

CALCASIEU PARISH PLANNING & DEVELOPMENT OFFICE
APPLICATION FOR ZONING CHANGES / AMENDMENTS
VARIANCES OR EXCEPTIONS



CASE NUMBER VAR-0220-0126

DATE RECEIVED 2/13/20

FEE \$200.00

APPLICANT INFORMATION

NAME: Jerry Boyles, et ux

ADDRESS: 5192 Winnie Drive

Sulphur, LA 70665

PHONE NUMBER: (Home) _____

(Work) _____ (Cell) 337-802-3778

Email: jnjmam@aol.com

PROPERTY INFORMATION

LOCATION: 5192 Winnie Drive

AMOUNT OF LAND: 366.6' x 213.85' = 1.8 acres

IDENTIFYING LANDMARK: House, carport, shop and pond

PRESENT ZONING CLASSIFICATION: Single Family Residential (R-1)

METRO. PLANNING BOUNDARY

IN

OUT

- ☐ REZONING
☒ ZONING VARIANCE
☐ EXTENSION

ZONING REQUEST INFORMATION

- ☐ EXCEPTION
☐ SUBDIVISION VARIANCE
☐ REVISION
☐ ADMINISTRATIVE REVIEW

ZONING CHANGE: FROM _____

TO _____

PURPOSE OF REQUEST: To allow a dwelling with less than required lot square footage (required 43,560 sq.ft.; requesting 26,395 sq. ft.).

I DO FULLY 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 (50) PERCENT AREA PROVISION, AS STATED IN THE PARISH ZONING ORDINANCE, NUMBER 1927, AS AMENDED AND REENACTED BY ORDINANCE 3940, AS AMENDED.

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 ZONING SIGN(S) PLACED ON MY PROPERTY AFTER THE PUBLIC HEARING.

APPLICANT SIGNATURE *Jerry Boyles* DATE _____

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

- | | | | | |
|-----|---|------------|-----------|------------|
| 1a. | IS SITE LOCATED WITHIN AN ACTIVE PARISH WATER DISTRICT? | <u>YES</u> | NO | N/A |
| b. | IF NOT, ARE PRESENT FACILITIES ADEQUATE FOR FUTURE USE? | YES | NO | <u>N/A</u> |
| 2a. | HAS THE METHOD OF SEWAGE DISPOSAL BEEN APPROVED BY THE CALCASIEU PARISH HEALTH UNIT? | YES | NO | <u>N/A</u> |
| b. | WHAT TYPE OF SEWAGE DISPOSAL SYSTEM WILL BE USED? OXIDATION POND _____
SEPTIC TANK _____ MUNICIPAL SEWAGE DISTRICT _____ MECHANICAL PLANT _____
OTHER _____ | | | |
| 3. | ARE THE EXISTING NATURAL & / OR MAN-MADE DRAINAGE FACILITIES ADEQUATE FOR EXPECTED SURFACE WATER RUN -OFF? | <u>YES</u> | NO | N/A |
| 4. | WILL THE PROPOSED USE BE A NUISANCE TO THE SURROUNDING AREA BECAUSE OF ODORS, VIBRATIONS, UNSIGHTLY AREAS OR OTHER UNWARRANTED ELEMENTS? | YES | <u>NO</u> | N/A |
| 5. | IS THE CAPACITY OF THE ROAD AND OFF-STREET PARKING FACILITIES ADEQUATE FOR USE BY THE PROPOSED DEVELOPMENT? | <u>YES</u> | NO | N/A |
| 6. | WILL THE LOCATION BE SERVED BY A FIRE PROTECTION? | <u>YES</u> | NO | N/A |
| 7. | CAN THE PROPOSED DEVELOPMENT BE EXPECTED TO ADVERSELY EFFECT THE CHARACTER / AESTHETICS OF THE AREA INVOLVED? | YES | <u>NO</u> | N/A |
| 8. | IS PROPERTY WITHIN A DESIGNATED FLOOD HAZARD AREA?
FLOOD ZONE CLASSIFICATION <u>X</u> BFE _____ FT. | YES | <u>NO</u> | N/A |

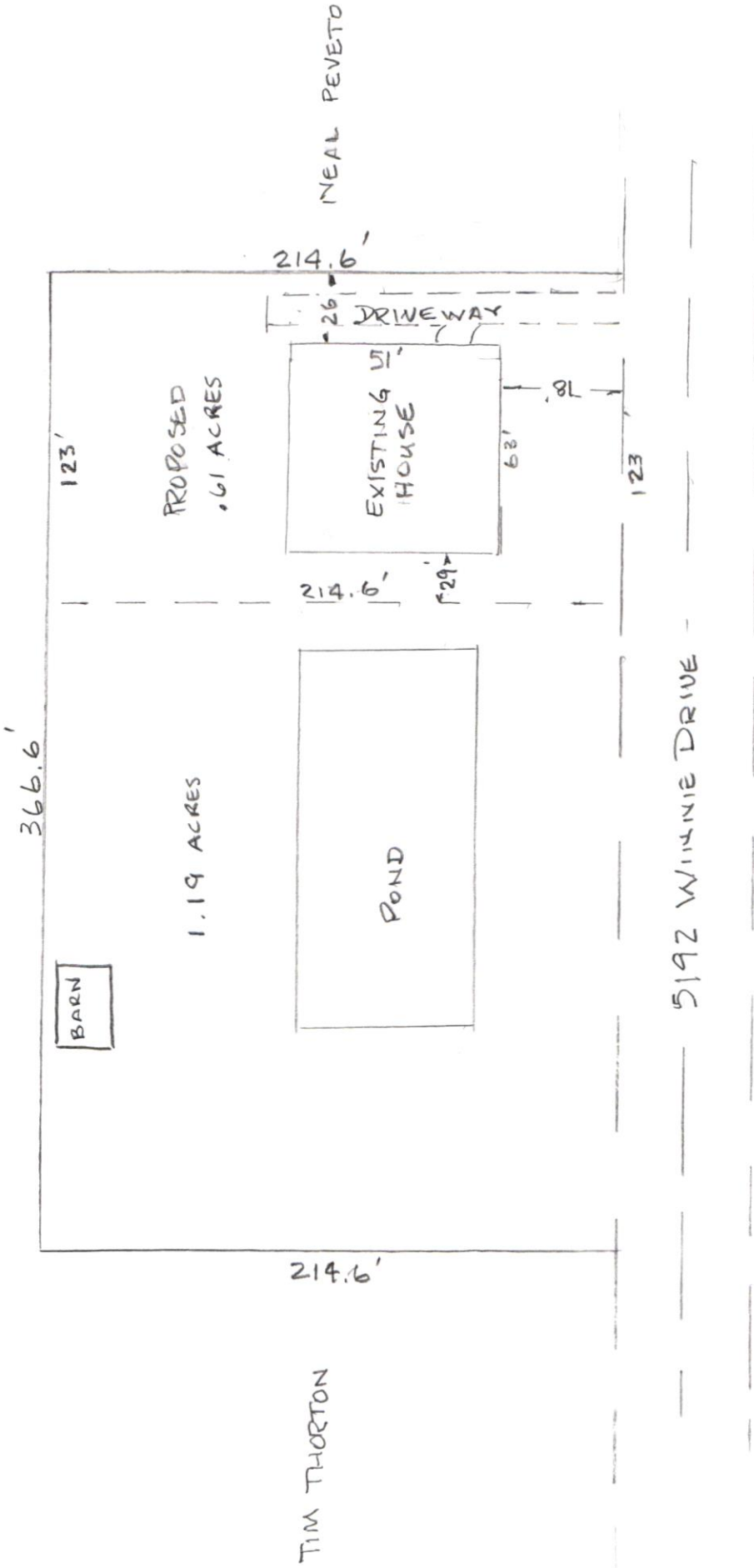
STAFF RECOMMENDATION: Staff recommends the request be granted. See application summary for condition.

Application Summary				
Applicant	Jerry Boyles, et ux		Submittal Date	2/13/2020
Case Number	VAR-0220-0126		Site Area	1.8 Acres
Location	5192 Winnie Drive	Police Jury District	12- Judd Bares	
P&Z Meeting Date	May 19, 2020	PJ Meeting Date	N/ A	
Request(s)				
To allow a dwelling with less than required lot square footage (required 43,560 sq. ft.; requesting 26,395 sq. ft.).				
Site Characteristics				
Present Zoning Classification	Single Family Residential (R-1)			
Identifying Landmark	House, carport, shop and pond			
Urban Service Area	Out	Flood Zone	X	
Area Characteristics				
Surrounding Zoning	Single Family Residential (R-1), Mixed Residential (R-2), Agricultural (A-1), General Commercial (C-2)			
Surrounding Uses	Residential, Commercial			
Zoning History				
Original Zoning	Single Family Residential (R-1)	Date	1980	
Recent Zoning Requests in Immediate Area In the past five years, there has been one zoning request within the immediate area. <ul style="list-style-type: none">In 2018, the Planning and Zoning Board granted a request by Joshua Frey for a variance to allow a dwelling with less than required public road frontage (required 100 feet; requesting 90 feet) and with less than required lot square footage (required 43,560 sq. ft.; requesting 16,425 sq. ft.) in the 5100 Block of Frey Road.				
Recommendation				
Because the proposed lot size is consistent with the character of the area, the staff recommends that the request be granted with the condition that the development adhere to the site plan on file with the Division of Planning and Development, provided that the Director, or designee, may authorize adjustments to the site plan in light of technical or engineering considerations discovered during development.				

JERRY BOYLES



EDMON TRAHAN



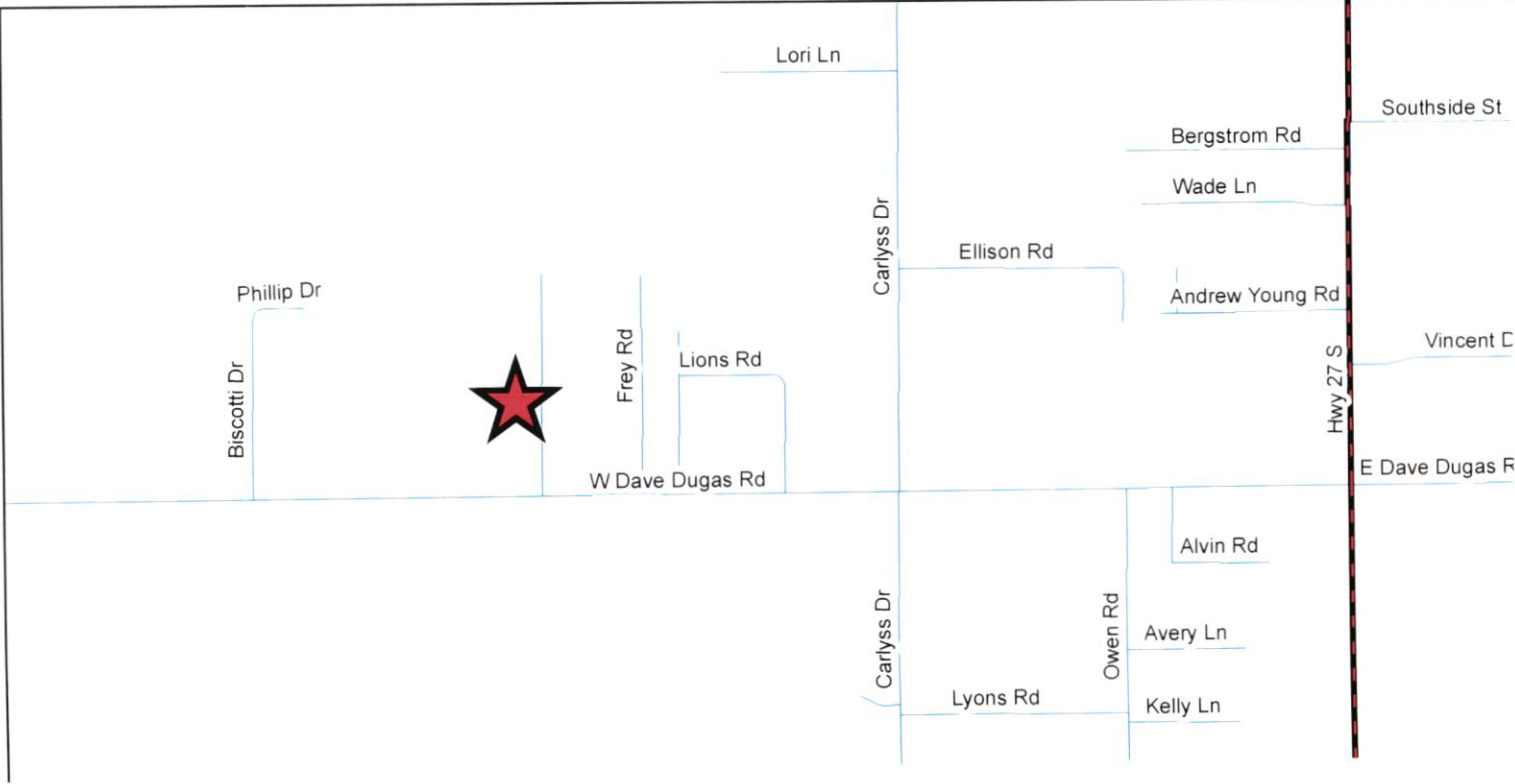
Prepared for Mr. Thorton
Date: 11/1/80
By: Jerry Boyles

Scanned and Uploaded
Date: 2/17/2020
By: TH

Jerry Boyles, et ux



Police Juror
District 12
Judd Bares









Phillip Dr

Biscotti Dr

Winnie Dr

Frey Rd

Volunteer Rd

Lions Rd

W Dave Dugas Rd