

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, DECEMBER 19, 2022, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT AND LAND USE COMMISSION, **MONDAY, DECEMBER 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 L and J Properties of Southwest Louisiana LLC, property located at 2348 Royal Oak Street, to allow for 5 mobile homes rather than the required 3 mobile homes (*4,000 sq. ft. for ea. mobile home rather than the required 6,000 sq. ft.*)
2. Resolution granting a variance to Johnny Morgan, Sr., 205 Mathew Street, to allow for an accessory structure without a primary structure.

LAND USE

3. Resolution zoning property to Business for Johnny Morgan, Sr., 205 Mathew Street, with an Exception to allow for a mobile home.
4. Resolution granting a request from D.F. Development LLC, 2202 Augusta Street, to remove the stipulation that only allows 1 mobile home on the property so up to 8 multi-family units can be built.
5. Resolution granting a rezone to CSG Enterprises, LLC, 1101 Gulf Lane, from Residential to Mixed Residential to allow for 3 additional mobile homes.

6. Resolution granting a rezone to Kermit Richard, 304 and 306 East Burton Street, from Mixed Residential to Business to allow for an electrical business.
7. Resolution granting a rezone to Brandi Cormier, 914 Platt Street, from Business to Mixed Residential (*property was zoned incorrect in 2003*).
8. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:

(Living in RV after 2 years)

- a. To extend temporary housing in a recreational vehicle located at 116 Garden Street in accordance with Ordinance No. 1693, M-C Series.
- b. To extend temporary housing in a recreational vehicle located at 1408 Forest Lane in accordance with Ordinance No. 1693, M-C Series.

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 Board of Zoning Adjustment and Land Use meeting will be held on Tuesday, January 17, 2023, 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.

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO L AND J PROPERTIES OF
SOUTHWEST LOUISIANA LLC, PROPERTY LOCATED AT 2348 ROYAL OAK
STREET, TO ALLOW FOR 5 MOBILE HOMES RATHER THAN THE
REQUIRED 3 MOBILE HOMES (*4,000 SQ. FT. FOR EA. MOBILE HOME
RATHER THAN THE REQUIRED 6,000 SQ. FT.*)

WHEREAS, in accordance with Article IV, Part 3, Section 2 (3) (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, no front foot dimension of a lot shall be less than fifty (50) feet; the total area of a lot shall not be less than six thousand (6,000) square feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to L and J Properties of Southwest Louisiana LLC, property located at 2348 Royal Oak Street, to allow for 5 mobile homes rather than the required 3 mobile homes for the following described property:

LOT 15 AND 16 ROYAL OAKS SUBDIVISION

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.

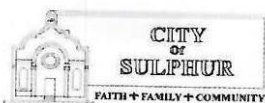
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to L and J Properties of Southwest Louisiana LLC, property located at 2348 Royal Oak Street, to allow for 5 mobile homes rather than the required 3 mobile homes (*4,000 sq. ft. for ea. mobile home rather than the required 6,000 sq. ft.*)

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

12/1/22

\$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 L & J Properties of SWLA

Date 12-1-2022

PROPERTY OWNER INFORMATION

Name of Property Owner L & J Properties of SWLA

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

Mailing Address: 2100 Hopedwood Drive City: Sulphur State: LA Email: hearing.solutionsofla@gmail.com

Physical Address: 2348 Royal Oak City: Sulphur State: LA

Phone Number (H) 937-528-7842 (W) _____ (C) 337-847-3074

PROPERTY INFORMATION

Location Address: 2348 Royal Oak, Sulphur, LA 70663

Present Zoned Classification: Mixed Residential

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

Lot 15, 16 Royal Oaks Sub.

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 gjc

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: Requesting to put 5 mobile homes where there was previously 7. These homes will have one 3/2 and 4 smaller 2-1 homes. Occupants will include elderly and possibly some handicapped.

How did you find out you needed a variance? Permits Department

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: [Signature]

Date: 12-1-2022

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.



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams 
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 12-12-2022
RE: 1.Variance to allow for 5 mobile homes rather than the required 3 mobile homes for 2348 Royal Oak Street.

Summary of Recommendation:

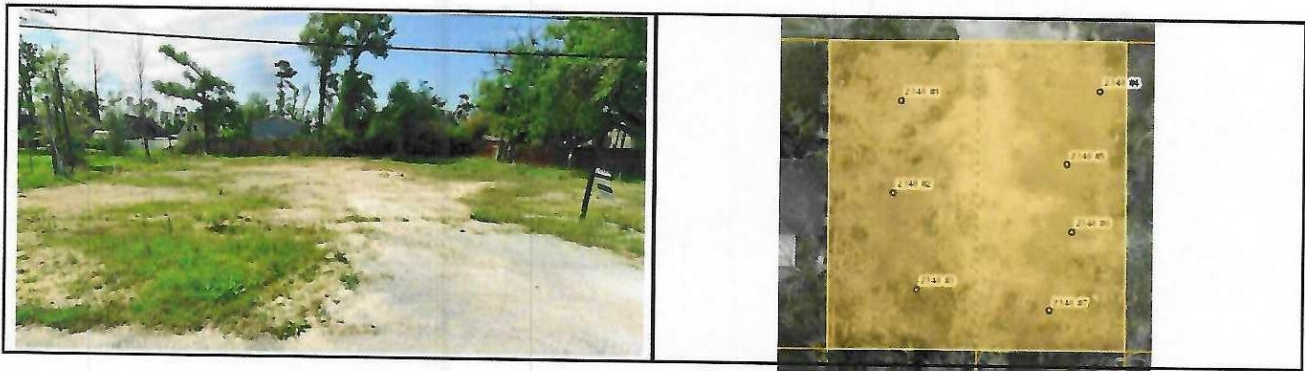
A recommendation supporting the variance cannot be given.

Application:

1. Resolution granting a variance to L and J properties of Southwest Louisiana LLC, property located at 2348 Royal Oak Street, to allow for 5 mobile homes rather than the required 3 mobile homes.

Situation:

Zoned: Mixed Residential
Lot Size: 20,300 sq.ft.
Mixed Residential has a density requirement of 6000 sq.ft. per dwelling. To comply with this standard, only 3 mobile homes are permitted. Applicant is requesting a variance to allow 5 mobile homes; essentially reducing the density requirement from 6000 sq.ft. to 4000 sq.ft.





Findings:

Article III, Part 2, Section 4(5) of the Land Use Ordinance lists criteria which must be met prior to granting a variance. The following findings are offered for your consideration:

	Condition meet?
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.	NO
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.	NO
3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.	YES
4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.	NO
5. The variance, if granted, will not alter the essential character of the locality.	YES
6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.	NO
7. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party(s).	NO
8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.	YES

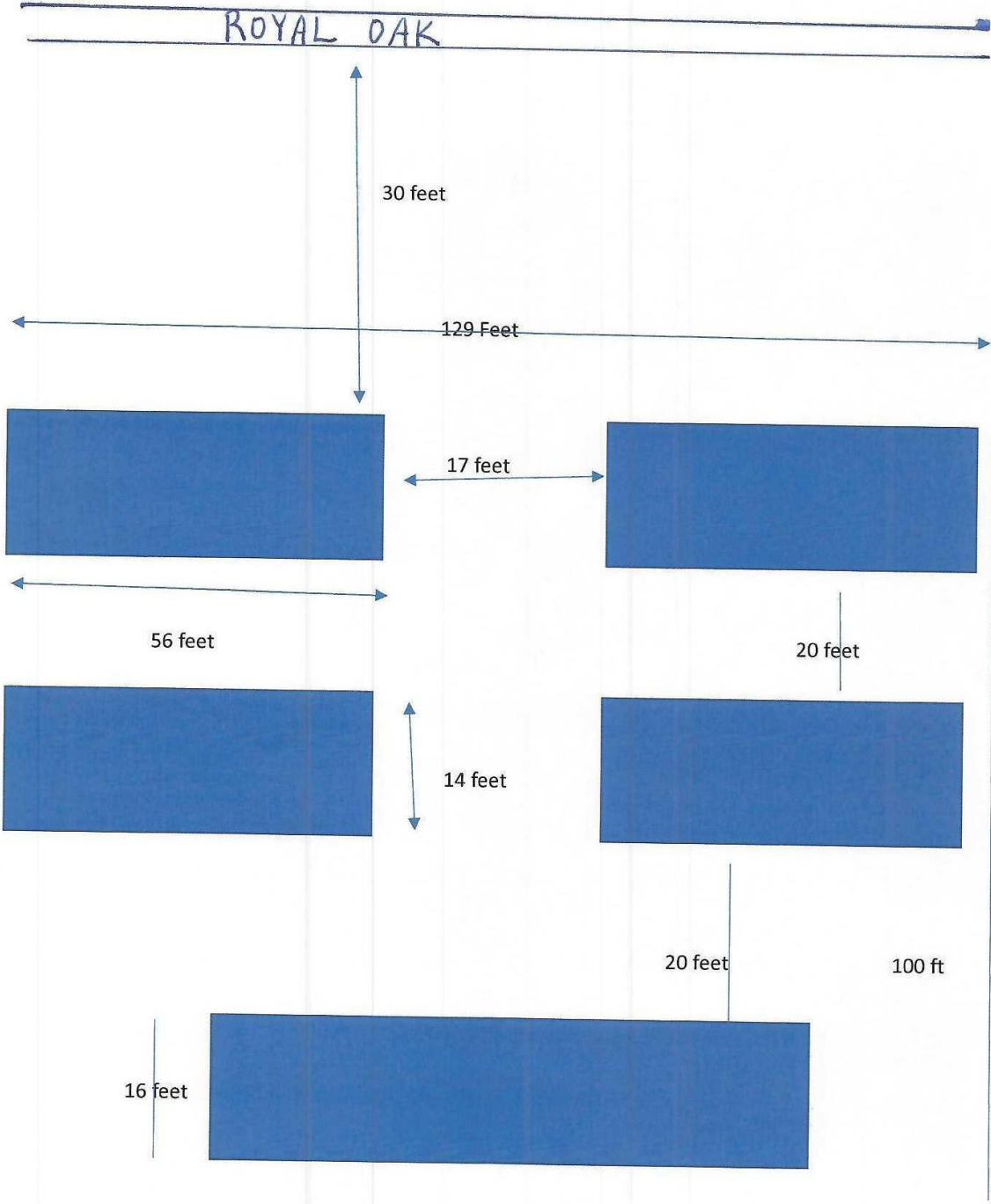
Recommendation:

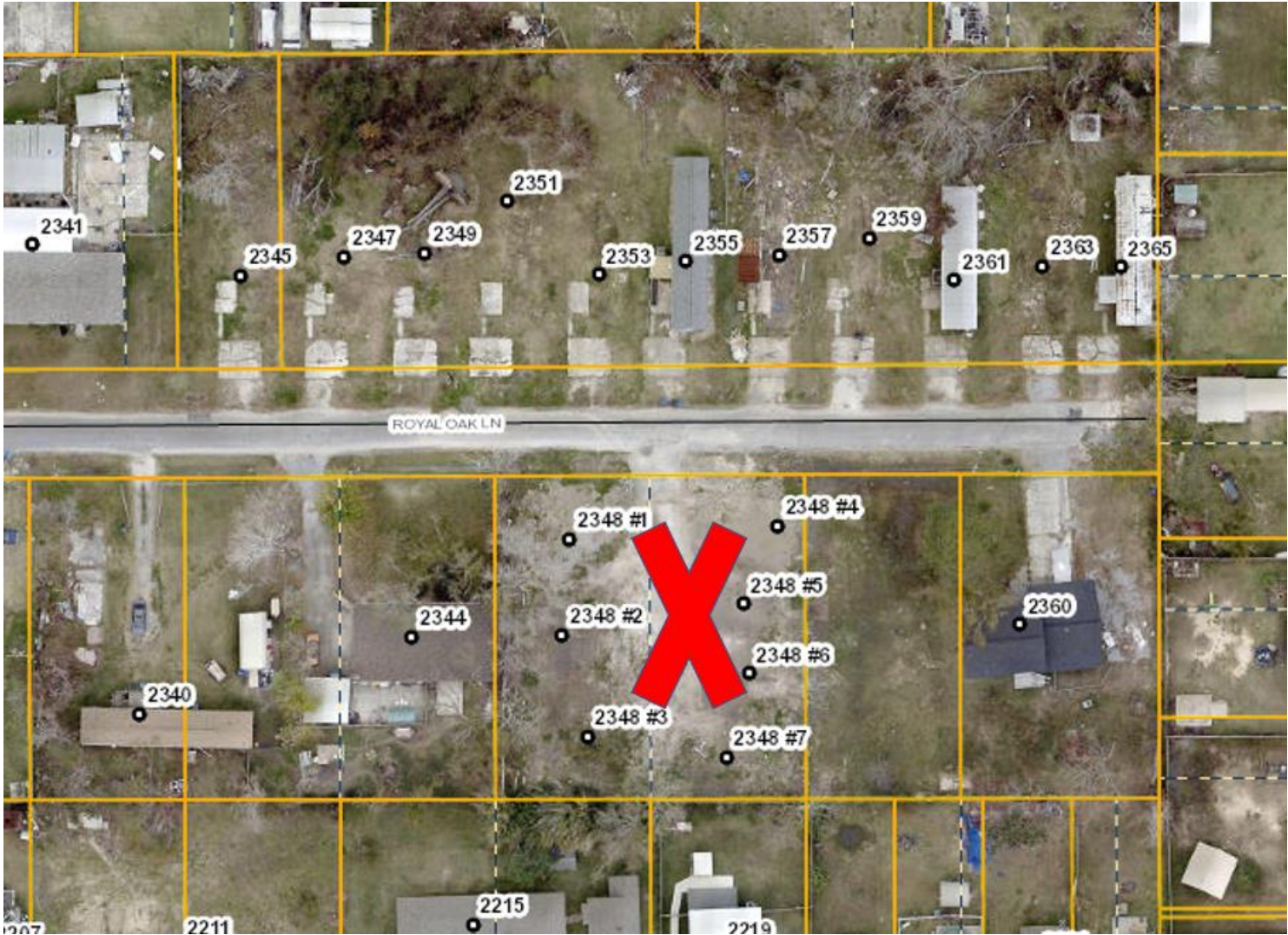
In accordance with Article III, Part 2, Section 4(5) of the Land Use Ordinance, based on the above findings, a recommendation cannot be given.

The following stipulations are suggested:

1.

Total lot is 135 ft deep, and 139 feet wide per the GIS system. There will be (4) two-bedroom units, and (1) three-bedroom unit. The three-bedroom is 16x80, and the two-bedroom are 56x14. This is the layout following the rules of 30 ft from the road, at least 15 feet between units, and 5 feet from the property line.









RESOLUTION

RESOLUTION GRANTING A VARIANCE TO JOHNNY MORGAN, SR., 205
MATHEW STREET, TO ALLOW FOR AN ACCESSORY STRUCTURE WITHOUT
A PRIMARY STRUCTURE.

WHEREAS, in accordance with Article II, Section 2 of the Land Use Ordinance of the City of Sulphur, an accessory structure or use is subordinate to and serves a principal structure or use; and

WHEREAS, if said variance is approved, there shall be no living in the accessory structure.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Johnny Morgan, Sr., 205 Mathew Street, to allow for an accessory structure without a primary structure for the following described property:

ALL OF LTS 1, 5, 6 AND E/SIDE OF DRG DITCH OF LTS 2, 3, 4 ALL IN BLK 7
O T S SULPHUR LESS PARCEL 2-2 NAPOLEON ST – SUL LA – US 90 (R1,3)
“HENDRICKS MHP” (HE02) @340910 – 1860-8 000101 0000 N ½ LOT 1 BLK 8
SULPHUR (R2,4) @340910-1860-8 000201 0000 @340910-1860-8 000301 0000 N
50 FT OF LT 2 BLK 8 SUL OTS LESS THE E 10 FT OF N/2 AND THE N 50 FT
OF LOT 3 BLK 8 SULPHUR OTS (R3,5,6,7) @340910-1860-8 000203 0000 E 10
FT OF N/2 LOT 2 BLK 8 OTS BDED N BY THOMAS ST E BY FIRST ST S BY
ELIZABETH ST (R2,7) REF1-MRS BLANCHE C SIMMONS B 1290 P 494-74
REF2-PART FROM ARNOLD E WEBB AND PART FROM MARGIE O’QUINN
B 958 P 329, B 1460 P 755, B 1457 P 196-78 REF3-HENRY DESLATTE AND
MARGIE B 1680 P 334-82 REF4-ASA G HENDRICKS B 2265 P 265 P 266, B
2279 P 522-91 REF5-ASSESSED ASA GULLIAM HENDRICKS AND PATSY
RUTH ET AL-93 REF6-MARGIE DESLATTE FOR 1994 CITY AND PARISH
TAXES FILE #2259612-94 REF7-HENDRICKS, ASA GULLIAM ET UX B 2609 P
459-97 REF8-BEARD, MERLIN JOHN ET UX B 2932 P 774 P 713-01 REF9-
BEARD, MERLIN JOHN B 2988 P 791-02 REF10-B 2990 P 31-03

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 Johnny Morgan, Sr., 205 Mathew Street, to allow for an accessory structure without a primary structure.

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

VERONICA ALLISON, Chairman



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams *AA*
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 12-12-2022
RE: 2. Variance to allow for accessory structure without a primary structure at 205 Mathew Street.

Summary of Recommendation:

A recommendation supporting the variance cannot be given.

Stipulation: No living allowed in accessory structure.

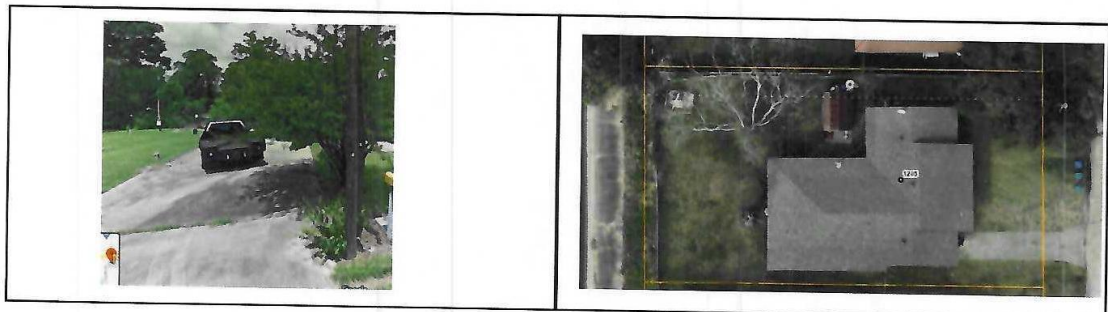
Application:

2. Resolution granting a variance to Johnny Morgan, Sr., 205 Mathew Street to allow for an accessory structure without a primary structure.

Situation:

Zoned: Business

The applicant is requesting an accessory structure without a primary structure for storage purposes while working on primary structure. Applicant has started work on the accessory structure.





Findings:

Article III, Part 2, Section 4(5) of the Land Use Ordinance lists criteria which must be met prior to granting a variance. The following findings are offered for your consideration:

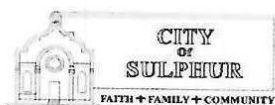
	Condition meet?
1. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.	NO
2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.	NO
3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.	NO
4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures, or buildings in the same district or similarly situated.	NO
5. The variance, if granted, will not alter the essential character of the locality.	YES
6. Strict adherence to the regulation for the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.	YES
7. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party(s).	YES
8. The proposed variance will not impair an adequate supply of light and air to adjacent property, or increase substantially the congestion in the public street, or increase the danger of fire, or endanger the public safety.	YES

Recommendation:

In accordance with Article III, Part 2, Section 4(5) of the Land Use Ordinance, based on the above findings, a recommendation cannot be given.

The following stipulations are suggested:

1. No living allowed in the accessory structure if approved.



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received 12/2/22 \$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 [Signature] Date 12-2-22

PROPERTY OWNER INFORMATION

Name of Property Owner Johnny Morgan SR.

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

Mailing Address: Po Box 701 City: Sulphur State: LA. Email: _____

Physical Address: 205 Mathew ST. City: Sulphur State: LA.

Phone Number (H) N/A (W) 528-2661 (C) 287-6234

PROPERTY INFORMATION

Location Address: 205 Mathew

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 THE SCHEDULED MEETING INITIAL JDM

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: To allow an accessory structure w/o a primary structure.

How did you find out you needed a variance? Inspector s

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.

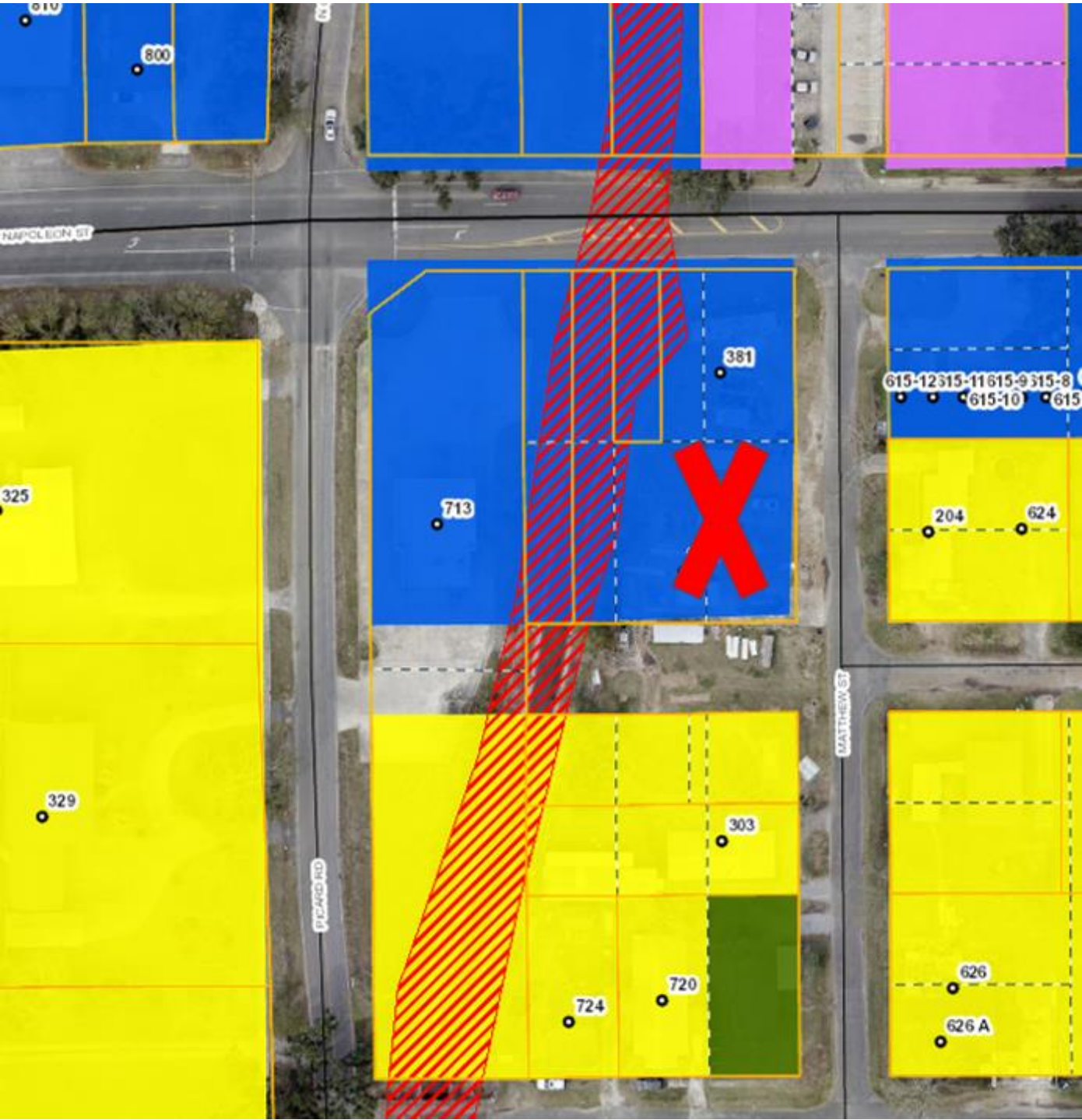
Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

Furthermore, I, the applicant agree to dispose of the sign(s) placed on my property after the hearing.

Applicant Signature: [Signature] Date: 12-2-22

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





RESOLUTION

RESOLUTION ZONING PROPERTY TO BUSINESS FOR JOHNNY MORGAN, SR., 205 MATHEW STREET, WITH AN EXCEPTION TO ALLOW FOR A MOBILE HOME.

WHEREAS, at the time zoning was adopted in 2003 this property erroneously did not get zoned.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby zone the following described property to Business with an Exception:

COM NE COR LOT 1 BLK 8 OTS SULPHUR TH W 150 FT N 50 FT ETC
REF1- SUPPLEMENTAL ROLL SULPHUR ORDINANCE #132 (1992)

This zoning is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said zone 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 zoning, 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 zoning the owner of this resolution 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 resolution 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 zone property to Business for Johnny Morgan, Sr., 205 Mathew Street, with an Exception to allow for a mobile home.

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

VERONICA ALLISON, Chairman



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams 
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 12-12-2022
RE: 3. Zoning of property to Business to allow for an exception for living for mobile home at 205 Mathew Street.

Summary of Recommendation:

No objection to zone the subject property to Business to allow an exception for living.

Application:

3. Resolution zoning property to Business for Johnny Morgan, Sr., 205 Mathew Street, with an Exception to allow for a mobile home.

Situation:

Currently, the subject lot does not have a zoning classification. Applicant is wanting to build an accessory structure and eventually a primary structure. Zoning this lot to business would allow an exception for living on the property.





Findings:

In accordance with Article III, Part 2, Section 5(3) of the Land Use Ordinance the application has been reviewed. The following findings are offered for your consideration:

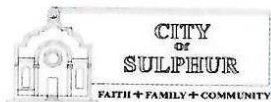
1. Adjacent lots to the North are zoned Business and are owned by the applicant.
2. Lots to the South are zoned Residential use.

Recommendation:

Based on the above findings, no objection is offered to the requested rezone.

The following stipulations are suggested:

1. No living in accessory structure



CITY OF SULPHUR

APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received 12/9/22

\$50.00 Fee (Non-Refundable)

(Exact cash or check only)

free (was never zoned)

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 _____

DATE _____

PROPERTY OWNER INFORMATION

Name of Property Owner Johnny Morgan Sr.

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

Mailing Address: P.O. Box 701 City: Sulphur State: LA Email: _____Physical Address: 205 Mathew St. City: Sulphur State: LAPhone Number (H) N/A (W) 520-2661 (C) 287-6234

PROPERTY INFORMATION

Location Address: 205 MathewPresent Zoned Classification: Not zoned

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

COM NE COR LOT 1 BLK B OTS SULPHUR TH W 150 FT N 50 FT
ETC REF 2-Supplemental Roll Sulphur Ordinance 132 - 1992

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 JAM☒ Zone
☒ REZONE☐ EXCEPTION☐ SUBDIVISION

REQUEST INFORMATION

☐ BILLBOARD☐ PRE. PLAT☐ FINAL PLAT☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From _____ To _____

Purpose of Request: Property wasn't zoned in 2003 when zoning was adopted. I want to zone property to Business with an Exception to place 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 Land Use sign(s) placed on my property after the public hearing.

Applicant Signature: [Signature]Date: 12/6/22

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 X ft.



AN ORDINANCE to revoke the dedication of a portion of West Thomas Street as a public street in the City of Sulphur.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SULPHUR, LOUISIANA, IN regular session convened that:

Section 1: It is determined by the City Council that there is no need to retain the dedication of a certain portion of West Thomas Street as a public street, and that it is in the public interest to revoke the dedication of said portion of West Thomas Street.

Section 2: The City of Sulphur does hereby revoke the dedication of a portion of West Thomas Street as a public street which portion is more particularly described as follows, to-wit:

Commencing at the Northeast corner of Lot 1 of Block 8 of the TOWN OF SULPHUR, Louisiana, as per plat recorded in Conveyance Book 27, at page 67 of the records of Calcasieu Parish, Louisiana, thence West 150 feet, thence North 50 feet, thence East 150 feet, thence South 50 feet to the point of commencement.

BE IT FURTHER ORDAINED That this Ordinance shall become effective ten (10) days after publication.

APPROVED AND ADOPTED by the City Council of the City of Sulphur, Louisiana, on this 11th day of May, 1992.

Robert N. Davidson
ROBERT N. DAVIDSON

I HEREBY CERTIFY that the foregoing ordinance has been presented to the Mayor on this 14th day of May, 1992, at 8:52 o'clock A.m.

Bridget Farris
BRIDGET FARRIS, CLERK

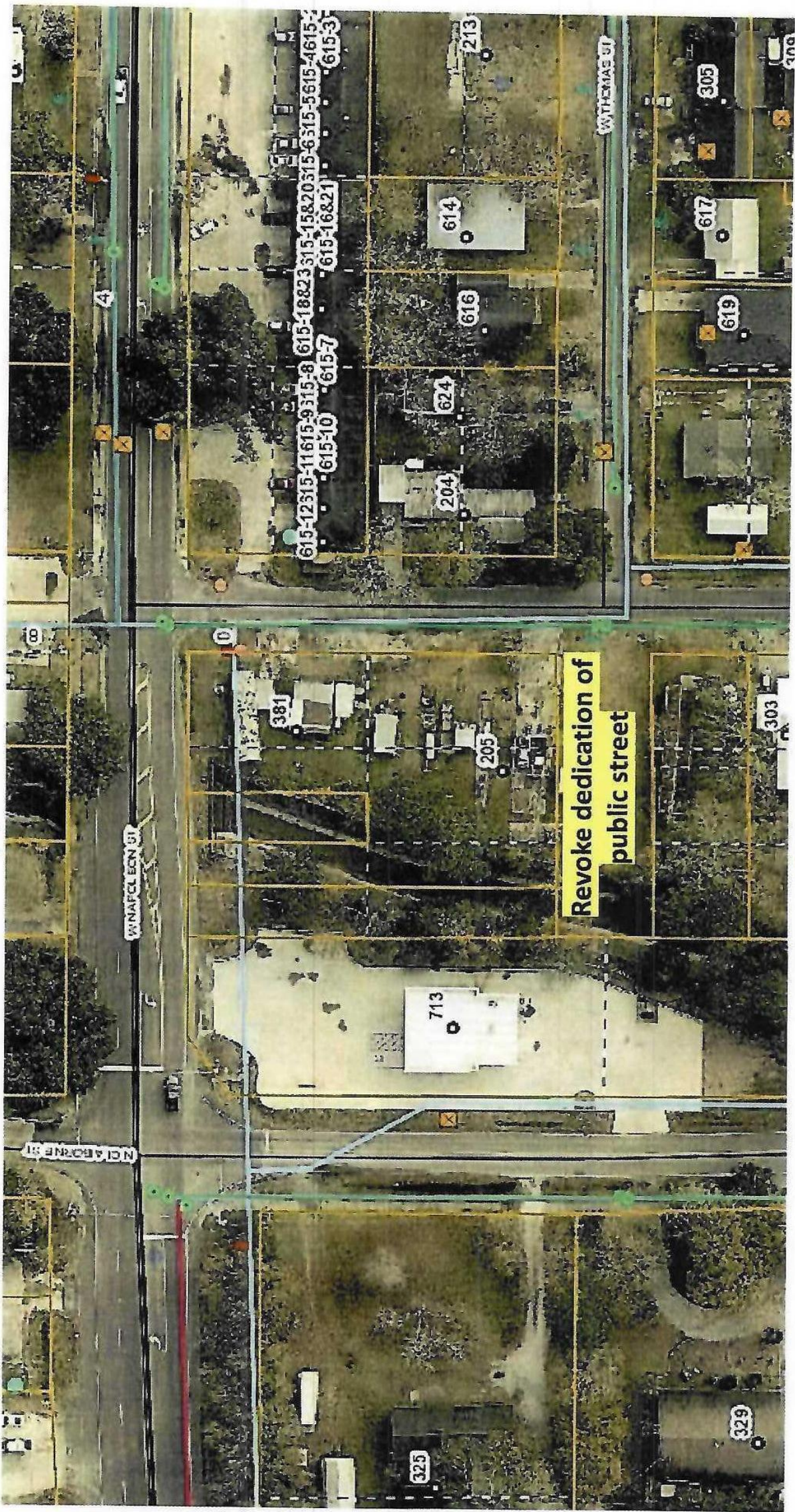
I HEREBY CERTIFY that I have received from the Mayor at 2:00 o'clock P.m. on this 15th day of May, 1992, the foregoing Ordinance which has been approved/vetoed by the Mayor.

Bridget Farris
BRIDGET FARRIS, CLERK

APPROVED

Charles H. Reed
CHARLES H. REED - MAYOR
DATE: 5-14-92

N

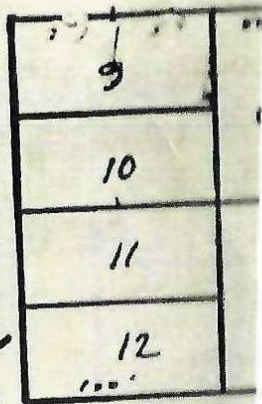
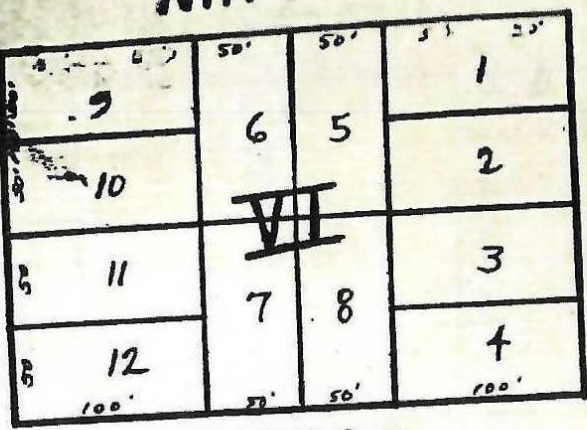


S

IV

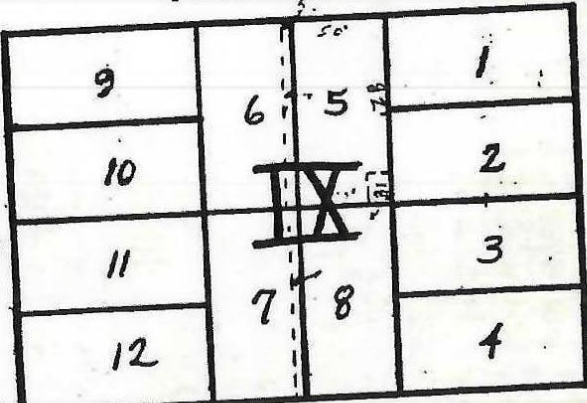
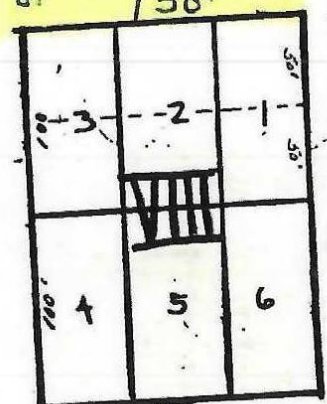
NAPOLEON

(OR MATHREW)

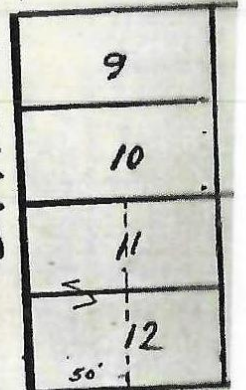


THOMAS

STREET

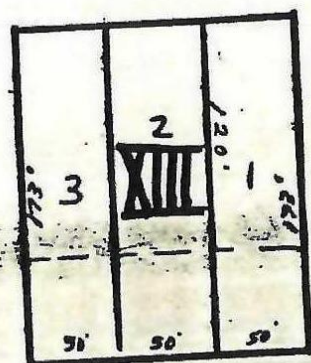


STREET

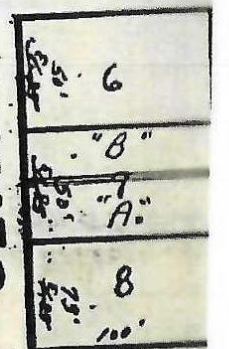


ELIZABETH

FIRST



SECOND



S

W

SIII PHIR

RESOLUTION

RESOLUTION GRANTING A REQUEST FROM D.F. DEVELOPMENT LLC, 2202 AUGUSTA STREET, TO REMOVE THE STIPULATION THAT ALLOWS ONLY 1 MOBILE HOME ON THE PROPERTY SO UP TO 8 MULTI-FAMILY UNITS CAN BE BUILT.

WHEREAS, in June, 2009, this property was rezoned from residential to mixed residential with the following stipulation:

- Improvements on the property will include 1 mobile home south of the drainage ditch.

WHEREAS, applicant is requesting that this stipulation be removed so he can build up to 8 multi-family units that meet the density requirement.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby lift the stipulation for the following described property:

FROM SW CORNER GO NORTH 415' ALONG AUGUSTA STREET TO NW CORNER THEN GO EAST 182' TO NE CORNER THEN GO SOUTH 415' TO SE CORNER THEN WEST 182' TO STARTING POINT.

This request is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said request 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 request, 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 request, the owner of this resolution 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 resolution 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 request from D.F. Development LLC, 2202 Augusta Street, to remove the stipulation that allows only 1 mobile home on the property so up to 8 multi-family units can be built.

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



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams 
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 12-12-2022
RE: 4. Request to remove stipulation placed when rezoned to allow only 1 mobile home on property at 2202 Augusta Street.

Summary of Recommendation:

No objection is offered to the request.

Application:

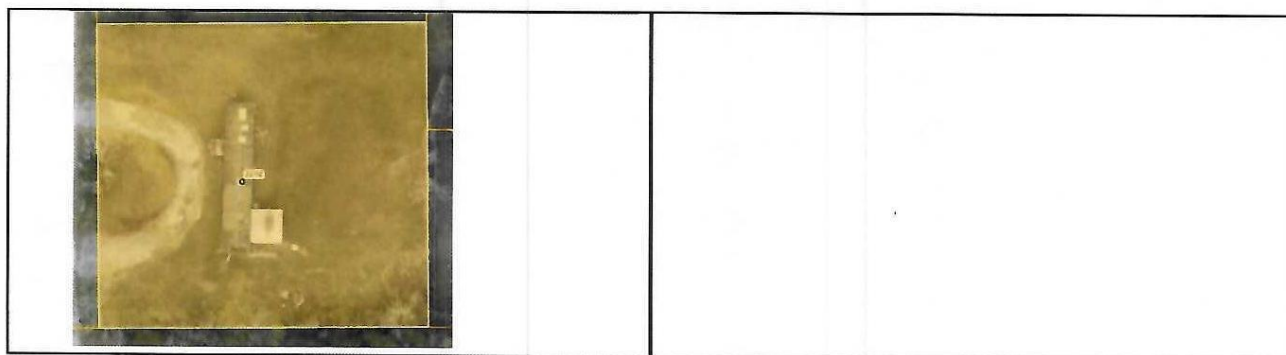
4. Resolution granting a request from D. F. Development LLC, 2202 August Street, to remove the stipulation that only allows 1 mobile home on the property so up to 8 multi-family units can be built.

Situation:

Zoned: Mixed Residential

Lot Size: 30,340 sq. ft.

When originally rezoned, a stipulation was placed to allow only 1 mobile home on the property. The applicant is requesting the stipulation be removed to allow for four (4) duplex. At 3630 sq. ft. per door, four (4) duplexes are would be allowed if stipulation is removed.





Findings:

In accordance with Article III, Part 2, Section 5(3) of the Land Use Ordinance the application has been reviewed. The following findings are offered for your consideration:

1. Adjacent properties to the North and West are zoned Residential. A City of Sulphur Water Tower abuts the East boundary line. The land to the South is zoned North and South Frontage Road Overlay District.
- 2.

Recommendation:

Based on the above findings, no objection is offered to the requested rezone.

The following stipulations are suggested:

- 1.



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 Devin Fuselier DATE 11/21/22

PROPERTY OWNER INFORMATION

Name of Property Owner Audray Oxley is selling to D.F. Development LLC (Devin Fuselier)
(Owner must provide proof of ownership such as property tax record or recorded deed)

Mailing Address: 5822 Weeping Willow City: Lake Charles State: LA Email: D.Fdevelopment@yahoo.com

Physical Address: 2202 Augusta St City: Sulphur State: LA
Phone Number (H) _____ (W) _____ (C) (337) 274-4209

PROPERTY INFORMATION

Location Address: 2202 Augusta St.

Present Zoned Classification: Mixed Residential

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

South 160 Ft & : com on E R/W Augusta St, 331.5 Ft N And 20 Ft E of
SW COR NE SW 3.10.10, TH N Along E R/W 332 Ft, E 182 Ft Egt-1.39
ACS REF1-

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 DF

REQUEST INFORMATION

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

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From _____ To _____

Purpose of Request: Remove the Mobile Home stipulation so the property
can be used for Multifamily.

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: 11/21/22

- | | 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 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. | | | |

ORDINANCE NO. 921 , M-C SERIES

AN ORDINANCE GRANTING A RE-ZONE FROM RESIDENTIAL DISTRICT TO MIXED RESIDENTIAL DISTRICT OF THE LAND USE ORDINANCE OF THE CITY OF SULPHUR, LOUISIANA, TO OTIS DAN OXLEY, 2204 AUGUSTA STREET.

WHEREAS, the following described property located in the City of Sulphur, State of Louisiana, being rezoned from Residential District to Mixed Residential District is owned by Otis Dan Oxley, to-wit:

FROM SW CORNER GO NORTH 415' ALONG AUGUSTA STREET TO NW CORNER THEN GO EAST 182' TO NE CORNER THEN GO SOUTH 415' TO SE CORNER THEN WEST 182' TO STARTING POINT.

WHEREAS, improvements on the property will include 1 mobile home south of drainage ditch.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SULPHUR, LOUISIANA, IN REGULAR SESSION CONVENED THAT:

The Land Use Ordinance of the City of Sulphur is hereby amended to grant a re-zone from Residential District to Mixed Residential District to Otis Dan Oxley, for the following described property to wit:

FROM SW CORNER GO NORTH 415' ALONG AUGUSTA STREET TO NW CORNER THEN GO EAST 182' TO NE CORNER THEN GO SOUTH 415' TO SE CORNER THEN WEST 182' TO STARTING POINT.

This re-zone is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said re-zone 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.

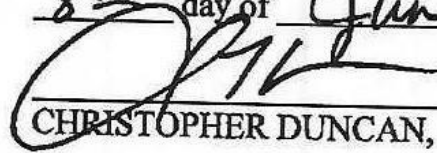
Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this re-zone, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

That the owner of this re-zone 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 re-zone.

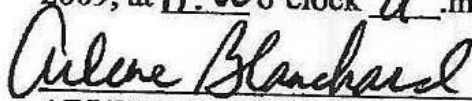
No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this re-zone shall be withdrawn and considered null and void.

BE IT FURTHER ORDAINED that this Ordinance shall become effective upon Mayor's signature.

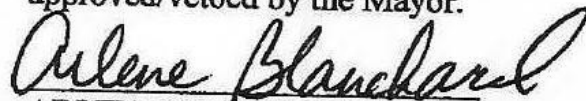
APPROVED AND ADOPTED by the
City Council of the City of Sulphur on this
8th day of June, 2009.


CHRISTOPHER DUNCAN, Chairman

I HEREBY CERTIFY that the
foregoing Ordinance has been
presented to the Mayor on this
9th day of June,
2009, at 11:00 o'clock a.m.

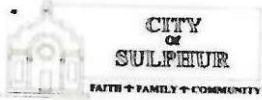

ARLENE BLANCHARD, Clerk

I HEREBY CERTIFY that I have received
from the Mayor at 11:30 o'clock a.m.
on this 9th day of June,
2009, the foregoing ordinance which has
approved/vetoed by the Mayor.


ARLENE BLANCHARD, Clerk

APPROVED

RON LEIER - Mayor
DATE: June 9, 2009



CITY OF SULPHUR
APPLICATION FOR LAND USE CHANGES/AMENDMENTS
VARIANCES OR EXCEPTIONS

Date Received

4/21/09

\$15.00 Fee (Non-Refundable)

pd.

APPLICANT INFORMATION

Name:

Mr. DAN OXLEY

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

Address:

PO Box 2314 Sulphur LA 70664

Phone Number (H)

337-215-5918

(W)

(C)

PROPERTY INFORMATION

Location Address:

2204 AUGUSTA

Present Zoned Classification:

RESIDENTIAL

LEGAL DESCRIPTION: (PRINT NEATLY OR TYPE)

FROM SW CORNER GO NORTH 415' ALONG AUGUSTA STREET TO NW CORNER THEN GO EAST 182' TO NE CORNER THEN GO SOUTH 415' TO SE CORNER THEN WEST 182' TO STARTING POINT.

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR YES NO

ZONING REQUEST INFORMATION



REZONE



VARIANCE



EXCEPTION



SUBDIVISION VARIANCE



SUBDIVIDING LOTS

Zoning Change: From

RESIDENTIAL

To

MIX RESIDENTIAL

Purpose of Request:

To allow 1 mobile home for son.

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:

Dan Oxley

Date:

4-20-09

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 effect the character/aesthetics of the area involved?

6. Is property within a designated flood hazard area?

Flood zone classification bfe ft.

4-20-09

DO YOU OBJECT TO THE PLACEMENT OF ~~ONE~~
HOUSE TRAILERS ON PROPERTY AT 2204 AUGUSTA-

NAME	ADDRESS	TELEPHONE
Roger McElwain	2014 Augusta	337-527-6578
Robert + Bobbie Gilbert	2305 Augusta St	337-527-6736
Kelly Kelly	601 Beech St.	337-527-6418
Janet Kattiff	2008 Augusta St.	337-660-5057
Jama El Gammal	2207 Augusta St	337-528-3288
Dyana Lawrence	2211 Augusta St	

2014

601

Augusta St

Storage

2204

Oxley stays
here when in
town

Son, OTIS, JR.
will subdivide to
put trailer here.
Don't want to subdivide
until zoning and
cc votes.

(30,000
sq. ft.)

160 x 180

2 lots to
give to his son
(he wants to give his son
property south of ditch)



Augusta St

601

2207

2301

2305

2204

4681

Drain Ditch

Allow 1 mobile home on
approximately 29,000 sq. ft.
south of drain ditch

RESOLUTION

Resolution granting a rezone to CSG Enterprises, LLC, 1101 Gulf Lane, from Residential to Mixed Residential to allow for 3 additional mobile homes.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to CSG Enterprises, LLC, 1101 Gulf Lane, from Residential to Mixed Residential to allow for 3 additional mobile homes (total of 5) for the following described property:

LOTS 7, 8 BLK 4 F G LOCK SUB IN 2.10.10

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 CSG Enterprises, LLC, 1101 Gulf Lane, from Residential to Mixed Residential to allow for 3 additional mobile homes (total of 5).

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



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams *AA*
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 12-12-2022
RE: 5. Rezone from Residential to Mixed Residential to allow for 3 additional mobile homes.

Summary of Recommendation:

No objection is offered to the rezone request.

Application:

5. Resolution granting a rezone to CSG Enterprises, LLC, 1101 Gulf Lane, from Residential to Mixed Residential to allow for 3 additional mobile homes.

Situation:

The current use is a legal non-conforming use. Historically, there has been up to 5 mobile homes on this lot. Currently, there are only two (2) mobile homes, but would like to fill the remaining three (3) lots in the future. With the lot size around 42,000 sq. ft., a rezone to Mixed Residential would allow for up to 5 mobile homes.





Findings:

In accordance with Article III, Part 2, Section 5(3) of the Land Use Ordinance the application has been reviewed. The following findings are offered for your consideration:

1. This would be a spot zone, though the uses are consistent for the neighborhood.
2. Due to the length of the driveway, the southern end of driveway would need to be modified to allow for fire apparatus turnaround before a mobile home can be placed on the southern portion of the property.

Recommendation:

Based on the above findings, no objection is offered to the requested rezone.

The following stipulations are suggested:

- 1.



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received 11-30-22

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

PRINT NAME Sharon Galicia

DATE 11/30/22

PROPERTY OWNER INFORMATION

Name of Property Owner CSG Enterprises

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

Mailing Address: 943 Chapel Ln City: Lake Charles State: La Email: galicia.sharon74@gmail.com

Physical Address: _____ City: _____ State: _____

Phone Number (H) _____ (W) _____ (C) 337-515-5853

PROPERTY INFORMATION

Location Address: 1101 Gulf Lane, Sulphur, La 70683

Present Zoned Classification: Residential

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

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 SH

REQUEST INFORMATION

☒ REZONE ☐ EXCEPTION ☐ SUBDIVISION

☐ BILLBOARD ☐ PRE. PLAT ☐ FINAL PLAT

☐ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION _____

Zoning Change: From Residential To Mixed

Purpose of Request: add mobile homes

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: Sharon Galicia Date: _____

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





Mobile home will be removed



30°13'07.72" N 93°21'



RESOLUTION

RESOLUTION GRANTING A REZONE TO KERMIT RICHARD, 304 AND 306 EAST BURTON STREET, FROM MIXED RESIDENTIAL TO BUSINESS TO ALLOW FOR AN ELECTRICAL BUSINESS.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Kermit Richard, 304 and 306 East Burton Street, from Mixed Residential to Business to allow for an electrical business for the following described property:

LOT 16 BURGESS DOIRON SUB OF LOT 7 PARTITION OF SW SE 27.9.10

AND

LOT 15 BURGESS DOIRON SUB OF LOT 7 PARTITION OF SW SE 27.9.10 (R1, 2, 4) IMPS 88/CE\$1190 'SMITTY'S' IMPS 99/CMS \$600 'TIRE DEPT' @270910-0438 – 001402 0000 W/2 -OR- W 25 FT LOT 14 BURGESS DOIRON SUB OF LOT 7 DOIRON HEIRS PARTITION (R3, 5,6) REF-CLARENCE DUBOSE B 900 P 288-64 REF2-B 1998 P 403-87 REF3-PART LENARD PACIFIC BOUTTE AND PART FROM LEONARD P BOUTTE B 2061 P 202-88 REF4-B 2220 P 58-90 REF5-SOLD TO STATE AND CITY FOR 92 TAXES-92 REF6-REDEEMED FROM STATE AND CITY TAXES IN THE NAME OF RAMONA GAYLE DAVANT B 2386 P 144, B 2385 P 480 B 2384 P 518-93

WHEREAS, a privacy fence shall be installed to the east side of the property due to single family living.

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 Kermit Richard, 304 and 306 East Burton Street, from Mixed Residential to Business to allow for an electrical business.

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

VERONICA ALLISON, Chairman



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams *AA*
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 12-12-2022
RE: 6. Rezone of property from Mixed Residential to Business to allow for electrical business at 304 and 306 E. Burton Street.

Summary of Recommendation:

No objection is offered to the rezone request.

Application:

6. Resolution granting a rezone to Kermit Richard, 304 and 306 East Burton Street, from Mixed Residential to Business to allow for an electrical business.

Situation:

The applicant is wanting to sell the subject property, where a business has historically existed.





Findings:

In accordance with Article III, Part 2, Section 5(3) of the Land Use Ordinance the application has been reviewed. The following findings are offered for your consideration:

1. This would be a spot zone since the surround properties are zoned Mixed Residential. However, the lots to the North and West are owned and operated by the City of Sulphur Public Works Maintenance.
- 2.

Recommendation:

Based on the above findings, no objection is offered to the requested rezone.

The following stipulations are suggested:

1. A privacy fence will have to be installed to the East side of Property due to single family living.





CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL

Date Received

11/1/22

\$50.00 Fee (Non-Refundable)

50.00

(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

Kermit Richard

DATE

11-30-22

PROPERTY OWNER INFORMATION

Name of Property Owner

Kermit Richard

(Owner must provide proof of ownership such as property tax record or recorded deed) 70601

Mailing Address

2500 org Rd

City:

L.C.

State:

LA

Email:

KermitRichard62@gmail.com

Physical Address:

Same

City:

State:

Phone Number (H)

(W)

(C) 337-912-9579

PROPERTY INFORMATION

Location Address:

304/306 E. Burton St. Sulphur, La. 70663

Present Zoned Classification:

mixed residential

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

Doiron
Lot 15 Burgess Sub. of Lot 7 Partition of SW SE 27-9-10 + Lot 16 Burgess Doiron
sub. of Lot 7 Partition of SW SE 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 BOTH LAND USE AND CITY COUNCIL MEETING

INITIAL

DR

REQUEST INFORMATION

☒ REZONE

☐ EXCEPTION

☐ SUBDIVISION

☐ BILLBOARD

☐ PRE. PLAT

☐ FINAL PLAT

☒ DOES REZONE REQUIRE FENCING

NAME OF SUBDIVISION

Zoning Change: From

Mixed res.

To

Commercial Business

Purpose of Request:

To sell the property to Premier Electrical Systems LLC

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 or 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

Kermit Richard

Date:

11-30-22

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 X bfe _____ ft.

Yes

No

N/A

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

✓

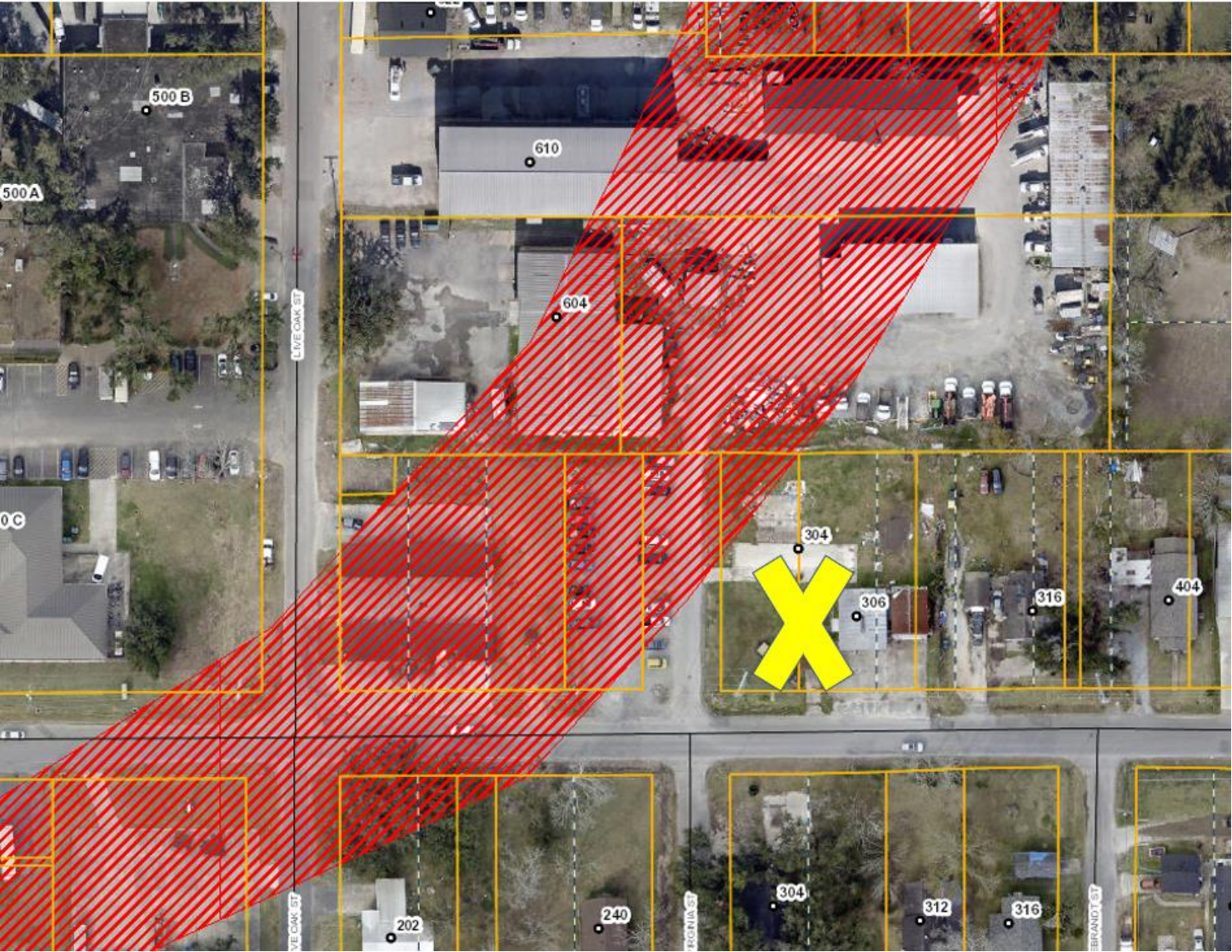
✓

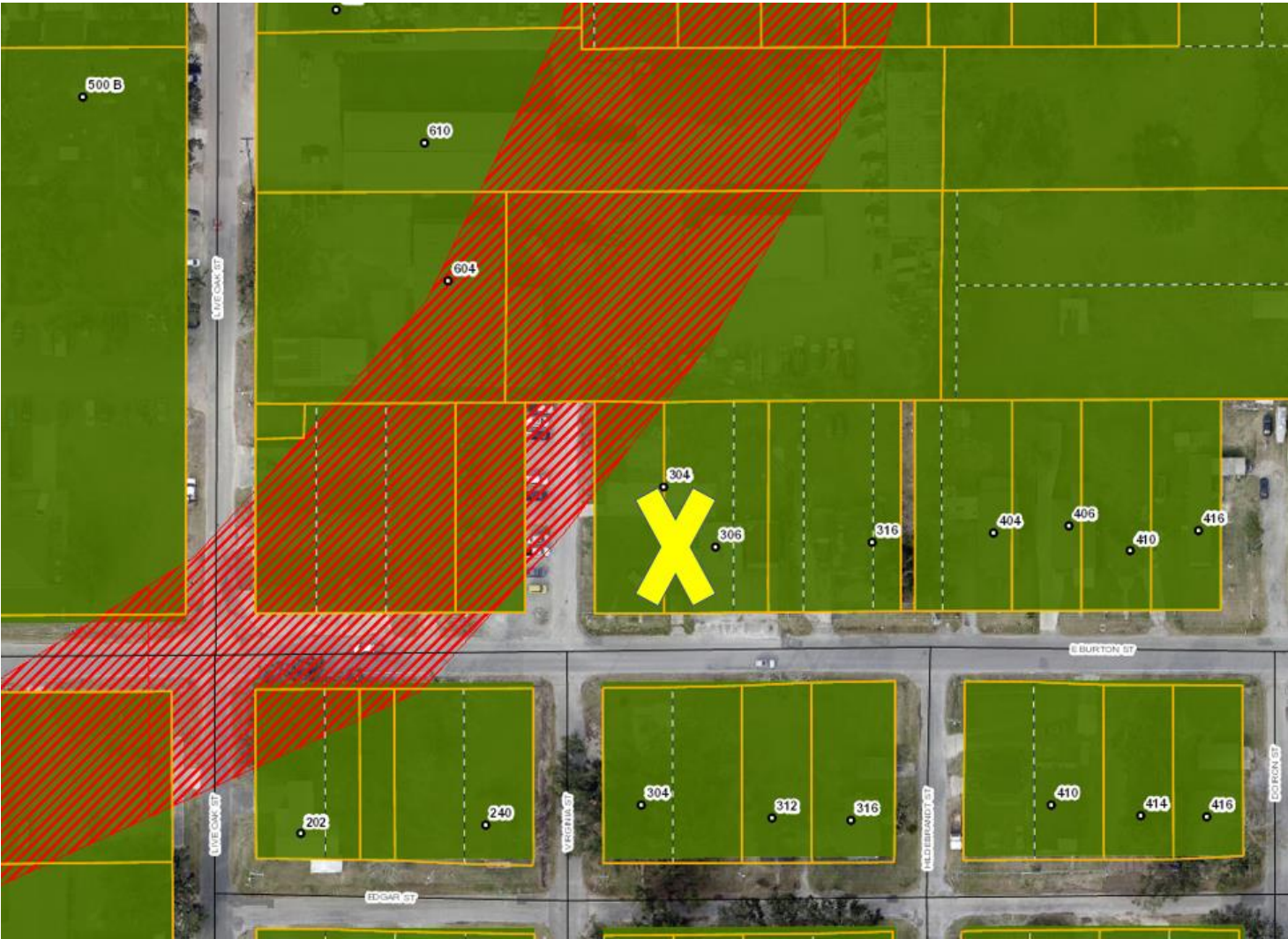
✓

✓

✓

Part in Floodway
Part in AE









**IF SHE ISN'T IN COMPLIANCE WITH CLEANING HER YARD BY THIS MEETING,
SHE'LL BE REMOVED FROM THE AGENDA.**

RESOLUTION

Resolution granting a rezone to Brandi Cormier, 914 Platt Street, from Business to Mixed Residential.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Brandi Cormier, 914 Platt Street, from Business to Mixed Residential for the following described property:

LOT 1 SIMON ELLENDER SUB OF S 295 FT LOT 21 FG LOCK SUB 27.9.10

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 Brandi Cormier, 914 Platt Street, from Business to Mixed Residential.

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

VERONICA ALLISON, Chairman



MEMORANDUM

To: Board of Zoning and Land Use Commission
From: Austin Abrahams 
Public Works Director, Land Use Administrator
cc: Arlene Blanchard, Mayor Mike Danahay
Date: 12-12-2022
RE: 7. Rezone of property from Business to Mixed Residential for 914 Platt Street.

Summary of Recommendation:

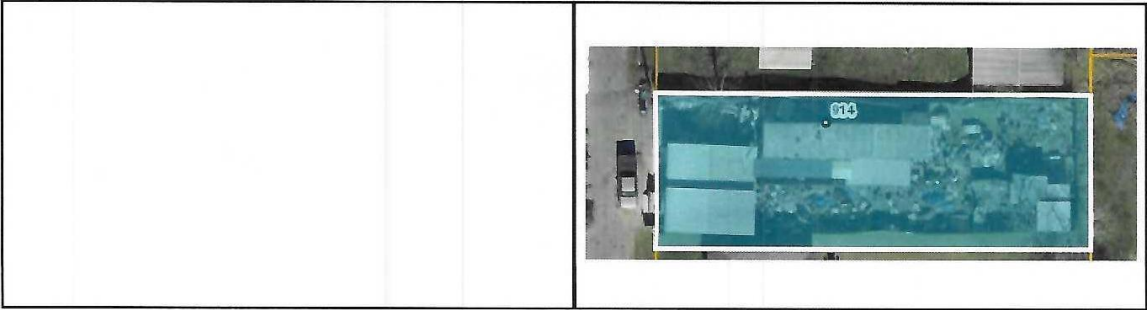
No objection is offered to the rezone request.

Application:

7. Resolution granting a rezone to Brandi Cormier, 914 Platt Street, from Business to Mixed Residential (property was zoned incorrect in 2003).

Situation:

The subject lot, along with the many other lots on Platt St., were zoned incorrectly when comprehensive was adopted in 2003.





Findings:

In accordance with Article III, Part 2, Section 5(3) of the Land Use Ordinance the application has been reviewed. The following findings are offered for your consideration:

- 1.
- 2.

Recommendation:

Based on the above findings, no objection is offered to the requested rezone.

The following stipulations are suggested:

- 1.