NOTICE.....The BZA meetings will temporarily be held at 501 Willow Avenue.

## AGENDA BOARD OF ZONING ADJUSTMENT MONDAY, JUNE 16, 2025, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT AND LAND USE COMMISSION, **MONDAY, JUNE 16, 2025, AT 5:30 P.M.** IN THE CITY COUNCIL CHAMBERS LOCATED AT 501 WILLOW AVENUE, 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

1. Resolution granting a variance to Travis Miller, 1306 East Kent Drive, to allow for awning to be 23 feet from the front property line rather than the required 30 feet.

PUBLIC COMMENT - 3 MINUTES PER SPEAKER - ONLY SPEAK 1 TIME PER ITEM.

This ends the public comment section of the meeting.

### ADJOURNMENT

If you are not satisfied with the outcome of the Board of Zoning Adjustment decision, you can appeal it to 14<sup>th</sup> Judicial District Court within thirty (30) days of the Board Zoning Adjustment decision.

\*\*\*The next regular Board of Zoning Adjustment meeting will be held on Monday, July 21, 2025, at 5:30 p.m. in the Council Chambers located at 501 Willow Avenue, 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 DONALD MILLER (TRAVIS MILLER), 1306 EAST KENT DRIVE, TO ALLOW FOR AWNING TO BE 23 FEET FROM THE FRONT PROPERTY LINE RATHER THAN THE REQUIRED 30 FEET.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (2) (d) of the Land Use Ordinance of the City of Sulphur, Louisiana, front setback shall be no less than thirty (30) feet; and

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Donald Miller (Travis Miller), 1306 East Kent Drive, to allow for awning to be 23 feet from the front property line rather than the required 30 feet for the following described property:

### LOT 7 BLK F PECAN ACRES

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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 RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Donald Miller (Travis Miller), 1306 East Kent Drive, to allow for awning to be 23 feet from the 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 \_\_\_\_\_, 2025.

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary

~	CITY
10	OF .
30	SULPHUR
10 mg	

5 22 25

CITY OF SULPHUR

APPLICATION FOR

# **DEVELOPMENT APPROVAL - VARIANCE**

Date Received

550.00 Fee (Non-Refundable) pl. (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 Travis Miller Date 5/19/25 \_\_\_\_\_

ROPERTY OWNER INFORMATI	The second second second				
iame of Property Owner Travis					
Owner must provide proof of owners!				-	
Mailing Address 1306 C. Kent		Sulphor		UER CPSD. C	pm
Physical Address: 306 E. K.	ent Dr.		City Sulphur	State	LA
Phone Number (H)		(W)	1000	(C) 337-93	1200.1
States and a second			NFORMATION		
Location Address: 306 E.	hent Dr.				
Present Zoned Classification:	esidentia	4			
C 340910 - 1418 F	0000 0000		NEATLY OR TYPE)		
	0000 0000	)			
Lot 7 BIK F. Pecar			and the second second		
DO YOU CURRENTLY HAVE ANY				CITY OF SULPHUR	TES CS
YOU, OR A REPRESENTATIVE, N	ILST ATTEND TH	HE SCHEDULE	D MEETING		INITIAL
	VAL	RIANCE REOUT	EST INFORMATION		
A 4.					
harpose of Variance Request			of <i>Residence</i>		
13 40 TT. ANOI	Mr A COAL	ind the	G I I In I In C		
for did you find out you maybed a sure		line to 1	and the second s		
How did you find out you needed a vari	iance? City 1	nspector	J		
forw did you find out you needed a van I do hereby understand that no petition fi owners of authorized agents of not less t any iot located in the Aforesaid area is o stated in the City of Subhur Land Use O	iance? City 1/	nspector solfcation of propert of the area of land fi c-owners must sign	y shall be filed unless such petition or which a change of classification	is requested; provided how	rever, that where
I do hereby understand that no petition fr owners of authorized agents of not less t any lot located in the aforesaid area is or	iance? City In or a change in the clar than 18th (50) percent wined in division, all co Indinance, Number 54	nspector solification of propert of the area of land fi - owners must sign 1 1, M-C Series.	ty shall be filed unless such petition or which a change of classification the petition for that lot to be include	is requested; provided how id in the fifty (50) percent a	ever, that where rea provision, as
I do hereby understand that no petition fr owners of authorized agents of not less t any lot located in the aforesaid area is or stated in the City of Sulphur Land Use O Further, I do certify that the property for	iance? City 1 or a change in the clat than fifty (50) percent wined in division, all co indinance. Number 54 which the above reque	nspector stification of propert of the area of land fi -owners must sign 1 1, M-C Series. est is being made do	ty shall be filed unless such petition or which a change of classification the petition for that lot to be include ses not hold any restrictions or cow	is requested; provided how id in the fifty (50) percent a	ever, that where rea provision, as
I do hereby understand that no petition fr owners of authorized agents of not less t any lot located in the aforesaid area is or stated in the City of Suphur Land Use O Further, I do certify that the property for request. Furthermore, I, the applicant agree to de	iance? City 1 or a change in the clat than fifty (50) percent wined in division, all co indinance. Number 54 which the above reque	nspector stification of propert of the area of land fi -owners must sign 1 1, M-C Series. est is being made do	y shall be filed unless such petition or which a change of classification the petition for that lot to be include ses not hold any restrictions or cover y after the hearing.	is requested; provided how id in the fifty (50) percent a	ever, that where rea provision, as
I do hereby understand that no petition fr owners of authorized agents of not less t any lot located in the aforesaid area is or stated in the City of Sulphur Land Use O Further, I do certify that the property for request.	iance? City I or a change in the clas than fifty (50) percent whed in division, all co indinance. Number 54 which the above requi	nspector stification of propert of the area of land it -owners must sign 1, M-C Series. est is being made do aced on my property	ty shall be filed unless such petition or which a change of classification the petition for that lot to be include ses not hold any restrictions or cow y after the hearing. Date 5 19 25	is requested; provided how id in the fifty (50) percent a	ever, that where rea provision, as
I do hereby understand that no petition from owners of authorized agents of not less to any lot located in the aforesaid area is or stated in the City of Suphur Land Use O Further, I do certify that the property for prequest. Furthermore, I, the applicant agree to de	iance? City I or a change in the clas than fifty (50) percent whed in division, all co indinance. Number 54 which the above requi	nspector stification of propert of the area of land fi -owners must sign 1 1, M-C Series. est is being made do	ty shall be filed unless such petition or which a change of classification the petition for that lot to be include ses not hold any restrictions or cow y after the hearing. Date 5 19 25	is requested; provided how id in the fifty (50) percent a	ever, that where rea provision, as
I do hereby understand that no petition from owners of authorized agents of not less to any lot located in the aforesaid area is or stated in the City of Suphur Land Use O Further, I do certify that the property for the request.	iance? City I or a change in the class than fifty (50) percent indinance, Number 541 which the above require spose of the sign(s) play mance	nspector stification of propert of the area of land it -owners must sign 1, M-C Series. est is being made do aced on my property	ty shall be filed unless such petition or which a change of classification the petition for that lot to be include ses not hold any restrictions or cow y after the hearing. Date 5 19 25	is requested; provided how id in the fifty (50) percent a enants that would be in con	ever, that where rea provision, as flict with said
I do hereby understand that no petition from the owners of authorized agents of not less to any lot located in the aforeaaid area is or stated in the City of Subhur Land Use O Further, I do certify that the property for request. Furthermore, I, the applicant agree to dis Applicant Signature	iance? City M or a change in the clar than fifty (50) percent which the above reque spose of the sign(s) plan manual manual manual imits?	nspector solication of proper of the area of land fi -comers must sign 1 1, M-C Series. est is being made do aced on my property g Mú	ty shall be filed unless such petition or which a change of dassification the petition for that lot to be include ses not hold any restrictions or cow y after the hearing. Date 5 19 25	is requested; provided how id in the fifty (50) percent a enants that would be in con	ever, that where rea provision, as flict with said
I do hereby understand that no petition from the owners of authorized agents of not less to any lot located in the aforesaid area is or stated in the City of Subhur Land Use O Further, I do certify that the property for request. Furthermore, I, the applicant agree to dis Applicant Signature for the city Line of	ance? City I or a change in the clas than fifty (50) percent which in division, all co indinance. Number 54 which the above require spose of the sign(s) pla mance in the surrou	nspector stification of propert of the area of land if cowners must sign 1 1, M-C Series. est is being made do aced on my property aced on my property g Mú	ty shall be filed unless such petition or which a change of classification the petition for that lot to be include ses not hold any restrictions or cow y after the hearing. Date 5 19 25 Www Yes use	is requested; provided how id in the fifty (50) percent a enants that would be in con	ever, that where rea provision, as flict with said
I do hereby understand that no petition from the owners of authorized agents of not less to any lot located in the aforesaid area is or stated in the City of Suphur Land Use O Further, I do certify that the property for request. Furthermore, I, the applicant agree to de Applicant Signature I. Is site located within the City Li 2. Will the proposed use be a musis of odors, vibrations, unsightly a	ance? City 1 or a change in the class than fifty (50) percents which in division, all co indinance. Number 54 which the above require spose of the sign(s) play manual mits? ance to the surrou arcas or other univ	nspector stification of propert of the area of land fi cowners must sign t 1, M-C Series. est is being made do acced on my property acced on my property g Mút ding area becan varranted element	y shall be filed unless such petition or which a change of classification the petition for that lot to be include ses not hold any restrictions or cow y after the hearing. Date 5 19 25 Www Yes use tts?	is requested; provided how id in the fifty (50) percent a enants that would be in con	ever, that where rea provision, as flict with said
I do hereby understand that no petition from the owners of authorized agents of not less to any lot located in the aforesaid area is or stated in the City of Suphur Land Use O Further, I do certify that the property for request. Furthermore, I, the applicant agree to de Applicant Signature I. Is site located within the City Li 2. Will the proposed use be a music of odors, vibrations, unsightly a	iance? City 1 or a change in the class than fifty (50) percents which the down and in division, all co indinance. Number 541 which the above require spose of the sign(s) play matching of the	nspector stification of propert of the area of land fi cowners must sign t 1, M-C Series. est is being made do acced on my property acced on my property g Mút ding area becan varranted element	y shall be filed unless such petition or which a change of classification the petition for that lot to be include ses not hold any restrictions or cow y after the hearing. Date 5 19 25 Www Yes use tts?	is requested; provided how id in the fifty (50) percent a enants that would be in con	ever, that where rea provision, as flict with said
I do hereby understand that no petition from any lot located in the aforesaid area is or stated in the City of Subhur Land Use O Further, I do certify that the property for request. Furthermore, I, the applicant agree to de Applicant Signature Muture Muture 1. Is site located within the City Li 2. Will the proposed use be a nuise of odors, vibrations, unsightly a 3. Is the capacity of the road and o	iance? City 1 or a change in the clast than fifty (50) percent whed in division, all co indinance, Number 54' which the above require spose of the sign(s) play manual indication manual ance to the surrou areas or other unw off-street parking for ment?	nspector stification of propert of the area of land fi cowners must sign t 1, M-C Series. est is being made do acced on my property acced on my property g Mút ding area becan varranted element	y shall be filed unless such petition or which a change of classification the petition for that lot to be include ses not hold any restrictions or cow y after the hearing. Date 5 19 25 Www Yes use tts?	is requested; provided how id in the fifty (50) percent a enants that would be in con	ever, that where rea provision, as flict with said
I do hereby understand that no petition from the owners of authorized agents of not less to any jot located in the aforesaid area is or stated in the City of Subhur Land Use O Further, I do certify that the property for request. Furthermore, I, the applicant agree to dis Applicant Signature	iance? City 1 or a change in the dat than fifty (50) percent wind in division, all co Indinance, Number 541 which the above require spose of the sign(s) pla manual intits? ance to the surrour areas or other unw off-street parking for enerst?	nSpector silication of propert of the area of land fi > owners must sign 1 1, M-C Series. est is being made do aced on my propert aced on my propert y Mú ding area becar varranted element facilities adequa	y shall be filed unless such petition or which a change of dassification the petition for that lot to be include ses not hold any restrictions or cow y after the hearing. Date 5 19 25 Use Yes use tts? te	is requested; provided how id in the fifty (50) percent a enants that would be in con	ever, that where rea provision, as flict with said
I do hereby understand that no petition from the owners of authorized agents of not less to any jot located in the aforesaid area is or stated in the City of Subhur Land Use O Further, I do certify that the property for request. Furthermore, I, the applicant agree to dis Applicant Signature	iance? City 1 or a change in the dat than fifty (50) percent which the above reque spose of the sign(s) pla material of the sign(s) pla material ance to the surrou areas or other univ off-street parking for merni? Ince protection? be expected to ado	nSpector silication of propert of the area of land fi > owners must sign 1 1, M-C Series. est is being made do aced on my propert aced on my propert y Mú ding area becar varranted element facilities adequa	y shall be filed unless such petition or which a change of dassification the petition for that lot to be include ses not hold any restrictions or cow y after the hearing. Date 5 19 25 Use Yes use tts? te	is requested; provided how id in the fifty (50) percent a enants that would be in con	ever, that where rea provision, as flict with said
I do hereby understand that no petition from the owners of authorized agents of not less to any lot located in the aforesaid area is or stated in the City of Sulphur Land Use O Further, I do certify that the property for a request. Furthermore, I, the applicant agree to dis Applicant Signature I. Is site located within the City Li Will the proposed use be a nuise of odors, vibrations, unsightly a site to care by the proposed develop 4. Will the location be served by a 5. Can the proposed development	ance? City 1 or a change in the clat than fifty (50) percent, when in division, all co indinance, Number 54: which the above require spose of the sign(s) pla match the above require sp	nspector stification of propert of the area of land it cowners must sign 1 1, M-C Series. est is being made do aced on my property aced on my property of the area becan varranted element facilities adequative versely affect th	y shall be filed unless such petition or which a change of dassification the petition for that lot to be include ses not hold any restrictions or cow y after the hearing. Date 5 19 25 Use Yes use tts? te	is requested; provided how id in the fifty (50) percent a enants that would be in con	ever, that where rea provision, as flict with said





