

March 16, 2020

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 16th day of March, 2020, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
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

After the meeting was called to order and the roll called with the above results, prayer was led by Mrs. Carroll followed by the reciting of the Pledge of Allegiance led by Ms. Baudoin.

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

Motion was then made by Mrs. Carroll seconded by Mr. Brazzell that item #2 be removed from the agenda (at request of applicant):

Resolution granting a variance to Chad and Tammy Laughlin, 1509 Diane Drive, to allow for a carport to be located 15 feet from front property line rather than the required 30 feet.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Wilson, Mrs. Allison, Ms. Baudoin, Mr. Brazzell
NAYS: None
ABSENT: None

And the above item #2 was declared removed from the agenda on this 16th day of March, 2020.

ATTEST:

ARLENE BLANCHARD, Secretary

PHYLLIS WILSON, Chairman

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

The first item on the agenda is a resolution granting a variance to Paul and Lorna Carriere, 725 Woodland Street, to allow for carport to be located 18 feet from the front property line rather than the required 30 feet. Mrs. Carriere addressed the Commission and stated that when they tore down the old carport, they weren't told they had two years to put another one up. The new carport will extend 3-4 feet further than the original carport. With her bad health (problems with spine and feet), she'd like to have a carport to keep her out of the rain. Mr. Carriere addressed the Commission and stated that the carport will be engineered, steel wrapped with cedar like the front columns. They've gotten 5 letters from their neighbors in support of the variance. Their subdivision restrictions are null and void. Motion was then made by Mrs. Carroll seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Paul and Lorna Carriere, 725 Woodland Street, to allow for carport to be located 18 feet from front property line rather than the required 30 feet.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (3) (c) the front setback of a structure shall be 30 feet from the eave of the structure to the property line, and

WHEREAS, applicant is requesting a variance to allow for a carport to be located 18 feet from the front property line rather than the required 30 feet for the following described property:

LOT TWENTY-FOUR (24) AND THE NORTH HALF (N/2) OF LOT TWENTY-THREE (23) OF BLOCK ONE (1) OF WOODLAND TERRACE NO. 2, A SUBDIVISION IN THE SOUTHEAST QUARTER (SE/4) OF SECTION 28, TOWNSHIP 9 SOUTH, RANGE 10 WEST, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 83, RECORDS OF CALCASIEU PARISH, LOUISIANA; SUBJECT TO RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY AND OUTSTANDING MINERAL RIGHTS OF RECORD AFFECTING THE PROPERTY.

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 Paul and Lorna Carriere, 725 Woodland Street, to allow for carport to be located 18 feet from front property line rather than the required 30 feet.

A vote was then called with the results as follows:

YEAS: Mrs. Carroll, Mrs. Wilson, Mrs. Allison, Ms. Baudoin, Mr. Brazzell

NAYS: None

ABSENT: None

And the resolution was declared duly adopted on this 16th day of March, 2020.

ATTEST:

ARLENE BLANCHARD, Secretary

PHYLLIS WILSON, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

PHYLLIS WILSON, Chairman

3/16/20
5:45 P.M.