

## HOUMA BOARD OF ADJUSTMENTS

### Official Proceedings of January 23, 2012

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

1. The Chairman, Ms. Katie Sims, called the January 23, 2012 Meeting of the Houma Board of Adjustments to order at 2:02 p.m., followed by the Pledge of Allegiance, led by Mr. Joe Harris.
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 Christopher Pulaski, Senior Planner for the Terrebonne Parish Consolidated Government
3. ANNOUNCEMENTS:       None
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF DECEMBER 19, 2011.

It was moved by Mr. Harris, seconded by Mr. Tipton, that the minutes of the December 19, 2011 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:
  - a. Structure Variance: front yard variance from the required 20' to 15'3" to place an open carport structure; property located at 502 Buquet Street, *Richard Bourg, applicant*.

The Chairman recognized Mr. Richard Bourg of 502 Buquet who stated he would like to add an extension to his garage.

The Chairman recognized Mr. Pulaski who stated that the applicant is proposing to construct an open carport with a single-hip, shingled roof to match the existing residence. He stated that several surrounding properties along the 500 block of Buquet Street have similar open carport structures within the 20' setback. He stated that an onsite inspection was conducted, adjacent property owners were notified and no objections were received. Mr. Pulaski stated that Staff recommends approval of the variance request.

The Chairman recognized Mr. Konos who asked the applicant if a permit was applied for prior to construction and the applicant stated that he didn't know he needed a permit. Mr. Konos asked the applicant if he intends to close in the carport and the applicant stated no.

The Chairman recognized Mr. Blum who questioned a column not shown on the applicant's drawing.

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: Harris, Tipton and Blum

NAYS: Konos

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: rear yard variance from the required 25' to 20'1" to place a residential structure; property located at 109 Woodburn Drive, *Coastal Homebuilders LLC, applicant*.

The Chairman recognized Mr. Elton Tootle of 202 South Eagle Place who stated he is the contractor representing the applicant. He stated that the property was purchased prior to zoning in the area.

The Chairman recognized David Freeman of 126 Woodburn Drive who addressed the side yard setbacks being 7'.

The Chairman recognized Mr. Pulaski who stated a modification to the request should be made and change the variance request from 20'1" to 19'1". He stated that the applicant is wishing to construct a new single-family residence at 109 Woodburn Drive. He stated that most of the surrounding residences pre-date zoning in the area. He stated that this lot is unique in shape. He stated that an onsite inspection was conducted, adjacent property owners were notified and no objections were received. Mr. Pulaski stated that Staff recommends approval of the variance request.

The Chairman questioned if the side yard setbacks should be addressed.

The Chairman recognized Mr. Pulaski who stated that the 7' setback would be a covenant restriction and would be a civil matter.

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

ROLL CALL VOTE:

YEAS: Konos, Harris, Tipton and Blum

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c. Structure Variance: rear yard variance from the required 30' to 16' to place a wooden pergola structure; property located at 178 Aubrey Drive, *Chad Bergeron, applicant*.

The Chairman recognized Mr. Chad Bergeron of 178 Aubrey Drive who stated he would like to place a pergola to the rear of his property.

The Chairman recognized Mr. Pulaski who stated that the applicant is wishing to construct a new wooden pergola structure at 178 Aubrey Drive. He stated that the rear property line of this site is set at an angle which limits the available space. He stated the structure will not be highly visible from the street. He stated that an onsite inspection was conducted, adjacent property owners were notified and no

objections were received. Mr. Pulaski stated that Staff recommends approval of the variance request.

The Chairman recognized Mr. Blum who questioned the rear property line running on an angle and the encroachment into the setback.

The Chairman recognized Mr. Konos who questioned the angle of the variance.

The Chairman recognized Mr. Gordon who explained that even though only part of the pergola would require a 16' variance and that the amount would apply to the entire site.

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: Harris, Tipton and Blum

NAYS: Konos

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on February 27, 2012.

7. BOARD OF ADJUSTMENT MEMBER COMMENT:

The Chairman recognized Mr. Gordon who commented on the great job Mr. Pulaski is doing.

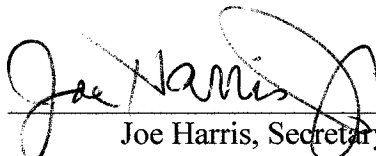
The Chairman recognized Mr. Pulaski who stated that he is currently working on revising the site plan for a variance request. He also announced that on January 24<sup>th</sup>, 2012 from 1:00 pm – 5:30 pm at the Civic Center the Coastal Planning & Restoration Authority for the State will conducting an open house discussing the draft of the Coastal Master Plan Update for 2012 and a public hearing will be called on the matter from 5:30 pm to 7:30 pm.

8. PUBLIC COMMENTS:

The Chairman recognized Mr. David Freeman of 102 Woodburn Drive who questioned rules and regulations for subdivisions.

The Chairman recognized Mr. Gordon who explained covenant restrictions and the Parish having no jurisdiction over them. He stated that the Parish only enforces zoning regulations.

9. Mr. Konos moved, seconded by Mr. Harris: "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:35 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.

  
Joe Harris, Secretary-Treasurer