

May 18, 2015

The Board of Zoning Adjustment of the City of Sulphur, Louisiana, met in regular session at its regular meeting place located at 500 N. Huntington Street, Sulphur, Louisiana, immediately following the Land Use Commission meeting held at 5:30 p.m., on the 18th day of May, 2015, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, BZA District 1  
SANDRA VINCENT, BZA District 2  
BRIAN LEVENS, BZA District 3  
LAWRENCE DAVID, BZA District 4  
GERRIT LAWRENCE, BZA District 5

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

Motion was made by Mrs. Carroll seconded by Mr. Levens that the minutes of the previous meeting stand as written. Motion carried.

The Chairman then asked if there were any changes to the agenda. Motion was made by Mr. Levens seconded by Mrs. Carroll that the following amendment be made:

2. Resolution granting a variance to Darren Doherty, 321 Evelyn Street, to allow front footage for 3 lots to be 48 feet rather than the required 50 feet.

Motion carried.

Motion was then made by Mrs. Carroll seconded by Mr. Levens that the agenda stand as amended. Motion carried.

The first item on the agenda is a resolution electing a Chairman and Vice-Chairman for the Board of Zoning Adjustment. Motion was made by Mrs. Vincent seconded by Mr. David that the following resolution be adopted to-wit:

## RESOLUTION

Resolution electing a Chairman and Vice-Chairman for the Board of Zoning Adjustment of the City of Sulphur.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby elect Lenore Carroll as Chairman and Brian Levens as Vice-Chairman for the Board of Zoning Adjustment of the City of Sulphur.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence  
NAYS: None  
ABSENT: None

And the said resolution was declared duly adopted on this 18<sup>th</sup> day of May, 2015.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting a variance to Darren Doherty, 321 Evelyn Street, to allow front footage for 3 lots to be 48 feet rather than the required 50 feet. Mr. Doherty stated that the lots are at least 8,000 sq. ft. He will be selling the lots and using the money for medical bills. He will sell as a whole or individually. The neighbor to the west is interested in buying one of the parcels and a realtor is interested in the rest. Mrs. Carroll asked if he would like to rezone to residential. Mr. Doherty stated that he feels that will limit his customer base. He doesn't want duplexes or apartments to be located here. Mr. Lawrence stated that monetary gain isn't a reason to grant a variance. Mr. Doherty stated that he has major health issues and will need help with illness. The yard is too much to maintain. Mr. Carroll stated that these parcels are skinny enough for a mobile home. Mayor Duncan stated that Mrs. Carroll and Mrs. Ellender think there are too many mobile homes in this area and would support you if you rezoned to residential.

Mike Daigle, Land Use Administrator, stated that he feels the Commission shouldn't grant the variance since it doesn't follow the 9 criteria. After discussion, motion was made by Mr. Levens seconded by Mr. Lawrence that the following resolution be adopted to-wit:

Resolution granting a variance to Darren Doherty, 321 Evelyn Street, to allow front footage for 3 lots to be 48 feet rather than the required 50 feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Darren Doherty, 321 Evelyn Street, to allow front footage for 3 lots to be 48 feet rather than the required 50 feet in accordance with Article IV, Part 3, Section 2 (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, for the following described property:

BEING A SUBDIVISION OF LOT 1 OF BLOCK 1 OF EFFIE L. PEVETO SUBDIVISION, A SUBDIVISION LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Carroll, Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence

ABSENT: None

And the said resolution failed on this 18<sup>th</sup> day of May, 2015.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting a variance to Lloyd Monk, Sr., 310 Starlin Street, to allow for carport to be located 5 feet from front property line rather than the required 30 feet. Motion was made by Mr. Lawrence seconded by Mr. Levens that the following resolution be tabled indefinitely:

Resolution granting a variance to Lloyd Monk Sr., 310 Starlin Street, to allow for carport to be located 5 feet from front property line rather than the required 30 feet.

Motion carried.

The next item on the agenda is a resolution granting a variance to Georgette Jones, 1430 Lourdes Street, to allow for carport to be on the east property line rather than the required 15 feet. Henry Misse addressed the Commission and stated that he was there on behalf of his sister Georgette. She is in poor health and would like to get out the weather when getting in and out of her car. There isn't any other place for her to put the carport. There once was a garage on the house but it was closed in many years ago. She's had 5-6 surgeries in the last few years. Mr. Lawrence stated that health issues is a good reason to approve this variance. Motion was then made by Mr. Lawrence seconded by Mr. David that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Georgette Jones, 1430 Lourdes Drive, to allow for carport to be on the east property line rather than the required 15 feet.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Georgette Jones, 1430 Lourdes Drive, to allow for carport to be on the east property line rather than the required 15 feet for the following described property:

LOT 8, EAST HALF LOT 7 BLK E VILLA MARIA SUBD.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Vincent, Mr. Levens, Mr. David, Mr. Lawrence  
NAYS: None  
ABSENT: None

And the said resolution was declared duly adopted on this 18<sup>th</sup> day of May, 2015.

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

The next item on the agenda is a resolution granting a variance to Hunter Bourgeois, 405 Ward Lane, to allow for carport to be 16 feet from the front property line rather than the required 30 feet. Mr. Bourgeois stated that the carport will be 15 wide x 30 deep so he can park his truck.

Mrs. Blanchard, Secretary, stated that the carport would have to be attached to the house. Mr. Levens asked where the property line was and how was it measured. Mr. Bourgeois stated that his contractor measured but wasn't sure from what point. Mrs. Blanchard stated that one of the Inspectors told her that Mr. Bourgeois was 16 feet from the front property line. Keith Berry was on vacation. Motion was made by Mr. Lawrence seconded by Mrs. Vincent that the following resolution be tabled until the June meeting:

Resolution granting a variance to Hunter Bourgeois, 405 Ward Lane, to allow for carport to be 16 feet from the front property line rather than the required 30 feet..

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Hunter Bourgeois, 405 Ward Lane, to allow for carport to be 16 feet from the front property line rather than the required 30 feet for the following described property:

LOT 2 BLK 2 HOLLYWOOD OAKS

Motion carried.

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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LENORE CARROLL, Chairman

5/18/15

7:43 P.M.