

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings of September 19, 2011

Government Tower 2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Ms. Katie Sims, called the September 19, 2011 meeting of the Houma Board of Adjustments to order at 1:59 p.m., followed by the Pledge of Allegiance, led by Mr. Pete Konos.
2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. David Blum, Mr. Pete Konos, Mr. Joe Harris and Mr. John Tipton, Jr and alternate member Mr. Willie Newton. There were no members absent. Also present was Mr. Patrick Gordon, Planning & Zoning Director and Jennifer Robinson, Senior Planner for the Terrebonne Parish Consolidated Government
3. ANNOUNCEMENTS:

The Chairman recognized Mr. Pete Konos who stated that due to him being an adjacent property owner for items 5c, 5d, and 5e that he would recues himself from voting on these items.

4. AGENDA ITEM 4, APPROVAL OF MINUTES OF JULY 18, 2011.

It was moved by Mr. Blum, seconded by Mr. Harris and Mr. Tipton, that the minutes of the July 18, 2011 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:
 - a. Special Exception: Special Exception to place a mobile home in the R-2 (Two-Family Residential) district, property located at 2006 Slatter Street; *Ray Pitre, applicant.*

The Chairman recognized Mr. Ray Pitre of 1914 Slatter Street who stated he would like to place a mobile home at 2006 Slatter Street.

The Chairman recognized Ms. Robinson who stated that the applicant previously made an application for a rezoning to the Houma-Terrebonne Regional Planning Commission and was approved by Parish Council to rezone from R-1 to R-2 at their meeting of July 13, 2011. She stated that the site plan submitted with this application indicates that the applicant will meet all setback and parking requirements. She stated that all adjacent property owners were notified and staff received no negative feedback regarding this request. She stated that an onsite inspection was conducted and was determined that the Special Exception was appropriate and would recommend approval of the request.

The Chairman recognized Mr. Blum who asked the applicant if the mobile home was to be used for rental purposes and he responded no.

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".

ROLL CALL VOTE:

YEAS: Blum, Harris, Tipton and Konos

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT:

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: Front yard variance from the required 20' to 5.5' to construct an attached, open-air carport; property located at 113 Quatermill Lane; *William Strassel, applicant*.

The Chairman recognized Mr. William Strassel of 113 Quatermill Lane who stated he would like to put an aluminum carport to the front of the house. Mr. Strassel stated that setback being request is actually to 6.5' and not 5.5'.

The Chairman recognized Ms. Robinson who stated that this property is zoned R-1 (Single-Family Residential), and is surrounded by R-1 and I-1 (Light Industrial). She stated that a survey of the surrounding residences along Quatermill and Cottagemill Lanes does not show any other residences that do not meet the front setback requirements. She stated that this would be the 1st variance issued in this subdivision. She stated however that there appears to be reduced front setbacks and similar open-air carports constructed in the adjacent neighborhood along Saint Pius, Pontiff and Saint Peter Streets. She stated that a site inspection was conducted and one (1) objection was received from Mr. Tim Betts. She stated that Staff recommends denial of the request.

The Chairman recognized Mr. Blum who questioned the property lines and material to be used to construct the carport. He also stated his concerns over this being the 1st variance for this subdivision.

Subsequent to discussion among the members of the Board, Mr. Harris moved, seconded by Mr. Tipton, "THAT the Houma Board of Adjustments deny the request".

ROLL CALL VOTE:

YEAS: Blum, Harris, Tipton and Konos

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION DENIED.

c. Structure Variance: Front yard variance from the required 20' to 8' to construct a residential structure; property located at 406 Commerce Street; *LNM Properties, applicant*.

The Chairman recognized Mr. Scott Baudoin of 140 Lake Decade Court who stated that they would like to construct a new residence and align the structure with existing structures in the area.

The Chairman recognized Ms. Robinson who stated that the subject property is zone C-2 (General Commercial), which does allow for residential development. She stated that the applicant would like to construct the proposed home at 406

Commerce Street in line with the existing homes on the street. She stated that an onsite inspection was performed and all adjacent property owners were notified and no negative feedback was received. She stated that Staff recommends approval of the request.

The Chairman recognized Mr. Blum who questioned the setbacks on the 3 lots. He also questioned the steps on the front of the structure and conditioning that the applicant couldn't cover the steps.

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 front yard variance from the required 20' to 5'".

ROLL CALL VOTE:

YEAS: Blum, Harris, Tipton and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

d. Structure Variance: Front yard variance from the required 20' to 8' to construct two (2) residential structures; property located at 420 and 422 Commerce Street; *LNM Properties, LLC, applicant.*

The Chairman recognized Scott Baudoin of 140 Lake Decade Court who stated that this request is basically the same as item 5c.

The Chairman recognized Ms. Robinson who stated the subject property is zoned C-2 (General Commercial), which does allow for residential development. She stated that the applicant would like to construct the proposed homes at 420 and 422 Commerce Street in line with the existing homes on the street. She stated that the applicant applied and received Planned Building Group Approval from the Houma-Terrebonne Regional Planning Commission at its September 15, 2011 meeting. She stated that an onsite inspection was performed and all adjacent property owners were notified and no negative feedback was received. She stated that Staff recommends approval of the request.

The Chairman recognized Mr. Blum who questioned the look of the structures in conjunction with other structures in the area.

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 front yard variance from the required 20' to 5'".

ROLL CALL VOTE:

YEAS: Blum, Harris, Tipton and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

e. Structure Variance: Variances from the Major Corridor Overlay District regulations to allow for the placement of a canopy signs larger than is permitted; property located at 5953 Highway 311; *Hill City Oil Company, applicant.*

The Chairman recognized Mr. Eric Stathes and Mr. Rick Stathes, owners of Hill City Oil Company at 1409 Dunn Street, who stated he would like to place a canopy sign instead of replacing the existing pole sign at this location.

The Chairman recognized Ms. Robinson who stated the subject property is zoned C-2 (General Commercial) and is currently operated as a convenience store and gas station. She stated that the applicant recently remodeled their site and removed the existing pole sign from the property. She stated that the applicant began work on the canopy signs before applying for a sign permit. She stated that the applicant submitted two (2) options for the advertisement as follow:

Option 1 reflects what was added without a permit on one side of the canopy. It would contain an electronic sign advertising gas prices and advertisements for products sold within the store, with a total square footage of 702' square feet. Option 2 is the same size, but does not contain advertisements for products.

She stated that all adjacent property owners were notified and no negative feedback was received. She stated that Staff recommends approval of the request subject to the applicant providing signage in accordance with the Option 2 submittal and that no pole signs shall be replaced or erected on the property.

Discussion was held concerning the two options for the canopy and the advertisement of products on the canopy.

The Chairman recognized Mr. Blum who stated that he was pleased with the renovations of this location.

Mr. Blum moved, seconded by Mr. Harris to approve Staff's conditioned recommendation for Option 2 Canopy and that the 2 sides remain as is but the front would change to only the price of fuel and the store's logo.

Discussion continued over the options for the canopy.

The Chairman recognized Mr. Robinson who stated that a more acceptable option may be that the front of the canopy be revised by removing or covering the advertisement of Pepsi and Louisiana Fish Fry.

Mr. Harris moved with a substitute motion, seconded by Mr. Tipton, "THAT the Houma Board of Adjustments approve the variance request by allowing a modified front as shown under Option 1 that removes the two advertisements on both ends and Option 2 would be placed on either side canopy and said approval be condition that no pole signs shall be erected or re-erected on the property.

ROLL CALL VOTE:

YEAS: Blum, Harris, Tipton and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

f. Structure Variance: Rear yard variance from the required 25' to 12' to construct a residential addition; property located at 107 John Street; *James Pizzolatto, applicant.*

The Chairman recognized Mr. James Pizzolatto of 107 John Street who stated he would like build an addition to the rear of the property.

The Chairman recognized Ms. Robinson who stated that the subject property is zoned R-1 (Single-Family Residential) and was developed and constructed prior to zoning being in place in the vicinity; She stated that all adjacent property owners were notified and staff received no negative feedback and would recommend approval of the request.

Discussion was held concerning gutters and drainage and tying in gutters to existing system.

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 conditioned that a 6" gutter be placed on the addition with downspouts facing towards the street".

ROLL CALL VOTE:

YEAS: Blum, Harris, Tipton and Konos

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

6. Update on recommended ordinance changes to the TPCG Council.

The Chairman recognized Ms. Robinson who advised the Board that the proposed changes to the Board of Adjustments membership, to remove one alternate member position, was approved by the Parish Council in late July of 2011. Ms. Robinson stated that driveway widths have changed for non-residential driveways, the distance between driveways, have been increased to 40'. She also stated that driveway widths have increased from 20' to 30' in a residential area and commercial has been increased from 30' to 35'.

7. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on October 17, 2011.

8. BOARD OF ADJUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT: None

10. Mr. Harris moved, seconded by Mr. Tipton: "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 3:16 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.

John Tipton, Secretary-Treasurer