

April 20, 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 20th day of April, 2020, after full compliance with the convening of said meeting with the following members present:

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

ABSENT: LENORE CARROLL, Land Use Commission District 1
VERONICA ALLISON, Land Use Commission District 3

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

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

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

The first item on the agenda is a resolution granting a variance to Brenda Doering, 2305 Royal Oak Street, to allow for mobile home to be 480 sq. ft. rather than the required 600 sq. ft. Motion was made by Mr. Brazzell seconded by Mr. Baudoin that the following stipulation be made:

- WHEREAS, this variance is contingent upon the lot line being moved to allow 6,000 sq. ft. per dwelling with 50 ft. of road frontage

Motion carried unanimously.

Motion was then made by Mr. Brazzell seconded by Ms. Baudoin that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Brenda Doering, 2305 Royal Oak Street, to allow for mobile home to be 480 square feet rather than the required 600 square feet.

WHEREAS, in accordance with Chapter 14, Section 5 of the Code of Ordinances of the City of Sulphur, each mobile/manufactured home shall be a minimum size of six hundred (600) square feet; and

WHEREAS, this variance is contingent upon the lot line being moved to allow 6,000 sq. ft. per dwelling with 50 ft. of road frontage; and

WHEREAS, applicant is requesting a variance to allow for mobile home to be 480 square feet rather than the required 600 square feet for the following described property:

COM 498.6 FT S AND 290 FT E OF NW COR NW SW 1.10.10 TH E 47 FT S
145 FT M/L TO N LINE OF ST ETC-(.16 ACS)

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 Brenda Doering, 2305 Royal Oak Street, to allow for mobile home to be 480 square feet rather than the required 600 square feet.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Carroll, Mrs. Allison

And the said resolution was declared duly adopted on this 20th day of April, 2020.

ATTEST:

ARLENE BLANCHARD, Secretary

PHYLLIS WILSON, Chairman

The next item on the agenda is a resolution granting a variance to Marcus Benny, 918 Invader Street, to allow for east front of home to be located 5 feet from front property line and the west front of home to be located 19 feet from the front property line rather than the required 30 feet. The following person had questions for the applicant:

Charles Sampson – Invader Street

Since the applicant did not attend the meeting, motion was made by Mr. Brazzell seconded by Ms. Baudoin that the resolution be postponed until May, 2020 BZA meeting. Motion carried unanimously.

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

ATTEST:

ARLENE BLANCHARD, Secretary

PHYLLIS WILSON, Chairman

4/20/20
5:45 P.M.