

## HOUMA BOARD OF ADJUSTMENT

Official Proceedings  
of  
April 21, 2014

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

1. The Chairman, Mr. Willie Newman called the meeting to order at 2:15p.m., followed by the Pledge of Allegiance, led by Ms. Katie Sims.

2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. Willie Newton, Mr. Pete Konos and Mrs. Trudy Hebert. Members absent were Mr. Joe Harris and David Tauzin. Also present was Mr. Christopher Pulaski, Zoning Administrator for Terrebonne Parish Consolidated Government.

### 3. ANNOUNCEMENTS:

Mr. Christopher Pulaski requested a slight change to the agenda. He requested that the first item 5-A be changed from the front of the agenda to the end of the agenda to give applicant more time to get to the meeting.

### 4. AGENDA ITEM 4, APPROVAL OF MINUTES OF February 17, 2014.

It was moved by Ms. Katie Sims, seconded by Mr. Pete Konos, that the minutes of the February 17, 2014 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

### 5. NEW BUSINESS:

b. Structure Variance: Rear yard setback variance from required 25' to 19' for construction of a single family residence in an R-1 (Single-Family Residential) district, property located at 247 Mandalay East, Houma, LA 70360, Darryl Hebert Builder, applicant.

Chairman recognized Mr. Darryl Hebert, Builder, who stated that Shirin Nail sells all of his houses. She noticed that in order to construct the home in accordance with the architectural plans and to comply with subdivision regulation that they would need the proposed variance approved by the board.

Chairman then recognized Shirin Nail of 401 Barrow Street, Houma, LA, Realtor for Darryl Hebert. She stated that she has been working with the draftsman to make the construction work within the boundaries and within compliance with the subdivision regulations and that this variance is the only option they seem to have.

There were no speakers in audience to speak in opposition of the request.

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 19' for construction of a single-family residence in an R-1 (Single Family Residential) district. The lot is an irregular shape and is shallow (113' on left side and 104' on the right). There is a 20' drainage servitude along the right side property line. In order to maintain the 20' front setback and still meet the minimum square footage requirement set forth by the subdivision's covenants, the applicant is requesting a variance. The rear of the property backs up to a large open area owned by the Parish where a number of drainage canals as well as the Southdown Bike Trail System exist so this area is likely to remain undeveloped so the rear yard setback would not alter the character of the surrounding area. A site visit was performed and all property owners adjacent to and within a 250' radius

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of the subject property have been notified. Staff received one call of no opinion regarding the request. Staff recommends APPROVAL of the request. After a brief discussion, Ms. Katie Sims made a motion to APPROVE, seconded by Mrs. Trudy Hebert

ROLL CALL VOTE:

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

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c. Structure Variance: Front yard setback from required 25' to 6' and a rear yard setback from required 30' to 6' for a single-family residence on a lot in an I-1 (Light Industrial) district, property located at 100 Edison Street, Houma, LA, 70360, Adrian Chauvin, applicant.

Chairman recognized Mr. Adrian Chauvin, 203 Fantastic Blvd, Raceland, LA. who stated that he is looking to build a house because the previous house was burned. It is on the property line. This is a small property and they want to better center the home on the property.

Chairman recognized Christopher Pulaski who stated that the applicant is requesting a front yard setback variance from the required 25' to 6' and a rear yard setback variance 30' to 6' for construction of a single-family residence in an I-1 (Light Industrial) district. The lot is an irregular shape and is very shallow (50' on left side and 38' on the right). The original structure recently burned in a fire. Rather than rebuild on the original footprint the applicant and property owner have chosen to shift the similar size proposed structure towards the center of the property in an effort to allow for more space on the left side yard for the occupant. A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff recommends APPROVAL of this request.

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

ROLL CALL VOTE:

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

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

a) Structure Variance: Rear yard setback variance from required 25' to 20' for garage addition to a residence in an R-1 (Single-Family Residential) district, property located at 327 Meandering Way, Houma, LA 70360, Justin Levett, applicant.

Chairman recognized Mr. Christopher Pulaski who asked the Board if he could call applicant to inquire as to his attendance. Board gave their approval. After the telephone conversation between Mr. Pulaski and Mr. Levett, applicant stated that he is unable to attend the meeting but requests that board continue with the process of consideration and move forward with review of his application in his

absence. Mr. Pulaski stated that he is well aware of the purpose of applicants variance request.

After Chairman asked for a roll call vote to table this application, motion was made by Mr. Pete Konos to TABLE, seconded by Mrs. Trudy Hebert.

ROLL CALL VOTE:

YEAS: Konos, Hebert

NAYS: Sims

ABSTAINED: None

NOT VOTING: Newton, Chairman

ABSENT: Harris, Tauzin

6. NEXT MEETING DATE:

7. The next scheduled Board of Adjustments meeting will be held on Monday, May 19, 2014.

8. PUBLIC COMMENTS:

Ms. Katie Sims announced that her son will be getting married this Saturday. She asked the board to wish him well.

9. Ms. Sims Moved, seconded by Mrs. Trudy Hebert, "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:47 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.

  
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Joe Harris, Secretary-Treasurer