

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings

of

July 16, 2012

Government Tower 2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Ms. Katie Sims, called the July 16, 2012 meeting of the Houma Board of Adjustments to order at 2:01 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. Joe Harris, Mr. John Tipton, Jr., and Mr. David Blum. Members absent were Mr. Pete Konos and alternate member Mr. Willie Newton. Also present was Mr. Christopher Pulaski, Senior Planner for Terrebonne Parish Consolidated Government.

NOTE: Mr. Patrick Gordon entered the meeting at this time – 2:03 pm
3. ANNOUNCEMENTS:

The Chairman recognized Mr. Chris Pulaski who reminded the Board about taking the Mandatory Ethics Training.

4. AGENDA ITEM 4, APPROVAL OF MINUTES OF JUNE 18, 2012.

It was moved by Mr. Harris, seconded by Mr. Tipton, that the minutes of the June 18, 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. Structure Variance: front setback variance from the required 20’ to 9’6” to construct open carport, property located at 206 Kellie Drive (R-1, Single-Family Residential Zoning District), *Brenda Blanchard, applicant.*

The Vice Chairman recognized Mrs. Brenda Blanchard of 206 Kellie Drive who stated she would like to construct a covered carport. She read a letter of support from Councilman Greg C. Hood.

The Vice Chairman recognized Mr. Floyd Bergeron resident of Kelli Drive who is in favor of the variance.

The Vice Chairman recognized Mr. Pulaski who stated the applicant wishes to place an open carport in the front of the right corner of the existing residence. He stated that the type of structure is more of a flat roof type and does not require an extension of the roofline of the home. He stated that four (4) properties along this block of Kellie Drive have carports of both styles that pre-date zoning for this area and encroach into the front setback. Mr. Pulaski stated that an onsite inspection was conducted, adjacent property owners were notified and no calls of regarding this request were received. He stated that Staff recommends approval of the variance request.

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

ROLL CALL VOTE:

YEAS: Blum, Harris, and Sims

NAYS: None

ABSTAINED: None

NOT VOTING: Tipton

ABSENT: Konos

THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: driveway width variance from max 30’ to 36’ to allow for 2-car carport with attached storage at new residence, property located at 3365 Caleb Drive (R-1, Single-Family Residential Zoning District), *Travis Buquet Homebuilders, LLC, applicant.*

The Vice Chairman recognized Ms. Nicole Lacroix of 7131 Grand Caillou Road, Dulac, with Travis Buquet Homebuilders, LLC who stated that they are requesting a driveway width increase to accommodate for the construction of a new home.

The Vice Chairman recognized Mr. Pulaski who stated that the applicant received a similar variance for a new residence at 3377 Caleb Drive in February of 2012. He stated that as previously indicated Staff will take this into account as they review current zoning regulations and consider possible revisions. He stated that an onsite inspection was conducted, adjacent property owners were notified and no calls were received regarding this variance. Mr. Pulaski stated that Staff recommends approval of the variance request.

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

ROLL CALL VOTE:

YEAS: Blum, Harris, and Sims

NAYS: None

ABSTAINED: None

NOT VOTING: Tipton

ABSENT: Konos

THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c. Structure Variance: side setback variance from required 15’ to 9’ and rear setback variance from required 25’ to 10’ to allow for placement of 2-story addition, property located at 112 Westview Drive (R-1, Single-Family Residential Zoning District) *John Porche, applicant.*

The Vice Chairman recognized John Porche of 112 Westview Drive who stated that he would like to construct an addition to his home for his handicapped daughter.

The Vice Chairman recognized Mr. Pulaski who stated that the property has an existing 6’ wood privacy fence along the side facing Linda Street approximately 7’ from the back of the curb and along the rear property line that pre-dates zoning for this area. He stated that the proposed addition would be entirely within the existing fence. He stated the addition will serve as a pool house and additional square footage for the residence. He stated that the residence on the adjacent property to the rear of the subject property is approximately 30’ from the property

line. Mr. Pulaski stated that an onsite inspection was conducted, adjacent property owners were notified and one call of no objection was received. He stated that Staff recommends approval of the variance request.

The Vice Chairman recognized Mr. Blum who questioned how the structures would be connected. Mr. Blum also expressed his concerns on drainage and safety.

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, Harris and Sims

NAYS: None

ABSTAINED: None

NOT VOTING: Tipton

ABSENT: Konos

THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

d. Structure Variance: building spacing variance from required 25' to 10' to allow for placement of two (2) proposed storage unit buildings, property located at 296 South Hollywood Road, (C-2, General Commercial Zoning District), *Marlin Properties, LLC, applicant.*

The Vice Chairman recognized Mr. Henry Richard of 296 South Hollywood Road who stated his need for the variance.

The Vice Chairman recognized Mr. Pulaski who stated that in January of 2008 the applicant received Planned Building Group approval to construct the Blue Marlin storage complex. He stated that between January of 2008 and the time of the building permit, the applicant revised the site plan to include a 10' sewer and drainage servitude on the site to allow for access to adjacent properties along South Hollywood Road. He stated that in doing so, the applicant was forced to split the two (2) buildings at the northeast corner of the site. Mr. Pulaski stated that the revised building layout is approximately 110' less in overall length than the original 2008 layout. He stated that an onsite inspection was conducted, adjacent property owners were notified and no calls were received regarding this variance request. He stated that Staff recommends approval of the 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 Blum

NAYS: None

ABSTAINED: None

NOT VOTING: Tipton

ABSENT: Konos

THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

e. Structure Variance: building spacing variance from required 50' to 30' for Buildings 7 & 8 and 50' to 35' for Buildings 4 & 6, property located at corner of Enterprise Drive and Westside Blvd. Extension (C-2, General Commercial Zoning District), *Cameron Isles, LLC, applicant.*

The Vice Chairman recognized Mr. Robert Allio, representative for Cameron Isle, LLC, who stated his need for the variance request.

The Vice Chairman recognized Mr. Pulaski who stated that the required spacing for multi-family residential buildings with windows is 50'. He stated that there is still adequate space between the buildings and parking lots to allow for landscape and other enhancements and amenities. He stated that the State Fire Marshall and other agencies will also review the building placement and may require additional fire wall ratings or other similar measures. He stated the applicant is scheduled to appear before the Terrebonne Land Use and Zoning Commission on July 19, 2012 for Planned Building Group and Parking Plan approval. Mr. Pulaski stated that an onsite visit was conducted, adjacent property owners were notified and no calls were received regarding the variance request. He stated that Staff recommends approval of the variance 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: Sims, Harris and Blum

NAYS: None

ABSTAINED: None

NOT VOTING: Tipton

ABSENT: Konos

THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

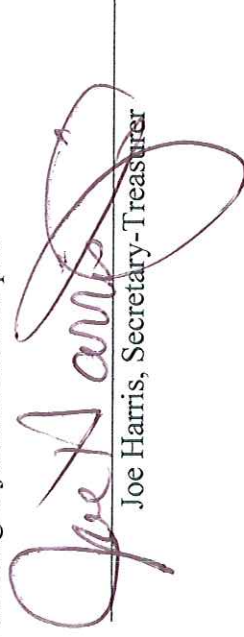
6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on August 20, 2012.

7. BOARD OF ADJUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENTS: None

9. There being no further comments or discussion of the Board, the Vice Chairman declared the meeting adjourned at 2:31 pm.


Joe Harris, Secretary-Treasurer