

NOTICE.....The Land Use meetings will temporarily be held at 501 Willow Avenue.

**AGENDA
LAND USE COMMISSION MEETING
TUESDAY, FEBRUARY 18, 2025, AT 5:30 P.M.**

THERE WILL BE A REGULAR MEETING OF THE SULPHUR LAND USE COMMISSION, **TUESDAY, FEBRUARY 18, 2025, AT 5:30 P.M.** IN THE CITY COUNCIL CHAMBERS LOCATED AT 501 WILLOW AVENUE, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL
APPROVAL OF MINUTES OF PREVIOUS MEETING (S)
APPROVAL OF AGENDA

1. Resolution granting an Exception to Lee Marsalise, 102 Louisiana Avenue, to allow for living in a business district.

ADJOURNMENT

****(Anyone addressing the Land Use Commission will be limited to speak for 3 minutes only)

If you are not satisfied with the outcome of the Land Use 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 to 14th Judicial District Court.

***The next regular Land Use Commission meeting will be held on Monday, March 17, 2025, at 5:30 p.m. in the Council Chambers located at 501 Willow Avenue, 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 AN EXCEPTION TO LEE MARSALISE, 102
LOUISIANA AVENUE, TO ALLOW FOR LIVING IN A BUSINESS
DISTRICT.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Lee Marsalise, 102 Louisiana Avenue, to allow for living in a business district for the following described property:

LOT 40 BLK 3 WEST POINT SUB

This Exception is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said Exception interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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

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

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 In the event work is commenced prior to obtaining all applicable permits, this Exception shall be withdrawn and considered null and void.

BE IT FURTHER RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby grant an Exception to Lee Marsalise, 102 Louisiana Avenue, to allow for living in a business district.

APPROVED AND ADOPTED by
the Land Use Commission
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2025.

TROY DARBY, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



CITY OF SULPHUR
APPLICATION FOR
DEVELOPMENT APPROVAL

Date Received 1/8/25

\$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 LEE J Marsalise DATE 1-8-25

PROPERTY OWNER INFORMATION

Name of Property Owner LEE J Marsalise (valiantcorp@yahoo.com)
(Owner must provide proof of ownership such as property tax record or recorded deed)
Mailing Address: 110 Raymond Dr. Delidell LA 70634
Physical Address: SAME City: SAME State: SAME
Phone Number (H) _____

PROPERTY INFORMATION

Location Address: 102 Louisiana St. Sulphur LA
Present Zoned Classification: Business

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

lot 40 Blk 3 West Point Sub.

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 LM

REQUEST INFORMATION

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

Zoning Change: From _____ To _____
Purpose of Request: To allow for living in a Business District.

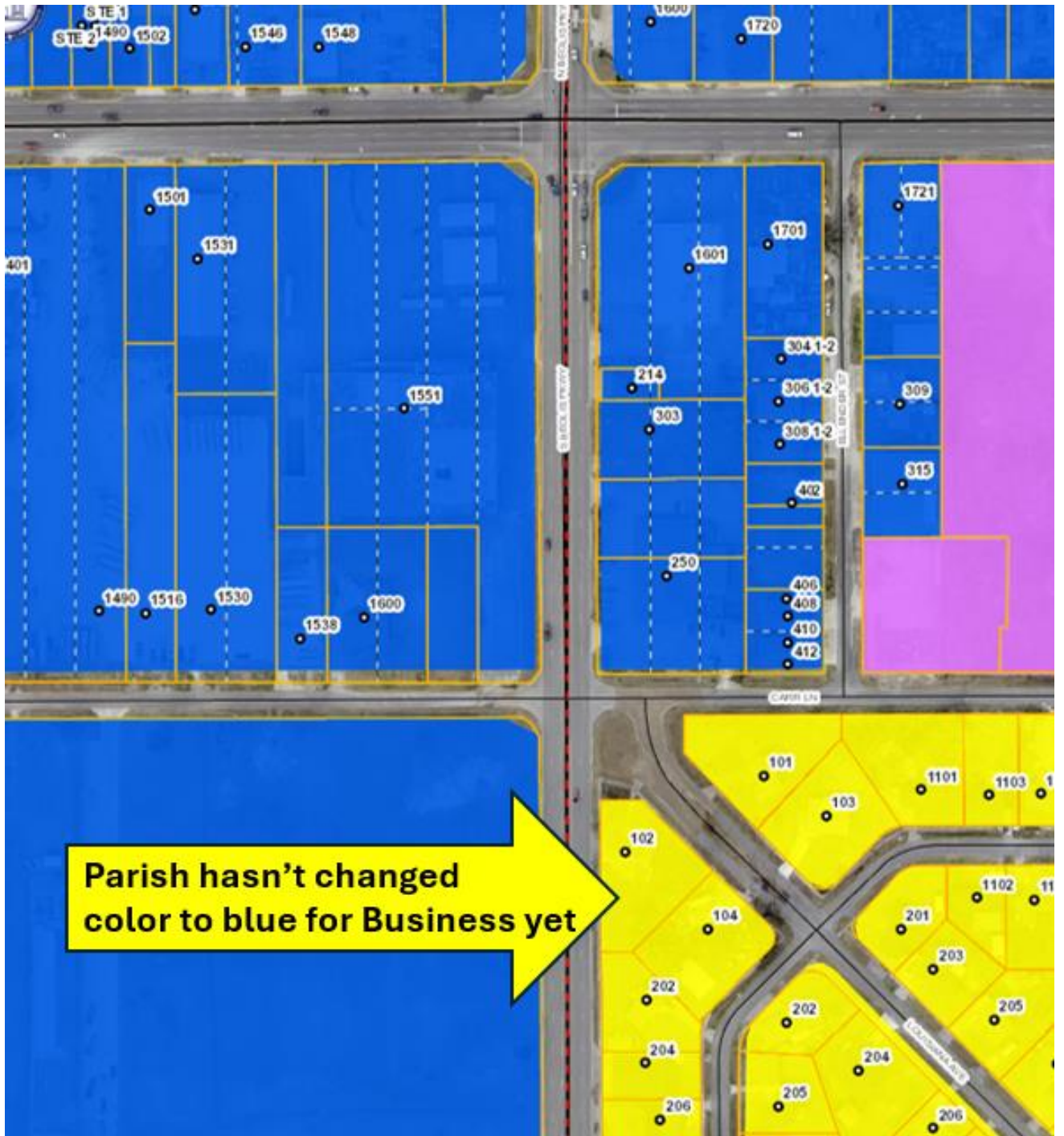
I do hereby understand that no petition for a change in the classification of property shall be filed unless such petition is duly signed and acknowledged by the owners of authorized agents of not less than fifty (50) percent of the area of land for which a change of classification is requested; provided however, that where any lot located in the aforesaid area is owned in division, all co-owners must sign the petition for that lot to be included in the fifty (50) percent area provision, as stated in the City of Sulphur Land Use Ordinance, Number 541, M-C Series.

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

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

Applicant Signature: Lee J Marsalise Date: 1-7-2025

	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.			



Parish hasn't changed color to blue for Business yet





