stipulations are suggested:

1. Relocate the existing portable building to the side or rear yard relative to primary structure.
2. Limit the size of the accessory structures to be no more than 35% of the total floor area of all structures.



Roof Plan
 Scale 1/8"=1'-0"
 No 2 Pine 16" on Center
 As Per Table R802.5(2)

SITE PLAN
 SCALE 1/8"=1'-0"

General Notes

Interior Walls and Exterior Slab Walls are Drawn at 4 3/8" to Include Framing & Sheetrock
 Exterior Slab Wall are Drawn at 5" to Include Framing & Sheetrock
 AC Units and Water Heaters are Located in the Attic unless Specified
 Appliances are Shown for Location Purposes Only
 Angled Walls are @ 45° unless Noted
 Ceiling Height is 9'-0" unless Noted

Inspection Notes

All means and methods of construction shall be the responsibility of the general contractor
 A soil test is recommended prior to any construction to determine what type of structural system should be used
 All codes shall be in strict accordance with state and local authorities

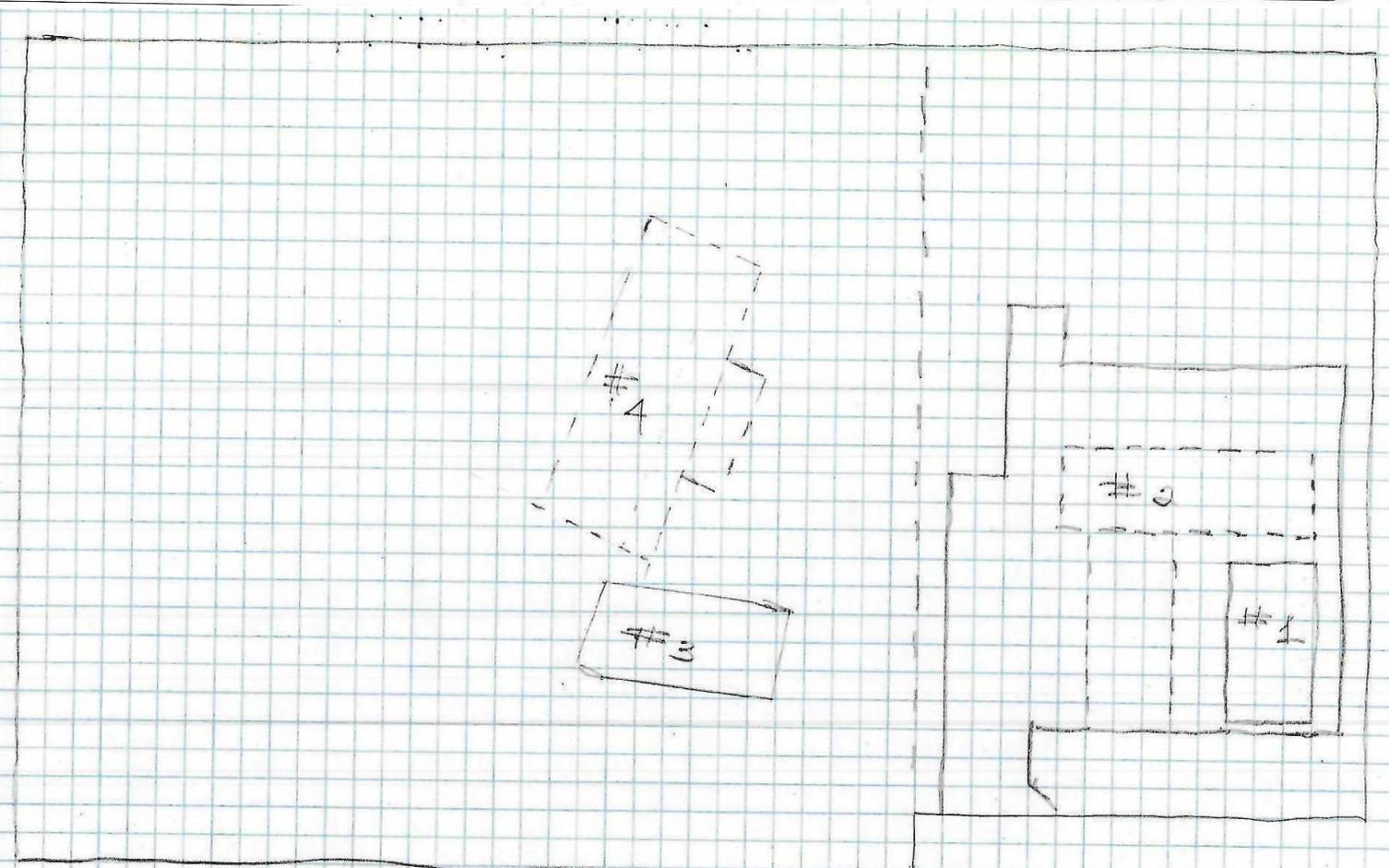
Disclaimer

Custom Homes by Design has been hired as a drafting service only and will not be held liable for any structural or code requirements not noted on these drawings. The contractor is to verify and structural or code requirements prior to construction and build accordingly. The contractor is to notify the owner and myself for all dimensional corrections prior to construction.

Drawn by
 Shelly Albarado
 337-515-7723
 Coax-Boudreaux

Living Area: 1009 Sq. Ft.
 Front Porch: 108 Sq. Ft.
 Total Area: 1117 Sq. Ft.

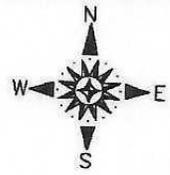
Project Name	Sheet
10/24/21	4
Date	10/24/21



- Item #1 PORTABLE BUILDING
- #2 METAL STORAGE WITH CAR PORT
- #3 CONCRETE SLAB
- #4 HOUSE

BASIS OF BEARINGS:
 BEARINGS AND DIMENSIONS ARE BASED
 ON THE LOUISIANA STATE PLANE
 COORDINATE SYSTEM, SOUTH ZONE, NAD
 83(2011) AS DERIVED FROM RTK GPS
 OBSERVATIONS PERFORMED ON JULY 11,
 2022.

PARCEL 01349130A



PROPERTY DESCRIPTION:

LOT 5 OF BLOCK 5 OF WOODLAND TERRACE PLAT NO. 2, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 83 OF THE RECORDS OF CALCASIEU PARISH, LOUISIANA, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON

AND

A CERTAIN TRACT LOCATED IN CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF BLOCK 5 OF WOODLAND TERRACE NO. 2, A SUBDIVISION AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 83 OF THE RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE SOUTH 01°20'52" WEST A DISTANCE OF 131.50 FEET; THENCE NORTH 89°12'52" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 01°20'52" EAST A DISTANCE OF 131.50 FEET; THENCE SOUTH 89°12'52" EAST A DISTANCE OF 150.00 FEET TO THE POINT OF COMMENCEMENT. TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

I CERTIFY THAT THE ABOVE SURVEY WAS SUPERVISED BY ME PER LAC TITLE 46:LXI, CHAPTER 25 PER CLASS C MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

I CERTIFY THAT THIS REPRESENTS AN ACTUAL GROUND SURVEY AND THAT NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE AND NO ENVIRONMENTAL ISSUES OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW. NORTH ORIENTATION IS ASSUMED UNLESS OTHERWISE NOTED.

I CERTIFY THAT THE ABOVE PROPERTY IS LOCATED IN ZONE X(s) OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP 22019C 0432F DATED: 02-18-2011

MUNICIPAL ADDRESS: 108 TERRACE STREET, SULPHUR, LOUISIANA 70663

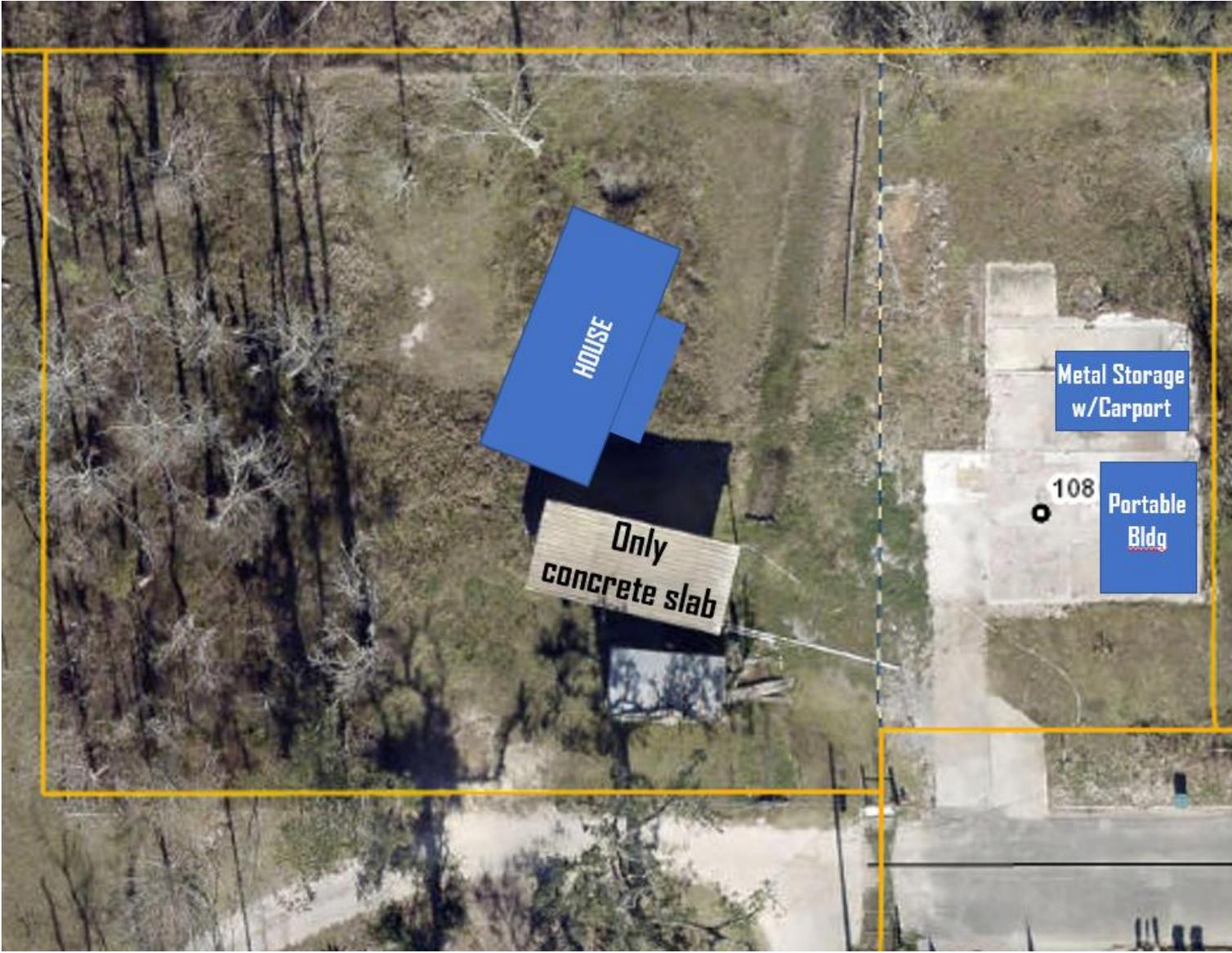
- ⊙ - REPRESENTS 1/2" IRON ROD SET UNLESS OTHERWISE NOTED.
- - REPRESENTS 1/2" IRON ROD EXISTS UNLESS OTHERWISE NOTED.



REDDOCH LAND SURVEYING
 E. LEO REDDOCH
 REGISTERED LAND SURVEYOR
 NO. 4446 STATE OF LOUISIANA
 528 PUJO ST. LAKE CHARLES, LA 70601
 PH: (337) 491-9520
 FAX: (337) 439-6859
 reddochlandsurveying@yahoo.com

PLAT OF SURVEY

DRAWN BY: MTM	PLAT OF SURVEY PERFORMED FOR: Scott Cook
CHECKED BY: ELR	PROPERTY LOCATED IN: SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, SOUTHWESTERN LAND DISTRICT, LOUISIANA
SCALE 1" = 40'	
DATE OF PLAT: JULY 18, 2022	



HOUSE

Only
concrete slab

Metal Storage
w/Carport

Portable
Bldg

108





RESOLUTION

RESOLUTION GRANTING A VARIANCE TO SARAH PHARIS, 213 CANAL STREET, TO ALLOW FOR LOT TO BE 5,000 SQ. FT. RATHER THAN THE REQUIRED 6,000 SQ. FT.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (3) (c) of the Land Use Ordinance of the City of Sulphur, Louisiana, a single family detached dwelling shall have a lot size of 6,000 sq. ft.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Sarah Pharis, 213 Canal Street, to allow for a lot to be 5,000 sq. ft. rather than the required 6,000 sq. ft. for the following described property:

LOT 13 OF BLOCK 2 OF DOIRON ADDITION

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 Sarah Pharis, 213 Canal Street, to allow for a lot to be 5,000 sq. ft. rather than the required 6,000 sq. ft.

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



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams
Public Works Director, Land Use Administrator 
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 11-16-2022
RE: 2. Resolution granting variance to Sarah Pharis, 213 Canal St., to allow for lot to be 5,000 sq.ft. rather than the required 6,000 sq.ft.

Summary of Recommendation:

No objection is given to requested variance

Application:

Applicant is requesting variance to the Lot Size requirement of 6,000 sq.ft. within mixed residential.

Situation:

The original subdivision plat has lot sizes of 5,000 sq.ft. Applicant is removing the accessory structures on the property line shown in the picture below.





Findings:

Article III, Part 2, Section 4(5) of the Land Use Ordinance lists criteria which must be met prior to granting a variance. The following findings are offered for your consideration:

	Condition meet?
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.	YES
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.	YES
3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.	YES
4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.	YES
5. The variance, if granted, will not alter the essential character of the locality.	YES
6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.	YES
7. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party(s).	YES
8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.	YES

Recommendation:

In accordance with Article III, Part 2, Section 4(5) of the Land Use Ordinance, based on the above findings, no objection is offered to the requested variance.

The following stipulations are suggested:

1. None



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received 10/21/22 \$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 Sarah Pharis Date 10.14.22

PROPERTY OWNER INFORMATION
 Name of Property Owner: Sarah Pharis
 (Owner must provide proof of ownership such as property tax record or recorded deed)
 Mailing Address: 311 W Elizabeth City: Sulphur State: LA Email: Spharis88@yahoo.com
 Physical Address: 213 Canal St City: Sulphur State: LA
 Phone Number (H): 337 842 1691 (W) (C)

PROPERTY INFORMATION
 Location Address: 213 Canal St Sulphur LA 70663
 Present Zoned Classification: City

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)
Lots 12 and 13 of Block 2 of Doiron Addition to the City of Sulphur Louisiana municipal address: 213 Canal St Sulphur LA 70663

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 SP

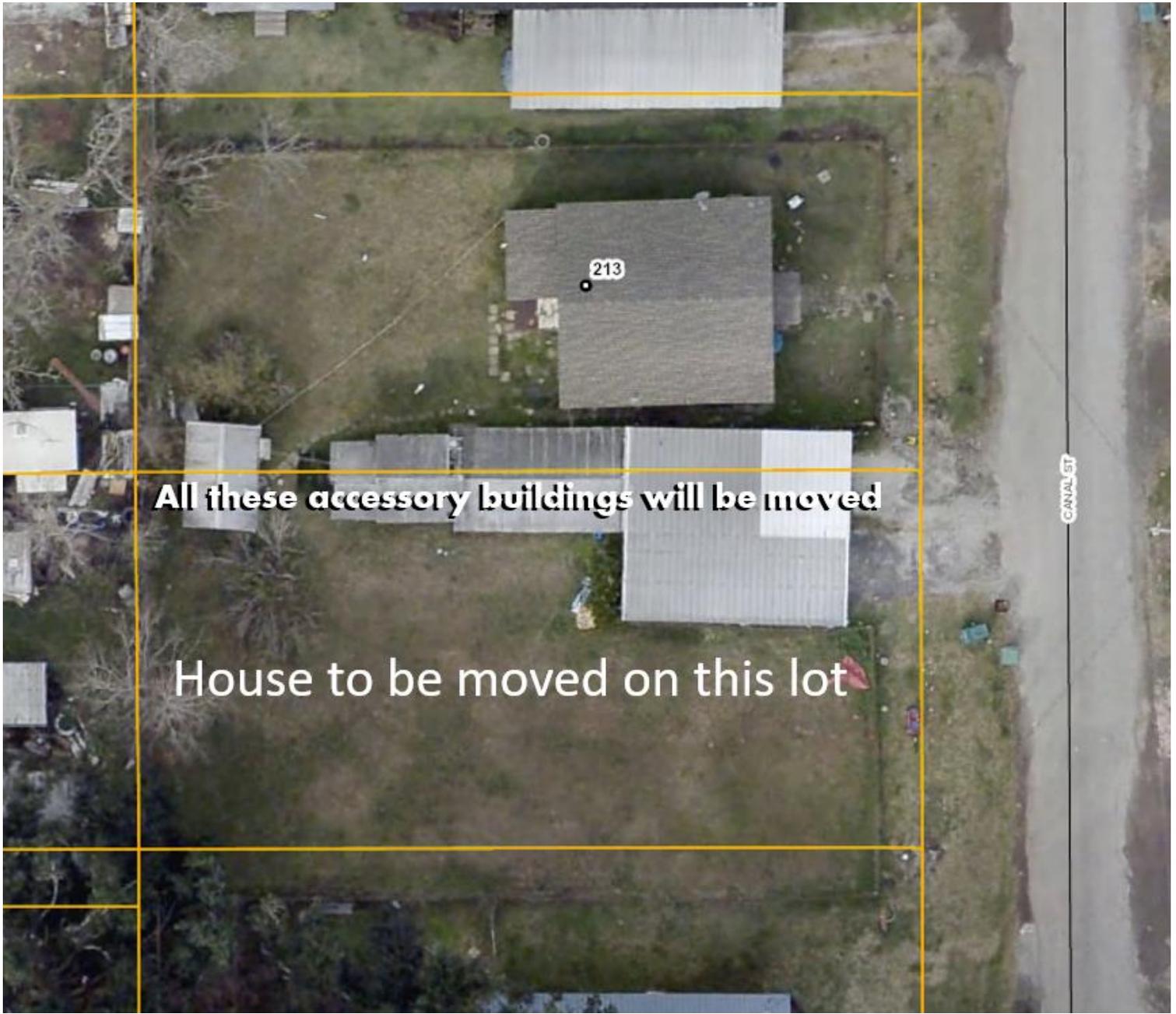
VARIANCE REQUEST INFORMATION
 Purpose of Variance Request: To allow lot to be 5,000 sq ft rather than 6,000 sq ft.
(Total double lot size is 10,500)
 How did you find out you needed a variance? Arlene Blanchard

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 Sarah Pharis Date 10.14.22

	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? Flood zone classification <u>X</u> bfe <u>0</u> ft.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Legal Description - @340910-0440-2 0013 0000
 Lot 13 BLK 2 DOIRON ADD
 (Part from J Frank Aaron B 1332 P 503 AND PART FROM
 Voltaire Sterling B 1332 P 500-75)



213

All these accessory buildings will be moved

House to be moved on this lot

CANAL ST



RESOLUTION

RESOLUTION GRANTING A VARIANCE TO BRANDI CORMIER, 914 PLATT STREET, TO ALLOW FOR TEMPORARY LIVING IN AN RV DUE TO FIRE DESTROYING HER 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 6 months (i.e. May 21, 2023) contingent on a 3 month status check (i.e. February 21, 2023); and

WHEREAS, applicant shall address and comply with Notice of Violation.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Brandi Cormier, 914 Platt Street, to allow for temporary living in an RV due to fire destroying her home for the following described property:

LOT 1 SIMON ELLENDER SUB OF S 295 FT LOT 21 FG LOCK SUB 27.9.10

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.

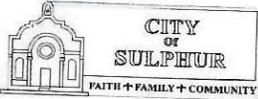
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Brandi Cormier, 914 Platt Street, to allow for temporary living in an RV due to fire destroying her home with variance expiring in 6 months (i.e. May 21, 2023) contingent on a 3 month status check (i.e. February 21, 2023).

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) 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 _____ Date _____

PROPERTY OWNER INFORMATION
Name of Property Owner Brandi Cormier
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 914 Platt St, City: Sulphur State: LA Email: N/A
Physical Address: 914 Platt Street City: Sulphur State: LA
Phone Number (H) (331) 287-6350 (W) (C) [checked]

PROPERTY INFORMATION
Location Address: 914 Platt Street, Sulphur, LA
Present Zoned Classification: _____

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)
Lot 1 Simon Ellender Sub of S 295 Ft Lot 21 FG Lock Sub 27.9.10

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 BC

VARIANCE REQUEST INFORMATION
Purpose of Variance Request: So I can have a place to live until I have cleaned property and replace the burned mobile home - (my home) with another.

How did you find out you needed a variance? When my home was torched and unlivable

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: _____ Date: _____

Table with 6 rows of questions and 3 columns: Yes, No, N/A. Questions include: 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.



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams
Public Works Director, Land Use Administrator *AA*
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 11-10-2022
RE: 3.Resolution granting a variance to Brandi Cormier, 914 Platt Street, to allow for temporary living in an RV due to fire destroying her home.

Summary of Recommendation:

A recommendation supporting the variance request cannot be given.

Application:

Applicant is requesting variance to temporarily live in an RV due to fire destroying home.

Situation:

- Land Use Zoned: Business
- Living is allowed by exception in Business district. Living in an RV is not allowed.
- Applicant was sent a Notice of Violation for junk and has made progress since. Applicant has removed the damaged structure from the property





Findings:

Article III, Part 2, Section 4(5) of the Land Use Ordinance lists criteria which must be met prior to granting a variance. The following findings are offered for your consideration:

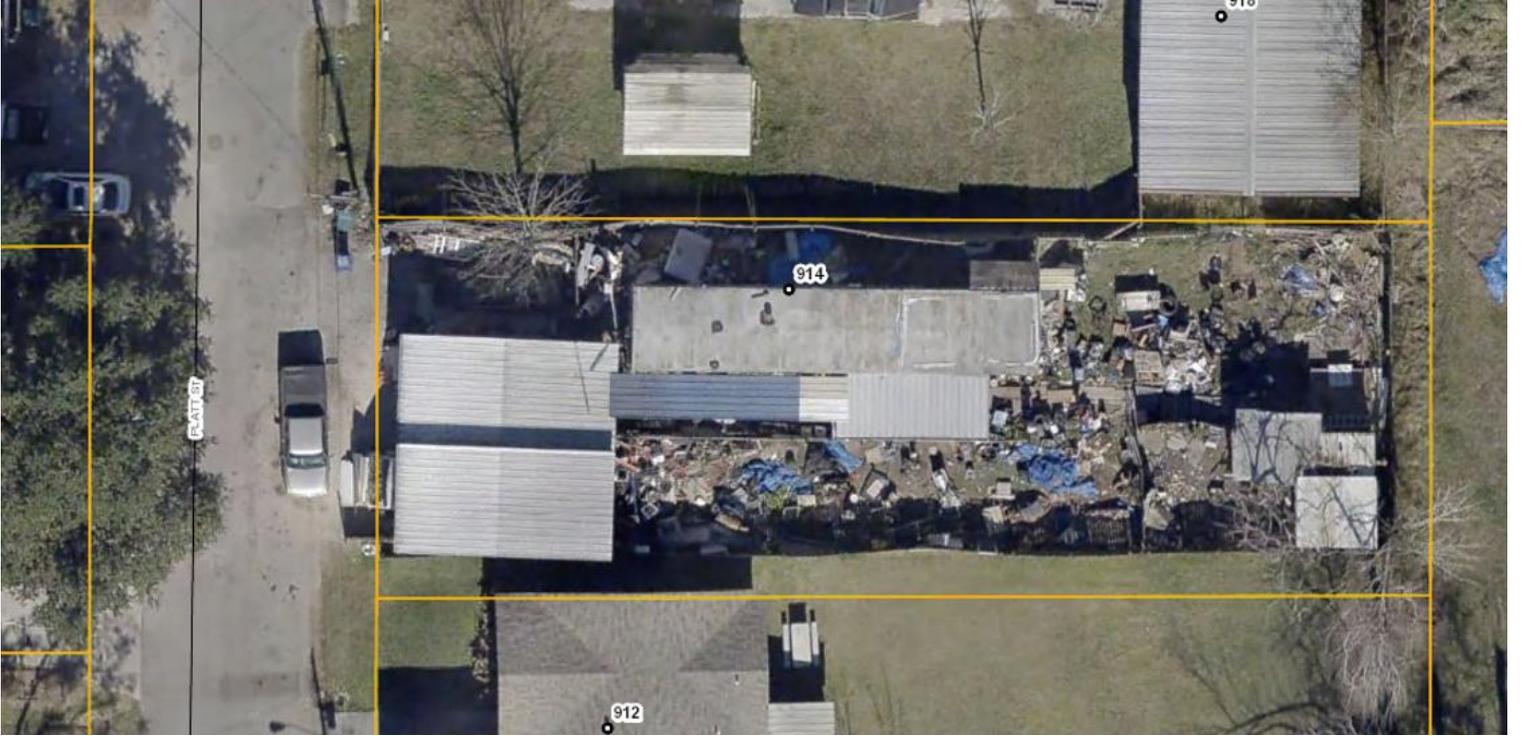
	Condition meet?
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.	YES
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.	YES
3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.	YES
4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.	YES
5. The variance, if granted, will not alter the essential character of the locality.	YES
6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.	YES
7. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party(s).	YES
8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.	YES

Recommendation:

In accordance with Article III, Part 2, Section 4(5) of the Land Use Ordinance, based on the above findings, no objection is offered to the requested variance.

The following stipulations are suggested:

1. Shall address and comply with Notice of Violation.



This variance needs to be moved to the BZA agenda rather than the Land Use agenda.

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.

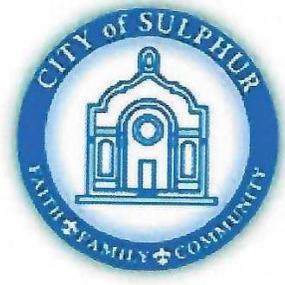
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Sticker Stop, Inc., 688 South Post Oak Road to remove the required 20-foot buffer on the north side of the property.

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



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams
Public Works Director, Land Use Administrator 
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 11-10-2022
RE: 2.Reconsider- Resolution granting a variance to Sticker Stop, Inc., 688 S. Post Oak Road, to remove the required 20-foot buffer.

Summary of Recommendation:

No objection is given to the requested variance.

Application:

Applicant is requesting a variance to remove the 20 feet buffer yard on North side of property.

Situation:

Applicant wishes to build high-end RV storage on the property. Lot has already been rezoned to commercial. The 20 ft. buffer requirement would result in the applicant not being able to use the property as intended. Applicant is aware the structure must be built not less than 10 feet from property line unless applicable fire codes are met.





Findings:

Article III, Part 2, Section 4(5) of the Land Use Ordinance lists criteria which must be met prior to granting a variance. The following findings are offered for your consideration:

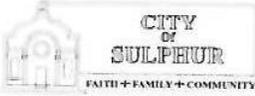
	Condition meet?
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.	YES
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.	YES
3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.	YES
4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.	YES
5. The variance, if granted, will not alter the essential character of the locality.	YES
6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.	YES
7. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party(s).	YES
8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.	YES

Recommendation:

In accordance with Article III, Part 2, Section 4(5) of the Land Use Ordinance, based on the above findings, no objection is offered to the requested variance.

The following stipulations are suggested:

- 1.



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 YES
YOU, OR A REPRESENTATIVE, MUST ATTEND THE SCHEDULED MEETING INITIAL MR

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.

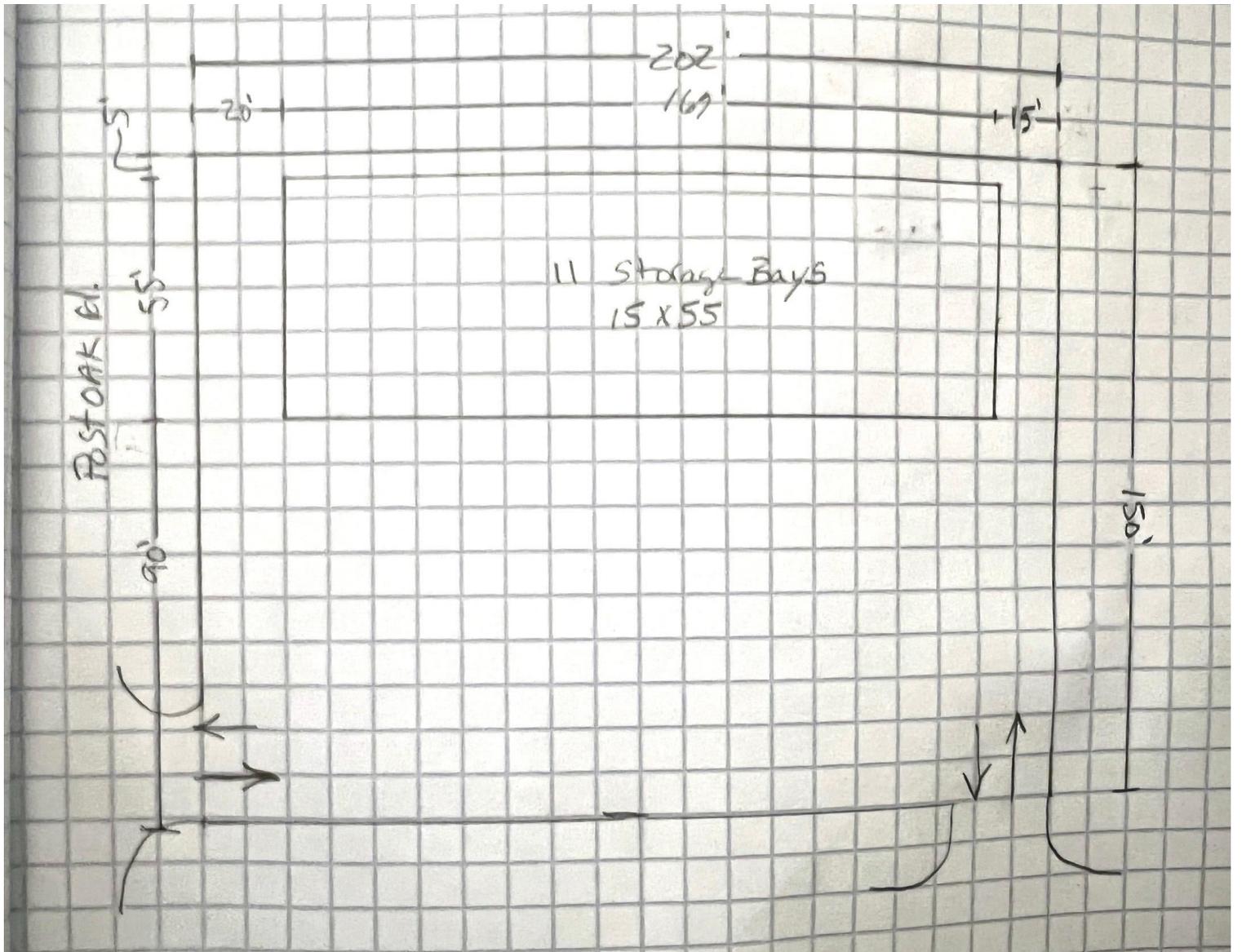
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided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

	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 checked="" 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 <u>X</u> bfe _____ ft.			





PORT ORANGE, FL





RESOLUTION

RESOLUTION GRANTING A REZONE TO BRIMSTONE RENTALS, INC.,
PROPERTY LOCATED ON BAYOU BEND/MAPLEWOOD DRIVE/ADVENT
AVENUE, FROM BUSINESS TO COMMERCIAL.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Brimstone Rentals, Inc., property located on Bayou Bend/Maplewood Drive/Advent Avenue, from Business to Commercial for the following described property:

COM SE COR SE SW 31.9.9, TH W 439 FT, N 40 FT TO PT OF COM, TH W
ALONG N R/W LINE MAPLEWOOD DRIVE 60 FT, TH N 240 FT, W 202 FT,
S 50 FT, W 125 FT, N 821.8 FT, (MEASURED 824.89 FT) TO S BANK OF
MAPLE FORK BAYOU, S 55 DEGS E 380 FT, S 53 DEGS E 200 FT S 30
DEGS E 334.2 FT, E 46.5 FT TO W R/W LINE HWY NO 108, S ALONG SAID
LINE 231.29 FT, EAST (WEST) 152.25 FT, NORTH (SOUTH) 9.7 FT, W 100
FT, S 15 FT W 50 FT, S 139.7 FT TO COM – 8.89 ACS M/L

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone 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 rezone, 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 rezone the owner of this rezone 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 rezone.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this rezone shall be withdrawn and considered null and void.

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Brimstone Rentals, Inc., property located on Bayou Bend/Maplewood Drive/Advent Avenue, from Business to Commercial.

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

\$50.00 Fee (Non-Refundable) pd.

Date Received _____

(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 COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME Kevin Leonard

DATE 10-19-22

PROPERTY OWNER INFORMATION

Name of Property Owner Brimstone Rentals Inc
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 1331 E. Navelop City: Sulphur State: La Email: brimstonerentalsinc@gmail.com
Physical Address: Bayou Bend City: Sulphur State: La
Phone Number (H) 337-527-7891 (W) 337-527-6378 (C) 337-496-0650

PROPERTY INFORMATION

Location Address: Bayou Bend Advent Street
Present Zoned Classification: Business

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

@ 310909-0000-320002602 0000 @ 310909-0000-320002001
0000 COM SE COR SE SW 31.9.9 TH W 439 FT, N 40 FT
TO PT OF COM, TH W along N R/W Line maplewood DR 60 FT

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES NO
YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING INITIAL KL

REQUEST INFORMATION

REZONE EXCEPTION SUBDIVISION BILLBOARD PRE. PLAT FINAL PLAT
 DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION _____

Zoning Change: From Business To Commercial
Purpose of Request: allow continued leasing of
warehousing and Industrial sales

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

Applicant Signature: [Signature] Date: 10-19-22

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



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams
Public Works Director, Land Use Administrator 
cc: Arlene Blanchard, Mayor Mike Danahay
Date: November 10, 2022
RE: 1. Resolution granting a rezone to Brimstone Rentals, Inc., for property located on Bayou Bend Rd. from Business to Commercial District.

Summary of Recommendation:

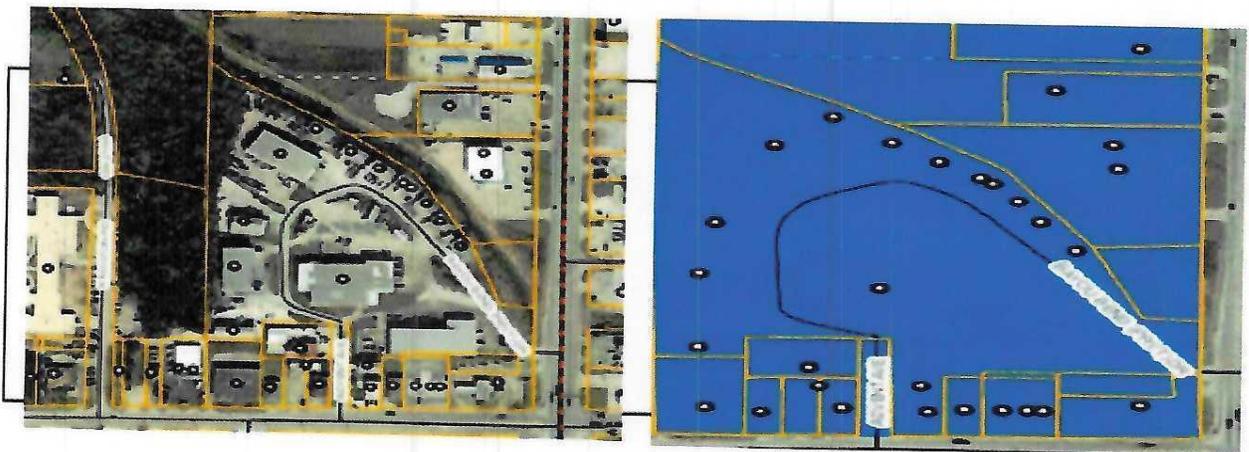
Rezoning is recommended

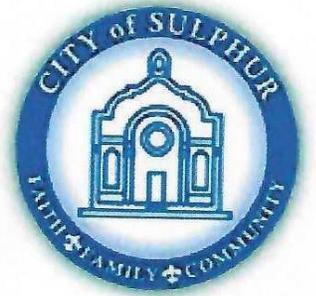
Application:

Applicant is requesting to rezone property from Business to Commercial.

Situation:

The applicant wishes to rezone from Business to Commercial. Existing businesses include light manufacturing, wholesaling and warehousing. A Commercial classification would reflect the existing and historical uses for this property.





Findings:

In accordance with Article III, Part 2, Section 5(3) of the Land Use Ordinance the application has been reviewed. The following findings are offered for your consideration:

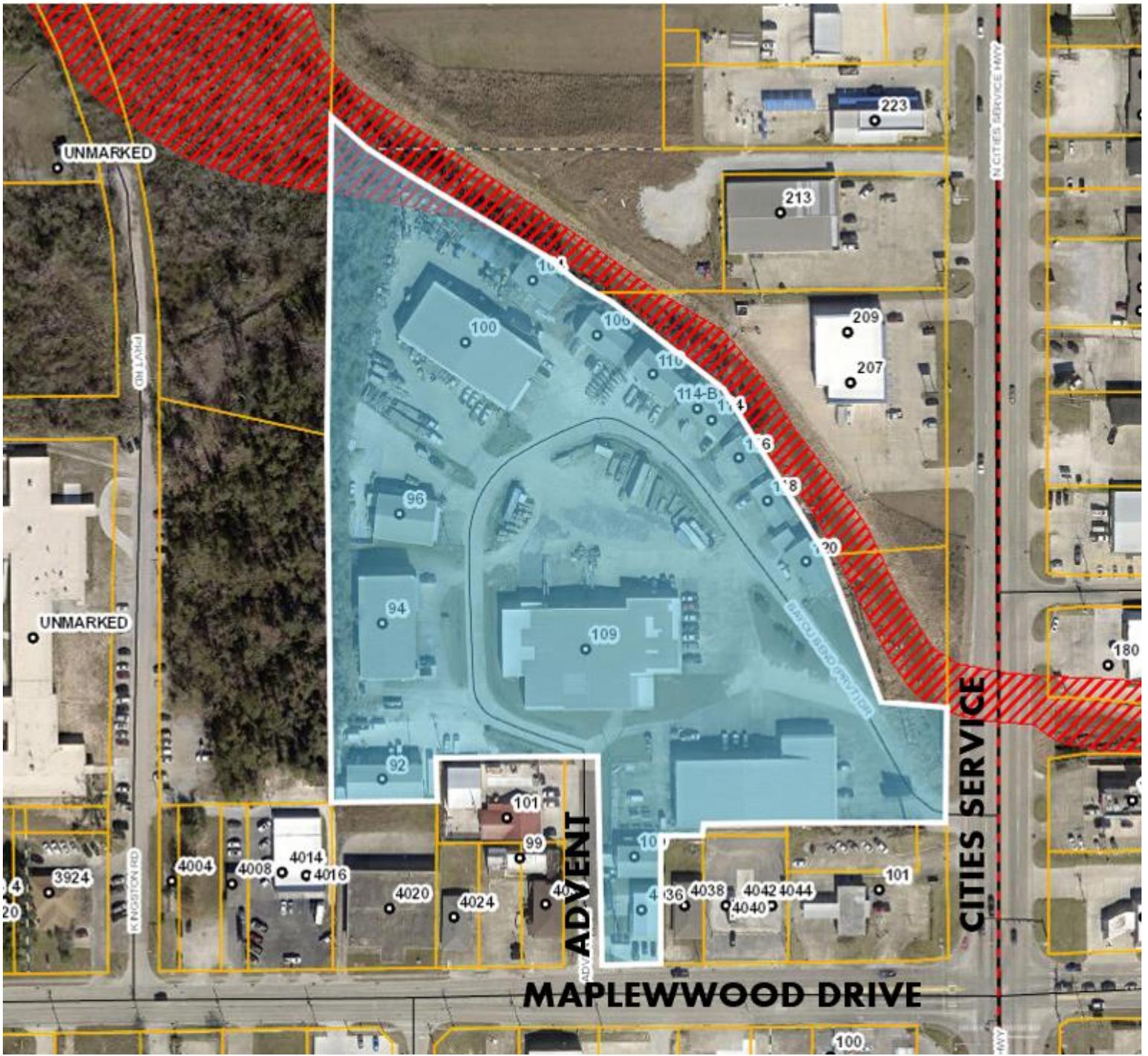
1. The considered area is bordered by Business and Residential.
2. The portion boarded by Residential land use will require a fence and buffer yard if the property is ever developed. Meets buffer yard requirements.

Recommendation:

Based on the above findings, no objection is offered to the requested rezone.

The following stipulations are suggested:

- 1.



RESOLUTION

Resolution acknowledging that Austin Abrahams attended the mandatory workshop for zoning boards and planning commissions.

WHEREAS, Act 859 of the 2004 Louisiana Legislature requires that newly appointed members of Planning Commission, Zoning Boards of Adjustments and similar boards must receive at least four hours of training in the duties and responsibilities of planning commissioners; and

WHEREAS, it is important that all Commissioners, Zoning Boards of Adjustments members and similar board members should have a basic understanding of planning, land use, zoning laws and ethics in order to better fulfill their responsibilities; and

WHEREAS, a Planning Commissioners workshop was held on Saturday, October 29, 2022, at the Seed Center located at 4310 Ryan Street, Lake Charles, La.

BE IT RESOLVED, that the City of Sulphur Planning Commission certifies that the following Commissioner attended said workshop on Saturday, October 29, 2022 and that said Commissioner hereby complies with the four hours of training requirements of ACT 859:

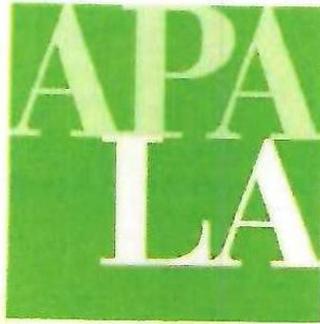
1. Austin Abrahams

APPROVED AND ADOPTED by
Land Use Commission of the City of
Sulphur, Louisiana, on this _____
day of _____, 2022.

VERONICA ALLISON, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



This Certifies that

Austin Abrahams

Attended the Planning Commissioners Training Workshop
Held in Lake Charles, LA on Saturday, October 29, 2022, and is
therefore in compliance with the requirements of Act 859 of the
2004 Louisiana Legislature.



APA LA Facilitator - Mart J. Black, FAICP

RESOLUTION

Resolution acknowledging that Robin Baudoin attended the mandatory workshop for zoning boards and planning commissions.

WHEREAS, Act 859 of the 2004 Louisiana Legislature requires that newly appointed members of Planning Commission, Zoning Boards of Adjustments and similar boards must receive at least four hours of training in the duties and responsibilities of planning commissioners; and

WHEREAS, it is important that all Commissioners, Zoning Boards of Adjustments members and similar board members should have a basic understanding of planning, land use, zoning laws and ethics in order to better fulfill their responsibilities; and

WHEREAS, a Planning Commissioners workshop was held on Saturday, October 29, 2022, at the Seed Center located at 4310 Ryan Street, Lake Charles, La.

BE IT RESOLVED, that the City of Sulphur Planning Commission certifies that the following Commissioner attended said workshop on Saturday, October 29, 2022 and that said Commissioner hereby complies with the four hours of training requirements of ACT 859:

1. Robin Baudoin

APPROVED AND ADOPTED by
Land Use Commission of the City of
Sulphur, Louisiana, on this _____
day of _____, 2022.

VERONICA ALLISON, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary

This Certifies that

Robin Baudoin

Attended the Planning Commissioners Training Workshop
Held in Lake Charles, LA on Saturday, October 29, 2022, and is
therefore in compliance with the requirements of Act 859 of the
2004 Louisiana Legislature.



APA LA Facilitator – Mart J. Black, FAICP

RESOLUTION

Resolution acknowledging that Veronica Allison attended the mandatory workshop for zoning boards and planning commissions.

WHEREAS, Act 859 of the 2004 Louisiana Legislature requires that newly appointed members of Planning Commission, Zoning Boards of Adjustments and similar boards must receive at least four hours of training in the duties and responsibilities of planning commissioners; and

WHEREAS, it is important that all Commissioners, Zoning Boards of Adjustments members and similar board members should have a basic understanding of planning, land use, zoning laws and ethics in order to better fulfill their responsibilities; and

WHEREAS, a Planning Commissioners workshop was held on Saturday, October 29, 2022, at the Seed Center located at 4310 Ryan Street, Lake Charles, La.

BE IT RESOLVED, that the City of Sulphur Planning Commission certifies that the following Commissioner attended said workshop on Saturday, October 29, 2022 and that said Commissioner hereby complies with the four hours of training requirements of ACT 859:

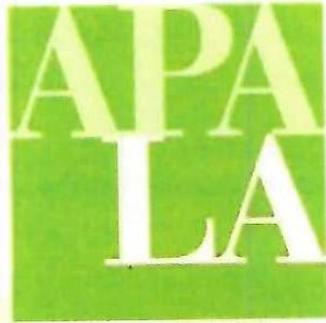
1. Veronica Allison

APPROVED AND ADOPTED by
Land Use Commission of the City of
Sulphur, Louisiana, on this _____
day of _____, 2022.

VERONICA ALLISON, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



This Certifies that

Veronica Allison

Attended the Planning Commissioners Training Workshop
Held in Lake Charles, LA on Saturday, October 29, 2022, and is
therefore in compliance with the requirements of Act 859 of the
2004 Louisiana Legislature.

A handwritten signature in blue ink, appearing to read 'Mart J. Black', written over a horizontal line.

APA LA Facilitator - Mart J. Black, FAICP