

March 21, 2016

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, immediately following the Land Use Commission meeting held at 5:30 p.m., on the 21st day of March, 2016, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, BZA District 1
SANDRA VINCENT, BZA District 2
MIKE MOORE, BZA District 3
GERRIT LAWRENCE, BZA District 5

ABSENT: LAWRENCE DAVID, BZA District 4

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. Vincent.

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

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

Motion carried.

The first item on the agenda is a resolution granting a variance to Leeferd and Kathy Breaux, 202 Roberta Circle, to allow for a carport to be located 5 foot 3 inches from front property line rather than the required 30 feet. Mr. Breaux addressed the Board and stated that they would like the carport for two reasons (1) his wife babysits the grandkids and it's hard to get all the kids out when it's raining (2) they aren't getting any younger and would like shelter when getting in and out of their vehicles. Mrs. Vincent asked if they could put the carport on the west

side of the home. Mr. Breaux stated that there isn't enough room there either. The carport would be 25 feet wide by 18 feet long. There aren't any electrical lines there and it wouldn't be any hindrance. Mr. Moore asked if they could build a 20 foot wide carport and put on the west side of the home. There would be room for that. Mr. Breaux stated that it would cost way too much to do that. He also stated that he can't put it in back yard either since there are electrical lines there. Mr. Daigle, Land Use Adm., stated that his recommendation is that they need to follow the ordinance. Bill LeBlanc, neighbor, stated that this home was built in the 50's. The Breaux's keep their place immaculate and he doesn't see a problem with this variance. Mr. Breaux also stated that the carport has to be 18 feet long because that's how long the vehicles are. After discussion, motion was made by Mr. Lawrence seconded by Mrs. Vincent that the following resolution be adopted to-wit:

Resolution granting a variance to Leeferd and Kathy Breaux, 202 Roberta Circle, to allow for a carport to be located 5 feet 3 inches from front property line rather than the required 30 feet.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll

NAYS: Mrs. Vincent, Mr. Moore, Mr. Lawrence

ABSENT: Mr. David

And the said resolution failed on this 21st day of March, 2016.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting a variance to Rusty & Carissa Collins, 1026 Lock Street, to allow for eaves to be located 4 feet from side property line rather than the required 5 feet. Mrs. Collins addressed the Board and stated that they purchased the property so she could help take care of a friend that lives next door. She has diabetes and helps

administer injections. After we had the manufactured home built they told us we needed permits. We didn't know to measure from the eaves to the property line, we thought it was measured from wall to property line. Our home is sitting on Oak Creek lot until we finalize this. Mr. Collins addressed the Board and stated that both neighbors have signed stating they don't have a problem with the variance. Keith Berry, Building Official, stated that this is a HUD home and we have to meet their requirements. Mr. Lawrence stated that this is clearly a hardship case. Bill LeBlanc, previous property owner, stated that he sold the property to these people because it was a hardship. After discussion, motion was made by Mr. Lawrence seconded by Mrs. Vincent that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Rusty & Carissa Collins, 1026 Lock Street, to allow for eaves to be located 4 feet from side property lines rather than the required 5 feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Rusty & Carissa Collins, 1026 Lock Street, Ito allow for eaves to be located 4 feet from side property lines rather than the required 5 feet for the following described property:

BEGINNING AT A POINT 60 FEET SOUTH OF THE NORTHEAST CORNER OF LOT TWELVE (12) OF F.G. LOCK SUBDIVISION, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) AND THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (E2 OF NW/4 OF SW/4) AND ALL OF THAT PORTION OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N/2 OF SE/2) LYING WEST OF CANAL OF HOUSTON RIVER CANAL COMPANY, ALL IN SECTION 27, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE WEST 167.9 FEET; THENCE SOUTH 40 FEET; THENCE EAST 167.9 FEET; THENCE NORTH 40 FEET TO THE POINT OF BEGINNING.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. Moore, Mr. Lawrence

NAYS: None

ABSENT: Mr. David

And the said resolution was declared duly adopted on this 21st day of March, 2016.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

3/21/16

6:15 P.M.