

April 18, 2022

The Board of Zoning Adjustment of the City of Sulphur, Louisiana, met in regular session at its temporary meeting place located at 1551 East Napoleon Street, Sulphur, Louisiana, at 5:30 p.m., on the 18th day of April 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

ABSENT - JONATHAN BRAZZELL, Land Use Commission of District 5 (working)

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

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

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

The first item on the agenda is a resolution granting an extension to a 6-month variance to Mary Ledano and Eva Chiles, 323 Quelqueshue Street, to allow for temporary living in an RV while home is being repaired due to a fire. Motion was made by Mrs. Carroll seconded by Ms. Baudoin that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING AN EXTENSION TO A VARIANCE TO MARY LEDANO AND EVA CHILES, 323 QUELQUESHUE STREET, TO ALLOW FOR TEMPORARY LIVING IN AN RV WHILE HOME IS BEING REPAIRED DUE TO A FIRE.

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, said variance shall not exceed 6 months from date of adoption or until a Certificate of Occupancy is issued.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Mary Ledano and Eva Chiles, 323 Quelqueshue Street, to allow for temporary living in an RV while home is being repaired due to a fire for the following described property:

LOT 14 BLOCK 2 INDIAN HILLS #4

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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 Mary Ledano and Eva Chiles, 323 Quelqueshue Street, to allow for temporary living in an RV while home is being repaired due to a fire.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Brazzell

And the said resolution was duly adopted on this 18th day of April, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

VERONICA ALLISON, Vice-Chairman

The next item on the agenda is a resolution granting a variance to Kenneth Smith, 1284 South Post Oak Road, to allow for living in an RV. Motion was made by Mrs. Carroll seconded by Ms. Baudoin that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO KENNETH SMITH, 1284 SOUTH POST OAK ROAD, TO ALLOW FOR 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 1 year (i.e. April 18, 2023).

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Kenneth Smith, 1284 South Post Oak Road for the following described property:

LOT 18 BLK 1 CEDAR 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 FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Kenneth Smith, 1284 South Post Oak Road, to allow for living in an RV.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Brazzell

And the said resolution was duly adopted on this 18th day of April, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

VERONICA ALLISON, Vice-Chairman

The next item on the agenda is a resolution granting a temporary variance to Eddie Conrad, 5020 Mandy Drive, to allow for an accessory structure without a primary structure.

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

RESOLUTION

RESOLUTION GRANTING A TEMPOARY VARIANCE TO EDDIE CONRAD,
5020 MANDY DRIVE, TO ALLOW FOR AN ACCESSORY STRUCTURE
WITHOUT A PRIMARY STRUCTURE UNTIL HOME IS BUILT.

WHEREAS, in accordance with Article IV, Part 2, Section 3 (1) of the Land Use Ordinance of the City of Sulphur, Louisiana, accessory uses are permitted in any land use district in connection with any principal use lawfully existing within such district provided that all development regulations are met; and

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Eddie Conrad, 5020 Mandy Drive, for the following described property:

BLK 3 LOT 6 MAPLEWOOD ESTATE

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 temporary variance to Eddie Conrad, 5020 Mandy Drive, to allow for an accessory structure without a primary structure until home is built.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Brazzell

And the said resolution was duly adopted on this 18th day of April, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

VERONICA ALLISON, Vice-Chairman

The next item on the agenda is a resolution granting a variance to James Gorsvlowsky, 1430 Guadalupe Street, to allow for living in an accessory structure while home is being built on

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

RESOLUTION

RESOLUTION GRANTING A TEMPORARY VARIANCE TO JAMES GORSVLOWSKY, 1430 GUADALUPE STREET, TO ALLOW FOR LIVING IN AN ACCESSORY STRUCTURE WHILE HOME IS BEING BUILT ON THE SAME PROPERTY.

WHEREAS, in accordance with Article IV, Part 2, Section 3 (1) of the Land Use Ordinance of the City of Sulphur, Louisiana, accessory uses are permitted in any land use district in connection with any principal use lawfully existing within such district provided that all development regulations are met; and

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Eddie Conrad, 5020 Mandy Drive, for the following described property:

LOT 9 BLK L, EAST 20 FT LOT 10 BLK L VILLA MARIA 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 FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a temporary variance to James Gorsvlowksy, 1430 Guadalupe Street, to allow for living in an accessory structure while home is being built on the same property.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mr. Brazzell

And the said resolution was duly adopted on this 18th day of April, 2022.

ATTEST:

ARLENE BLANCHARD, Secretary

VERONICA ALLISON, Vice-Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

VERONICA ALLISON, Vice-Chairman

4/18/22

6:00 P.M.