

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

AGENDA
BOARD OF ZONING ADJUSTMENT
MONDAY, DECEMBER 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, DECEMBER 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 Tricia Williamson-Schoeffler, 2432 Roxton Street, to allow for the accessory structure to be taller than the primary structure.

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 Tuesday, January 20, 2026, 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 Tricia Williamson-Schoeffler, 2432 Roxton Street, to allow for the accessory structure to be 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; and

WHEREAS, applicant is requesting that the shop be approximately 4 ½ feet taller than the primary structure. The home is 11.6 feet in height and the shop is 16.17 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 Tricia Williamson-Schoeffler, 2432 Roxton Street, to allow for the accessory structure to be taller than the primary structure for the following described property:

LOT 1 AND E 20 FT LOT 2 BLK 6 ROSE PARK NO 4

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 expense 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.

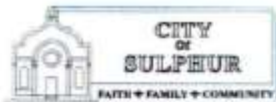
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Tricia Williamson-Schoeffler, 2432 Roxton Street, to allow for the accessory structure to be taller than the primary structure.

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 OF SULPHUR

APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received

11/14/2025

\$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 Tricia Williamson (Schoeffler)

Date 11/14/2025

PROPERTY OWNER INFORMATION

Name of Property Owner Tricia Williamson (Tricia Ann Savoy Schoeffler)

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

Mailing Address 2432 Roxton Street City: Sulphur State: LA Email: cwilliamson@cpsd.com

Physical Address: 2432 Roxton Street City: Sulphur State: LA

Phone Number (H): N/A (W) Casey - 337-912-3946 Tricia 337-563-1330

PROPERTY INFORMATION

Location Address: 2432 Roxton Street Sulphur, LA 70663

Present Zoned Classification: Residential

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

@011010-1642-6 0001 @011010-1642-6 00202 Lot 1 and E 20 FT Lot 2
BLK 6 ROSE PARK NO 4 IMPS/REB REF1 - Robert Paul Hogan B1308 P 717-75
REF2 - CURRIE, James Burch B 2995 P 421-02

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 aw

Purpose of Variance Request: Variance Exception for zoning for the height of building (shop) That is taller than the home

VARIANCE REQUEST INFORMATION

How did you find out you needed a variance? City inspector stopped by residence

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 Tricia Williamson


Date 11/14/2025

(Tricia Savoy Schoeffler)

- | | 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. | | | |



Memo

To: Board of Zoning Adjustment
From: Austin Abrahams 
Director, Department of Public Works
Land Use Administrator
CC: Arlene Blanchard, Mayor Mike Danahay
Date: 12/4/2025
Re: **2432 Roxton Street** - Variance Request

Comments: **Application:**

Tricia Williamson-Schoeffler has requested a variance relative to the height of accessory structure. Specifically, this variance would allow for accessory structure to be 16 feet.

Situation:

Applicant obtained a permit for construction of an accessory structure. A stop work order was issued when an inspector noticed the height of the accessory structure exceeds the primary structure. Article IV, Part 2, Section 3(2)(d) states that no accessory structure shall exceed the height of the principal structure to which it is accessory; except motor home covers not to exceed 17 feet.

This accessory structure is not for motor home cover. With the height of the primary structure at 12 feet, the applicant is requesting a 4 feet variance to allow for accessory structure to be 16 feet.

Findings:

In accordance with Article III, Part 1, Section 2(a) of the Land Use Ordinance (Ordinance), the application has been reviewed. The following findings are offered for your consideration:

1. The Application appears substantially complete, containing the information required in Appendix C of the Ordinance.
 2. The variance requested **does** meet the “unique condition” requirement of Article III, Part 2, Section 4 (5) (a).
-



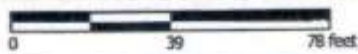
3. The variance requested **does** meet the “deprive the applicant of rights” provided for in Article III, Part 2, Section 4 (5) (b).
4. The variance requested **does** meet the “cause of condition” requirement of Article III, Part 2, Section 4 (5) (c).
5. The variance requested **does** meet the “confer special privileges” requirement of Article III, Part 2, Section 4 (5) (d).
6. The variance requested **does** meet the “alter the essential character of the locality” requirement of Article III, Part 2, Section 4 (5) (e).
7. The variance requested **does** meet the “unnecessary hardship” requirement of Article III, Part 2, Section 4 (5) (f).
8. The variance requested **does** meet the “convenience or profit” requirement of Article III, Part 2, Section 4 (5) (g).
9. The variance requested **does** meet the “adequate supply of light and air, congestion in the public street, danger of fire or public safety” requirement of Article III, Part 2, Section 4 (5) (h).

Recommendation:

In accordance with Article III, Part 2, Section 4 (3), based on the above findings, **contingent upon the lack of objections from the Building Permits Division** it is recommended that the variance be **approved**.



2432 Roxton Street



ROXTON ST.

PALOMO DR

2432 ROXTON ST.

HOUSE

DRIVE WAY

PROPERTY LINE/WOOD FENCE

75' POWER

POWER POLE

25' POWER

18'

20'

45'

5'

PROPERTY LINE/WOOD FENCE

30'

27'

