

ORDINANCE NO. 93

AN ORDINANCE TO PROVIDE A VARIANCE WITH RESPECT TO CERTAIN PROPERTY CURRENTLY ZONED R-1 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-1 (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 6th day of August, 2007, 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, Willard Alonzo Evans, to place a Class B mobile home on property owned by him, currently zoned R-1 (Rural, Single-Family Residential Property), and more particularly described as follows:

Section 24, Township 18, Range 2

NW ¼ of SE ¼, Beginning at the NE corner of the NW ¼, SE of the above Section, run South to the North line of U.S. Highway 80 a distance of 424', thence run West along the line of said Highway for 359' for Starting Point. From Starting Point, run North to North line of the above 40 for 330.8', thence West along the North line of said 40 for 508.2', thence South to the North line of U.S. Highway 80 a distance of 188.6', thence East along the North line of U.S. Highway 80 to Starting Point, containing 3.02 acres.

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 August 6, 2007 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 Alderman Aswell, and after having been considered by title was adopted as a whole by the following YEA and NAY vote:

YEAS: Aswell, O'Neal

NAYS: Morrison

ABSENT: None

WHEREUPON, the Ordinance was declared duly adopted this 20th day of August, 2007.

CELESTE H. BUTLER, Clerk
VILLAGE OF CHOUDRANT

BILL SANDERSON, Mayor
VILLAGE OF CHOUDRANT