#### 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 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

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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.





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:

1	Special conditions and size metanosa in the title	Condition meet?
	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 distric under the terms of this Ordinance.	t 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

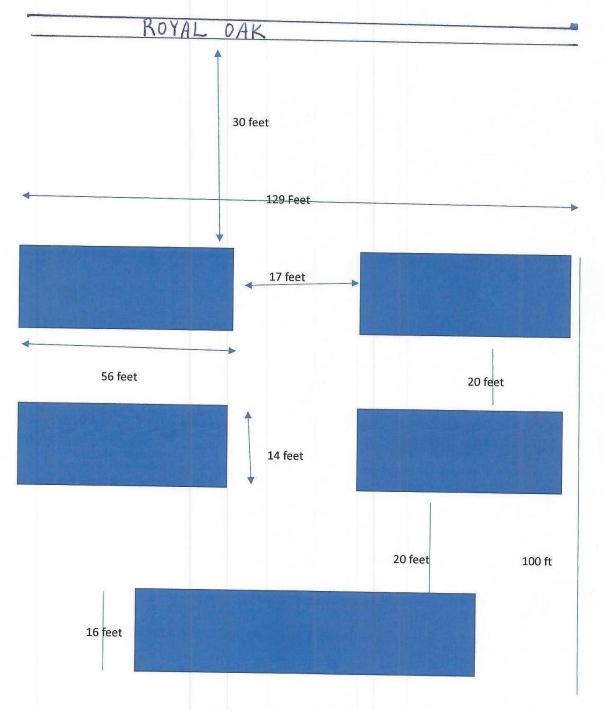
## **Recommendation:**

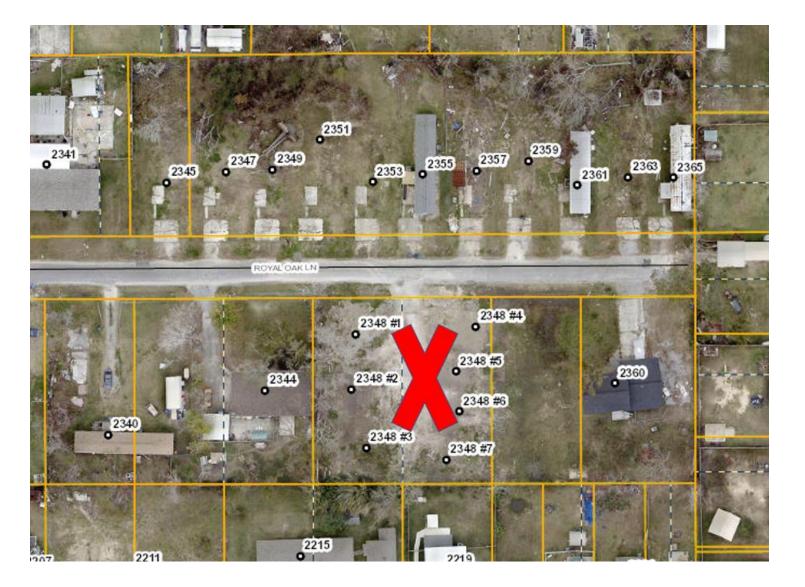
In accordance with Article III, Part 2, Section 4(5) of the Land Use Ordinance, based on the above findings, a recommendation cannot be given.

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 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 1/2 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



To: From:	Board of Zoning and Land Use Commission Austin Abrahams A Public Works Director, Land Use Administrator
cc: Date:	Arlene Blanchard, Mayor Mike Danahay 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.

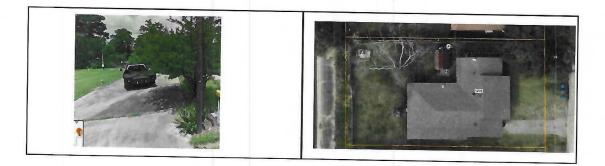
#### **Application:**

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.





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:

		Carallilia in
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.	Condition meet? NO
2.	Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same distric under the terms of this Ordinance.	t 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
	Strict adherence to the regulation for the property would result in a	TES
	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:**

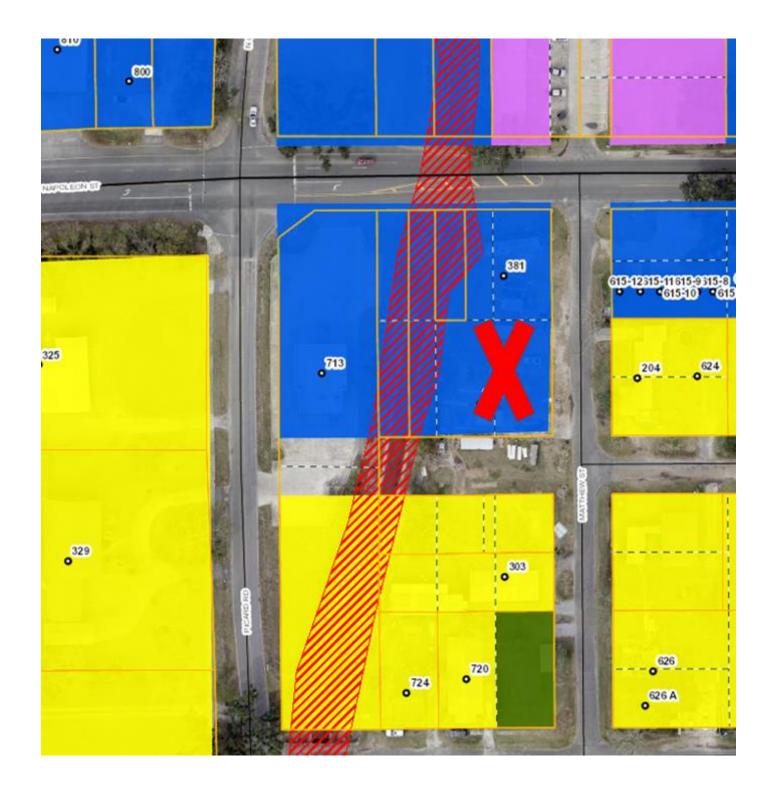
In accordance with Article III, Part 2, Section 4(5) of the Land Use Ordinance, based on the above findings, a recommendation cannot be given.

The following stipulations are suggested:

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

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#### 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



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:	<ol><li>Zoning of property to Business to allow for an exception for living for mobile home at 205 Mathew Street.</li></ol>

# Summary of Recommendation:

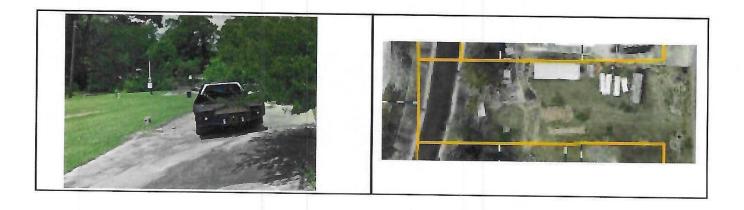
No objection to zone the subject property to Business to allow an exception for living.

# **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.





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.

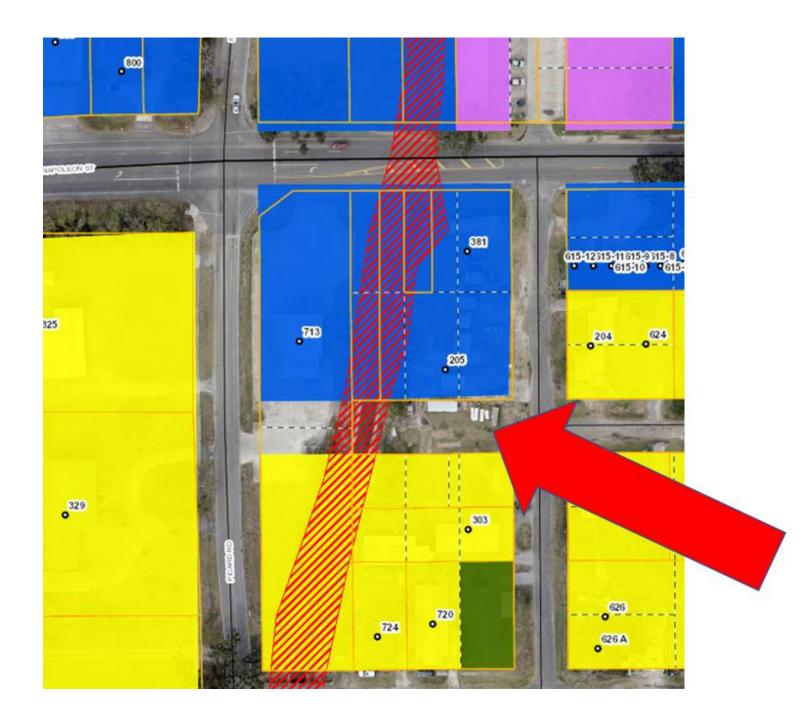
## **Recommendation:**

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

The following stipulations are suggested:

1. No living in accessory structure

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RINT NAME	DATE	
PROPERTY OWNER INFORMATION		
Name of Property Owner Juhnny Morgan Sr.		
Owner must provide proof of ownership such as property tax record or recorded de	ed)	
Mailing Address: <u>POBox 701</u> city: <u>Sulphur</u> State: <u>L</u> Physical Address: <u>205</u> Mathew St. Cit		1 4
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PROPERTY INFORM		-6234
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ORDINANCE NO. 132

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 <u>11th</u> day of May \_\_\_\_\_, 1992.

ROBERT DAVIDSON

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

BRIDGET FARRIS, CLERK

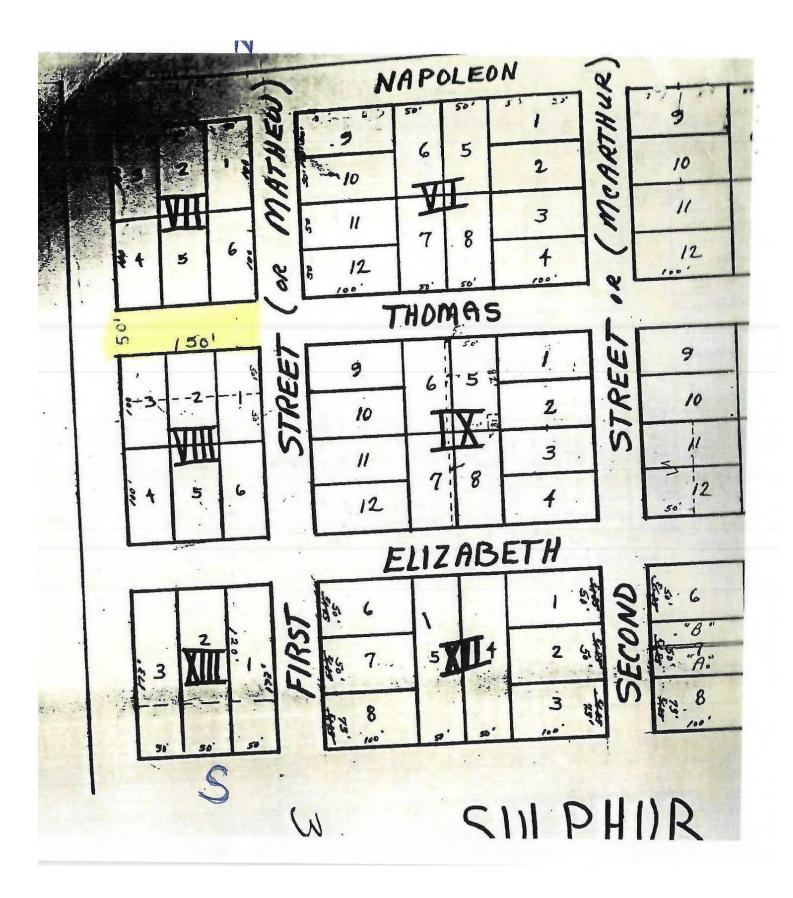
I HEREBY CERTIFY that I have received from the Mayor at <u>2:00</u> o'clock <u>P</u>.m. on this <u>15th</u> day of May 1992, the foregoing Ordinance which has been approved/vetoed by the Mayor.

farris BRIDGET FARRIS, CLERK

ROVED

CHARLES H. REED - MAYOR





# 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 it 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 multifamily 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



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

# Summary of Recommendation:

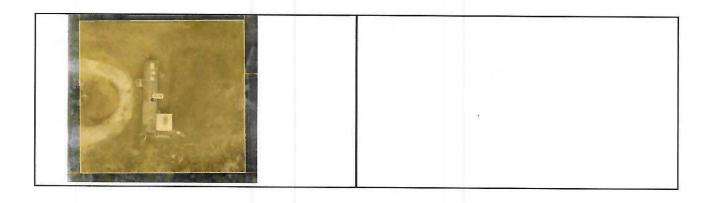
No objection is offered to the request.

# **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.





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.

FAITH + FAMILY + COMMUNITY	CITY OF SULPHUR APPLICATION FOR	
Contraction of the second second		
Date Received	DEVELOPMENT APPROVAL S50.00 Fee (Non-Refundable)	
	(Exact cash or check only)	
IT IS APPLICANT'S RESPON	NSIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN'T	
PLACED ON PROPERTY 10	DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIGN	
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APPROVES/DISAPPRO	OVES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.	
<b>N</b> '		
PRINT NAME Devin Fi	uselier DATE 11/21/22	
PROPERTY OWNER INFORMATION Name of Property Owner Avdrov		
(Owner must provide proof of ownership suc	Oxley is selling to D.F. Development LLC C Devin	Fuse
Mailing Address 5822 Weening Wi	Mond City: Lake Charles State: I d Empile D Edental and I and a	
Physical Address: 2202 Augus	sta St 70605 city: Suppor State: LA	
Phone Number (H)	(W) - (C)(337) 274-4209	
Location Address: 2202 Aug	PROPERTY INFORMATION	
Present Zoned Classification:	gusta Jt	
PILLEA	residential	
LEGAL DESCRIPTION FROM ABSTRACT	T OR TAX RECORD (PRINT NEATLY OR TYPE)	
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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 rezone 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 rezone.

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 day of -une, 2009.

CHRISTOPHER DUNCAN, Chairman

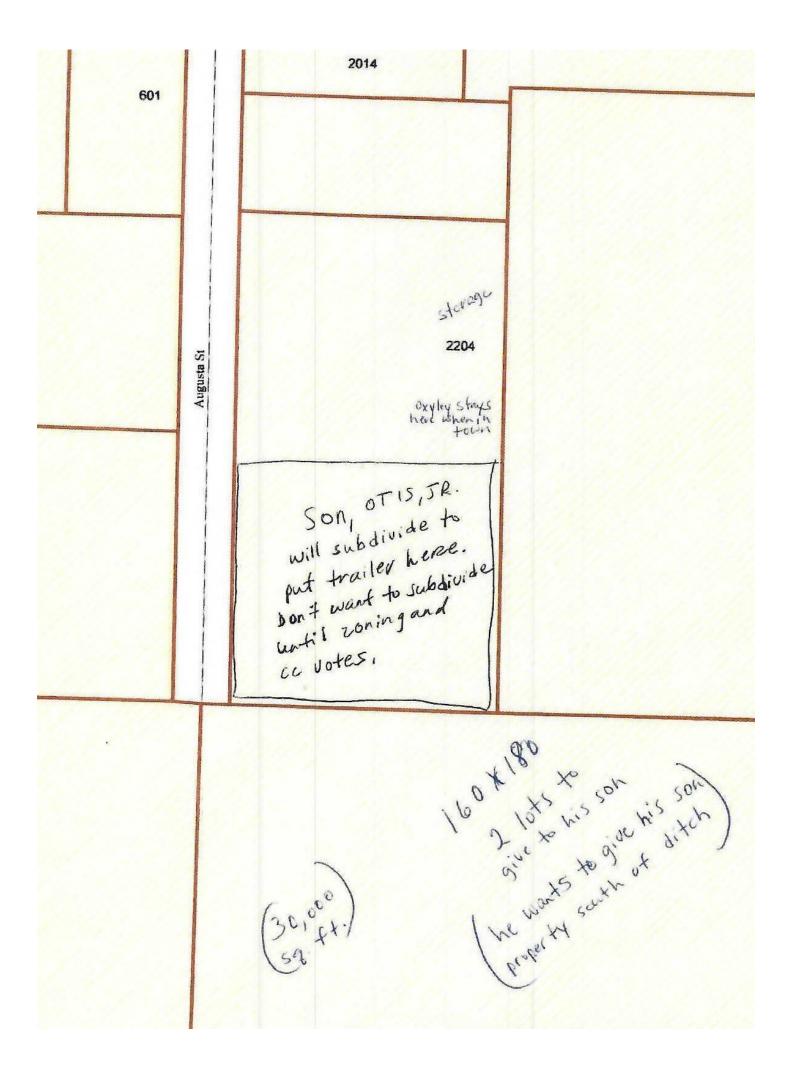
I HEREBY CERTIFY that I have received from the Mayor at <u>1.30</u> o'clock <u>A.m.</u> on this <u>4.11</u> day of <u>4.11</u> 2009, the foregoing ordinance which has approved/vetoed by the Mayor.

ARLENE BLANCHARD, Clerk



SULPEUR APPLIC	CITY OF SULP		
FAITE + PAMELY + COMMUNITY	ATION FOR LAND USE CH		IDMENTS
1 1	VARIANCES OR EXC	EPTIONS	٨
Received 4/21/09	\$15.00 Fee (Non-Ref		2.
APPLICANT INFORMATION		p =	
Name: TIS DAN	XLEU		
(Owner must provide proof of ownership such a	s property tax record or recorded deed)		
<b>^ - ' - '</b>	SULPHUR LA 70664		
Phone Number (H) 337-215-5		(C)	
Location Address: 2204	PROPERTY INFORMATION		
Present Zoned Classification: RESIDEN	NTIÀI		
presented.	*/ peter		
LEGAL DESCRIPTION: (PRINT NEATLY OR	атуре)		
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4-20-09 Do you OBJECT TO THE PHACEMENT OF OTHE HOUSE TRAILERS ON PROPERTY AT 2204 AUGUSTA-NAME AddRESS RogerME Alwans 2014 Augusta TELEPHONE 337-527-6578 Robert + Boblic Silliert 2305 augerstast 337-527-6736 Kelly Rilling 401 bacie St. Enet Ratliff 2008 Augusta St. Jami El flumant 2207 Augusta St Dyana Louvrire 2211 Augusta St 337.527.6418 337-660-5059 337-528-3288





#### **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: From:	Board of Zoning and Land Use Commission Austin Abrahams A Public Works Director, Land Use Administrator
cc: Date: RE:	Arlene Blanchard, Mayor Mike Danahay 12-12-2022 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.

	APPLICATION FOR
Date Received 11-30-22	DEVELOPMENT APPROVAL
	\$50.00 Fee (Non-Refundable)(Exact cash or check only
II IS APPLICANT'S RESPONSIE	BILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN ISN
PLACED ON PROPERTY 10 DAY	YS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF SIG
IS REMOVED IT COULD	DELAY ACTION ANOTHER MONTH. ONCE COUNCIL
APPROVES/DISAPPROVE	S, APPLICANT MUST REMOVE SIGN FROM PROPERTY.
PRINT NAME Sham (	
AME SAGAN C	DATE 11 30/22
PROPERTY OWNER INFORMATION	
Name of Property Owner CSG Eater	rocices
(Owner must provide proof of ownership such as r	property far record or recorded dead
Mailing Address: 943 Chapel Lu	City: Lake Charles State: Lo_ Email: galicia sharon 740 gmail.cu
Thysical Address	City:State:
Phone Number (H)	(W) (C) 337-515-5853
	PROPERTY INFORMATION
Present Zoned Classification: Recumary	e, Sulphur, les Joble3
Present Zoned Classification: Reidentia	
LEGAL DESCRIPTION FROM ABSTRACT OR T	
YOU, OR A REPRESENTATIVE, MUST ATTE	END BOTH LAND USE AND CITY COUNCIL MEETING INITIAL
	REQUEST INFORMATION
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REZONE EXCEPTION SUBDIV	REQUEST INFORMATION VISION BILLBOARD PRE. PLAT FINAL PLAT NAME OF SUBDIVISION
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#### **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	
	Public Works Director, Land Use Administrator	
CC:	Arlene Blanchard, Mayor Mike Danahay	
Date:	12-12-2022	
RE:	<ol><li>Rezone of property from Mixed Residential to Business to allow for electrical business at 304 and 306 E. Burton Street.</li></ol>	

### 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:

 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.

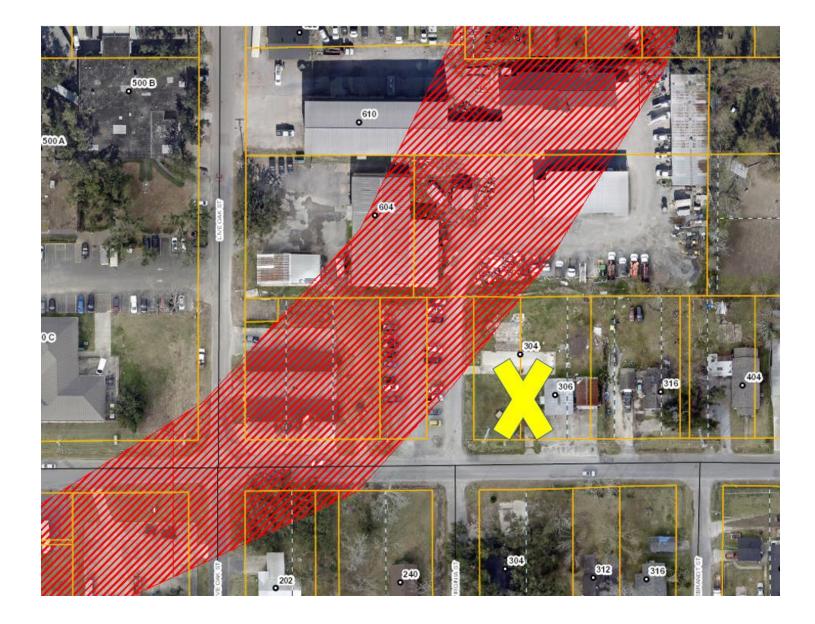
### **Recommendation:**

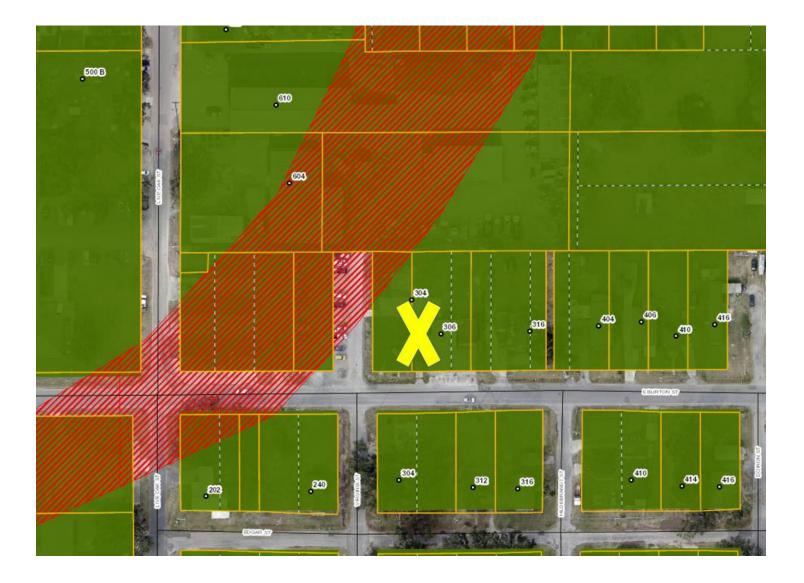
Based on the above findings, no objection is offered to the requested rezone.

The following stipulations are suggested:

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

1 .	DEVELOPMENT APPROVAL
Received WU22	S50.00 Fee (Non-Refundable)
•[]	(Exact cash or check or
ADDI ICANT'S RESPONS	SIBILITY TO KEEP SIGN POSTED ON PROPERTY. IF SIGN IS
ACED ON PROPERTY 10	DAYS PRIOR TO MEETING DATE PLEASE NOTIFY CITY. IF S
	JLD DELAY ACTION ANOTHER MONTH. ONCE COUNCIL
	VES, APPLICANT MUST REMOVE SIGN FROM PROPERTY.
V	
RINT NAME TRIMIN	L KIChard DATE 11-30-22
ame of Property Owner Kermin	TJ. Richard
wner must provide proof of ownership such	h as property tax record or recorded deed) 1060
ailing Address 2500 ory. Rol	City: L. State: LA Email: Dermi/Richard Color
nysical Address: <u>Same</u>	City:State:
none Number (H)	(W)(C)-207-7/8C-7.77 PROPERTY INFORMATION /
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Doiron	
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U	
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### <u>IF SHE ISN'T IN COMPLIANCE WITH CLEANING HER YARD BY THIS MEETING,</u> <u>SHE'LL BE REMOVED FROM THE AGENDA.</u>

### **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: From:	Board of Zoning and Land Use Commission Austin Abrahams A Public Works Directo <del>r,</del> Land Use Administrator
cc: Date:	Arlene Blanchard, Mayor Mike Danahay 12-12-2022
RE:	7. Rezone of property from Business to Mixed Residential for 914 Platt Street.

### **Summary of Recommendation:**

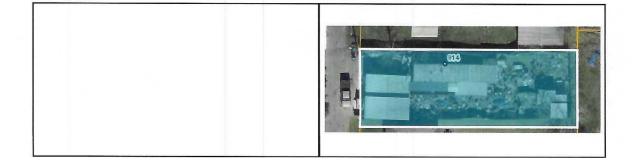
No objection is offered to the rezone request.

### **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.