

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



CASE NUMBER VAR-0620-0133 DATE RECEIVED 6/12/20 FEE \$200.00

APPLICANT INFORMATION

NAME: Stephen Hatten
 ADDRESS: 3601 Wright Road
Sulphur, LA 70665
 PHONE NUMBER: (Home) _____
 (Work) _____ (Cell) 337-794-9394 Email: mallard3186@aol.com

PROPERTY INFORMATION

LOCATION: 3601 Wright Road AMOUNT OF LAND: x = 2 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 a second dwelling with less than required public road frontage (required 200 feet; requesting 130.6 feet) and to decrease the side yard setback requirement of an accessory building (required 10 feet; requesting 1 foot).

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 Application submitted online DATE _____

REVIEW INFORMATION (FOR STAFF INFORMATION ONLY)

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

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

Application Summary

Applicant	Stephen Hatten	Submittal Date	6/12/2020
Case Number	VAR-0620-0133	Site Area	2 Acres
Location	3601 Wright Road	Police Jury District	15- Tony Tramonte
P&Z Meeting Date	July 21, 2020	PJ Meeting Date	N/A

Request(s)

To allow a second dwelling with less than required public road frontage (required 200 feet; requesting 130.6 feet) and to decrease the side yard setback requirement of an accessory building (required 10 feet; requesting 1 foot).

Site Characteristics

Present Zoning Classification	Agricultural (A-1)		
Identifying Landmark	House and two (2) accessory buildings		
Urban Service Area	In	Flood Zone	X, X (Shaded)

Area Characteristics

Surrounding Zoning	City of Sulphur, Agricultural (A-1), Single Family Residential (R-1)
Surrounding Uses	Residential

Zoning History

Original Zoning	Agricultural (A-1)	Date	1982
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Recent Zoning Requests in Immediate Area

In the past five years, there have been eight zoning requests within the immediate area.

- In 2019, the Planning and Zoning Board **granted** a request by Anthony Pooser, et ux for a variance to allow a second dwelling with less than required public road frontage (required 200 feet; requesting 65.3 feet) at 3613 Wright Road.
- In 2019, the Planning and Zoning Board and Police Jury **granted** a request by Westlake Mobile Village, Inc. to rezone from Single Family Residential (R-1) and Light Industrial (I-1) to Light Industrial (I-1) to allow industrial development in the 3500 Block of South Beglis Parkway.
- In 2019, the Planning and Zoning Board **denied** a request by Mary Tervort for an exception to allow residential development (manufactured home) at 3536 Woodland Drive.
- In 2018, the Planning and Zoning Board and the Police Jury **granted** a request by Great Southern Group, LLC, et al to rezone from Light Commercial (C-1) to Light Industrial (I-1) to allow industrial development (contractor shop and storage yard) at 3227 South Beglis Parkway.
- In 2016, the Planning and Zoning Board **granted** a request by Inwood Forest, LLC, et al for a variance to increase the maximum density requirements (allowed 100 units; requesting 200 units) in the 3600 Block of South Beglis Parkway.
- In 2016, the Planning and Zoning Board and the Police Jury **granted** a request by Inwood Forest, LLC, et al to rezone from Single Family Residential (R-1) to Multi-Family Residential (R-M) to allow multi-family residential development (200 units) in the 3600 Block of South Beglis Parkway.
- In 2016, the Planning and Zoning Board **granted** a request by Inwood, Forest, LLC, et al for a variance to decrease the lot size requirement (required 7,500 sq. ft.; requesting 5,500 sq. ft.), to decrease the public road frontage requirement (required 60 ft.; requesting 50 ft.), and to decrease the front setback requirement (required 30 ft.; requesting 20 ft.) in the 3600 Block of South Beglis Parkway.
- In 2015, the Planning and Zoning Board and the Police Jury **granted** a request by Great Southern Group, LLC and Glen James to rezone from Light Commercial (C-1) to Light Industrial (I-1) to allow light industrial development (wholesale distributor) at 3451 South Beglis Parkway.

Recommendation

Because the proposed development is consistent with the character of the area, the staff recommends that the request be **granted** with the following conditions:

- 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;
- 2) that the development adhere to storm water best management practices; and
- 3) that the manufactured home be skirted prior to the utilities being connected.

06/09/2020

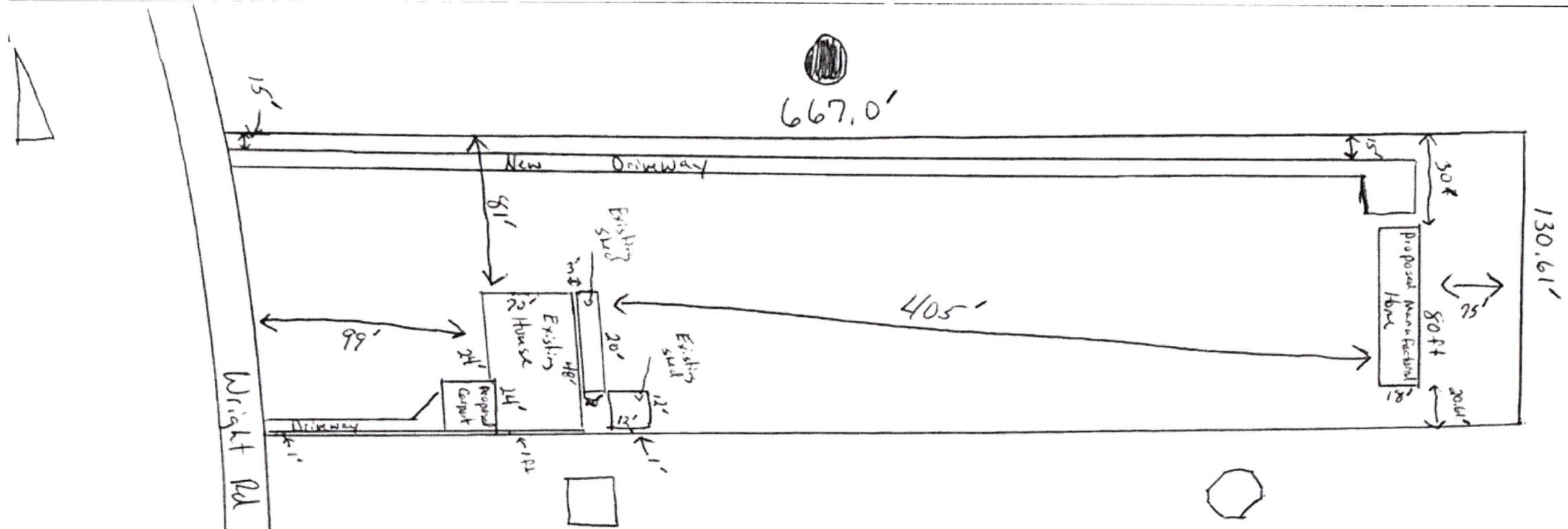
To whom it may concern:

I, Stephen Dale Hatten, am wanting to get a variance for a free standing carport of 2 foot from the neighbor's property because that is where the driveway was when I purchased the house in October of 1997. I was told that the property was surveyed wrong many years ago and was corrected after the house was already built where it is now.

Also, I am wanting to move my mother in law into a trailer in the back of my property. She was living with her father until he just recently passed away. Her brother is constantly harassing her, causing a horrible living condition. Also, her health is not very good and we would really like her closer to us, but our house is too small to have her move in with us.

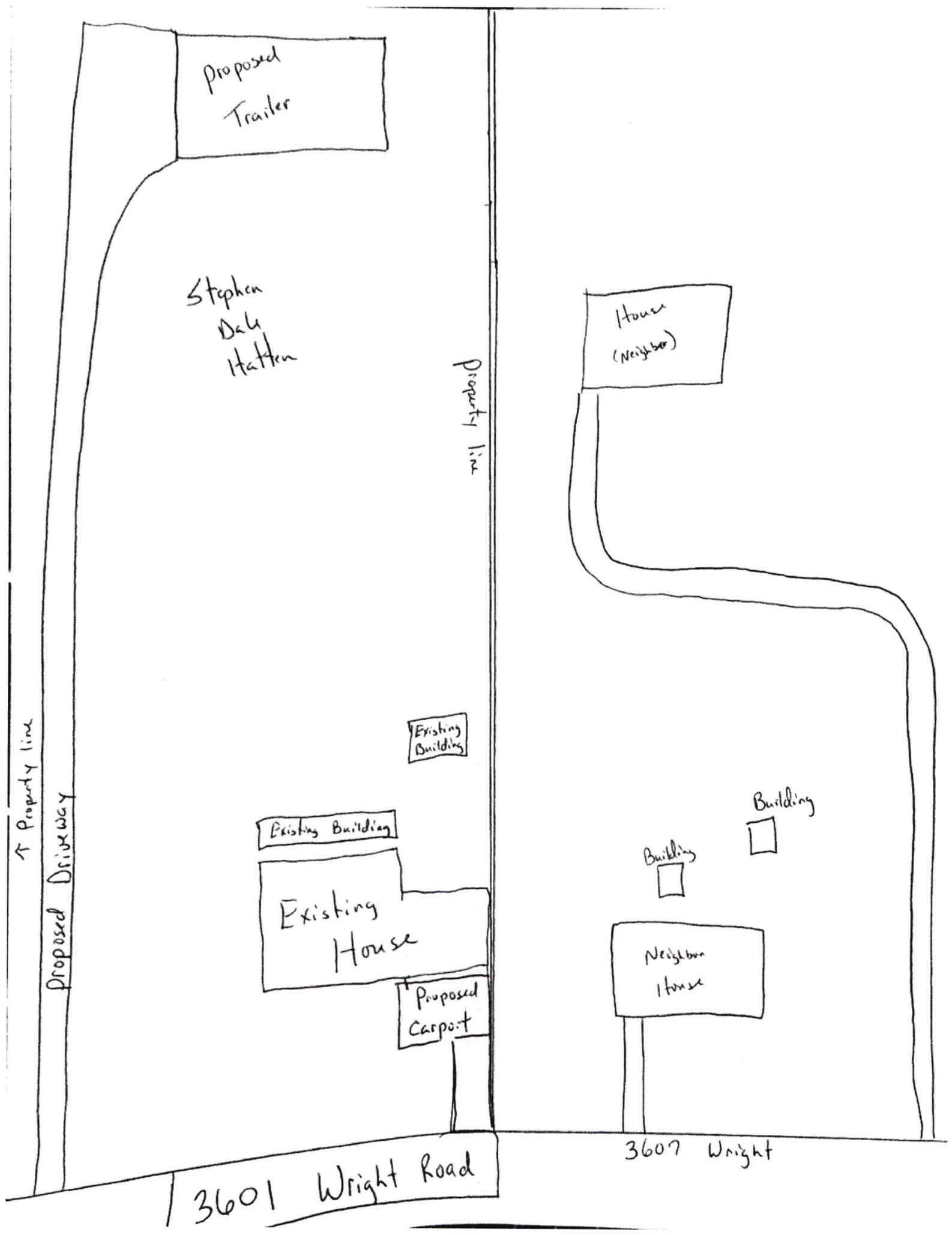
Thank you,

Stephen Hatten



Adjacent Property Owners

- Unknown / Wooded lot
- unknown / wooded lot
- ◊ unknown / Vacant lot
- Joe & Stacy Clement / House.



Proposed Trailer

Stephen Dale Hatten

Property line

Existing Building

Existing Building

Existing House

Proposed Carport

House (Neighbor)

Building

Building

Neighbor House

↑ Property line

Proposed Driveway

3601 Wright Road

3607 Wright

Stephen Hatten

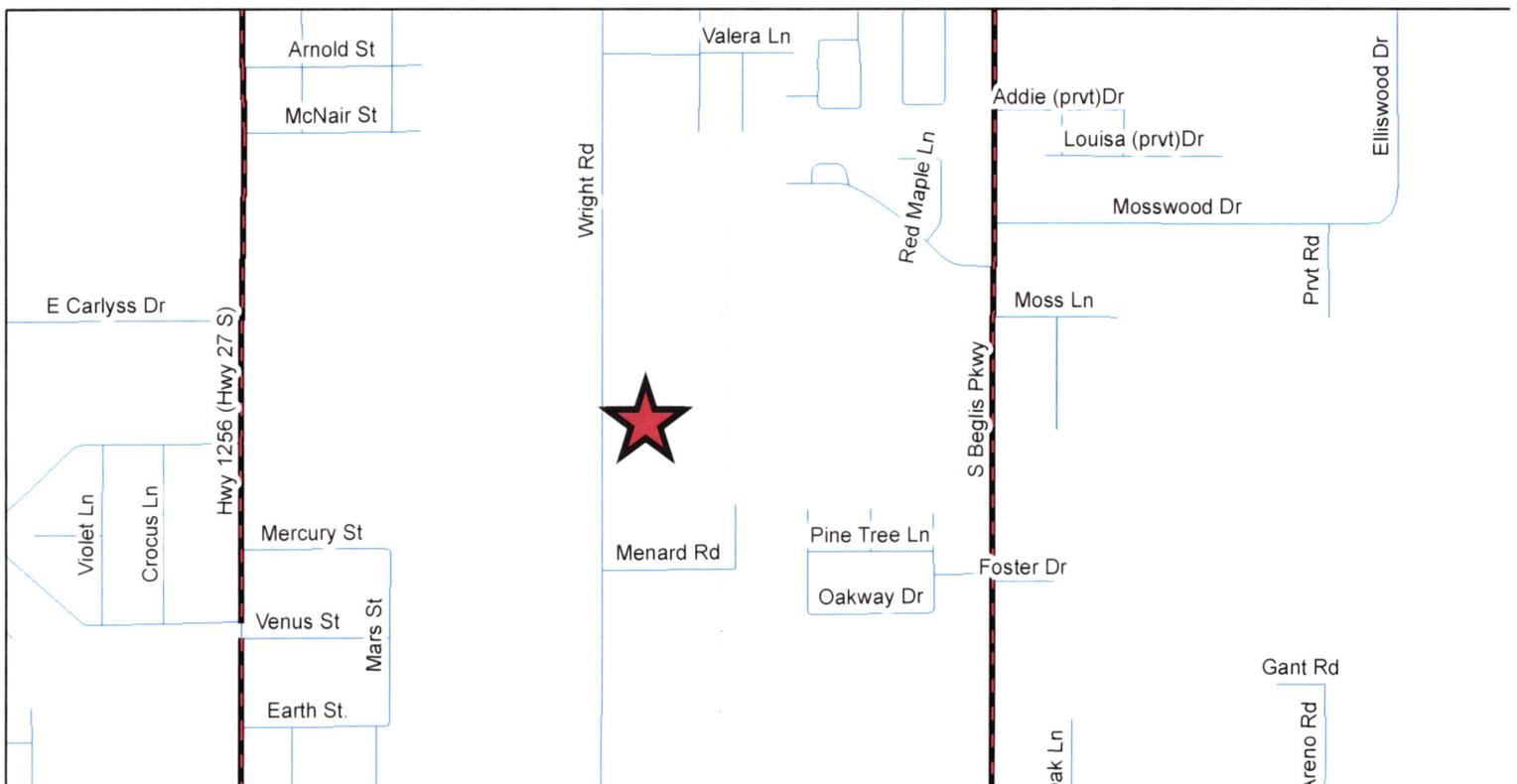


Petitioner's Property

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



Police Juror
District 15
Tony Tramonti



VAR-0620-0133



VAR-0620-0133



VAR-0620-0133





Wright Rd

Menard Rd

