

July 17, 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 17th day of July, 2017, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, BZA District 1
PHYLLIS WILSON, BZA District 2
MIKE MOORE, BZA District 3
BILL McMULLEN, BZA District 4
GERRIT LAWRENCE, BZA District 5

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 meeting stand as written. Motion carried unanimously.

Motion was then 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 DSLD Homes, LLC, 357 Long Hill Drive, to allow for side setback on corner lot to be 12 feet rather than the required 15 feet. Mr. Lawrence stated that this home will be in line with all the other homes on this street. Mr. Berry stated that his department reviewed this and with the 20+ feet he doesn't have a problem with this. Motion was then made by Mr. Lawrence seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to DSLD Homes, LLC 357 Long Hill Drive, 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 357 Long Hill Drive, to allow for side setback on corner to be 12 feet rather than the required 15 feet for the following described property:

BELLE SAVANNE PHASE 1-B LOT 139-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This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 17th day of July, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to DSLD Homes, LLC, 368 Long Hill Drive, to allow for side setback on corner lot to be 12 feet rather than the required 15 feet. Motion was made by Mr. Lawrence seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to DSLD Homes, LLC 368 Long Hill Drive, 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 368 Long Hill Drive, to allow for side setback on corner to be 12 feet rather than the required 15 feet for the following described property:

BELLE SAVANNE PHASE 1-B LOT 138-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. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 17th day of July, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to DSLD Homes, LLC, 341 Long Hill Drive, to allow for side setback on corner lot to be 12 feet rather than the required 15 feet. Motion was made by Mr. Lawrence seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to DSLD Homes, LLC 341 Long Hill Drive, 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 341 Long Hill Drive, to allow for side setback on corner to be 12 feet rather than the required 15 feet for the following described property:

BELLE SAVANNE PHASE 1-B LOT 143-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. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 17th day of July, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to DSLD Homes, LLC, 345 Long Hill Drive, to allow for side setback on corner lot to be 12 feet rather than the required 15 feet. Motion was made by Mr. Lawrence seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to DSLD Homes, LLC 345 Long Hill Drive, 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 345 Long Hill Drive, to

allow for side setback on corner to be 12 feet rather than the required 15 feet for the following described property:

BELLE SAVANNE PHASE 1-B LOT 142-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. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 17th day of July, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Cody Harris, 1322 Pamela Street, to allow for living in an RV while repairing home due to flooding. Mr. Harris stated that he's almost done with renovations. Motion was made by Mr. Lawrence seconded by Mrs. Wilson that the following stipulation be added:

- WHEREAS, variance shall expire September 15, 2017.

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 Cody Harris, 1322 Pamela Street, to allow for living in an RV while repairing home due to flooding.

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 expire September 15, 2017.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Cody Harris, 1322 Pamela Street, to allow for living in an RV while repairing home due to flooding for the following described property:

LOT 15 BLK C PECAN ACRES

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. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 17th day of July, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

The next item on the agenda is Public to Address Council. Mr. LeBlanc addressed the Commission and stated that this Commission denied him a variance about year ago on Burton Street but adopted all these variances on the agenda and he didn't appreciate it.

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

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

7/17/17

5:45 P.M.