

February 20, 2018

The Board of Zoning Adjustment of the City of Sulphur, Louisiana, met in regular session at its regular meeting place located at 500 N. Huntington Street, Sulphur, Louisiana, held immediately following the Land Use Commission meeting at 5:30 p.m., on the 20th day of February, 2018, after full compliance with the convening of said meeting with the following members present:

PHYLLIS WILSON, Land Use Commission District 2
MIKE MOORE, Land Use Commission District 3
BILL McMULLEN, Land Use Commission District 4
GERRIT LAWRENCE, Land Use Commission of District 5

ABSENT: LENORE CARROLL, Land Use Commission District 1 (sick)

After the meeting was called to order and the roll called with the above results, prayer was led by Mr. Lawrence followed by the reciting of the Pledge of Allegiance led by Mr. McMullen.

Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the minutes of the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mr. Lawrence seconded by Mrs. Wilson that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is a resolution granting a variance to Central Baptist Church, 2405 Maplewood Drive, to allow for buffer not to be constructed on the west and south side of SnoCone stand. Pat McConnaughy, representative, stated that he's building a stick building on a slab and it'll be a little larger than the previous sno-cone stand. It'll basically be setup the same way. Motion was then made by Mr. McMullen seconded by Mr. Lawrence that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Central Baptist Church, 2405 Maplewood Drive, to allow for buffer not to be constructed on the west and south side of SnoCone stand.

WHEREAS, in accordance with Article IV, Part 2, Section 8 of the Land Use Ordinance of the City of Sulphur, Louisiana, a 6-foot tall buffer of wood or brick masonry shall be constructed on the south and west side of said property.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Central Baptist Church, 2405 Maplewood Drive, to allow for buffer not to be constructed on the west and south side of SnoCone stand for the following described property:

LOTS ONE (1) AND TWO (2) OF BLOCK FOUR (4) OF ELMWOOD SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LOUISIANA MERIDIAN, AS PER PLAT RECORDED IN THE RECORDS OF CALCASIEU PARISH, LOUISIANA.

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this variance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this variance the owner of this variance shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this variance.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this variance shall be withdrawn and considered null and void.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Carroll

And the said resolution was declared duly adopted on this 20th day of February, 2018.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Zelda Bertrand, 306 Louisiana Avenue, to allow for front setback to be 25 feet from front property line rather than the required 30 feet. Mr. Bertrand stated that they have a family of 6 and they need to make a bigger handicap accessible bathroom for their grandmother that lives with them. Mr. LeBlanc addressed the Commission and stated that he went and looked at this property and they should fall under the 50% rule. There are many homes on this street that are closer than 30 feet to front property line. After discussion, motion was made by Mr. Lawrence seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Zelda Bertrand, 306 Louisiana Avenue, to allow for front setback to be 25 feet from front property line rather than the required 30 feet.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (2) of the Land Use Ordinance of the City of Sulphur, Louisiana, front setback for a residential dwelling shall be 30 feet from front property line.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Zelda Bertrand, 306 Louisiana Avenue, to allow for front setback to be 25 feet from front property line rather than the required 30 feet for the following described property:

LOT 125 BLK 4 WEST POINT SUB PART C

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this variance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this variance the owner of this variance shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this variance.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this variance shall be withdrawn and considered null and void.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Carroll

And the said resolution was declared duly adopted on this 20th day of February, 2018.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Kelsey Richard, 2517 Roxanne Street, to allow for grandmother to live in RV on east side of home. Mr. Richard stated that his grandmother has moved into the house with them and no longer need the variance. Motion was then made by Mrs. Wilson seconded by Mr. Lawrence that the following resolution be adopted to-wit:

Resolution granting a variance to Kelsey Richard, 2517 Roxanne Street, to allow for grandmother to live in RV on east side of home.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Kelsey Richard, 2517 Roxanne Street, to allow for grandmother to live in RV for the following described property:

W 150 FT OF COM 200 FT W OF SE COR SW NW 36.9.10 W 300 FT N 200 FT ETC

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of

Sulphur pursuant to a pre-existing right of way, servitude or easement. If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.

Grantee hereby agrees and contracts to hold Grantor harmless from any damages created and/or caused by the granting of this variance, including, but not limited to, litigation defense, litigation costs, violation of subdivision restrictive covenants, building code violations or any other damages, property and/or monetary or otherwise, relating thereto.

Upon approval of this variance the owner of this variance shall be responsible for the recordation thereof, with the Clerk of Court, Calcasieu Parish, Louisiana, and shall provide the City of Sulphur a receipt evidencing recordation within 10 days of the effective date of this variance.

No work shall commence until all applicable permits are obtained. In the event work is commenced prior to obtaining all applicable permits, this variance shall be withdrawn and considered null and void.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Wilson, Mr. Moore, Mr. McMullen, Mr. Lawrence

ABSENT: Mrs. Carroll

And the said resolution failed on this 20th day of February, 2018.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

There being no further business to come before the Board, the Chairman declared the meeting adjourned.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

2/20/18
5:55 P.M.