

June 19, 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 19th day of June, 2017, after full compliance with the convening of said meeting with the following members present:

PHYLLIS WILSON, BZA District 2
MIKE MOORE, BZA District 3
BILL McMULLEN, BZA District 4
GERRIT LAWRENCE, BZA District 5

ABSENT – LENORE CARROLL, BZA District 1

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 stand as written. Motion carried unanimously.

Motion was 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 Tammie Kent, 1226 Loretto Avenue, to allow for front porch to extend in front of home 22 feet from front property line rather than the required 30 feet. Mrs. Kent stated that she's getting ready to take care of her mom that has alzheimer's and seizures and probably her step dad also. Mr. Lawrence stated that's what this Board is for, to grant variances for hardships. 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 Tammie Kent, 1226 Loretto Avenue, to allow for front porch to extend in front of home 22 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 of the City of Sulphur, Louisiana, front setback for a single-family dwelling shall be 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 Tammie Kent, 1226 Loretto Avenue, to allow for front porch to extend in front of home 22 feet from front property line rather than the required 30 feet for the following described property:

LOTS 4 AND 5 OF BLOCK "K" OF VILLA MARIA 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This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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. Wilson, Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Carroll

And the said resolution was declared duly adopted on this 19th day of June, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Gilbert Tennison, 261 Starlin Drive, to allow for awning to be located on side property line rather than the required 15 feet. Mr. Tennison stated that he needs a cover for when it rains so the water won't run into his home and he wants to also cover ½ his truck to get out of the rain. 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 Gilbert Tennison, 261 Starlin Drive, to allow for awning to be located on side property line 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 Gilbert Tennison, 261 Starlin Drive, to allow for awning to be located on side property line rather than the required 15 feet for the following described property:

LOT 1 (1) OF BLOCK ELEVEN (11) OF CARLIN AND STINE STARLIN SUBDIVISION, A SUBDIVISION LOCATED IN SECTION 3, TOWNSHIP 10 SOUTH, RANGE 10 WEST, LOUISIANA MERIDIAN, AS PER PLAT RECORDED IN PLAT BOOK 4 AT PAGE 93, RECORDS OF CALCASIEU PARISH, LOUISIANA. HEREIN DESCRIBED TRACT CONTAINING 0.258 ACRES MORE OR LESS, AND SUBJECT TO ANY RIGHT OF WAYS, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

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 19th day of June, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Randy Buller, 631 North Johnson Street, to allow for RV cover to be located 2 feet from rear property line rather than the required 5 feet. Mr. Buller stated that he remodeled his home and they park in the rear of the home. People were messing with the RV that was in a different location so I want to move it so it can be better watched. The awning will have no sides, only 4 poles. From the back of the house to the fence there's only 39 feet and I'll still have to park both our vehicles in that 39 feet. After discussion, motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following resolution be adopted to-wit:

Resolution granting a variance to Randy Buller, 631 North Johnson Street, to allow for RV cover to be located 2 feet from rear property line rather than the required 5 feet.

A vote was then called with the results as follows:

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

ABSENT: Mrs. Carroll

And the said resolution failed on this 19th day of June, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Bel Commercial, LLC, to increase building coverage to 50% of parcel, reduce total allowed lot area to 5,500, reduce cul-de-sac to 6,000 sq. ft., reduce front setback to 12 feet and 20 feet for garage, measurements to be taken from building face for Belle Savanne Reserve. Motion was made by Mr. Lawrence seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Bel Commercial, LLC, property located on east side of Wright Road for Belle Savanne Reserve Subdivision, to increase building coverage to 50% of parcel, reduce total allowed lot area to 5,500, reduce cul-de-sac to 6,000 sq. ft., reduce front setback to 12 feet and 20 feet for garage, measurements to be taken from building face.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (2) (a) of the Land Use Ordinance of the City of Sulphur, Louisiana, the proportion of lot area covered by building shall not exceed a maximum of forth percent on any parcel within the district.

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, property located on east side of Wright Road for Belle Savanne Reserve Subdivision, to allow for the following variances:

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 feet to 12 feet for residence and 20 feet for garage.
5. Measurements to be taken from building face.

BE IT FURTHER RESOLVED that the above variances shall be granted for the following described property:

A CERTAIN PARCEL OF LAND BEING 15.2 ACRES SITUATED IN SECTION 11, TOWNSHIP 10 SOUTH, RANGE 10 WEST, CITY OF SULPHUR, CALCASIEU PARISH, LOUISIANA FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT FROM THE INTERSECTION OF WRIGHT ROAD AND CARLYSS BOULEVARD BEING THE POINT OF COMMENCEMENT, THENCE NORTH $00^{\circ}36'49''$ EAST A DISTANCE OF 48.97 FEET, THENCE NORTH $90^{\circ}00'00''$ EAST A DISTANCE OF 25 FEET TO A POINT BEING THE POINT OF BEGINNING;

THENCE NORTH $00^{\circ}36'49''$ EAST A DISTANCE OF 1301.76 FEET TO A POINT;

THENCE SOUTH $89^{\circ}32'41''$ EAST A DISTANCE OF 228.29 FEET TO A POINT;

THENCE SOUTH $30^{\circ}35'27''$ EAST A DISTANCE OF 53.04 FEET TO A POINT;

THENCE SOUTH $32^{\circ}21'29''$ EAST A DISTANCE OF 110.78 FEET TO A POINT;

THENCE SOUTH $24^{\circ}22'51''$ EAST A DISTANCE OF 108.11 FEET TO A POINT;

THENCE SOUTH $44^{\circ}07'27''$ EAST A DISTANCE OF 86.87 FEET TO A POINT;

THENCE SOUTH $53^{\circ}31'46''$ EAST A DISTANCE OF 126.85 FEET TO A POINT;

THENCE SOUTH $34^{\circ}45'58''$ EAST A DISTANCE OF 107.02 FEET TO A POINT;

THENCE SOUTH $36^{\circ}19'19''$ EAST A DISTANCE OF 95.26 FEET TO A POINT;

THENCE SOUTH $38^{\circ}29'57''$ EAST A DISTANCE OF 116.32 FEET TO A POINT;

THENCE SOUTH $51^{\circ}57'07''$ WEST A DISTANCE OF 215.49 FEET TO A POINT;

THENCE SOUTH $00^{\circ}36'49''$ 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 $80^{\circ}47'40''$ WEST AND A CHORD DISTANCE OF 49.50 FEET;

THENCE SOUTH $09^{\circ}01'13''$ 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 $85^{\circ}29'19''$ WEST AND A CHORD DISTANCE OF 156.29 FEET;

THENCE NORTH $89^{\circ}04'23''$ WEST A DISTANCE OF 320.26 FEET TO A POINT BEING 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. Wilson, Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: Mrs. Carroll

And the said resolution was declared duly adopted on this 19th day of June, 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

6/19/17

6:17 P.M.