

This meeting was regularly scheduled for Monday, December 18 but for unforeseen circumstances we did not have a quorum so it was rescheduled to Thursday, December 21, 2017.

December 21, 2017

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 21st day of December, 2017, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
PHYLLIS WILSON, Land Use Commission District 2
MIKE MOORE, Land Use Commission District 3
GERRIT LAWRENCE, Land Use Commission of District 5

BILL McMULLEN, Land Use Commission District 4 (death in family)

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 Mrs. Carroll.

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

Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that item #10 be amended to read as follows:

- Resolution granting a variance to Bel Commercial, LLC, for property located in Belle Savanne Reserve Subdivision Phase I, to reduce the cul-de-sac radii to 55 feet rather than the required 68 feet on streets "B" and "D".

Motion carried unanimously.

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

The first 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. Mrs. Carroll stated that the paperwork that was submitted from the doctor's office isn't sufficient. They want to see a written prognosis of the grandmother's illness. After discussion, motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be postponed to January 16, 2018 BZA meeting:

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: Mrs. Carroll, Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: Mr. McMullen

And the said resolution was postponed until January 16, 2018 on this 21st day of December, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to DSLD Homes, LLC, 332 Madison Crossing (Belle Savanne 1-B Subdivision), to allow for side setback to be 12 feet rather than the required 15 feet for corner lot. Brandon Jones, representative of DSLD Homes, stated that these are the last two lots in this Phase. Mr. Daigle, Land Use Administrator, stated that he objects to this variance. Motion was then made by Mr. Lawrence seconded by Mrs.

Wilson that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to DSLD Homes, LLC 332 Madison Crossing, to allow for side setback on corner to be 12 feet rather than the required 15 feet.

WHEREAS, in accordance with Article IV, Part 2, Section 2 (5) (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, side setbacks for a corner lot shall be one-half of the minimum front yard.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to DSLD Homes, LLC, 332 Madison Crossing, to allow for side setback on corner to be 12 feet rather than the required 15 feet for the following described property:

LOT B-89 OF BELLE SAVANNE PHASE I-B

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. Carroll, Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: Mr. McMullen

And the said resolution was declared duly adopted on this 21st day of December, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to DSLD Homes, LLC, 369 Madison Crossing (Belle Savanne 1-B Subdivision), to allow for side setback to be 12 feet rather than the required 15 feet for corner lot. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to DSLD Homes, LLC 369 Madison Crossing, to allow for side setback on corner to be 12 feet rather than the required 15 feet.

WHEREAS, in accordance with Article IV, Part 2, Section 2 (5) (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, side setbacks for a corner lot shall be one-half of the minimum front yard.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to DSLD Homes, LLC, 369 Madison Crossing, to allow for side setback on corner to be 12 feet rather than the required 15 feet for the following described property:

LOT B-107 OF BELLE SAVANNE PHASE I-B

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. Carroll, Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: Mr. McMullen

And the said resolution was declared duly adopted on this 21st day of December, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Carl Hardy to allow for front footage to be 49 feet rather than the required 50 feet for property located at the dead-end of Canal Street on west side of road. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Carl Hardy to allow for front footage to be 49 feet rather than the required 50 feet for property located at the dead-end of Canal Street on west side of road.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (3) (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, no front foot dimension of a lot shall be less than fifty (50) feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Carl Hardy to allow for front footage to be 49 feet rather than the required 50 feet for property located at the dead-end of Canal Street on west side of road for the following described property:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 15, BLOCK 2, DOIRON SUBDIVISION; THENCE SOUTH 00°26'46" WEST, A DISTANCE OF 99.0 FEET TO THE POC; THENCE SOUTH 89°24'33" EAST, A DISTANCE OF 100.00 FEET TO THE WEST RIGHT OF WAY LINE OF CANAL STREET; THENCE SOUTH 00°26'46" WEST, A DISTANCE OF 1.00 FEET ALONG SAID RIGHT OF WAY LINE; THENCE SOUTH 89°24'33" WEST, A DISTANCE OF 25.00 FEET ALONG THE SOUTH RIGHT OF WAY LINE OF CANAL STREET; THENCE SOUTH 00°26'46" WEST, A DISTANCE OF 49.00 FEET; THENCE NORTH 89°22'21" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 00°26'46" EAST, A DISTANCE OF 50.00 FEET BACK TO THE POINT OF COMMENCEMENT; CONTAINING 6,229.25 SQUARE FEET OR 0.14 ACRES, MORE OR LESS.

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. Carroll, Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: Mr. McMullen

And the said resolution was declared duly adopted on this 21st day of December, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Oak Creek Village, LLC, for Oak Creek Village Phase I and II to reduce the minimum required lot size from 6,000 to 5,500 sq. ft. for lots having a minimum of 50' front on a straight street, property located west of Beglis Parkway, east of Wright Road. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Oak Creek Village, LLC, for Oak Creek Village Phase I and II to reduce the minimum required lot size from 6,000 to 5,500 sq. ft. for lots having a minimum of 50' front, for property located west of Beglis Parkway, east of Wright Road.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (2) (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, the total area of a lot shall not be less than 6,000 square feet; and

WHEREAS, the above variance shall be granted for the following lots as submitted with the Lot Table in the Preliminary Plats for Phase I and II:

Phase I	Lots, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 19, 20, 21, 22, 25, 26, 27, 28, 29, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54
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Phase II 56, 57, 58, 59, 60, 61, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77,
95, 96, 97, 98, 99, 101, 106, 107, 108, 109, 115, 116, 117, 118,
127, 128, 129, 130, 131

WHEREAS, this variance shall be granted for Oak Creek Village Phase I and II pending annexation.

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. Carroll, Mr. Moore, Mr. Lawrence

NAYS: Mrs. Wilson

ABSENT: Mr. McMullen

And the said resolution was declared duly adopted on this 21st day of December, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Oak Creek Village, LLC, for Oak Creek Village Phase I and II to reduce the minimum required lot size from 10,000 sq. ft. to 9,500 sq. ft. for lots having a minimum of 30' front which are located on a knuckle or

cul-de-sac, property located west of Beglis Parkway, east of Wright Road. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Oak Creek Village, LLC, for Oak Creek Village Phase I and II to reduce the minimum required lot size from 10,000 sq. ft. to 9,500 sq. ft. for lots having a minimum of 30' front which are located on a knuckle or cul-de-sac, property located west of Beglis Parkway, east of Wright Road.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (2) (b) (1) of the Land Use Ordinance of the City of Sulphur, Louisiana, no front foot dimension of any lot in a cul-de-sac shall be less than 30 feet and a total area of a lot shall not be less than 10,000 square feet.

WHEREAS, the above variance shall be granted for Oak Creek Village Phase I and II pending annexation.

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. Carroll, Mr. Moore, Mr. Lawrence

NAYS: Mrs. Wilson

ABSENT: Mr. McMullen

And the said resolution was declared duly adopted on this 21st day of December, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Oak Creek Village, LLC, for Oak Creek Village Phase I and II to allow for front setbacks to be 20' rather than the required 30', property located west of Beglis Parkway, east of Wright Road. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Oak Creek Village, LLC, for Oak Creek Village Phase I and II to allow for front setbacks to be 20' rather than the required 30' for property located west of Beglis Parkway, east of Wright Road.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (2) (d) of the Land Use Ordinance of the City of Sulphur, Louisiana, front setback shall be 30' from property line; and

WHEREAS, the above variance shall be granted for Oak Creek Village Phase I and II pending annexation.

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. Carroll, Mr. Moore, Mr. Lawrence

NAYS: Mrs. Wilson

ABSENT: Mr. McMullen

And the said resolution was declared duly adopted on this 21st day of December, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to First Pentecostal Church of Sulphur, lot between 713 and 811 West Parish Road, to allow for 10 temporary RV spots for special events held at various times of the year and to allow 1 RV to house church maintenance personnel. Pastor Morgan stated that each summer they hold their Bible Conference Camp and they would like to have temporary placement of RV's for 3-5 days. There are several events throughout the year that they would like to do this. There have been 4-5 mobile homes on this property in the past. Mr. Daigle, Land Use Administrator, stated that RV's are only allowed in RV's parks and this property doesn't meet the RV park requirements. After discussion, motion was made by Mr. Lawrence seconded by Mrs. Carroll that the resolution below be postponed until January 16, 2018 BZA meeting:

Resolution granting a variance to First Pentecostal Church of Sulphur, parcel situated between 713 and 811 West Parish Road, to allow for 10 temporary RV spots for special events held at various times of the year and to allow 1 RV to house church maintenance personnel.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (1) (a) of the Land Use Ordinance of the City of Sulphur, Louisiana, an RV is not considered a single family detached dwelling; and

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to First Pentecostal Church of Sulphur, parcel situated between 713 and 811 West Parish Road, to allow for 10 temporary RV spots for special

events held at various times of the year and to allow 1 RV to house church maintenance personnel for the following described property:

COMMENCING 402.3 FEET EAST OF NORTHWEST CORNER OF SOUTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, THENCE EAST 100 FEET; SOUTH 195.2 FEET, WEST 100 FEET; NORTH 195.2 FEET TO POINT OF COMMENCEMENT, RECORDS OF CALCASIEU PARISH, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

AND

THAT CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN THE PARISH OF CALCASIEU, STATE OF LOUISIANA, MORE FULLY DESCRIBED AS FOLLOWS: A CERTAIN TRACT OF LAND BEGINNING 294.3 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SW/4 OF NW/4) OF SECTION THREE (3), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, LOUISIANA MERIDIAN, THENCE EAST 108 FEET, THENCE SOUTH 195.2 FEET, THENCE WEST 108 FEET, THENCE NORTH 195.2 FEET TO THE POINT OF COMMENCEMENT, SITUATED IN CALCASIEU PARISH, LOUISIANA.

BEING THE SAME PROPERTY ACQUIRED BY MICHAEL WAYNE BOUDREAUX, SR., BY THAT CERTAIN JUDGEMENT OF POSSESSION FILED DECEMBER 28, 2012, AND RECORDED IN THE PUBLIC RECORDS OF CALCASIEU PARISH, LOUISIANA, IN CONVEYANCE BOOK 3841, PAGE 641, BEARING CLERK'S FILE NO. 3077662.

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. Carroll, Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS:

ABSENT: Mr. McMullen

And the said resolution was postponed until January 16, 2018 on this 21st day of December, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Darrell Wagstaff, 506 South Crocker Street, to allow for living in an RV for approximately 3-4 months until the purchased mobile home is delivered. Mr. Wagstaff addressed the Commission and stated that he ordered his new mobile home, but it'll take 6-8 weeks for it to come in. It should be delivered in March-April. Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that the following amendment be made:

- WHEREAS, variance shall be granted for 6 months (June, 2018).

Motion carried unanimously.

Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

Resolution granting a variance to Darrell Wagstaff, 506 South Crocker Street, to allow for living in an RV for approximately 3-4 months until the purchased mobile home is delivered.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (1) (a) of the Land Use Ordinance of the City of Sulphur, Louisiana, an RV is not considered a single family detached dwelling; and

WHEREAS, variance shall be granted for 6 months (June, 2018).

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Darrell Wagstaff, 506 South Crocker Street, to allow for living in an RV for approximately 3-4 months until the purchased mobile home is delivered for the following described property:

LOTS 2, 3 BLK 2 D S PERKINS ADD

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. Carroll, Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS:

ABSENT: Mr. McMullen

And the said resolution was declared duly adopted on this 21st day of December, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Bel Commercial, LLC, for property located in Belle Savanne Reserve Subdivision Phase I, to reduce the cul-de-sac radii to 50 feet rather than the required 68 feet on streets “B” and “D”. Motion was made by Mr.

Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Bel Commercial, LLC, for property located in Belle Savanne Reserve Subdivision Phase I, to reduce the cul-de-sac radii to 55 feet rather than the required 68 feet on streets “B” and “D”.

WHEREAS, in accordance with Chapter 18, Section 7 of the Code of Ordinances of the City of Sulphur, Louisiana, turning circles at the end of dead end streets shall be open, paved spaces, preferable circular, equivalent to a circle having a right-of-way radius of sixty-eight (68) feet, with a minimum inside turning radius of thirty-five (35) feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Bel Commercial, LLC, for property located in Belle Savanne Reserve Subdivision Phase I, to reduce the cul-de-sac radii to 55 feet rather than the required 68 feet on streets “B” and “D” for the following described property:

A CERTAIN PARCEL OF LAND BEING 15.19 ACRES SITUATED IN SECTION 11, TOWNSHIP 10-SOUTH, RANGE 10-WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING FROM THE INTERSECTION OF WRIGHT ROAD AND CARLYSS BLVD BEING THE POINT OF COMMENCEMENT THENCE NORTH 00°36’49” EAST A DISTANCE OF 79.23 FEET, THENCE NORTH 90°00’00” EAST A DISTANCE OF 25.00 FEET TO A POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00°36’49” EAST A DISTANCE OF 1271.51 FEET TO A POINT;

THENCE SOUTH 89°32’41” EAST A DISTANCE OF 228.29 FEET TO A POINT;

THENCE SOUTH 30°35’27” EAST A DISTANCE OF 53.04 FEET TO A POINT;

THENCE SOUTH 32°21’29” EAST A DISTANCE OF 110.78 FEET TO A POINT;

THENCE SOUTH 24°22’51” EAST A DISTANCE OF 108.11 FEET TO A POINT;

THENCE SOUTH 44°07’27” EAST A DISTANCE OF 86.87 FEET TO A POINT;

THENCE SOUTH 53°31’46” EAST A DISTANCE OF 126.85 FEET TO A POINT;

THENCE SOUTH 34°45'58" EAST A DISTANCE OF 107.02 FEET TO A POINT;

THENCE SOUTH 36°19'19" EAST A DISTANCE OF 95.26 FEET TO A POINT;

THENCE SOUTH 38°29'57" EAST A DISTANCE OF 116.32 FEET TO A POINT;

THENCE SOUTH 51°57'07" WEST A DISTANCE OF 215.49 FEET TO A POINT;

THENCE SOUTH 00°36'49" WEST A DISTANCE OF 393.41 FEET TO A POINT;

THENCE CONTINUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1498.83 FEET, AN ARC LENGTH OF 49.50 FEET, A CHORD BEARING OF NORTH 80°47'40" WEST AND A CHORD DISTANCE OF 49.50 FEET;

THENCE SOUTH 90°01'31" WEST A DISTANCE OF 170.02 FEET TO A POINT;

THENCE CONTINUE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1250.00 FEET, AN ARC LENGTH OF 156.39 FEET, A CHORD BEARING OF NORTH 85°29'19" WEST AND A CHORD DISTANCE OF 156.29 FEET;

THENCE NORTH 89°04'23" WEST A DISTANCE OF 285.72 FEET TO A POINT;

THENCE NORTH 47°59'36" WEST A DISTANCE OF 46.04 FEET TO THE POINT OF BEGINNING.

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. Carroll, Mrs. Wilson, Mr. Moore, Mr. Lawrence

NAYS:

ABSENT: Mr. McMullen

And the said resolution was declared duly adopted on this 21st day of December, 2017.

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

12/21/17

7:15 P.M.