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

AGENDA BOARD OF ZONING ADJUSTMENT MONDAY, SEPTEMBER 15, 2025, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT AND LAND USE COMMISSION, **MONDAY**, **SEPTEMBER 15, 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 Sara Williams, 204 East Carlton Street, to allow for the accessory structure to be 6 feet taller than primary structure.
- 2. Resolution granting the following variances to Cottage Square, LLC, 210 West Napoleon Street, to allow for communications equipment:
 - a. Lot size to be 1,225 sq. ft. rather than the required 5,000 sq. ft.
 - b. Front footage to be 35 feet rather than the required 50 feet.
 - c. Front setback (to be determined) rather than the required 20 feet.
- 3. Resolution granting a variance to Kade Mallett, 501 Mustang Street, to allow to live in an RV while home repairs are being made.
- 4. Resolution granting a variance to Carl Hardy, 1103 Gulf Lane, to allow for front footage to be 75 feet rather than the required 100 feet for two single family dwellings.

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 14th 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, October 20, 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 GRANTING A VARIANCE TO SARA WILLIAMS, 204 EAST CARLTON STREET, TO ALLOW FOR THE ACCESSORY STRUCTURE TO BE 6 FEET TALLER THAN THE PRIMARY STRUCTURE.

WHEREAS, in accordance with Article IV, Part 2, Section 3 (D) of the Land Use Ordinance of the City of Sulphur, no accessory structure or use shall exceed the height of the principal structure to which it is accessory. Except motor home covers not to exceed seventeen (17) feet; and

WHEREAS, applicant is requesting that his shop be 6 feet taller than his primary structure. His home is 16 feet in height and his shop will be 22 feet in height.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Sara Williams, 204 East Carlton Street, to allow for the accessory structure to be 6 feet taller than the primary structure for the following described property:

COM 103.67 FT E OF SW COR LOT 1 SUB OF LOTS 29 AND 30 F G LOCK SUB IN 27.9.10 TH N 175 FT TO N/L LOT 3 SAID SUB, E 103.67 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.

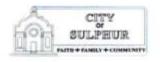
Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this variance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property 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 Sara Williams, 204 East Carlton Street, to allow for the accessory structure to be 6 feet taller than the primary structure.

	APPROVED AND ADOPTED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, on this day of, 20				
ATTEST:	JONATHAN BRAZZELL, Chairman				
ARLENE BLANCHARD, Secretary					



for use by the proposed development? 4. Will the location be served by a fire protection?

character/aesthetics of the area involved? 6. Is property within a designated flood hazard area?

Flood zone classification _

5. Can the proposed development be expected to adversely affect the

bfe

CITY OF SULPHUR

APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Received		\$50.00 Fee (Non-	Refundable)	pd.
			(E	xact cash or check or
IT IS APPLICANT'S RESPONSIVE PROPERTY IF SIGN IS REMOVED IT COU APPROVED/DISAPPROVIDED IT COURSE PROVIDED IN THE PROPERTY IN T	Y 10 DAYS PRI JLD DELAY AC ED, APPLICAN	OR TO MEETIN	IG DATE PLEAR MONTH. ON VE SIGN FRO	ASE NOTIFY CIT
PROPERTY OWNER INFORMATION_	1 × × × × ×	1/4		
	ne William	N. P. A. C.		
Owner must provide proof of ownership such a	s property tax record or	recorded deed)	Hale of the	- 000
Mailing Address: 204E. Carllon St.	City: Dulphur		Thibinspection	The state of the s
Physical Address	089	City:		State
Phone Number (H) (337) 256-7961	(W)		(C)	
Location Address 204 E - Carl		INFORMATION		
ACTION OF THE PROPERTY OF THE PARTY OF THE P	0			
Present Zoned Classification:	kesidential			
LEGAL DESCRIPTION FROM ABSTRACT OF	R TAX RECORD (PRIN	T NEATLY OR TYPE		
See attached				
DO YOU CURRENTLY HAVE ANY PENDIN	G VIOLATION WITH	ANY ORDINANCE O	F THE CITY OF SU	LPHUR YES
YOU, OR A REPRESENTATIVE, MUST AT	TEND THE SCHEDUL	ED MEETING		INITIAL
-		UEST INFORMATION	The state of the s	11 /
Purpose of Variance Request 6 allo		be 6 to	ect taller	than home
Home is 16 ft. ta	U, shop i	s 22 ft.	tall	
	8 100			
How did you find out you needed a variance?				
I do hereby understand that no petition for a change owners of authorized agents of not less than fifty (5/i any lot located in the aforesaid area is owned in divi stated in the City of Sulphur Land Use Ordinance, N	 percent of the area of lan ision, all co-owners must sig 	d for which a change of clas	sification is requested; p	rovided however, that where
Further, I do certify that the property for which the al		does not hold any restriction	ns or covenants that wo	uld be in conflict with said
request.	The state of the s		The second second second second	and the state of t
Furthermore, I, the applicant agree to dispose of the	sign(s) placed on my prop	erty after the hearing.		
Applicant Signature 2019	Some 6 Million	S Date 8-25	2.15	
Approant orginature.	- Compari	J Date O 4		
		Yes	No	N/A
1. Is site located within the City Limits?		V	<u> </u>	
Will the proposed use be a nuisance to th			/	
of odors, vibrations, unsightly areas or o				
Is the capacity of the road and off-street;	parking facilities adeq	uate		







RESOLUTION GRANTING VARIANCES TO COTTAGE SQUARE, LLC, 210 WEST NAPOLEON STREET, TO ALLOW FOR COMMUNICATIONS EQUIPMENT.

WHEREAS, in accordance with Article IV, Part 3, Section 4 (4) of the Land Use Ordinance of the City of Sulphur, the lot size for Retail/Service/Office shall be 5,000 sq. ft. with a front setback of 20 feet and a front foot dimension not less than 50 feet; and

WHEREAS, applicant is requesting the following variances for the placement of communication equipment:

- a. Lot size to be 1,225 sq. ft. rather than the required 5,000 sq. ft.
- b. Front footage to be 35 feet rather than the required 50 feet.
- c. Front setback (to be determined) rather than the required 20 feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant the above variances to Cottage Square, LLC, 210 West Napoleon Street for the following described property:

A PORTION OF LOT 12 OF BLOCK H OF SULPHUR O.T.S. (SULPHUR OLD TOWN SITE) IN THE SOUTHEAST CORNER DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 12 OF BLOCK H OF SULPHUR O.T.S.; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 12 A DISTANCE OF 35.0 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 35.0 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 12 A DISTANCE OF 35.0 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 35.0 FEET; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 12 A DISTANCE OF 35.0 FEET TO THE POINT OF COMMENCEMENT, CONTANING 1,225 SQUARE FEET MORE OR LESS.

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 the following variances to Cottage Square, LLC, 210 West Napoleon Street, to allow for communications equipment:

- a. Lot size to be 1,225 sq. ft. rather than the required 5,000 sq. ft.
- b. Front footage to be 35 feet rather than the required 50 feet.
- c. Front setback (to be determined) rather than the required 20 feet.

	APPROVED AND ADOPTED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, on this day of, 2025			
	JONATHAN BRAZZELL, Chairman			
ARLENE DI ANCHARD, Socretore	_			
ARLENE BLANCHARD, Secretary				



Date Received

CITY OF SULPHUR

APPLICATION FOR

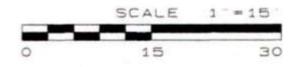
DEVELOPMENT APPROVAL - VARIANCE

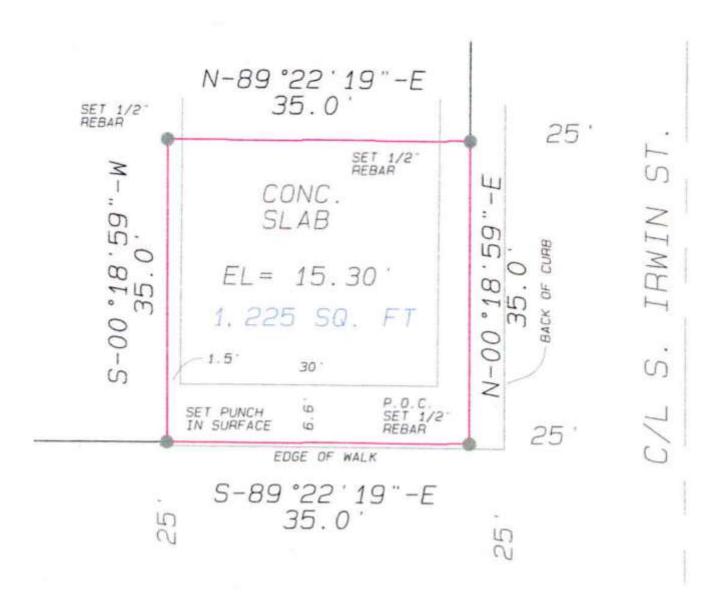
\$50.00 Fee (Non-Refundable)

IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIG SN'T PLACED ON PROPERTY 10 DAYS PRIOR TO M IF SIGN IS REMOVED IT COULD DELAY ACTION	EETING D	ATE PLEASE N	OTIFY CIT
APPROVES/DISAPPROVES, APPLICANT MUST	REMOVES	IGN FROM PRI	UPERIT
Print Name DONALD R. HAYES		Date 8/2	0/2025
ROPERTY OWNER INFORMATION			
lame of Property Owner Cottage Square, LLC			
Owner must provide proof of ownership such as property tax record or recorded deed,	Please see a	ttached vesting deed	i.
Mailing Address: 210 W. Napoleon, Suite A, Sulphur, LA 70663	Email: amer	icansurveyor@bellso	outh.net
hone Number (H) (W) (337) 527-0420		(C) (337) 888-	3221
PROPERTY INFORMAT	ION		
ocation Address: 210 W. Napoleon, Sulphur, LA 70663			
resent Zoned Classification: B - Business			
resent Zoned Classification.			
			2
O YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDI	NANCE OF TH	E CITY OF SULPHUR	YES
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OU, OR A REPRESENTATIVE, MUST ATTEND THE BOARD OF ZONING A VARIANCE REQUEST INFOR	DJUSTMENT N	MEETING	INITIAL Z
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Purpose of Variance Request: Request for variance of lot size and semade in connection with a subdivision and sale of a portion will be limited to placing, maintaining and operating telecongenerator on the property. I do hereby understand that no petition for a change in the classification of property shall be fit owners of authorized agents of not less than fifty (50) percent of the area of land for which a carry lot located in the aforesaid area is owned in division, all co-owners must sign the petition 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 request. Furthermore, I, the applicant agree to dispose of the Board of Zooing Adjustment sign(s) place. Applicant Signature: Date To 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?	RMATION et back requiof the proper munication led unless such pet thange of classificat for that lot to be income any restrictions or sed on my property and the second	irements, as neces enty. Ultimate use in cabinets and a dition is duly signed and acknown is requested; provided in duded in the fifty (50) percent covenants that would be in a differ the hearing.	essary, is be of the proper small back nowledged by the powever, that where it area provision, as conflict with said

6. Is property within a designated flood hazard area?
Flood zone classification Flood Zone X bfe

IDIETRAIIL SIKIETICIHI





CLR EL= 14.73' C/L W. NAPOLEON STREET (HWY #90)









RESOLUTION GRANTING A VARIANCE TO KADE MALLETT, 501 MUSTANG STREET, TO ALLOW TO LIVE IN AN RV WHILE HOME REPAIRS ARE BEING MADE.

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 expire December 1, 2025.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Kade Mallett, 501 Mustang Street, to allow to live in an RV while home repairs are being made for the following described property:

COM 50 FT S AND 345 FT E OF SW COR BLK 9 CARLIN AND STINE STARLIN SUB S 150 FT E 100 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 Kade Mallett, 501 Mustang Street, to allow to live in an RV while home repairs are being made.

	APPROVED AND ADOPTED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, on this day of, 202				
	JONATHAN BRAZZELL, Chairman				
ATTEST:					
ARLENE BLANCHARD, Secretary	_				



CITY OF SULPHUR

APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received

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0	-	d	6-	2	2

\$50.00 Fee (Non-Refundable)

pd.

(Exact cash or check only)

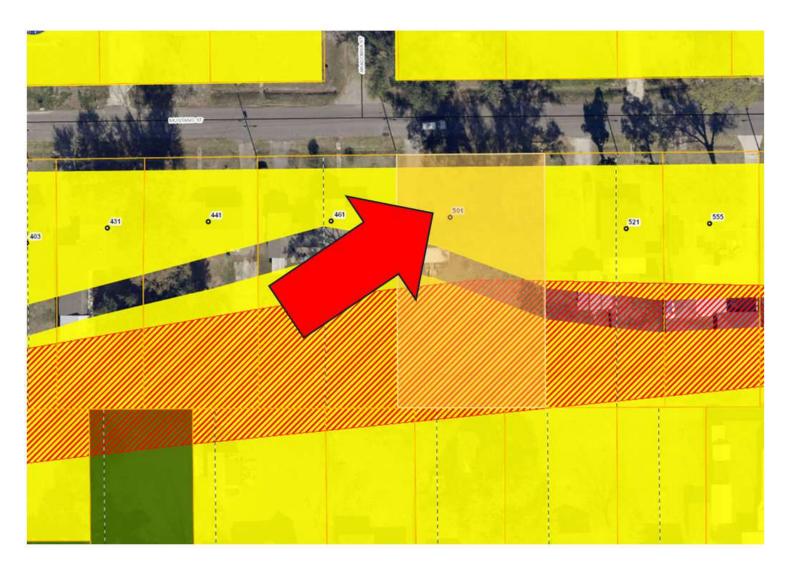
IT IS APPLICANT'S RESPONSIBILITY TO KEEP SIGN POSTED ON PROPERTY, IF SIGN ISN'T PLACED ON PROPERTY 10 DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN IS REMOVED IT COULD DELAY ACTION ANOTHER MONTH. ONCE VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name Kade Mallett

Date 08/26/2025

Name of Property Owner Kade Mallett	College processor control and the college of	I Sugaran			
Owner must provide proof of ownership s			To a	de mallett@amail.aam	
Mailing Address 501 Mustang St.	City: Sulphur	_State: LA	_Email:_Ke	ade.mallett@gmail.com	THE RESERVE OF THE PARTY OF THE
Physical Address: 501 Mustang St.	207.00	City: St	upnur	State	LA
Phone Number (H) 337-607-7630	(W) 337-36	8-1489		(C) N/A	
50111	PROPERTY	INFORMATIO	ON		
Location Address: 501 Mustang St.					
Present Zoned Classification: Residentia					
LEGAL DESCRIPTION FROM ABSTRA	CT OR TAX RECORD (PRINT	NEATLY OF	R TYPE)		
DO YOU CURRENTLY HAVE ANY PI	ENDING VIOLATION WITH	ANY ORDINA	ANCE OF	THE CITY OF SULPHUR	YES
YOU, OR A REPRESENTATIVE, MUS	ST ATTEND THE SCHEDULE	D MEETING			INITIAL
	VARIANCE REQU	EST INFORM	IATION		
Purpose of Variance Request. Home repa	airs have made the home			ently living in a camper	and need a
variance to do so.					
		rty shall be filed i	inless such r		owledged by the
I do hereby understand that no petition for a owners of authorized agents of not less than any lot located in the aforesaid area is owner stated in the City of Sulphur Land Use Ordin	fifty (50) percent of the area of land d in division, all co-owners must sign ance, Number 541, M-C Series.	for which a chan the petition for t	ge of classifi hat lot to be	included in the fifty (50) percent	owever, that where t area provision, as
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RESOLUTION GRANTING A VARIANCE TO CARL HARDY, 1103 GULF LANE, TO ALLOW FOR FRONT FOOTAGE TO BE 75 FEET RATHER THAN THE REQUIRED 100 FEET FOR TWO SINGLE FAMILY DWELLINGS.

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

WHEREAS, applicant's property is (75x225 = 16,875 sq. ft.) which allows for 2 dwellings but only has enough front footage for 1 dwelling; and

WHEREAS, applicant is requesting a front foot variance of 25-foot for the following described property:

LOT 9 BLK 4 F G LOCK SUBD. IN SW 2.10.10

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 Carl Hardy, 1103 Gulf Lane, to allow for front footage to be 75 feet rather than the required 100 feet for two single family dwellings.

APPROVED AND ADOPTED by

	the Board of Zoning Adjustment of the City of Sulphur, Louisiana, on thisday of, 2025.
	JONATHAN BRAZZELL, Chairman
ATTEST:	
ARLENE BLANCHARD, Secretary	_



CITY OF SULPHUR APPLICATION FOR

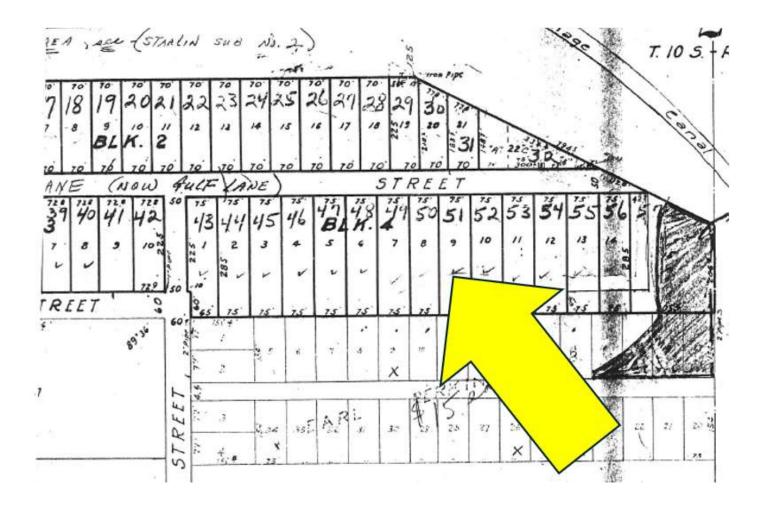
DEVELOPMENT APPROVAL
S50.00 Fee (Non-Refundable)

Date Received_

		(Exact o	cash or check only)
PRINT NAME	ING DATE PLE NOTHER MONT T REMOVE SIG	ASE NOTIF	Y CITY, IF SIGN
PRINT NAME Cahl Hoerdy	DATE	8/18	25
Phone Number (H) 337-485-4088 (W) PROPERTY INFORM Location Address: 103 Gulf Lang Present Zoned Classification: Residential Legal Description from abstract or tax record (Print Neatl Lot 9 BIR F G Lock DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY OR YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND C REQUEST INFORM. REZONE EXCEPTION SUBDIVISION BILLBOARD DOES REZONE REQUIRE FENCING NAME OF SUBI Zoning Change: From Purpose of Request: 10 allow for more than Variance for front foot dipnersis than required 100 ft.	A Email: INTERPLATEDIVISION A COUNCIL MEET ATION PRE PLAT DIVISION A COUNCIL MEET ATION ATIO	ING FINAL PLAT FACE LOT 75 F4.	2.10.16 VES (NO) INITIAL C. H.
I do hereby understand that no petition for a change in the classification of property shall be owners of authorized agents of not less than fifty (50) percent of the area of land for which a any lot located in the aforesaid area is owned in division, all co-owners must sign the petitio 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 ho request.	change of classification is r in for that lot to be included it id any restrictions or covena	equested; provided h in the fifty (50) percen	owever, that where t area provision, as
Furthermore, I, the applicant agree to dispose of the Land Use sign(s) placed on my propert Applicant Signature: Land Worldy	y after the public hearing. Date:	8/18/2	5
 Is site located within the City Limits? Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements? Is the capacity of the road and off-street parking facilities adequate for use by the proposed development? Will the location be served by a fire protection? Can the proposed development be expected to adversely affect the character/aesthetics of the area involved? Is property within a designated flood hazard area? 	Yes	No	N/A
Flood zone classification bfc 6			







HOUSE IS NO LONGER HERE

