

## HOUMA BOARD OF ADJUSTMENTS

### Official Proceedings of January 12, 2009

#### *Government Tower 2<sup>nd</sup> Floor, Terrebonne Parish Council Meeting Room*

1. The Chairman, Ms. Katie Sims, called the January 12, 2009, meeting of the Houma Board of Adjustments to order at 2:09 p.m., followed by the Pledge of Allegiance, led by Mr. David Blum.
2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. Joe Harris, Mr. Herman Torregano, Mr. Pete Konos and Mr. David Blum. Members absent were Alternate Member, Mr. Richard Diggs. Also present was Mr. Mitch McDonald, Senior Planner of the Department of Planning and Zoning for the Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS: None
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF DECEMBER 15, 2008.

It was moved by Mr. Blum, seconded by Mr. Harris, that the minutes of the December 15, 2008, meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. AGENDA ITEM 5, OLD BUSINESS:

A. Application for Structure Variance

1. REAR YARD VARIANCE: Rear yard variance from the required 20' to 16'8"; construction of addition to commercial structure; 327 Bayou Gardens Blvd.; *Lee Grafton, applicant.*

The Chairman recognized Mr. Tommy Boudreaux of 504 West 2<sup>nd</sup> Street, Thibodaux, LA who is the Architect for Dr. Grafton's project. Mr. Boudreaux stated that the variance request is due to the original building and additions being designed and approved back from 2001 and that pilings being driven at that time.

The Chairman recognized Mr. Blum who questioned the parking plan.

Mr. Boudreaux stated that the parking expansion was recently done and additional parking was added and completed prior to the beginning of the additions.

The Chairman recognized Mr. Mitch McDonald who stated that upon review of this project and receiving no objections from adjacent property owners, staff would recommend approval.

Subsequent to discussion among the members of the Board, Mr. Blum moved, seconded by Mr. Torregano, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:

YEAS: Harris, Torregano, Blum and Konos

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

6. AGENDA ITEM 6, NEW BUSINESS:

A. Applications for Structure Variances:

1. STRUCTURE VARIANCE: Structure variance from the required minimum spacing between proposed structures located within the Belmere Luxury Apartments; Enterprise Drive Extension; *Coyle Engineering, Co., applicant.*

The Chairman recognized Robert Aiello, Owner and General Contractor and Michan Holbrook of Coyle Engineering, Co. Mr. Aiello stated the need for the structure variance.

The Chairman recognized Mr. Mitch McDonald who stated that upon a site plan review for this project it was determined a variance would be necessary due to the lot being irregular shaped and to an abnormally oversized drainage servitude. Receiving no objections, staff would recommend approval.

Subsequent to discussion among the members of the Board, Mr. Blum moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:

YEAS: Harris, Torregano, Blum and Konos

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

B. Special Exception

1. Request for special exception in order to exceed the maximum allowable of the changeable (sign) message portion from 25% to 75%; 1841 Martin Luther King Blvd.; *Murphy Oil USA, Inc. applicant.*

The Chairman recognized Ron Bordelon of Pan American Engineers representing Murphy Oil USA, Inc who stated the need for the variance. Mr. Glenn of Murphy Oil USA, Inc was also in attendance.

The Chairman recognized Mitch McDonald who stated appropriate notices were sent out and no objections were received and staff would recommend approval.

Subsequent to discussion among the members of the Board, Mr. Torregano moved, seconded by Mr. Blum, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:

YEAS: Harris, Torregano, Blum and Konos

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

2. Request for special exception from the required 230 parking spaces to 90 spaces for the construction and operation of 115 elderly restricted apartment units; 7614 Main Street; *Bonne Terre Village II, LLC, applicant.*

The Chairman recognized Chris Clements of HIR Properties who stated the need for the variance. Also present was Melissa Ardoin, Property Manager for Bonne Terre Village.

The Chairman recognized Melissa Ardoin who stated that currently only half of the parking area for Bonne Terre Village is being utilized.

The Chairman recognized Mitch McDonald who stated that a review of the variance application was conducted and with no objections being received, staff would recommend approval.

Mr. Blum stated his concerns regarding traffic stacking due to turning into the gated parking lot.

Mr. Torregano suggested a right turning lane be installed before the gate.

Mr. Clements stated they would definitely look into.

Mr. McDonald stated that a survey of the site could be view and consideration be given to a turning lane off Barataria Street.

Subsequent to discussion among the members of the Board, Mr. Blum moved, seconded by Mr. Torregano, "THAT the Houma Board of Adjustments approve the request for the variance.

**ROLL CALL VOTE:**

**YEAS:** Torregano, Harris, Blum and Konos

**NAYS:** None

**ABSTAINED:** None

**NOT VOTING:** Sims

**ABSENT:** None

**THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.**

7. OTHER BUISNESS: None

8. AGENDA ITEM 8, ADJOURNMENT:

Mr. Blum moved, seconded by Mr. Harris: "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:45.m."

**NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.**

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Herman Torregano, Secretary-Treasurer