

September 19, 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 19th day of September, 2016, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, BZA District 1  
MIKE MOORE, BZA District 3  
LAWRENCE DAVID, BZA District 4  
GERRIT LAWRENCE, BZA District 5

ABSENT – Phyllis Wilson, BZA District 2

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. Moore.

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

Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that the following item be added to the agenda since the agenda was already published:

*(Since this was Mr. David's last meeting a Chairman and Vice-Chairman had to be elected)*

Resolution electing a Chairman and Vice-Chairman for the Board of Zoning Adjustment.

With no comment from the public, motion carried.

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

The first item on the agenda is a resolution electing a Chairman and Vice-Chairman for the Board of Zoning Adjustment. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution electing a Chairman and Vice-Chairman for the Board of Zoning Commission of the City of Sulphur.

BE IT RESOLVED by the Land Use Commission of the City of Sulphur, Louisiana, that they do hereby elect Gerrit Lawrence as Chairman and Mike Moore as Vice-Chairman for the Board of Zoning Commission of the City of Sulphur.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Wilson

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of September, 2016.

ATTEST:

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ARLENE BLANCHARD, Clerk

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LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting a variance to Henry Misse for two parcels located on the northeast corner of East Lincoln and Hildebrandt, to allow for home to be located 8 feet from side property line rather than the required 15 feet. Motion was made by Mr. Lawrence seconded by Mr. Moore that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Henry Misse for two parcels located on the northeast corner of East Lincoln and Hildebrandt, to allow for home to be located 8 feet from side property line rather than the required 15 feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Henry Misse for two parcels located on the

northeast corner of East Lincoln and Hildebrandt, to allow for home to be located 8 feet from side property line rather than the required 15 feet for the following described property:

SOUTH HALF OF LOTS 11 AND 12 OF BLOCK 11, DOIRON ADDITION,  
RECORDS OF CALCASIEU PARISH, LOUISIANA, CONTAINING 4,709.71  
SQ. FT. OR 0.11 ACRES, MORE OR LESS.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Wilson

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of September, 2016.

ATTEST:

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ARLENE BLANCHARD, Clerk

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LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting a variance to Henry Misse for two parcels located on the northeast corner of East Lincoln and Hildebrandt to allow road frontage to be 47.25 feet rather than the required 50 feet. Motion was made by Mr. Lawrence seconded by Mr. Moore that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Henry Misse for two parcels located on the northeast corner of East Lincoln and Hildebrandt, to allow road frontage to be 47.25 feet rather than the required 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 Henry Misse for two parcels located on the northeast corner of East Lincoln and Hildebrandt, to allow road frontage to be 47.25 feet rather than the required 50 feet for the following described property:

TRACT 1:

NORTH HALF OF LOTS 11 AND 12 OF BLOCK 11, DOIRON ADDITION,  
RECORDS OF CALCASIEU PARISH, LOUISIANA, CONTAINING 4,709.71  
SQ. FT. OR 0.11 ACRES, MORE OR LESS.

TRACT 2:

SOUTH HALF OF LOTS 11 AND 12 OF BLOCK 11, DOIRON ADDITION,  
RECORDS OF CALCASIEU PARISH, LOUISIANA, CONTAINING 4,709.71  
SQ. FT. OR 0.11 ACRES, MORE OR LESS.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Wilson

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of September, 2016.

ATTEST:

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ARLENE BLANCHARD, Clerk

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LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting a variance to Paul and Rachel Hart, 2344 Gabriel Drive, to allow for accessory structure to exceed the height of principal structure. Mr. Hart stated that his home is 14 feet 6 inches and the storage/boat shed will be 2 foot taller. Motion was made by Mr. Lawrence seconded by Mr. Moore that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Paul and Rachel Hart, 2344 Gabriel Drive, to allow for accessory structure to exceed the height of principal structure.

WHEREAS, in accordance with Article IV, Part 2, Section 3 (2) (d) of the Land Use Ordinance, no accessory structure or use shall exceed the height of the principal structure to which it is accessory, except motor home covers not to exceed 17 feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Paul and Rachel Hart, 2344 Gabriel Drive, to allow for accessory structure to exceed the height of principal structure by two feet for the following described property:

THE EAST FOURTEEN (14) FEET OF LOT ELEVEN (11) AND THE WEST FIFTY-SIX (56) FEET OF LOT TWELVE (12) OF BLOCK FOUR (4) OF ROSE PARK NO. NINE (9), A SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE ¼ OF SW ¼) OF

SECTION ONE (1), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST  
AS PER PLAT RECORDED IN PLAT BOOK 25, PAGE 62, RECORDS OF  
CALCASIEU PARISH LA.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Wilson

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of September, 2016.

ATTEST:

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ARLENE BLANCHARD, Clerk

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LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting a variance to Henry Belsha, 1411 West Kent Drive, to allow for carport to be located 2 feet from south property line rather than the required 5 feet. Motion was made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Henry Belsha 1411 West Kent Drive, to allow for carport to be located 2 feet from south property line rather than the required 5 feet.

WHEREAS in accordance with Article IV, Part 3, Section 1 (2) (d) of the Land Use Ordinance, accessory uses have a side setback of 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 Henry Belsha, 1411 West Kent Drive, to allow for carport to be located 2 feet from south property line rather than the required 5 feet for the following described property:

LOT2 BLK "H" PECAN ACRES

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Wilson

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of September, 2016.

ATTEST:

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ARLENE BLANCHARD, Clerk

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LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting a variance to Laura Farr, lot south of 1407 Forest Lane, to allow for dwelling to be located 24 feet from front property line rather than the required 30 feet. Mrs. Farr addressed the Commission and stated that there's an oak tree in the middle of the property and I don't want to cut an oak tree down. Mr. Daigle, Land Use Administrator, stated that this isn't a hardship and explained requirements of a hardship. John McMullin, neighbor, stated that their subdivision restrictions say the front setback has to be 35 feet. Mr. David stated that the City will only make her adhere to the 30-foot setback. City doesn't govern subdivision restrictions. Mr. Daigle stated that all the homes on that street are in a straight line with the 35-foot setback. Motion was made by Mr. Moore seconded by Mr. Lawrence that the following resolution be adopted to-wit:

Resolution granting a variance to Laura Farr, lot south of 1407 Forest Lane, to allow for dwelling to be located 24 feet from front property line rather than the required 30 feet.

WHEREAS in accordance with Article IV, Part 3, Section 1 (2) (d) of the Land Use Ordinance, single family dwellings have a front setback of 30 feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Laura Farr, lot south of 1407 Forest Lane, to allow for dwelling to be located 24 feet from front property line rather than the required 30 feet for the following described property:

LOT 9 & N 5 FT LOT 10 BLK "F" FOREST HILLS SUB, ALSO DESC AS –  
COM NW COR OF FOLLOWING COM ON E BDRY OF ALICE ST 412.82 FT  
NLY OF SW COR OF BLOCK 1 FOREST HILLS NO 2 NELY 150 FT S 107.88  
FT TO N BDRY OF CHARLES ST TH IN A SW DIRECTION AND ALONG N  
BDRY OF CHARLES ST 157.94 FT TO PT OF INTERSECTION OF THE  
CURVE WHICH FORMS THE SW COR OF BLK F TH N 157.34 FT TO PT  
OF COM TH NLY 80 FT, E 150 FT ETC

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Carroll, Mr. Moore, Mr. David, Mr. Lawrence

ABSENT: Mrs. Wilson

And the said resolution failed on this 19<sup>th</sup> day of September, 2016.

ATTEST:

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ARLENE BLANCHARD, Clerk

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LAWRENCE DAVID, Chairman

The next item on the agenda is a resolution granting a variance to Mike Tenney, 2630 St. Joseph Street, to allow for carport to be located 2 feet 9 inches from side property line rather than the required 5 feet. Mr. Tenney stated that this variance isn't a hardship. After discussion, motion was made by Mr. Lawrence seconded by Mr. Moore that the following amendment be made:

Add "and storage building"

Motion carried.

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

Resolution granting a variance to Mike Tenney, 2630 St. Joseph Street, to allow for carport and storage building to be located 2 feet 9 inches from side property line rather than the required 5 feet.

WHEREAS in accordance with Article IV, Part 3, Section 1 (2) (d) of the Land Use Ordinance, accessory uses have a side setback of 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 Mike Tenney, 2630 St. Joseph Street, to allow for carport and storage building to be located 2 feet 9 inches from side property line rather than the required 5 feet for the following described property:

LOT 3 & THE EAST 35 FEET OF LOT 4 BLOCK 2 ROSE PARK NO. 2  
CALCASIEU PARISH, LOUISIANA.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Carroll, Mr. Moore, Mr. David, Mr. Lawrence

ABSENT: Mrs. Wilson

And the said resolution failed on this 19<sup>th</sup> day of September, 2016.

ATTEST:

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ARLENE BLANCHARD, Clerk

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LAWRENCE DAVID, Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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LAWRENCE DAVID, Chairman

9/19/16

6:10 P.M.