

May 16, 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 16<sup>th</sup> day of May 2022, 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 Mr. Brazzell followed by the reciting of the Pledge of Allegiance led by Mr. Brazzell.

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

Motion was then made by Ms. Baudoin seconded by Mrs. Wilson that item #2 be amended as follows:

Remove strikethroughs below:

Resolution granting a variance to Wallace and Brandy Stroud, 1233 Georgia Street, to allow for carport to be located ~~2 feet 8 inches from east property line instead of the required 5 feet~~ and 15 feet from the front property line rather than the required 30 feet.

Motion carried unanimously.

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

Motion carried unanimously.

The first item on the agenda a resolution electing a new Chairman and Vice-Chairman for the Board of Zoning Adjustment. Motion was made by Mrs. Allison seconded by Ms. Baudoin that the following resolution be adopted to-wit:

RESOLUTION

Resolution electing a Chairman and Vice-Chairman for the Board of Zoning Adjustment of the City of Sulphur.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby elect Veronica Allison as Chairman and Lenore Carroll as Vice-Chairman for the Board of Zoning Adjustment of the City of Sulphur.

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 16<sup>th</sup> day of May, 2022.

ATTEST:

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ARLENE BLANCHARD, Secretary

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VERONICA ALLISON, Chairman

The next item on the agenda is a resolution granting a variance to Wallace and Brandy Stroud, 1233 Georgia Street, to allow for carport to be located 15 feet from the front property line rather than the required 30 feet. Motion was made by Ms. Baudoin seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO WALLACE AND BRANDY STROUD, 1233 GEORGIA STREET, TO ALLOW FOR CARPORT TO BE LOCATED 15 FEET FROM THE FRONT PROPERTY LINE RATHER THAN THE REQUIRED 30 FEET.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (2) (d) a front setback shall be 30 feet from the property line.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Wallace and Brandy Stroud, 1233 Georgia Street, to allow for carport to be located 15 feet from the front property line rather than the required 30 feet for the following described property:

COM 750 FT W AND 40 FT S OF NE COR NE SW 3.10.10, TH W 200 FT, S 150 FT

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 Wallace and Brandy Stroud, 1233 Georgia Street, to allow for carport to be located 15 feet from the front property line rather than the required 30 feet.

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 16<sup>th</sup> day of May, 2022.

ATTEST:

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ARLENE BLANCHARD, Secretary

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VERONICA ALLISON, Chairman

The next item on the agenda is resolution granting a variance to Eugene & Monica LeBlanc, 315 Navarre Street, to allow for temporary living in an RV while home is being rebuilt due to a recent fire. Motion was made by Mrs. Wilson seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO EUGENE & MONICA LEBLANC,  
315 NAVARRE STREET, TO ALLOW FOR TEMPORARY LIVING IN AN RV  
WHILE HOME IS BEING REBUILT DUE TO A RECENT 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 1 year 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 Eugene & Monica LeBlanc, 315 Navarre Street, to allow for temporary living in an RV while home is being rebuilt due to a recent fire for the following described property:

COM 750 FT W AND 40 FT S OF NE COR NE SW 3.10.10, TH W 200 FT,  
S 150 FT

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 Eugene & Monica LeBlanc, 315 Navarre Street, to allow for temporary living in an RV while home is being rebuilt due to a recent fire.

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 16<sup>th</sup> day of May, 2022.

ATTEST:

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ARLENE BLANCHARD, Secretary

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VERONICA ALLISON, Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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VERONICA ALLISON, Chairman

5/16/22  
5:55 P.M.