

HOUMA BOARD OF ADJUSTMENT

Official Proceedings
of
January 27, 2014

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

1. The Chairman, Mr. Willie Newman called the meeting to order at 2:05p.m., followed by the Pledge of Allegiance, led by Mr. Joe Harris.
2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. Joe Harris, Mr. Willie Newton, Mr. Pete Konos and Mr. David Tauzin. Member absent was Mrs. Trudy Hebert due to her Godchild's surgery. Also present was Mr. Christopher Pulaski, Zoning Administrator for Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS: Mr. Pete Konos congratulated Mr. Newman for having been elected Chairman.
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF December 16, 2013.

It was moved by Mr. Harris, seconded by Ms. Katie Sims, that the minutes of the December 16, 2013 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:

- a. Structure Variance: rear yard setback from 25' to 13' and front yard setback variance from required 20' to 14'-8" to allow for construction of a single-family residence in an R-1 (single family residential) district located at 430 Authement Street, Houma, LA.

Chairman recognized Mrs. Ruth Payne, owner of the property, who stated that she lives in Baton Rouge, but is appearing for her granddaughter who will be living on the property.

Chairman recognized Mr. Christopher Pulaski, Administrator of Zoning for TPCG, who stated that the applicant is requesting a rear yard setback variance from the required 25' to 13' and front yard setback variance from required 20' to 14'-8" to allow for construction of a single-family residence in an R-1 (single-family residential) district. A typical modern lot is around 60' X 120'. The subject property is 50' X 75'. This shallowness creates a significant hardship. In 2013 the applicant received a 15' rear yard setback variance, but the footprint of the structure has since been revised. The proposed structure is in keeping with R-1 zoning so its placement will not alter the essential character of the district. Since all of the lots along that side of Authement are the same depth, there are a number of legal non-conforming homes that are within either the 25' rear or 20' front setbacks, so the requested setback variances would not seem to substantially or permanently injure the use of the adjacent properties. The existing structure on the adjacent property to the rear is approximately 10' from the property line so the total distance between the structures would be approximately 23'. 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 the request. In 2013, staff received three calls with one being a call of support stating that she was glad to have Ms. Payne moving back to the neighborhood.

Staff recommends APPROVAL of the request.

There being no further discussion Mr. Joe Harris made a motion to APPROVE, seconded by Ms. Katie Sims.

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

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Special Exception: to allow for placement of a mobile home in an R-2 (two-family residential) district property located at 125 King Street, Houma, LA.

The Chairman recognized Kelsea Carter of 2618 Isaac Street and applicant. Ms. Carter stated that she is requesting board approval for her to place a mobile home on this property which is owned by her grandmother. She stated that there are other mobile homes on this street and she doesn't think it will affect the property value.

Chairman recognized Christopher Pulaski who stated that the applicant is requesting a Special Exception for placement of a mobile home in an R-2 (two-family residential) district. The surrounding properties are a mix of legal, non-conforming structures including a number of mobile homes so the request is in keeping with the character of the neighborhood and would not impede or injure adjacent properties or uses. Applicant will need to submit a site plan with setbacks as part of the permit application but there is sufficient depth in the lot so there should be no issues related to front or rear setbacks. 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 of no objection regarding the request. Staff recommends APPROVAL of this request.

After brief discussion motion was made by Mr. Joe Harris to APPROVE, seconded by Ms. Katie Sims.

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

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c) Structure Variance from 25' on rear to 18' setback for two properties to construct new family residences at 117 and 125 James Aitkens.

Chairman recognized Mrs. Mary Russo, P.O. Box 165, Houma, La, representing START Corporation, who stated that she is requesting approval for these variances to construct two homes on these lots with variances as stated in the application. Mrs. Russo stated that START Corporation currently has 2 properties that they rent on that street. At the time those were constructed, there was no zoning and no variances were required.

Chairman recognized three individuals who appeared in opposition to this variance. 1) James Bonvillain of 512 Columbus, 2) Sherry Jupiter who lives at 7146 Main Street and 3) Jody Bonvillain of 5846 Shrimper's Row.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting rear yard setback variances for both lots from the required 25' to 18' to allow for construction of two single-family residences on two separate lots in an R-1(single-family residential) district. Mr. Pulaski stated that a typical modern lot is around 60' X 120' deep. The subject property is 90' X 68' deep. This shallowness creates a significant hardship. The proposed structures are in keeping with R-1 zoning so its placement will not alter the essential character of the district. Since all of the lots along James Aitkens are the same depth, there are a number of legal, non-conforming homes that are within either the 25' or 20' front setbacks, so the requested setback variances would not seem to substantially or permanently injure the use of the adjacent properties. The existing structure on the adjacent property to the rear is approximately 5' from the property line so the total distance between the structures would be approximately 23'. 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 two calls of no objection regarding the request with one of the callers suggesting that the applicant also begin considering purchasing existing homes and renovating them versus new construction. He also received a call asking for additional information.

Staff recommends APPROVAL of the request.

Chairman recognized Sherry Jupiter, asking why she opposed the variance. Ms. Jupiter stated that she feels that the variance for the property at 117 James Aitkens will be too close to her home. She stated that her fence is set onto the property at 7146 Main Street further in from the property line and gives a false idea of the back of the property line.

After discussion about the possibility of changes to the location of the home to be built at 117 James Aitkens (further to the right of the property), Ms. Katie Sims made the motion to TABLE this until the February 17, 2014 meeting. The motion was seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Sims, Harris, Konos, Tauzin

NAYS: None

ABSTAINED: None

NOT VOTING: Newton, Chairman

ABSENT: Hebert

6. NEXT MEETING DATE:

7. The next scheduled Board of Adjustments meeting will be held on February 17, 2014.

8. PUBLIC COMMENTS: None

9. Ms. Sims Moved, seconded by Mr. Harris, "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:38 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.



Joe Harris, Secretary-Treasurer