

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings of February 27, 2012

Government Tower 2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Ms. Katie Sims, called the February 27, 2012 Meeting of the Houma Board of Adjustments to order at 2:04 p.m., followed by the Pledge of Allegiance, led by Mr. John Tipton.
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 JANUARY 23, 2012.

It was moved by Mr. Harris, seconded by Mr. Konos, that the minutes of the January 23, 2012 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

The Chairman, Ms. Sims stated that she was going to yield the "Chair" to the Vice Chairman, Mr. Tipton for this meeting.

5. NEW BUSINESS:
 - a. Special Exception: to place a second mobile home (14'x40') on rear of lot, property located at 2004 Slatter Street, *Filemon Saldana Salas, applicant*.

This item was pulled from the agenda.

- b. Structure Variance: rear yard variance from the required 25' to 10' to place a second mobile home (14'x40'), property located at 2004 Slatter Street, *Filemon Saldana Salas, applicant*.

This item was pulled from the agenda.

- c. Structure Variance: driveway width variance from the required 30' to 36' to place concrete driveway for access to 2-car carport and attached storage shed at new residential structure, property located at 3377 Caleb Drive, *Travis Buquet Homebuilders, LLC, applicant*.

The Vice Chairman recognized Ms. Nicole Lacroix of Travis Buquet Homebuilders, LLC located at 510 Bayou Gardens Drive who stated her request for the driveway width variance.

The Vice Chairman recognized Mr. Pulaski who stated that the driveway is on a corner lot directly across from the driveway on the lot across the street. He stated that other homes in the subdivision have similar site plans with access from a concrete driveway beyond 30' in width. He stated that a site visit was conducted.

adjacent property owners were notified and one call was received with no opinion. He stated that Staff recommends approval of the request.

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

ROLL CALL VOTE:

YEAS: Blum, Konos, Harris and Sims

NAYS: None

ABSTAINED: None

NOT VOTING: Tipton

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

d. Structure Variance: rear and side yard variances from the required 20' to 5' for the rear and from the required 5' to 1' for the side to place a new 2-story addition with new attached garage in place of two existing 1-story additions and detached garage, property located at 883 School Street, *Michele Gonsoulin, applicant*.

The Vice Chairman recognized Mr. Gordon Case, representing the applicant, who stated that the request is to add a 2-story addition to the rear of the home.

The Vice Chairman recognized Mr. Pulaski who stated that the majority of the structures in the area pre-date zoning and many are build within the current setback requirements. He stated that a site visit was conducted, adjacent property owners were notified and no comments were received. He stated that Staff would recommend approval of the request.

The Vice Chairman recognized Mr. Blum who questioned the location of the new proposed structure and stated his concerns regarding emergency access to the rear of the property.

The Vice Chairman recognized Mr. Konos questioned the water runoff for the addition.

Subsequent to discussion among the members of the Board, Ms. Sims moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments approve the request conditioned downspouts and gutters be installed on the addition".

ROLL CALL VOTE:

YEAS: Sims, Harris and Konos

NAYS: Blum

ABSTAINED: None

NOT VOTING: Tipton

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

e. Structure Variance: rear and side yard variances from the required 25' to 3' for rear and from the required 5' to 3" for side to place a new boatshed; property located at 325 Lake Crescent Circle, *Troy Cunningham, applicant*.

The Vice Chairman recognized Mr. Troy Cunningham who stated that he wishes to construct a boatshed to the rear of his property. He stated that the boatshed would be detached from his home.

The Vice Chairman recognized Ms. Bonnie Clement, an adjacent property owner, who objects to the variance request. Ms. Clement stated her concerns regarding

the possibility of limitations to her property in the future if the applicant is allowed to construct the boatshed in this location. She stated that she proposed that applicant sign a document that he would move his boatshed incase she decides to subdivide and develop her property in the future.

The Vice Chairman recognized Mr. Pulaski who stated that many of the homes in the area have adjacent or detached accessory buildings closer that 5' to the property lines. He stated that the rear of the subject property is separated from the adjacent property by a canal. He stated that a site visit was conducted and adjacent property owners were notified. He stated that one call of objection was received from an adjacent property owner who would be in favor of the request if the applicant would agree to move the structure in the future if it posed a threat to her or her assigns' ability to develop their property. He stated that Staff recommends approval of the variance request.

The Vice Chairman recognized Mr. Konos who asked Mr. Gordon if the structure was attached to the residence if it would make a difference with the setbacks and Mr. Gordon stated that a variance would still be required. Mr. Konos asked the applicant if he would be willing to sign Ms. Clement's document agreeing accommodate a possible future drainage servitude and the applicant proposed another location for the possible drainage servitude.

Mr. Gordon stated that when a street is constructed, most sewer lines are on the center line of the street.

The Vice Chairman recognized Ms. Sims who commented on focusing on the current variance request.

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

ROLL CALL VOTE:
YEAS: Sims, Harris and Tipton
NAYS: Konos and Blum
ABSTAINED: None
NOT VOTING: None
ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

f. Structure Variance: side yard variance from the required 5' to 3' to place a new workshop building with a 6' wood privacy fence' property located at 908 Sunset Avenue, *Larry Rhodes, applicant.*

The Vice Chairman recognized Mr. Larry Rhodes of 117 Exeter Run who stated that he wishes to construct a new building with a 3 hour rated fire wall on each side of the building.

The Vice Chairman recognized Mr. Pulaski who stated that the surrounding properties are a mix of commercial and residential uses. He stated that the applicant previously agreed to construct the 6' wood privacy fence as part of a rear yard/parking variance requested in July of 2011. He stated that a site visit was conducted, adjacent property owners were notified and no objections were received. He stated that Staff recommends approval of the variance request.

The Vice Chairman recognized Mr. Konos who questioned why the applicant is requesting the additional 2' and the applicant stated that he was trying to get as much width as he could on the property for his building.

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".

ROLL CALL VOTE:

YEAS: Blum, Konos, Harris and Sims

NAYS: None

ABSTAINED: None

NOT VOTING: Tipton

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

6. NEXT MEETING DATE:

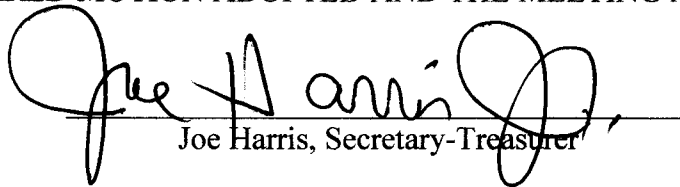
The next scheduled Board of Adjustments meeting will be held on March 26, 2012.

7. BOARD OF ADJUSTMENT MEMBER COMMENT:

Mr. Konos congratulated Mr. Tipton on doing a wonderful job as Chairman of the meeting.

8. PUBLIC COMMENTS: None

9. Mr. Harris moved, seconded by Ms. Sims: "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:55 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.


Joe Harris, Secretary-Treasurer