

October 21, 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 21st day of October 2019, 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. Baudoin followed by the reciting of the Pledge of Allegiance led by Mrs. Carroll.

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 Ms. Baudoin seconded by Mrs. Allison that the agenda stand as written. Motion carried unanimously.

The first item on the agenda is a resolution granting a variance to Mona LeDoux, 400 Breaux Lane, to allow temporary living in an RV to care of her sick son. Mrs. LeDoux presented letters of support from two neighbors and a letter from her son's doctor. Motion was made by Mrs. Carroll seconded by Mrs. Allison that the following resolution be adopted to-wit:

#### RESOLUTION

Resolution granting a variance to Mona LeDoux, 400 Breaux Lane, to allow temporary living in an RV to care for sick son.

WHEREAS, in accordance with Article IV, Part 3, Section 2 (3) of the Land Use Ordinance of the City of Sulphur, Louisiana, a travel trailer is not recognized as a single-family dwelling or a mobile home/manufactured home; and

WHEREAS, said variance will allow for living in a travel trailer until:

- The son no longer occupies the residence.
- The need for care no longer exists.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant a variance to Mona LeDoux, 400 Breaux Lane, to allow for living in a travel trailer for the following described property:

TRACT 1:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF LEBRUN SUBDIVISION, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 OF NE/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA, THENCE NORTH 89°57' 33" EAST, ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 122.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 57' 33" EAST, ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 50 FEET; THENCE SOUTH 00° 25' 17" WEST A DISTANCE OF 146 FEET TO THE NORTH LINE OF BREAUX LANE; THENCE SOUTH 89° 57' 33" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 50 FEET; THENCE NORTH 00° 25' 17" EAST A DISTANCE OF 146 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 0.17 ACRES MORE OR LESS.

TRACT 2:

COMMENCING AT THE NORTHWEST CORNER OF LOT 5 OF LEBRUN SUBDIVISION, A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER (NE/4 OF NE/4) OF SECTION 34, TOWNSHIP 9 SOUTH, RANGE 10 WEST, CALCASIEU PARISH, LOUISIANA; THENCE NORTH 89° 57' 33" EAST, ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 172.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89° 57' 33" EAST, ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 50 FEET; THENCE SOUTH 00° 25' 17" WEST A DISTANCE OF 146 FEET TO THE NORTH LINE OF BREAUX LANE; THENCE SOUTH 89° 57' 33" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 50 FEET; THENCE NORTH 00° 25' 17" EAST A DISTANCE OF 146 FEET TO THE POINT OF COMMENCEMENT, CONTAINING 0.17 ACRES MORE OR LESS.

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 Mona LeDoux, 400 Breaux Lane, to allow temporary living in an RV to care for sick son with the above-mentioned stipulations.

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 21st day of October, 2019.

ATTEST:

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ARLENE BLANCHARD, Secretary

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PHYLLIS WILSON, Chairman

The next item on the agenda is a resolution granting a variance to Mike Willis, 930 Beglis Parkway, to allow for side setback for a new building to be 5 feet 6 inches, rather than the required 10 feet. Judd Bares addressed the Commission and stated that this new building will be their oil change center. Mr. Brazzell asked what was the hardship? Mr. Bares stated that they need every inch of property they can get. Mike Willis addressed the Commission and stated that he doesn't own a strip of property right in the middle of his parking lot. He leases this driveway (from Beglis Parkway to his dealership). The new oil change center will employ about 15 new

employees. They didn't have enough room for employees to park, so they recently added more parking in rear of the current building on Michigan Avenue. Motion was made by Mrs. Allison seconded by Mrs. Carroll that the following resolution be adopted to-wit:

### RESOLUTION

Resolution granting a variance to Mike Willis, 930 Beglis Parkway, to allow for side setback for a structure to be 5 feet 6 inches, rather than the required 10 feet.

WHEREAS, in accordance with Article IV, Part 2, Section 2 (5) (b) the minimum required yard on any other side of a corner lot which adjoins a public street shall be one-half of the minimum front yard; and

WHEREAS, applicant is requesting the side setback for a corner structure to be 5 feet 6 inches rather than the required 10 feet for the following described property:

BEGINNING 30 FEET EAST AND 30 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 10 WEST; THENCE EAST 100 FEET; THENCE SOUTH 100 FEET; THENCE WEST 100 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT 0.017 ACRES FOR PARCEL 6-1 OF THE STATE PROJECT FOR ARIZONA STREET, LOUISIANA HIGHWAY 3077;

AND

COMMENCING 30 FEET EAST AND 130 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 9 SOUTH, RANGE 10 WEST, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF BEGLIS PARKWAY (LOUISIANA HIGHWAY 27); THENCE EAST 100 FEET; THENCE NORTH 100 FEET; THENCE SOUTH 77' EAST 76.49 FEET; THENCE EAST 156.14 FEET; THENCE SOUTH 195.8 FEET; THENCE EAST 311 FEET; THENCE SOUTH 420.94 FEET; THENCE WEST 142.81 FEET; THENCE NORTH 39.61 FEET; THENCE NORTH 57' WEST 115.34 FEET; THENCE NORTH 54' WEST 45.62 FEET; THENCE NORTH 35.77 FEET; THENCE WEST 260.55 FEET; THENCE NORTH 30.53 FEET; THENCE NORTH 78' WEST 72.85 FEET; THENCE WEST 19.3 FEET TO THE EAST RIGHT OF WAY OF BEGLIS PARKWAY; THENCE NORTH 1.41 FEET ALONG SAID RIGHT OF WAY; THENCE NORTH 245.64 FEET ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

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 Mike Willis, 930 Beglis Parkway, to allow for side setback for a structure to be 5 feet 6 inches, rather than the required 10 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 21st day of October, 2019.

ATTEST:

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ARLENE BLANCHARD, Secretary

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PHYLLIS WILSON, 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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PHYLLIS WILSON, Chairman

10/21/19  
5:50 P.M.