

(This meeting was regularly scheduled for Tuesday, January 16, 2018 but due to freezing weather conditions it was rescheduled to January 18, 2018)

January 18, 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, held immediately following the Land Use Commission meeting at 5:30 p.m., on the 18th day of January, 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
BILL McMULLEN, Land Use Commission District 4
GERRIT LAWRENCE, Land Use Commission of 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 Mrs. Carroll.

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. Carroll that item #1 be removed at the request of the applicant:

Resolution granting a variance to First Pentecostal Church of Sulphur, lot between 713 and 811 West Parish Road, to allow for 10 temporary RV spots for special events held at various times of the year and to allow 1 RV to house church maintenance personnel.

Motion carried unanimously.

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

The first item on the agenda is a resolution granting a variance to William LeBlanc, 622 West Lincoln Street, to allow for two parcels to be less than the required 50-foot road frontage. Mr. Moore read the recommendation of Mike Daigle, Land Use Administrator, and stated that he recommended the applicant follow the ordinance. Mr. Moore then stated that he was voting for this variance since it exceeds the minimum 6,000 sq. ft. for each parcel. Mr. LeBlanc stated that residents of this neighborhood have threatened him if he built on these lots. Mr. LeBlanc also stated that he's offered these people to buy the property from him at a cheaper price than he bought it but they declined. 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 William LeBlanc, 622 West Lincoln Street, to allow for two parcels to be less than the required 50-foot road frontage.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (2) (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, the front foot dimension of a lot shall not be less than 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 William LeBlanc, 622 West Lincoln Street, to allow for two parcels to be less than the required 50-foot road frontage for the following described property:

WEST PARCEL:

THE WEST 7.5 FEET OF LOT TEN (10) AND THE EAST 35.0 FEET OF LOT 9 (NINE) OF BLOCK TWO (2) OF EAST END SUBDIVISION, A SUBDIVISION IN THE NORTHWEST QUARTER (NW/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, AS PER PLAT RECORDED AT FILE NO. 195122, RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 0.146 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

EAST PARCEL:

THE EAST 42.50 FEET OF LOT TEN (10) OF BLOCK TWO (2) OF EAST END SUBDIVISION, A SUBDIVISION IN THE NORTHWEST QUARTER (NW/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, LOUISIANA MERIDIAN, CALCASIEU PARISH, LOUISIANA, AS PER PLAT RECORDED AT FILE NO. 195122, RECORDS OF CALCASIEU PARISH, LOUISIANA.

HEREIN DESCRIBED TRACT CONTAINING 0.145 ACRES, MORE OR LESS, AND SUBJECT TO ANY RIGHTS OF WAY, 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. Carroll, Mrs. Wilson, Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 18th day of January, 2018.

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

1/18/18
5:45 P.M.