

July 19, 2021

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 19th day of July, 2021, 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
ROBIN BAUDOIN, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT: 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 Mr. Brazzell followed by the reciting of the Pledge of Allegiance led by Mrs. Wilson.

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

Motion was then made by Mrs. Baudoin 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 Jack Credeur, 2915 Mary Ann Street, to allow for an accessory building in front yard until December 1, 2021, due to hurricane. Mr. Credeur addressed the Commission and stated that the building is bigger than expected and it's ugly. His General Contractor didn't get a permit and he looked in the code of ordinances but didn't see anything that prohibited it. He put the structure in the front yard because he has 4 large trees that fell, and he'll have to level the backyard before he can move the structure. He's getting quotes right now to have the structure moved to the back yard.

Danny Hudson, whose mother lives next door at 2911 Mary Ann, addressed the Commission and stated that it has almost been a year since the hurricane and all the homes in this neighborhood are all complete except this one. This structure in Mr. Credeur's front yard is borderline ridiculous. His house is constantly in disarray and his yard has junk all over. On the other side of my mother's home is another junk yard that needs to be condemned. He asked the Commission not to grant this variance since it's a huge eyesore to the neighborhood.

Joy Abshire, Councilman for this area, addressed the Commission and stated that this structure in the front yard is not acceptable. We don't want to set precedence by passing this resolution. This accessory structure once had flowers in the front of it like it was a permanent structure.

A vote was then called with the results as follows:

YEAS: None

NAYS: Mrs. Carroll, Mrs. Wilson, Ms. Baudoin, Mr. Brazzell

ABSENT: Mrs. Allison

And the said resolution failed on this 19th day of July, 2021.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The next item on the agenda is a resolution granting a variance to Danny Lewing, 510 Truman Street, to allow for living in an RV for 6 months due to fire destroying his mobile home. Mr. Lewing stated that Hurricane Laura destroyed his mobile home, but he renovated it. A couple of months ago the mobile home caught on fire and it completely burned down. He has no where to go and is new to the area. He has no one to help him so he's doing all the work himself without a vehicle. He's torn the mobile home down to the frame. The RV is currently on the property but he's living in a shed until the Commission votes. He said he may try to build on this

mobile home frame but he needs to check with the building code. He really doesn't want to live in another mobile home because he saw how quick it burned down. He spoke to Keith Berry about moving in a portable building and making that his home and he said Keith told him it would have to follow the building code and have it engineered. Motion was then made by Mrs. Wilson seconded by Ms. Baudoin that the following amendment be made:

- Amend from 6 months to 1 year.

Motion carried unanimously.

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

RESOLUTION GRANTING A VARIANCE TO DANNY LEWING, 510 TRUMAN STREET, TO ALLOW FOR LIVING IN AN RV FOR 6 MONTHS DUE TO A FIRE DESTROYING HIS MOBILE HOME.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mr. Brazzell

NAYS: Ms. Baudoin, Mrs. Carroll

ABSENT: Mrs. Allison

And the said resolution failed on this 19th day of July, 2021.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

The Chairman then adjourned the meeting.

(After realizing that the Resolution failed completely, the Commission reconvened).

Motion was then made by Mrs. Carroll seconded by Mrs. Wilson that the meeting reconvene.

Motion carried unanimously.

Motion was then made by Mrs. Carroll seconded by Ms. Baudoin that the following resolution be reconsidered:

RESOLUTION GRANTING A VARIANCE TO DANNY LEWING, 510 TRUMAN STREET, TO ALLOW FOR LIVING IN AN RV FOR 6 MONTHS DUE TO A FIRE DESTROYING HIS MOBILE HOME.

Motion carried unanimously.

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

RESOLUTION

RESOLUTION GRANTING A VARIANCE TO DANNY LEWING, 510 TRUMAN STREET, TO ALLOW FOR LIVING IN AN RV FOR 6 MONTHS DUE TO A FIRE DESTROYING HIS MOBILE HOME.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (1) (a) of the Land Use Ordinance of the City of Sulphur, Louisiana, an RV is not considered a single family detached dwelling.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Danny Lewing, 510 Truman Street, to allow for living in an RV for 6 months due to a fire destroying his mobile home for the following described property:

BLOCK V LOT 4 OF SULPHUR TOWNSITE

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 FURTHER RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Danny Lewing, 510 Truman Street, to allow for living in an RV for 6 months due to a fire destroying his mobile home.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Allison

And the said resolution was declared duly adopted on this 19th day of July, 2021.

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

JONATHAN BRAZZELL, Chairman

7/19/21

6:05 P.M.