

July 15, 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 15th day of July, 2024, after full compliance with the convening of said meeting with the following members present:

TROY DARBY, Land Use Commission District 2  
EDDIE LEBLANC, Land Use Commission District 4  
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - LENORE CARROLL, Land Use Commission District 1  
VERONICA ALLISON, Land Use Commission District 3

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

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

Motion was then made by Mr. Brazzell seconded by Mr. LeBlanc that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is a resolution granting a variance to Dianna Afemon, 332 Madison Crossing, to allow for -0- lot line on the east side of her home for a carport rather than the required 15 feet. Mrs. Afemon addressed the Commission and stated that this is a patio extension, not a carport. Lake Area Pools put in my pool, and they are the contractor. She was working in Oklahoma when all this was being built. Eric, subcontractor, was building the patio when a Stop Work Order was placed on the patio. Mr. Brazzell stated that the builder is a contractor and he should have known he needed his own building permit, not the pool permit. Mr. Darby stated that the pool guy builds pools, the patio man builds patios. He should have known.

Kenneth Belanger, West Verdine Steet, addressed the Commission and asked them to look very closely at this variance. His neighbor was granted a variance to be closer than 5 feet to his property line and now all the water ends up on his property. He had to dig a ditch for all the water to drain. This still causes a problem. His neighbor doesn't maintain the gutter.

Mr. Abrahams, Land Use Administrator, stated that when the subdivision was developed, there were 8-10 variances granted as a whole. The side/corner setback is 15-feet and prior to even putting up the extension she was already at that 15-feet. Any kind of extension would have triggered a variance.

Mr. Darby stated that we need to hold contractors accountable for their mistakes. How does this keep happening. Mr. Loftin, City Attorney, stated that the cause of action is in Mrs. Afemon's court. She has to deal with the contractor. It's their mistake. He also stated that the contractor should have put up a bond so that bond money could help give Mrs. Afemon some of her money back. Mr. Loftin stated that the dead-end road extension was for future expansion, but developers are saying this expansion will not occur. He asked if the Commission wanted to defer this item to see if the right of way could be abandoned. He'll try to rectify this before Commission votes.

Renee Hatsfelt, Madison Crossing, asked if this variance was granted would it set precedence? Mr. Darby stated that when this development started, they were granted all kind of variances. This subdivision is very unorthodox. Mrs. Hatsfelt stated that she's worried if someone tries to do the same thing but not build it as nice as this one, will they be able to. Mr. Loftin stated that it wouldn't set precedence because if it gets abandoned then it wouldn't be along a public road. Any future ones that are built would be on a public road. There won't be any cars passing on this dead-end road. Mr. Abrahams stated that the utility easement would also need to be abandoned. Motion was then made by Mr. Brazzell seconded by Mr. LeBlanc that the following resolution be deferred for 2 months (i.e. September 16, 2024, BZA meeting):

Resolution granting a variance to Dianna Afemon, 332 Madison Crossing, to allow for -0- lot line on the east side of her home for a carport rather than the required 15 feet.

A vote was then called with the results as follows:

YEAS: Mr. Darby, Mr. LeBlanc, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Carroll, Mrs. Allison

And the said resolution was declared deferred to September 16, 2024, Board of Zoning Adjustment meeting on this 15<sup>th</sup> day of July, 2024.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

There being no further business to come before the Board of Zoning Adjustment, the Chairman declared the meeting adjourned.

ATTEST:

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ARLENE BLANCHARD, Secretary

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TROY DARBY, Chairman

7/15/24  
5:55 P.M.