

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, JUNE 19, 2023, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT AND LAND USE COMMISSION, **MONDAY, JUNE 19, 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 Phoenix Group, LLC, property north of 204 North Beglis, to adjust the length of the required bufferyard along the northern boundary.
2. Resolution granting a variance to Steve Daley, 704 North Crocker Street, to allow carport to be 5 feet from front property line rather than the required 30 feet.

LAND USE

1. Resolution accepting Preliminary Plat from Bel Commercial LLC, for The Cedars Subdivision located south of Mimosa Park Phase II, west of Wright Road.
2. Resolution granting a variance to Paula Louvier, 436 Sands Point, to allow for living in an RV due to hurricane Laura.
****Land Use gave her 3 months in March****

3. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:
 - a. To extend temporary housing in a recreational vehicle located at 1408 Forest Lane, in accordance with Ordinance No. 1693, M-C Series.
Land Use gave him 6 months in December, 2022
4. Resolution granting an Exception to Gerald Burnett, 217 West Thomas Street, to allow for living in a business district.

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, July 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 VARIANCE TO PHOENIX GROUP, LLC, PROPERTY NORTH OF 204 NORTH BEGLIS, TO ADJUST THE LENGTH OF THE REQUIRED BUFFERYARD ALONG THE NORTHERN BOUNDARY.

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

WHEREAS, applicant is requesting a variance for the buffer along northern lot line of the northern parcel to be 380 feet instead of 630 feet, the entire length of the northern parcel.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Phoenix Group, LLC, property north of 204 North Beglis, to adjust the length of the required bufferyard along the northern boundary for the following described property:

COM 37.46 FT E AND 67 FT N OF SW COR SW NW NE SEC 35.9.10, TH E
634.12 FT, N 64 FT, W 634.12 FT M/L PARL TO S/L SW NW NE TO E/L
TRACT 2-1 ST PROJ NO 31-06-30, TH S 64 FT M/L TO COM 0.93 ACS

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 Phoenix Group, LLC, property north of 204 North Beglis, to adjust the length of the required bufferyard along the northern boundary.

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

LENORE CARROLL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL - VARIANCE

Date Received _____

\$50.00 Fee (Non-Refundable) _____

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 John K. Chaisson Date 5/22/23

PROPERTY OWNER INFORMATION

Name of Property Owner Phoenix Group LLC, John K. Chaisson

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

Mailing Address: 1424 Swiss Rd, Sulphur 70665

Email: Kchaisson@phxgrp11c.net

Phone Number (H) 337-263-3459 (W) _____ (C) _____

Location Address: Parcel # 01219928, 01326671

Present Zoned Classification: Commercial

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

Attached copy

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

YES ☐ NO ☒

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

INITIAL JC

VARIANCE REQUEST INFORMATION

Purpose of Variance Request:

We don't want to put privacy to the road. Only put where the residential area (only put buffer fence adjacent to parking area and not all way to road.)

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.

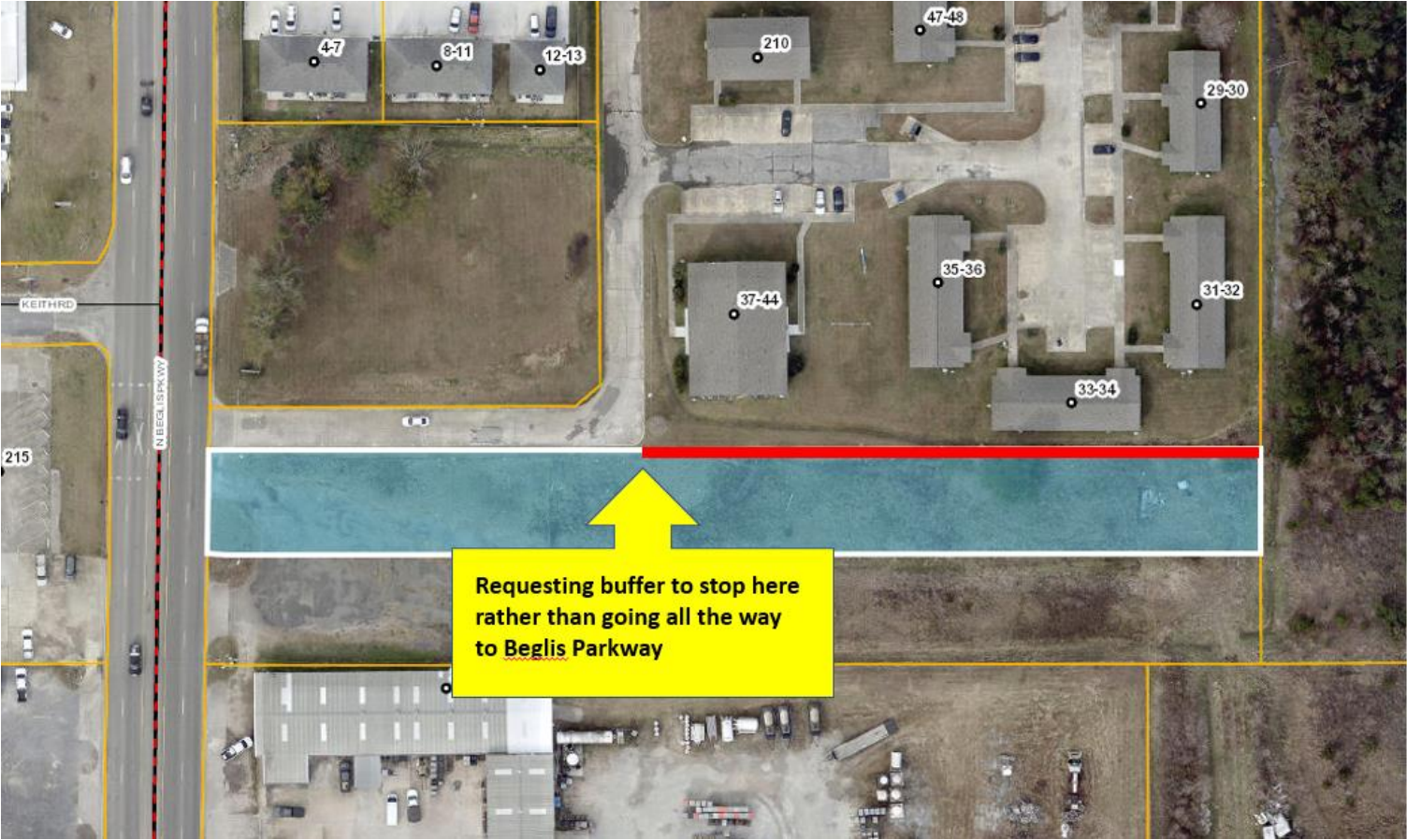
Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

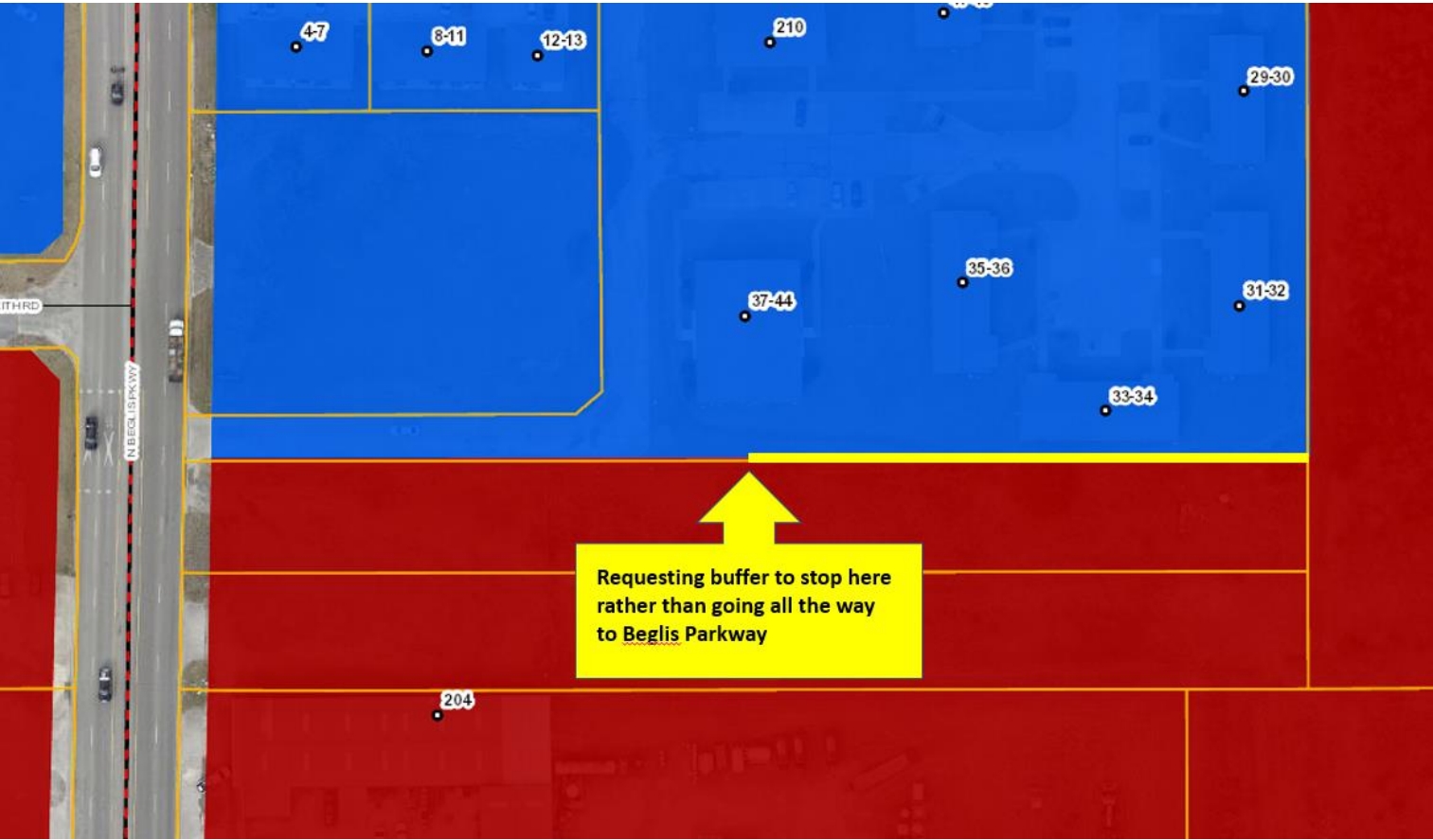
Furthermore, I, the applicant agree to dispose of the Board of Zoning Adjustment sign(s) placed on my property after the hearing.

Applicant Signature John K. Chaisson Date 5/22/23

	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is property within a designated flood hazard area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Flood zone classification <u>X</u> bfe _____ ft.			









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Google Earth



Austin....I called and emailed Mr. Daley and told him we needed a letter from Entergy saying they are OK with him being so close to the powerline. I told him we needed it before the meeting.

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO STEVE DALEY, 704 NORTH CROCKER STREET, TO ALLOW CARPORT TO BE 5 FEET FROM FRONT PROPERTY LINE RATHER THAN THE REQUIRED 30 FEET.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (3) (c) of the Land Use Ordinance of the City of Sulphur, Louisiana, front setback shall be 30' from property line; and

WHEREAS, applicant is requesting for the front setback to be 5 feet from the front property line rather than the required 30 feet.

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.

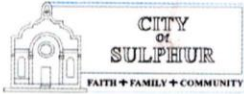
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Steve Daley, 704 North Crocker Street, to allow carport to be 5 feet from front property line rather than the required 30 feet.

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

LENORE CARROLL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL - VARIANCE

Date Received 6/6/23 \$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 Steve Daley

Date June 6 2023

PROPERTY OWNER INFORMATION

Name of Property Owner Dickie Daley / Steve Daley 578
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 704 W Crocker City: Sulphur State: LA Email: StevenDaley578@gmail.com
Physical Address: _____ City: _____ State: _____
Phone Number (H) 337 842 6213 (W) 409 217 1252 (C) _____

PROPERTY INFORMATION

Location Address: 704 W Crocker Sulphur LA
Present Zoned Classification: Mixed Residential

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

To allow carport to be 5 ft. from front prop. line rather than required 30 feet

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 SD

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: _____
North 1/2 lot 3 blk 6 Oak Grove Add

How did you find out you needed a variance? went to see Permit Office before doing anything

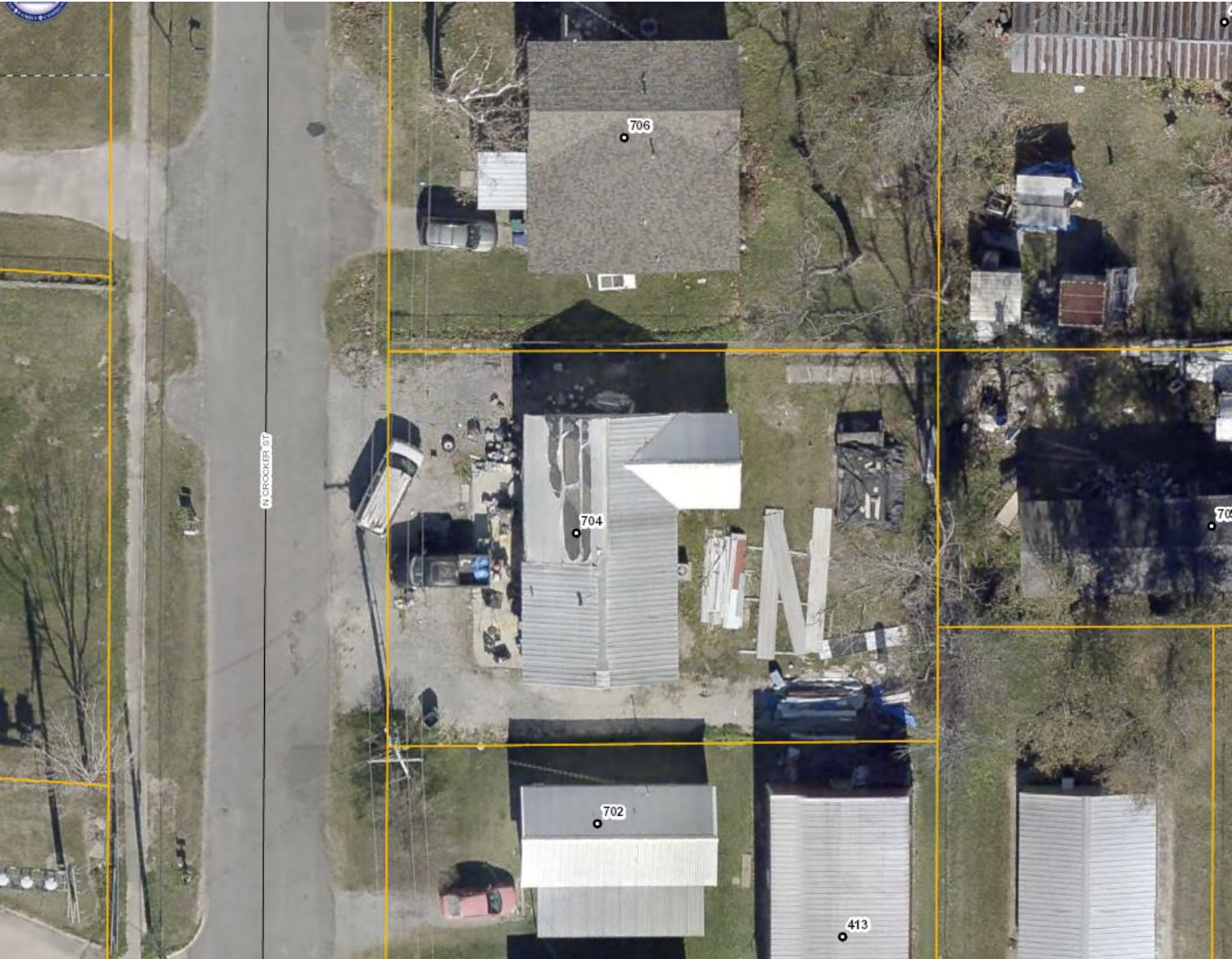
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided 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: Steve Daley Date: June 5th 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the location be served by a fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Flood zone classification _____ bfe _____ ft.			







RESOLUTION

RESOLUTION ACCEPTING PRELIMINARY PLAT FROM BEL COMMERCIAL LLC, FOR THE CEDARS SUBDIVISION LOCATED SOUTH OF MIMOSA PARK PHASE II, WEST OF WRIGHT ROAD.

WHEREAS, Bel Commercial, LLC, has submitted application to accept Preliminary Plat for The Cedars Subdivision; and

WHEREAS, improvements on the property will include the following variances approved by the Board of Zoning Adjustment dated July 16, 2018:

1. Increase allowed building coverage from required 40% of parcel to 50%.
2. Reduce total allowed lot area to 5,500 sq. ft. rather than the required 6,000 sq. ft.
3. Reduce cul-de-sac lots from required 10,000 sq. ft. to 6,000 sq. ft.
4. Reduce front setbacks from required 30 ft. to 12 ft. for residence and 20 ft. for the garage.
5. Measurements to be taken from building face rather than required eaves.
6. Reduce the side corner setback from required 15 ft. to 12.5 ft.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept Preliminary Plat from Bel Commercial, LLC, for The Cedars Subdivision for the following described property:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 15,
TOWNSHIP 10 SOUTH, RANGE 10 WEST, CITY OF SULPHUR,
CALCASIEU PARISH, LOUISIANA, CONTAINING 45.20 ACRES AND
BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF CENTERLINES OF WRIGHT
ROAD AND RAVIA ROAD;
THENCE SOUTH 20°48' 6" WEST A DISTANCE OF 35.06 FEET TO A
FOUND 5/8" IRON ROD, SAID IRON ROD BEING THE POINT OF
BEGINNING (P.O.B.)

THENCE NORTH 89° 18' 26" WEST A DISTANCE OF 1335.04 FEET TO A
FOUND 5/8" IRON ROD.

THENCE NORTH 1° 9' 1" EAST A DISTANCE OF 734.12 FEET TO A
FOUND 5/8" IRON ROD.

THENCE NORTH 0° 57' 55" EAST A DISTANCE 731.14 FEET TO A FOUND
5/8" IRON ROD.

THENCE NORTH 89° 47' 56" EAST A DISTANCE OF 1334.89 FEET
THROUGH A FOUND 5/8" IRON WITNESS ROD TO A POINT ALONG
WRIGHT ROAD.

THENCE SOUTH 1° 2' 26" WEST ALONG WRIGHT ROAD A DISTANCE
OF 1486.08 FEET TO A FOUND 5/8" IRON ROD, SAID IRON ROD BEING
THE POINT OF BEGINNING (P.O.B.)

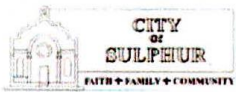
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby accept Preliminary Plat from Bel Commercial LLC, for The Cedars Subdivision located south of Mimosa Park Phase II, west of Wright Road.

APPROVED AND ADOPTED by
Land Use Commission of the City of
Sulphur, Louisiana, on this _____
day of _____, 2023.

LENORE CARROLL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

6-2-23

\$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 Stillwater Development, LLC

DATE 6/1/2023

PROPERTY OWNER INFORMATION

Name of Property Owner Bel Commercial Limited Liability Company

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

Mailing Address: PO Box 1447 City Lake Charles State LA Email: nguillory@lacassane.com

Physical Address: 500 Kirby St City Lake Charles State LA

Phone Number (H) 337-721-5710 (W) (C) 337-274-2281

PROPERTY INFORMATION

Location Address: Wright Rd. .5 miles south of the Sabine Diversion Canal

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 TMT

REQUEST INFORMATION

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

☐ DOES REZONE REQUIRE FENCING NAME OF SUBDIVISION The Cedars Subdivision

Zoning Change: From To

Purpose of Request:

Bel Commercial LLC by Nick Guillory, Manager

X

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: 6/2/23

- | | 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 X shaded bfe 11 ft. | | | |

* Variances requested on the preliminary plat were adopted by BZA on July 16, 2018



Highlighted is the stipulation that LU and CC placed 3 months ago.

RESOLUTION

RESOLUTION GRANTING A VARIANCE EXTENSION 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.

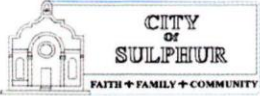
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance extension to Paula Louvier, 436 Sands Point, to allow for temporary living in an RV while home is being repaired due to Hurricane Laura with the above stipulation.

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

LENORE CARROLL, 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.



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.

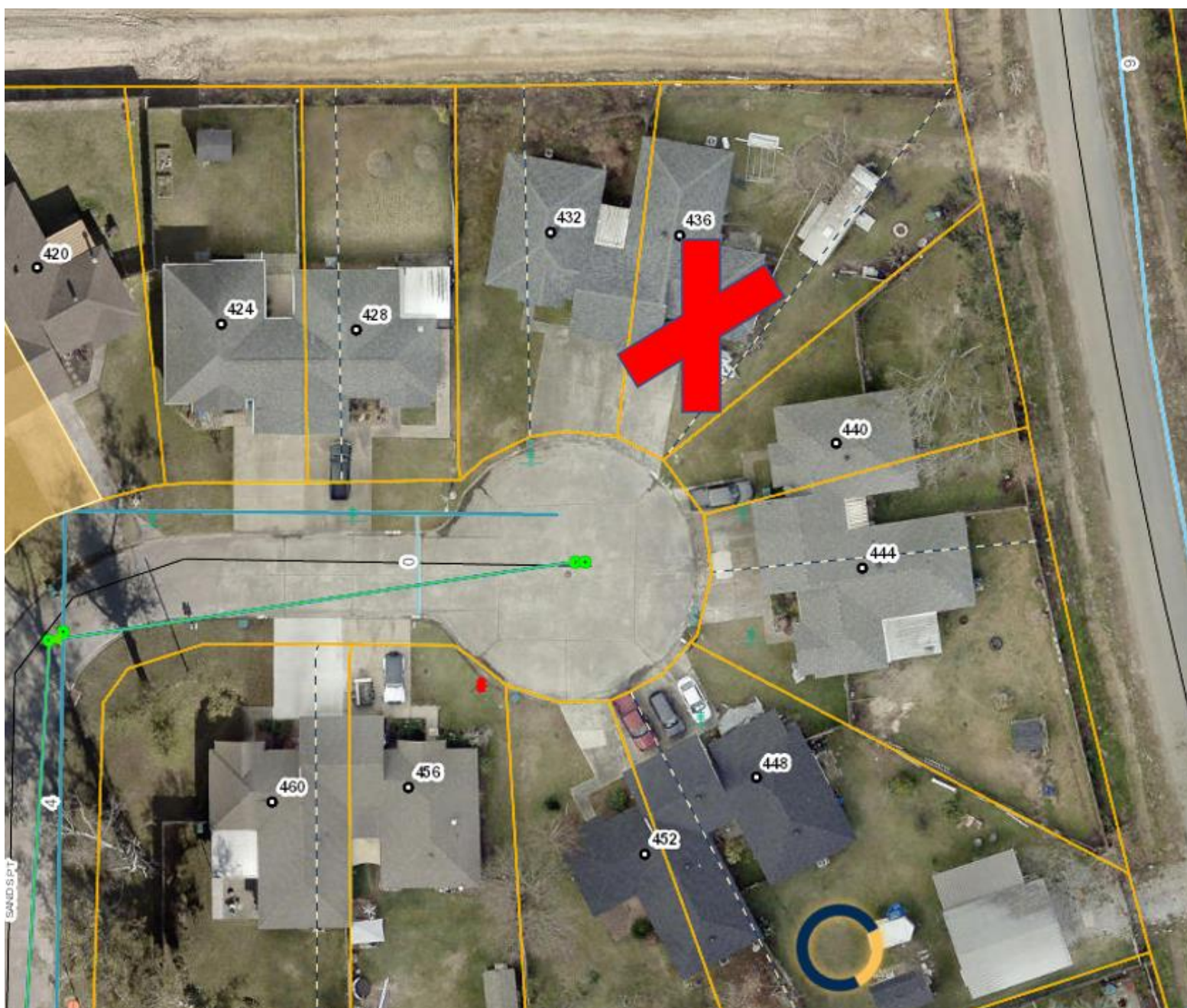
At the request of the State of Louisiana, FEMA has extended your Revocable License through October 31, 2022. During this extended period, you must still follow the rules, terms, and conditions of the Revocable License. In addition, you will begin to be charged rent for your use of the FEMA Unit.

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 AN EXCEPTION TO GERALD BURNETT, 217
WEST THOMAS STREET, TO ALLOW FOR LIVING IN A BUSINESS
DISTRICT.

WHEREAS in accordance with Article IV, Part 3, Section 4 (3) of the Land Use Ordinance of the City of Sulphur, application has been received from Gerald Burnett, 217 West Thomas Street, to allow for living in a Business District for the following described property:

LOT 6 BLK Q ORIGINAL TOWNSITE SULPHUR

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

If City Council does hereby approve this Exception the owner of this Exception 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 Exception.

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

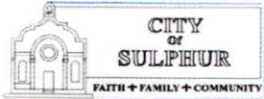
BE IT RESOLVED by the City Council of the City of Sulphur Louisiana, that they do hereby grant an Exception to Gerald Burnett, 217 West Thomas Street, to allow for living in a Business District

APPROVED AND ADOPTED by
Land Use Commission of the City of
Sulphur, Louisiana, on this ____
day of _____, 2023.

LENORE CARROLL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR

APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received 5-8-23

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

PRINT NAME Gerald Clinton Burnett **DATE** 05/08/23

PROPERTY OWNER INFORMATION

Name of Property Owner Gerald Clinton Burnett

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

Mailing Address: 1668 E. Majestic Dr. City: Sulphur State: LA Email: geraldburnett@yahoo.com

Physical Address: 1668 E. Majestic Dr. City: Sulphur State: LA

Phone Number (H) _____ (W) _____ (C) 337-660-5588

PROPERTY INFORMATION

Location Address: 217 West Thomas Sulphur, LA 70663

Present Zoned Classification: Business

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

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

INITIALS GB

REQUEST INFORMATION

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

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From _____ To _____

Purpose of Request: To allow for living in a Business District

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:** 05/08/2023

	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 _____ bfe _____ ft.			

