

September 16, 2019

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 16th day of September, 2019, 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 Ms. Baudoin.

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 James and Glenda Crain, 205 East Brimstone Street, to allow for a carport to be located 5 feet from the front property line rather than the required 30 feet. Motion was made by Ms. Baudoin seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to James and Glenda Crain, 205 East Brimstone Street, to allow for carport to be located 5 feet from front property line rather than the required 30 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; and

WHEREAS, applicant is requesting a front setback of 5 feet from front property line to allow for an awning for the following described property:

LOT 8 SUB OF LOTS 29 AND 30 F.G. LOCK SUB

This variance is granted by the City of Sulphur and may be withdrawn by the City of Sulphur should said variance interfere with the rights and privileges owned by the City of Sulphur pursuant to a pre-existing right of way,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 If withdrawn, any improvements constructed thereon shall be removed at the expenses of owner thereof.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 James and Glenda Crain, 205 East Brimstone Street, to allow for carport to be located 5 feet from front property line rather than the required 30 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 16th day of September, 2019.

ATTEST:

ARLENE BLANCHARD, Secretary

PHYLLIS WILSON, Chairman

The next item on the agenda is a resolution granting a variance to Greg and Angela Watzlavik, 1430 LaSalette Avenue, to allow for a carport to be located 2 feet from the side property line rather than the required 5 feet. Motion was made by Ms. Baudoin seconded by Mr. Brazzell that the following resolution be adopted to-wit:

RESOLUTION

Resolution granting a variance to Greg and Angela Watzlavik, to allow for carport to be located 2 feet from side property line rather than the required 5 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 side setback for a single-family dwelling shall be 5 feet from side property line; and

WHEREAS, applicant is requesting a side setback of 2 feet from side property line to allow for a carport for the following described property:

SOUTH 55 FT OF LOT 17 BLK N 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 Greg and Angela Watzlavik, to allow for carport to be located 2 feet from side property line rather than the required 5 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 16th day of September, 2019.

ATTEST:

ARLENE BLANCHARD, Secretary

PHYLLIS WILSON, Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

PHYLLIS WILSON, Chairman

9/16/19
5:40 P.M.