

May 18, 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 18th day of May, 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. Wilson 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 Mr. Brazzell seconded by Mrs. Carroll that the agenda stand as written. Motion carried unanimously.

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. Carroll seconded by Mr. Brazzell 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 Robin Baudoin as Chairman and Jonathan Brazzell 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. Wilson, Mrs. Allison, Ms. Baudoin, Mr. Brazzell

NAYS: None

ABSENT: None

And the said resolution was declared duly adopted on this 18th day of May, 2020.

ATTEST:

ARLENE BLANCHARD, Secretary

ROBIN BAUDOIN, 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 concerning building the home on piers since his home almost floods since the other 4 homes were built in this area – Charles Sampson, Invader Street.

Motion was made by Mr. Brazzell seconded by Mrs. Wilson that the following amendment be made:

- There shall be no alteration to the floodway elevation.

Motion carried unanimously.

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

RESOLUTION

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.

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

WHEREAS, there shall be no alteration to floodway elevation; and

WHEREAS, applicant is requesting a variance to allow for the east front of the home to be located 5 feet from the front property line and the west front of the home to be located 19 feet from the front property line rather than the required 30 feet for the following described property:

COMMENCING AT THE NORTHEAST CORNER OF LOT SEVEN (7) OF BLOCK 2 OF SAID STARLIN SUBDIVISION NO. 2; THENCE SOUTH 00°12'48" WEST A DISTANCE OF 225.83 FEET (CALL=217.70'); THENCE SOUTH 88°38'32" WEST A DISTANCE OF 13.00 FEET; THENCE SOUTH 60°56'59" WEST A DISTANCE OF 79.85 FEET; THENCE NORTH 00°12'48" EAST A DISTANCE OF 196.21 FEET; THENCE NORTH 49°16'46" EAST A DISTANCE OF 32.73 FEET; THENCE NORTH 50°50'02" EAST A DISTANCE OF 74.97 FEET TO THE POINT OF COMMENCEMENT. HEREIN DESCRIBED TRACT CONTAINING 17,237.32 SQ. FT. MORE OR LESS, AND SUBJECT TO ANY RIGHT OF WAYS, SERVITUDES AND/OR EASEMENTS OF RECORD OR BY USE.

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 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.

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 said resolution was declared duly adopted on this 18th day of May, 2020.

ATTEST:

ARLENE BLANCHARD, Secretary

ROBIN BAUDOIN, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

ROBIN BAUDOIN, Chairman

5/18/20

5:40 P.M.