

September 17, 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, at 5:30 p.m., on the 17th day of September, 2018, 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  
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - BILL McMULLEN, Land Use Commission District 4

The meeting was called to order and the roll was called with the above results. Motion was then made by Mrs. Wilson seconded by Mr. Moore that the minutes from July 16, 2018 be amended to insert the correct Resolution for the following item:

Resolution granting the following variances to Bel Commercial, LLC for The Cedars Subdivision Phase I, property located south of Sabine Canal, west of Wright Road.

1. Increase allowed building coverage from 40% to 50%.
2. Reduce total allowed lot area from 6,000 sq. ft. to 5,500 sq. ft.
3. Reduce required size of cul-de-sac lots from 10,000 sq. ft. to 6,000 sq. ft.
4. Reduce front setbacks from 30 ft. to 12 ft. for residence and 20 ft. for garage.
5. Measurements to be taken from building face.
6. Reduce side corner setbacks from 15 ft. to 12.5 ft.

Motion carried unanimously.

Motion was then made by Mr. Moore 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 Ronald Burnworth, Sr., 1214 Tillman Street, to allow for living in a recreational vehicle. Motion was made by Mrs. Wilson seconded by Mr. Brazzell that the following resolution be adopted to-wit:

#### RESOLUTION

#### RESOLUTION GRANTING A VARIANCE TO RONALD BURNWORTH, SR., 1214 TILLMAN STREET, TO ALLOW FOR LIVING IN A RECREATIONAL VEHICLE.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (3) of the Land Use Ordinance of the City of Sulphur, Louisiana, an RV is not recognized as a single-family dwelling or a mobile home/manufactured home; and

WHEREAS, said variance will allow for temporary living in a recreational vehicle with the following stipulation:

- Until Andrew Istre no longer resides in recreational vehicle

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Ronald Burnworth, Sr., 1214 Tillman Street, to allow for living in an RV for the following described property:

#### LOT 1 KIMWOOD SUBDIVISION

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. Brazzell

NAYS: None

ABSENT: Mr. McMullen

And the said resolution was declared duly adopted on this 17th day of September, 2018.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting a variance to Troy Lefort, 420 Cypress Street, to allow for a second stand-alone sign. Motion was made by Mr. Moore seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION

**RESOLUTION GRANTING A VARIANCE TO TROY LEFORT, 420 CYPRESS STREET, TO ALLOW FOR A SECOND STAND-ALONE SIGN.**

WHEREAS, in accordance with Article IV, Part 2, Section 9 (5) of the Land Use Ordinance of the City of Sulphur, Louisiana, no more than one (1) freestanding sign structure shall be located on any single parcel of land, except those parcels having more than one (1) frontage on arterial, collector roadways, or interstate highways. In such cases there shall be one (1) freestanding sign permitted per street frontage; and

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Troy Lefort, 420 Cypress Street, to allow for a second stand-alone sign for the following described property:

LOT 65 BLK "D" GEORGE LOCK SUB, LESS E 100 FT AND LESS W 41 FT,  
BEING 90.5 FT E & W BY 196.8 FT N & S (0.41 ACS) TO PARC #4-9  
CYPRESS STREET (HUNTINGTON TO ARIZONA) – 0.38 ACS

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.**

BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Troy Lefort, 420 Cypress Street, to allow for a second stand-alone sign.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Wilson, Mr. Moore, Mr. Brazzell

NAYS: None

ABSENT: Mr. McMullen

And the said resolution was declared duly adopted on this 17th day of September, 2018.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting a variance to Braden Properties, LLC, 2111 Trailer Street, to allow for 3 additional recreational vehicle spaces. Motion was made by Mr. Moore seconded by Mr. Brazzell that the following amendment be made:

- Recreational vehicles must be removed within a year or the applicant reapply for an extension.

Motion carried unanimously.

Motion was then made by Mr. Moore that the following resolution be adopted to-wit:

**RESOLUTION GRANTING A VARIANCE TO JAMES AND JOEY BRADEN, 2111 TRAILER STREET, TO ALLOW FOR THREE ADDITIONAL RECREATIONAL VEHICLES.**

With there being no second to Mr. Moore's motion, motion died for lack of a second.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting the extension of a variance to Debra Savant, 309 Vincent Lane, to allow for the continuation to live in a recreational vehicle. After discussion, motion was made by Mr. Moore seconded by Mrs. Brazzell that the following amendment be made:

- Until Debra Savant no longer resides in recreational vehicle

Motion carried unanimously.

Motion was then made by Mr. Moore seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

RESOLUTION GRANTING THE CONTINUATION OF A VARIANCE TO  
DEBRA SAVANT, 309 VINCENT LANE, TO ALLOW TO LIVE IN A  
RECREATIONAL VEHICLE.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (3) of the Land Use Ordinance of the City of Sulphur, Louisiana, a recreational vehicle is not recognized as a single-family dwelling or a mobile home/manufactured home; and

WHEREAS, said variance will allow for living in a recreational vehicle with the following stipulation:

- Until Debra Savant no longer resides in recreational vehicle

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant the continuation of a variance to Debra Savant, 309 Vincent Lane, to allow to live in a recreational vehicle until Mrs. Savant no longer resides in recreational vehicle for the following described property:

LOT 12 ELLENDER, S

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.**

BE IT FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant the continuation of a variance to Debra Savant, 309 Vincent Lane, to allow to live in a recreational vehicle until Debra Savant no longer resides in recreational vehicle.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Wilson, Mr. Moore, Mr. Brazzell

NAYS: None

ABSENT: Mr. McMullen

And the said resolution was declared duly adopted on this 17th day of September, 2018.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

9/17/18  
7:30 P.M.