

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**  
**MONDAY, MARCH 20, 2023, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT AND LAND USE COMMISSION, **MONDAY, MARCH 20, 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 ALK Properties, 2616 Lena Street, from Residential to Commercial to allow for expansion of current business located at 317 Patton Street.
2. Resolution granting a rezone to ALK Properties, 2606 Allen Street, from Residential to Commercial to allow for expansion of current business located at 317 Patton Street.
3. Resolution granting a rezone to ALK Properties, 317 Patton Street, from Business to Commercial to be contiguous with expansion of 2616 Lena Street and 2606 Allen Street.
4. Resolution granting a variance to Paula Louvier, 436 Sands Point, to allow for living in an RV due to hurricane Laura.
5. Resolution granting a variance to Kenneth Smith, 1284 South Post Oak Road, to allow for living in an RV due to hurricane Laura.

## 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, April 17, 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 ALK PROPERTIES, 2616 LENA STREET, FROM RESIDENTIAL TO COMMERCIAL TO ALLOW FOR EXPANSION OF CURRENT BUSINESS LOCATED AT 317 PATTON STREET.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to ALK Properties, 2616 Lena Street, from Residential to Commercial to allow for expansion of current business located at 317 Patton Street for the following described property:

LOT 12 WILLIE PICARD SUB 3.10.10

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.**

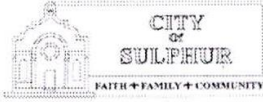
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to ALK Properties, 2616 Lena Street, from Residential to Commercial to allow for expansion of current business located at 317 Patton Street.

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 KIM KOOL INC. DATE 1-25-2023

PROPERTY OWNER INFORMATION

Name of Property Owner TRAVIS MARBURGER (ALK PROPERTIES)

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

Mailing Address: 2619 LENA STREET City: SULPHUR State: LA Email: TMARBURGER@KIMKOOL.COM

Physical Address: 2619 LENA STREET City: SULPHUR State: LA

Phone Number (H) USE CELL (W) 337-527-5519 (C) 337-302-8513

PROPERTY INFORMATION

Location Address: 2616 LENA STREET

Present Zoned Classification: RESIDENTIAL

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

@031010-1451- 0012 0000 -2616 LENA ST- LOT 12 WILLIE PICARD SUB 3.10.10 REF1-ASSESSED (WD4) B 583 P 391-85

REF2-FERDINAND GUIDRY B 2236 P 386, P 630, B 2274 P 195-91 REF3-MILLER, WILSON J ET UX B 2505 P 389-94

REF4-BERCIER, MICHAEL HARDY B 2815 P 048-99

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES NO X

YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING INITIAL TM

REQUEST INFORMATION

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION WILLIE PICARD

Zoning Change: From RESIDENTIAL To BUSINESS

Purpose of Request: TO REMOVE HOUSE AND BUILD EXPANSION TO BUSINESS ON ADJOINING PROPERTY (KIM KOOL INC)

THE BUILDING EXPANSION WILL MATCH CURRENT CONSTRUCTION. PICKUP AND DELIVERIES WILL REMAIN FROM SOUTH PARKING LOT ALONG PATTON STREET. NO ADDITONAL TRAFFIC WILL UTILIZE LENA OR ALLEN STREET.

OPERATIONS SIMILAR TO CURRENT WILL BE MAINTANED, EXPANSION WILL ALLOW FOR INCREASED CAPACITY.

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: 1-25-23

	Yes	No	N/A
1. Is site located within the City Limits?	<u>X</u>	<u>      </u>	<u>      </u>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<u>      </u>	<u>X</u>	<u>      </u>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<u>X</u>	<u>      </u>	<u>      </u>
4. Will the location be served by a fire protection?	<u>X</u>	<u>      </u>	<u>      </u>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<u>      </u>	<u>X</u>	<u>      </u>
6. Is property within a designated flood hazard area?	<u>X</u>	<u>      </u>	<u>      </u>
Flood zone classification <u>      </u> AE bfe <u>13</u> ft.			





# MEMORANDUM

**To:** Board of Zoning and Land Use Commission  
**From:** Austin Abrahams *AA*  
Public Works Director, Land Use Administrator  
**cc:** Arlene Blanchard, Mayor Mike Danahay  
**Date:** 3/10/2023  
**RE:** 1. Rezone 2616 Lena Street from Residential to Commercial

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## **Summary of Recommendation:**

No objection to the rezone request.

## **Application:**

Resolution granting a rezone to ALK Properties, 2616 Lena Street, from Residential to Commercial to allow for expansion of existing business located at 317 Patton Street.

## **Situation:**

Applicant has owned, for many years, the Residential properties to the North of their existing facilities for future expansion purposes. Now that the applicant is ready for expansion, a rezone from Residential to Commercial has been requested prior to moving forward with design efforts.





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**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. This lot is located within an AE Flood Zone. Each section of the City's Drainage Ordinance will apply.
2. A 20ft buffer yard shall apply to the Northern lot line.

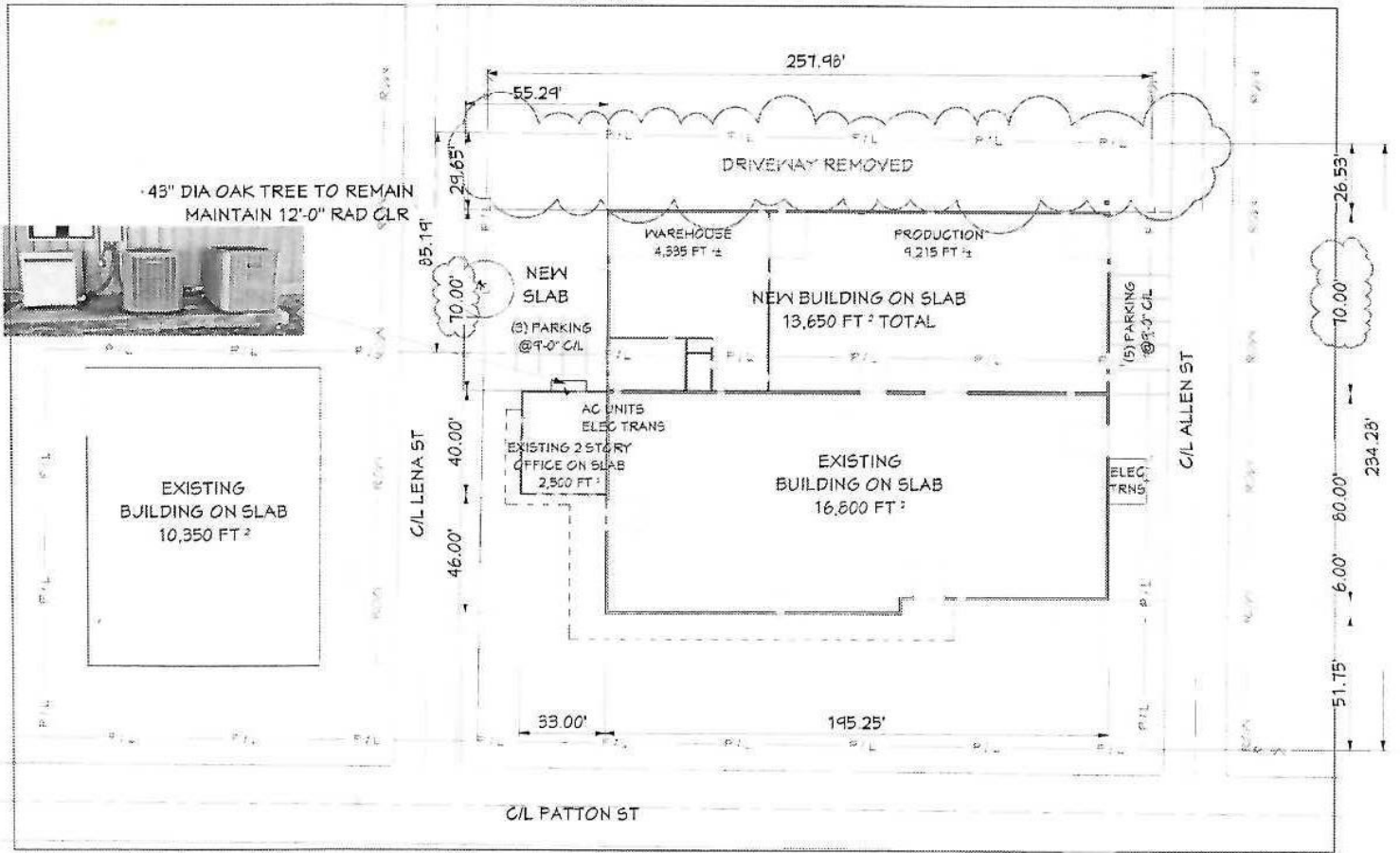
**Recommendation:**

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

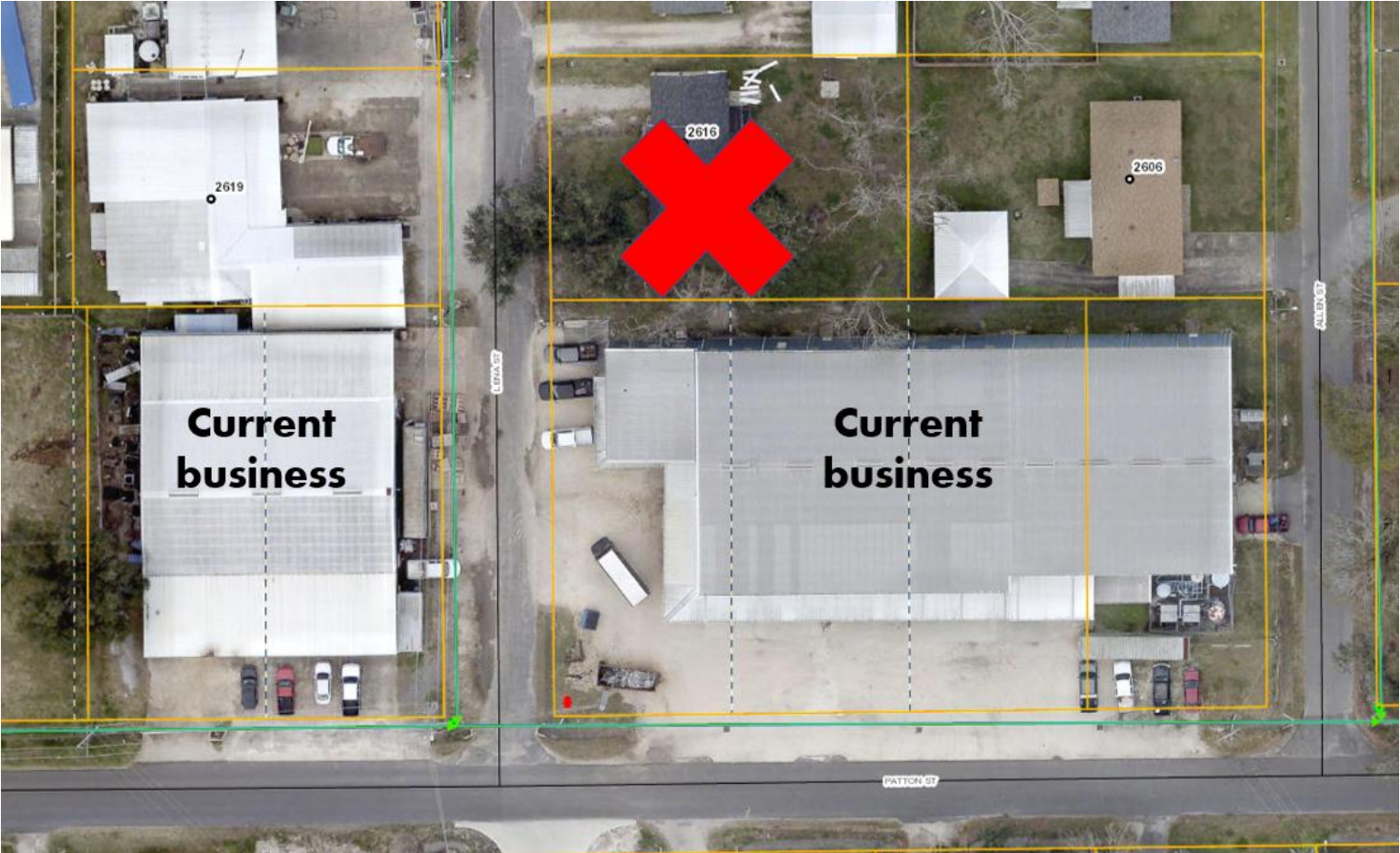
The following stipulations are suggested:

1. None

















RESOLUTION

RESOLUTION GRANTING A REZONE TO ALK PROPERTIES, 2606 ALLEN STREET, FROM RESIDENTIAL TO COMMERCIAL TO ALLOW FOR EXPANSION OF CURRENT BUSINESS LOCATED AT 317 PATTON STREET.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to ALK Properties, 2606 Allen Street, from Residential to Commercial to allow for expansion of current business located at 317 Patton Street for the following described property:

LOT 13 WILLIE PICARD 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 ALK Properties, 2606 Allen Street, from Residential to Commercial to allow for expansion of current business located at 317 Patton Street.

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

1-25-23

\$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 KIM KOOL INC.

DATE 1-25-2023

PROPERTY OWNER INFORMATION

Name of Property Owner TRAVIS MARBURGER (ALK PROPERTIES)

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

Mailing Address: 2619 LENA STREET City: SULPHUR State: LA Email: TMARBURGER@KIMKOOL.COM

Physical Address: 2619 LENA STREET City: SULPHUR State: LA

Phone Number (H) (W) 337-527-5519 (C) 337-302-8513

PROPERTY INFORMATION

Location Address: 2606 ALLEN STREET, SULPHUR, LA, 70665

Present Zoned Classification: RESIDENTIAL

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

@031010-1451-0013 0000 -2606 ALLEN ST- LOT 13 WILLIE PICARD SUB IMPS/RED 92 REF1-ASSESSED WD 4,  
B 719 P444-85 REF2-TILLMAN, HARMON E B 2632 P 373-97

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

REQUEST INFORMATION

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT  
☐ DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION WILLIE PICARD

Zoning Change: From RESIDENTIAL To BUSINESS

Purpose of Request: TO REMOVE HOUSE AND BUILD EXPANSION TO BUSINESS ON ADJOINING PROPERTY (KIM KOOL INC)  
HE BUILDING EXPANSION WILL MATCH CURRENT CONSTRUCTION. PICKUP AND DELIVERIES WILL REMAIN FROM SOUTH  
PARKING LOT ALONG PATTON STREET. NO ADDITONAL TRAFFIC WILL UTILIZE LENA OR ALLEN STREET.

OPERATIONS SIMILAR TO CURRENT WILL BE MAINTANED, EXPANSION WILL ALLOW FOR INCREASED CAPACITY.

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 or 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:


Date:

1-25-23

	Yes	No	N/A
1. Is site located within the City Limits?	X		
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?		X	
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	X		
4. Will the location be served by a fire protection?	X		
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?		X	
6. Is property within a designated flood hazard area?	X		
Flood zone classification AE bfe 13 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:** 3/10/2023  
**RE:** 2. Rezone 2606 Allen Street from Residential to Commercial

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## Summary of Recommendation:

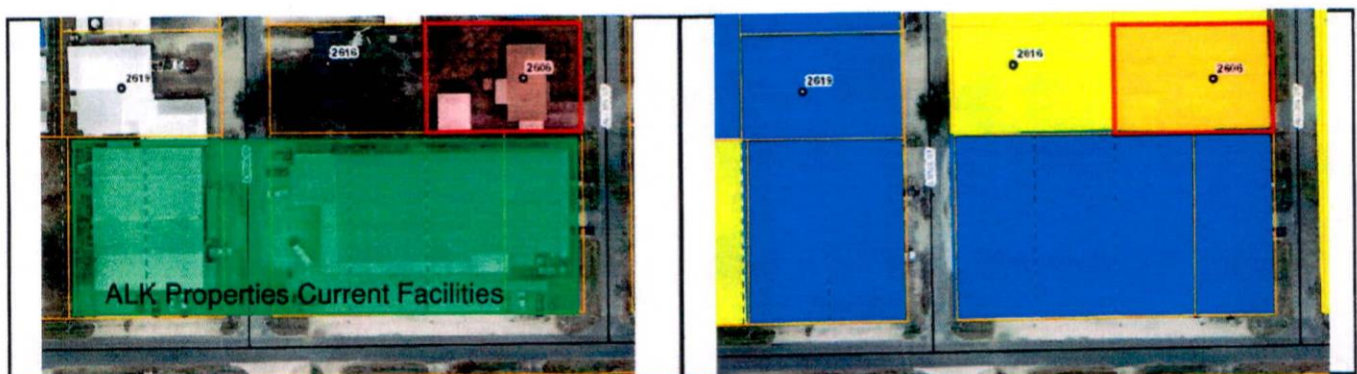
No objection to the rezone request.

## Application:

Resolution granting a rezone to ALK Properties, 2606 Allen Street, from Residential to Commercial to allow for expansion of existing business located at 317 Patton Street.

## Situation:

Applicant has owned, for many years, the Residential properties to the North of their existing facilities for future expansion purposes. Now that the applicant is ready for expansion, a rezone from Residential to Commercial has been requested prior to moving forward with design efforts.







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**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. This lot is located within an AE Flood Zone. Each section of the City's Drainage Ordinance will apply.
2. A 20ft buffer yard shall apply to the Northern lot line.

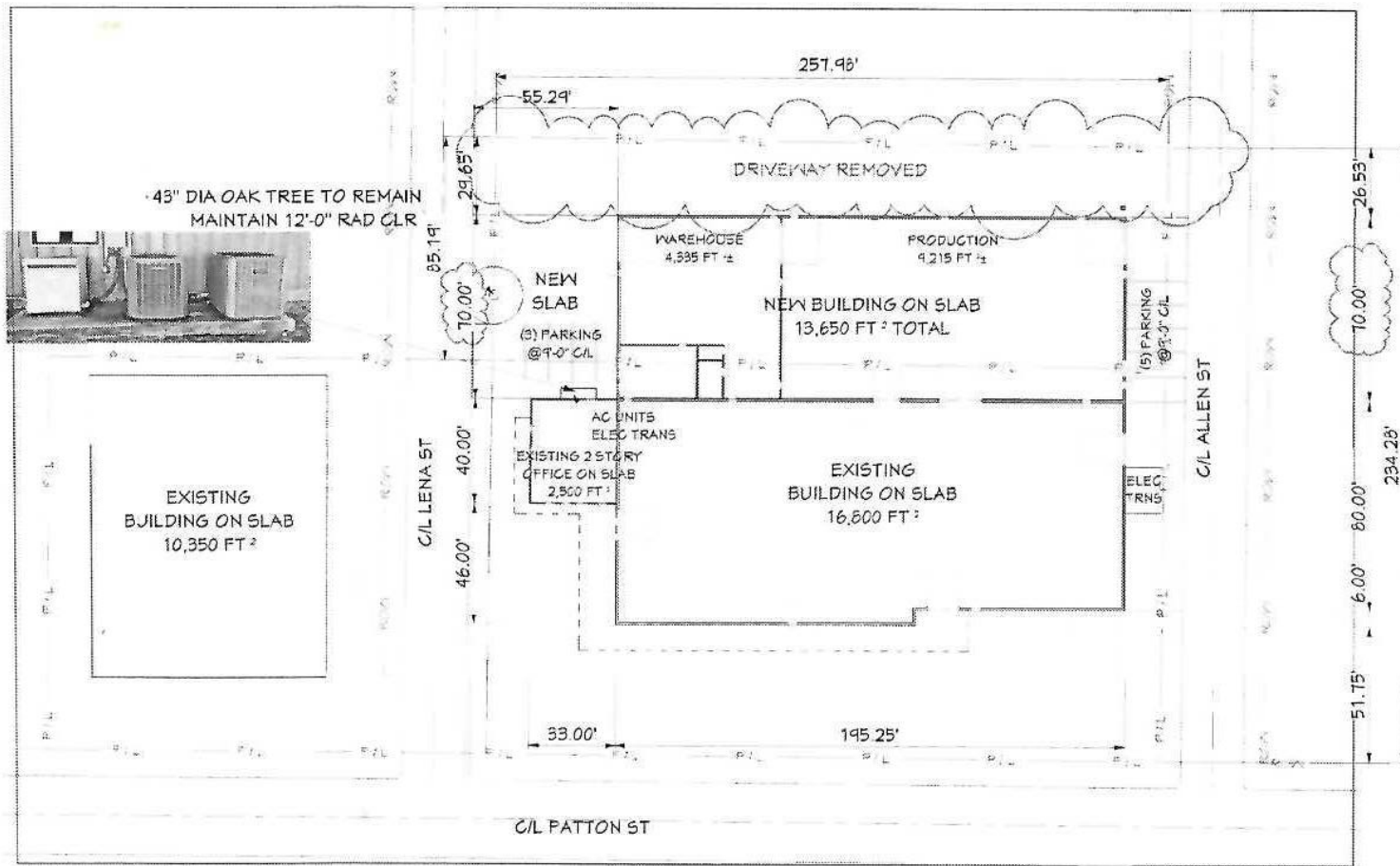
**Recommendation:**

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

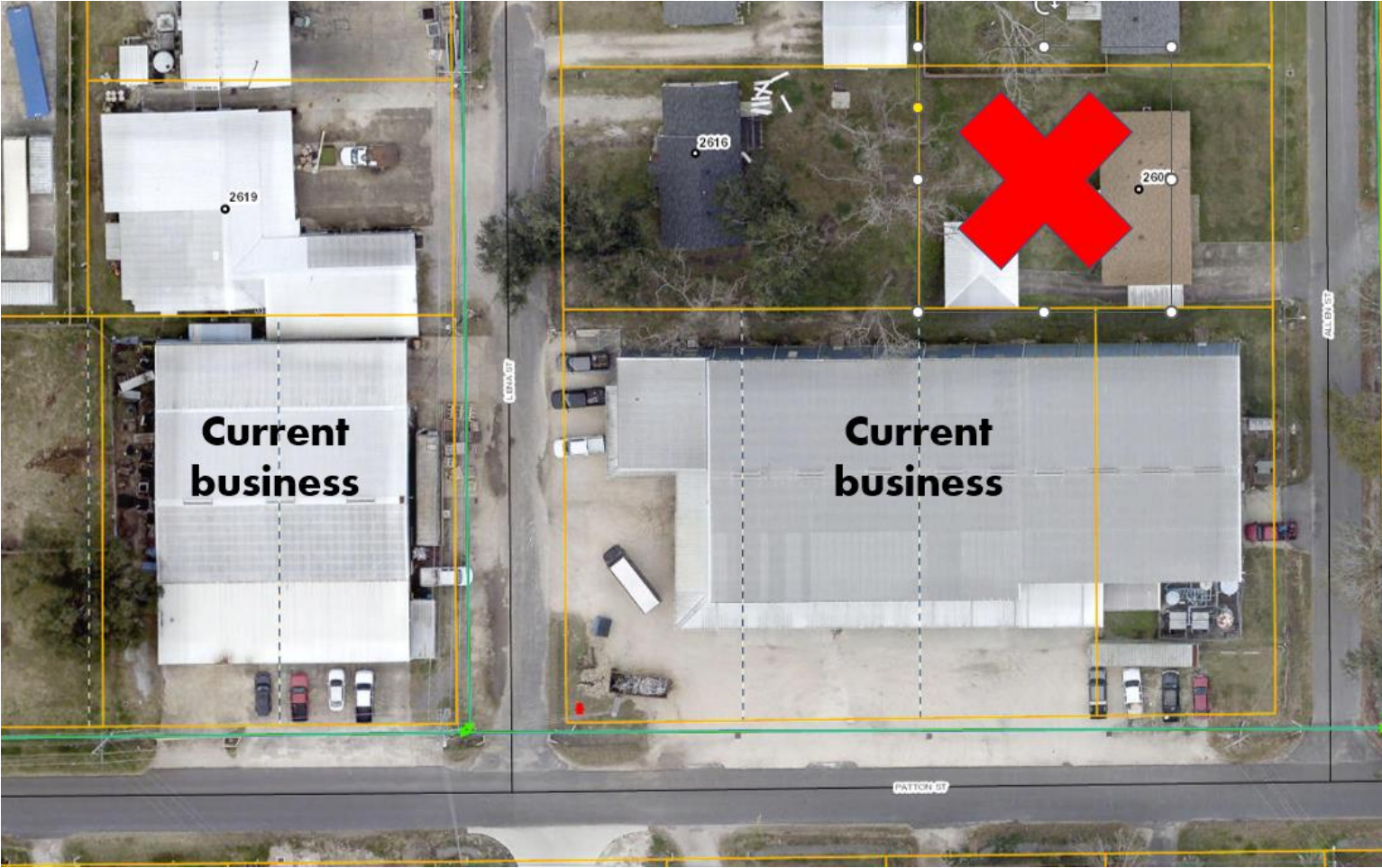
The following stipulations are suggested:

1. None















RESOLUTION

RESOLUTION GRANTING A REZONE TO ALK PROPERTIES, 317 PATTON STREET, FROM BUSINESS TO COMMERCIAL SO CURRENT BUSINESS CAN BE CONTIGUOUS WITH EXPANSION OF 2616 LENA STREET AND 2606 ALLEN STREET.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to ALK Properties, 317 Patton Street, from Business to Commercial so current business can be contiguous with expansion of 2616 Lena Street and 2606 Allen Street for the following described property:

LOT 4, 5, 6, 7, 8, 9 WILLIE PICARD SUB

**BE IT FURTHER RESOLVED that this rezone is contingent upon the adoption of the rezones for 2616 Lena Street and 2606 Allen Street.**

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 FURTHEREST RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to ALK Properties, 317 Patton Street, from Business to Commercial so current business can be contiguous with expansion of 2616 Lena Street and 2606 Allen Street.

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)

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PRINT NAME KIM KOOL INC. DATE 3/6/2023

PROPERTY OWNER INFORMATION

Name of Property Owner TRAVIS MARBURGER (ALK PROPERTIES)  
(Owner must provide proof of ownership such as property tax record or recorded deed)  
Mailing Address: 2619 LENA STREET City: SULPHUR State: LA Email: TMARBURGER@KIMKOOL.COM  
Physical Address: 2619 LENA STREET, Lots 4 & 5, Parcel # 01121030 City: SULPHUR State: LA  
Phone Number (H) USE CELL (W) 337-527-5519 (C) 337-302-8513

PROPERTY INFORMATION

Location Address: 2619 Lena Street, Sulphur La 70665,  
Present Zoned Classification: Business

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

@031010-1451- 0004 0000 @031010-1451- 0005 0000 LOTS 4,5 WILLIE PICARD SUB, SW SE SEC 3.10.10 IMPS 89/CK REF1-EARL J BARRILLEAUX B 1927 P 439, B 1930 P 16 P 18-86 REF2-KIM'S RADIATOR AND MANUFACTURING COMPANY INC B 2855 P 742-2000

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

REQUEST INFORMATION

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT  
☐ DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION WILLIE PICARD

Zoning Change: From Business To Commercial

Purpose of Request: To rezone from business to commercial which will put property use in compliance. This rezoning is with the contingency of rezoning 2616 Lena and 2606 Allen street from residential to commercial for business expansion.

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: 3-6-23

	Yes	No	N/A
1. Is site located within the City Limits?	<u>X</u>	<u>      </u>	<u>      </u>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<u>      </u>	<u>X</u>	<u>      </u>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<u>X</u>	<u>      </u>	<u>      </u>
4. Will the location be served by a fire protection?	<u>X</u>	<u>      </u>	<u>      </u>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<u>      </u>	<u>X</u>	<u>      </u>
6. Is property within a designated flood hazard area?	<u>X</u>	<u>      </u>	<u>      </u>
Flood zone classification <u>      </u> AE bfe <u>13</u> ft.			



CITY OF SULPHUR  
APPLICATION FOR  
DEVELOPMENT APPROVAL

Date Received \_\_\_\_\_ \$50.00 Fee (Non-Refundable) \_\_\_\_\_  
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PRINT NAME KIM KOOL INC. DATE 3/6/2023

PROPERTY OWNER INFORMATION

Name of Property Owner TRAVIS MARBURGER (ALK PROPERTIES)

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

Mailing Address: 2619 LENA STREET City: SULPHUR State: LA Email: TMARBURGER@KIMKOOL.COM

Physical Address: 317 Patton Street, lots 6,7,& 8, Parcel 00134775 City: SULPHUR State: LA

Phone Number (H) USE CELL (W) 337-527-5519 (C) 337-302-8513

PROPERTY INFORMATION

Location Address: 2619 Lena Street, Sulphur La 70665

Present Zoned Business

Classification:

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

@031010-1451- 0006 0000 LT 6 PICARD, WILLIE @031010-1451- 0007 0000 @031010-1451- 0008 0000 LTS 7,8 PICARD, WILLIE IMPS 02/ CMS REF1-ASSESSED WD 4, B 496 P 381, B 584 P 165, B 606 P 151,P 153-85 REF2-PART ARTHUR JACOB ELLENDER AND TERESA AND PART ARTHUR J ELLENDER B 2463 P 381-94 REF3-ELLENDER, BENNY ALLEN ET AL B 2628 P 507-97

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES NO X

YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING INITIAL TM

REQUEST INFORMATION

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION WILLIE PICARD

Zoning Change: From Business To Commercial

Purpose of Request: To rezone from business to commercial which will put property use in compliance. This rezoning is with the contingency of rezoning 2616 Lena and 2606 Allen street from residential to commercial for business expansion.

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: 3-6-23

	Yes	No	N/A
1. Is site located within the City Limits?	<u>X</u>		
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?		<u>X</u>	
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<u>X</u>		
4. Will the location be served by a fire protection?	<u>X</u>		
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?		<u>X</u>	
6. Is property within a designated flood hazard area?	<u>X</u>		
Flood zone classification <u>AE</u> bfe <u>13</u> 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:** 3/10/2023  
**RE:** 3. Rezone 317 Patton Street from Business to Commercial

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## Summary of Recommendation:

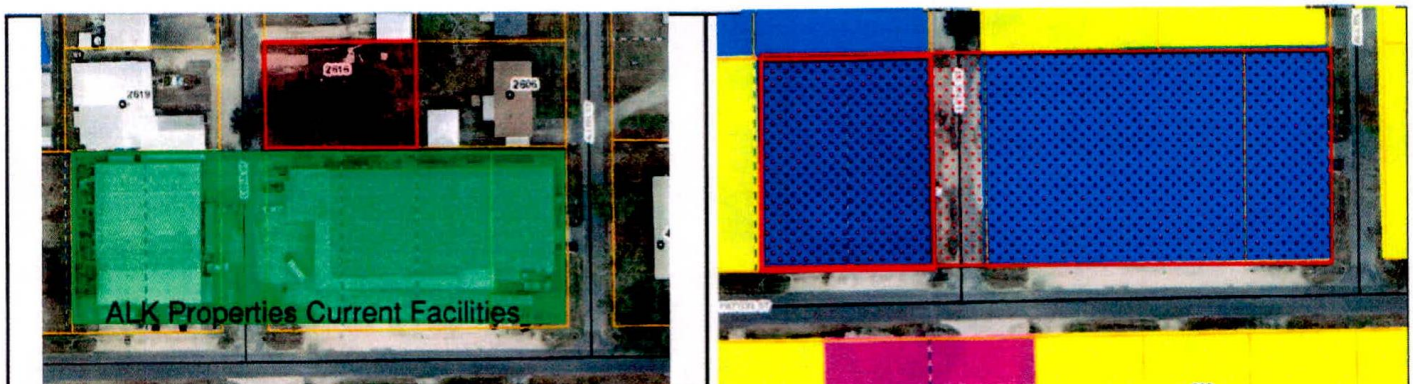
No objection to the rezone request.

## Application:

Resolution granting a rezone to ALK Properties, 317 Patton Street, from Business to Commercial to be contiguous with expansion of 2616 Lena Street and 2606 Allen Street.

## Situation:

Applicant has owned, for many years, the Residential properties to the North of their existing facilities for future expansion purposes. Now that the applicant is ready for expansion, a rezone from Residential to Commercial has been requested for both 2616 Lena and 2606 Allen prior to moving forward with design efforts. This rezone request is contingent upon the adoption of the rezones for 2616 Lena and 2606 Allen Street.







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### **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 property was originally zoned Business after the adoption of comprehensive zoning in 2003. The City did not adopt the Commercial District until 2007. There is a commercially zoned lot across Patton to the South.
2. Since the activities conducted at the facility are Commercial in nature; upon adoption of Commercial District in 2007, the use became and continues to be a legal nonconforming use.

### **Recommendation:**

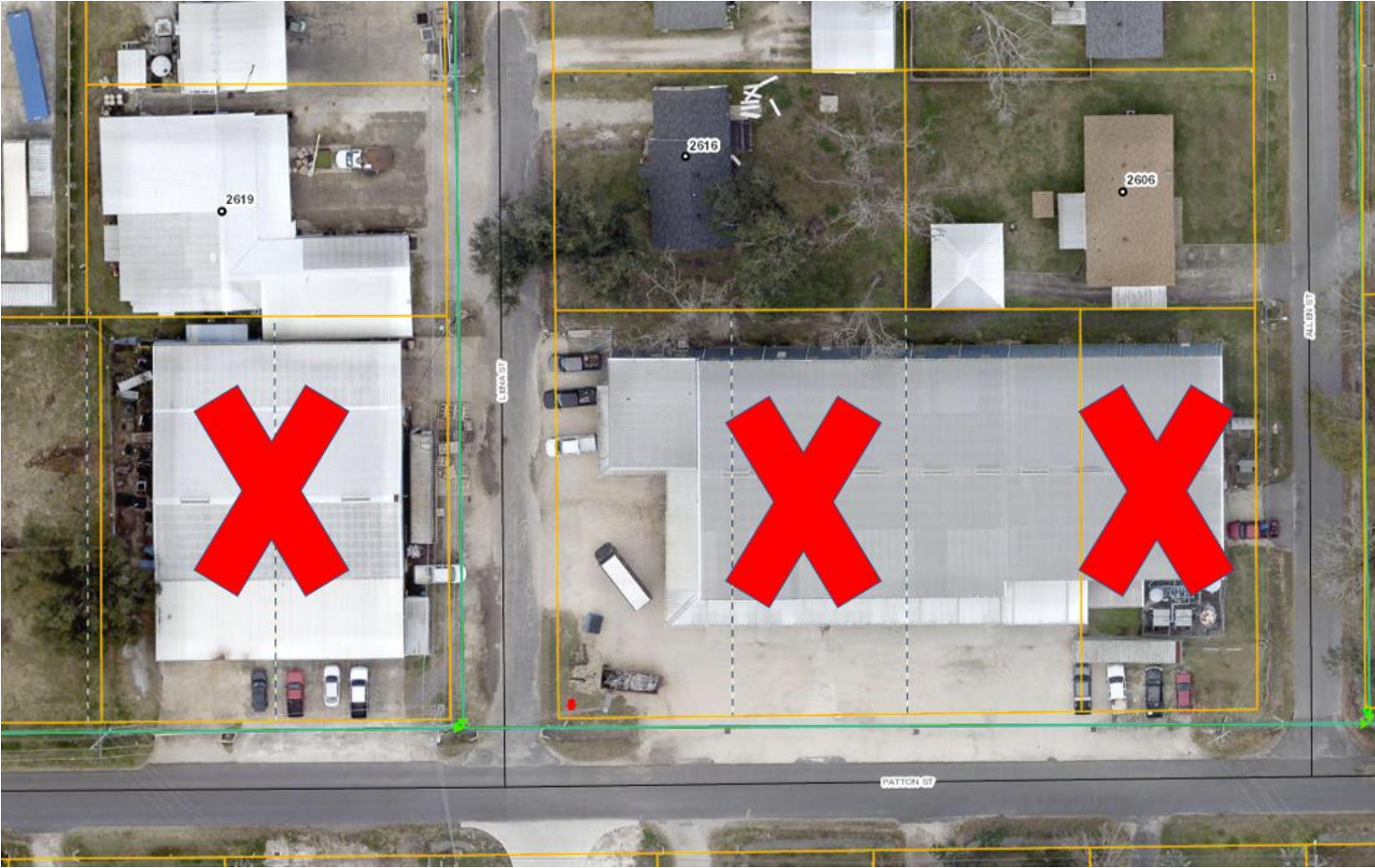
Based on the above findings, no objection is offered to the requested rezone.

The following stipulations are suggested:

1. None





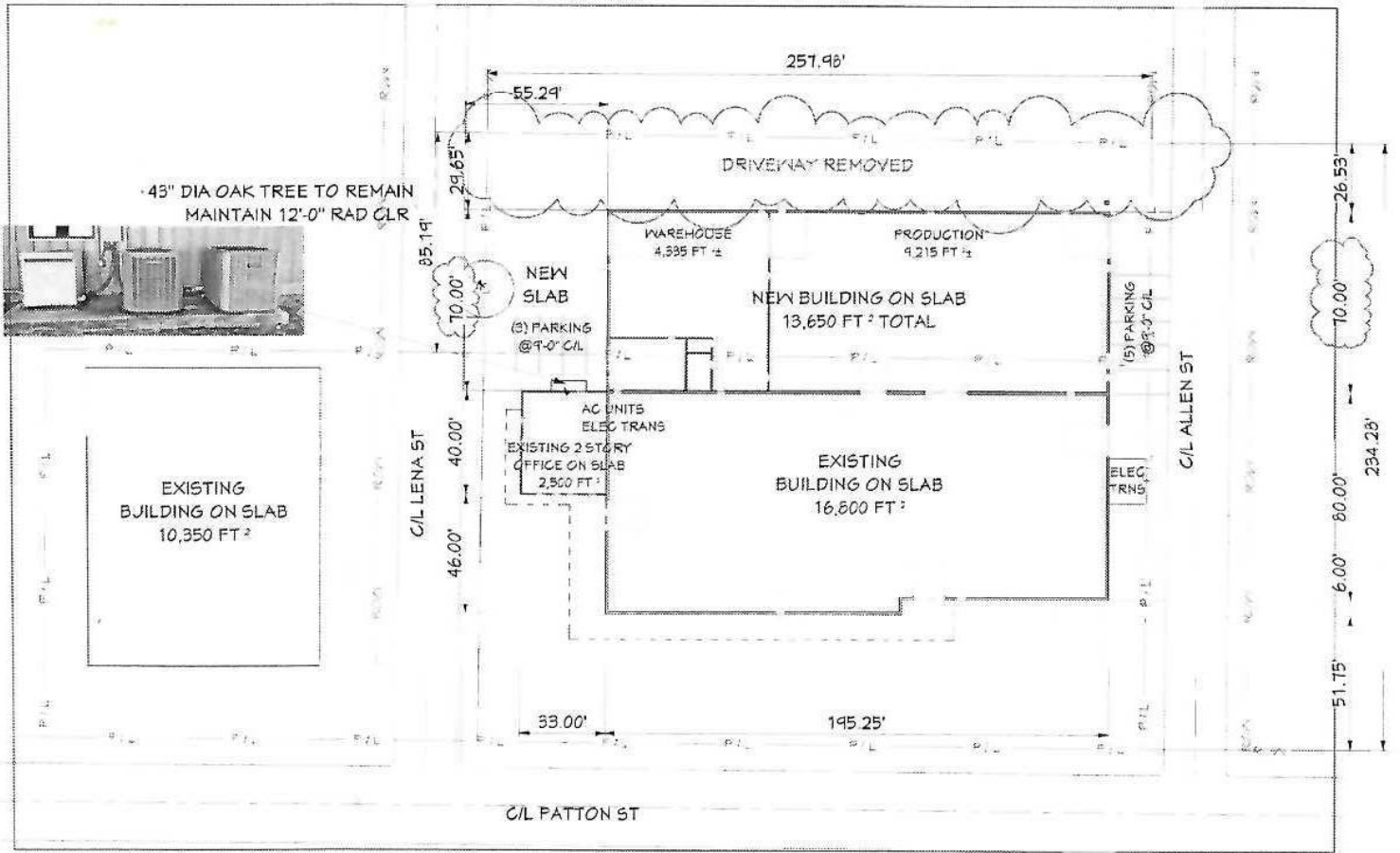














## RESOLUTION

RESOLUTION GRANTING A VARIANCE TO PAULA LOUVIER, 436 SANDS POINT, TO ALLOW FOR TEMPORARY LIVING IN AN RV DUE TO HURRICANE LAURA.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (1) (a) of the Land Use Ordinance of the City of Sulphur, Louisiana, an RV is not considered a single family detached dwelling; and

WHEREAS, said variance shall be contingent upon obtaining proper permits and inspections; expires after 3 months.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Paula Louvier, 436 Sands Point, to allow for temporary living in an RV while home is being repaired due to Hurricane Laura for the following described property:

PORTION OF LOTS 96 AND 98 SUMMERWOOD SUB DESC AS – COM ON N/L SANDS POINT 21.24 FT E OF SW COR LOT 96, TH NELY 102.49 FT TO N/L SAID LOT AT PT 40 FT E OF NW COR SAID LOT, TH E 90.06 FT TO NE COR SAID LOT, SELY 24.01 FT ALONG E/L LOT 98, SWLY 127.51 FT TO NLY/LING SANDS POINT BEING 30.70 FT NWLY OF SW COR LOT 98, WLY 24.64 FT ALONG SLY/LINE LOTS 98 AND 96 TO COM

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.**

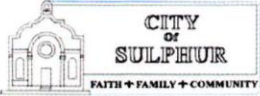
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Paula Louvier, 436 Sands Point, to allow for temporary living in an RV while home is being repaired due to Hurricane Laura with the above stipulation.

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

\_\_\_\_\_  
VERONICA ALLISON, Vice-Chairman

ATTEST:

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



CITY OF SULPHUR  
APPLICATION FOR  
DEVELOPMENT APPROVAL - VARIANCE

Date Received 2/27/23 \$50.00 Fee (Non-Refundable) GO 50 cash  
(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 Paula Louvier Date 2-28-23

PROPERTY OWNER INFORMATION

Name of Property Owner Paula Louvier

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

Mailing Address: 436 Sandpoint City: Sulphur State: LA Email: \_\_\_\_\_

Physical Address: 436 Sandpoint City: Sulphur, LA State: LA

Phone Number (H) (337) 563-9952 (W) \_\_\_\_\_ (C) (337) 563-9952

PROPERTY INFORMATION

Location Address: 436 Sandpoint Drive

Present Zoned Classification: Residential

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

please see attached

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 [Signature]

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: Fema - request to live in RV due to Hurricane Laura damage

How did you find out you needed a variance? Department of Water Works

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: Paula Louvier Date: 2-28-23

	Yes	No	N/A
1. Is site located within the City Limits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the location be served by a fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood zone classification _____ bfe _____ ft.			





# 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:** 3/10/2023  
**RE:** 4. Variance at 436 Sands Point, to allow for living in RV due to Hurricane Laura

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## Summary of Recommendation:

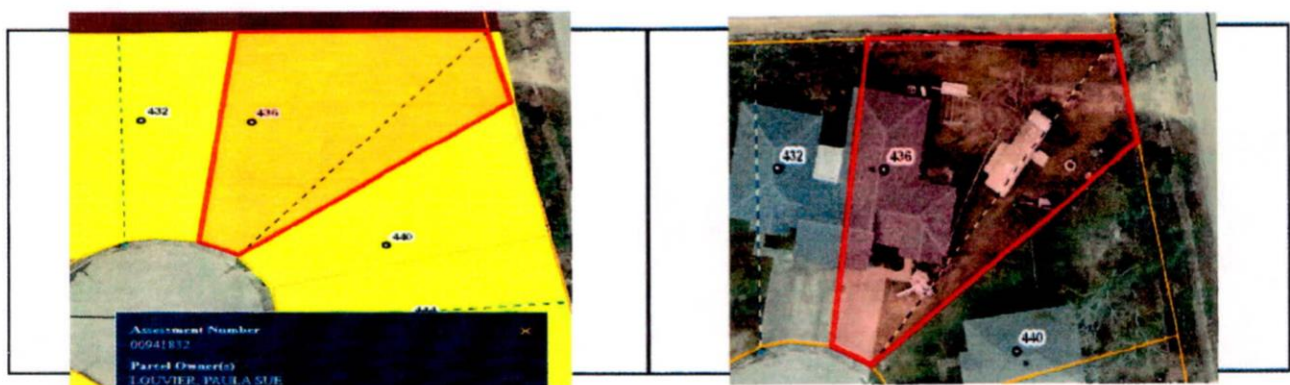
A recommendation supporting the variance cannot be given.

## Application:

Resolution granting a variance to Paula Louvier, 436 Sands Point, to allow for living in an RV due to hurricane Laura.

## Situation:

Applicant has been living in RV due to damages from Hurricane Laura. This is the first application received for this address to live in RV. Applicant is currently renting the RV from FEMA. The applicant also claims some repairs have been made, but insurance proceeds where not enough to make all repairs. Applicant claims to be pursuing FEMA to fund the difference. Applicant has not applied for any permits, and repairs have not been inspected.







**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.	NO
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.	NO
5. The variance, if granted, will not alter the essential character of the locality.	NO
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. Adoption should be contingent upon obtaining proper permits & inspections; expires after 3 months





FEMA

**FEDERAL EMERGENCY MANAGEMENT AGENCY**

**NOTICE OF PROGRAM EXTENSION AND RENT**

**DR-4559-LA**  
March 11, 2022

PAULA LOUVIER  
436 SANDS PT  
SULPHUR, LA 70663

FEMA Application Number: 399878325

PAULA LOUVIER:

As part of FEMA's mission to help you recover from DR-4559-LA, FEMA provided your household with a Transportable Temporary Housing Unit (FEMA Unit), subject to the rules, terms, and conditions of the Revocable License you signed on 2/7/2021. This Revocable License is valid for as long as FEMA provides Direct Temporary Housing Assistance and you remain eligible. Direct Temporary Housing Assistance ends 18 months from the date of the Presidential disaster declaration, unless extended or terminated earlier.

**At the request of the State of Louisiana, FEMA has extended your Revocable License through October 31, 2022.** During this extended period, you must still follow the rules, terms, and conditions of the Revocable License. In addition, you will begin to be charged rent for your use of the FEMA Unit.

If you choose to stay in the FEMA Unit after February 28, 2022, you will pay a monthly rent in the amount of \$688 starting on April 1, 2022. The rent amount is based on U.S. Department of Housing and Urban Development (HUD) Fair Market Rent (FMR), as authorized by law. Your first payment will be due on May 1, 2022 and will continue to be due on the first day of each following month for as long as you occupy the FEMA Unit. The rent will not be prorated. However, the rent amount may be reduced based on your ability to pay.

Failure to pay the monthly rent amount is a violation of the rules, terms, and conditions of your Revocable License and your eligibility to stay in the FEMA Unit may be terminated if you do not pay rent. To avoid having to pay this monthly rent amount, you must move-out and surrender possession of the FEMA Unit by February 28, 2022. If you choose to maintain possession of the FEMA Unit after this date, you will be sent a monthly bill.

**Appeal Instructions**

As stated above, your rent amount may be reduced based on your ability to pay. A FEMA caseworker will be contacting you to discuss the process and documentation requirements. You also have the right to appeal the amount you will be charged. You may appeal within **60 days** of the date of this letter. Appeals will not be accepted after May 11, 2022. To file an appeal, you must:









RESOLUTION

RESOLUTION GRANTING A VARIANCE TO KENNETH SMITH, 1284 SOUTH POST OAK ROAD, TO ALLOW FOR LIVING IN AN RV DUE TO HURRICANE LAURA.

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 and RV shall be removed when Kenneth Smith no longer resides in the RV.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Kenneth Smith, 1284 South Post Oak Road, to allow for living in an RV due to Hurricane Laura for the following described property:

LOT 18 BLK 1 CEDAR SUB

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this variance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this variance the owner of this variance shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this variance.

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

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Kenneth Smith, 1284 South Post Oak Road, to allow for living in an RV due to Hurricane Laura with the above stipulations.

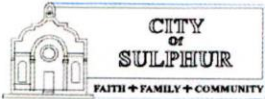
APPROVED AND ADOPTED by  
the Board of Zoning Adjustment  
of the City of Sulphur, Louisiana,  
on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
VERONICA ALLISON, Vice-Chairman

ATTEST:

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





CITY OF SULPHUR  
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received 3-6-23 \$50.00 Fee (Non-Refundable) No charge - hurrica  
(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 Kenneth W Smith Date 3-6-23

PROPERTY OWNER INFORMATION

Name of Property Owner Kenneth W. Smith

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

Mailing Address: 1284 S. Post Oak City: Sulphur State: LA Email: \_\_\_\_\_

Physical Address: 1284 S. Post Oak City: \_\_\_\_\_ State: \_\_\_\_\_

Phone Number (H) \_\_\_\_\_ (W) \_\_\_\_\_ (C) 337-214-3215

PROPERTY INFORMATION

Location Address: \_\_\_\_\_

Present Zoned Classification: Mixed Residential

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

Lot 10 B&B I Cedar Sub.

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 TRWS

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: To continue to live in RV until I'm no longer living.  
Mobile home destroyed in Hurricane Laura

How did you find out you needed a variance? Variance expired for Hurricane Laura

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: Kenneth W Smith Date: 3-6-23

	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? <u>3/4 in floodway</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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:** 3/10/2023  
**RE:** 5. Variance at 1284 Post Oak Road, to allow for living in RV due to Hurricane Laura

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## Summary of Recommendation:

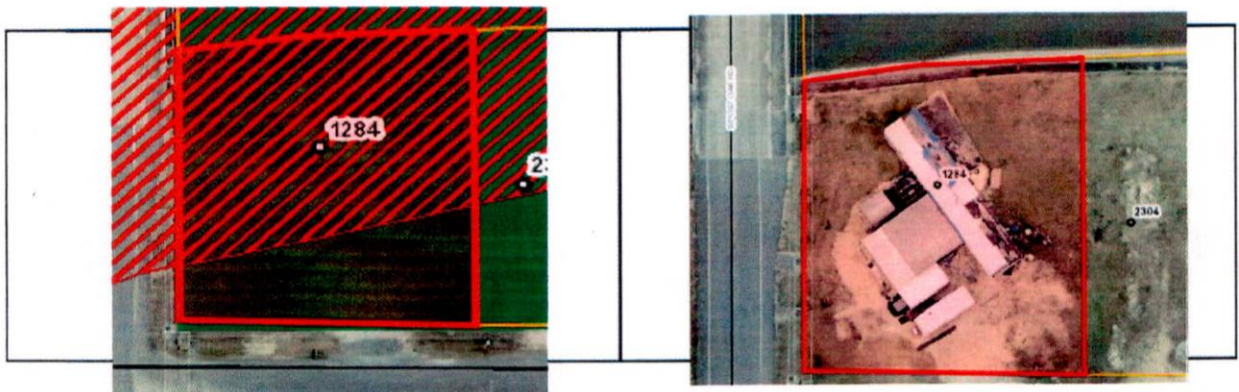
No objection to the requested variance.

## Application:

Resolution granting a variance to Kenneth Smith, 1284 South Post Oak Road, to allow for living in an RV due to hurricane Laura.

## Situation:

Applicant's mobile home was destroyed by hurricane Laura. Due to adverse health conditions, applicant is requesting a variance to live in RV until his death. The damaged structure is currently on FEMA's PPDR program awaiting approval to be demolished. The majority of the lot is located within a regulatory flood way.





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### **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. Variance shall expire and RV shall be removed when Kenneth Smith no longer resides in the RV







