

## HOUMA BOARD OF ADJUSTMENTS

### Official Proceedings of December 16, 2013

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

1. In the absence of the Chairman and Co-chairman, Mr. Willie Newton called the December 16, 2013 meeting of the Houma Board of Adjustments to order at 2:05 p.m., followed by the Pledge of Allegiance, led by Mrs. Trudy Hebert.
2. Upon Roll Call, those members present were Mr. Willie Newton, Mrs. Trudy Hebert and Mr. David Tauzin. Also present were 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
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF November 16, 2013.

It was moved by Mr. David Tauzin, seconded by Mrs. Trudy Hebert, that the minutes of the November 18, 2013, be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:

- a. Structure Variance: rear yard setback variances from required 25' to 17' for a two-story addition to the residence and single-story addition to the garage, property located at 16 Coventry Circle, Houma, LA 70364 (R-1); *Cui Lam and Van Vo, applicant.*

Mr. Newton recognized applicant, Cui Lam, who stated that she is requesting the board to approve a variance to construct an addition to her home at 16 Coventry Circle. She stated that she needs an additional 5' which means that she needs to amend her written request. This would change the setback from 25' to 20'. She stated that she may have sent us the wrong site plan.

Mr. Newton recognized Mr. Christopher Pulaski, TPCG Zoning Administrator, who stated that since she has not applied for a building permit yet, that she can certainly update the site plan.

Ms. Lam explained that she had sent out 15 notices and had personal contact with 5 of the neighbors. Of those whom she spoke to, none had objections to the addition or the variance request. She stated that some neighbors who have objected in the past said that there were issues with the bus and with parking concerns. Ms. Lam stated that she spoke to the bus driver who has been driving the bus in that location for 10 years and the bus driver has no problem. She feels that the parking issues are not a concern either.

Audience participation included:

- 1) Mr. Todd Theriot, 18 Carrington, who requested denial of the request based on a) water run-off, b) privacy concerns and c) lowering property value.
- 2) Mrs. Thibodaux, 8 Coventry Circle, who requested denial of the request based on a) parking, b) buses having difficulty making the circle, and 3) lowering property value. Resident questioned the materials to be used for the addition.
- 3) Mrs. Bergeron, 18 Carrington Circle, who requested denial of the request based on a) privacy, and b) lowering of property value.



4) Mr. Pulaski read an email response from Mr. James Leonard, 12 Coventry Circle, who requested denial of the request. (see attached).

Mr. Pulaski clarified that the applicant stated that this addition will be for a "bedroom" which doesn't change the designation and is in keeping with the property being a "one family" dwelling and that this is within the zoning regulations. Zoning prohibits "multi-family" dwellings. An example of a violation of this would be an addition of a full service kitchen, etc..

Mr. Pulaski gave his staff report which states that the applicant is requesting a rear yard setback variance from the required 25' to 20' to allow for construction of a 2-story addition and single story garage addition to an existing residence in an R-1 (Single-Family residential) district. The subject property is a corner lot in a residential subdivision that is close to complete build-out. The applicant is requesting to construct the additions to allow for additional covered parking and square footage for the home. While the single story addition to the garage results in a 2' encroachment into the rear servitude the 2-story addition would require an 5'. In February 2013, the applicant applied for a 10' variance to construct similar additions. Recommendation of staff at that time was approval on the condition that they construct a 6' wood privacy fence. A 6' wood privacy fence has since been constructed prior to this application submittal. Applicant discussed additional fencing.

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 one call regarding the request with the concern being adequate off-street parking to support the number of drivers in the residence. Zoning does not restrict the number of family members that can reside in a residence. Parish ordinances do not allow the parking of vehicles on public streets for periods of more than 24 consecutive hours or parking over the sidewalk.

Staff recommends APPROVAL of the request.

Mrs. Trudy Hebert made a motion that this be tabled until which time the applicant submits building plans and a revised site plan. Motion was approved unanimously.

Mr. Pulaski advised that neighbors will be notified, by the TPCG Zoning Department, of date of the public hearing.

#### 6. ELECTION OF OFFICERS FOR 2014:

##### a) CHAIRMAN:

Mrs. Trudy Hebert nominated Mr. Willie Newton for the office of Chairman of the Board of Adjustments. THERE BEING NO OPPOSITION, MOTION PASSED UNANIMOUSLY.

##### b) VICE CHAIRMAN:

Mrs. Trudy Hebert nominated Mrs. Katie Simms for the office of Vice Chairman. THERE BEING NO OPPOSITION, MOTION PASSED UNANIMOUSLY.

##### c) SECRETARY:

Mrs. Trudy Hebert nominated Mr. Joe Harris, Secretary. There being no other nominations, Mr. Harris is the secretary elect, 2014. THERE BEING NO OPPOSITION, MOTION PASSED UNANIMOUSLY.

#### 7. NEXT MEETING DATE:

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:

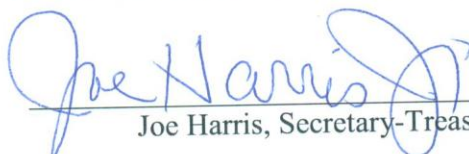
The next scheduled Board of Adjustments meeting will be held on December 16, 2013.

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