

AGENDA
**BOARD OF ZONING ADJUSTMENT
REGULAR MEETING
MONDAY, AUGUST 19, 2019 AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT ON MONDAY, AUGUST 19, 2019 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS LOCATED AT 500 NORTH HUNTINGTON, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL
APPROVAL OF MINUTES
APPROVAL OF AGENDA

1. Resolution granting a variance to S & P Taylor Properties, LLC, property located on the southeast corner of Edgar and Doiron Streets, to allow for accessory structure to be located on a parcel without a primary structure.
2. Resolution granting a variance to Bel Commercial LLC, property located east side of Hwy. 1256, south of Carlyss Blvd., to allow for 112 apartments rather than the required 101 apartments for Belle Savanne Apartments Phase 2.

ADJOURNMENT

If you are not satisfied with the outcome of the Board of Zoning Adjustment decision, you can appeal it to Judicial Court.

***The next BZA meeting will be held on Monday, September 16, 2019 at 5:30 p.m.

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 S & P Taylor Properties, LLC, property located on the southeast corner of Edgar and Doiron Streets, to allow for accessory structure to be located on a parcel without a primary structure.

WHEREAS, in accordance with Article II, Section 2 (3) of the Land Use Ordinance of the City of Sulphur, Louisiana, an accessory structure or use must be located on the same lot as the principal structure or use; and

WHEREAS, applicant is requesting a variance to allow for an accessory structure to be located on a vacant lot across the street from its primary structure for the following described property:

LOT 3 BLK 10 DOIRON SUB

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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 S & P Taylor Properties, LLC, property located on the southeast corner of Edgar and Doiron Streets, to allow for accessory structure to be located on a parcel without a primary structure.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2019.

PHYLLIS WILSON, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



Memo

To: Board of Zoning

From: Stacy Dowden
Director of Public Works *SD*

cc: Arlene Blanchard, Mayor Mike Danahay

Date: August 9, 2019

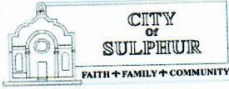
Re: Item 1: Resolution granting a variance to S & P Taylor Properties, LLC, property located on the southeast corner of Edgar and Doiron Streets, to allow for accessory structure to be located on a parcel without a primary structure.

Staff Findings:

The property is located in a mixed residential district.

The intention is to place a storage building on the adjacent property located across the street. The accessory structure would be approximately 12'x24' and would meet all setback requirements.





CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL - VARIANCE

Date Received 8/5/19 \$50.00 Fee (Non-Refundable) pd. THB

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 Paula Taylor Date 8/5/19

PROPERTY OWNER INFORMATION

Name of Property Owner

Scott + Paula Taylor (S & P Taylor Properties LLC)

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

Mailing Address:

501 E Burton St

Email:

Sulphurccc@gmail.com

Phone Number (H)

(W)

(C)

337-287-0483

PROPERTY INFORMATION

Location Address:

501 E Burton St

Present Zoned Classification:

Mixed Residential

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

Lot 3 BIK 10 Doiron Sub

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

TT

VARIANCE REQUEST INFORMATION

Purpose of Variance Request:

Modular building on property with no other structure

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.

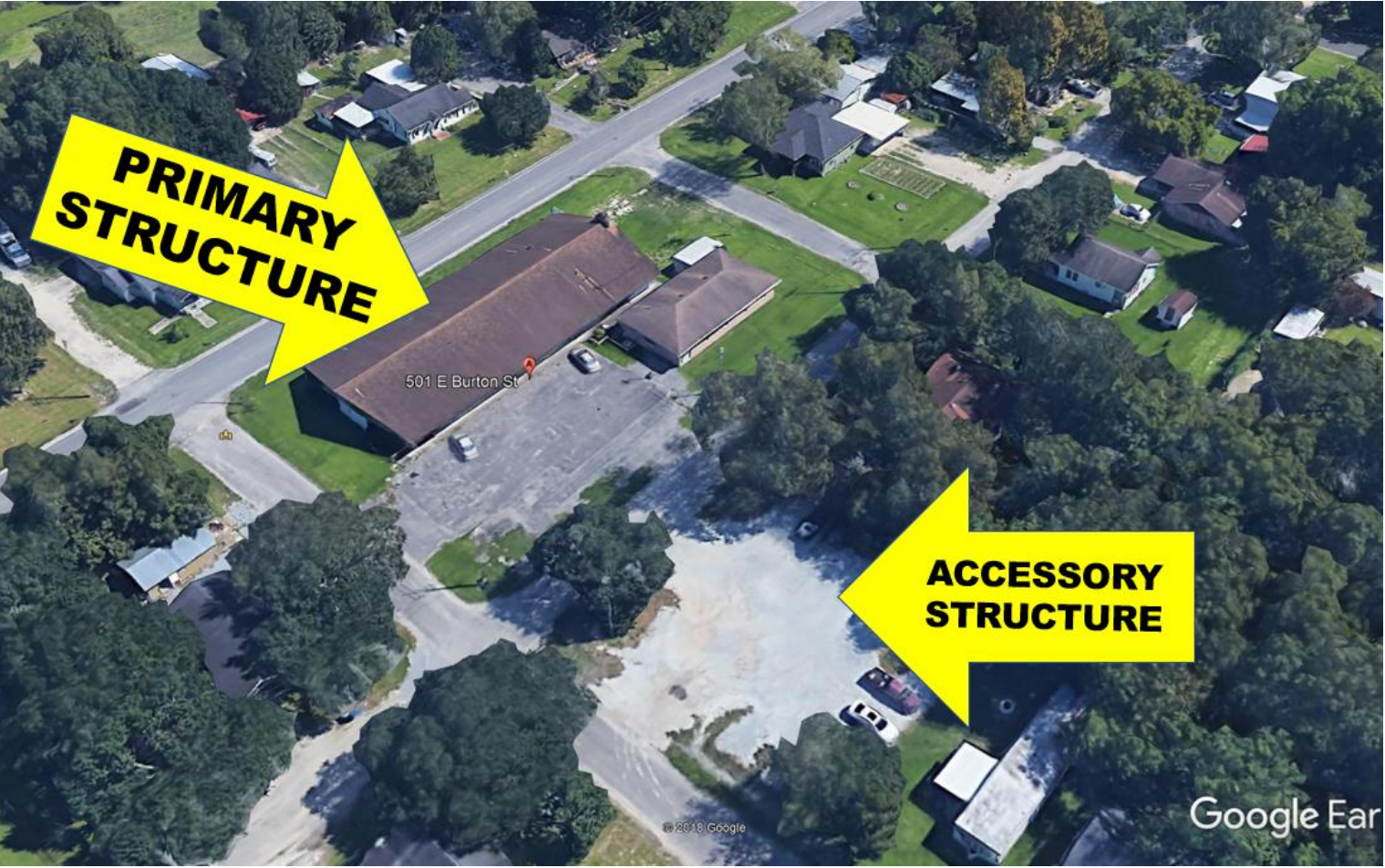
Applicant Signature:

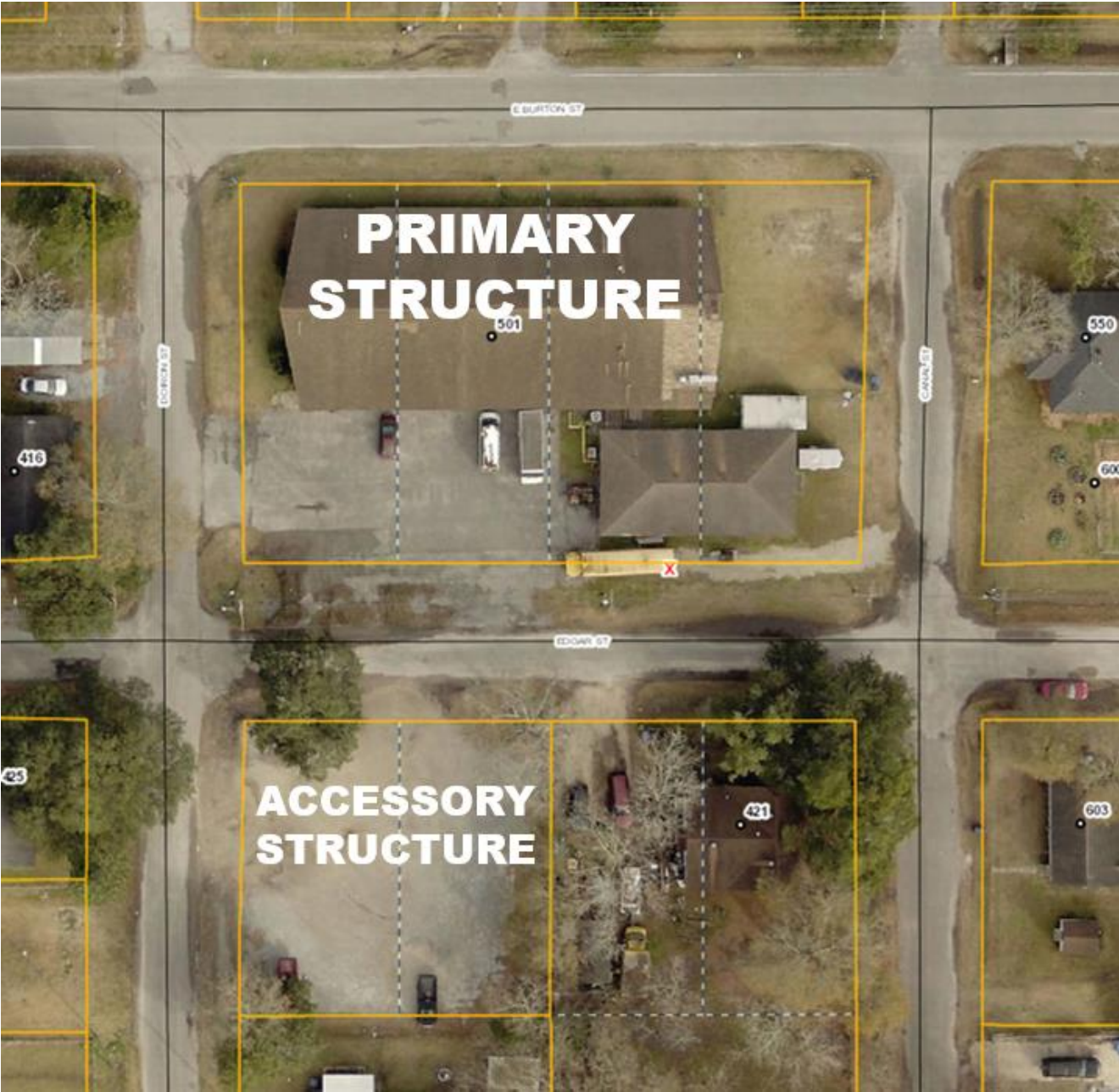
Paula Taylor

Date:

8/5/19

	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 checked="" 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.			





RESOLUTION

Resolution granting a variance to Bel Commercial, LLC, for property located on the east side of Hwy. 1256, south of Carlyss Blvd., to allow for 112 apartments rather than the required 101 apartments for Belle Savanne Apartments Phase 2.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (3) of the Land Use Ordinance of the City of Sulphur, Louisiana, the density requirement for multi-family is 12 dwelling units per acre; and

WHEREAS, applicant is requesting 112 apartments rather than the required 101 apartments for the following described property:

THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 10, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA, CONTAINING 8.407 ACRES, BEING LABELED AS TRACT 1 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINES OF RUTH STREET AND CARLYSS BOULEVARD; THENCE PROCEED SOUTH 0°53'58" WEST A DISTANCE OF 85.03 FEET; THENCE SOUTH 89°06'02" EAST A DISTANCE OF 44.99' TO THE EASTERLY RIGHT OF WAY LINE FOR RUTH STREET WHERE IT INTERSECTS WITH THE SOUTHERLY RIGHT OF WAY LINE FOR CARLYSS BOULEVARD; THENCE SOUTH 0°53'56" WEST A DISTANCE OF 1080.92 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89°37'33" EAST A DISTANCE OF 313.10 FEET; THENCE NORTH 0°54'28" EAST A DISTANCE OF 464.04 FEET; THENCE SOUTH 89°06'02" EAST A DISTANCE OF 617.31 FEET; THENCE SOUTH 0°53'58" WEST A DISTANCE OF 545.97 FEET; THENCE NORTH 89°37'23" WEST A DISTANCE OF 930.51 FEET; THENCE NORTH 0°53'58" EAST A DISTANCE OF 87.55 FEET TO THE POINT OF BEGINNING.

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 that they do hereby grant a variance to Bel Commercial, LLC, for property located on the east side of Hwy. 1256, south of Carlyss Blvd., to allow for 112 apartments rather than the required 101 apartments for Belle Savanne Apartments Phase 2.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____day of
_____, 2019.

PHYLLIS WILSON, Chairman


ATTEST:

ARLENE BLANCHARD, Secretary



Memo

To: Board of Zoning

From: Stacy Dowden
Director of Public Works 

cc: Arlene Blanchard, Mayor Mike Danahay

Date: August 9, 2019

Re: Item 2: Resolution granting a variance to Bel Commercial LLC, property located east side of Hwy. 1256, south of Carlyss Blvd., to allow for 112 apartments rather than the required 101 apartments for Belle Savanne Apartments Phase 2.

Staff Findings:

The property is located in a mixed residential district.

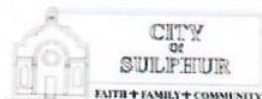
The variance requested is similar to the variance that was approved for Phase I.

The developer has provided an updated master drainage plan that is intended to relieve the drainage concerns that have been brought to the City's attention in relation to the already developed areas and future developments.

The initial review determined that the additional drainage and proposed hydraulic grades are within acceptable levels of current public and private infrastructure. The City has requested additional information regarding the property west of the apartments for clarification.

It is recommended that no permits be pulled until the City has accepted the clarification.





CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received

8-6-19

\$50.00 Fee (Non-Refundable)

p.d.

AB

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Print Name Nick Guillory, Bel Commercial Limited Liability Company

Date August 6, 2019

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: 500 Kirby St., Lake Charles, LA 70601

Email: lucinda@lacassane.com

Phone Number (H) (W) (337) 721-5720 (C)

PROPERTY INFORMATION

Location Address: East side of Ruth Street, approximately 1200' south of Carlyss Blvd.

Present Zoned Classification: Mixed residential

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

see attached map and textual legal description

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

YES

NO

INITIAL

AB

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: to allow 112 multifamily residential units on 8.407 acres

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: [Signature] Date: 8-6-19

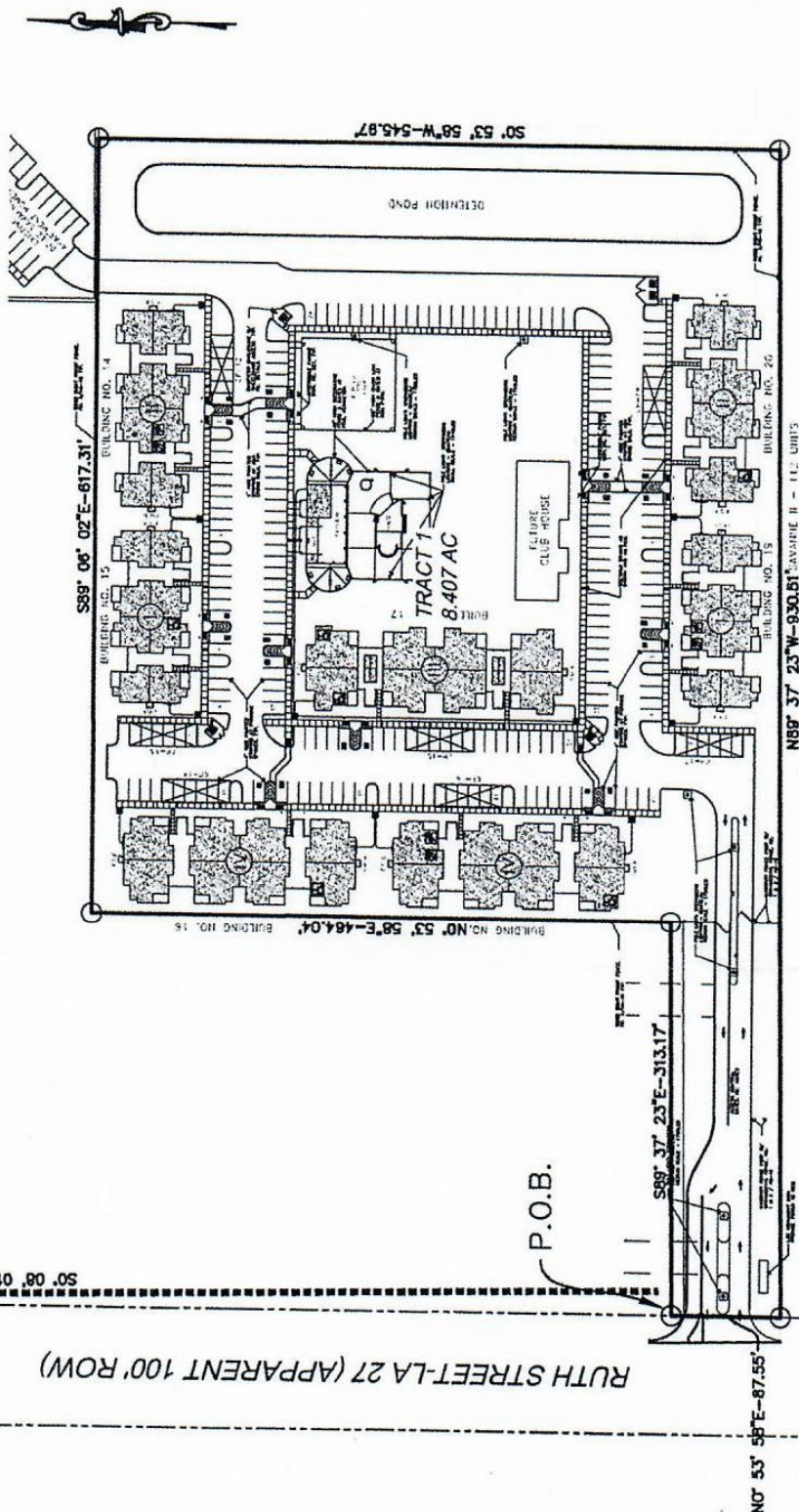
	Yes	No	N/A
1. Is site located within the City Limits?	X		
2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?		X	
3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?	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 _____ bfe _____ ft.			

LEGAL DESCRIPTION - BELLE APARTMENTS PHASE 2

That certain tract of land situated in Section 10, Township 10 South, Range 10 West, Calcasieu Parish, Louisiana, containing 8.407 acres, being labeled as Tract 1 and being more fully described as follows:

Commencing at the intersection of centerline of Ruth Street and Centerline of Carlysle Boulevard; thence South 05°33'56" West a distance of 48.86' to the Eastern Right of Way line for Ruth Street where it intersects with the Southern Right of Way line for Carlysle Boulevard; thence South 05°33'56" West a distance of 1080.92 feet to the Point of Beginning (P.O.B.).

Thence South 89°37'33" East a distance of 313.17 feet; thence North 05°33'56" East a distance of 484.04 feet; thence South 89°37'33" East a distance of 817.31 feet; thence South 05°33'56" West a distance of 545.97 feet; thence North 89°37'33" West a distance of 830.91 feet; thence North 05°33'56" East a distance of 87.55 feet to the Point of Beginning (P.O.B.).



LEGEND
BOUNDARY CORNER
BOUNDARY

PLAT SHOWING PROPERTY
FOR

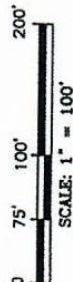
BELLE SAVANNE
APARTMENTS - PHASE 2

LOCATED IN

SECTION 10, T-10-S, R-10-W

CITY OF SULPHUR
CALCASIEU PARISH, LOUISIANA

C-1
7



DATE OF PLAT:
APRIL 30, 2019

PREPARED BY
BARRY J. BLEICHNER, PE, PLS, LLC
CIVIL ENGINEER & LAND SURVEYOR
321 RICHLAND AVE
LAFAYETTE, LOUISIANA 70508
TEL. (337) 849-7686

