

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

AGENDA
BOARD OF ZONING ADJUSTMENT AND LAND USE REGULAR MEETING
MONDAY, OCTOBER 16, 2023, AT 5:30 P.M.

THERE WILL BE A REGULAR MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT AND LAND USE COMMISSION, **MONDAY, OCTOBER 16, 2023, 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 Joseph Lavergne, 612 Leland Street, to allow for an accessory structure to exceed the 35% of the total floor area of all structures on the entire lot.

LAND USE

1. Resolution granting a rezone to Lee Marsalise, 102 Louisiana Avenue, from Residential to Business to allow for an office.
2. Resolution granting a rezone to Shannon Carroll, 1516 LeBlanc Street, from Residential to Mixed Residential to allow for the continuance of a mobile home on the property.
3. Resolution granting an Exception to 3 A Holding, LLC, 201 North Claiborne Street, to allow for an expansion of a Neighborhood Commercial Use in a Mixed Residential District.

4. Extension for temporary housing in recreational vehicles due to damage caused by Hurricane Laura for the following addresses:
 - a. To extend temporary housing in a recreational vehicle located at 945 Beulah Street, in accordance with Ordinance No. 1693, M-C Series.
 - b. To extend temporary housing in a recreational vehicle located at 906 Taylor Street, 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 Monday, November 20, 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 JOSEPH LAVERGNE, 612 LELAND STREET, TO ALLOW FOR AN ACCESSORY STRUCTURE TO EXCEED THE 35% OF THE TOTAL FLOOR AREA OF ALL STRUCTURES ON THE ENTIRE LOT.

WHEREAS, in accordance with Article IV, Part 2, Section 3 (2) (c) of the Land Use Ordinance of the City of Sulphur, Louisiana, no accessory structure or use in a residential district shall occupy more than thirty-five (35) percent of the total floor area of all structures on the entire lot; and

WHEREAS, said applicant is requesting for an accessory structure to be sixty-nine (69) percent of the total floor area of all structures on the entire lot rather than the maximum allowed thirty-five (35) percent.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Joseph Lavergne, 612 Leland Street, to allow for an accessory structure to exceed the 35% of the total floor area of all structures on the entire lot for the following described property:

LOTS 14 AND 15 OF BLOCK 3 OF SOUTH PARK SUBDIVISION, A
SUBDIVISION OF THE SOUTH HALF OF THE NORTHWEST QUARTER
OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST

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.

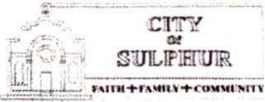
BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Joseph Lavergne, 612 Leland Street, to allow for an accessory structure to exceed the 35% of the total floor area of all structures on the entire lot.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2023.

LENORE CARROLL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR

DEVELOPMENT APPROVAL - VARIANCE

Date Received 9-7-23 \$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 Joe Lavergne Date 9-7-23

PROPERTY OWNER INFORMATION

Name of Property Owner Joseph Glen Lavergne
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 612 Leland St. City: Sulphur State: LA Email: joe.lavergne82@gmail.com
Physical Address: 612 Leland St. City: Sulphur State: LA
Phone Number (H) 337-842-9965 (W) (C) 337-842-9965

PROPERTY INFORMATION

Location Address: 612 Leland St, Sulphur, LA 70663
Present Zoned Classification: Residential

LEGAL DESCRIPTION FROM ABSTRACT OR TAX RECORD (PRINT NEATLY OR TYPE)
lots 14 and 15 of Block 3 of SOUTH PARK SUBDIVISION, a subdivision of the South Half of the Northwest Quarter of Section 3, Township 10 South Range 10 West, as per plat recorded in Plat Book 5, Page 111, together w/ improv.

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 JL

VARIANCE REQUEST INFORMATION

Purpose of Variance Request: To build a shop for more storage and vehicle storage/parking

How did you find out you needed a variance? when I applied for permits

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.

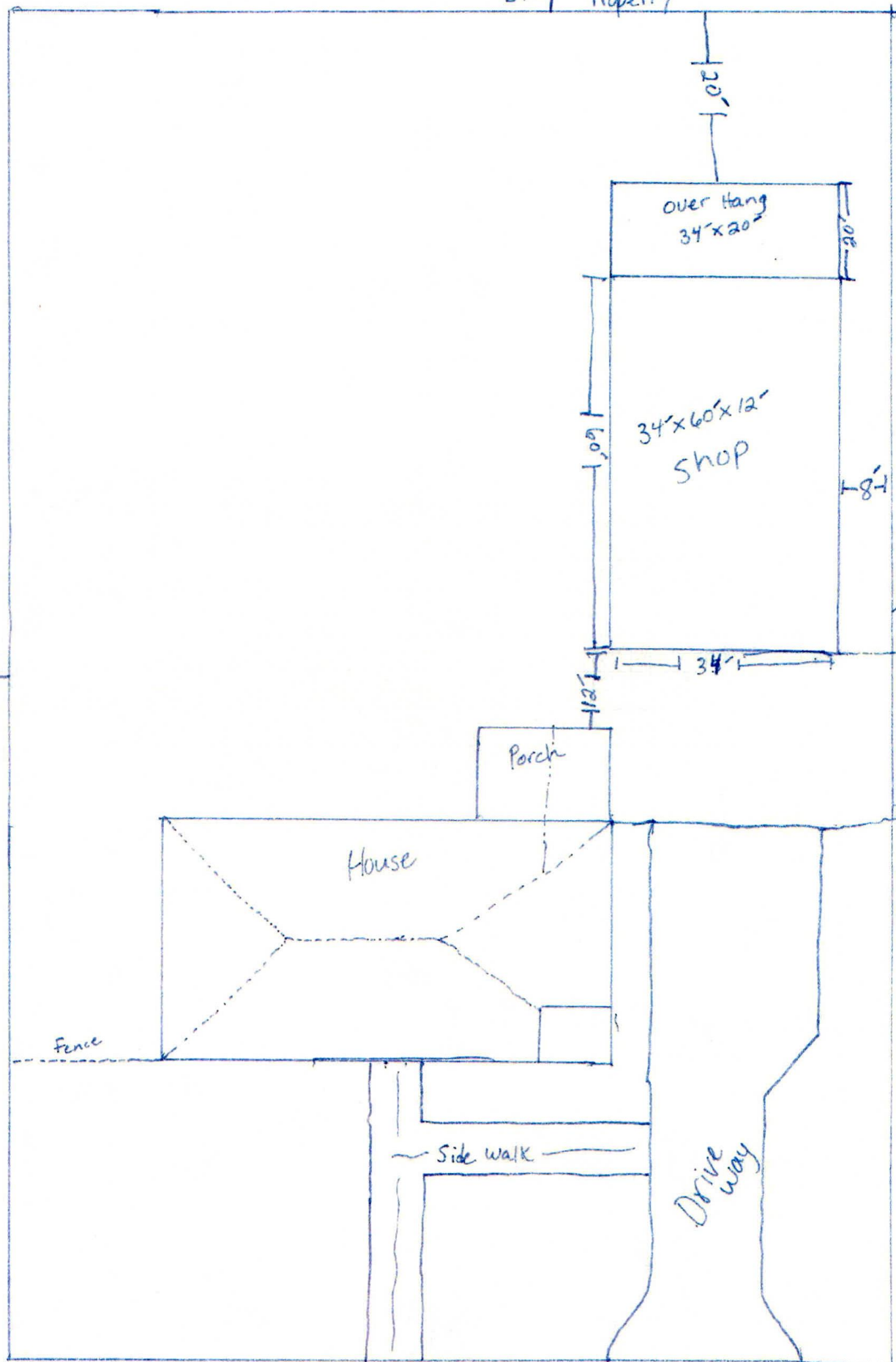
Applicant Signature: [Signature] Date: 9-7-23

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

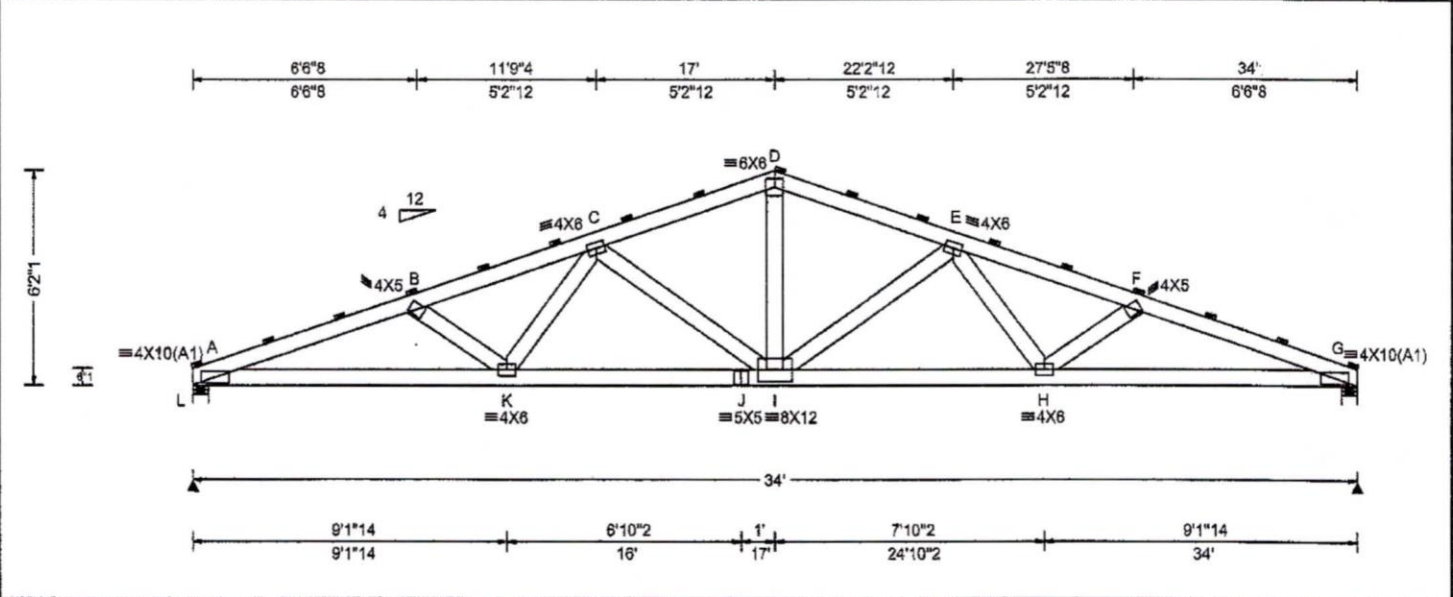
North Side Property Line

West property Line

East Property Line (Fence)



Leland Street



Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg, Pf in PSF)	Defl/CSI Criteria	Maximum Reactions (lbs)			
				Gravity		Non-Gravity	
TCLL: 20.00 TCDL: 4.00 BCLL: 0.00 BCDL: 1.00 Des Ld: 25.00 NCBCLL: 0.00 Soffit: 2.00 Load Duration: 1.25 Spacing: 60.0 "	Wind Std: ASCE 7-16 Speed: 130 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 15.00 ft TCDL: 2.4 psf BCDL: 0.6 psf MWFRS Parallel Dist: 0 to h/2 C&C Dist a: 3.40 ft Loc. from endwall: Any GCpi: 0.18 Wind Duration: 1.60	Pg: 20.0 Ct: 1.1 CAT: II Pf: 15.4 Ce: 1.0 Lu: - Cs: 1.00 Snow Duration: 1.15 Building Code: IBC 2021 TPI Std: 2014 Rep Fac: No FT/RT: 20(0)/10(0) Plate Type(s): WAVE	PP Deflection in loc L/defl L/# VERT(LL): 0.345 I 999 240 VERT(CL): 0.435 I 929 240 HORZ(LL): 0.110 G - - HORZ(TL): 0.139 G - - Creep Factor: 2.0 Max TC CSI: 0.706 Max BC CSI: 0.678 Max Web CSI: 0.486 Mfg Specified Camber: VIEW Ver: 22.02.01.1115.13	Loc	R+ / R- / Rh	Rw / U / RL	
				L 2143	- / -	/506	/1232 /251
				G 2143	- / -	/506	/1232 /-
				Wind reactions based on MWFRS			
				L Brg Wid = 5.5 Min Req = 2.5 (Truss)			
				G Brg Wid = 5.5 Min Req = 2.5 (Truss)			
				Bearings L & G are a rigid surface.			
				Maximum Top Chord Forces Per Ply (lbs)			
				Chords	Tens. Comp.	Chords	Tens. Comp.
				A - B	4421 -5364	D - E	3171 -3467
				B - C	4076 -4788	E - F	4078 -4788
				C - D	3171 -3467	F - G	4421 -5364

Lumber

Top chord: 2x6 SP #1(g);
Bot chord: 2x6 SP #1(g);
Webs: 2x6 SP #1(g);

Plating Notes

Connectors in green lumber (g) designed using
NDS/TPI reduction factors.

Loading

Truss designed for unbalanced snow loads.

Purlins

In lieu of structural panels use purlins to brace TC @
30" oc.

Wind

Wind loads based on MWFRS with additional C&C
member design.
Wind loading based on both gable and hip roof types.

Additional Notes

Lumber shall be dried to a maximum moisture content
of 19% prior to installation.

STATE OF LOUISIANA

ROBERT A. DAVIS

REG. No. 25634

REGISTERED

PROFESSIONAL ENGINEER

CIVIL/ENVIRONMENTAL/MECHANICAL/STRUCTURAL/ENGINEERING

08/17/23

This drawing was electronically sealed by
Robert A Davis PE, Firm #5552

****WARNING**** READ AND FOLLOW ALL NOTES ON THIS DRAWING!
****IMPORTANT**** FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS

Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions.

Alpine, a division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.

For more information see these web sites: Alpine: alpineitw.com; TPI: tpiinst.org; SBCA: sbacompoments.com; ICC: iccsafe.org; AWC: awc.org

Arlene Blanchard

From: Joe <joelavergne82@gmail.com>
Sent: Wednesday, October 4, 2023 10:45 PM
To: Arlene Blanchard
Subject: 612 Leland Street Variance

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am asking to build a shop at 612 Leland. My house is less than 1000sqft and we need more space. We need more space for storage as well as a place to put our trucks and boats. We have had our vehicles broke into recently and would like a way to secure our belongings. It would have a place for the washing machine, dryer, and water heater. It would replace the small garage we have now that we are using for our laundry/storage room. We plan on doing some remodel work in our house after the shop is built and we need the room for furniture, appliances, etc. We would like to make an outdoor kitchen area in the future for holidays and family gatherings. I have lived here for 20 years and my wife has been here since she was born. This place is very special to us and this would stop us from having to move to get more. My in-laws live next door and my father in law has Alzheimer's. They depend on us to help take care of them and don't want us to leave. Please help me keep my family together. *The house is approx. 900 sq. ft.*

Thanks,
Joseph Lavergne



All accessory buildings will be removed off property





Accessory bldg. to
be torn down

Side street view

Google Earth

RESOLUTION

RESOLUTION GRANTING A REZONE TO LEE MARSALISE, 102
LOUISIANA AVENUE, FROM RESIDENTIAL TO BUSINESS TO ALLOW
FOR AN OFFICE.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Lee Marsalise, 102 Louisiana Avenue, from Residential to Business to allow for an office for the following described property:

LOT 40 BLK 3 WEST POINT SUB

BE IT FURTHER RESOLVED that whenever an existing residential use is bounded by a less restricted use, the proposed use will install a six (6) foot tall buffer constructed of wood or brick masonry. Furthermore, a twenty (20) foot buffer width will also be maintained that will be void of any parking apron, construction, accessory use, etc. The bufferyard is to remain free, clear and open of any obstruction.

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 Lee Marsalise, 102 Louisiana Avenue, from Residential to Business to allow for an office with the above stipulation.

APPROVED AND ADOPTED by
the Land Use Commission
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2023.

LENORE CARROLL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL

Date Received 9-14-23

\$50.00 Fee (Non-Refundable) pd.

AD
(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 _____ DATE _____

PROPERTY OWNER INFORMATION

Name of Property Owner LEE S. MARSALE
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 110 Raymond Ave City: Wadley State: GA Email: Valiantcorp@yahoo.com
Physical Address: _____ City: _____ State: _____
Phone Number (H) 331-523-1204 (W) 331-462-3405 (C) 331-884-2818

PROPERTY INFORMATION

Location Address: 102 Louisiana Ave Sulphur LA 70663
Present Zoned Classification: Residential

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

lot 40 blk 3 west point sub imp 05/08 REPZ-Abm

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 AM

REQUEST INFORMATION

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

NAME OF SUBDIVISION west point

Zoning Change: From Residential To OFFICE, BUSINESS

Purpose of Request: RE build to OFFICE

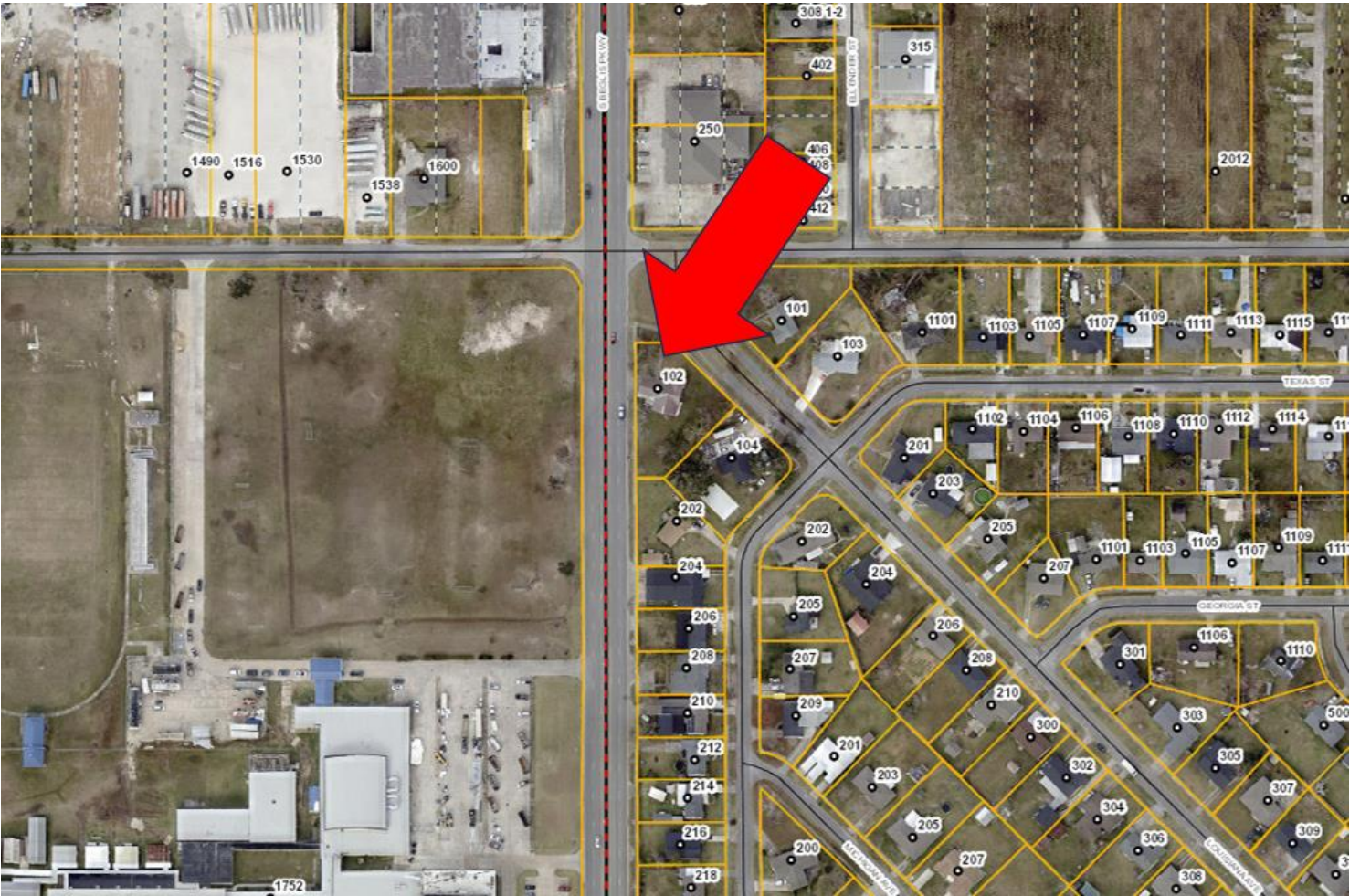
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided 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: Lee Marsale Date: 09/08/2023

	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 <u>X</u> bfe _____ ft.			







RESOLUTION

RESOLUTION GRANTING A REZONE TO SHANNON CARROLL, 1516
LEBLANC STREET, FROM RESIDENTIAL TO MIXED RESIDENTIAL TO
ALLOW FOR THE CONTINUANCE OF A MOBILE HOME ON THE
PROPERTY.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Shannon Carroll, 1516 LeBlanc Street, from Residential to Mixed Residential to allow for the continuance of a mobile home on the property for the following described property:

COMMENCING 688.3 FEET EAST OF THE NORTHWEST CORNER OF LOT
70 OF THIRD SUBDIVISION SULPHUR FARMS, IN SECTION 2,
TOWNSHIP 10 SOUTH, RANGE 10 WEST, CALCASIEU PARISH,
LOUISIANA; THENCE EAST 59.0 FEET; THENCE SOUTH 174.9 FEET;
THENCE WEST 59.0 FEET; THENCE NORTH 174.9 FEET TO THE POINT
OF COMMENCEMENT.

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.

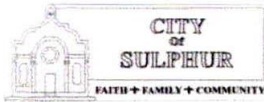
BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant a rezone to Lee Marsalise, 102 Louisiana Avenue, from Residential to Business to allow for an office with the above stipulation.

APPROVED AND ADOPTED by
the Land Use Commission
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2023.

LENORE CARROLL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR

APPLICATION FOR

DEVELOPMENT APPROVAL

Date Received

9-21-23

\$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 Shannon Carroll DATE 9-21-23

PROPERTY OWNER INFORMATION

Name of Property Owner

Shannon Carroll

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

Mailing Address:

PO Box 127416

City:

Lake Charles

State:

LA

Email:

carrollsw4@yahoo.com

Physical Address:

4877 Gouds Ferry Rd.

City:

Lake Charles

State:

LA

Phone Number (H)

337-513-9599

(W)

70615

(C)

PROPERTY INFORMATION

Location Address:

1516 LeBlanc Sulphur, LA

Present Zoned Classification:

Residential

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

See attached

DO YOU CURRENTLY HAVE ANY PENDING VIOLATION WITH ANY ORDINANCE OF THE CITY OF SULPHUR

YES

NO

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

INITIAL

SC

REQUEST INFORMATION

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

NAME OF SUBDIVISION

Zoning Change: From

Residential

To

Mixed Residential

Purpose of Request:

mobile home currently on property wish to continue & replace if mobile home moves out.

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:

Shannon Carroll

Date:

9-21-23

1. Is site located within the City Limits?

Yes

☒

No

☐

N/A

☐

2. Will the proposed use be a nuisance to the surrounding area because of odors, vibrations, unsightly areas or other unwarranted elements?

☐☒☐

3. Is the capacity of the road and off-street parking facilities adequate for use by the proposed development?

☒☐☐

4. Will the location be served by a fire protection?

☒☐☐

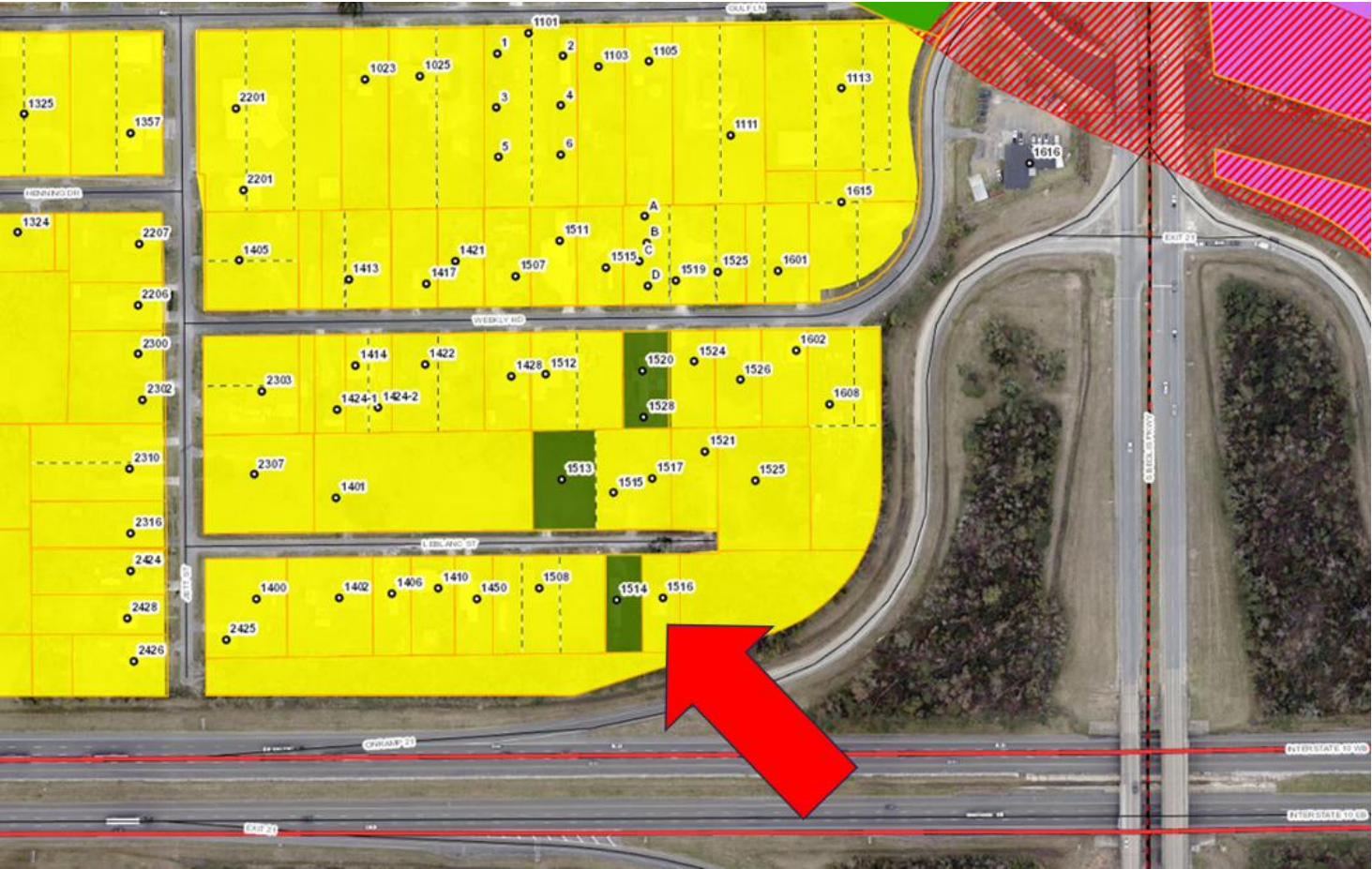
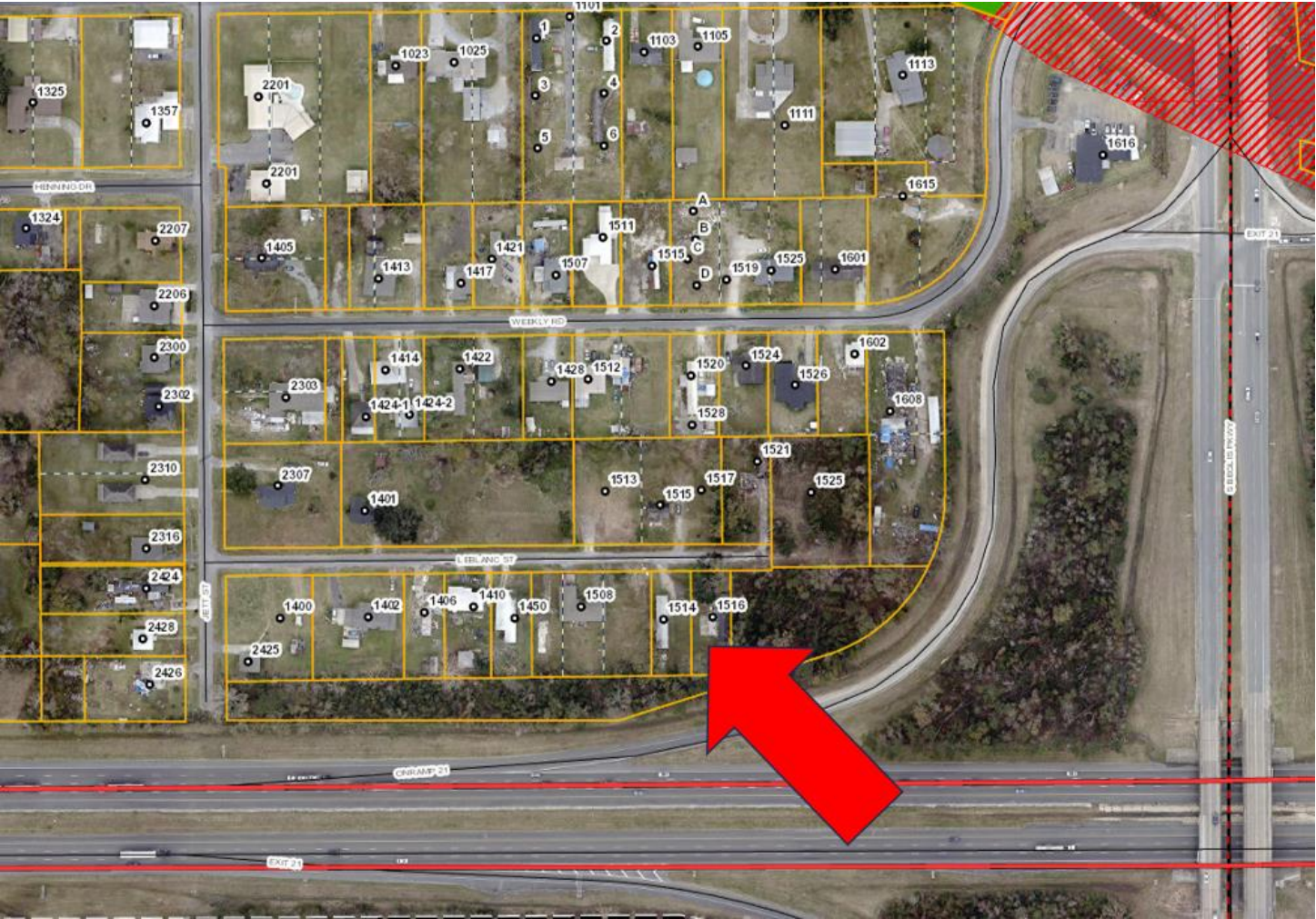
5. Can the proposed development be expected to adversely affect the character/aesthetics of the area involved?

☐☒☐

6. Is property within a designated flood hazard area?

☐☒☐

Flood zone classification _____ bfe _____ ft.





RESOLUTION

RESOLUTION GRANTING AN EXCEPTION TO 3 A HOLDING, LLC, 201 CLAIBORNE STREET, TO ALLOW FOR AN EXPANSION OF A NEIGHBORHOOD COMMERCIAL USE IN A MIXED RESIDENTIAL DISTRICT.

WHEREAS in accordance with Appendix B, Article IV, Part 3, Section 2 of the Land Use Ordinance of the City of Sulphur, applicant is requesting an Exception to allow for an expansion of a neighborhood commercial use in a Mixed Residential District for the following described property:

A CERTAIN PIECE OR PORTION OF GROUND, SITUATED IN THE PARISH OF CALCASIEU, STATE OF LOUISIANA, DESCRIBED AS LOTS 1 AND 2 OF BLOCK "A" OF THE WEST END SUBDIVISION OF THE TOWN OF SULPHUR, LOUISIANA, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 263.

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude, or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

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

If City Council does hereby approve this Exception the owner of this Exception shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this Exception.

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

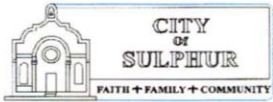
BE IT RESOLVED by the City Council of the City of Sulphur Louisiana, that they do hereby grant an Exception to 3 A Holding, LLC, 201 Claiborne Street, to allow for an expansion of a neighborhood commercial use in a mixed residential district.

APPROVED AND ADOPTED by
Land Use Commission of the City of
Sulphur, Louisiana, on this ____
day of _____, 2023.

LENORE CARROLL, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL

Date Received 9-28-23

\$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 _____ **DATE** _____

PROPERTY OWNER INFORMATION

Name of Property Owner 3 A Holding LLC / KAYAL KHAN.
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 3721 W. Dwyer Rd City: Lake Charles State: LA Email: Fayaz2243@yahoo.com
Physical Address: 201 Claiborne St. City: Sulphur State: LA
Phone Number (H) 337-802-3253 (W) _____ (C) 337-802-3253

PROPERTY INFORMATION

Location Address: 201 Claiborne St Sulphur LA.
Present Zoned Classification: C. Store. Circle A Mixed Residential

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

Attach. Copy.

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 SA

REQUEST INFORMATION

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

Zoning Change: From _____ To _____

Purpose of Request: addition. (see attached drawing)

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.

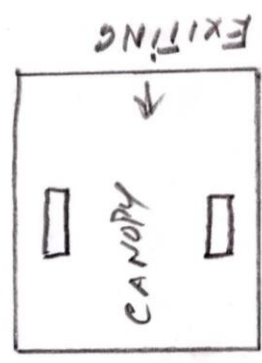
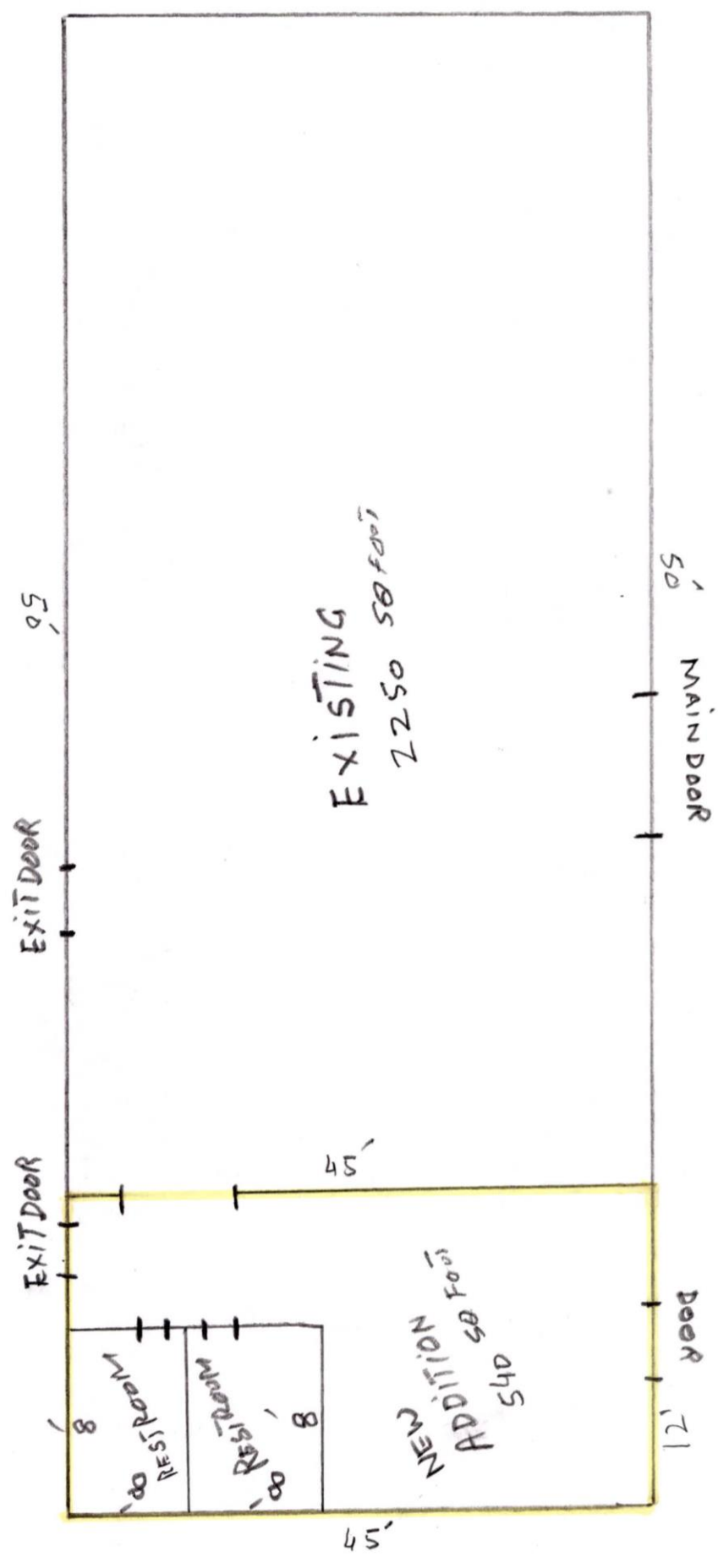
Further, I do certify that the property for which the above request is being made does not hold any restrictions or covenants that would be in conflict with said request.

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: 9/27/2023

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

W. VERDINE STREET



CIRCLE A FOOD
201 N. CLAIBORNE ST.
SULPHUR, LA 70663

NORTH CLAIBORNE STREET

