

January 21, 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 21st day of January, 2020, after full compliance with the convening of said meeting with the following members present:

LENORE CARROLL, Land Use Commission District 1
VERONICA ALLISON, Land Use Commission District 3
ROBIN BAUDOIN, Land Use Commission District 4
JONATHAN BRAZZELL, Land Use Commission of District 5

ABSENT: PHYLLIS WILSON, Land Use Commission District 2

After the meeting was called to order and the roll called with the above results, prayer was led by Mrs. Carroll followed by the reciting of the Pledge of Allegiance led by Mrs. Allison.

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

Motion was then made by Mrs. Carroll seconded by Mr. Brazzell that item #2 be removed from the agenda:

- Resolution granting a variance to Pat Vincent, 811 O'Quain Drive, to allow for living in a recreational vehicle.

Motion carried unanimously.

Motion was then made by Mrs. Allison seconded by Mr. Brazzell that the agenda stand as amended. Motion carried unanimously.

The first item on the agenda is a resolution granting a variance to Bennie Payne, 701 North Huntington Street, to allow for mobile home to be 408 sq. ft. rather than the required 600 sq. ft. Skye McDaniel addressed the Board and stated that her mother was diagnosed with paranoid schizophrenia, anxiety and manic-depressant. Family members purchased a 408 sq. ft.

mobile home for her to live in but didn't know that it had to be at least 600 sq. ft. The existing mobile home will be removed so the new one can be placed. Mr. Adams addressed the Board and stated that his church community is helping with this process. The mobile home cost \$12,500. The property looks bad, but we'll clean it up and we'll put a porch and skirting on the mobile home and also landscape it. The following people spoke in favor of the variance:

Johnny Thomas, Bill LeBlanc, Donnie Fuselier

It was mentioned that there is a FEMA trailer on the property also. Mrs. Allison stated that she didn't recommend that the FEMA trailer be removed since it's the occupants place to do her hobbies. She's familiar with schizophrenia and any little disruption to their life could set them back. Mrs. Dowden, LU Adm., stated that if the FEMA trailer becomes a problem later on, Ordinance Enforcement could handle it. After much discussion, motion was made by Mrs.

Allison seconded by Mr. Brazzell that the following stipulation be added to the resolution:

1. The current mobile home shall be completely removed within 30 days after the new mobile home is put in place.
2. The variance shall expire as soon as the resident (Mariam McDaniel) no longer occupies the property.

Motion carried unanimously.

Motion was then made by Mrs. Allison seconded by Mr. Brazzell that the following resolution be adopted as amended:

RESOLUTION AS AMENDED

RESOLUTION GRANTING A VARIANCE TO BENNIE PAYNE, 701 NORTH HUNTINGTON STREET, TO ALLOW FOR MOBILE HOME TO BE 408 SQ. FT. RATHER THAN THE REQUIRED 600 SQ. FT.

WHEREAS, in accordance with Chapter 14, Section 5 (a) (1) of the Code of Ordinances of the City of Sulphur, Louisiana, a mobile home shall be a minimum size of six hundred (600) square feet; and

WHEREAS, the following stipulations shall be placed on property:

1. The current mobile home shall be completely removed within 30 days after the new mobile home is put in place.
2. The variance shall expire as soon as the resident (Mariam McDaniel) no longer occupies the property.

BE IT RESOLVED by the Board of Zoning Adjustment of the City of Sulphur, Louisiana, that they do hereby grant the variance to Bennie Payne, 701 North Huntington Street, to allow for a mobile home to be 408 sq. ft. rather than the required 600 sq. ft. for the following described property:

S 84 FT OF E 25 FT OF LOT 3 BLOCK 9 OAK GROVE ADD

S 84 FT LOT 4 BLK 9 OAK GROVE ADD

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 Bennie Payne, 701 North Huntington Street, to allow for a mobile home to be 408 sq. ft. rather than the required 600 sq. ft.

A vote was then called with the results as follows:

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

NAYS: None

ABSENT: Mrs. Wilson

And the said resolution was declared duly adopted on this 21st day of January, 2020.

ATTEST:

ARLENE BLANCHARD, Secretary

ROBIN BAUDOIN, Vice-Chairman

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

ATTEST:

ARLENE BLANCHARD, Secretary

ROBIN BAUDOIN, Vice-Chairman

1/21/20
6:00 p.m.