

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings

of

July 15, 2013

Government Tower 2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Ms. Katie Sims, called the July 15, 2013 meeting of the Houma Board of Adjustments to order at 2:27 p.m., followed by the Pledge of Allegiance, led by Mr. Pete Konos.
2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. Willie Newton, Mr. Pete Konos and alternate member Ms. Trudy Hebert. Members absent were Mr. Joe Harris 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 June 17, 2013.

It was moved by Mr. Newton, seconded by Mr. Konos, that the minutes of the June 17, 2013 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:

- a. Structure Variance: front yard setback variance from required 20' to 16' and rear yard setback variance from required 25' to 5' for construction of new single-family residence, property located at 115 Bay Tree Lane, (R-1 Single Family Residential Zoning District), *Rod Russell, applicant.*

The Chairman recognized Mr. Rod Russell of 115 Bay Tree Lane who stated that there is an amendment to his variance request. He stated that he was recently made aware that his proposed construction as is would encroach a water servitude in the front yard by about 3'. He stated that his site plan would be revised and the house would be a mirrored image and flip the house plans. He stated that with this revision, only a rear yard variance would be required. He also stated that a 5' rear variance is being requested but the house may fall 10' to 15' from the property line.

The Chairman recognized Mr. Pulaski who stated with the amendment to the variance the applicant requesting a rear yard variance from the required 25' to 5' for placement of a new single-family residence. He stated that the subject property is on a cul-de-sac in Sugarwood Estates subdivision and is an irregular shaped lot. He stated that three (3) other lots in the cul-de-sac all received rear yard setback variances ranging from 5' to 14'. He stated that a site visit was conducted, adjacent property owners were notified and 1 call was received objecting to the front yard variance stating that it would alter the character of the neighborhood and not be in keeping with the other lots nearby. He stated that a second call was received expressing concern about the 5' rear yard variance and whether the adjacent owners to the rear were aware. He stated that Staff recommends approval of the rear yard setback variance on the condition that the site plan be revised to reflect a mirrored image footprint from left to right with the garage portion of the house set at the 21' utility servitude setback per the plat.

Subsequent to discussion among the members of the Board, Mr. Newton moved, seconded by Mr. Konos, "THAT the Houma Board of Adjustments approve the rear yard setback variance request on the condition that the site plan be revised to reflect a mirrored image footprint from left to right with the garage portion of the house set at the 21' utility servitude setback per the plat."

ROLL CALL VOTE:

YEAS: Newton, Konos and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Harris and Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: Front yard setback variance from required 25' to 10 and rear setback variance from required 20' to 15' for construction of two mini-storage structures, property located at 115 Munson Drive, (C-2, General Commercial Zoning District), *GKIN, LLC, applicant*.

The Chairman recognized Mr. Geoffrey Kinnard of 115 Munson Drive who stated that the variance is to allow for the construction of an additional rental space in the proposed mini-storage facility.

The Chairman recognized Mr. Pulaski who stated the subject property is currently vacant and the proposed use is a mini-storage facility consisting of 2 structures approximately 50' to 55' apart. He stated that a site visit was conducted, adjacent property owners were notified and one call and one subsequent email from the caller regarding this request were received and will be read into the record as part of this staff report, [Attachment A]. He stated that Staff recommends approval of the variance request conditioned that the property owner constructs a buffer in the form of a 6' height brick, wood or vinyl fence along the left side property line, the site plan be revised to reflect a 20' front and 10' rear yard setback, and the proposed restroom be placed within the footprint of the structure.

Subsequent to discussion among the members of the Board, Ms. Hebert moved, seconded by Mr. Newton, "THAT the Houma Board of Adjustments approve the request conditioned that the property owner constructs a buffer in the form of a 6' height brick, wood or vinyl fence along the left side property line, the site plan be revised to reflect a 20' front and 10' rear yard setback, and the proposed restroom be placed within the footprint of the structure".

ROLL CALL VOTE:

YEAS: Newton, Konos and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Harris and Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c. Special Exception: to allow for placement of a 14'x58' mobile home, property located at 229 Henderson Street, (R-2, Two-Family Residential Zoning District), *Marshall White, applicant*.

The Chairman recognized Mr. Marshall White of 206 Boykin Street who stated that he would like to place his mobile home at 229 Henderson Street.

The Chairman recognized Mr. Pulaski who stated that applicant is requesting a special exception to place a 14'x58' mobile home in an R-2 (Two-Family Residential) Zoning District. He stated that the subject property is currently vacant. He stated that the property had a mobile home on it in the past and the driveway is still in existence and that the proposed site plan meets the current setback requirements and utilizes the existing driveway. He stated that a site visit was conducted, adjacent property owners were notified, and one call stating

concern of general public safety with increased vehicular and pedestrian traffic was received. He stated that Staff recommends approval of the variance request.

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

ROLL CALL VOTE:

YEAS: Hebert, Konos, and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Harris and Tipton

6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on August 19, 2013.

7. BOARD OF ADJUSTMENT MEMBER COMMENT:

The Chairman recognized Mr. Pulaski who stated that in the future if meeting packets are not received by Thursday afternoon prior to the meeting please contact him so he can hand deliver to members.

8. PUBLIC COMMENTS: None

9. Mr. Konos, seconded by Mr. Newton, "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 3:04 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.



Joe Harris, Secretary-Treasurer

Easy Does It Club

To; Terrebonne Parish Zoning and Land Use Commission
Regarding; Application for Planned Building Group approval submitted by
Geoffrey Kinnard.

Members of the Easy Does It Club board of directors were informed by an anonymous acquaintance of Mr. Kinnard that he intended to build and operate a workshop on the property adjacent to our clubhouse. On Monday, June 8th, Mr. Kinnard met with the board of directors and confirmed that he wanted to place a workshop and storage facility on the lot and that the workshop would be adjacent to our clubhouse and that he intended to use power tools in the workshop.

The Easy Does It Club is host to twenty seven Alcoholics Anonymous meetings and four Narcotics Anonymous meetings each week. The board of directors fears that noise from a workshop in such close proximity to our A.A. meeting room would interfere with the meetings.

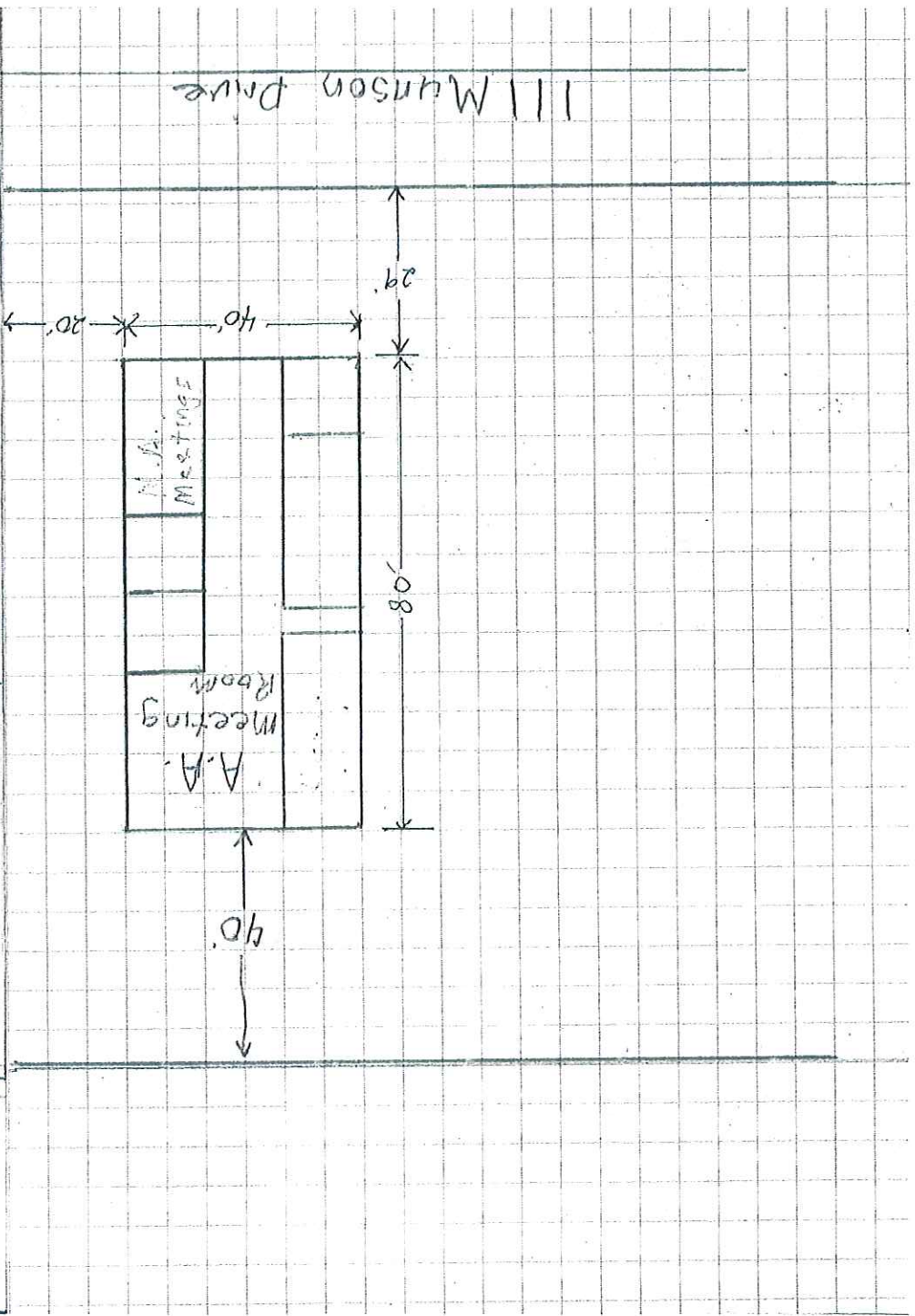
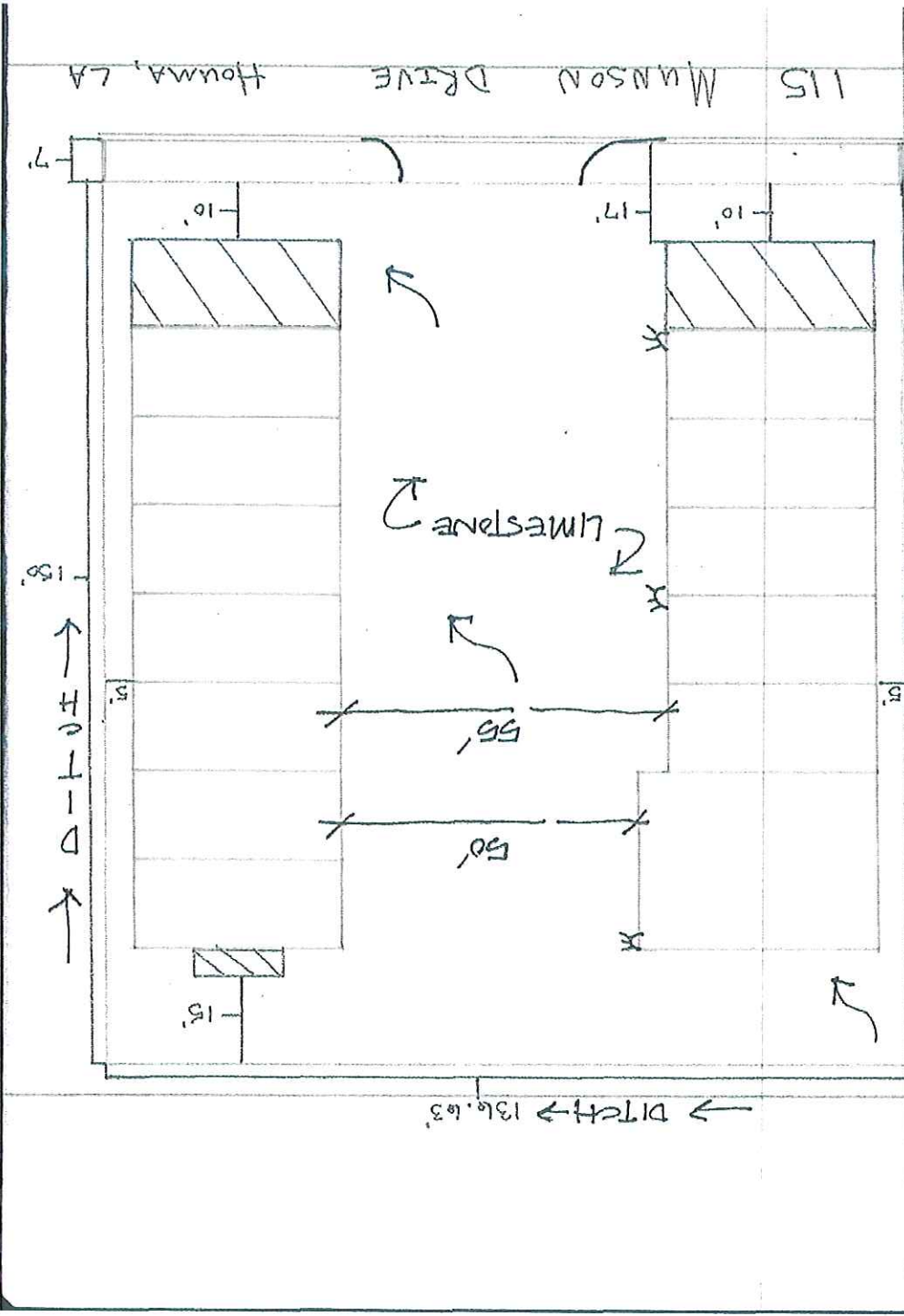
Attached is a site plan showing the proposed structures in relation to our clubhouse and a meeting schedule.

We appreciate your consideration.

Respectfully, the E.D.I.C. Board of Directors;

Kenneth Verrett, Chairman Kenneth Verrett
Douglas Injuyan, Vice Chairman Douglas Injuyan
Katrina Robichaux, Secretary Katrina Robichaux
William Blackford, Treasurer William Blackford
Sherry Pitre, Board Member Sherry Pitre
Chris Pitre, Board Member Chris Pitre

Attachment A



THE EASY DOES IT CLUB

111 Munson Dr. Houma, LA

TWELVE STEP SUPPORT GROUP MEETINGS SCHEDULE (revised 4.13.13)
 24-HOUR AA HOTLINE: 1-985-326-3789
 EASY DOES IT CLUB: 985-876-9885 TADC: 985-857-3612

<u>MEETING</u>	<u>TYPE</u>	<u>TIME</u>	<u>MONDAY</u>	<u>GROUP</u>
AA	OPEN	06:30AM	NEW DAY	NEW DAY
AA	OPEN	10:00AM	HOUMA	HOUMA
AA	OPEN	NOON	HOUMA	HOUMA
AA	OPEN	5:30PM	HOUMA	HOUMA
AA	OPEN	7:00PM	BAYOU TERREBONNE (BEGINNERS)	BAYOU TERREBONNE (BEGINNERS)
NA	OPEN	8:00PM	NEW LIFE	NEW LIFE
			<u>TUESDAY</u>	
AA	OPEN	10:00AM	HOUMA	HOUMA
AA	OPEN	NOON	HOUMA	HOUMA
AA	OPEN	5:30PM	HOUMA	HOUMA
AA	OPEN	8:00PM	HOUMA (BIG BOOK / 12 X 12 BOOK STUDY)	HOUMA (BIG BOOK / 12 X 12 BOOK STUDY)
			<u>WEDNESDAY</u>	
AA	OPEN	06:30AM	NEW DAY	NEW DAY
AA	OPEN	10:00AM	HOUMA	HOUMA
AA	OPEN	NOON	HOUMA	HOUMA
AA	OPEN	5:30PM	LETTING GO GROUP	LETTING GO GROUP
AA	OPEN	7:00PM	BAYOU TERREBONNE (BIG BOOK)	BAYOU TERREBONNE (BIG BOOK)
			<u>THURSDAY</u>	
AA	OPEN	10:00AM	HOUMA	HOUMA
AA	OPEN	NOON	HOUMA	HOUMA
AA	OPEN	5:30PM	HOUMA	HOUMA
AA	OPEN	8:00PM	HOUMA (SPEAKER / OPEN DISSISSION)	HOUMA (SPEAKER / OPEN DISSISSION)
			<u>FRIDAY</u>	
AA	OPEN	06:30AM	NEW DAY	NEW DAY
AA	OPEN	10:00AM	HOUMA	HOUMA
AA	OPEN	NOON	LETTING GO GROUP	LETTING GO GROUP
AA	OPEN	7:00PM	BIG BOOK BUNCH	BIG BOOK BUNCH
NA	OPEN	8:00PM	NEW LIFE	NEW LIFE
			<u>SATURDAY</u>	
AA	OPEN	10:00AM	HOUMA	HOUMA
AA	OPEN	NOON	HOUMA	HOUMA
AA	OPEN	8:00PM	HOUMA (CANDLELIGHT)	HOUMA (CANDLELIGHT)
			<u>SUNDAY</u>	
AA	OPEN	10:00AM	HOUMA	HOUMA
AA	OPEN	NOON	HOUMA	HOUMA
NA	OPEN	8:00PM	NEW LIFE	NEW LIFE

We need new gal's and guy's to help our Club to be there for that new gal or guy looking to change their life around. Try to come to the General Member ship meetings... Get with one of the custodians to get a new comer packages...

**BIRTHDAY SUPPER HELD THE LAST SATURDAY OF EVERY MONTH - 6:30PM.
 MEMBERS CELEBRATING BIRTHDAYS SPEAK AT 8:00PM.**