

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings of February 18, 2013

Government Tower 2nd Floor, Terrebonne Parish Council Meeting Room

1. The Vice-Chairman, Mr. Willie Newton, called the February 18, 2013 meeting of the Houma Board of Adjustments to order at 2:00 p.m., followed by the Pledge of Allegiance, led by Mr. Joe Harris.
2. Upon Roll Call, those members present were Mr. Willie Newton, Mr. Joe Harris, Mr. Pete Konos, and alternate member Ms. Trudy Hebert. Members absent were Ms. Katie Sims, and 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: None
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF January 14, 2013.

It was moved by Mr. Harris, seconded by Mr. Konos, that the minutes of the January 14, 2013 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:
 - a. Structure Variance: rear yard setback variance from the required 25' to 18' to construct a new single-family residence, property located at 134 Del Rio Drive (R-1, Single-Family Residential Zoning District), *Advanced Home Construction, applicant.*

The Vice-Chairman recognized Mr. Neal Wythe of 375 Tulip Drive who stated that the variance is to allow for the construction of a new single-family residence.

The Vice-Chairman recognized Mr. Pulaski who stated that the subject property is a vacant lot in Fesi Court Subdivision. He stated that a typical lot in a subdivision of this type is 120' deep; however, the depth of the subject property is limited to 100'. He stated with a front setback requirement of 20' this leave approximately 80' for the house and rear yard. 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.

The Vice-Chairman recognized Mr. Konos who mentioned modifying the house plans.

The Vice-Chairman recognized Ms. Hebert who mentioned changing the house plan for this location.

The Vice-Chairman recognized Mr. Pulaski who explained the applicant applied for a building permit in December 2012 and was originally approved with an 18' site plan setback.

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

ROLL CALL VOTE:
YEAS: Harris, Hebert and Newton
NAYS: Konos

ABSTAINED: None
NOT VOTING: None
ABSENT: Tipton and Sims

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

b. Structure Variance: structure variance to allow for second building façade sign on commercial structure in a Major Corridor Overlay District, property located at 1520 Martin Luther King Blvd., (C-2, General Commercial Zoning District), *Cody McElroy, applicant.*

The Vice-Chairman recognized Mr. Cody McElroy of 1123 St. Charles Street, who stated that Twin Peaks Restaurants would like to add a second sign at the entrance facing the parking lot.

The Vice-Chairman recognized Mr. Pulaski who stated that the subject location is an existing restaurant structure that is currently being renovated to accommodate a new restaurant. He stated that the applicant is placing a sign on the building façade facing Martin Luther King Blvd, but the Overlay District regulations prevent a 2nd sign on the same structure. He stated that in this case, the main entrance to the restaurant is on the side facing the adjacent property and would not be a detriment to the street corridor and would serve to identify the main entrance to the customers. He stated that there is an existing pole sign which are no longer allowed in the Overlay District, but would be a legal, non-conforming sign if the applicant chooses to utilize it. He stated that Staff would prefer to see the pole sign removed in lieu of being allowed to place the 2nd building façade sign which is more in keeping with the intent of the Overlay District. He stated that a site visit was conducted, adjacent property owners were notified and Staff received one (1) call regarding trash bins on site. He stated that Staff recommends approval of the variance request conditioned that the applicant or property owner agree to remove the existing pole sign.

Subsequent to discussion among the members of the Board, Ms. Hebert moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments approve the request conditioned that the applicant or property owner agree to remove the existing pole sign."

ROLL CALL VOTE:
YEAS: Harris, Hebert, and Newton
NAYS: Konos
ABSTAINED: None
NOT VOTING: None
ABSENT: Tipton and Sims

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

c. Structure Variance: rear yard setback variances from required 25' to 22.8' to construct an addition to existing single-family residence, property located at 210 Chantilly Drive (R-1, Single-Family Residential Zoning District), *Darryl Hebert Builders, Inc., applicant.*

The Vice-Chairman recognized Mr. Darryl Hebert of 161 Mamie Drive who stated that the variance is to allow for a single-family residence to be constructed at this location.

The Vice-Chairman recognized Mr. Pulaski who stated that a typical lot in a subdivision of this type is 120' deep; however, the depth of the subject property is limited to 90'. He stated with a front setback requirement of 20', this leaves approximately 70' for the house and rear yard. He stated that the proposed minor encroachment into the rear setback does not result in negative impacts to

surrounding properties, many of which are already constructed. 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 requite.

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

ROLL CALL VOTE:

YEAS: Harris, Konos and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Newton

ABSENT: Tipton and Sims

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

d. Structure Variance: rear yard setback variances from required 25' to 10'3" to construct an addition to existing single-family residence, property located at 16 Coventry Circle (R-1, Single-Family Residential Zoning District), *Cui H. Lam & Van T. Vo., applicant.*

The Vice-Chairman recognized Ms. Lam of 16 Coventry Circle who stated that they would like to construct an addition at this location.

The Vice-Chairman recognized Larke Leonard of 12 Coventry Circle who opposes the request due to lack of parking.

The Vice-Chairman recognized Candice Thibodaux of 8 Coventry Circle who opposed the request due to lack of parking and vehicles blocking the cul-de-sac.

The Vice-Chairman recognized Steve Rhea and Cheryl Rhea of 18 Carrington Circle who opposed the request due to the possibility of lowering resale value, drainage, parking and privacy.

The Chairman recognized Mr. Pulaski who stated that the subject property is a corner lot in a residential subdivision that is close to complete build-out. He stated that while the single-story addition to the garage will result in an 8' encroachment into the rear servitude the 2-story addition would require a 15'. He stated that a site visit was conducted, adjacent property owners were notified, and two (2) calls and two (2) emails were receive opposing to the request. He stated that Staff recommends approval of the variance request to construct the single-story storage room addition and approval of the request to construct the 2-story addition on the condition that they reduce the encroachment to a 16' rear yard setback and construct a wooden privacy fence.

The Vice-Chairman recognized Ms. Hebert who questioned material being used for the addition and the applicant stated brick.

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

ROLL CALL VOTE:

YEAS: Harris, Konos and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Newton

ABSENT: Tipton and Sims

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

e. Structure Variance: rear yard setback variances from required 25' to 20' to construct a 15' x 28'10" addition to the existing single-family residence, property located at 1 Freeport Circle (R-1, Single-Family Residential Zoning District), *Donald & Victoria Rhea, applicant.*

The Vice-Chairman recognized Mr. Nathan DeHart of 166 Tulip Drive who stated he is the contractor for this job.

The Vice-Chairman recognized Mr. Pulaski who stated that the subject property is an irregular pie-shaped lot on a cul-de-sac in an older section of Summerfield Subdivision. He stated that the proposed addition results in a small section of the corner of the addition encroaching into the rear setback. He stated that the majority of the addition is outside of the setback. He stated that a site visit was conducted, adjacent property owners were notified, and Staff received one (1) call of no objection to the request. He stated that Staff recommends approval of the variance request.

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

ROLL CALL VOTE:

YEAS: Harris, Konos and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Newton

ABSENT: Tipton and Sims

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

f. Structure Variance: rear yard setback variances from required 25' to 10' to construct two (2) new single-family residences, property located at 345 & 348 Lansdown Drive (R-1, Single-Family Residential Zoning District), *Burt Theriot, applicant.*

The Chairman recognized Mr. Burt Theriot of 145 Houmas Drive who stated that these 2 lots are the last ones at the end of the street and there is difficulty in placing a home on them due to the lot shape and variance is needed for the construction.

The Chairman recognized Mr. Pulaski who stated that the subject properties are two (2) irregular pie-shaped lots on a cul-de-sac in Sugarwood Subdivision. He stated that a typical lot in a subdivision of this type is 120' deep; however, the depth of the subject property is limited to approximately 100'. He stated that with a front setback requirement of 20', this would leave approximately 80' for the house and rear yard. He stated that the applicant has a lot line adjustment application pending and will be approved administratively on February 21, 2013. He stated that a site visit was conducted, adjacent property owners were notified, and no calls were received regarding the 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: Harris, Konos and Hebert

NAYS: None

ABSTAINED: None
NOT VOTING: Newton
ABSENT: Tipton and 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 March 18, 2013.

7. BOARD OF ADJUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENTS: None

9. Mr. Harris, seconded by Mr. Konos, "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 3:01 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.


Joe Harris, Secretary-Treasurer