

**HOUMA BOARD OF ADJUSTMENT**

Official Proceedings  
of  
**June 16, 2014**

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

1. Chairman, Willie Newton, brought the meeting to order at 2:02 p.m. followed by the Pledge of Allegiance, led by Mr. Joe Harris.
2. Upon Roll Call, those members present were Mr. Willie Newton, Mr. Joe Harris, Mrs. Trudy Hebert, and Mr. Pete Konos. Members absent were Ms. Katie Sims and Mr. David Tauzin. Also present was Mr. Christopher Pulaski, Zoning Administrator for Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS:  
NONE
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF May 19, 2014.

It was moved by Joe Harris, seconded by Trudy Hebert, that the minutes of the May 19, 2014 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. OLD BUSINESS  
NONE

6. NEW BUSINESS
  - a. Structure Variance: Building separation variance from required 50' to 36' for proposed Planned Building Group (sno-ball stand and salon), properties located at 7414 and 7416 West Park Avenue, Houma LA 70364; Lauren Mott, applicant.

Applicant was not present.

Chairman recognized Mrs. Bertha Monik who owns property at 102 St. Louis Street. She was merely inquiring as to what the issue was. She has a trailer park and wants to know if the zoning will be changing and if this issue will affect her property.

Chairman recognized Mr. Christopher Pulaski, Zoning Administrator of TPCG, who explained that zoning will not change. He explained that anytime a property owner wishes to place two commercial sites on one property that the property owner must receive Planned Building Group from the Zoning and Land Use Commission. Regulation requires minimum 50' separation between structures and the applicant proposes 36' so they require a variance. Ms. Monik owns property within 250' and received the letter as part of the required public notice.

After brief discussion Mr. Joe Harris made a motion to TABLE, seconded by Mr. Pete Konos.

ROLL CALL VOTE:  
YEAS: Harris, Hebert, Konos  
NAYS: None  
ABSTAINED: None  
NOT VOTING: None  
ABSENT: Simms

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION Tabled

(Mr. David Tauzin arrived)

b. Structure Variance: Rear yard setback variance from required 25' to 21' to allow for new residence, property located at 203 Juliana Way, Houma, LA 70364; Coastal Homebuilders LLC, applicant.

Chairman recognized Mr. Elton Tootle, Coastal Home Builders, LLC who resides at 202 South Eagle Place, Houma, LA. Mr. Tootle stated that he is requesting board consideration to approve this variance.

Chairman recognized Mr. Christopher Pulaski, who stated that the applicant is requesting a rear yard setback variance from the required 25' to 21' to allow for new residence in an R-1 district. Mr. Pulaski stated that on May 9, 2014, a permit was issued to construct a residence at the subject property. The site plan submitted by the applicant indicated a 21' rear yard setback which was overlooked during the permit review process. The setback was discovered during a subsequent inspection or in preparation of the final as-built by the applicant prior to the sale of the home. The adjacent properties to the north are zoned C-2 and consist of mainly commercial and duplex residential uses so this variance would not alter or impede the character of the surrounding areas. The applicant is currently constructing a number of similar homes in the area and all meet or exceed the rear yard setback requirements. 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.

After a brief discussion, motion was made by Mr. Joe Harris to APPROVE, seconded by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Harris, Hebert, Konos and Tauzin

NAYS: None

ABSTAINED: None

NOT VOTING: None

ABSENT: Simms

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c. Structure Variance: Rear yard setback variance from required 25' to 7'-6" to allow for new residence, property located at 103 Woodburn, Houma, LA 70364; Coastal Homebuilders LLC, applicant.

Chairman recognized Mr. Elton Tootle, Coastal Homebuilders LLC, who resides at 202 South Eagle Place, Houma, LA, who stated that he is requesting board approval of this variance.

Chairman recognized Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from 25' to 7'-6" to construct a new single-family residence in an R-1 district. The site is a vacant lot in the Woodburn Estates Subdivision. Most of the surrounding residences pre-date zoning for this area, and two lots to the west of the site are currently non-conforming with the rear yard setback (approximately 22'-10" and 23'-10" respectively). This lot is unique since it is shallow with a depth of 112'-113' and the applicant is requesting the variance in order to meet the minimum square footage requirement set forth by the subdivision covenants. The adjacent property to the west received a 20' variance in January 2012. The adjacent property to the rear is zoned R-1, and currently is the parking lot for the Quail Court apartment complex to the south. A site visit was performed and all property owners adjacent to and within a

250' radius of the subject property have been notified. Staff has received three (3) calls regarding this request. One had no opinion, one supports the request provided that the home meets the minimum size requirement and the third was opposed on the basis that their 18' rear yard setback variance request for a nearby duplex development was denied. Staff recommends APPROVAL of the request.

After a brief discussion, motion was made by Mr. Joe Harris to APPROVE, seconded by Mr. David Tauzin.

ROLL CALL VOTE:

YEAS: Harris, Hebert, Konos and Tauzin

NAYS: None

ABSTAINED: None

NOT VOTING: None

ABSENT: Simms

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

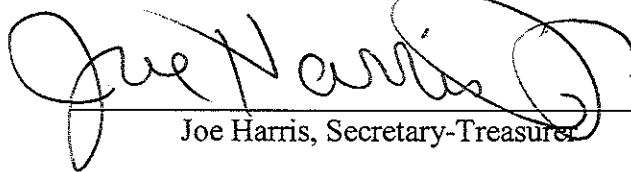
6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on Monday, July 21, 2014.

8. PUBLIC COMMENTS:

NONE

9. Mr. Harris Moved, seconded by Mr. Pete Konos, "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:25 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.

A handwritten signature in black ink, appearing to read "Joe Harris", is written over a horizontal line. The signature is stylized and cursive.

Joe Harris, Secretary-Treasurer