

March 1, 2021

The Board of Zoning Adjustment of the City of Sulphur, Louisiana, met in special session at its regular meeting place located at 500 N. Huntington Street, Sulphur, Louisiana, at 5:30 p.m., on the 1st day of March, 2021, 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  
ROBIN BAUDOIN, Land Use Commission District 4  
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - VERONICA ALLISON, Land Use Commission District 3

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

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

Motion was then made by Mrs. Wilson 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 Gloria Morgan, 1402 LaFargue Street, to allow for a mobile home to be located 4.7 feet from the front property line rather than the required 13 feet (50% rule). After much discussion, motion was made by Mr. Brazzell seconded by Mrs. Carroll that the following amendment be made:

Resolution granting a variance to Gloria Morgan, 1402 LaFargue Street, to allow for a 60-foot mobile home to be located 5 feet from rear existing awning on lot and 9-11 feet from front property line rather than the required 13 feet (50% rule).

Motion carried unanimously.

Motion was then made by Mr. Brazzell seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

Resolution granting a variance to Gloria Morgan, 1402 LaFargue Street, to allow for a 60-foot mobile home to be located 5 feet from rear existing awning on lot and 9-11 feet from front property line rather than the required 13 feet (50% rule).

WHEREAS, in accordance with Article IV, Part 2, Section 2 (5) (a) if 50% or more of the structures fronting on the block face are already improved with buildings with less than the required front yard for the applicable district, the required front yard shall be consistent with the predominant setbacks in the area, and

WHEREAS, applicant is requesting a variance to allow for a 60-foot mobile home to be located 5 feet from rear existing awning on lot and 9-11 feet from front property line rather than the required 13 feet for the following described property:

LOT 7 BLK 6 J T HENNING ADD

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 Gloria Morgan, 1402 LaFargue Street, to allow for a 60-foot mobile home to be located 5 feet from rear existing awning on lot and 9-11 feet from front property line rather than the required 13 feet (50% rule).

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Allison

And the said resolution was declared duly adopted on this 1st day of March, 2021.

ATTEST:

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ARLENE BLANCHARD, Secretary

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ROBIN BAUDOIN, Chairman

The next item on the agenda is a resolution granting a variance to Darren Myers, 360 Leora Street, to allow for eave of carport/porch to be 4 feet from front property line rather than the required 30 feet. Mr. Myers stated that the eave of the carport/porch would be even with his existing fence line. After much discussion, motion was made by Mrs. Carroll seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION AS AMENDED

Resolution granting a variance to Darren Myers, 360 Leora Street, to allow for eave of carport/porch to be located 4 feet from the front property line rather than the required 30 feet.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (2) (c) the front setback shall be 30 feet, and

WHEREAS, it is the applicants risk and responsibility to get with Entergy for setback clearance for powerlines in right of way; and

WHEREAS, applicant is requesting a variance to allow for the eave of the carport/porch to be located 4 feet from the front property line rather than the required 30 feet for the following described property:

LOT 5 BLK 4 OAK GROVE ADDITION

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 Darren Myers, 360 Leora Street, to allow for eave of carport/porch to be located 4 feet from the front property line rather than the required 30 feet.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Allison

And the said resolution was declared duly adopted on this 1st day of March, 2021.

ATTEST:

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ARLENE BLANCHARD, Secretary

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ROBIN BAUDOIN, 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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ROBIN BAUDOIN, Chairman

3/1/21  
6:30 P.M.