

December 15, 2025

The Board of Zoning Adjustment of the City of Sulphur, Louisiana, met in regular session at its temporary meeting place located at 501 Willow Avenue, Sulphur, LA, held at 5:30 p.m., on the 15th day of December 2025, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
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

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

Motion was then made by Mrs. Carroll seconded by Mr. LeBlanc that the minutes from the previous meetings stand as written. Motion carried unanimously.

Motion was then made by Mrs. Carroll seconded by Mrs. Allison that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is a resolution granting a variance to Tricia Williamson-Schoeffler, 2432 Roxton Street, to allow for the accessory structure to be taller than the primary structure. Casey Williamson, owner, stated that Mallett Buildings is putting up a pole barn for him. He submitted his plans to the Permit Department and they were approved. The Inspector visited his home when it was almost built and stopped him and said the building couldn't be taller than his home and that he'd have to apply for a variance. He would have made adjustments, if he would have known before they were almost done.

Mr. LeBlanc asked who was responsible for allowing this to happen and who should be held accountable. Mr. LeBlanc asked the owner if he deviated from his plans. Mr. Williamson stated, no, he built it to specs. Mr. LeBlanc then asked Mr. Williamson how much he was out of pocket at this time.

Mr. Williamson stated about \$29,000. Mr. Brazzell asked how does this get rectified? The Inspector should have known how to read the plans, and he should have caught this. Mr. Abrahams, Land Use Administrator, stated that he can't speak for the Inspectors but he said the wall height was noted on the plans, but they probably didn't take into account the roof pitch.

Daniel Fontenot, Acadienne Drive, stated that he lives directly behind this structure and he doesn't like the height of it. There's a window on the backside and they'll be able to see directly into his back yard. He's disappointed in how this wasn't caught by the Inspector.

Mr. Darby stated that once again someone is asking for an accessory building to be taller than the home. This happened recently in the same area. The Inspection Department has had issues for years and years. How can we hold them accountable. He suggested the Department Heads get with the Inspectors and find a solution to the problem. There's a working boom coming into town and contractors are saying the Inspectors give them too much trouble to do work in Sulphur. Mr. Darby also stated that the big storage building on Hwy. 108, south of Wendy's is so tall that they can also see into the neighbor's backyards on the east side and that's wrong.

Motion was then made by Mr. Darby seconded by Mr. LeBlanc that the following ordinance be adopted to-wit:

RESOLUTION

Resolution granting a variance to Tricia Williamson-Schoeffler, 2432 Roxton Street, to allow for the accessory structure to be taller than the primary structure.

WHEREAS, in accordance with Article IV, Part 2, Section 3 (D) of the Land Use Ordinance of the City of Sulphur, no accessory structure or use shall exceed the height of the principal structure to which it is accessory; and

WHEREAS, applicant is requesting that the shop be approximately 4 ½ feet taller than the primary structure. The home is 11.6 feet in height and the shop is 16.17 feet in height.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Tricia Williamson-Schoeffler, 2432 Roxton Street, to allow for the accessory structure to be taller than the primary structure for the following described property:

LOT 1 AND E 20 FT LOT 2 BLK 6 ROSE PARK NO 4

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 expense 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 Tricia Williamson-Schoeffler, 2432 Roxton Street, to allow for the accessory structure to be taller than the primary structure.

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 15th day of December, 2025.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

12/15/25
5:50 p.m.