

May 20, 2019

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, at 5:30 p.m., on the 20th day of May, 2019, after full compliance with the convening of said meeting with the following members present:

PHYLLIS WILSON, Land Use Commission District 2  
VERONICA ALLISON, Land Use Commission District 3  
ROBIN BAUDOIN, Land Use Commission District 4  
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - 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 Mrs. Abshire followed by the reciting of the Pledge of Allegiance led by Mrs. Baudoin.

Motion was 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 Mr. Brazzell seconded by Mrs. Baudoin that item #1 be removed from the agenda. Motion carried unanimously.

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

The first item on the agenda is a resolution granting a variance to Fred and Gloria Ellender, 110 Jodi Drive, to allow for accessory structure to be 2,400 sq. ft. rather than the maximum size of 1,783 sq. ft. After much discussion, motion was made by Mrs. Allison seconded by Mrs. Baudoin that the following resolution be adopted to-wit:

Resolution granting a variance to Fred and Gloria Ellender, 110 Jodi Drive, to allow for accessory structure to be 2,400 sq. ft. rather than the required size of 1,783 sq. ft.

WHEREAS, in accordance with Article IV, Part 2, Section 3 (2) (c) of the Land Use Ordinance of the City of Sulphur, Louisiana, 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; and

WHEREAS, applicant is requesting a variance to allow for accessory structure to be 2,400 sq. ft. rather than the required size of 1,783 sq. ft. for the following described property:

**LOT 106 BLK 7 MAPLEWOOD ESTATES**

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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 Fred and Gloria Ellender, 110 Jodi Drive, to allow for accessory structure to be 2,400 sq. ft. rather than the required size of 1,783 sq. ft.

A vote was then called with the results as follows:

YEAS: Veronica Allison, Jonathan Brazzell

NAYS: Mrs. Wilson, Mrs. Baudoin

ABSENT: Mrs. Carroll

And the said resolution failed on this 20<sup>th</sup> day of May, 2019.

ATTEST:

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ARLENE BLANCHARD, Secretary

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PHYLLIS WILSON, Vice-Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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PHYLLIS WILSON, Vice-Chairman

5/20/19

5:55 P.M.