

March 21, 2022

The Board of Zoning Adjustment of the City of Sulphur, Louisiana, met in regular session at its temporary place located at 1551 East Napoleon Street, Sulphur, Louisiana, at 5:30 p.m., on the 21st day of March 2022, 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
VERONICA ALLISON, Land Use Commission District 3
ROBIN BAUDOIN, 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, prayer was led by Mr. Brazzell followed by the reciting of the Pledge of Allegiance led by Mrs. Wilson.

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

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

The first item on the agenda is a resolution granting a variance to Michelle Reinecke, 1211 South Stanford Street, to allow for mobile home to be located 29 feet from front property line rather than the required 30 feet. Motion was made by Mrs. Wilson seconded by Ms. Baudoin that the following amendment be made:

- Change 25 feet to 29 feet

Motion carried unanimously.

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

RESOLUTION AS AMENDED

Resolution granting a variance to Michelle Reinecke, 1211 South Stanford Street, to allow for a mobile home to be located 29 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 of the City of Sulphur, Louisiana, front setback for a single-family dwelling 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 Michelle Reinecke, 1211 South Stanford Street, to allow for mobile home to be located 29 feet from front property line rather than the required 30 feet for the following described property:

LOT 2 OF BLOCK 25 OF W.T. HENNING 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This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 FURTHER RESOLVED by the Board of Zoning Adjustment, that they do hereby grant a variance to Michelle Reinecke, 1211 South Stanford Street, to allow for a mobile home to be located 29 feet from front property line rather than the required 30 feet.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of March, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting a variance to Daphne Arnaud, 307 Savoy Road, to allow for a family member to live in an RV next to her home to help care for her. Motion was made by Ms. Baudoin seconded by Mrs. Wilson that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO DAPHNE ARNAUD, 307 SAVOY ROAD, TO ALLOW FOR A FAMILY MEMBER TO LIVE IN AN RV NEXT TO HER HOME TO HELP CARE FOR HER.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (1) (a) of the Land Use Ordinance of the City of Sulphur, Louisiana, an RV is not considered a single family detached dwelling; and

WHEREAS, this variance shall expire upon Daphne Arnaud no longer residing at this address.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Daphne Arnaud, 307 Savoy Road, to allow for a family member to live in an RV next to her home to help care for her for the following described property:

COM 201.9 FT W AND 591 FT N OF SE COR E 1/2 E 1/2 NW NW 36.9.10, W 131.9 FT, N 120 FT, E 146.9 FT, S 40 DEGS 45 MINS W 28.1 FT, S 102.4 FT TO BEG

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 Daphne Arnaud, 307 Savoy Road, to allow for a family member to live in an RV next to her home to help care for her.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of March, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting a variance to Eric and Tena Fogleman, 222 Vine Street, to allow for temporary living in an RV. Motion was made by Mrs. Allison seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO ERIC AND TENA FOGLEMAN, 222 VINE STREET, TO ALLOW FOR TEMPORARY LIVING IN AN RV.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (1) (a) of the Land Use Ordinance of the City of Sulphur, Louisiana, an RV is not considered a single family detached dwelling; and

WHEREAS, variance shall expire in 6 months (i.e. September 21, 2022).

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Eric and Tena Fogleman, 222 Vine Street, to allow for temporary living in an RV for the following described property:

LOT 11 BLK 5 HOLLYWOOD SUBDIVISION PLAT 2

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, that they do hereby grant a variance to Eric and Tena Fogleman, 222 Vine Street, to allow for temporary living in an RV.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of March, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting a variance to Chad and Tammy Laughlin, 1509 Diane Drive, to allow for awning to be 14 feet from front property line rather than the required 30 feet.

The following people spoke in opposition of the variance:

Ricky Blackwell, Wayne Ahrens

The following people spoke in favor of the variance:

John Stevenson

After much discussion, motion was made by Mrs. Carroll. There was no second to the motion.

And the following resolution failed for lack of second on this 21st day March, 2022.

Resolution granting a variance to Chad and Tammy Laughlin, 1509 Diane Drive, to allow for awning to be 14 feet from front property line rather than the required 30 feet.

ATTEST:

ARLENE BLANCHARD, Clerk

JONATHAN BRAZZELL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

3/21/22
5:55 P.M.