

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings

of

September 17, 2012

Government Tower 2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Ms. Katie Sims, called the September 17, 2012 meeting of the Houma Board of Adjustments to order at 2:08 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. Pete Konos and Mr. Willie Newton. Members absent were Mr. John Tipton, Jr. Also present was Mr. Patrick Gordon, Planning & Zoning Director and Mr. Christopher Pulaski, Senior Planner for Terrebonne Parish Consolidated Government.

3. ANNOUNCEMENTS:

The Chairman announced that Mr. Willie Newton is the newest permanent member to the Board of Adjustment. She also stated that Ms. Trudy Hebert is the new alternate member for the Board.

The Chairman also asked that a letter be drafted for signature to Mr. David Blum thanking him for his years of service on the Houma Board of Adjustments and forward to Council and ask for an accommodation.

4. AGENDA ITEM 4, APPROVAL OF MINUTES OF AUGUST 20, 2012.

It was moved by Mr. Harris, seconded by Mr. Konos, that the minutes of the August 20, 2012 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. OLD BUSINESS:

- a. 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 Chairman recognized that the applicant was not present and referred to Mr. Pulaski who stated that Staff recommends tabling the request until the applicant is present at the meeting.

The Chairman stated that due to the Applicant not being present at the meeting the request would be tabled until the October 2012 Meeting. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

6. NEW BUSINESS:

- a. Structure Variance: rear yard setback variance from required 25' to 20' to construct addition to residence damaged by fire, property located at 504 Clayton Drive (R-1, Single-Family Residential Zoning District), *Daniel Kimball, applicant.*

The Chairman recognized Mr. Daniel Kimball of 504 Clayton Drive who stated he would like to add an addition to his home.

The Chairman recognized Mr. Pulaski who stated that the applicant wishes to construct an addition to his residence that was previously damaged by a fire. He stated that a site visit was performed and adjacent property owners were notified.

He stated that Staff received three (3) calls objecting to this request, one (1) call of on opinion and two (2) calls in support of the request from adjacent property owners. 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. Newton, "THAT the Houma Board of Adjustments approve the request".

ROLL CALL VOTE:

YEAS: Newton, Konos and Harris

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: side setback variance from required 5' to 20" to allow for the placement of a 14'x24' open carport over existing driveway, property located at 519 Mahler Street (R-1, Single-Family Residential Zoning District), *Ricky & Effie Chaisson, applicants*.

The Chairman recognized Mrs. Effie Chaisson of 519 Mahler Street who stated she would like to construct an open carport over her existing driveway.

The Chairman recognized Mr. Pulaski who stated that the variance is to allow for the placement of an open carport over an existing driveway. He stated that a site visit was performed and adjacent property owners were notified. He stated that Staff received one (1) call of no objection provided that the adjacent neighbors are ok with request. He stated that Staff received no communications from adjacent property owners. He stated that Staff recommends approval of the variance request conditioned that the applicant includes gutters and downspouts that tie into existing area drains along the side property line as indicated.

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 conditioned that gutters and downspouts tie into existing area drains along the side property line as indicated by the applicant".

ROLL CALL VOTE:

YEAS: Harris, Konos and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c. Structure Variance: front yard setback variance from required 25' to 12' and rear yard setback variance from 30' to 12' 6" to allow for the placement of mobile home with front porch, property located at 528 Leona Street (R-3, Multi-Family Residential Zoning District), *Tammy Johnston, applicant*.

The Chairman recognized Mr. Curtis Hutchinson who stated he is representing the applicant and that the variance is to allow for the placement of a mobile home.

The Chairman recognized Mr. Pulaski who stated that the applicant is requesting a variance to allow for the placement of mobile home at 528 Leona Street. He stated that a site visit was performed and adjacent property owners were notified. He stated that Staff received one (1) call and one (1) email in opposition of the

request. He stated that Staff recommends approval of the variance request conditioned that the driveway depth is extended to a minimum of 6' to provide for off-street parking'.

The Chairman recognized Mr. Konos who asked Mr. Hutchinson what the intention of the mobile home is to be used for and he stated a rental unit.

Subsequent to discussion among the members of the Board, Mr. Konos moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments approve the variance request conditioned that the driveway depth is extended to a minimum of 6' to provide for off-street parking".

ROLL CALL VOTE:

YEAS: Harris, Konos and Williams

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

d. Special Exception: special exception to allow for placement of 14' x 60' mobile home on front 120' of lot, property located at 7124 Main street, (R-2, Two-Family Residential Zoning District), *Marshall White, applicant*.

The Chairman stated that this special exception is pending approve by the Zoning and Land Use Commission. The Chairman stated the Board should table the item until approved by the Zoning and Land Use Commission and sent to the Parish Council.

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

The Chairman recognized Mr. Pulaski who stated that the recommendation from Staff is to table the decision of the variance request until the rezone request is approve. He asked that the public be allow the opportunity to speak for the record.

Mr. Konos withdrew his motion.

The Chairman recognized Mr. Robert Brown of 168 James Aitkens Street who stated he is in opposition of the variance request due to it detracting from James Aitkens Street.

The Chairman recognized the applicant Mr. Marshall White of 206 Boykin Street who stated that there are existing mobile homes in the area.

The Chairman recognized Ms. Betty Wallace of 7147 Main Street who agreed with Mr. Brown opposition.

The Chairman recognized Mr. Pulaski who stated that on September 12, 2012 the Parish Council voted to send the rezone request back to the Zoning and Land Use Commission for further discussion. He stated that a site visit was performed and adjacent property owners were notified. He stated that Staff received two (2) calls of opposition to the request and one (1) call of no opinion. He stated that Staff recommends tabling the decision of the variance request until the rezone request has been approved.

Subsequent to discussion among the members of the Board, Mr. Konos moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments table the

request". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

The Chairman stated that she was going to recuse herself from the next application and will not speak on it.

e. Structure Variance: front yard setback variance from the required 20' to 7' and rear yard setback variance from 25' to 7' to allow for the placement of a single family residence, property located at 514 Hobson Street, (R-1, Single-Family Residential Zoning District) *Options for Affordable Housing, applicant.*

The Chairman recognized Roosevelt Thomas of 2012 Cherbourg Street who stated he is the Housing Coordinator for Options for Affordable Housing. He stated he would like to construct a single family home on this lot. Mr. Thomas stated that there will be more projects like this in the future.

The Chairman recognized Mr. Pulaski who stated that the variance is to allow for a single family residential structure to be constructed at 514 Hobson Street. He stated that a site visit was performed and adjacent property owners were notified. He stated that Staff received two (2) calls of no objection to the request. He stated that Staff recommends approval of the variance request.

The Chairman recognized Mr. Konos who questioned the applicant about future projects.

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: Harris, Konos and Newton

NAYS: None

ABSTAINED:

NOT VOTING: Sims

ABSENT: Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

7. NEXT MEETING DATE:

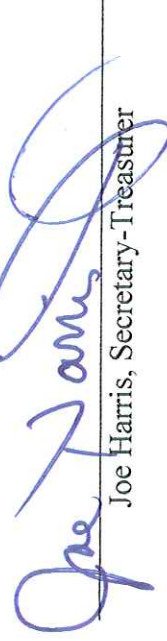
The next scheduled Board of Adjustments meeting will be held on October 15, 2012.

8. BOARD OF ADJUSTMENT MEMBER COMMENT:

The Chairman recognized Mr. Konos who stated that he spoke to Mr. Blum and he is enjoying his retirement. He also welcomed Mr. Newton to the Board as a permanent member.

9. PUBLIC COMMENTS: None

10. 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 2:40 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.



Joe Harris, Secretary-Treasurer