

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, APRIL 17, 2023, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT AND LAND USE COMMISSION, **MONDAY, APRIL 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

BZA

1. Resolution granting a variance to GVCS Investments – LA, LLC, 207 South Cities Service Hwy., to allow sign for Whataburger to be 50-feet tall rather than the required 35-feet.
2. Resolution granting a variance to Michael Shane Fontenot, 31 Center Avenue, to allow for a proposed subdivision of 2 lots with 1 lot having 46.97 feet road frontage instead of the required 50 feet (*the 2nd lot has 51.09 feet road frontage*).
3. Resolution granting a variance to Kayla Gaspard, 401 Hildebrandt Street, to allow for a mobile home to located on a 5,400 sq. ft. lot rather than the required 6,000 sq. ft.
4. Resolution granting a variance to Sheila Barbier, 319 North Irwin Street, to allow for living in an RV while taking care of her elderly mother.
5. Resolution to continue variance extension to Danny Lewing, 510 Truman, to continue to live in RV temporarily due to a fire destroying his mobile home (6-month status check).

6. Resolution granting a variance extension to Gary Viator, 2003 Augusta Street, to allow for his son and daughter in law to temporarily live in an RV due to a hardship.

LAND USE

1. Resolution granting a rezone to Chad Richard, 2209 Carr Lane, from Residential to Mixed Residential to allow for the replacement of mobile home destroyed by Hurricane Laura with a 2023 mobile home.
2. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:

(Living in RV after 2 years)

- a. To extend temporary housing in a recreational vehicle located at 945 Beulah Street, in accordance with Ordinance No. 1693, M-C Series.
- b. To extend temporary housing in a recreational vehicle located at 9 Poinsetta Road, in accordance with Ordinance No. 1693, M-C Series.
- c. To extend temporary housing in a recreational vehicle located at 906 Taylor Street, 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 Monday, May 15, 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 VARIANCE TO GVCS INVESTMENTS-LA, LLC,
207 SOUTH CITIES SERVICE HWY., TO ALLOW SIGN FOR WHATABURGER
TO BE 50 FEET TALL RATHER THAN THE REQUIRED 35 FEET.

WHEREAS, in accordance with Article IV, Part 2, Section 9 (3) (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, the maximum height of a free-standing sign shall be 35 feet except within interstate roadway corridors.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to GVCS Investments-LA, LLC, 207 South Cities Service Hwy., for the following described property:

DESCRIPTION OF A 1.354± ACRE (58,992± SQ. FT.) TRACT, LOCATED IN
THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9
WEST, SOUTHWESTERN DISTRICT, CITY OF SULPHUR, CALCASIEU
PARISH, LOUISIANA

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.

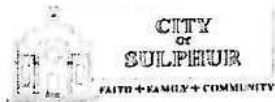
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to GVCS Investments-LA, LLC, 207 South Cities Service Hwy.

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 - VARIANCE

Date Received _____ \$50.00 Fee (Non-Refundable) _____
(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name Jason Monday Date 3/28/2023

PROPERTY OWNER INFORMATION

Name of Property Owner GVCs Investments - LA, LLC

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

Mailing Address: 421 N. Timberland City Lufkin State TX Email cjohnson@gvc.com

Physical Address: 421 N. Timberland Dr. City Lufkin State TX

Phone Number (H) 936-632-3489 (W) 936-632-4827 (C) 936-671-9670

PROPERTY INFORMATION

Location Address: 207 S. Cities Service Hwy Sulphur, LA 70663

Present Zoned Classification Commercial

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

Description of a 1.334± Acre (58,922±) Tract, Located in the SW Quarter of the NE Quarter of Section 6, Township 10 South Range 9 West, Southwestern District, City of Sulphur, Calcasieu Parish, LA

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 CM

VARIANCE REQUEST INFORMATION

Purpose of Variance Request Signage Visibility - Proposed pylon to be 50' tall

How did you find out you needed a variance? Reviewed Height Restrictions

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 Chi John Date 3/24/2023

| | 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: 4/10/2023
RE: 1. Variance for 207 South Cities Service Hwy., to allow for taller sign

Summary of Recommendation:

A recommendation supporting this variance cannot be given.

Application:

Resolution granting a variance to GVCS Investments – LA, LLC, 207 South Cities Service Hwy., to allow sign for Whataburger to be 50-feet tall rather than the required 35-feet.

Situation:

Per the City's Land Use Ordinance, Article IV, Part 2, Section 9.3.b, Freestanding signs shall not exceed a height of thirty-five (35) feet, except within interstate roadway corridors as defined in article IV, part 2, section 9 of this appendix; in interstate corridors, the height limit for all signs may be sixty (60) feet above grade. The interstate corridor extends 1000 feet on each side of the centerline. This particular location is roughly 3000 feet from centerline.



See attached for sign details



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:

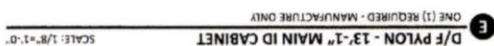
| | Condition meet? |
|--|-----------------|
| 1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. | NO |
| 2. Literal interpretation of the provisions 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. | YES |
| 6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience. | NO |
| 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). | NO |
| 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.



***NOTE:** STEEL AND FOUNDATION FOR SIGN TO BE DETERMINED BASED ON SITE SPECIFIC BASINS, LOCAL SOIL CONDITIONS AND WIND LOADING REQUIREMENTS.

STEEL PROVIDED BY CUSTOMER - CHANNEL TO PROVIDE STRUT STAY ONLY

107' STEEL AND FOUNDATION FOR SIGN TO BE DETERMINED BASED ON SITE SPECIFIC BASINS, LOCAL SOIL CONDITIONS AND WIND LOADING REQUIREMENTS.

11.5 AMP/ 10VOLT - L1 100% 20A CIRCUIT REQ'D

6.5 AMP/ 120V MAIN IN CABINET. 2.5 AMP/ 120V EACH READER BOARD - 5 BOTH RB

INTERIALLY ILLUMINATED WITH WHITE LED

12' MECHANICAL ZIP CHANGE RACK

1ST COUNT "MOVERONE" 8" ON 10" BLACK ZIP CHANGE LETTER FONT PROXIMATE AND STORAGE CABINET

APPLY VINYL COPY READING "24 HOURS" TO 1A SURFACE.

ON 4 LINES OF 8" ZIP CHANGE LETTERS.

HAN-FORMED WHITE POLYCARBONATE FACES CLEAR ZIP TRACKS.

.063" ALUMAL COMMON FILLETS.

DISTRIBUTE .063" DEEP ALUMINUM CABINETS WITH 2"x2" RETAINERS.

TWO (2) 5/2 CABINETS READING "24 HOURS" & READER BOARD.

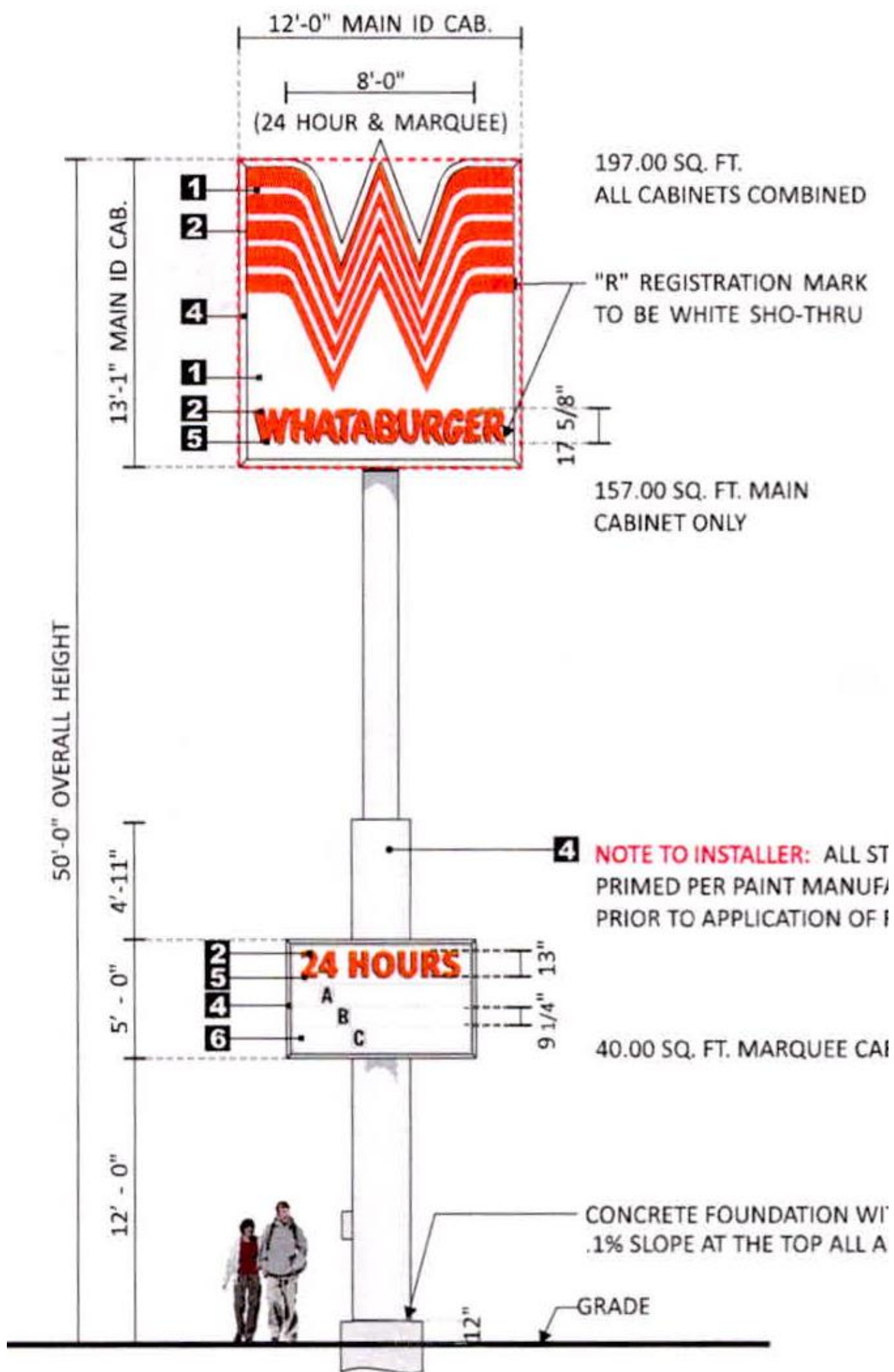
INTERIALLY ILLUMINATED WITH WHITE LED.

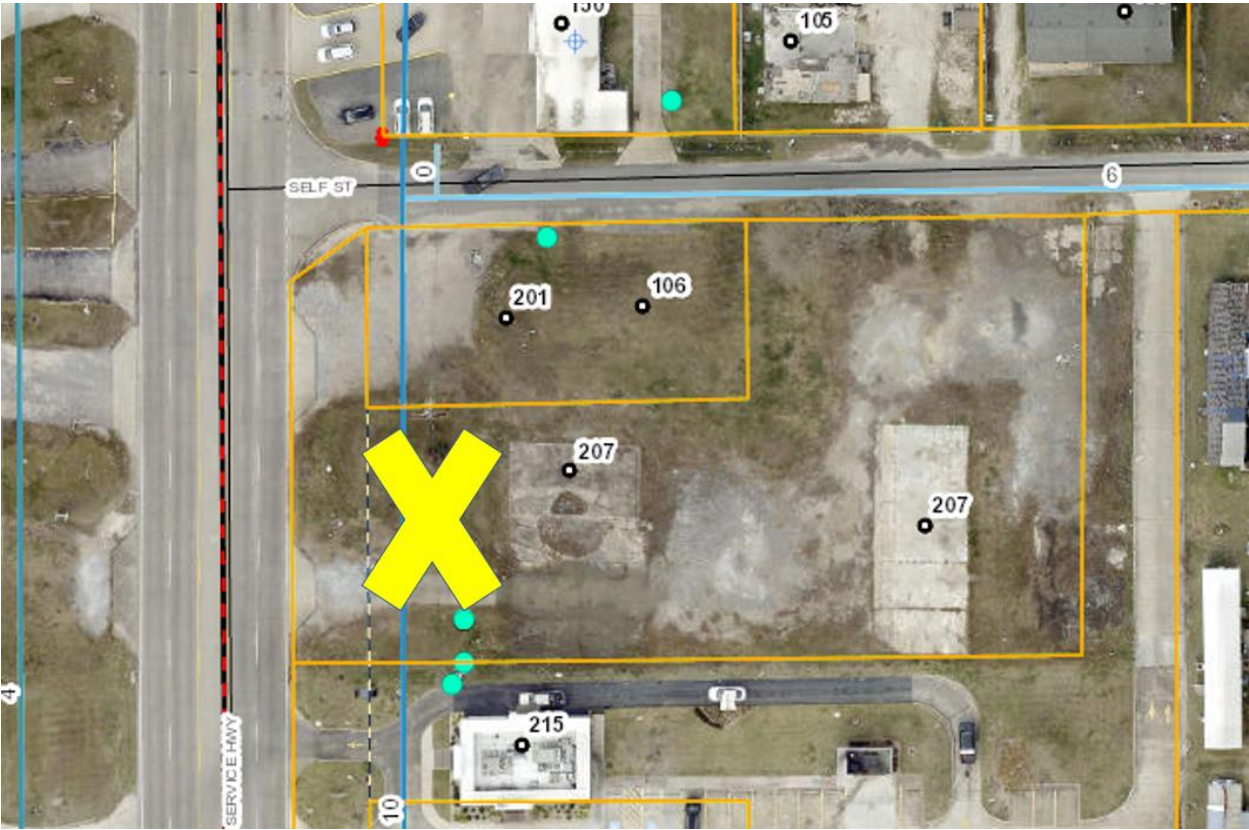
3M TRANSLUCENT VINYL GRAPHICS

FLEX FACES ON ANGLE IRON FRAME WITH CLIPS.

MARSHCOT. .063" ALUMINUM CABINET WITH 4"x4" RETAINERS.

(1) D/P / MAIN 1-0 CABINET







RESOLUTION

RESOLUTION GRANTING A VARIANCE TO MICHAEL SHANE FONTENOT, 31 CENTER AVENUE, TO ALLOW FOR A PROPOSED SUBDIVISION OF 2 LOTS WITH 1 LOT HAVING 46.97 FEET ROAD FRONTAGE INSTEAD OF THE REQUIRED 50 FEET.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (2) (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, no front foot dimension of a lot shall be less than 50 feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Michael Shane Fontenot, 31 Center Avenue, to allow for a proposed subdivision of 2 lots with 1 lot having 46.97 feet road frontage instead of the required 50 feet for the following described property:

A SUBDIVISION OF LOT "F" OF BLOCK 20 OF MAPLEWOOD PARTITION, A SUBDIVISION LOCATED IN SECTION 31, TOWNSHIP 9 SOUTH, RANGE 9 WEST, LA. MER., AS PER PLAT RECORDED IN THE RECORDS OF CALCASIEU PARISH, LA.

DESCRIPTION: TRACT "A"

COMMENCING AT THE NORTHWEST CORNER OF LOT "F" OF BLOCK 20 OF SAID MAPLEWOOD PARTITION: THENCE SOUTH 74°52'25" EAST 134.64 FEET TO THE WEST LINE OF CENTER AVENUE AND A POINT IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1270.0 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 46.98 FEET (CH= S-16°04'59"-W, 46.97'); THENCE NORTH 74°52'56" WEST 134.90 FEET TO THE WEST LINE OF SAID LOT "F"; THENCE NORTH 16°24'34" EAST, ALONG SAID WEST LINE, 47.00 FEET TO THE POINT OF COMMENCEMENT.

HEREINE DESCRIBED TRACT CONTAINING 6,338.03 SQUARE FEET, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BBY USE.

DESCRIPTION: TRACT "B"

COMMENCING SOUTH 16°24'34" WEST 47.00 FEET FROM THE NORTHWEST CORNER OF LOT "F" OF BLOCK 20 OF SAID MAPLEWOOD PARTITION; THENCE SOUTH 74°52'56" EAST 134.90 FEET TO THE WEST LINE OF CENTER AVENUE AND A POINT IN A CURVE TO THE RIGHT HAVING A RADIUS OF 1270.00 FEET; THENCE ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 51.09 (CH= S-18°17'43"-W, 51.09') TO THE SOUTHEAST CORNER OF SAID LOT "F"; THENCE NORTH 71°23'10" WEST, ALONG THE SOUTH LINE OF SAID LOT "F", 133.29 FEET TO THE SOUTHWEST CORNER OF SAID LOT "F"; THENCE NORTH 16°24'34" EAST, ALONG THE WEST LINE OF SAID LOT "F", 42.89 FEET TO THE POINT OF COMMENCEMENT.

HEREIN DESCRIBED TRACT CONTAINING 6,305.58 SQUARE FEET, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BBY USE.

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.

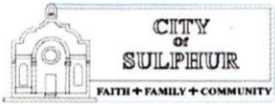
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Michael Shane Fontenot, 31 Center Avenue, to allow for a proposed subdivision of 2 lots with 1 lot having 46.97 feet road frontage instead of the required 50 feet.

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 - VARIANCE

Date Received 3/16/23 \$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 Michael Shane Fontenot
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 10339 Belvamera Rd City: Richmond State: TX Email: shane076@yahoo.com
Physical Address: 10339 Belvamera Rd City: Richmond State: TX
Phone Number (H) _____ (W) _____ (C) 337-274-5464

PROPERTY INFORMATION

Location Address: 31 Center Ave
Present Zoned Classification: Residential

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

LOT F BLK 20 MAPLEWOOD PARTITION

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 MSF

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: To allow (1) of (2) lots to be 46.97 feet road frontage rather than required 50 feet.
* My plan is to build one home on each lot 1200 to 1500 sq ft each with a carport.
How did you find out you needed a variance? City of Sulphur

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 Michael Fontenot Date: 03/16/23

| | 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 *AA*
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 4/10/2023
RE: 2. Variance, 31 Center Avenue, road frontage requirement

Summary of Recommendation:

A recommendation supporting the variance cannot be given.

Application:

Resolution granting a variance to Michael Shane Fontenot, 31 Center Avenue, to allow for a proposed subdivision of 2 lots with 1 lot having 46.97 feet road frontage instead of the required 50 feet (the 2nd lot has 51.09 feet road frontage).

Situation:

Subject lot is zoned Residential. The resulting lots from the proposed subdivision would satisfy the 6000 sq.ft. size requirement.





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). | NO |
| 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:

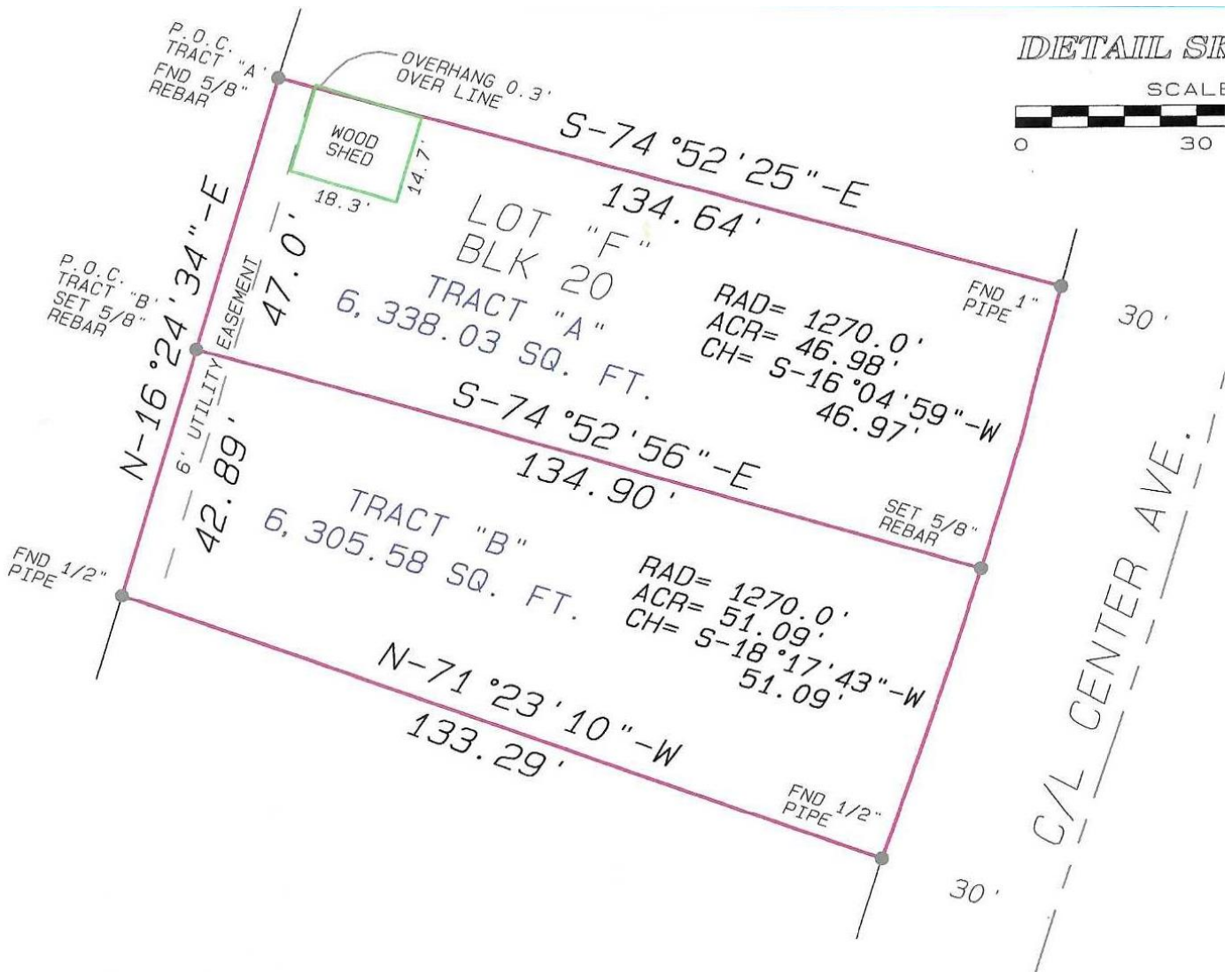
In accordance with Article III, Part 2, Section 4(5) of the Land Use Ordinance, based on the above findings, a recommendation cannot be given.

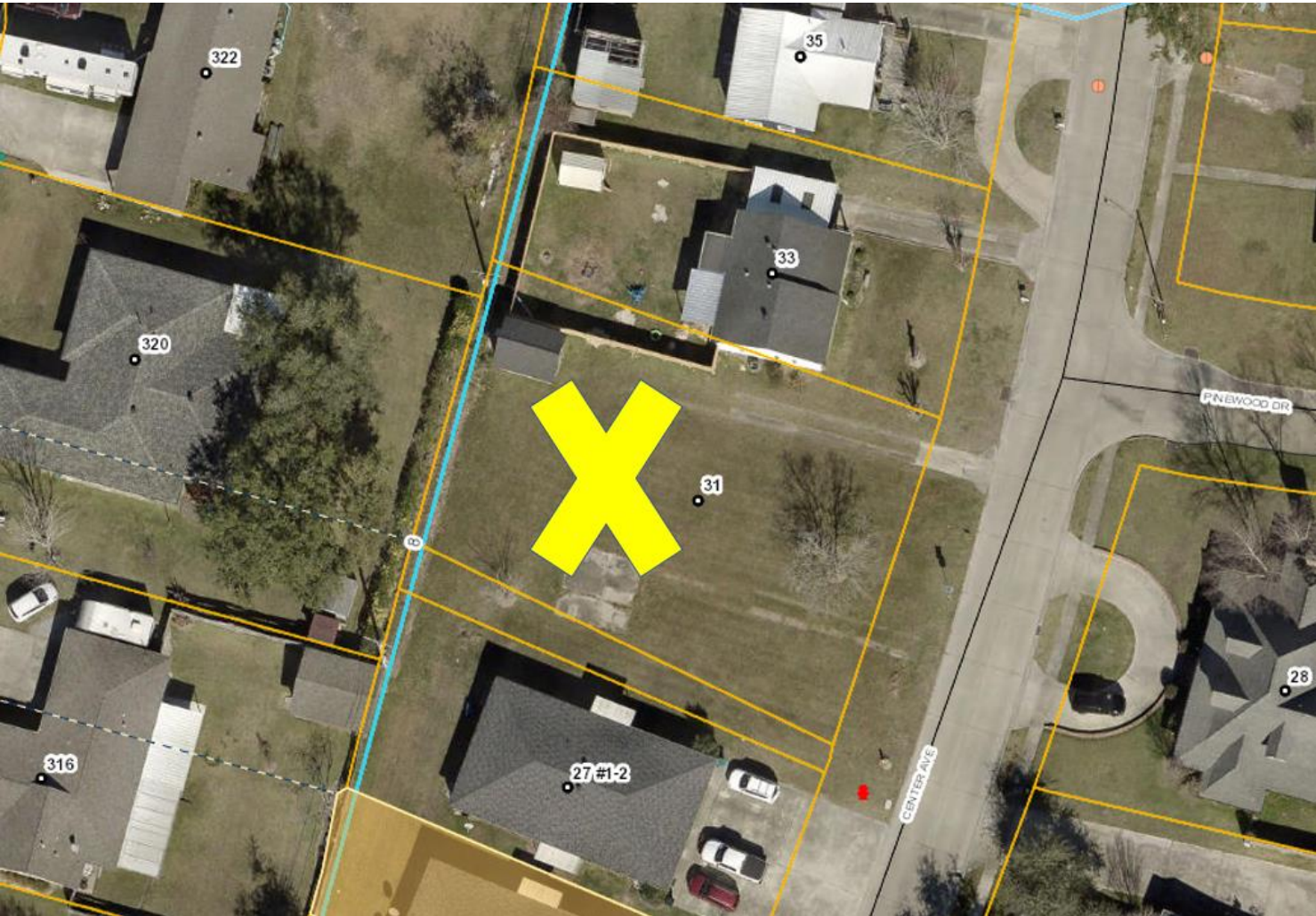
The following stipulations are suggested:

1.

DETAIL SK

SCALE







RESOLUTION

RESOLUTION GRANTING A VARIANCE TO KAYLA GASPARD, 401
HILDEBRANDT STREET, TO ALLOW FOR A MOBILE HOME TO BE
LOCATED ON A 5,400 SQ. FT. LOT RATHER THAN THE REQUIRED 6,000
SQ. FT.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (3) (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, the total area of a lot shall not be less than six thousand (6,000) square feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Kayla Gaspard, 401 Hildebrandt Street, to allow for a mobile home to be located on a 5,400 sq. ft. lot rather than the required 6,000 sq. ft. for the following described property:

S ½ LOTS 9, 10 BLK 12 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.

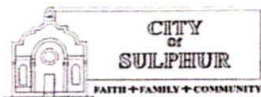
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Kayla Gaspard, 401 Hildebrandt Street, to allow for a mobile home to be located on a 5,400 sq. ft. lot rather than the required 6,000 sq. ft.

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

VERONICA ALLISON, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received 3-22-23 \$50.00 Fee (Non-Refundable) pd.
(Exact cash or check only)

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Print Name _____ Date 3-22-23

PROPERTY OWNER INFORMATION

Name of Property Owner Kayla Gaspard
(Owner must provide proof of ownership such as property tax record or recorded deed) 70663
Mailing Address: 804 Rodney City: Sulphur State: La Email: Kayla55rence@gmail.com
Physical Address: As above City: _____ State: _____
Phone Number (H) 337 304 8521 (W) 337 287 0983 (C) _____

Location Address: 401 Hildebrandt St Sulphur, La 70663
Present Zoned Classification: MR

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

S 1/2 Lots 9, 10 BLK 12 Doiron Addition
50 x 108 m/L 0.12 m/L

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 KG

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: Addition of a 16x80 mobile home to 401 Hildebrandt which is an empty lot. Previous 16x80 mobile home on the property was sold/moved recently.
Variance to allow m.H on 5,480 sq ft lot rather than 6,000
How did you find out you needed a variance? Inquiry for permit info from City of Sulphur

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: _____

| | 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 *AA*
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 4/10/2023
RE: 3. Variance - 401 Hildebrandt Street - Lot size requirements

Summary of Recommendation:

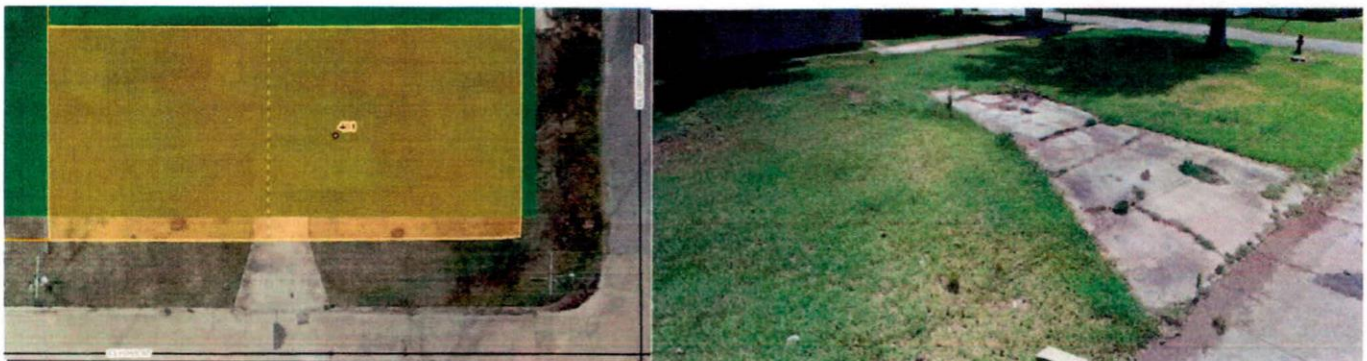
No objection to the requested variance.

Application:

Resolution granting a variance to Kayla Gaspard, 401 Hildebrandt Street, to allow for a mobile home to located on a 5,400 sq. ft. lot rather than the required 6,000 sq. ft.

Situation:

The applicant purchased the lot and removed the existing mobile home. Applicant wished to put back a new manufactured home, but the lot does not meet the 6000 sq.ft. requirement. There are a number of developed lots in this area that do not meet the 600- sq.ft. lot size requirement. Across the street to the South of the subject property are 3 lots at 5000 sq.ft. and 1 lot at 5400 sq.ft.





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.





RESOLUTION

RESOLUTION GRANTING A VARIANCE TO SHEILA BARBIER, 319 NORTH IRWIN STREET, TO ALLOW FOR LIVING IN AN RV WHILE TAKING CARE OF HER ELDERLY MOTHER.

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 terminates when the applicant's mother no longer resides at this location.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Sheila Barbier, 319 North Irwin Street, to allow for living in an RV while taking care of her elderly mother for the following described property:

N/2 LTS 1 AND 2 BLK 6 VERDINE ADD
S/2 LTS 1 AND 2 BLK 6 VERDINE ADD
N/2 LTS 3 AND 4 BLK 6 VERDINE ADD

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.

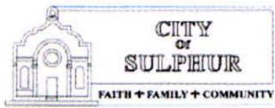
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Sheila Barbier, 319 North Irwin Street, to allow for living in an RV while taking care of her elderly mother.

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 - 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 BZA APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name _____ **Date** _____

PROPERTY OWNER INFORMATION

Name of Property Owner Sheila Barbier

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

Mailing Address: 319 N. Irwin Street City: Sulphur State: LA Email: ruger1114@yahoo.com

Physical Address: SAME City: _____ State: _____

Phone Number (H) _____ (W) _____ (C) 337-794-9834

PROPERTY INFORMATION

Location Address: 319 North Irwin Street Sulphur, LA

Present Zoned Classification: _____

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 NOX
YOU, OR A REPRESENTATIVE, MUST ATTEND THE BOARD OF ZONING ADJUSTMENT MEETING INITIAL _____

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: Temporary Home of RV while caring for elderly mother who is deaf, blind, suffers from stroke
lost home from 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 Board of Zoning Adjustment sign(s) placed on my property after the hearing.

Applicant Signature: Sheila Barbier **Date:** 01/17/23

| | Yes | No | N/A |
|---|----------|-------|-------|
| 1. Is site located within the City Limits? | <u>✓</u> | _____ | _____ |
| 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? | <u>✓</u> | _____ | _____ |
| 4. Will the location be served by a fire protection? | <u>✓</u> | _____ | _____ |
| 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. <u>"X"</u> | | | |



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: 4/10/2023
RE: 4. Variance - 319 North Irwin Street - Temporary living in RV

Summary of Recommendation:

A recommendation supporting the variance is given with stipulations.

Application:

Resolution granting a variance to Sheila Barbier, 319 North Irwin Street, to allow for living in an RV while taking care of her elderly mother.

Situation:

Applicant has expressed efforts to move her mother to nursing home, but due to her mothers medical conditions no one will accept her. Also, no company in Sulphur will provide a home care nurse. Due to the necessary medical equipment in the house, there is no room for care givers to live within.





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:

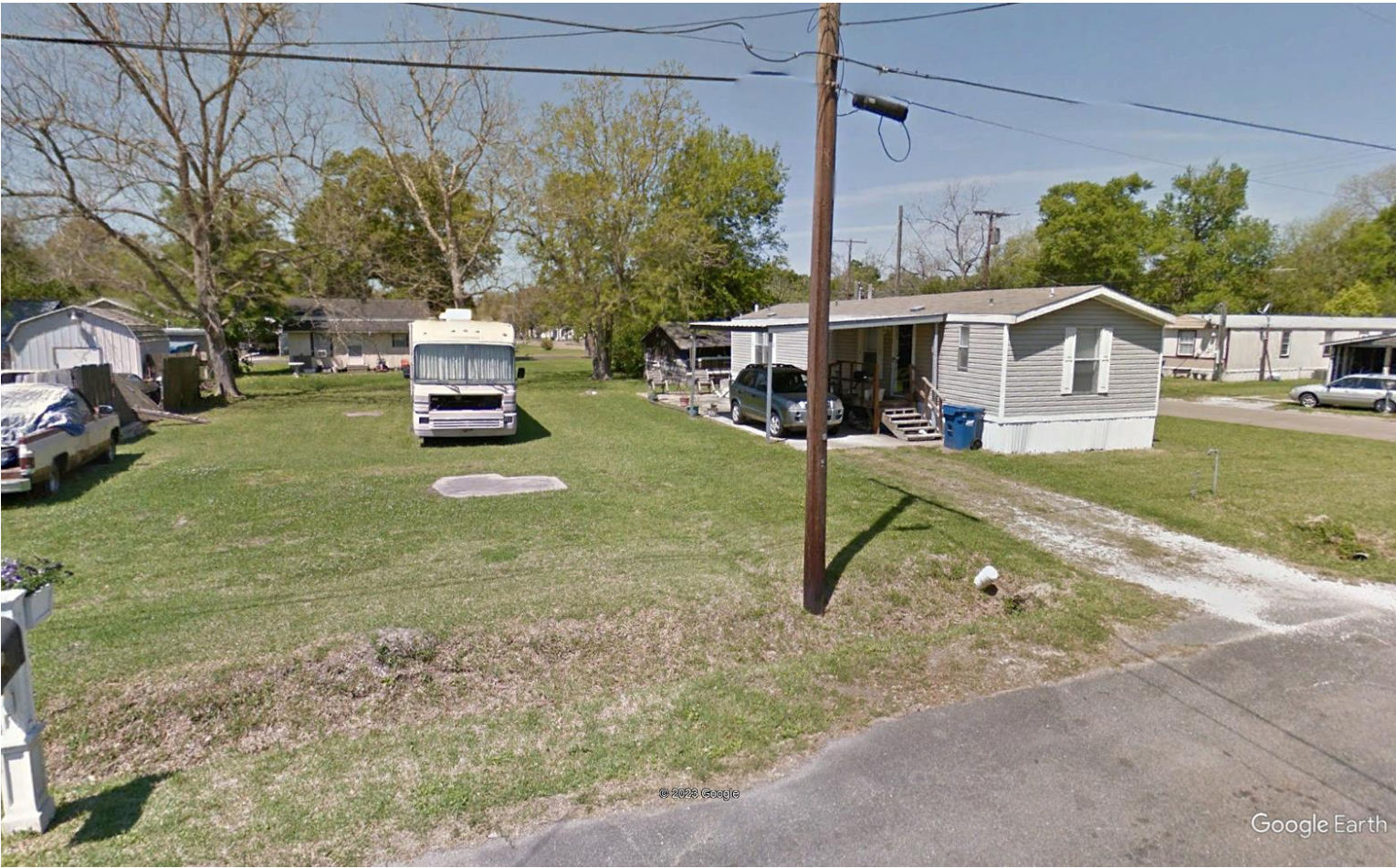
In accordance with Article III, Part 2, Section 4(5) of the Land Use Ordinance, based on the above findings, no objection is offered to the requested variance.

The following stipulations are suggested:

- 1. The variance terminates when the applicants mother no longer resides at this location.







RESOLUTION

RESOLUTION GRANTING A VARIANCE FOR DANNY LEWING, 510
TRUMAN STREET, TO ALLOW FOR THE CONTINUATION OF LIVING IN AN
RV DUE TO A FIRE DESTROYING HIS MOBILE HOME.

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

WHEREAS, variance shall expire ??????????????????????????????

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance for Danny Lewing, 510 Truman Street, to allow for the continuation of living in an RV due to a fire destroying his mobile home for the following described property:

BLOCK V LOT 4 OF SULPHUR TOWNSITE

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

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

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

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

BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Danny Lewing, 510 Truman Street, to allow for the continuation of living in an RV due to a fire destroying his mobile home 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, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



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: 4/10/2023
RE: 5. Variance - 510 Truman Street - Temporary living in RV

Summary of Recommendation:

A recommendation supporting the variance extension cannot be given.

Application:

Resolution to continue variance extension to Danny Lewing, 510 Truman, to continue to live in RV temporarily due to a fire destroying his mobile home (6-month status check).

Situation:

Applicant was granted a one-year extension with a 6-month status check. A building permit was pulled 9/22/2022 but no inspections have been done. No construction or repair has taken place. Camper is still occupied.





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. | NO |
| 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.



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL - VARIANCE

Date Received _____ \$50.00 Fee (Non-Refundable) _____
(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name Danny Ray Lewing Date 8-28-2022

PROPERTY OWNER INFORMATION

Name of Property Owner Danny Lewing
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 510 Truman City: Sulphur State: LA Email: danny.lewing0(c)gmail.com
Physical Address: 411 City: LA State: _____
Phone Number (H) 337-476-8243 (W) _____ (C) _____

PROPERTY INFORMATION

Location Address: 510 Truman St
Present Zoned Classification: _____

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

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

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: live in camper another 6 months

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

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

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

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

1. Is site located within the City Limits?
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?
4. Will the location be served by a fire protection?
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?
6. Is property within a designated flood hazard area?
Flood zone classification _____ bfe _____ ft.

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

INSPECTOR'S NOTES FROM APRIL 5, 2023

510 Truman Street, Danny Lewing

He was granted a one-year extension with a 6-month status check Oct. 2022.

9/22/22 building permit for home

**NO CONSTRUCTION OR REPAIR HAS TAKEN PLACE – CAMPER
STILL OCCUPIED – APRIL 5, 2023**

Arlene Blanchard

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

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

7

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

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

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

He has caused issues with every neighbor.

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

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

6

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

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

Arlene

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

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

5

Good Afternoon,

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

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

Thank you,

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

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

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

Good Afternoon Mr. Berry,

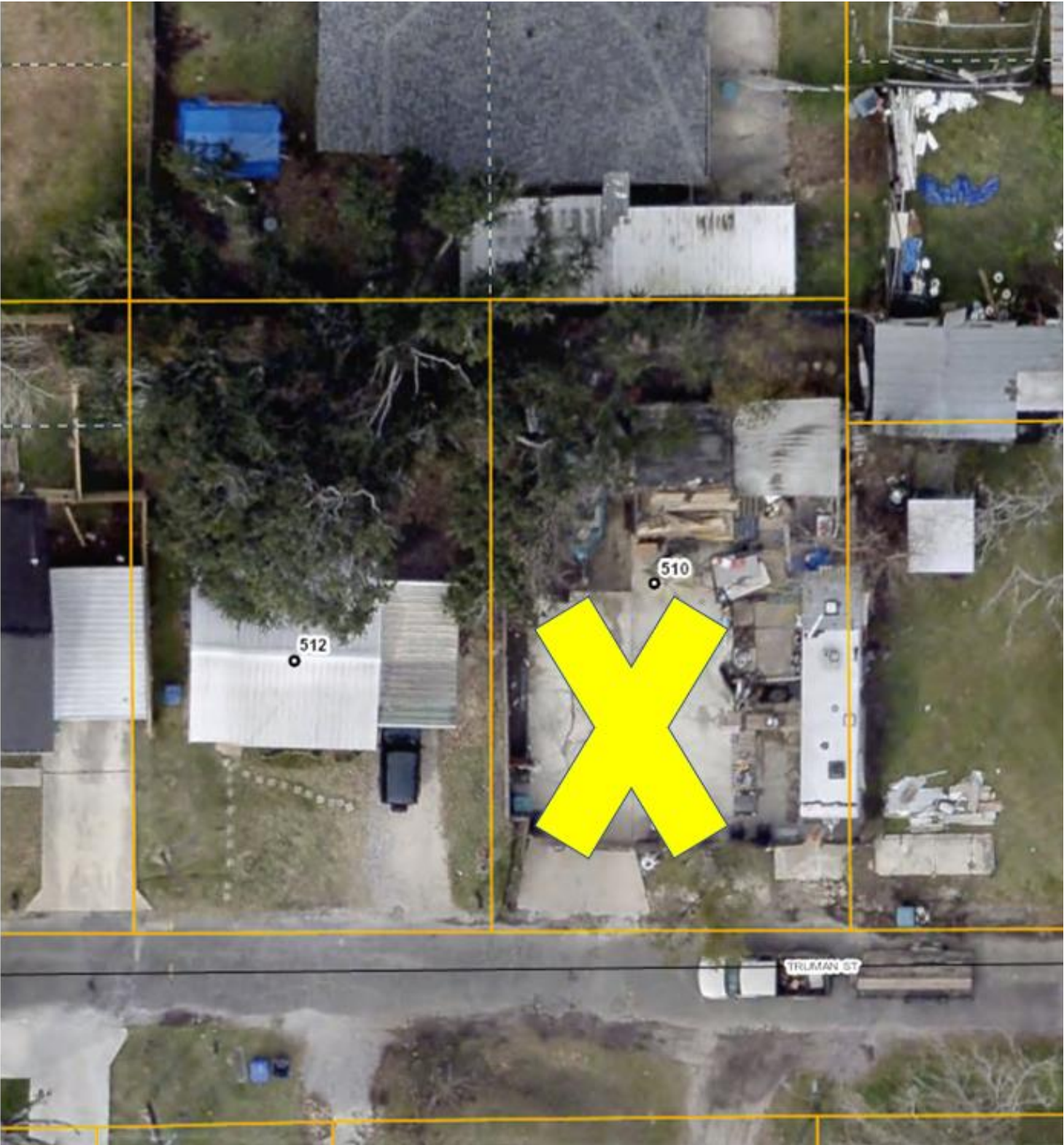
I am sending you this email due to the property located at 510 Truman Street. As we all have been affected by Hurricane Laura, I have a concern that this neighbor has not made any progress with improvements since the city allowed him to put an RV on the property.

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

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

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

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





MOBILE HOME BEFORE FIRE

RESOLUTION

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

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

WHEREAS, variance shall expire in 6 months (i.e. Monday, October 16, 2023).

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

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

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

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

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

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

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

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


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: 4/10/2023
RE: 6. Variance - 2003 Augusta Drive - Temporary living in RV

Summary of Recommendation:

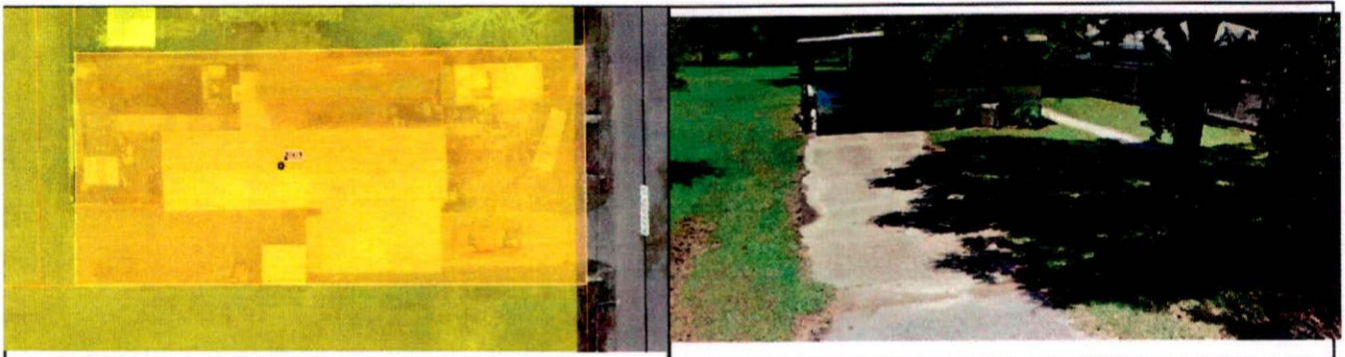
No objection to the requested variance.

Application:

Resolution granting a variance extension to Gary Viator, 2003 Augusta Street, to allow for his son and daughter in law to temporarily live in an RV due to a hardship.

Situation:

Applicant was granted a 6-month variance to live in RV and is needing an extension.





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:

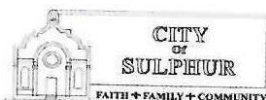
| | Condition meet? |
|--|-----------------|
| 1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. | YES |
| 2. Literal interpretation of the provisions 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

9/27/22

\$50.00 Fee (Non-Refundable)

(Exact cash or check only)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name GARY VIATOR

Date 10/27/22

PROPERTY OWNER INFORMATION

Name of Property Owner Garylee Viator

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

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

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

Phone Number (H) _____ (W) _____ (C) 337-476-6176

PROPERTY INFORMATION

Location Address: 2003 Augusta St

Present Zoned Classification: Residential

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

See attached

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

YES ☐ NO ☒
INITIALS GV

VARIANCE REQUEST INFORMATION

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

How did you find out you needed a variance?

I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

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

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

Applicant Signature Gary Viator

Date: 10/25/22

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

To Whom It May Concern: 9/27/22

I'm a 42 yr Old disabled female. I've had 2 back surgeries, last one being fusions in lumbar region and cervical fusions which neither surgeries took. It is causing so many health issues due to the failed fusions surgeries; example; hard time walking, keeping myself balanced while standing, extreme chronic pain sometimes not even able to get out of bed. I have severe mental illnesses such as; bipolar, Schizoaffective disorder, borderline personality disorder, PTSD, manic depression. Which gets triggered due from not able to live life as before. I have chronic migraines, seizures, other neurological problems. I am going to get tested for Dementia, strokes, MS, ALS ect. I only make \$451⁰⁰ a month from my disability but I'm in the process of submitting my application for the section 502 Direct Home Loan

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

Thank You

Chelcie Viator





RESOLUTION

RESOLUTION GRANTING A REZONE TO CHAD RICHARD, 2209 CARR LANE, FROM RESIDENTIAL TO MIXED RESIDENTIAL TO ALLOW FOR THE REPLACEMENT OF A MOBILE HOME DESTROYED BY HURRICANE LAURA WITH A 2023 MOBILE HOME.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Chad Richard, 2209 Carr Lane, from Residential to Mixed Residential to allow for the replacement of a mobile home destroyed by Hurricane Laura with a 2023 mobile home for the following described property:

W 72 FT OF – COM 30 FT W AND 30 FT S OF NE COR SE SEC 35.9.10, TH S 116.34 FT, W 178.7 FT ETC

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.

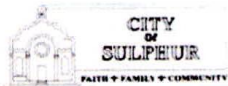
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Chad Richard, 2209 Carr Lane, from Residential to Mixed Residential to allow for the replacement of a mobile home destroyed by Hurricane Laura with a 2023 mobile home.

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 Chad Richard DATE 3-31-2023

PROPERTY OWNER INFORMATION

Name of Property Owner

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

Mailing Address: 5000 hudson branel City: LA State: LA Email: Chad.Richard67@yahoo.com

Physical Address: 5000 hudson branel City: LA State: LA

Phone Number (H) 337 855-6306 (W) 855-6306 (C) 337 302 6154

PROPERTY INFORMATION

Location Address: 2209 Carr Lane Carr Ln.

Present Zoned Classification: Residential

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

See Attached

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

YES ☒ NO

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

INITIAL CR

REQUEST INFORMATION

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

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From Residential To Mixed Residential

Purpose of Request:

for the past 8 eight years, I've had a mobile home on the property. Laura struck trailer was sold a 9 months after, currently putting a 2023

mobile home on property

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: Dr. Cle R. R. R. Date: 3-31-2023

| | Yes | No | N/A |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 1. Is site located within the City Limits? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the location be served by a fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved? | <input type="checkbox"/> | <input 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 *AA*
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 4/10/2023
RE: 1. Rezone of 2209 Carr Lane from Residential to Mixed Residential

Summary of Recommendation:

A recommendation supporting the rezone cannot be given.

Application:

Resolution granting a rezone to Chad Richard, 2209 Carr Lane, from Residential to Mixed Residential to allow for the replacement of mobile home destroyed by Hurricane Laura with a 2023 mobile home.

Situation:

Applicants manufactured home was destroyed by Hurricane Laura. Applicant wishes replace the manufactured home with a new 2023 model. The previous structure was nonconforming since the lot is zoned Residential where Manufactured homes are not permitted. The legal nonconforming status was terminated per Article IV, Part 2. Section 4.2.e. of the City's Land Use Ordinance.





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 previous structure was nonconforming since the lot is zoned Residential where Manufactured homes are not permitted. The legal nonconforming status was terminated per Article IV, Part 2. Section 4.2.e. of the Land Use Ordinance
2. The parcels to the North are zoned Business, lot to the East is Commercial, and the remaining lots are zoned Residential. This would be a spot zone.

Recommendation:

Based on the above findings, a recommendation cannot be given.

The following stipulations are suggested:

- 1.







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: 4/10/2023
RE: 2. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura

Summary of Recommendation:

- a. Need proof of progress, a recommendation in support of extension cannot be given.
- b. No objection to the requested extension.
- c. Need proof of progress, a recommendation in support of extension cannot be given.

Application:

- a. To extend temporary housing in a recreational vehicle located at 945 Beulah Street, in accordance with Ordinance No. 1693, M-C Series.
- b. To extend temporary housing in a recreational vehicle located at 9 Poinsetta Road, in accordance with Ordinance No. 1693, M-C Series.
- c. To extend temporary housing in a recreational vehicle located at 906 Taylor

Situation:

- a. 10/22/20 building permit to repair hurricane damage - no inspections have been done.
4/21/22 Electrical permit to repair temp pole
No construction or repair has taken place - Camper still occupied
- b. 4/7/22 building permit for fence and sheetrock in dining room - no inspections
12/14/22 electrical permit for service change - approved electrical 12/15/22
CAMPER IS STILL OCCUPIED
- c. 6/4/21 building permit to replace drywall, insulation-hurricane repair-no inspections have been done.
CAMPER STILL OCCUPIED