

August 19, 2019

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 August, 2019, after full compliance with the convening of said meeting with the following members present:

PHYLLIS WILSON, Land Use Commission District 2  
VERONICA ALLISON, Land Use Commission District 3  
ROBIN BAUDOIN, Land Use Commission District 4  
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - LENORE CARROLL, Land Use Commission District 1

After the meeting was called to order and the roll called with the above results, prayer was led by Mrs. Wilson followed by the reciting of the Pledge of Allegiance led by Mrs. Wilson.

Motion was then made by Ms. Baudoin seconded by Mr. Brazzell that the minutes of the previous meeting stand as written. Motion carried unanimously.

Motion was then made by Ms. Baudoin seconded by Mr. Brazzell that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is a resolution granting a variance to S & P Taylor Properties, LLC, property located on the southeast corner of Edgar and Doiron Streets, to allow for accessory structure to be located on a parcel without a primary structure. Motion was made by Mrs. Allison seconded by Ms. Baudoin that the following resolution be adopted to-wit:

## RESOLUTION

Resolution granting a variance to S & P Taylor Properties, LLC, property located on the southeast corner of Edgar and Doiron Streets, to allow for accessory structure to be located on a parcel without a primary structure.

WHEREAS, in accordance with Article II, Section 2 (3) of the Land Use Ordinance of the City of Sulphur, Louisiana, an accessory structure or use must be located on the same lot as the principal structure or use; and

WHEREAS, applicant is requesting a variance to allow for an accessory structure to be located on a vacant lot across the street from its primary structure for the following described property:

LOT 3 BLK 10 DOIRON SUB

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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 S & P Taylor Properties, LLC, property located on the southeast corner of Edgar and Doiron Streets, to allow for accessory structure to be located on a parcel without a primary structure.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mrs. Allison, Ms. Baudoin, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Carroll

And the said resolution was declared duly adopted on this 19<sup>th</sup> day of August, 2019.

ATTEST:

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ARLENE BLANCHARD, Secretary

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PHYLLIS WILSON, Chairman

The next item on the agenda is a resolution granting a variance to Bel Commercial LLC, property located east side of Hwy. 1256, south of Carlyss Blvd., to allow for 112 apartments rather than the required 101 apartments for Belle Savanne Apartments Phase 2. Chad Roussel and Kevin Blanchard, representatives, explained the project to the Commissioners. The following people spoke:

Nancy Curtis – Haygood Street  
Larry Mathcell – Leewood Avenue  
Donnie Fuslier – Mustang Street  
Bill LeBlanc – Roberta Drive  
Jarrod Lee

After much discussion, motion was made by Mrs. Allison seconded by Ms. Baudoin that the following resolution be adopted to-wit:

Resolution granting a variance to Bel Commercial, LLC, for property located on the east side of Hwy. 1256, south of Carlyss Blvd., to allow for 112 apartments rather than the required 101 apartments for Belle Savanne Apartments Phase 2.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson  
NAYS: Mrs. Allison, Ms. Baudoin, Mr. Brazzell  
ABSENT: Mrs. Carroll

And the said resolution failed on this 19<sup>th</sup> day of August, 2019.

ATTEST:

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ARLENE BLANCHARD, Secretary

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PHYLLIS WILSON, Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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PHYLLIS WILSON, Chairman

8/19/19

6:50 P.M.