

## HOUMA BOARD OF ADJUSTMENTS

### Official Proceedings of September 16, 2013

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

1. The Chairman, Ms. Katie Sims, called the September 16, 2013 meeting of the Houma Board of Adjustments to order at 2:11 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 Ms. Trudy Hebert and alternate member Mr. David Tauzin. Members absent were Mr. Joe Harris. Also present was Mr. Christopher Pulaski, Senior Planner for Terrebonne Parish Consolidated Government.

3. ANNOUNCEMENTS:

The Chairman welcomed and recognized Mr. David Tauzin as the new Alternate Member to the Board and Ms. Trudy Hebert as a newly appointed permanent member to the Board.

4. AGENDA ITEM 4, APPROVAL OF MINUTES OF August 19, 2013.

It was moved by Mr. Konos, seconded by Mr. Newton, that the minutes of the August 19, 2013 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:

- a. 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*.

This item was pulled from the agenda and would be revisited at next month's meeting.

- b. Special Exception Variance: placement of a 16'x80' mobile home, property located at 272 Pontiff Street, (R-2, Two-Family Residential Zoning District, Low Density), *Gary Thibodeaux, applicant*.

The Chairman recognized Mr. Gary Thibodeaux of 272 Pontiff Street who stated he would like to place a mobile home at this location.

The Chairman recognized Mr. Pulaski who stated that in 2009 the applicant applied for and received a temporary permit to place a travel trailer on the property. He stated that the permit was good for a period of 6 months after which he would need to either move the trailer off of the property or apply for an extension. He stated that in July of 2013, the Planning & Zoning Department received a complaint of a travel trailer being used as a full-time residence and subsequently sent the property owner a letter asking them to correct the violation. He stated that at the same time, the applicant had applied for a permit to place a mobile home on the subject property and were made of the special exception requirement. He state that a site visit was conducted, adjacent property owners were notified, and no calls or emails were received regarding the request. 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 Ms. Hebert, "THAT the Houma Board of Adjustments approve the request".



ROLL CALL VOTE:

YEAS: Newton, Konos and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Harris

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c. Structure Variance: placement of a pylon/monument sign 20'-2.5" tall with an 8' setback over required 7' max height and setback to equal height, property located at 1510 Martin Luther King Blvd., (C-2 – General Commercial Zoning District residence, *The Wendy's Company, applicant.*

The Chairman recognized Mr. Jack Gremillion of 5836 Nature Trail Drive, Baton Rouge, LA, who stated the variance is to allow for the placement of a 20'-2.5" tall pylon sign at a new location of Wendy's on Martin Luther King Blvd. He also stated that an automatic closure will be placed on the dumpster on site to reduce debris/litter in the area.

The Chairman recognized Mr. Pulaski who stated read a letter from the applicant dated September 3, 2013 into the records. He stated that that the maximum allowed height for detached monument signs in the overlay district is 7' above the adjacent roadway and the setback is 1' per 1' of proposed sign height. He stated that the regulations also refer to the maximum height of detached signs as 25'. He stated that the applicant has agreed to request only one building façade sign as opposed to their typical three and is planning on significant landscaping above what is already required by zoning. He stated that the location of the proposed sign is approximately 60' from the edge of the existing pavement and no signs or structures are permitted to be placed in utility or drainage servitudes. He stated that a site visit was conducted, adjacent property owners were notified and no calls or emails were received regarding the variance request. Mr. Pulaski stated that Staff recommends approval of the variance request.

The Chairman recognized Ms. Hebert who asked about an existing sign on site and the applicant stated it would be removed. Mr. Pulaski added that the old sign was already removed.

The Chairman recognized Mr. Konos who asked the definition of a pylon sign and Mr. Pulaski explained that pole signs are prohibited but the regulations currently don't define pylon signs.

Discussion continued concerning signage and the possibility of reducing the dimension of the proposed sign.

Mr. Newton moved to approve the variance request and the motion died due to lack of a second.

Mr. Newton rescinded his motion.

Discussion continued regarding reducing the size of the sign from 20'-2.5" x 12' to approximately 15' x 10'.

Subsequent to discussion among the members of the Board, Ms. Hebert moved, seconded by Mr. Konos, "THAT the Houma Board of Adjustments approve the request conditioned that the sign be resized from 20'-2.5" x 12' to approximately 15' x 10'".

ROLL CALL VOTE:

YEAS: Newton, Konos and Hebert

NAYS: None  
ABSTAINED: None  
NOT VOTING: Sims  
ABSENT: Harris

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

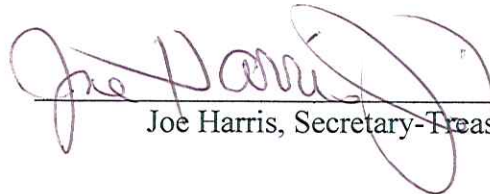
6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on October 21, 2013.

7. BOARD OF ADJUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENTS: None

9. Mr. Newton moved, seconded by Ms. Hebert "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:51 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.

  
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Joe Harris, Secretary-Treasurer