

October 16, 2017

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, held immediately following the Land Use Commission meeting at 5:30 p.m., on the 16th day of October, 2017, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, BZA District 1
PHYLLIS WILSON, BZA District 2
MIKE MOORE, BZA District 3
BILL McMULLEN, 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. McMullen.

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

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

The first item on the agenda is a resolution granting a variance to Jason Benoit, property located on the NE corner of Palermo Drive and Evangeline, to allow the west side of eave to be located 13 feet from the side property line rather than the required 15 feet. Mr. Benoit stated that he did all his house plans off the old plat map. Mr. Palermo had submitted to the City to make two lots facing north and south rather than east and west. The City approved the direction of this plat and he stated that his house plans were drawn from the original plat. He said he could build the house without eaves but it wouldn't look good in the neighborhood. Mayor Duncan pointed out that the plat was approved by himself and Mike Daigle in September, which was about 5-6

months after Mr. Benoit had purchased the property. Motion was then made by Mr. Lawrence seconded by Mrs. Carroll that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Jason Benoit, property located on the NE corner of Palermo Drive and Evangeline, to allow the west side of eave to be located 13 feet from the side property line rather than the required 15 feet.

WHEREAS, in accordance with Article IV, Part 2, Section 2 (5) (b) of the Land Use Ordinance of the City of Sulphur, Louisiana, side setbacks for a corner lot shall be one-half of the minimum front yard setback.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Jason Benoit for property located on the NE corner of Palermo Drive and Evangeline, to allow the west side of eave to be located 13 feet from the side property line rather than the required 15 feet for the following described property:

WEST SIDE LOT 3 AND 4 BLOCK 6 ROSE PARK 9
(TRACT 1 ON THE ATTACHED)

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.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Wilson, Mr. Moore, Mr. McMullen, Mr. Lawrence

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 16th day of October, 2017.

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

MIKE MOORE, Chairman

10/16/17
6:02 P.M.