

September 21, 2020

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 21st day of September, 2020, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
VERONICA ALLISON, Land Use Commission District 3
ROBIN BAUDOIN, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - PHYLLIS WILSON, Land Use Commission District 2

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

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

Motion was then made by Mrs. Carroll seconded by Mr. Brazzell that item #3 be removed from the agenda:

Resolution granting a variance to Leroy Ballou, Jr., 1111 Beulah Street, to allow for living in an RV.

Motion carried unanimously.

Motion was then made by Mrs. Carroll 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 Tulco, Inc., 2810 East Napoleon Street, to allow for structure height to be 54 feet rather than the required 50 feet. After discussion, motion was made by Mrs. Allison seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO TULCO, INC. 2810 EAST NAPOLEON STREET, TO ALLOW FOR STRUCTURE HEIGHT TO BE 54 FEET TALL RATHER THAN THE REQUIRED 50 FEET.

WHEREAS, in accordance with Article IV, Part 3, Section 5 (4) (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, the required height of a structure is 50 feet; and

WHEREAS, the applicant is requesting that the height of a structure be 54 feet tall rather than the required 50 feet tall.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant the variance to Tulco, Inc., 2810 East Napoleon Street, to allow for structure height to be 54 feet tall rather than the required 50 feet tall for the following described property:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE SOUTH 89°14'12" EAST ON AND ALONG THE SOUTH LINE OF SAID SE/4 OF NW/4 A DISTANCE OF 330.00 FEET; THENCE NORTH 00°46'52" EAST A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°46'52" EAST ON AND ALONG THE EAST LINE OF S. ELLENDER SUBDIVISION A DISTANCE OF 402.86 FEET; THENCE NORTH 89°46'20" EAST A DISTANCE OF 34.58 FEET; THENCE NORTH 00°46'48" EAST A DISTANCE OF 248.00 FEET; THENCE SOUTH 89°23'58" EAST ON AND ALONG THE SOUTH APPARENT RIGHT OF WAY OF E. NAPOLEON ST. A DISTANCE OF 130.42 FEET; THENCE SOUTH 00°46'49" WEST A DISTANCE OF 651.82 FEET TO A POINT 32.00 FEET NORTH OF THE SOUTH LINE OF SAID SE/4 OF NW/4; THENCE NORTH 89°14'12" WEST A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING, PROPERTY CONTAINING 2.271 ACRES MORE OR LESS.

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 FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Tulco, Inc., 2810 East Napoleon Street, to allow for structure height to be 54 feet tall rather than the required 50 feet tall

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Allison, Ms. Baudoin

NAYS: Mr. Brazzell

ABSENT: Mrs. Wilson

And the said resolution was declared duly adopted on this 21st day of September, 2020.

ATTEST:

ARLENE BLANCHARD, Secretary

ROBIN BAUDOIN, Chairman

The next item on the agenda is a resolution granting a variance to Tulco, Inc., 2810 East Napoleon Street, to allow for parking spaces to be on the north property line rather than required 5 feet. Motion was made by Mrs. Allison seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO TULCO, INC. 2810 EAST NAPOLEON STREET, TO ALLOW FOR PARKING SPACES TO BE ON THE NORTH PROPERTY LINE RATHER THAN THE REQUIRED 5 FEET.

WHEREAS, in accordance with Article IV, Part 2, Section 7 (3) (D) of the Land Use Ordinance of the City of Sulphur, Louisiana, a parking area shall be constructed no closer than five (5) feet from any public right-of-way; and

WHEREAS, the applicant is requesting that the parking area be on the north property line rather than the required 5 feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant the variance to Tulco, Inc., 2810 East Napoleon Street, to allow a parking area to be on the north property line rather than the required 5 feet for the following described property:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE SOUTH 89°14'12" EAST ON AND ALONG THE SOUTH LINE OF SAID SE/4 OF NW/4 A DISTANCE OF 330.00 FEET; THENCE NORTH 00°46'52" EAST A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°46'52" EAST ON AND ALONG THE EAST LINE OF S. ELLENDER SUBDIVISION A DISTANCE OF 402.86 FEET; THENCE NORTH 89°46'20" EAST A DISTANCE OF 34.58 FEET; THENCE NORTH 00°46'48" EAST A DISTANCE OF 248.00 FEET; THENCE SOUTH 89°23'58" EAST ON AND ALONG THE SOUTH APPARENT RIGHT OF WAY OF E. NAPOLEON ST. A DISTANCE OF 130.42 FEET; THENCE SOUTH 00°46'49" WEST A DISTANCE OF 651.82 FEET TO A POINT 32.00 FEET NORTH OF THE SOUTH LINE OF SAID SE/4 OF NW/4; THENCE NORTH 89°14'12" WEST A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING, PROPERTY CONTAINING 2.271 ACRES MORE OR LESS.

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 FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Tulco, Inc., 2810 East Napoleon Street, to allow a parking area to be on the north property line rather than the required 5 feet.

A vote was then called with the results as follows:

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

And the said resolution was declared duly adopted on this 21st day of September, 2020.

ATTEST:

ARLENE BLANCHARD, Secretary

ROBIN BAUDOIN, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

ROBIN BAUDOIN, Chairman

9/21/20
5:45 P.M.