

Items #1 and #3 will be removed from the agenda at the meeting

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

AGENDA

BOARD OF ZONING ADJUSTMENT AND LAND USE REGULAR MEETING MONDAY, SEPTEMBER 19, 2022, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION AND BOARD OF ZONING ADJUSTMENT, **MONDAY, SEPTEMBER 19, 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 OF PREVIOUS MEETING (S)

APPROVAL OF AGENDA

BZA

1. Resolution granting a variance to Maplewood First Baptist Church, 4501 Maplewood Drive, to allow for a temporary office trailer, two 18-wheelers used as a bunkhouse, and two 5th wheel campers used by contractors during construction at church.
2. Resolution granting a variance extension to Eric and Tena Fogleman, 222 Vine Street, to allow for temporary living in an RV.

LAND USE

3. 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.
4. Resolution granting an Exception to KAB Investments, LLC, 2024 Carr Lane, Lots 2 and 3, to allow for living in a Business District.
5. Resolution granting a rezone to Sticker Stop, Inc., 688 South Post Oak Road, from Business to Commercial to allow for a high-end RV storage facility.

6. Resolution granting an Exception to Johnny and Amy Frost, 415 North Huntington Street, to allow for living in a Business District.

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 and Board of Zoning Adjustment meeting will be held on Monday, October 17, 2022, at 5:30 p.m. in the Council Chambers located at 1551 East Napoleon 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.

Please amend if you don't want to grant 6 months as written below.

RESOLUTION

RESOLUTION GRANTING A VARIANCE EXTENSION TO ERIC AND TENA FOGLEMAN, 222 VINE 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; and

WHEREAS, variance shall expire in 6 months (i.e. March 19, 2023).

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance extension to Eric and Tena Fogleman, 222 Vine Street, to allow for temporary living in an RV for the following described property:

LOT 11 BLK 5 HOLLYWOOD SUBDIVISION PLAT 2

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, that they do hereby grant a variance extension to Eric and Tena Fogleman, 222 Vine 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



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received

9-2-22

\$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 Eric & Tena Fogleman

Date 9/2/22

PROPERTY OWNER INFORMATION

Name of Property Owner Eric & Tena Fogleman

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

Mailing Address: 222 Vine St. City: Sulphur State: LA Email: fog9557@yahoo.com

Physical Address: 222 Vine St. City: Sulphur State: LA

Phone Number (H) 337-563-9628 (W) (C)

PROPERTY INFORMATION

Location Address: 222 Vine St, Sulphur, LA 70663

Present Zoned Classification: Residential

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

Lot 11 Blk 5 Hollywood Subd. Plat 2

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

YES NO
INITIAL EF

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: please see attached.

How did you find out you needed a variance?

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 Tena Fogleman Date 9/2/22

- | | Yes | No | N/A |
|---|-------------------------------------|-------------------------------------|-----|
| 1. Is site located within the City Limits? | <input checked="" 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"/> | |
| 3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development? | <input checked="" type="checkbox"/> | | |
| 4. Will the location be served by a fire protection? | <input checked="" type="checkbox"/> | | |
| 5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved? | | <input checked="" type="checkbox"/> | |
| 6. Is property within a designated flood hazard area? | | <input checked="" type="checkbox"/> | |
| Flood zone classification _____ bfe _____ ft. | | | |

In September, 2021, my sister in law Patricia "Tricia" Hooper and her fiancé Jeff Perry contracted Covid 19. Jeff passed away on 9/17/21 from complications of Covid. Jeff and Tricia lived together in Jeff's house which now belongs to Jeff's family and will be sold. Tricia recently had to move out due to the circumstances. Though Tricia works hard, she can't afford a decent and more importantly a safe place to live at the moment. She did not want to burden family members by having to move in and possibly disrupt their households or way of life. Tricia used her savings to purchase a used camper trailer which I allowed on my property being I had the resources to do so. As you may know, RV parks are charging upwards of \$400 a month to keep a travel trailer which people live in due to work or the hurricanes we endured. I ask that Tricia be allowed to continue her residence on my property for 12 months where she is wanted, loved and taken care of.

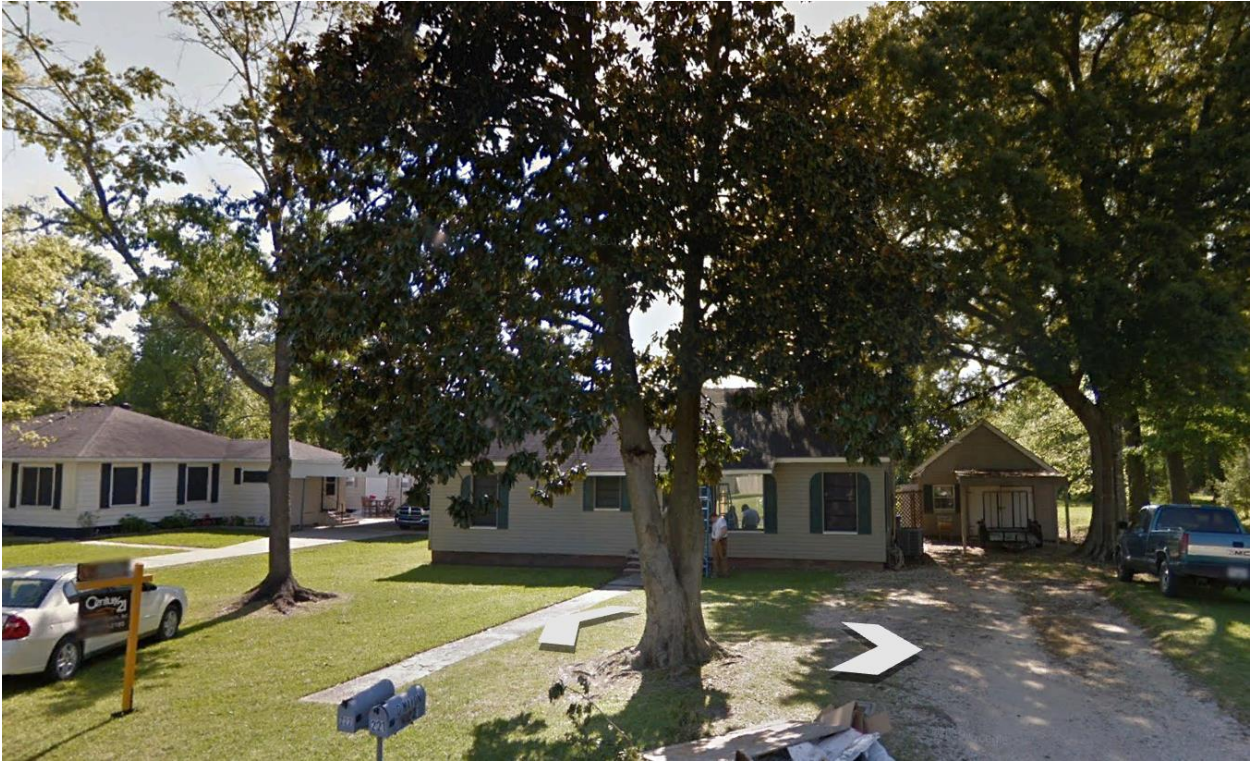
9/2/2022

My mother, Patricia "Tricia" Hooper had previously been living in her camper on Eric & Tena Fogleman's property located at 222 Vine Street via a variance. My husband and I are requesting that her variance be extended due to us purchasing a home and renovating for her to have a proper, safe, and loving place to call home and live in as she deserves after the hands she's been dealt. We are renovating but are moving as fast as possible through the process. It is a 900 square foot home, so it is on the smaller side and should not take much more time but we do need about 6 more months for it to be completely finished for her to move in which is why we're requesting to extend her variance. Due to the demand of contractors doing jobs all over right now due to storm damage, it has taken a little longer than anticipated. I ensure you, we are diligently working to have it complete by the end of this variance period. We would greatly appreciate your consideration for this variance extension.

Thank you for your time and consideration,
Garrett & Lyndsie Blanchard
Son in law & daughter of Patricia Hooper
337-513-6938

Lyndsie Blanchard











RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO KAB INVESTMENTS, LLC, 2024 CARR LANE, LOTS 2 AND 3, TO ALLOW FOR LIVING IN A BUSINESS DISTRICT.

WHEREAS in accordance with Article IV, Part 3, Section 4 (3) of the Land Use Ordinance of the City of Sulphur, application has been received from KAB Investments, LLC, 2024 Carr Lane, Lots 2 and 3, to allow for living in a Business District for the following described property:

@350910-1141-004005 @350910-1141-004105 0000 FROM SW COR SE NE 35.9.10 W 189.5 FT N 90 FT TO PT OF COM TH E 82.5 FT N 45 FT ETC (BEING IN LTS 40, 41 OF LOCKMOOE SUB) @350910-1141-004004 0000 @350910-1141-004104 0000 FROM SW COR SE NE 35.9.10 N 30 FT W 189.5 FT N 45 FT TO PT OF COM TH E 82.5 N 45 FT ETC (BEING IN LTS 40, 41 LOCKMOORE SUB) REF1-DELMAR L DOLAN B 1661 P 217-81 REF2-GUIDRY, JOSEPH WILLARD AND EDITH B 2774 P 463 B 2986 P 101 B 2750 P 386 B 2930 P 683-02

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception 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 Exception, 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.

If City Council does hereby approve this Exception the owner of this Exception 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 Exception.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this Exception shall be withdrawn and considered null and void.

BE IT RESOLVED by the City Council of the City of Sulphur Louisiana, that they do hereby grant an Exception to KAB Investments, LLC, 2024 Carr Lane, Lots 2 and 3, to allow for living in a Business District.

APPROVED AND ADOPTED by
Land Use Commission 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

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 COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME Scottie Spell

DATE 8-30-22

PROPERTY OWNER INFORMATION

Name of Property Owner KAB Investments, LLC

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

Mailing Address: 200 Dairon City: Sulphur State: LA Email: swladdevelopment@yahoo.com

Physical Address: 200 Dairon St. City: Sulphur State: LA

Phone Number (H) _____ (W) 3374765112 (C) _____

PROPERTY INFORMATION

Location Address: 2024 Carr Ln. Lot 2 & 3

Present Zoned Classification: Business

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

YES ☐ NO ☒

YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING

INITIAL _____

REQUEST INFORMATION

☐ REZONE ☒ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From _____

To _____

Purpose of Request: To allow living in a Business District.

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 Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: [Signature] Date: 8/29/22

1. Is site located within the City Limits?

Yes

No

N/A

☒

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.









RESOLUTION

RESOLUTION GRANTING A REZONE TO STICKER STOP, INC. 688 SOUTH POST OAK ROAD, FROM BUSINESS TO COMMERCIAL TO ALLOW FOR A HIGH-END RV STORAGE FACILITY.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Sticker Stop, Inc., 688 South Post Oak Road, from Business to Commercial to allow for a high-end RV storage facility for the following described property:

ALL THAT CERTAIN 0.808 ACRE TRACT OR PARCEL OF LAND, BEING A PORTION OF THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (N/2 OF S/2 OF SW/4 OF SW/4 OF SW/4) OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WESET, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, LESS THE EAST 435.00 FEET AND LESS THE SOUTH 14.0 FEET, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, SOUTHWESTERN LAND DISTRICT, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA; THENCE RUN NORTH 00°53'52" EAST, ALONG THE WEST LINE OF SAID SECTION 36, FOR A DISTANCE OF 179.18 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED TRACT; THENCE CONTINUE NORTH 00°53'52" EAST, ALONG THE WEST LINE OF SAID SECTION 36, FOR A DISTANCE OF 151.18 FEET TO THE NORTHWEST CORNER OF SAID N/2 OF S/2 OF SW/4 OF SW/4; THENCE RUN SOUTH 89°15'43" EAST, ALONG THE NORTH LINE OF SAID N/2 OF S/2 OF SW/4 OF SW/4 OF SW/4, FOR A DISTANCE OF 232.80 FEET TO A POINT 435.00 FEET WEST OF THE NORTHEAST CORNER OF SAID N/2 OF S/2 OF SW/2 OF SW/4 OF SW/4; THENCE RUN SOUTH 00°54'54" WEST, PARALLEL TO THE EAST LINE OF SAID N/2 OF S/2 OF SW/4 OF SW/4 OF SW/4, FOR A DISTANCE OF 151.17 FEET TO A POINT 14.0 FEET NORTH OF THE SOUTH LINE OF SAID N/2 OF S/2 OF SW/2 OF SW/4 OF SW/4; THENCE RUN NORTH 89°15'51" WEST, PARALLEL TO SAID SOUTH LINE, FOR A DISTANCE OF 232.74 FEET TO THE POINT OF BEGINNING, CONTAINING 0.808 ACRES, MORE OR LESS. SUBJECT TO A 30 FOOT ROAD RIGHT OF WAY FOR SOUTH POST OAK ROAD ALONG THE WEST SIDE THEREOF AND ANY OTHER RIGHTS OF WAY, SERVITUDES OR EASEMENTS, EITHER VISIBLE OR INVISIBLE, RECORDED OR UNRECORDED.

This rezone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said rezone 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 rezone, 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 rezone the owner of this rezone 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 rezone.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this rezone shall be withdrawn and considered null and void.

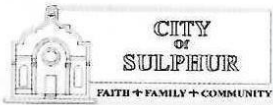
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Sticker Stop, Inc., 688 South Post Oak Road, from Business to Commercial to allow for a high-end RV storage facility.

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

Date Received _____

\$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 COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME Robert Michael Ruiz DATE 8/11/2022

PROPERTY OWNER INFORMATION

Name of Property Owner Sticker Stop Inc

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

Mailing Address: PO Box 380 City: Sulphur State: LA Email: Mruiz@la.egmail.com

Physical Address: Post oak City: Sulphur State: LA

Phone Number (H) 337-274-0545 (W) 337-802-3623 (C) _____

PROPERTY INFORMATION

Location Address: 488 S. Post oak

Present Zoned Classification: Business

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

YES ☒ NO

YOU, OR A REPRESENTATIVE, MUST ATTEND BOTH LAND USE AND CITY COUNCIL MEETING

INITIAL MR

REQUEST INFORMATION

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From Business To Commercial

Purpose of Request:

Retire to allow for High End RV Storage to be built on that location.

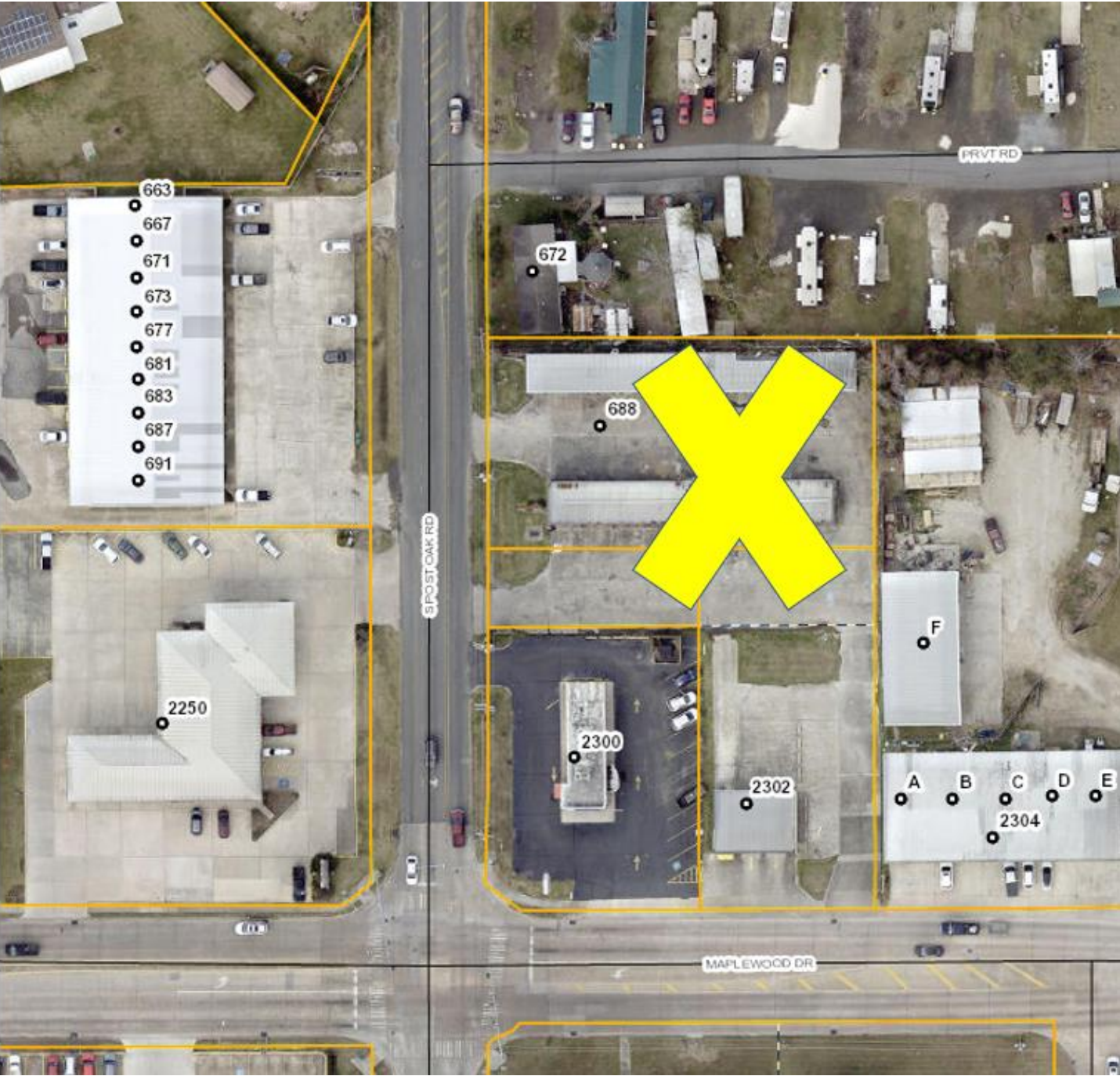
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided 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 Land Use sign(s) placed on my property after the public hearing.

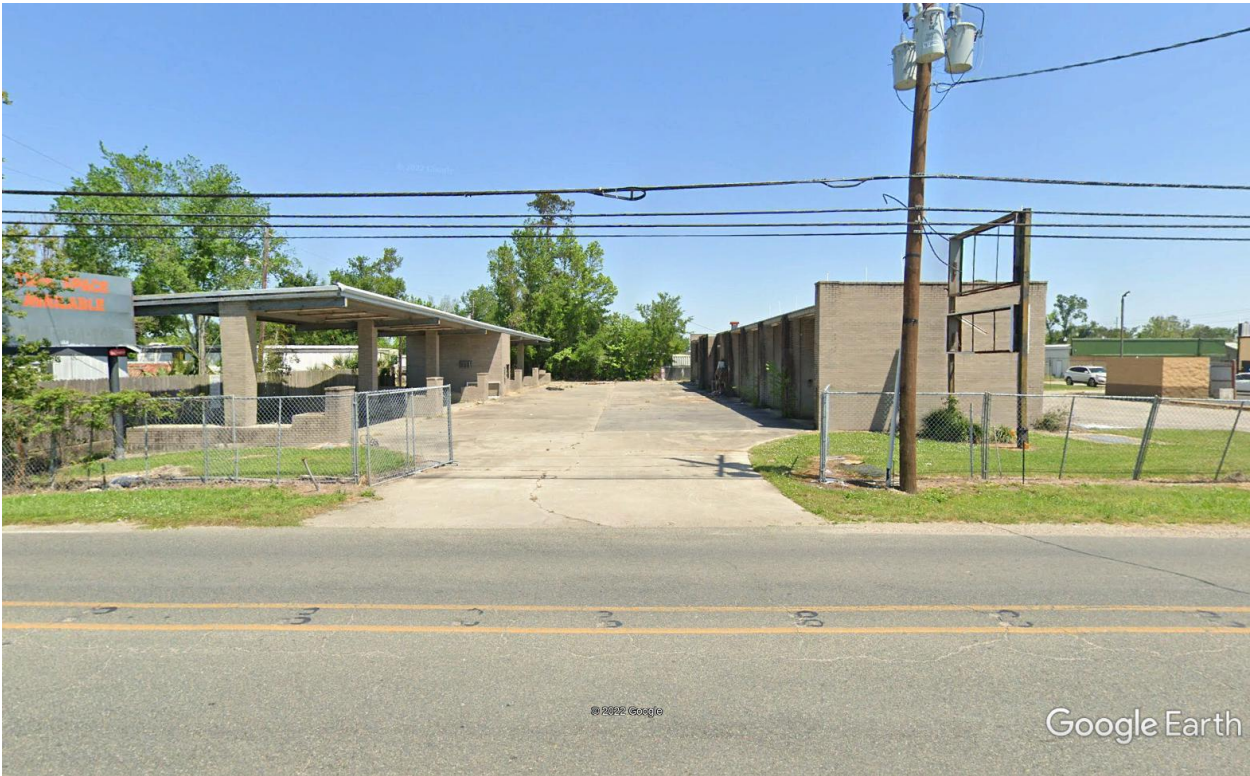
Applicant Signature: [Signature] Date: 8/16/22

- | | 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 AN EXCEPTION TO JOHNNY AND AMY FROST, 415 NORTH HUNTINGTON STREET, TO ALLOW FOR LIVING IN A BUSINESS DISTRICT.

WHEREAS, application has been received from Johnny and Amy Frost, 415 North Huntington Street, to allow for living in a Business District.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Johnny and Amy Frost, 415 North Huntington Street, to allow for living in a Business District, in accordance with Article IV, Part 3, Section 4 (3) of the Land Use ordinance for the following property description:

AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO REAL ESTATE SITUATED IN CALCASIEU PARISH, LOUISIANA, TO-WIT:

1. THE NORTH FORTY-FIVE FEET OF LOTS 1 AND 2 OF BLOCK ELEVEN (ONE AND TWO OF BLK 11) OF THE VERDINE ADDITION IN THE CITY LIMITS OF SULPHUR, LOUISIANA, AND THE SOUTH FIFTEEN (15) FEET OF LOTS 3 AND 4 (THREE AND FOUR) OF BLOCK "D" OF THE VERDINE SUBDIVISION OF THE NORTH PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LOUISIANA MERIDIAN, ALL IN THE CITY LIMITS OF SULPHUR, LOUISIANA, WITH ALL IMPROVEMENTS LOCATED THEREON.
2. BEGINNING AT THE SOUTHWEST CORNER OF LOT TWO (2) OF BLOCK D OF THE VERDINE SUBDIVISION IN THE CITY OF SULPHUR, LOUISIANA, AS PER PLAT RECORDED, THENCE EAST FIFTY (50) FEET, THENCE NORTH FIFTEEN (15) FEET, THENCE WEST FIFTY (50) FEET, THENCE SOUTH FIFTEEN (15) FEET, TO THE POINT OF BEGINNING BEING THE SOUTH FIFTEEN (15) FEET OF SAID LOT TWO (2), BLOCK D, VERDINE SUBDIVISION

AND

COMMENCING FIFTEEN (15) NORTH OF THE SOUTHEAST CORNER OF LOT 4 (FOUR) OF BLOCK "D" OF THE VERDINE SUBDIVISION OF THE NORTH PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE1/4 OF NE1/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LOUISIANA MERIDIAN, WITHIN THE CITY LIMITS OF SULPHUR, LOUISIANA, THENCE WEST 150 FEET TO THE WEST LINE OF LOT 2 (TWO) IN SAID SUBDIVISION; THENCE NORTH 5 (FIVE) FEET, THENCE EAST 150 FEET TO THE EAST LINE OF SAID LOT 4 (FOUR); THENCE SOUTH 5 (FIVE) FEET TO THE POINT OF COMMENCEMENT.

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception 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 Exception, 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.

If City Council does hereby approve this Exception the owner of this Exception 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 Exception.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this Exception shall be withdrawn and considered null and void.

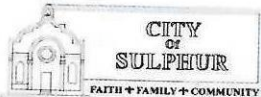
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur Louisiana, that they do hereby grant an Exception to Johnny and Amy Frost, 415 North Huntington Street, to allow for living in a Business District,

APPROVED AND ADOPTED by
Land Use Commission 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

Date Received

9-1-22

\$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 COUNCIL APPROVES/DISAPPROVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.

PRINT NAME

AMY WEATHERS FROST
JOHNNY RAY FROST

DATE 08/31/2022

PROPERTY OWNER INFORMATION

Name of Property Owner

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

Mailing Address: 420 N. HUNTINGTON ST. APT. 3 City: SULPHUR State: LA. Email: Jrfrost13@yahoo.com

Physical Address: 420 N. HUNTINGTON ST. APT. #1 City: SULPHUR State: LA. 70663

Phone Number (H) (W) (C) 337 274 2705 337 377 3388

PROPERTY INFORMATION

Location Address: 415 N. Huntington St.

Present Zoned Classification: Business and Mixed 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 BOTH LAND USE AND CITY COUNCIL MEETING

YES NO

INITIAL JRF

REQUEST INFORMATION

☐ REZONE ☒ EXCEPTION ☐ SUBDIVISION ☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT
☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From To

Purpose of Request: PURCHASED PROPERTY AND WISH TO BUILD 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 Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: Johnny Ray Frost Amy Weather Frost Date: 08/31-2022

- | | Yes | No | N/A |
|---|-----|----|-----|
| 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? "X" | | | |
| Flood zone classification bfe ft. | | | |

