

AGENDA
BOARD OF ZONING ADJUSTMENT
MONDAY, NOVEMBER 3, 2025, AT 5:30 P.M.

THERE WILL BE A SPECIAL MEETING OF THE SULPHUR BOARD OF ZONING ADJUSTMENT, **MONDAY, NOVEMBER 3, 2025, AT 5:30 P.M.**, IN THE CITY COUNCIL CHAMBERS LOCATED AT 501 WILLOW AVENUE, SULPHUR, LOUISIANA TO ADOPT THE FOLLOWING:

CALL TO ORDER
INVOCATION
PLEDGE OF ALLEGIANCE
ROLL CALL

1. Resolution granting a variance to Phipps Auto Group, LLC, 1035 East Napoleon Street, to allow for front setback to be 14 feet rather than the required 20 feet.

ADJOURNMENT

***** (Anyone addressing BZA will be limited to speak for 3 minutes only)**

If you are not satisfied with the outcome of the Board of Zoning Adjustment decision, you can appeal it to 14th Judicial Court.

***The next BZA meeting will be held on Monday, November 17, 2025 at 5:30 p.m.

In accordance with the Americans with Disabilities Act, if you need special assistance to attend this meeting, please contact Arlene Blanchard at 527-4571, describing the assistance that is necessary.

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO PHIPPS AUTO GROUP, LLC,
1035 EAST NAPOLEON STREET, TO ALLOW FOR FRONT SETBACK TO BE
14 FEET RATHER THAN THE REQUIRED 20 FEET.

WHEREAS, in accordance with Article IV, Part 3, Section 4 (4) (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, the front setback shall be 20 feet from the property line; and

WHEREAS, the applicant is requesting for the front setback to be 14 feet rather than the required 20 feet for the following described property:

COM 100 FT W AND 39.55 FT S OF NE COR LOT 5 SUB IN SW NW 35.9.10
ON S R/W LINE HWY 90 TH W 240 FT S 64.55 FT TO S LINE LOT 5 W
22.05 FT S 59.20 FT E 80 FT S 70 FT TO S LINE LOT 2 SAID PT BEING
552.25 FT E OF SW COR SAID LOT 2 TH E 219.25 FT N 64.75 FT E 60 FT N
64.75 FT TO S LINE LOT 5 SAID SUB, TH W 40 FT S 7 FT W 60 FT N 71.55
FT TO COM.

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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 RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Phipps Auto Group, LLC, 1035 East Napoleon Street, to allow for front setback to be 14 feet rather than the required 20 feet.

APPROVED AND ADOPTED by
the Board of Zoning Adjustment
of the City of Sulphur, Louisiana,
on this _____ day of _____, 2025.

EDDIE LEBLANC, Chairman

ATTEST:

ARLENE BLANCHARD, Secretary



