

## HOUMA BOARD OF ADJUSTMENTS

### Official Proceedings of

October 15, 2012

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

1. The Chairman, Ms. Katie Sims, called the October 15, 2012 meeting of the Houma Board of Adjustments to order at 2:07 p.m., followed by the Pledge of Allegiance, led by Mr. Joe Harris.
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. and alternate member Mrs. Trudy Hebert Also present was Mr. Christopher Pulaski, Senior Planner for Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS: None
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF SEPTEMBER 17, 2012.

It was moved by Mr. Harris, seconded by Mr. Konos, that the minutes of the September 17, 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 Mr. Darian Francis of 131 Pugh Court, Houma, LA 70363 who stated that he would like a variance to construct an addition to the rear of 7457 Park Avenue to be used as a seafood boil room.

The Chairman recognized Mr. Pulaski who stated that the proposed addition would allow the applicant to operate a seafood boil business enclosed within the structure. He stated that the addition would include a walk-in cooler and public restrooms off of a proposed hallway to the rear of the existing structure. He stated that a site visit was conducted and adjacent property owners were notified. He stated that Staff received four (5) calls regarding this request with three (4) objecting and one (1) of no opinion. He stated that the objections were namely citing reasons pertaining to a possible increase in foot traffic and indicating current issues with loitering. 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 Chairman asked the applicant if an existing travel trailer on site would be moved and the he stated yes it would be moved back to allow for the addition.

The Chairman recognized Mr. Konos who questioned the applicant on what type of material would be used to construct the addition and he stated cinder blocks. Mr. Konos also questioned exits and the applicant stated he would have 2 exits.

Discussion was held on issues with loitering.

Note: Mrs. Trudy Hebert entered the meeting at this time, 2:19 pm.

The Chairman recognized Mr. Newton who also questioned the applicant about the relocation of the travel trailer.



The Chairman recognized Mr. Pulaski who stated that the owner of the property has also been made aware of and is working towards improving the loitering situation.

The Chairman asked what type of wall/fence would be constructed to the rear and the applicant stated a wooden fence.

The Chairman recognized Mrs. Hebert who asked if fire safety was addressed and Mr. Pulaski stated that during the building permit process it would required review be the State and Local Fire Districts.

Subsequent to discussion among the members of the Board, Mr. Konos moved, seconded by Mr. Newton, "THAT the Houma Board of Adjustments approve the request conditioned that the applicant constructs a privacy wall/fence along the rear property line adjacent to the proposed addition".

ROLL CALL VOTE:

YEAS: Newton, Konos and Hebert

NAYS: None

ABSTAINED: Harris

NOT VOTING: Sims

ABSENT: Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

6. NEW BUSINESS:

a. Structure Variance: rear yard setback variance from required 25' to 17' to construct 16'x22' addition to residence, property located at 132 Connley Street (R-1, Single-Family Residential Zoning District), *Ricky and Holly Foret, applicant*.

The Chairman recognized Mr. and Mrs. Ricky Foret of 132 Connley Street who stated that they would like to construct an addition to the rear of their home.

The Chairman recognized Mr. Pulaski who stated that the applicant wishes to add a third bedroom and additional bathroom to the home. He stated that the addition would still provide the owners with 17' of rear yard and not encroach upon their sizable side yard. He stated that a site visit was conducted and adjacent property owners were notified. He stated that no calls regarding this request were received. He stated that Staff recommends approval of the variance request.

The Chairman questioned drainage and gutters. Mr. Pulaski stated that there currently aren't any gutters on the house and that the roof is designed to drip off the sides.

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: Newton, Konos, Harris and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: rear yard setback variance from required 30' to 12'3" to construct 11'9"x23'6" covered patio addition to rear of home, property located at 201 N. French Quarter Drive (R-3, Multi-Family Residential Zoning District) *Rae Jean Arabie, applicant.*

The Chairman recognized Mrs. Rae Jean Arabie and Mr. Davis Gros, Jr. of 201 N. French Quarter Drive who stated they wish to construct an addition to the rear of the property.

The Chairman recognized Mr. Pulaski who clarified for the record that on the site plan the applicant submitted the rear setback indicated 11' and not the 12'3". He stated that there is an existing 6' wooden privacy fence in the rear of the property along the 5' right of passage and 1' easement. He stated that the open patio addition would not encumber access along the rights of passage or easement, and will tie into the roofline of the existing structure. He stated that a site visit was conducted and adjacent property owners were notified with no calls received regarding this request. He stated that Staff recommends approval to the variance request.

Discussion was held concerning the tie in of the addition and roofline.

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: Newton, Konos, Harris and Hebert

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 14'8" to allow for construction of cover and screen enclosure over existing concrete slay on front of structure, property located at 6072 W. Main Street (C-3, Neighborhood Commercial Zoning District), *Rita Pontiff, applicant.*

The Chairman recognized Ms. Rita Pontiff of 6072 W. Main Street who stated she would like to construct an enclosure over an existing slab.

The Chairman recognized Mr. Pulaski who stated that there is an existing 3' high cedar fence around the proposed enclosure area. He stated that this area is currently used as a dog run for the grooming and boarding business. He stated that the enclosure would serve to provide shade for the dogs and a safe enclosure to prevent them from jumping over the fence and entering into Main Street traffic. He stated that a site visit 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.

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

ROLL CALL VOTE:

YEAS: Newton, Konos, Harris and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton



THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

d. Structure Variances: rear yard setback variance from required 30' to 12' to allow for construction of a 60'x110' addition to existing commercial structure, property located at 800 Odette Street, (C-3, Neighborhood Commercial Zoning District, *Bryan Porche, applicant*

The Chairman recognized Mr. Bryan Porche of Bryan Porche Construction, representing the property owner Mr. Todd Boudreaux, who stated that the owner would like to construct a commercial addition.

The Chairman recognized Mr. Todd Boudreaux, owner, of 4037 Benton Drive.

The Chairman recognized Mr. Pulaski who stated East Park Radiator is located at this address. He stated that the proposed addition would not negatively impact the adjacent lots and will serve to improve the look by the removal of the materials from the yard into the commercial addition. He stated that a site visit was conducted, adjacent property owners were notified and two (2) calls of no opinion regarding the request were received. He stated that Staff recommends approval of the variance request.

The Chairman recognized Mrs. Hebert who asked the applicant about hazardous liquids and he replied that all were dry materials.

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, Harris and Hebert

NAYS: None

ABSTAINED: None

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 November 19, 2012.


8. BOARD OF ADJUSTMENT MEMBER COMMENT:

The Chairman welcomed Mrs. Trudy Hebert as the new alternate member to the Board of Adjustments.

The Chairman asked Mr. Pulaski if a thank you letter to Mr. David Blum was ready for signature and Mr. Pulaski stated he would prepare and have Mr. Gordon sign and mail to Mr. Blum.

9. PUBLIC COMMENTS: None

10. Mr. Harris, seconded by Mr. Newton and Mr. Konos: "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.



Joe Harris, Secretary-Treasurer