

February 20, 2024

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, LA, held at 5:30 p.m., on the 20th day of February, 2024, after full compliance with the convening of said meeting with the following members present:

TROY DARBY, Land Use Commission District 2
VERONICA ALLISON, Land Use Commission District 3
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT – LENORE CARROLL, Land Use Commission District 1
VACANT SEAT, Land Use Commission District 4

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

Motion was then 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. Allison 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 Thomas O’Quain, 2325 Royal Oak Street, to allow for accessory structure to occupy 71% of the total floor area of all structures on the entire lot rather than the required 35%. After much discussion explaining the 35% rule to Mr. Jones, representative for applicant, Billy Loftin, City Attorney, stated that the accessory structure can only be 1,029 sq. ft. rather than the requested 2,100 sq. ft. Motion was then made by Mrs. Allison seconded by Mr. Brazzell to postpone the following resolution until the March BZA meeting so the applicant can modify his plans:

Resolution granting a variance to granting a variance to Thomas O'Quain, 2325 Royal Oak Street, to allow for accessory structure to occupy 71% of the total floor area of all structures on the entire lot rather than the required 35%.

Motion carried unanimously.

The next item on the agenda is a resolution appealing an administrative decision for a home business for Richard Carriere located at 316 Landry Street. Mr. Carriere stated that he sells his products every weekend at the local markets. He was told he needed an occupational license but when he applied for a home business he wasn't approved since his home business wasn't done within his home. He was later told that he could have a fence or wall around his porch so that the neighbors couldn't see or hear him doing his woodwork. He stated that his tools don't make a lot of noise and his neighbors didn't even know he did woodwork. After much discussion, motion was made by Mr. Brazzell seconded by Mrs. Allison that an amendment be made to add the following stipulation:

1. A 5-foot fence around the workspace or wall around the workspace.

Motion carried unanimously.

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

RESOLUTION AS AMENDED

Resolution appealing an administrative decision on a Home Business Application for Richard Carriere, 316 Landry Street, to allow him to make woodwork products on his back porch to sell at markets.

WHEREAS, in accordance with Appendix B, Article IV, Part 2, Section 6 of the Code of Ordinances of the City of Sulphur, a home business for outdoor activities shall have no discernable off-site impact and are conducted in a backyard and are totally enclosed within an accessory building, wall or fence and are clearly subordinate to the principal structure.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby approve the application for a Home Business for Richard Carriere, 316 Landry Street, to allow him to make woodwork products on his back porch to sell at markets, with the following stipulation:

1. A 5-foot fence around the workspace or wall around the workspace.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mrs. Allison, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Carroll, Vacant seat for District 4

And the said resolution was declared duly adopted on this 20th day of February, 2024.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Vice-Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Vice-Chairman

2/20/24
6:15 P.M.