

HOUMA BOARD OF ADJUSTMENT

Official Proceedings
of
July 21, 2014

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

1. Chairman, Willie Newton, brought the meeting to order at 2:00 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. Pat Gordon, Planning and Zoning Director for Terrebonne Parish Consolidated Government.

3. ANNOUNCEMENTS:
NONE

4. AGENDA ITEM 4, APPROVAL OF MINUTES OF June 16, 2014.

It was moved by Joe Harris, seconded by Trudy Hebert, that the minutes of the June 16, 2014 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. OLD 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. Mr. Pat Gordon recommended that board DENY this application since the applicant has missed two consecutive meetings. Mr. Joe Harris made the motion to deny application, seconded by Ms. Trudy Hebert.

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

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION DENIED.

(Mrs. Katie Simms arrived).

6. NEW BUSINESS

a. Structure Variance Side yard setback variance from required 5' to 3' to allow for addition to existing commercial structure, property located at 1236 Saint Charles Street, Houma, LA 70360; Brett Moreau, applicant.
Chairman recognized Mr. Brett Moreau, 1305 Ridgefield Road, Thibodaux, LA 70301, who stated that he requests the additional footage to allow for appropriate customer seating. He stated that his business in Thibodaux has the same amount of footage and they are always in need of more room.

There was no one present to speak in opposition to the application.

Chairman recognized Mr. Pat Gordon who stated that the applicant is requesting a side yard setback variance from 5' to 3' to construct an addition to an existing commercial structure in a C-2 district. The site is an out parcel in Concord Shopping Center and is surrounded on three sides by a large concrete parking lot. The applicant has discussed the setback with local building code officials and they have initially approved the setback (typical building code requires 10' without fire rating structure). The large parking lot has been in existence for decades and it is the understanding of the Planning and Zoning Department that placement of additional structures seems unlikely and the configuration of the parking spaces would prevent a future adjacent structure from being placed close to the side property line. The variance request would not alter or diminish the commercial character of the area. 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 to the request. Staff recommends APPROVAL of the variance request.

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

ROLL CALL VOTE:

YEAS: Harris, Hebert, Konos, Simms

NAYS: None

ABSTAINED: None

NOT VOTING: None

ABSENT: Tauzin

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: Rear yard setback variance from required 20' to 10' to allow for addition to existing church, property located at 263 Grand Caillou Road, Houma, LA 70363; New Zion Baptist Church, applicant.

Chairman recognized Mr. Lloyd Ruffin, 263 Grand Caillou Road, Houma, LA., who stated that The New Zion Baptist Church requests this variance to build a small addition in the back of the church.

Chairman recognized Mrs. Gayle Marie Boudwin, 214 Myrtle Street. Mrs. Boudwin is the back door adjacent neighbor to the New Zion Baptist Church. She voiced her concern for the water that collects in her yard and her immediate neighbors yard due to the slant of the paved parking area and she is concerned that this addition will add to the already existing water problem. She showed the board pictures that she had taken after a rain event which supported her concern. She also stated that cement has been placed in areas behind the church that direct the water toward her property and her neighbors.

Chairman recognized Mr. Pat Gordon who stated that the applicant is requesting a rear yard setback variance from 20' to 10' to construct an addition to an existing church structure in a C-2 district. The applicant has informed staff that the 10' X 14' addition is to expand the pastor parlor and bathroom area and does not encompass the entire rear of the structure. The church was built years ago and pre-dates zoning for this area. When the church was originally constructed, it was set with a 20' rear setback and the needs of the church have grown over the years resulting in the proposed expansion. The proposed expansion would not alter or diminish neither the commercial character of the subject property nor the residential character of the adjacent property. 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 on call of no objection, one call objecting citing

issues of water runoff from existing church parking lot, and one call of no opinion.

After discussion of the issues of water drainage onto adjacent properties, Mr. Pete Konos made a motion to APPROVE the application pending assurance by applicant that he will commit to making the drainage drain toward Grand Caillou Road and not to the adjacent neighbors yard. Mrs. Katie Sims amended the motion to include a retention wall, gutters, and removal of the cement blocks to avoid flooding of neighboring properties. Motion was seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Harris, Hebert, Konos, Simms

NAYS: None

ABSTAINED: None

NOT VOTING: None

ABSENT: Tauzin

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED with AMENDMENTS.

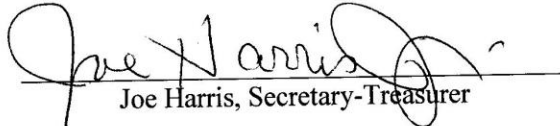
7. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on Monday, August 18, 2014 at 2:00 p.m.

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 2:35 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.


Joe Harris, Secretary-Treasurer

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THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION DENIED.

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