

**NOTICE.....The Land Use meetings will temporarily be held at 1551 East Napoleon Street.**

AGENDA  
LAND USE REGULAR MEETING  
**MONDAY, AUGUST 15, 2022**

**IMMEDIATELY FOLLOWING THE BOARD OF ZONING ADJUSTMENT  
MEETING HELD AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **MONDAY, AUGUST 15, 2022**, IMMEDIATELY FOLLOWING THE BOARD OF ZONING ADJUSTMENT MEETING HELD 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 OF PREVIOUS MEETING (S)

APPROVAL OF AGENDA

1. Resolution granting a variance to Raymond Arabie, 999 Live Oak Street, to allow for living in an RV due to damages caused by Hurricane Laura.
2. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:
  - a. To extend temporary housing in a recreational vehicle at 208 Roberta Circle, in accordance with Ordinance No. 1693.

ADJOURNMENT

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

***If you are not satisfied with the outcome of the Land Use Commissions decision, the City Council will meet on all these issues at their next City Council meeting. If you are still not satisfied with their decision you can appeal it.***

\*\*\*The next regular Land Use meeting will be held on Monday, September 19, 2022, immediately following the Board of Zoning Adjustment meeting held at 5:30 p.m. in the Council Chambers located at 500 North Huntington Street, 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 RAYMOND ARABIE, 999 LIVE OAK STREET, TO ALLOW FOR LIVING IN AN RV DUE TO DAMAGES CAUSED BY HURRICANE LAURA.

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 Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Raymond Arabie, 999 Live Oak Street, to allow for living in an RV due to damages caused by Hurricane Laura for the following described property:

LOT 3 BLK 7 FG LOCK SUB OF N ½ S ½ 27.9.10

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.**

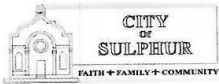
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a variance to Raymond Arabie, 999 Live Oak Street, to allow for living in an RV for 6 months (i.e. February 15, 2023)) due to damages caused by Hurricane Laura.

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



CITY OF SULPHUR  
APPLICATION FOR  
DEVELOPMENT APPROVAL - VARIANCE

Date Received 7/20/22 \$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 Raymond R. Arabie

Date 7/20/2022

PROPERTY OWNER INFORMATION

Name of Property Owner Raymond R. Arabie

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

Mailing Address: 596 Jays Cr City: Sulphur State: La Email: arabieraymond4@Bmail.com

Physical Address: 1191 Mosswood Dr LOT 197 City: Sulphur State: La

Phone Number (H) 337-688-4939 (W) \_\_\_\_\_ (C) \_\_\_\_\_

PROPERTY INFORMATION

Location Address: 999 Live oak St Sulphur La. 70663

Present Zoned Classification: Mixed Residential

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

Lot 3 BIK 7 FG Lock Sub of N 1/2 S 1/2 27.9.10

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 RA

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: Staying in MH park now in FEMA MH until Oct. Asking to be allowed to live in RV temporarily until he can find a place to live or find a mobile home.

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: Raymond R. Arabie Date: 7/20/2022

	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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Flood zone classification _____ bfe _____ ft.			



# Memo

**To:** Land Use Commissioners

**From:** Austin Abrahams   
Director of Public Works

**cc:** Arlene Blanchard, Mayor Mike Danahay

**Date:** August 5, 2022

**Re:** 1. Resolution granting a variance to Raymond Arabie, 999 Live Oak Street, to allow for living in an RV due to damages caused by Hurricane Laura.

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## Application:

Applicant has requested a variance to temporary live in an RV due to damages caused by Hurricane Laura.

Applicant has been living in mobile home park in FEMA supplied RV since the hurricane. This variance request is due to FEMA's deadline of October 31, 2022, requiring families to move out or begin paying rent.

The applicant is actively looking for a mobile home to move on his property. If the applicant is unable to locate a mobile home to purchase before the above deadline, this variance will be needed for the meantime.

Property Zone: Residential

Flood Zone: X

## Recommendation:

No objection is given to this variance request.





