

## HOUMA BOARD OF ADJUSTMENTS

### Official Proceedings

of

June 17, 2013

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

1. The Chairman, Ms. Katie Sims, called the June 17, 2013 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 alternate member Ms. Trudy Hebert. Members absent were Mr. Willie Newton and Mr. John Tipton, Jr. Also present was Mr. Christopher Pulaski, Senior Planner for Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS: None
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF May 20, 2013.

It was moved by Mr. Harris, seconded by Mr. Konos and Ms. Hebert, that the minutes of the May 20, 2013 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

#### 5. NEW BUSINESS:

- a. Structure Variance: front yard setback variance from required 25' to 16' for placement of commercial structure, property located at 5623 A Hwy 311, (C-2 General Commercial Zoning District), *V. J. Caro, applicant*.

The Chairman recognized Mr. V. J. Caro of 1315 Valhi Blvd who stated the owners of the property would like to place two (2) commercial structures to be used as mini-storage business.

The Chairman recognized Mr. Pulaski who stated that the applicant also has a Planned Building Group application that will be reviewed at a public hearing before the Zoning and Land Use Commission on June 20, 2013. He stated the property has a slight shift in the property line at the northwest corner which results in a 16' setback at one corner of the proposed structure. He stated that the majority of the proposed structure is 38' from the setback. He stated that a site visit was conducted, adjacent property owners notified with two (2) calls of no objection received with one stating that they request the property owner place a perimeter fence around the proposed development to keep users from driving onto adjacent properties. Mr. Pulaski 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 with a recommendation that the Zoning and Land Use Commission and Staff review the proposed drainage and fencing associated with the development as part of the upcoming Planned Building Group hearing on June 20 and the building permit process".

ROLL CALL VOTE:

YEAS: Harris, Konos and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Newton and Tipton



THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: rear yard setback variance from required 20' to 10' for construction of 2,200 sq. ft. addition to existing commercial structure and parking variance from required 20 to 18, property located at 103 Melissa Lane, C-2, General Commercial Zoning District), *V. J. Caro, applicant.*

The Chairman recognized Mr. V. J. Caro of 1315 Valhi Blvd. who stated that the variance is to allow for a 2,200 sq. ft. addition to an existing commercial structure.

The Chairman recognized Mr. Pulaski who stated the applicant is looking to expand an existing office building structure. He stated that the adjacent use to the rear is also a commercial structure consisting mainly of offices. He stated that there is no shared parking between the properties and the property to the left is a residential use. He stated that a site visit was conducted, adjacent property owners notified and one (1) call of no objection was received. Mr. Pulaski stated that Staff recommends approval of the variance request.

The Chairman recognized Ms. Hebert who questioned if handicap parking would be provided and the applicant stated yes.

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: Sims

ABSENT: Newton and Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c. Structure Variance: rear yard setback variance from required 20' to 10' for recently constructed 30'x40' sq. ft. addition to existing commercial structure, property located at 206 Gemini Ct., (C-2, General Commercial Zoning District), *A & W Wireline Service, applicant.*

The Chairman recognized Mr. Wendell Hall of 206 Gemini Court who stated the variance is for a recently constructed addition to an existing commercial structure. Mr. Hall stated that he was unaware that a permit was required to construct the addition. He stated that once he was told a permit was required he began the process for compliance.

The Chairman recognized Mr. Pulaski who stated that applicant constructed the addition in 2012 without permits which was discovered when they recently applied for an electrical permit for a meter. He stated that the applicant did receive State Fire Marshall approval for the addition. He stated that since that time the applicant has met with Planning Department staff several times in an effort to reconcile the situation. He stated that the applicant is preparing to submit a full permit application for review and process and has been assessed double permit fees in accordance with the Parish Ordinance. He stated that a site visit was conducted, adjacent property owners were notified and no calls regarding the request were received. Mr. Pulaski stated that Staff recommends approval of the variance request.

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".

ROLL CALL VOTE:

YEAS: Harris, Konos and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Newton and Tipton

6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on July 13, 2013.

7. BOARD OF ADJUSTMENT MEMBER COMMENT:

The Chairman recognized Mr. Pulaski who stated that Mr. Tipton will be submitting a letter of resignation to the Board.

The Chairman recognized Ms. Hebert who stated that she was interested becoming a regular member of the Board and would submit her letter of interest.

8. PUBLIC COMMENTS: None

9. Mr. Newton, seconded by Mr. Harris, "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:45 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.

  
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Joe Harris, Secretary-Treasurer