

HOUMA BOARD OF ADJUSTMENTS

**Official Proceedings
of
November 18, 2013**

***Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room***

1. The Chairman, Ms. Katie Sims, called the November 18, 2013 meeting of the Houma Board of Adjustments to order at 2:03 p.m., followed by the Pledge of Allegiance, led by Mr. Willie Newton.
2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. Joe Harris, Mr. Willie Newton, Mr. Pete Konos and Ms. Trudy Hebert. Members absent were Mr. David Tauzin. Also present was Mr. Christopher Pulaski, Senior Planner for Terrebonne Parish Consolidated Government and Mr. Patrick Gordon, Director of Terrebonne Parish Consolidated Government Planning and Zoning Department.

3. ANNOUNCEMENTS: NONE

Note: Mr. David Tauzin entered the meeting at this time, 2:05 p.m.

4. AGENDA ITEM 4, APPROVAL OF MINUTES OF October 21, 2013.

It was moved by Mr. Newton, seconded by Mr. Harris, that the minutes of the October 21, 2013 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:

- a. Structure Variance: rear and side yard setback variances from required 5' to 2' for placement of storage shed on property located at 510 Vanessa Drive (R-1), Cindy Bergeron, applicant.

The Chairman recognized Mr. Danny Bergeron, 510 Vanessa Drive, Houma, La., who stated that he is asking for the approval of a storage shed that he has put up to replace one that had previously rotted due to water damage. He has attempted to re-route water with pumps and improved drainage, but needed to raise the slab by 4 1/2".

Chairman recognized Mr. Christopher Pulaski who stated that in September of 2013 applicant was issued a Stop Work Order for a building permit to raise an existing slab and replace an existing shed. Staff could find no record of a permit for the original shed. According to applicant the original shed was constructed some 15-20 years prior and was being replaced because of rotting due to recent repeated flooding. The applicant indicated that the yard holds water and has also become worse over the years. Staff inspected adjacent properties and spoke with the adjacent owners who are experiencing similar issues. Part of the reason for the 5' setback is to allow for proper drainage. In this instance, the slab has been in place for a considerable amount of time and the applicant is attempting to improve their situation and address the flood issue without causing further or new impacts to adjacent properties and not further alter the surface runoff that has been in place for some 15-20 years. Pulaski stated that the area property owners will work together to develop a regional solution. Pulaski stated that adjacent property owners were notified and they received no calls regarding to this request. Therefore, Staff recommends approval of the variance requested.

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

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: to allow for installation of 151 sq. ft. on-premise building facade sign in Overlay District, property located at 1779 MLK Blvd., Ste. 400 (C-2), Cody McElroy, applicant.

The Chairman recognized Mr. Cody McElroy, 1123 St. Charles St., Houma, LA, who stated that he is representing Kohl's Department Store requesting approval for installation of the 151 sq. ft. on-premise building facade sign. Mr. McElroy read a letter of request from Mr. Nick Mele, Director/Account & Install Management, Kieffer & Co., Inc. Kohl's.

The Chairman recognized Mr. Pulaski who stated that Section 28-76 of the Parish Zoning Ordinance allows for one building facade sign per business which is limited to one square foot of signage per square foot of building frontage with a maximum of 70 square feet. The request allows for 81 additional square feet. The total building is 55,000 sq. ft., the width is 300' and is set back approximately 560' from Martin Luther King Blvd. right of way. Since the building is a single tenant, the requested sign is still less than the total of what could be permitted if there were multiple tenants. The design and placement of the sign on the building facade does not detract from the architectural character and is not flashing or animated. The request will not alter the character of the area nor injure appropriate use of the adjacent conforming uses - many of which have similar or larger signs. It would not adversely affect the integrity of the ordinance because the distance from the street frontage is so great, the impact of a larger sign on the character of street front is reduce. The architecture is designed specifically to accommodate a sign of this size and it blends in with the style and character of the structure. The applicant intends to have a second sign on the existing multi-tenant, detached pylon sign near the front of the property. The applicant has a landscape architect in Baton Rouge developing a full set of landscape plans for the site in keeping with the Overlay District requirements. A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls regarding this request. Therefore, staff recommends approval of this variance.

Mr. Pete Konos moved that board approve on the condition that the applicant reduce the size of the sign to 140 sq. ft. or less. The motion died for lack of a second.

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, Newton and Sims
NAYS: Konos
ABSTAINED: Harris
NOT VOTING: None
ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c. Structure Variance: rear yard setback variance from required 20' to 10' to allow for placement of commercial structure, property located at 1526 Polk Street (C-2), V.J. Caro, Jr. Bldg. Cont., Inc., applicant.

The Chairman recognized Mr. V.J. Caro, Jr., 1315 Valhi Blvd., Houma, La. who stated that he has a building to place on this property and the property has a big angle in the back and he doesn't want to lose all of that land. He has requested approval of a rear yard setback variance to allow for setback variance from 20' to 10' allowing for placement of commercial structure at this location.

Chairman recognized Mr. Patrick Gordon who stated that he had received only one call asking if the driveway would be hard surface or limestone. Mr. Gordon stated that it would be hard surface. Caller had no objection.

Chairman recognized Mr. Pulaski who stated that the proposed site is one of two vacant lots along Polk Street - the one to the north or right of the vacant lot. The rear property line is set at a severe angle making it difficult to accommodate the building plus the required off street parking without encroaching into the rear yard setback. Only the back, right corner of the structure is encroaching with the back left corner being more than 32' from the rear property line. Because of the irregular shape of the lot and with only a small portion of the building encroaching into the setback, the request would not alter the character of the district or impede or injure adjacent property use which is also zoned C-2 and used as office/commercial. The strength of the ordinance is not lessened and the request does not pose any threat to the health, safety or welfare of the public or impede the Master Plan. A site visit was performed and all adjacent property owners were notified. Staff received three calls of No objection. Therefore, staff recommends approval of variance.

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: Konos, Harris Newton and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

6. NEXT MEETING DATE:

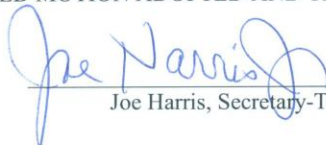
The next scheduled Board of Adjustments meeting will be held on December 16, 2013.

7. BOARD OF ADJUSTMENT MEMBER COMMENT:

Mr. Konos questioned the vote on variance b. Mr. Patrick Gordon explained that Chairman voted to break the tie.

8. PUBLIC COMMENTS: None

9. Mr. Konos moved, second by Mr. Newton, "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:30 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.



Joe Harris, Secretary-Treasurer