

## HOUMA BOARD OF ADJUSTMENT

Official Proceedings  
of  
May 19, 2014

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

1. In the Chairman's absence, Katie Sims, Co-Chair called the meeting to order at 2:05p.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 Mrs. Trudy Hebert and Mr. David Tauzin. Members absent were Mr. Willie Newton and Mr. Pete Konos. Also present was Mr. Christopher Pulaski, Zoning Administrator for Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS:  
Mr. Christopher Pulaski reminded members of the mandatory ethics training and urged those who have not completed it to do so. Ms. Katie Sims also explained that it is required that all members must take this training each year, even if they have resigned within the year.
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF April 21, 2014.

It was moved by Joe Harris, seconded by Trudy Hebert, that the minutes of the April 21, 2014 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

### 5. OLD BUSINESS

- 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.*

Co-Chair recognized Mr. Justin Levett, who thanked the board for considering this variance. He stated that he cannot build this to the front and that the rear is the only option he has for this addition. He stated that other properties have been granted this variance as well.

Co-Chair recognized Mr. Christopher Pulaski, Zoning Administrator of TPCG, who stated that the applicant is requesting a rear yard setback variance from the required 25' to 20' for a garage addition to an existing residence in an R-1 (Single-Family Residential) district. The applicant is planning to tie the proposed structure into the roof line of the existing residence. Due to the building footprint, he is not able to position the structure closer to the front of the property. While variances are specific to each individual site, this area of the subdivision was not zoned at the time of construction and many of the houses in the area have similar setbacks so it would not alter the character of the surrounding properties. 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. Staff recommends APPROVAL of the request.

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

### ROLL CALL VOTE:

YEAS: Harris, Hebert and Tauzin

NAYS: None

ABSTAINED: None



NOT VOTING: Sims, Co-Chair  
ABSENT: Newton and Konos

THE CO-CHAIR DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

5. NEW BUSINESS:

a. Structure Variance: Rear yard setback variance from required 30' to 5' and front yard setback variance from required 25' to 10' to place mobile homes, properties located at 136 Roy Street and 138 A Roy Street, Houma, LA 70360; *Darin Bourg, applicant.*

Co-Chair recognized Mr. Darin Bourg, 215 Oakshire Drive, Houma, LA 70364, who stated that he is requesting a variance to place mobile homes on these properties. He stated that mobile homes have been on these lots in the past. He pointed out the access to the lots from the front of the property and that the travel trailer on property will be removed.

Chairman recognized Mr. Christopher Pulaski, who stated that the applicant is requesting a front yard setback variance from the required 25' to 10' and a rear yard setback variance from the required 30' to 5' to allow for placement of mobile homes on two lots in an R-3 (Multi-Family Residential) district. The applicant has four lots along Roy Street and all have similar shallow depths of 96' or less. The front two lots have a mobile home on each of them with similar setbacks and are legal, non-conforming structures. The variance request to place additional mobile homes on the rear properties would not alter the character of the surrounding properties because there are a number of mobile homes on adjacent lots in the area. The property to the rear is currently vacant and is zoned C-2. Access to these lots is thru the front two lots along Roy Street. 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.

A motion was made by Mr. Joe Harris to APPROVE, seconded by Mr. David Tauzin.

ROLL CALL VOTE:

YEAS: Harris, Hebert and Tauzin

NAYS: None

ABSTAINED: None

NOT VOTING: Sims, Co-Chair

ABSENT: Newton and Konos

THE CO-CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Special Exception and Structure Variance: Special Exception to place mobile home on a lot in an R-2 District and rear yard setback variance from required 25' to 19' for placement of same mobile home, Property located at 116 Henderson Street, Houma, LA 70360; *Richard Liner, applicant.*

Chairman recognized Mr. Richard Liner, 114 Henderson Street, Houma, LA, 70364, who stated that there was a mobile home on this property before. The hook ups are already there.

Chairman recognized Christopher Pulaski who stated that the applicant is requesting a special exception and a rear yard setback variance from the required 25' to 19' to allow for placement of a mobile home on a lot in an R-2 (Two-Family Residential) district. The applicant has two lots along Henderson Street and would like to place a mobile home on the property for his son and his family. The

request for a rear yard setback would allow for the front of the mobile home to be placed even with the front of the existing residence on the adjacent lot which is 39'. The lot is of sufficient size to allow for the mobile home to be placed in compliance with the required setbacks. The homeowner's request will not alter or impact the character of the surrounding properties along Henderson Street. The structure on the property to the rear is approximately 15' from the property line with nearby properties even closer because of the shallow lot depths and the type of structures being mobile homes. 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 comments in support of the request. Staff recommends APPROVAL of the request.

A motion was made by Mr. Joe Harris to APPROVE, seconded by Mr. David Tauzin.

ROLL CALL VOTE:

YEAS: Harris, Hebert and Tauzin

NAYS: None

ABSTAINED: None

NOT VOTING: Sims, Co-Chair

ABSENT: Newton and Konos

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

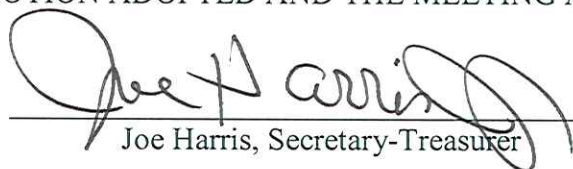
6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on Monday, June 16, 2014.

8. PUBLIC COMMENTS:

NONE

9. Mr. Harris Moved, seconded by Mr. David Tauzin, "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:20 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.

  
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Joe Harris, Secretary-Treasurer