

NOTICE.....The BZA meetings will temporarily be held at 1551 East Napoleon Street.

AGENDA
**BOARD OF ZONING ADJUSTMENT
MONDAY, AUGUST 15, 2022, AT 5:30 P.M.**

THERE WILL BE A MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT ON MONDAY, AUGUST 15, 2022, 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
APPROVAL OF AGENDA

1. Resolution granting a 3rd variance extension to Danny Lewing, 510 Truman Street, to continue to live in RV temporarily due to a fire destroying his mobile home.
2. Resolution granting a variance extension to James Barrilleaux, 2426 Jett Street, to allow for temporary living in an RV.

ADJOURNMENT

******(Anyone addressing Council will be limited to speak for 3 minutes only)**

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 19, 2022, 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 THIRD EXTENSION TO VARIANCE FOR DANNY LEWING, 510 TRUMAN STREET, TO ALLOW FOR LIVING IN AN RV DUE TO A FIRE DESTROYING HIS MOBILE HOME.

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.

WHEREAS, variance shall expire in 6 months (i.e. February 15, 2023).

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a third extension to variance for Danny Lewing, 510 Truman Street, to allow for living in an RV due to a fire destroying his mobile home for the following described property:

BLOCK V LOT 4 OF SULPHUR TOWNSITE

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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 third extension to variance for Danny Lewing, 510 Truman Street, to allow for living in an RV (i.e. February 15, 2023) due to a fire destroying his mobile home.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2022.

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL - VARIANCE

Date Received _____ \$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 VARIANCE IS APPROVED/DISAPPROVED, APPLICANT MUST REMOVE SIGN FROM PROPERTY

Print Name Danny Ray Lewing Date 8-28-2022

PROPERTY OWNER INFORMATION

Name of Property Owner Danny Lewing
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 510 Truman City: Sulphur State: LA Email: danny.lewing0(c)gmail.com
Physical Address: 411 City: LA State: _____
Phone Number (H) 337-476-8243 (W) _____ (C) _____

PROPERTY INFORMATION

Location Address: 510 Truman St
Present Zoned Classification: _____

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

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 _____

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: live in camper another 6 months

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: Danny Lewing Date: 8-28-2022


1. Is site located within the City 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?
4. Will the location be served by a fire protection?
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?
6. Is property within a designated flood hazard area?
Flood zone classification _____ bfe _____ ft.

Yes	No	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Memo

To: Board of Zoning

From: Austin Abrahams 
Director of Public Works

cc: Arlene Blanchard, Mayor Mike Danahay

Date: August 5, 2022

Re: 1. Resolution granting a 3rd variance extension to Danny Lewing, 510 Truman Street, to continue to live in RV temporarily due to a fire destroying his mobile home.

Application:

Applicant is asking for a 3rd variance extension to temporarily live in an RV due to home being destroyed in a fire.

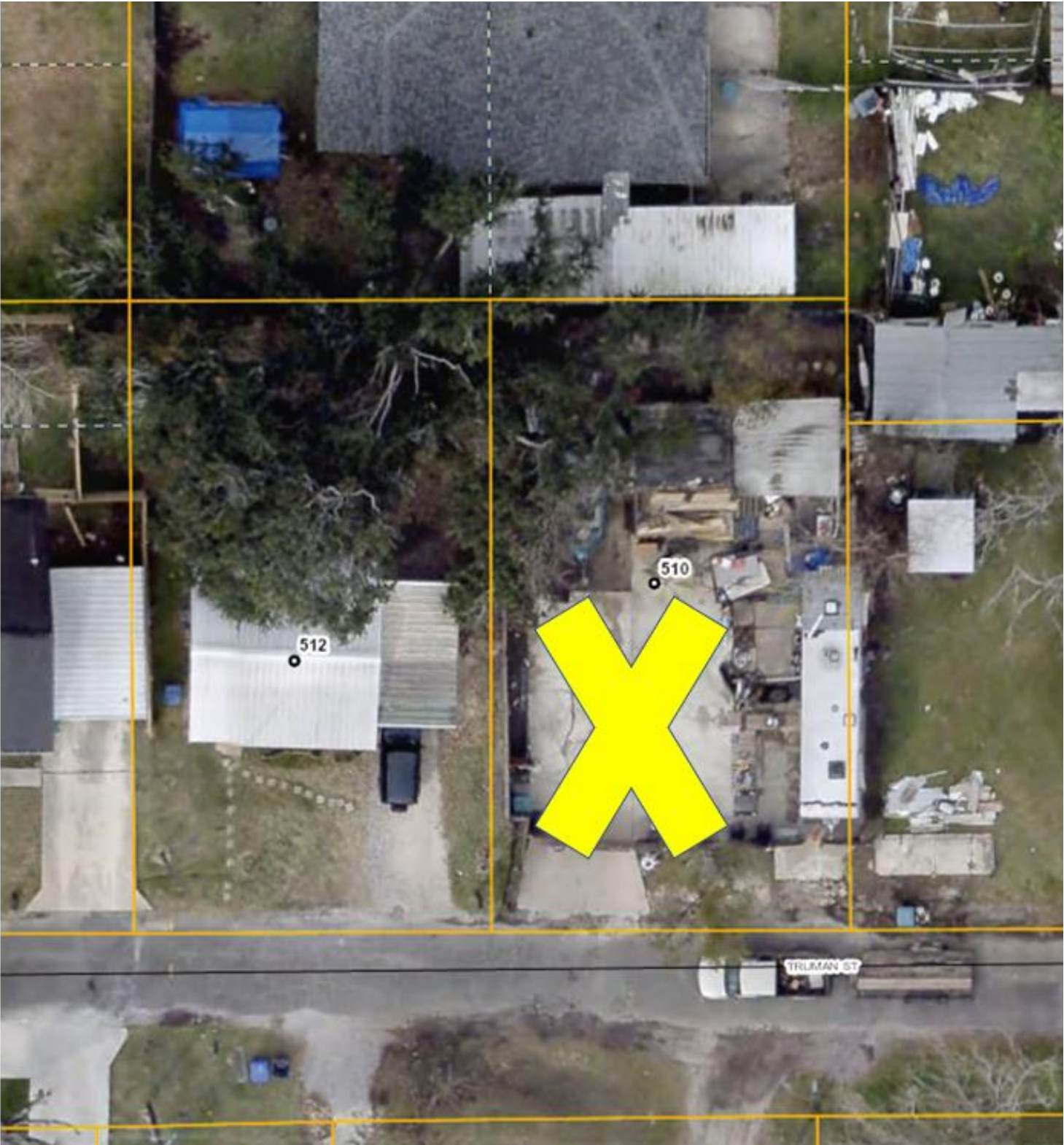
Recommendations:

No objection is given to the requested variance.

It is suggested the applicant provide evidence of effort in find a permant solution.



Mobile Home before fire.





MOBILE HOME BEFORE FIRE

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO JAMES BARRILLEAUX, 2426
JETT STREET, TO ALLOW FOR TEMPORARY LIVING IN AN RV.

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.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to James Barrilleaux, 2426 Jett Street, to allow for temporary living in an RV for the following described property:

COM AT NE COR LOT 59 SECOND SUB OF SULPHUR FARMS S 96 FT TO
N LINE OF INTERSTATE HWY 10 R/W WLY 145 FT ALONG HWY 10 R/W
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 James Barrilleaux, 2426 Jett Street, to allow for temporary living in an RV.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2022.

VERONICA ALLISON, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary

THIS RESOLUTION WAS ADOPTED BY BZA IN JANUARY

RESOLUTION AS AMENDED

RESOLUTION GRANTING A VARIANCE TO JAMES BARRILLEAUX, 2426 JETT STREET, TO ALLOW FOR TEMPORARY LIVING IN AN RV.

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.

WHEREAS, applicant has 15 days to obtain a temporary power pole. Once obtained, an additional 75 days shall be granted to continue to temporary live in the RV.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to James Barrilleaux, 2426 Jett Street, to allow for temporary living in an RV for the following described property:

COM AT NE COR LOT 59 SECOND SUB OF SULPHUR FARMS S 96 FT TO N LINE OF INTERSTATE HWY 10 R/W WLY 145 FT ALONG HWY 10 R/W 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 James Barrilleaux, 2426 Jett Street, to allow for temporary living in an RV.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2022.

JONATHAN BRAZZELL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



Memo

To: Board of Zoning

From: Austin Abrahams
Director of Public Works

cc: Arlene Blanchard, Mayor Mike Danahay

Date: August 5, 2022

Re: 2. Resolution granting a variance extension to James Barrilleaux, 2426 Jett Street, to allow for temporary living in an RV.

Application:

Applicant is asking for a variance extension to allow for temporary living in an RV.

Property Zoned: Residential

Flood Zone: X

Recommendations:

A recommendation supporting the request cannot be given.



THIS IS HIS APPLICATION FROM JANUARY, 2022



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received 12/9/2021 \$50.00 Fee (Non-Refundable) paid GW

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 James Barriereaux Date 12-9-21

PROPERTY OWNER INFORMATION
Name of Property Owner James Barriereaux
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 2426 Jett Email: _____
Phone Number (H) 337-215-2999 (W) _____ (C) Sulphur

PROPERTY INFORMATION
Location Address: 2426 Jett
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
YOU, OR A REPRESENTATIVE, MUST ATTEND THE BOARD OF ZONING ADJUSTMENT MEETING
YES NO
INITIAL JB

VARIANCE REQUEST INFORMATION
Purpose of Variance Request: need to get on list
Lives on property live in RV Camper on property

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 James Barriereaux Date 12/9/2021

	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 checked="" 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 checked="" 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.			



