

November 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, at 5:30 p.m., on the 19th day of November, 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
JONATHAN BRAZZELL, Land Use Commission of District 5

After the meeting was called to order and the roll called with the above results, motion was made by Mr. Moore seconded by Mr. Brazzell that the minutes of the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Mr. McMullen seconded by Mr. Moore that the agenda be amended as follows:

1. Resolution granting a variance to John Larocca, 974 Jesse Street, to allow for eave to be located 27.63 feet from front property rather than the required 30 feet.

Motion carried unanimously.

Motion was then made by Mr. Moore seconded by Mr. McMullen that item #2 be amended to read as follows:

2. Resolution granting a variance to Belle Savanne Partners, LLC, for Carlyss Place Subdivision Phase II, property located west of Wright Road, south of Carlyss Place Phase I, to allow the corner lot setbacks for Lot B-18 to be 12.5 feet and Lot B-8 to be 12 feet from side property line rather than the required 15 feet.

Motion carried unanimously.

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

Motion carried unanimously.

The first item on the agenda is a resolution granting a variance to John Larocca, 974 Jesse Street, to allow for eave to be located 27.63 feet from front property rather than the required 30 feet. Motion was made by Mr. Moore seconded by Mr. Brazzell that the following resolution be tabled indefinitely so applicant can get with the homeowner's association to discuss.

Resolution granting a variance to John Larocca, 974 Jesse Street, to allow for the front eave to be located 27.63 feet from front property line rather than the required 30 feet.

Motion carried unanimously.

The next item on the agenda is a resolution granting variance to Belle Savanne Partners, LLC, for Carlyss Place Subdivision Phase II, property located west of Wright Road, south of Carlyss Place Phase I, to allow the corner lot setbacks for Lot B-18 to be 12.5 feet and Lot B-8 to be 12 feet from side property line rather than the required 15 feet. Motion was made by Mr. Moore seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Belle Savanne Partners LLC, for Carlyss Place Subdivision Phase II, property located west of Wright Road, south of Carlyss Place Phase I, to allow the side corner lot setbacks for Lot B-18 to be 12.5 feet from side property line and B-8 to be 12 feet from 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, the minimum required yard on any other side of a corner lot which adjoins a public street shall be one-half (½) of the minimum front yard required for the use proposed to be located on the lot.

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.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Belle Savanne Partners LLC, for Carlyss Place Subdivision Phase II, property located west of Wright Road, south of Carlyss Place Phase I, to allow the side corner lot setbacks for Lot B-18 to be 12.5 feet from side property line and B-8 to be 12 feet from side property line rather than the required 15 feet for the following described property:

LOTS B-18 AND B-8 OF THE FOLLOWING DESCRIBED PROPERTY:
THAT CERTAIN TRACT OF LAND SITUATED IN SECTION 10,
TOWNSHIP 10 SOUTH, RANGE 10 WEST, CITY OF SULPHUR,
CALCASIEU PARISH, LOUISIANA, CONTAINING 15.773 ACRES AND
BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF ROADWAY CENTERLINES
FOR PAISLEY PARKWAY AND PIPERS LANE; SAID POINT BEING THE
POINT OF COMMENCEMENT; THENCE PROCEED SOUTH 00°58'10"
WEST A DISTANCE OF 95.00 FEET; THENCE SOUTH 89°06'02" EAST A
DISTANCE OF 25.00 FEET; THE POINT OF BEGINNING.

THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'02" EAST FOR
A DISTANCE OF 166.99 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF SOUTH 00°58'12" WEST FOR
A DISTANCE OF 350.21 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF NORTH 89°01'50" WEST FOR
A DISTANCE OF 171.99 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF NORTH 00°58'10" EAST FOR
A DISTANCE OF 30.00 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF NORTH 89°06'02" WEST FOR
A DISTANCE OF 958.85 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF NORTH 00°53'58" EAST FOR
A DISTANCE OF 4.99 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF NORTH 89°06'02" WEST FOR
A DISTANCE OF 115.44 FEET TO A POINT;

THENCE PROCEED ALONG A BEARING OF NORTH 00°59'59" EAST FOR A DISTANCE OF 2.26 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF NORTH 89°32'38" WEST FOR A DISTANCE OF 415.93 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF NORTH 00°53'58" EAST FOR A DISTANCE OF 545.97 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'02" EAST FOR A DISTANCE OF 782.29 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF SOUTH 00°53'58" WEST FOR A DISTANCE OF 160.00 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'02" EAST FOR A DISTANCE OF 13.26 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF SOUTH 00°53'58" WEST FOR A DISTANCE OF 110.00 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF SOUTH 89°06'02" EAST FOR A DISTANCE OF 700.00 FEET TO A POINT;
THENCE PROCEED ALONG A BEARING OF NORTH 00°58'10" EAST FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

A vote was then called with the results as follows:

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

NAYS: Mrs. Carroll, Mr. Brazzell

ABSENT: None

And the said resolution was declared duly adopted on this 19th day of November, 2018.

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

LENORE CARROLL, Chairman

11/19/18
6:15 P.M.