

## HOUMA BOARD OF ADJUSTMENTS

### Official Proceedings of August 19, 2013

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

1. The Chairman, Ms. Katie Sims, called the August 19, 2013 meeting of the Houma Board of Adjustments to order at 2:08 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. Joe Harris, Mr. Willie Newton, Mr. Pete Konos and alternate member Ms. Trudy Hebert. Members absent were Mr. John Tipton, Jr. Also present was Mr. Christopher Pulaski, Senior Planner for Terrebonne Parish Consolidated Government.

3. ANNOUNCEMENTS:

Mr. Pulaski stated that item 5d was pulled from the agenda and would be revisited at next month's meeting.

Mr. Pulaski also stated that Mr. John Tipton, Jr. submitted his letter of resignation to the Board of Adjustments. He stated that advertisement for the vacancy has already been done and that one (1) application was received from Mr. Trudy Hebert.

4. AGENDA ITEM 4, APPROVAL OF MINUTES OF July 15, 2013.

It was moved by Mr. Newton, seconded by Mr. Harris, that the minutes of the July 15, 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 5' for construction of 8' cedar privacy fence, properties located at 138 and 140 Williams Avenue and 102 and 104 T. Baker Street (C-2 General Commercial Zoning District), *Kenneth Wm. Smith, applicant*.

The Chairman recognized Mr. Kenneth Smith of 7947 Park Avenue, who stated his variance request is to allow for the installation of an 8' cedar fence to enclose the property along T. Baker Street.

The Chairman recognized Mr. Pulaski who stated the applicant wishes to enclose the property line along T. Baker Street with an 8' cedar fence to match the existing fence along his left side property line. He stated the applicant then intends to tie this proposed fence and transition down to a 4' white picket fence currently running along Williams Ave. He stated that a 5' offset will provide space for the applicant to place landscape material between the fence and the sidewalk. He stated that a site visit was conducted, adjacent property owners were notified, and three (3) calls in support of the request were received. He stated Staff recommends approval of the variance request.

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: 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 20' to 10' for placement of a 30'x30' residential structure, property located at 6151 Highway 311, (C-2, General Commercial Zoning District), *Tri-State Land Company, Inc., applicant.*

The Chairman recognized Mr. Gil Hebert of 5342 Hwy 311, Tri-State Land Company, Inc. who stated he would like to place a 30x30 residential building on the lot.

The Chairman recognized Mr. Pulaski who stated the zoning regulations require a 30' rear yard setback for residential structures in commercial areas. He stated that the applicant intends to use the structure as residential, but may convert it to commercial at a later date. He stated that the proposed site plan allows for the required off-street parking and driveway ingress/egress either as residential or later as commercial. He stated that the property is within the Major Corridor Overlay District and is subject to requirements as such. He stated that a site visit was conducted, adjacent property owners were notified and staff received no calls or emails regarding the request. He 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: 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: Rear yard setback variance from required 25' to 9' for placement of a single-family residence, property located at 342 Landsdown Drive, (R-1, Single-Family Residential Zoning District), *Travis Buquet Homebuilders, applicant.*

The Chairman recognized Ms. Nicole Lacroix of 510 Bayou Gardens Drive, who stated the need for the rear setback variance is to allow for the construction of a new single-family residence.

The Chairman recognized Mr. Pulaski who stated that subject property is an irregular pie-shaped lot on a cul-de-sac in Sugarwood Subdivision which predates zoning in the area. 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', which leaves approximately 80' for the house and rear yard. He stated that similar variances were granted on the two adjacent lots along the cul-de-sac in February 2013. Mr. Pulaski stated that a site visit was conducted, adjacent property owners were notified and Staff received one call of no objection of 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 Ms. Hebert, "THAT the Houma Board of Adjustments approve the request".

ROLL CALL VOTE:

YEAS: Hebert, Harris, Konos and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

d. Structure Variance: side yard setback variance from required 15' to 0' for placement of 6' wood privacy fence, property located at 300 Mire Street, (R-1, Single-Family Residential Zoning District), *Tim Bunn applicant*.

Under Announcements Mr. Pulaski stated that this item was pulled from the agenda and would be revisited at next month's meeting.

e. Structure Variance: rear yard setback variance from required 5' to 4' for placement of a 14'x31' detached carport canopy, property located at 401 Buena Vista Blvd., (R-1 Single-Family Residential Zoning District), *Andre Daigle, applicant*.

The Chairman recognized Andre Daigle of 401 Buena Vista who stated the variance is to allow for the construction of a cover for his RV.

The Chairman recognized Mr. Pulaski who stated that the proposed structure is open on both ends and partially closed on the side facing the rear yard property line. He stated that the other side is adjacent to an existing storage shed. He stated that the proposed setback from the Willard Street side is 16'. He stated that the applicant has indicated that they plan on attaching gutters to the proposed carport and have them drain into their driveway and flow into the street storm sewer. Mr. Pulaski stated that the adjacent property's driveway is on the opposite side of the yard so there is no line of sight issue with the proposed structure. He stated that a site visit was conducted, adjacent property owners were notified, and Staff received one (1) email in support of the request. He stated that Staff recommends approval of the variance request conditioned that the applicant include gutters as indicated in the Staff Report analysis.

Subsequent to discussion among the members of the Board, Mr. Harris moved, seconded by Ms. Newton, "THAT the Houma Board of Adjustments approve the request conditioned that the applicant include gutters as indicated in the Staff Report analysis".

ROLL CALL VOTE:

YEAS: Hebert, Konos, Harris and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

f. Structure Variance: rear yard setback variance from required 25' to 4' for garage addition and from required 5' to 4' to relocate pool, property located at 100 Easy Street, (R-1 Single-Family Residential Zoning District), *Rob Hamilton Construction, Inc., applicant*.

The Chairman recognized Mr. Rob Hamilton of 104 Norwich Lane, who stated the request will be from 25' to 7' to allow for a garage addition and to relocate an existing pool.

The Chairman recognized Mr. Pulaski who stated the plat of the property indicates a 7' electrical servitude along the rear property line. He stated that the applicant has indicated to Staff that they may revise the site plan to reflect a 7' setback for the garage addition and pool wall relocated if they are unable to relocate the utilities. Mr. Pulaski stated that the proposed addition would not encroach beyond the existing residence and would not alter the residential character of the surrounding area. He stated that a site visit was conducted, adjacent property owners were notified, and staff received no calls or emails regarding this request. He stated that Staff recommends approval of the variance request conditioned that the applicant revises the site plan to reflect a 7' rear yard setback for both structures.

The Chairman recognized Mr. Hamilton who submitted a revised site plan reflecting the 7' rear yard setback for both structures.

Subsequent to discussion among the members of the Board, Mr. Konos moved, seconded by Ms. Harris, "THAT the Houma Board of Adjustments approve the request conditioned that the applicant revise the site plan to reflect a 7' rear yard setback for both structures".

ROLL CALL VOTE:

YEAS: Hebert, Konos, Harris and Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

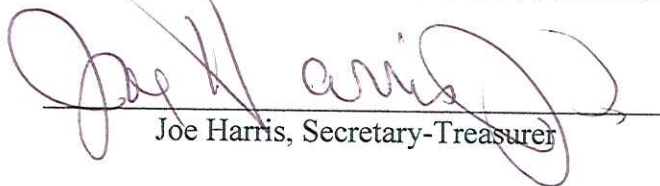
6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on September 16, 2013.

7. BOARD OF ADJUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENTS: None

9. Mr. Newton, with a unanimous second, "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.

  
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Joe Harris, Secretary-Treasurer