

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings

of

April 16, 2012

Government Tower

2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Ms. Katie Sims, called the April 16, 2012 Meeting of the Houma Board of Adjustments to order at 2:05 p.m., followed by the Pledge of Allegiance, led by Mr. Willie Newton.
2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. Joe Harris, Mr. David Blum, Mr. John Tipton, Jr. and alternate member Mr. Willie Newton. Members absent were Mr. Pete Konos. Also present was Mr. Patrick Gordon, Planning & Zoning Director and Christopher Pulaski. Senior Planner for Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS: None
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF MARCH 26, 2012.

It was moved by Mr. Blum, seconded by Mr. Harris, that the minutes of the March 26, 2012 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:

- a. Special Exception: placement of a new mobile home, property located at 2007 Slatter Street (R-2), *Gaidry Real Estate, applicant*.

The Chairman recognized Ms. Rebecca Falgout, representing Gaidry Real Estate, of 8911 Park Avenue who stated that the variance being requested is to allow for the placement of a mobile home at 2007 Slatter Street.

The Chairman recognized Mr. Pulaski who stated that in March 2012 the Parish Council approved the request to rezone the subject property from R-1 to R-2. He stated that the lot size is large enough to easily accommodate a mobile home and driveway. He stated that a site visit was performed and all adjacent property owners were notified with no calls were received regarding this request. Mr. Pulaski stated that Staff recommends approval of the special exception request.

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 Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Konos

- b. Structure Variance: placement of one additional 34 sq. ft. illuminated, façade-mounted sign, property located at 200 South Hollywood Road/1529 Martin Luther King Blvd (C-2), *Kojis Signs, LLC, applicant*.

The Chairman recognized Mr. Craig Hebert, a local Architect, who stated the sign variance is for the new Cadillac dealer ship.

The Chairman recognized Mr. Pulaski who stated that the subject property has frontage on both South Hollywood Road and Martin Luther King Boulevard which places it in the Major Corridor Overlay District zoning. He stated that new structures are limited to one (1) façade-mounted sign on the street side of the building. He stated that the applicant has applied for a permit to place the larger 50 sq ft “Cadillac” signature sign over the main building entrance and wishes to place an additional 34 sq ft “Certified Service” sign over the covered portion of the right side of the building. He stated that the additional sign is relatively small (18’5”w x 22’ht) and will help to direct customer on site. Mr. Pulaski stated that a site visit was performed and adjacent property owners were notified receiving only one (1) call of no objection. He stated that Staff recommends approval of the variance request.

The Chairman recognized Mr. Blum who questioned Mr. Gordon about the overlay district.

The Chairman recognized Mr. Gordon who stated that in the past this has been a variance that the Board has historically passed with the understanding that no pole sign be installed.

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 Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Konos

c. Structure Variance: rear yard setback variance from required 20’ to 5’ and parking count variance from required 23 to 7 to allow for placement of new office/showroom/warehouse structure, property located at 325 South Van Avenue (C-2), *Voisin Investments, LLC, applicant*.

The Chairman recognized Mr. Brian Voisin of Voisin Investments who stated that the variance request is to allow for the construction of a metal building and truck ramp/loading zone to be leased to Baker Distributing.

The Chairman recognized Mr. Pulaski who stated that the intended tenant already occupies a facility along South Van but has outgrown the space and began working with the applicant on this build to suit project. He stated that the use requires some office and showroom space, but the majority of the structure will be warehouse and distribution space. He stated that if the building is leased to another user in the future, they can convert the loading/off-loading area into parking if necessary. He stated that a site visit was performed and adjacent property owners were notified with two (2) calls received of no objection regarding this request. Mr. Pulaski stated that Staff recommends approval of the variance request.

The Chairman recognized Mr. Jonathan Phillips of 224 Agnes Street who asked if a privacy fence would be installed between the two properties.

Upon discussion it was determined that there was a vacant lot between 325 South Van Avenue and 224 Agnes Street and not directly next to each other.

The Chairman recognized Mr. Blum who questioned if there as a noise problem 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".

ROLL CALL VOTE:

YEAS: Blum, Harris, Tipton and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Konos

d. Structure Variance: front yard setback variance from required 20' to 10' for placement of accessory structure, property located at 257 Walnut Street (R-1), *Holly Boudreaux, applicant.*

The Chairman recognized Ms. Holly Boudreaux of 257 Walnut Street who stated she would like to open a Beauty Shop at this location.

The Chairman recognized Mr. Pulaski who state that in February 2012 the applicant received approval on a building permit to place the accessory structure on the property but was instructed by South Central Planning to place the structure within the 20' setback. He stated that the applicant informed staff that the accessory building would be attached to the existing carport. He stated that Staff noted that the existing front porch of the main structure is closer to the front property line than the front edge of the carport and proposed accessory building addition. Mr. Pulaski stated that a site visit was performed and adjacent property owners were notified with four (4) calls received of no objection regarding this request. He stated that Staff recommends approval of the variance request.

The Chairman recognized Mr. Blum who questioned if the applicant was having any drainage issues to the rear of her property and she said 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 conditioned that applicant install proper drainage and downspouts to the roof of the structures directed away from adjacent property owners".

ROLL CALL VOTE:

YEAS: Blum, Harris, Tipton and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Konos

6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on May 21, 2012.

7. BOARD OF ADJUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENTS: None

9. Mr. Newton moved, seconded by Mr. Harris: "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:30 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.



Joe Harris, Secretary-Treasurer