

ORDINANCE NO. 113

AN ORDINANCE TO PROVIDE A VARIANCE WITH RESPECT TO CERTAIN PROPERTY CURRENTLY ZONED R-2 TO ALLOW FOR THE PLACEMENT OF A CLASS A MOBILE HOME ON SAID PROPERTY; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; AND OTHERWISE TO PROVIDE WITH RESPECT THERETO.

WHEREAS, the property more particularly described hereinafter is currently zoned R-2 (Rural, Single-Family Residential Property) and subject to the zoning requirements set forth in Ordinance No. 65 of the Code of Ordinances of the Village of Choudrant, Louisiana; and

WHEREAS, a request has been made that a variance be granted from the zoning regulations currently affecting said property.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Aldermen of the Village of Choudrant, Louisiana, convened in Regular Session this 3rd day of May, 2010, that the following Ordinance is hereby enacted:

SECTION 1.

A variance is hereby granted from the zoning regulations set forth in Ordinance No. 65 of the Code of Ordinances of the Village of Choudrant, Louisiana, to allow the owner of said property, Rutha Mae Dade, to place a Class A mobile home on property owned by her, currently zoned R-2 (Rural, Single-Family Residential Property), and more particularly described as follows:

Beginning at the Southeast Corner of the SW ¼ of the NE ¼, Section 19, Township 18 North, Range 1 West, and run west for a distance of 1,089 feet to STARTING POINT. From starting run west for a distance of 209 feet, then run North 209 feet, thence east 209 feet, thence south 209 feet to STARTING POINT, all in the SW ¼ of NE ¼, Section 19, Township 18 North, Range 1 West.

AND

Beginning at the Southeast Corner of the SW ¼ of the NE ¼, Section 19, Township 18 North, Range 1 West, and run West for a distance of 1,089 feet for the STARTING POINT and from said starting point run North 209 feet, thence East 209 feet, thence South 209 feet, and thence West 209 feet, to starting point, all in SW ¼ of NE ¼, Section 19, Township 18 North, Range 1 West. Said property bearing municipal address: 171 Jones Street, Choudrant, Louisiana 71227.

SECTION 2.

It is specifically understood that the variance granted herein shall cease upon any change in ownership of the immovable property or the mobile home located on said property, of if said mobile home is abandoned or not used as a residence for a period of six (6) months.

SECTION 3.

Except as amended hereinabove, all other provisions and zoning designations set forth on the Choudrant Comprehensive Plan and the Zoning Map of the Village of Choudrant, Louisiana, shall remain in full force and effect without change or alteration.

SECTION 4.

If any section, paragraph, sentence, clause and/or phrase of this Ordinance or the application thereof is declared unconstitutional, unenforceable or invalid by the valid judgment of any court of competent jurisdiction such unconstitutionality, unenforceability or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses and/or phrases of this Ordinance, since the same would have been enacted by the Village of Choudrant without the incorporation in this Ordinance of any such unconstitutional, unenforceable or invalid section, paragraph, sentence, clause or phrase. To that end, the provisions of this Ordinance are hereby declared severable.

SECTION 5.

All other ordinances, or any parts thereof, which are in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 6.

This Ordinance shall become effective after final adoption and publication in the manner prescribed by law.

The above and foregoing Ordinance was introduced on April 5, 2010 at the regular meeting of the Board of Aldermen of the Village of Choudrant, Louisiana, a public hearing having thereafter been held, title having been read, and a motion to adopt said ordinance was made by Alderman O'Neal. The motion was seconded by Alderwoman Morrison, and after having been considered by title was adopted as a whole by the following YEA and NAY vote:

YEAS: Morrison
O'Neal

NAYS: None

ABSENT: Aswell

WHEREUPON, the Ordinance was declared duly adopted this 3rd day of May, 2010.

CELESTE H. BUTLER, Clerk
VILLAGE OF CHOUDRANT

BILL SANDERSON, Mayor
VILLAGE OF CHOUDRANT