

March 19, 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 19th day of March, 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. Wilson.

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

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

The first item on the agenda is a resolution granting a variance to Debra Savant, 309 Vincent Lane, to allow her to live in an RV. Ms. Savant stated that she's on a fixed income and can't afford to move her RV into an RV park. Mr. Moore stated that the Commission normally only grants this kind of variance to someone that is doing renovations to their home or is displaced. Brian Wall, Vincent Lane, stated that he doesn't mind if Ms. Savant moves into her RV. Mr. Moore stated that variances normally adopted for a true hardship, not monetary. If this is granted we would put a timeline on it. You'll have to be hooked up for electricity and

plumbing. You'll have to get with the Permit Department and they'll tell you what you need to do. Motion was then made by Mr. Lawrence seconded by Mr. McMullen that the following stipulation be added:

- variance shall expire September 17, 2018.

Motion carried unanimously.

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

#### RESOLUTION AS AMENDED

Resolution granting a variance to Debra Savant, 309 Vincent Lane, to allow to live in an RV.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (3) of the Land Use Ordinance of the City of Sulphur, Louisiana, an RV is not recognized as a single-family dwelling or a mobile home/manufactured home; and

WHEREAS, said variance shall expire September 17, 2018.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Debra Savant, 309 Vincent Lane, to allow to live in an RV for 6 months (i.e. September 17, 2018) for the following described property:

LOT 12 ELLENDER, S

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 19<sup>th</sup> day of March, 2018.

ATTEST:

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ARLENE BLANCHARD, Secretary

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MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Pamela Vidrine, 324 Rio Hondo Street, to allow for carport to be located 20 feet from front property line rather than the required 30 feet. Mr. Lawrence stated that this is a single 11x20 carport and there isn't any other place to put it. There won't be a visual problem. There are about 15-20 carports on this road already and about 15-20 on the next road that are all just as close to the road. Mrs. Vidrine stated that she closed in the garage many years ago. The garage wasn't big enough to fit a car in there anyway. After discussion, motion was made by Mr. Lawrence.

Motion then died for a lack of second.

Mrs. Vidrine then stated that she has the right to have a carport. She gets very wet when it rains and it's very difficult when carrying groceries. Mr. Moore stated that the Board tries to stay consistent with all variances. After discussion about reconsidering action above, motion was made by Mr. Lawrence seconded by Mrs. Carroll that the Board reconsider.

A vote was then called with the results as follows:

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

NAYS: Mrs. Wilson

ABSENT: None

And the said resolution was reconsidered on this 19<sup>th</sup> day of March, 2018.

ATTEST:

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ARLENE BLANCHARD, Secretary

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MIKE MOORE, Chairman

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 Pamela Vidrine, 324 Rio Hondo Street, to allow for carport to be located 20 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 the front setback 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 Pamela Vidrine, 324 Rio Hondo Street, to allow for carport to be located 20 feet from front property line rather than the required 30 feet for the following described property:

LOT 23 OF BLOCK (2) TWO OF INDIAN HILLS, PART FOUR, SUBDIVISION OF NORTHEAST QUARTER OF SOUTHWEST QUARTER (NE/4 OF SW/4) OF SECTION 6, TOWNSHIP 10 SOUTH, RANGE 9 WEST

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, Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: Mrs. Wilson

ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of March, 2018.

ATTEST:

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ARLENE BLANCHARD, Secretary

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MIKE MOORE, Chairman

The next item on the agenda is a resolution granting a variance to Oak Creek Village, LLC, for the cul-de-sacs radii in Oak Creek Village Subdivision to 55 feet rather than the required 68 feet. Motion was made by Mrs. Carroll seconded by Mr. Lawrence that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution granting a variance to Oak Creek Village, LLC, for property located in Oak Creek Village Subdivision, to reduce the cul-de-sacs radii to 55 feet rather than the required 68 feet.

WHEREAS, in accordance with Chapter 18, Section 7 of the Code of Ordinances of the City of Sulphur, Louisiana, turning circles at the end of dead end streets shall be open, paved spaces, preferable circular, equivalent to a circle having a right-of-way radius of sixty-eight (68) feet, with a minimum inside turning radius of thirty-five (35) feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Oak Creek Village, LLC, for property located in Oak Creek Village Subdivision, to reduce the cul-de-sacs radii to 55 feet rather than the required 68 feet for the following described property:

THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4) OF SECTION ELEVEN (11), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST, CALCASIEU PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), SECTION ELEVEN (11), TOWNSHIP TEN (10) SOUTH, RANGE TEN (10) WEST;

THENCE NORTH 00° 57' 43" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), FOR A DISTANCE OF 1330.26 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4) OF SAID SECTION ELEVEN (11);

THENCE NORTH 00° 57' 43" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE/4 OF SW/4), FOR A DISTANCE OF 592.13 FEET TO THE SOUTHWEST CORNER OF INWOOD FOREST SUBDIVISION, A SUBDIVISION AS PER PLAT RECORDED IN LAT BOOK 37, PAGE 43, RECORDS OF CALCASIEU PARISH LOUISIANA, SAID POINT LYING ON THE NORTH BANK OF LITTLE BAYOU D'INDE;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF NORTH 58° 37' 40" EAST, FOR A DISTANCE OF 52.22 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 74° 31' 00" EAST, FOR A DISTANCE OF 94.09 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF NORTH 85° 20' 56" EAST, FOR A DISTANCE OF 177.47 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 81° 15' 09" EAST, FOR A DISTANCE OF 79.52 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 66° 50' 26" EAST, FOR A DISTANCE OF 179.95 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 58° 13' 03" EAST, FOR A DISTANCE OF 134.22 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 51° 54' 35" EAST, FOR A DISTANCE OF 89.68 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 41° 43' 31" EAST, FOR A DISTANCE OF 245.26 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 58° 57' 05" EAST, FOR A DISTANCE OF 196.46 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 54° 03' 33" EAST, FOR A DISTANCE OF 148.88 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 39° 30' 59" EAST, FOR A DISTANCE OF 96.48 FEET;

THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE, IN A GENERAL DIRECTION OF SOUTH 48° 48' 49" EAST, FOR A DISTANCE OF 82.55 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO

THE CITY OF SULPHUR, LOUISIANA, AS PER CONVEYANCE BEARING CLERK'S FILE NUMBER 1998550, RECORDS OF CALCASIEU PARISH, LOUISIANA; THENCE MEANDERING ALONG SAID NORTH BANK OF LITTLE BAYOU D'INDE AND THE SOUTH LINE OF THE CITY OF SULPHUR TRACT, IN A GENERAL DIRECTION OF SOUTH 45° 29' 29" EAST, FOR A DISTANCE OF 186.34 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH BEGLIS PARKWAY (LOUISIANA HIGHWAY 3077), FORMERLY KNOWN AS ARIZONA STREET, THE SOUTHEAST CORNER OF SAID CITY OF SULPHUR TRACT; THENCE NORTH 08° 11' 26" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH BEGLIS PARKWAY AND THE EAST LINE OF SAID CITY OF SULPHUR TRACT, FOR A DISTANCE OF 146.99 FEET; THENCE NORTH 01° 03' 56" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF SOUTH BEGLIS PARKWAY AND THE EAST LINE OF SAID CITY OF SULPHUR TRACT, FOR A DISTANCE OF 62.17 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4) OF SECTION ELEVEN (11); THENCE SOUTH 89° 04' 30" EAST, ALONG SAID NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4), FOR A DISTANCE OF 50.00 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SAID SOUTH BEGLIS PARKWAY; THENCE SOUTH 01° 03' 56" WEST, ALONG SAID CENTERLINE OF SOUTH BEGLIS PARKWAY, FOR A DISTANCE OF 665.15 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO CLYDE P. ECCLES, AS PER CONVEYANCE RECORDED IN CONVEYANCE BOOK 806 AT PAGE 13, RECORDS OF CALCASIEU PARISH; THENCE NORTH 89° 04' 28" WEST, ALONG THE NORTH LINE OF SAID CLYDE P. ECCLES TRACT, FOR A DISTANCE OF 344.58 FEET TO THE NORTHWEST CORNER OF SAID CLYDE P. ECCLES TRACT; THENCE SOUTH 01° 03' 48" WEST, ALONG THE WEST LINE OF SAID CLYDE P. ECCLES TRACT, FOR A DISTANCE OF 500.00 FEET TO THE SOUTHWEST CORNER OF SAID CLYDE P. ECCLES TRACT; THENCE SOUTH 89° 04' 28" EAST, ALONG THE SOUTH LINE OF SAID CLYDE P. ECCLES TRACT, FOR A DISTANCE OF 350.34 FEET TO THE SOUTHEAST CORNER OF SAID CLYDE P. ECCLES TRACT, SAID POINT ALSO LYING ON THE CENTERLINE OF THE AFORESAID SOUTH BEGLIS PARKWAY; THENCE SOUTH 00° 21' 04" EAST, ALONG SAID CENTERLINE OF SOUTH BEGLIS PARKWAY, FOR A DISTANCE OF 25.25 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 11459.16 FEET; THENCE SOUTH, ALONG SAID TANGENT CURVE TO THE RIGHT, FOR AN ARC LENGTH DISTANCE OF 139.93 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4) OF SECTION ELEVEN (11), SAID CURVE HAVING A CHORD WHICH BEARS SOUTH 00° 00' 04" EAST, A DISTANCE OF 139.93 FEET; THENCE NORTH 89° 04' 25" WEST, ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW/4 OF SE/4), FOR A

DISTANCE OF 212.48 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4); THENCE NORTH 89° 04' 25" WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE/4 OF SW/4), FOR A DISTANCE OF 1325.70 FEET TO THE POINT OF BEGINNING. HEREIN DESCRIBED TRACT CONTAINING 2,356,296.22 SQUARE FEET OR 54.093 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY FOR BEGLIS PARKWAY (LOUISIANA HIGHWAY 3077) ACROSS THE EAST SIDE THEREOF, SUBJECT TO A DRAINAGE SERVITUDE ACROSS THE NORTH AND WEST SIDES THEREOF AND SUBJECT TO ANY EASEMENTS, SERVITUDES OR RIGHTS-OF-WAY 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, Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: Mrs. Wilson

ABSENT: None

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of March, 2018.

ATTEST:

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ARLENE BLANCHARD, Secretary

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MIKE MOORE, 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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MIKE MOORE, Chairman

3/19/18  
6:10 P.M.