

## HOUMA BOARD OF ADJUSTMENTS

### Official Proceedings of

August 20, 2012

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

1. The Vice Chairman, Mr. John Tipton, Jr., called the August 20, 2012 meeting of the Houma Board of Adjustments to order at 2:04 p.m., followed by the Pledge of Allegiance, led by Mr. Willie Newton.
2. Upon Roll Call, those members present were Mr. Joe Harris, Mr. John Tipton, Jr., Mr. David Blum, Mr. Pete Konos and alternate member Mr. Willie Newton. Members absent were Ms. Katie Sims. Also present was Mr. Patrick Gordon, Planning & Zoning Director and Mr. Christopher Pulaski, Senior Planner for Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS:
  - a. The Vice Chairman recognized Mr. Konos who offered Mr. Harris his condolences. Mr. Konos also welcomed back Mr. Blum.
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF JULY 16, 2012.

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

#### 5. NEW BUSINESS:

- a. Structure Variance: side yard setback variance from required 5' to 3' to construct open carport over existing driveway, property located at 516 Marmande Street (R-1, Single-Family Residential Zoning District), *Todd Leblanc, applicant.*

The Vice Chairman recognized Mr. Todd Leblanc of 516 Marmande Street who stated he would like to install a carport over his driveway.

The Vice Chairman recognized Mr. Pulaski who stated the applicant wishes to place an attached open carport over an existing driveway. He stated a site visit was conducted and adjacent property owners were notified. He stated that Staff received three (3) inquiries regarding this request with two (2) of no opinion and one (1) of no opinion but expressed some concern about water runoff to the adjacent property. He stated that Staff recommends approval of the variance request conditioned that the applicant provides gutters and downspouts to prevent uncontrolled stormwater runoff to the adjacent property.

The Vice Chairman recognized Mr. Blum who questioned the applicant if he knew of any existing drainage problems and the applicant stated 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 the applicant provides gutters and downspouts to prevent uncontrolled stormwater runoff to the adjacent property".

#### ROLL CALL VOTE:

YEAS: Blum, Harris, Konos and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Tipton

ABSENT: Sims

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

b. Structure Variance: rear yard setback variance from required 20' to 10' to allow for placement of 24'x31' addition to existing commercial structure, property located at 7457 Park Avenue (C-2, General Commercial Zoning District), *Darian Francis, applicant*.

The Vice Chairman recognized Mr. Freddie H. Douglas of 110 Morrison Avenue who questioned what type of building is to be constructed. Mr. Pulaski stated that it was unknown at this time.

The Vice Chairman recognized that the applicant was not present and referred to Mr. Pulaski for Staff's report.

The Vice Chairman recognized Mr. Pulaski who stated that the applicant is wishing to place a 24'x31' commercial addition at 7457 Park Avenue. He stated that the proposed addition would allow the applicant to operate a seafood boil business enclosed within the structure. He stated that an onsite inspection was conducted, adjacent property owners were notified and three (3) calls objecting and one (1) of no opinion were received regarding this variance. Mr. Pulaski stated that Staff recommends approval of the variance request conditioned that the applicant constructs a privacy wall along the rear property line adjacent to the proposed addition. .

The Vice Chairman recognized Mr. Blum who questioned the height of the privacy wall. Mr. Pulaski answered between 6 and 8 foot.

Subsequent to discussion among the members of the Board, Mr. Blum moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments table the request until the property owner would be present at the meeting".

ROLL CALL VOTE:

YEAS: Blum, Harris, Konos and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Tipton

ABSENT: Sims

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

c. Structure Variance: side setback variance from required 15' to 3' to allow for placement of open carport, property located at 233 Kellie Drive (R-1, Single-Family Residential Zoning District) *Alligator Home Improvements, LLC, applicant*.

The Vice Chairman recognized Jay Rutherford of Alligator Home Improvements, LLC of 234 Longdale Drive who was representing the homeowner.

The Vice Chairman recognized Mr. Alvin Hargis, property owner at 233 Kellie Drive who stated he would like to place a carport cover on the side of his home.

The Vice Chairman recognized Mr. Pulaski who stated that the applicant wishes to place an open carport on the rear, right corner of the existing residence. He stated that proposed placement of the structure is approximately 57' from the corner of Kellie Drive and West Houma and would not block site distance triangles at the corner. Mr. Pulaski stated that an onsite inspection was conducted, adjacent property owners were notified and no calls were received regarding this request. He stated that Staff recommends approval of the variance request.

The Vice Chairman recognized Mr. Blum who questioned the roof line and if gutters were to be installed and the applicant stated yes.

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 the proper gutters and downspouts be installed to prevent runoff on adjacent property".

ROLL CALL VOTE:

YEAS: Blum, Harris, Konos and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Tipton

ABSENT: Sims

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

d. Structure Variance: building spacing variance from required 50' to 22' for Bldgs 1 & 2, Bldgs 3 & 4 and rear yard setback variance from required 30' to 18' for placement of five (5) new apartment buildings, property located at 405 Westside Blvd – Parcel G (R-3, Multi-Family Residential Zoning District), *Cypress Court, LLC applicant.*

The Vice Chairman recognized Mr. Brandon Arceneaux with David Waits Engineering representing the applicant who stated that 405 Westside Blvd. is the applicant's address and the proposed variance would be on Alma Street. Mr. Arceneaux stated that a meeting was held with Parish Administration to address concerns about the drainage ditch in the area and to work out a solution for access.

The Vice Chairman recognized Ms. Tiffany Rabalais of 141 Magnolia Courtyard who stated her objections to the variance request.

The Vice Chairman recognized Ms. Joyce Lake of 156 Magnolia Courtyard who stated her objections to the variance request.

The Vice Chairman recognized Mr. Pulaski who stated that the applicant appeared before the Terrebonne Land Use and Zoning Commission on August 16, 2012 for Planned Building Group approval which was continued for discussion until the September 20, 2012 meeting to provide an opportunity for the applicant to provide additional information pertaining to on-site drainage and fire access through the existing apartment complex as well as to provide time for the Board of Adjustment requests. He stated that an onsite inspection was conducted, adjacent property owners were notified and six (6) calls were received regarding this request expressing concerns about the impacts to existing drainage conditions and buffering adjacent residential properties along Marie Street. He stated that Staff recommends Denial if the driveway width variance and Approval of the building separation and rear yard setback variance request conditioned that the applicant construct a privacy fence along the east property line as indicated.

The Vice Chairman recognized Mr. Konos who questioned the where the drainage ditch discharged to.

Discussion was held concerning the drainage ditch and safety vehicle access.

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

ROLL CALL VOTE:

YEAS: Blum, Harris, Konos and Williams  
NAYS: None  
ABSTAINED: None  
NOT VOTING: Tipton  
ABSENT: Sims

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

e. Structure Variance: partial side landscape setback variance in the Overlay District from the required 5' to 0', a front 10' landscape setback location variance in the Overlay District to allow for 9' shift to place adjacent to building, and a driveway width variance from non-residential use from the maximum of 35' to 65' to further facilitate off-street truck turning movement, property located at 5351 Highway 311, (I-1, Light Industrial Zoning District), *Alex Wheelock, applicant*.

The Vice Chairman recognized Mr. Eric Bourg on behalf of the applicant who stated why they are asking for a variance request.

The Vice Chairman recognized Mr. Pulaski who stated that the side and front landscape setback location variance and a driveway width variance is to allow for placement of a addition to an existing commercial building and to facilitate truck turning movements onto and off-street in the Overlay District. He stated that an onsite visit was conducted, adjacent property owners were notified and 1 call of no objection was 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. Harris moved, seconded by Mr. Konos, "THAT the Houma Board of Adjustments approve the request".

ROLL CALL VOTE:

YEAS: Blum, Harris, Konos and Newton  
NAYS: None  
ABSTAINED: None  
NOT VOTING: Tipton  
ABSENT: Sims

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

f. Structure Variance: rear yard setback variance from required 25' to 14' to allow for placement of 32'x36' residential structure that will be relocated from another lot, property located at 1105 Lee Avenue, (R-1, Single-Family Residential Zoning District) *Mitchell Hebert, applicant*.

The Vice Chairman recognized Mr. Mitchell Hebert of 109 Newsom who stated that he would like to replace a structure that burnt about 2 years ago.

The Chairman recognized Mr. Pulaski who stated that the variance is to allow for the placement of a relocated residential structure. He stated that an onsite visit was conducted, adjacent property owners were notified and three (3) calls of no opinion regarding this request, with one caller concerned about possible damage to an existing tree along the shared rear property line, was received. He stated that Staff recommends approval of the variance request.

The Vice Chairman recognized Mr. Blum who questioned the tree located at this address.

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

ROLL CALL VOTE:

YEAS: Blum, Konos and Newton

NAYS: None

ABSTAINED: Harris

NOT VOTING: Tipton

ABSENT: Sims

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 September 17, 2012.

7. BOARD OF ADJUSTMENT MEMBER COMMENT:

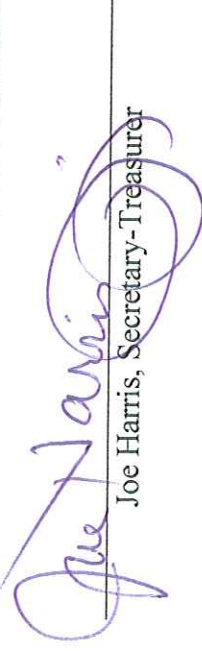
The Vice Chairman recognized Mr. Blum who stated that he has decided not to seek reappointment to the Board of Adjustment.

The Vice Chairman recognized Mr. Gordon who thanked Mr. Blum for his years of service to the Board of Adjustment.

Mr. Blum expressed his disappointment with certain occurrences over the past few years with the Board of Adjustments.

8. PUBLIC COMMENTS: None

9. Mr. Harris, seconded by Mr. Newton: "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.

  
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Joe Harris, Secretary-Treasurer