

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

AGENDA
BOARD OF ZONING ADJUSTMENT AND LAND USE REGULAR MEETING
TUESDAY, JANUARY 17, 2023, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT AND LAND USE COMMISSION, **TUESDAY, JANUARY 17, 2023, 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

LAND USE

1. Resolution granting a rezone to Joseph Ripley, 216 Vincent Lane, from Mixed Residential to Business, to allow for company vehicles and equipment.
2. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:

(Living in RV after 1 year)

- a. To extend temporary housing in a recreational vehicle located at 1906 Diane Drive, in accordance with Ordinance No. 1693, M-C Series.

(Living in RV after 2 years)

- b. To extend temporary housing in a recreational vehicle located at 1408 Forest Lane in accordance with Ordinance No. 1693, M-C Series.

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 Wednesday, February 22, 2023, 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 rezone to Joseph Ripley, 216 Vincent Lane, from Mixed Residential to Business to allow for company vehicles and equipment.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Joseph Ripley, 216 Vincent Lane, from Mixed Residential to Business to allow for company vehicles and equipment for the following described property:

BEG 140 FT E AND 300 FT S OF INTERSECTION W/L SE NW 36.9.10 AND HWY 90, S 50 FT W 140 FT ETC BEING LOT 21 S ELLENDER SUB

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 Joseph Ripley, 216 Vincent Lane, from Mixed Residential to Business to allow for company vehicles and equipment.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2023.

VERONICA ALLISON, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL

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

PRINT NAME

Brenda Ripley

DATE

12/30/22

PROPERTY OWNER INFORMATION

Name of Property Owner

Joseph Ripley

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

Mailing Address:

2316 Keene Dr. Sulphur, La. Email: Suzie.cute42@yahoo.com

Physical Address:

2316 Keene Drive Sulphur, La.

Phone Number (H)

(W) 337-226-9400

(C) 337-222-1748

PROPERTY INFORMATION

Location Address:

216 Vincent Lane Sulphur, La.

Present Zoned Classification:

Residential

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

BEG 170 FT E and 300 FT S of Intersection w/ SE NW 36 9 10 AM HWY 90. 550 FT W 140 FT ECT Being LOT 215 ELLENDER SUB

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

JR

REQUEST INFORMATION

☒ REZONE

☐ EXCEPTION

☐ SUBDIVISION

☐ BILLBOARD

☐ PRE. PLAT

☐ FINAL PLAT

☒ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From

Mixed Residential

To

Business

Purpose of Request:

Put Company Vehicles And Equipment

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:

Brenda Ripley

Date:

12/30/22

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 _____ 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: 1/4/2022
RE: Rezone 216 Vincent Lane from Mixed Residential to Business

Summary of Recommendation:

No objection is offered to the rezone request.

Application:

Resolution granting a rezone to Joseph Ripley, 216 Vincent Lane, from Mixed Residential to Business, to allow for company vehicles and equipment.

Situation:

Due to complaints from residents in the immediate neighborhood, City personnel proceeded to inspect the subject lot. Upon inspection, the City verified the applicant was storing company vehicles and equipment on his lot adjacent to 2316 Keene Drive. Due to the lot being zoned Residential and completely within a regulatory flood-way, a meeting was set up with the applicant to discuss the ongoing noncompliance issues. It was determined that the vehicles and equipment were to be removed, and the next best alternative location is the subject lot.





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 adjacent parcels to the North, South and West are zoned Business, across the street is Mixed Residential. There is a residential use on lot to the North and East (across the street). A privacy fence is required along these lot lines.
2. Shall comply with the Unnecessary Noise Ordinance Section 8.1

Recommendation:

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

The following stipulations are suggested:

1. No utility connections allowed on RV

Construction and repairing of buildings. The erection (including excavating), demolition, alteration or repair of any building in any residential, mixed residential, mobile home, business, commercial or industrial district or section or the excavation of streets or highways in any residential, mixed, residential, mobile home, business, commercial or industrial district or section other than between the hours of 7:00 a.m. and 9:00 p.m., except in case of urgent necessity, in the interest of public health and safety, and then only with a permit from the mayor, which permit may be granted for a period not to exceed thirty (30) days while the emergency continues. If the mayor should determine that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways between the hours of 9:00 p.m. and 7:00 a.m., and if he shall further determine that loss or inconvenience would result to any party in interest, he may grant permission for such work to be done between the hours of 9:00 p.m. and 7:00 a.m. upon the application being made either at the time the permit for the work is awarded or during the progress of the work.

- (9) *Schools, courts, churches, hospitals.* The creation of any excessive noise on any street adjacent to any school, institution of learning, church or court, while the same are in use, or adjacent to any hospital, which unreasonably interferes with the working of such institution or which disturbs or unduly annoys patients in a hospital.
- (10) *Loading, unloading.* The creation of a loud and excessive noise in connection with the loading or unloading of any vehicle or the opening and destruction of bales, boxes, crates or containers.
- (11) *Drums, loudspeakers.* The use of any drum, loudspeaker or other instrument or device for the purpose of attracting attention, by creation of noise, to any performance, show, sale or display of merchandise.
- (12) *Loudspeakers on trucks.* The use of mechanical loudspeakers or amplifiers on trucks or other moving or standing vehicles for advertising or other purposes.
- (13) *Loudspeakers for advertising.* The use or operation or the causing to be used or operated, in front of or outside of any building, place or premises, or through any window, doorway or opening of such building abutting upon the public street, or upon any public street, of any device or apparatus for tapping windows or for amplifying sound from any radio or phonograph, or of any sound reproducing device.
- (14) *Hawkers, peddlers and vendors.* The shouting or crying of peddlers, hawkers and vendors which disturbs the peace and quiet of the neighborhood.
- (15) *Emergency signaling devices.*
 - a. Except in cases of emergency, the intentional sounding of any alarm between the hours of 10:00 p.m. and 7:00 a.m.
 - b. The testing of any alarm for a period in excess of sixty (60) seconds at any time.
 - c. The testing of a complete emergency signaling system, including the signaling device and the personnel response to the calendar month and sounding of said emergency signaling for a period in excess of fifteen (15) minutes.







