

October 15, 2018

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 October, 2018, after full compliance with the convening of said meeting with the following members present:

PHYLLIS WILSON, Land Use Commission District 2  
BILL McMULLEN, Land Use Commission District 4  
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT - LENORE CARROLL, Land Use Commission District 1  
MIKE MOORE, 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. McMullen. Motion was then made by Mr. Brazzell seconded by Mr. McMullen that the minutes of the previous meeting stand as written. Motion carried unanimously.

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

The first item on the agenda is a resolution granting a variance to Johnny Thomas, 1425 East Kent Drive, to allow for the addition of a front porch/entry area to be located 19 feet from the front property line rather than the required 25 feet (50% rule). Motion was made by Mr. Brazzell seconded by Mr. McMullen that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Johnny Thomas, 1425 East Kent Drive, to allow for the addition of a front porch/entry area to be located 19 feet from the front property line rather than the required 25 feet.

WHEREAS, in accordance with Article IV, Part 3, Section 1 (2) (d) of the Land Use Ordinance of the City of Sulphur, Louisiana, a front setback for a single-family dwelling shall be

30 feet from front property line unless Article IV, Part 2, Section 2 (5) (a) applies (50% rule); and

WHEREAS, upon a field inspection by the Inspection Department, it was determined that the front setback complies with Article IV, Part 2, Section 2 (5) (a) and shall be allowed a front setback of 25 feet; and

WHEREAS, applicant is requesting a front setback of 19 feet from front property line to allow for a 6-foot porch/entry area for the following described property:

**LOT 10 BLOCK K PECAN ACRES**

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 Johnny Thomas, 1425 East Kent Drive, to allow for the addition of a front porch/entry area to be located 19 feet from the front property line rather than the required 25 feet.

A vote was then called with the results as follows:

YEAS: Mrs. Wilson, Mr. McMullen, Mr. Brazzell

NAYS: None

ABSENT: Mrs. Carroll, Mr. Moore

And the said resolution was declared duly adopted on this 15th day of October, 2018.

ATTEST:

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ARLENE BLANCHARD, Secretary

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PHYLLIS WILSON, Vice-Chairman

The next item on the agenda is a variance to Braden Properties, LLC, 2111 Trailer Street, to allow for the relocation of 2 non-conforming travel trailer spaces. After much discussion, it was determined that a variance was not required.

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

ATTEST:

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ARLENE BLANCHARD, Secretary

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PHYLLIS WILSON, Vice-Chairman

10/15/18  
6:00 P.M.