

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



CASE NUMBER VAR-0320-0128

DATE RECEIVED 3/6/20

FEE \$200.00

APPLICANT INFORMATION

NAME: Sherry Sandifer

ADDRESS: 6662 Oak Lake Drive

Sulphur, LA 70665

PHONE NUMBER: (Home) _____

(Work) _____ (Cell) 337-515-4037

Email: sherrysandifer50@gmail.com

PROPERTY INFORMATION

LOCATION: 6662 Oak Lake Drive AMOUNT OF LAND: _____ x _____ = 1.38 acres

IDENTIFYING LANDMARK: House and two (2) accessory buildings

PRESENT ZONING CLASSIFICATION: Agricultural (A-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 two dwellings with less than required lot square footage (required 87,120 sq. ft.; requesting 60,113 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 Sherry Sandifer

DATE 3-6-2020

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

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

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

Application Summary				
Applicant	Sherry Sandifer		Submittal Date	3/6/2020
Case Number	VAR-0320-0128		Site Area	1.38 Acres
Location	6662 Oak Lake Drive	Police Jury District	12- Judd Bares	
P&Z Meeting Date	May 19, 2020	PJ Meeting Date	N/ A	
Request(s)				
To allow two dwellings with less than required lot square footage (required 87,120 sq. ft.; requesting 60,113 sq. ft.).				
Site Characteristics				
Present Zoning Classification	Agricultural (A-1)			
Identifying Landmark	House and two (2) accessory buildings			
Urban Service Area	Out	Flood Zone	X	
Area Characteristics				
Surrounding Zoning	Agricultural (A-1), Heavy Industrial (I-2), General Commercial (C-2)			
Surrounding Uses	Residential, Commercial, Industrial			
Zoning History				
Original Zoning	Agricultural (A-1)	Date	1980	
Recent Zoning Requests in Immediate Area In the past five years, there have been two zoning requests within the immediate area. <ul style="list-style-type: none">• In 2016, the Planning and Zoning Board and the Police Jury granted a request by Joseph Laurent, et ux to rezone from Agricultural (A-1) to General Commercial (C-2) to allow commercial development (boat service) at 6588 Oak Lake Drive.• In 2016, the Planning and Zoning Board granted a request by Garry Fields, et ux for a variance to allow residential development with less than required public road frontage (required 100 feet; requesting 94 feet) and with less than required lot square footage (required 43,560 square feet; requesting 16,117 square feet) at 6576 Ursan Road.				
Recommendation				
Because the proposed development is consistent with the area, the staff recommends that the request be granted with the following conditions: <ol style="list-style-type: none">1) 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; and2) that the manufactured home be skirted prior to the utilities being connected.				

March 6, 2020

To Whom it May Concern:

I am applying for a Variance to be able to place a second residence (small manufactured home/896 sf) on my property located at 6662 Oak Lake Drive, Sulphur, LA 70665. My purpose is to provide a home for my 77 year old Aunt, in order for her to maintain her independence and be close enough for me to take care of her. She can not maintain a typical home due to costs and her age but she's still independent enough not to require assisted living or nursing home.

By having her close to me, I can check on her daily and provide any assistance that she may need.

I ask that you consider this request favorably,

Thank you,

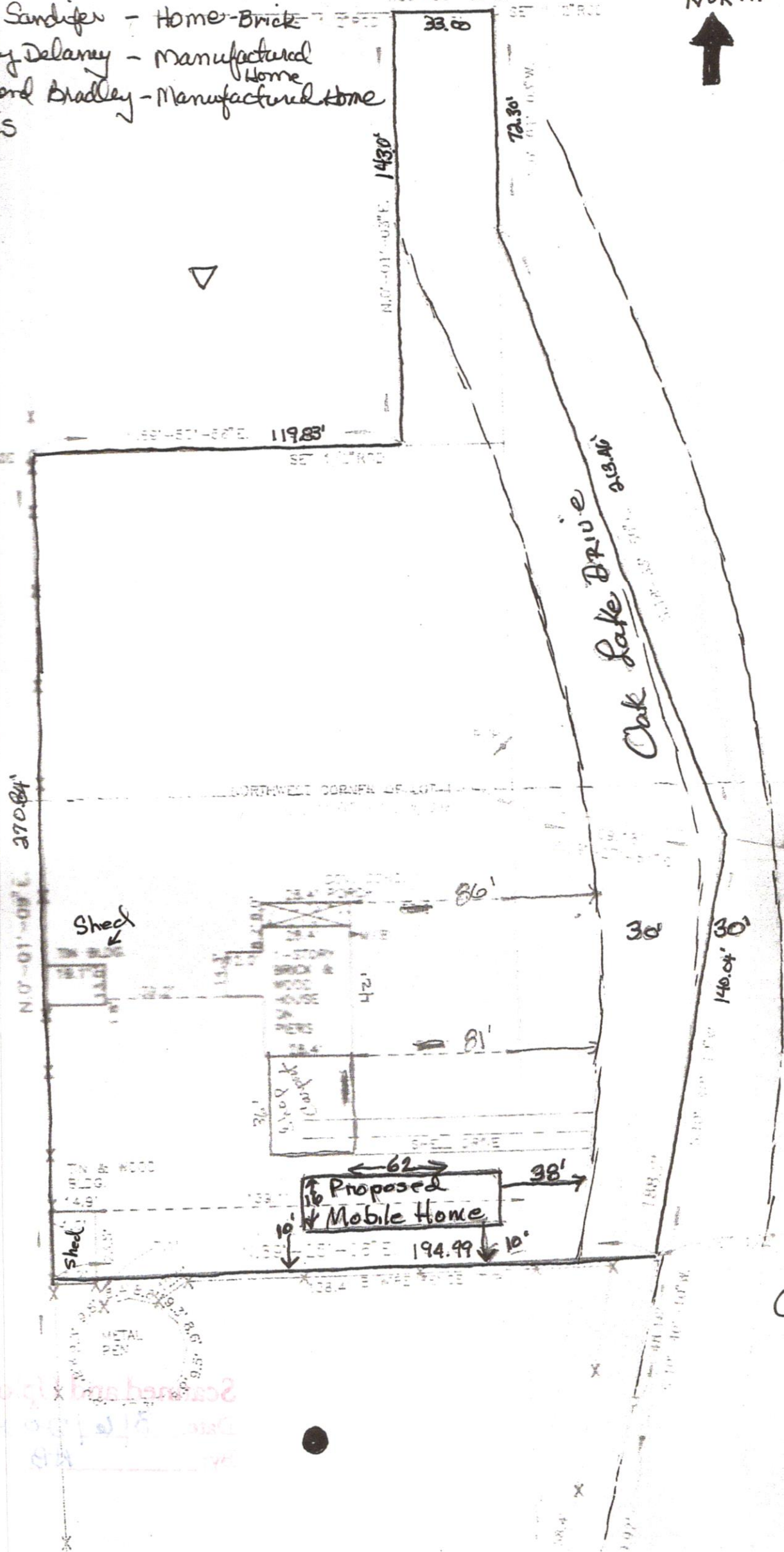
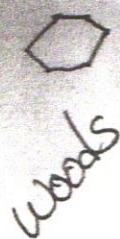
Sherry Sandifer

Scanned and Uploaded

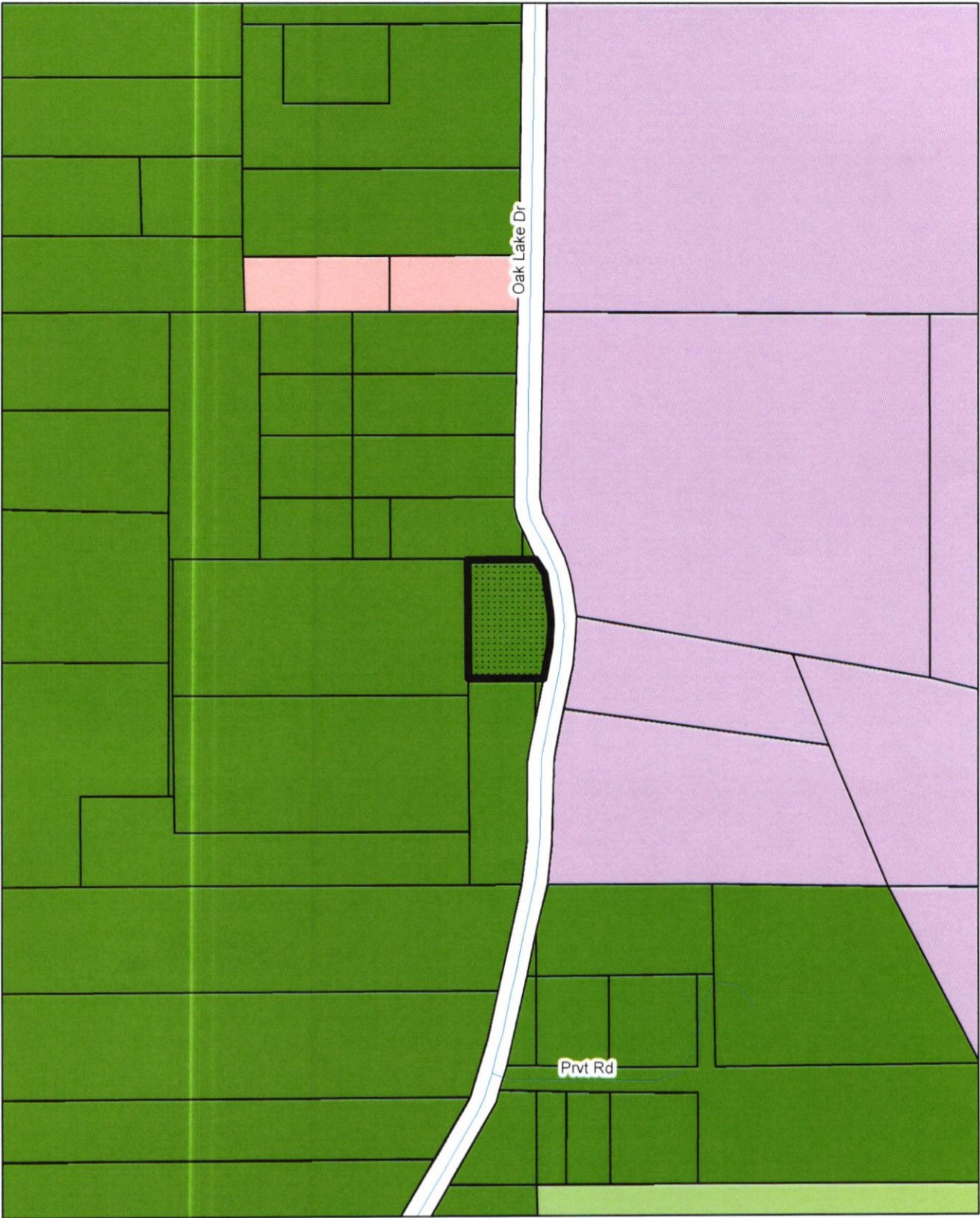
Date: 3/6/2020

By: AB

- NORTH
↑



Sherry Sandifer



Petitioner'
Property

- tax
- State_Roads
- Street_Centerlin
- A1
- C1
- C2
- C3
- CITY
- I1
- I2
- I2R
- I3
- PUD
- R1
- R2
- RM
- RMHP
- R-RVP
- LAKE
- NELSON



Police Juror
District 12
Judd Bares

