

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings of May 21, 2012

Government Tower 2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Ms. Katie Sims, called the May 21, 2012 meeting of the Houma Board of Adjustments to order at 2:07 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. David Blum, Mr. Pete Konos and alternate member Mr. Willie Newton. Members absent were Mr. John Tipton, Jr.. Also present was Mr. Patrick Gordon, Planning & Zoning Director and Christopher Pulaski, Senior Planner for Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS:

The Chairman recognized Mr. Chris Pulaski who reminded the Board about taking the Mandatory Ethics Training. Mr. Pulaski stated he would email the site again to the members with the information.

4. AGENDA ITEM 4, APPROVAL OF MINUTES OF APRIL 16, 2012.

It was moved by Mr. Blum, seconded by Mr. Harris, that the minutes of the April 16, 2012 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:

- a. Structure Variance: placement of one additional façade sign, property located at 1826 MLK Blvd., Ste. A (C-2, Overlay District), *DeRoche Grills of Houma, LLC, applicant.*

The Chairman recognized Mr. Bradley DeRoche of #3 Waverly Way, Houma, who stated his request is to be allowed to place a second (2nd) sign on the building at 1826 MLK Blvd, Ste. A

The Chairman recognized Mr. Pulaski who stated that the applicant as a franchise owner is responsible for the installation of signage and other aspects of the business as instructed by the corporation (Moe's Grill). He stated that the applicant has not submitted plans to install signage on the other facades of the building. He stated that an onsite visit was performed and all adjacent property owners were notified and one (1) call of no objection was received. He stated that Staff recommends approval of the variance request.

The Chairman recognized Mr. Konos who questioned alternate signage.

The Chairman recognized Mr. Blum who questioned Staff on the signage being requested.

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, and Newton

NAYS: Konos

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

b. Structure Variance: parking count variance from the required 188 to 180 for proposed commercial development, property is vacant lot located on 1800 block of MLK Blvd. (C-2, Overlay District), *Neal Patel, applicant*.

The Chairman recognized Mr. Pulaski who stated that the applicant was unable to attend the meeting due to an injury. Mr. Pulaski stated that the current owner of the property was present and could also speak.

The Chairman recognized Mr. Mike Larussa, of 320 Progressive Blvd., Houma, owner of the property where the variance is being requested.

The Chairman recognized Mr. Pulaski who stated that while the applicant could meet the requirements using a space dimension of 9'x20', the applicant wishes to provide a more pleasant parking experience for their customers by using a dimension of 10'x20'. He stated that the parking lot could be re-striped in the future if the demand for parking were to increase or if a new user wished to include more spaces or bring the lot into full compliance. He stated that a site visit was performed and adjacent property owners were notified with receiving one (1) call of no objection. Mr. Pulaski stated that Staff recommends approval of the variance request.

The Chairman recognized Mr. Konos who questioned the scale of the drawing presented by the applicant.

The Chairman recognized Mr. Blum who questioned future development of the remaining lot and the potential for additional parking.

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: Blum, Harris, Konos and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

c. Special Exception: operation of day care center in existing attached garage and two (2) rooms in residence, approximately 15 children, property located at 9 Summerfield Drive (R-1), *Brad Blanchard, applicant*.

The Chairman recognized Mr. Brad & Mrs. Kristi Blanchard who stated they are proposing to enclose their garage to create a day care.

The Chairman recognized Mr. Pulaski who stated that the proposed business would be located within the existing structure and rear yard. He stated that Staff shares some of the concerns expressed by the neighboring property owners. He stated that while the Parish Zoning Ordinance and Department of Health regulations allow for the operation of child day care in a residence of no more than five (5) children, the applicant wishes to increase the number to the maximum allowed to fifteen (15). He stated that this amount is the maximum allowed by the Fire Code and Department of Health based on the available square footage within the designated area of the residential structure. Mr. Pulaski stated that it is the opinion of Staff that fifteen (15) children would result in a large

increase of traffic volumes consistent with a residential area especially at drop off and pick up times. He stated that a site visit was performed and adjacent property owners were notified with two (2) call of no objection received and two (2) calls of objection received citing preservation of the residential character of the neighborhood, increase in traffic and safety to neighborhood children with the increase in traffic and neighborhood outsiders. Mr. Pulaski stated that Staff recommends approval of the variance request conditioned that the amount of children be limited to no more than eight (8), the yard be fenced as per the R-1 zoning regulations and no on-premise advertising be placed as stipulated in the R-1 zoning district.

The Chairman recognized Mr. Blum who questioned the applicant about covenant restrictions for their location.

The Chairman recognized Mr. Konos who questioned if there were any other commercial businesses in the area. He also questioned the pick-up and drop-off route.

The Chairman recognized Mr. Blum who asked Mr. Pulaski to retrieve a copy of the covenant restrictions for this location.

Subsequent to discussion among the members of the Board, Mr. Blum moved, seconded by Mr. Konos, "THAT the Houma Board of Adjustments table the variance request until the next scheduled meeting pending covenants restriction determination."

ROLL CALL VOTE:

YEAS: Blum, Harris, Konos and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on June 18, 2012.

7. BOARD OF ADJUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENTS: None

9. Mr. Blum moved, with a unanimous second: "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:50 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.



Joe Harris, Secretary-Treasurer