

June 15, 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 15th day of June, 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 Ms. Baudoin followed by the reciting of the Pledge of Allegiance led by Mr. Brazzell.

Motion was made by Mrs. Wilson 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 Mrs. Wilson that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is a resolution granting a variance to Samuel Killian, 1336 Loretto Avenue, to allow for carport to be located 11 feet from front property line rather than the required 30 feet. Mr. Killian stated that the reason for the variance is to get his children out the rain when loading them in and out of the car. After discussion, motion was made by Mrs. Wilson seconded by Mrs. Allison that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution granting a variance to Samuel Killian, 1336 Loretto Avenue, to allow for carport to be located 11 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, applicant is requesting a variance to allow for a carport to be located 11 feet from the front property line rather than the required 30 feet for the following described property:

LOT 9 BLK K VILLA MARIA SUB N ½ LOT 1 BLK P VILLA MARIA NO. 2

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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 Samuel Killian, 1336 Loretto Avenue, to allow for carport to be located 11 feet from the front property line rather than the required 30 feet.

A vote was then called with the results as follows:

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

And the said resolution was declared duly adopted on this 15<sup>th</sup> day of June, 2020.

ATTEST:

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ARLENE BLANCHARD, Secretary

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ROBIN BAUDOIN, Chairman

The next item on the agenda is a resolution granting a variance to D.R. Horton, Inc. – Gulf Coast, 303 Haygood Drive, to allow for corner setback to be located 12 feet from side property line rather than the required 15 feet. Joey Stelly addressed the Board and stated that the

lot is too small to fit the house. We asked for two variances but since the side eave will be fireproof we can build 3 feet from the property line. The only variance we need is for the corner side setback. After discussion, motion was made by Mrs. Wilson seconded by Mrs. Carroll that the following amendment be made:

DELETE – Variance to include interior side setback to be located 3 feet from side property line rather than the required 5 feet.

Motion carried unanimously.

Motion was then made by Mrs. Wilson seconded by Mrs. Allison that the following resolution be adopted to-wit:

Resolution granting a variance to D.R. Horton, Inc. – Gulf Coast, 303 Haygood Drive, to allow for corner setback to be located 12 feet from side rather than the required 15 feet.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mrs. Baudoin

NAYS: Mrs. Allison, Mr. Brazzell, Mrs. Carroll

ABSENT: None

And the said resolution failed on this 15<sup>th</sup> day of June, 2020.

ATTEST:

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ARLENE BLANCHARD, Secretary

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ROBIN BAUDOIN, Chairman

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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ROBIN BAUDOIN, Chairman

6/15/20  
5:50 P.M.