

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings of July 20, 2009

Government Tower 2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Ms. Katie Sims, called the July 20, 2009, meeting of the Houma Board of Adjustments to order at 2:08 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. Pete Konos, and Mr. David Blum. Members absent were Mr. Herman Torregano, Alternate Member, Mr. Richard Diggs. Also present was Ms. Jennifer Robinson, Senior Planner, Mr. Mitch McDonald, Senior Planner and Mr. Geoffrey Large, Assistant Director of the Department of Planning and Zoning for the Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS:

The chairman recognized Ms. Jennifer Robinson who stated that the Parish Council has adopted the Board of Adjustment's notification process changes and that Staff will operate under this process.

4. AGENDA ITEM 4, APPROVAL OF AMENDED MINUTES OF MAY 18, 2009 AND THE MINUTES OF JUNE 15, 2009.

It was moved by Mr. Blum, seconded by Mr. Harris, that the amended minutes of May 18, 2009, and minutes of the June 15, 2009 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. AGENDA ITEM 5, NEW BUSINESS:
 - A. Structure Variance

1. Double variance; front yard variance from the required 25' to 13' and rear yard variance from the required 30' to 25' for the purpose of reconstructing eight (8) townhomes; property located at 212 Mall Circle, *Dalton LeBlanc, Applicant.*

The Chairman recognized Mr. Dalton LeBlanc of 789 Grand Caillou Road, who stated he would like to reconstruct eight (8) townhomes due to fire damage.

The Chairman recognized Ms. Jennifer Robinson who stated that adjacent property owners were notified and no objections were received and staff recommends approval.

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

ROLL CALL VOTE:

YEAS: Blum, Konos, and Harris

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Torregano

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

2. Structure variance from Section 28-75(e) "Supplementary Yard Regulations" to allow for the construction of an accessory structure in the side and rear yard of a C-2 (General Commercial District) property in order to construct a residential boat shed; property located at 6902 West Main Street; *Curtis Marcello, applicant*.

The Chairman recognized Mr. Curtis Marcello of 1244 Barrow Street who is representing the owners of the property at 6902 West Main Street. Mr. Marcello stated that variance is for additional parking and shed.

The Chairman recognized Ms. Jennifer Robinson who stated that Section 28-75(e) "Supplementary Yard Regulations" prohibits accessory structures along the side or in the rear of the property. Ms. Robinson stated that an onsite inspection was conducted and staff determined that the variance would not negatively impact the surrounding area and would recommend approval.

Mr. Blum questioned the drainage at this location.

Mr. McDonald stated that drainage would be addressed at the time of the building permit is applied for and prior to approval of said permit.

Mr. Marcello stated that gutters could be places and route water runoff as needed.

Subsequent to discussion among the members of the Board, Mr. Blum moved, seconded by Mr. Konos, "THAT the Houma Board of Adjustments approve the request for the variance conditioned that drainage and downspouts for this development abides by the Parish Codes".

ROLL CALL VOTE:

YEAS: Harris, Konos and Blum

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Torregano

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

3. Double variance from the required 50' between main structures to 10' and a rear yard variance from the required 20' to 15' in order to construct 2 duplexes; property located at 390 Monarch Drive, *James Leo Brown, Jr., applicant*.

The Chairman recognized Mr. James Leo Brown Jr. of 1021 Church Street who stated his request for a variance is to allow for the construction of 2 duplexes at 390 Monarch Drive.

The Chairman recognized Ms. Jennifer Robinson who stated that the address on the plans is incorrect and should be 388 E, F, G & H. She also stated that this applicant received Planned Building Group Approval from the Zoning and Land Use Commission at its July 17, 2009 meeting. Ms. Robinson also stated that an onsite inspection was conducted and found that the proposed development would consistent with the area and would recommend approval.

Mr. Blum had concerns about the open ditch near the play area on the as shown on the map.

Mr. Brown stated that the play area has been moved to another location on an adjacent site also owned by Mr. Brown.

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

ROLL CALL VOTE:

YEAS: Blum, Harris, and Konos

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Torregano

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

4. Structure variance from the 10 parking spaces to 6 parking spaces for the construction of five residential dwelling units; property located at 7881 Main Street; *Castalano Properties L.L.C., applicant.*

The Chairman recognized Mr. Sammy Castalano of 218 Central Avenue who stated the variance may have been requested incorrectly and should be from 10 parking spaces to 4 spaces for the purpose of creating corporate housing units with the rear access being owned by People's Drug Store.

The Chairman recognized Mrs. Charlette Black of Earl Williams Department Store which is located next to 7881 Main Street. Ms. Black questioned if the parking was to be to the rear of the property.

Mr. Castalano stated the parking area is intended to be to the rear. Mr. Castalano also stated that he believed that Mr. McDonald was looking into a right-of-way for this area.

Mr. McDonald stated that upon research conducted, correspondence regarding a right-of-way for this property was not located.

The Chairman recognized Ms. Jennifer Robinson who stated that the applicant could possibly negotiate a right-of-way access with the property owner. Ms. Robinson also stated that adjacent property owners were notified, an onsite inspection was conducted and appearing to be consistent with the area and staff recommends approval.

Subsequent to discussion among the members of the Board, Mr. Konos moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments approve the request for the variance conditioned that a right-of-way agreement is obtained from the property owner".

ROLL CALL VOTE:

YEAS: Blum, Konos and Harris

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Torregano

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

5. Structure variance; side yard variance from the required 15' to 5' for the purpose of placing an awning; property located at 425 West Tunnel Boulevard; *Robert Rome, applicant.*

The Chairman recognized Mr. Robert Rome of 425 West Tunnel Boulevard who stated his request for the variance is to allow him to construct an awning to his existing building.

The Chairman recognized Ms. Jennifer Robinson who stated that an inspection was conducted and believes the variance would not negatively impact the surrounding areas and staff recommends approval.

Mr. Konos asked about water runoff.

Mr. McDonald questioned this area of construction and there being state right-of-way located in this area.

Ms. Robinson requested that the applicant request the variance to be from 15' to 0'.

Subsequent to discussion among the members of the Board, Mr. Blum moved, seconded by Mr. Harris and Mr. Konos, "THAT the Houma Board of Adjustments approve the request for the variance predicated on the location of the property line and state right-of-way".

ROLL CALL VOTE:

YEAS: Harris Blum, and Konos

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Torregano

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

6. Structure variance from the required 50' between main structures to 10' in order to construct 2 duplexes; property located at 405 Westside Boulevard; *Curtis Marcello, applicant.*

The Chairman recognized Mr. Curtis Marcello of 1244 Barrow Street who stated that previously apartments were located at this address and burned by fire. The variance request is to allow for the construction of 2 duplexes.

The Chairman recognized Ms. Jennifer Robinson who stated that the apartments were demolished after a fire. She also stated that an onsite inspection was conducted, no objections were received and staff recommends 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: Blum, Konos and Harris

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Torregano

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

7. Structure variance, rear yard variance from the required 25' to 5' for the purpose of constructing a single-family dwelling; property located at 124 Bay Tree Lane; *Becky Lanaux, applicant.*

The Chairman recognized Ms. Becky Lanaux of 180 Sugarwood Boulevard who stated she is interested in purchasing the property at 124 Bay Tree Lane for the purpose of constructing a new home at 124 Bay Tree Lane to accommodate her handicapped parents.

The Chairman recognized Ms. Jennifer Robinson who stated that this site is an irregular shaped lot. Ms. Robinson also stated that she received a call from a neighbor who said she would object if a 2 story home would be constructed and would be opposed to a 2 story residence. Ms. Robinson noted that there are no regulations in place that prohibit a 2 story dwelling. Ms. Robinson stated that an onsite inspection was conducted and with

Ms. Lanaux stated that the dwelling would be a 1 ½ story structure.

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

ROLL CALL VOTE:

YEAS: Blum, Konos and Harris

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Torregano

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

7. OTHER BUISNESS: None

8. AGENDA ITEM 8, ADJOURNMENT:

Mr. Harris moved, seconded by Mr. Konos: "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 3:28 p.m."

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

Herman Torregano, Secretary-Treasurer