

HOUMA BOARD OF ADJUSTMENT

Official Proceedings
of
February 17, 2014

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

1. The Chairman, Mr. Willie Newman called the meeting to order at 2:02 p.m., followed by the Pledge of Allegiance, led by Mr. David Tauzin.
2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. Joe Harris, Mr. Willie Newton, Mr. Pete Konos, Mrs. Trudy Hebert and Mr. David Tauzin. Also present were Mr. Christopher Pulaski, Zoning Administrator for Terrebonne Parish Consolidated Government and Patrick Gordon, Director, T.P.C.G. Planning and Zoning Department.
3. ANNOUNCEMENTS: Mr. Christopher Pulaski announced that the agenda item No. 6-D, referring to 171 Jennings Lane had been pulled from the agenda.
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF January 27, 2014.

It was moved by Mr. Joe Harris, seconded by Mr. Pete Konos, that the minutes of the January 27, 2014 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. OLD BUSINESS:

- a. Structure variance: 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, properties located at 117 and 125 James Aitkens Street, *Start Corporation, applicant*.

Chairman recognized Mr. Casey Guidry, Director of START Corporation, 420 Magnolia Street, Houma, LA. who stated that he is coming before the board to speak about this variance. He stated that this variance was presented at the January meeting and there was objection from Mrs. Jupiter. He brought a map to show that Mrs. Jupiter's lot is not immediately adjacent to his property. He stated that START Corporation has other homes on these properties and that he wishes to make them consistent. Mr. Casey explained that since the January meeting Mrs. Mary Russo has visited with Mrs. Jupiter and showed her the property and the need for the variance. According to Mr. Casey, Mrs. Jupiter is now agreeable to the variance and he requests board approval.

Chairman recognized Mrs. Mary Russo, 420 Magnolia Street, who confirmed that she did speak with Mrs. Jupiter and that Mrs. Jupiter has no objections.

Chairman recognized Mr. Christopher Pulaski, Administrator of Zoning for TPCG, who stated that he had read his staff report for this variance at the last meeting and he stands by his position to approve the variance.

There being no further discussion Mr. Joe Harris made a motion to APPROVE, seconded by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Pete Konos, Joe Harris, Katie Sims, Trudy Hebert

NAYS: NONE

NOT VOTING: Chairman, Willie Newton

ABSTAINED: NONE
ABSENT: NONE

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

6. NEW BUSINESS:

a. **Structure Variances:** Front yard setback from required 25' to 15' and rear yard setback from required 30' to 11' to place a 16' x 76' mobile home on an R-3 lot, property located at 632 Marmande Street; *Debbie Dupre, applicant*.

Chairman recognized Mrs. Debbie Dupre, 632 Marmande Street, applicant who requested approval of the variance.

Chairman recognized Christopher Pulaski who stated that the applicant is requesting a front yard setback from the required 25' to 15' and a rear yard setback variance from the required 30' to 11' for placement of a 16' x 76' mobile home in an R-3 (Multi-Family Residential) district. There was a mobile home on the property, but it was removed over a year ago so any grandfather status is no longer valid. The property as well as the adjacent property to the south and across the street are zoned R-3 which permits mobile homes. The surrounding properties are zoned R-1 and contain 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. The lot depth is 100' which provides a hardship to meet the required 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 objecting to the request. Staff recommends APPROVAL of this request.

After a brief discussion a MOTION was made by Mr. Joe Harris to APPROVE, seconded by Mrs. Trudy Hebert.

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

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b) **Structure Variance:** Rear yard setback variance from required 25' to 6' to allow for garage addition to existing residence in an R-1 zone, property located at 203 Estate Drive, Houma, LA., *Daniel Valverde, applicant*.

Chairman recognized Mr. Daniel Valverde, 203 Estate Drive, Houma, LA., applicant who stated that there is already a garage and resident just wants to add to this existing garage. He is requesting board approval of the variance.

Chairman recognized Mr. Christopher Pulaski, who stated that the applicant is requesting a rear yard setback variance from the required 25' to 6' for a garage addition to an existing residence in an R-1 (Single-Family Residential) district. There is currently a detached garage where the intended addition is to be placed. The applicant was informed of the setback requirement at the time of the permit application. The adjacent property to the rear is zoned commercial and residential and currently contains self-storage facilities so the impact on the adjacent use is not restrictive nor poses a threat. The distance between the structures exceeds the minimum setbacks for fire and building codes. The proposed addition only

covers a portion of the rear yard and leaves significant open space. The lot is 150' deep so there is sufficient depth, but the existing residence was set back 35' from the front property line. 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. Staff recommends APPROVAL of the request.

There being no further discussion MOTION to APPROVE was made by Katie Sims and seconded by Joe Harris.

ROLL CALL VOTE:

YEAS: Sims, Harris, Konos and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Newton, Chair

ABSENT: NONE

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c) Structure variances:

1. Number of Parking Spaces - from required 164 to 123
2. Location of Parking Spaces - 6 parking spaces in front yard;
3. Front yard setback variance from required 25' to 10' for placement of Building No. 1;
4. Building Separation Variance from required 50' to 42' between buildings 3 and 4,

To allow for construction of a 82 unit, multi-family apartment complex, property located at 6052 West Main Street, *Renaissance Neighborhood Development Corporation, applicant.*

Chairman recognized Shiloh Moates, 229 East Kirkland Street, Covington, LA, with MHS Architects, who requested board approval of the variances. Ms. Moates presented the reasons for the requests and indicated that the reduced parking count is in relation to a number of units being designated for senior or affordable housing and a number of tenants have one car or none. The setback requests were the result of accommodating emergency vehicle and fire truck turnarounds while trying to maximize green space for resident amenities. She also indicated that the developer does not intend to make it a gated community.

Board Chairman recognized Pastor Thomas Kitts, pastor of New Vision Family Worship Center, who stated that he is pleased to have these neighbors and asked about two concerns; parking and construction. He wanted to assure that visitors will not be parking on the church property and he has concerns about the construction equipment on the property as well.

Chairman recognized Vanessa Lavigne, Renaissance Neighborhood Development Corporation, who addressed Pastor Kitts questions. She stated that she had spoken with Pastor Kitts and assured him that these issues will be addressed. She stated that they are perfectly willing to work with him on any agreement needed to maintain a friendly relationship with their neighbors.

Chairman recognized Mr. Christopher Pulaski, who stated that the proposed development was in response to a request for this type of affordable and senior housing sent out by TPCG Housing and Human Services. The required number of spaces is 2 per unit, however with several units intended to be used for senior housing the applicant is requesting approximately 1.5 spaces. The impact of the required emergency vehicle access given the overall shape of the lot has made the parking and building placement setbacks difficult. Staff has no issue with requests 2-4 given the amount of open space, amenities and overall building placement and with there being no building code issues. Staff does have concerns about parking for visitors to the residents in the development and overflow

parking occurring along Synergy Center Blvd or adjacent properties – especially the church across the street.

The applicant is also required to obtain Planned Building Group approval and Parking Plan approval from the Zoning and Land Use Commission with a hearing scheduled on 2/20/14, but these requests are subject to the variance approvals being obtained.

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 three calls regarding the request with two expressing concerns about drainage and the other submitted their concerns in writing attached to the staff report. Staff recommends APPROVAL of the request on the CONDITION that it is not a gated community.

After brief discussion a MOTION to APPROVE per STAFF CONDITION was made by Katie Sims and seconded by Joe Harris. Ms. Katie Sims also REQUESTED that the developer work with the Worship Center to enter into whatever agreements the two parties deem acceptable to address all concerns.

ROLL CALL VOTE:

YEAS: Sims, Harris, Konos, Tauzin

NAYS: None

ABSTAINED: None

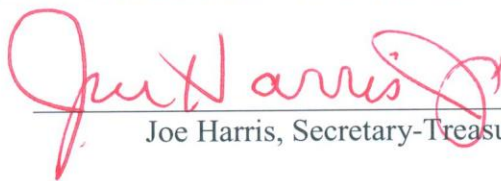
NOT VOTING: Newton, Chairman

ABSENT: NONE

7. NEXT MEETING DATE: March 17, 2014

8. PUBLIC COMMENTS: None

9. Mr. Joe Harris MOVED, seconded by Pete Konos, "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:41 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.



Joe Harris, Secretary-Treasurer