

October 21, 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 21st day of October, 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
EDDIE LEBLANC, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5
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. Darby followed by the Pledge of Allegiance led by Mr. LeBlanc.

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 Sara Williams, 204 East Carlton Street, to allow for an accessory structure to be 49% of the total floor area of all structures on the entire lot rather than the maximum 35%. Mr. Thibodeaux addressed the Commission and stated that his current shop is falling apart. The new one will be the same size. He also stated that this will not be for a commercial use. He has a camper, 4-wheeler, side by side, etc. Motion was then made by Mrs. Carroll seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Sara Williams, 204 East Carlton Street, to allow for an accessory structure to be 49% of the total floor area of all structures on the entire lot rather than the maximum 35%.

WHEREAS, in accordance with Article IV, Part 2, Section 3 (c) of the Land Use Ordinance of the City of Sulphur, no accessory structure or use in a residential district shall occupy more than thirty-five (35) percent of the total floor area of all structures on the entire lot.

BE IT FURTHER RESOLVED that said variance be granted for the following described property:

COM 103.67 FT E OF SW COR LOT 1 SUB OF LOTS 29 AND 30 F G LOCK
SUB IN 27.9.10 TH N 175 FT TO N/L LOT 3 SAID SUB, E 103.67 FT ETC

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 FURTHEREST RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant the above variance to Sara Williams, 204 East Carlton Street.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of October, 2024.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

The next item on the agenda is a resolution granting a variance to Mike Church, 107 Lauren Lane, to allow for temporary living in an RV while repairs are made to his home from the May 13, 2024, tornado. Mr. Church stated that his roof came off during the 2024 tornado. He'll need to stay in the RV until renovations are complete. Motion was made by Mr. LeBlanc seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO MIKE CHURCH, 107 LAUREN LANE, TO ALLOW FOR TEMPORARY LIVING IN AN RV WHILE REPAIRS ARE MADE TO HIS HOME FROM THE MAY 2024, TORNADO.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (1) of the Land Use Ordinance and Chapter 14, Section 5 (a) (3) (m) of the Code of Ordinances of the City of Sulphur, Louisiana a recreational vehicle shall not be used as a primary or rental domicile, and

WHEREAS, applicant is requesting a variance to allow for living in an RV while his home is being repaired from the May 2024 tornado for the following described property:

LOT 4 BLK 9 BEVERLY HILLS, PART 3

WHEREAS, a permit shall be pulled within 30 days of adoption of this resolution and variance shall expire in 6 months (i.e. April 4, 2025)

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 Mike Church, 107 Lauren Lane, to allow for living in an RV while his home is being repaired from the May 2024 tornado.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 21st day of October, 2024.

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

TROY DARBY, Chairman

10/21/24
5:45 P.M.