

**HOUMA BOARD OF ADJUSTMENT**

Official Proceedings  
of  
**August 18, 2014**

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

1. PLEDGE OF ALLEGIANCE: The Chairman, Mr. Willie Newton, called the meeting to order at 2:03 p.m., followed by the Pledge of Allegiance led by Mr. Joe Harris.

2. ROLL CALL: Upon Roll Call, those members present were Ms. Katie Sims, Mr. Joe Harris, Mr. Willie Newton, Mr. Pete Konos and Mr. David Tauzin. Member absent was Mrs. Trudy Hebert due to illness. Also present were Mr. Christopher Pulaski, Zoning Administrator for Terrebonne Parish Consolidated Government and Mr. Patrick Gordon, Director of Planning & Zoning, TPCG.

3. ANNOUNCEMENTS: NONE

4. APPROVAL OF MINUTES OF July 21, 2014

It was moved by Mr. Harris, seconded by Ms. Katie Sims, that the minutes of the July 21, 2014 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:

a. Structure Variance: Rear yard setback variance from required 15' to 5' to allow for addition to existing residential structure, property located at 102 Versailles Drive, Houma, LA 70360; Deroche Homes, Inc. applicant.

Chairman recognized Mrs. Pam Russo, Deroche Homes, 187 Regal Row, Houma LA. Mrs. Russo stated that she is asking for this variance to build a storage shed in the rear of the residence at 102 Versailles Drive.

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 15' to 5'; to allow for addition to existing residential structure in an R-1 district. Versailles Drive development consists of small lots with many of the structures requiring variances. Subject property received variance on 8/20/01 for front yard variance from 20' to 16' and rear yard from 25' to 15'. Lot depths were designed accordingly. Applicant desires more storage but rear yard setback is already legal, non-conforming. There is a 10' City of Houma Utility Servitude along rear property line. Applicant has received a Letter of No Objection # 2966 from TPCG Public Works on 7/18/14. 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 regarding the request.

Staff recommends APPROVAL of the request.

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

ROLL CALL VOTE:

YEAS: Konos, Harris, Sims and Tauzin

NAYS: None

ABSTAINED: None

NOT VOTING: Newton, Chairman

ABSENT: Hebert

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: Front yard setback variance from required 20' to 6' to allow for carport addition to existing residence, property located at 417 Holiday Drive, Houma, LA 70364; Shantel Breaux, applicant.

The Chairman recognized Mr. Todd McBroom, 417 Holiday Drive, Houma LA who stated that he is asking for this variance to install a carport in the front of the house.

The Chairman recognized Christopher Pulaski who stated that the applicant is requesting a front yard setback variance from required 20' to 6' to allow for carport addition to existing residence in an R-1 district. Holiday Drive currently has approximately 5 homes with similar carport structures in the front yard including the adjacent property. This subdivision and many of the existing carports pre-date zoning for this area and would not have required variances. 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 email regarding the request. The email was from Clark Hebert, sent on Friday, August 15, 2014. Mr. Hebert had questions about if the carport would be attached to existing roofline and if it would be made of metal.

Staff Recommends APPROVAL of the request on the following conditions:

1. The proposed carport structure cannot be enclosed , and;
2. The proposed carport structure must drain towards the street.

After brief discussion motion was made by Mrs. Katie Sims to APPROVE with recommendations, seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Sims, Harris, Konos and Tausin

NAYS: None

ABSTAINED: None

NOT VOTING: Newton, Chair

ABSENT: Hebert

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c) Structure Variance: Request to install three (3) 37 sq. ft. building façade signs where only one (1) is permitted on street side, property located at 1725 MLK Blvd., Houma, LA 70360.

Chairman recognized Ms. Barbin Harris, 10122 Mammoth Avenue, Baton Rouge, LA who stated that she would like to have signs on three (s) sides of the building. She stated that most all of the restaurants along that area have three signs.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting to install three (3) 37 sq. ft. building façade signs where only one (1) is permitted on street side in a C-2 district in the Overlay District. The proposed business is a Chipotle Mexican Grill located on a newly created outparcel in front of Target. The Overlay District allows for one (1) building mounted sign on the street side. Many of the existing businesses have more than one building façade with most being legal, non-conforming because they pre-date zoning. Others have received variances. It is common for corporate-based businesses like Chipotle to have a typical branding scheme, but many are accustomed to conforming to local zoning regulations. While one additional sign request seems

within reason, two additional seems a bit excessive especially with a monument sign along 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 on the CONDITION that the applicant reduce the request to two (2) signs.

After brief discussion motion was made by Mr. Pete Konos to APPROVE as per Staff conditions, seconded by Mr. Joe Harris. Mrs. Katie Sims made a subsequent motion to approve all three signs, seconded by Mr. Joe Harris (no vote was made re: Mr. Konos original motion).

ROLL CALL VOTE:

YEAS: Sims, Harris, Konos, Tauzin

NAYS: None

ABSTAINED: None

NOT VOTING: Newton, Chairman

ABSENT: Hebert

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

d. Structure Variance: Rear yard setback variance from required 25' to 19' to allow for construction of new single-family residence, property located at 165 Del Rio Drive, Houma, LA 70360; Nick Harris Custom Homes, LLC, applicant.

Chairman recognized Mrs. Nicola Ladner, 207 Port Royal Way, Houma, LA who stated that this is a very shallow lot and she is requesting the variance to enable them ample room for the construction of their home on this lot.

Chairman recognized Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from required 25' to 19' to allow for construction of new single-family residence in an R-1 district. The lot is at the end of a cul-de-sac and is shallow at only 104' along the centerline. This shallowness represents a significant hardship when trying to maintain the required zoning setbacks. The property immediately behind the lot is Mulberry Elementary School so it would not seem to injure the use of that 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 one call requesting additional information in the form of the proposed site plan and plat.

Staff recommends APPROVAL of the request.

After brief discussion a motion to APPROVE was made by Mr. Pete Konos and seconded by Mrs. Katie Sims.

ROLL CALL VOTE:

YEAS: Sims, Harris, Konos, Tauzin

NAYS: None

ABSTAINED: None

NOT VOTING: Newton, Chairman

ABSENT: Hebert

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

e. Structure Variance: Rear yard setback variance from required 25' to 18' for addition to existing residence, property located at 505 Katie Drive, Houma, LA 70360; James Thomas LaFleur, applicant.

Chairman recognized Mr. James LaFleur, 505 Katie Drive, Houma LA who stated that he and his family have been living in this house for 23 years. His family has grown and they need additional living space.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from required 25' to 18' for addition to existing residence in an R-1 district. The existing home is approximately 35' from the rear property line and the majority of the proposed sunroom and covered walkway addition would remain outside of the 25' setback. The proposed covered patio is approximately 16' wide and would encroach 7' into the setback. The adjacent properties nearest to this portion of the rear yard either have sheds or detached structures so the proposed addition would not seem to weaken or impede the use of the adjacent properties. Since the roofline would be continued it is in keeping with the residential character of the neighborhood. 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 discussion, the motion to APPROVE was made by Mrs. Katie Simms, seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Sims, Harris, Konos, Tauzin

NAYS: None

ABSTAINED: None

NOT VOTING: Newton, Chairman

ABSENT: Hebert

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

f. Structure Variance: Request to install two (2) 39.7 sq. ft. building façade signs where only one (1) is permitted on street side, property located at 1785 MLK Blvd., Houma, LA 70360; Men's Wearhouse, applicant.

Chairman recognized Mr. Cody McElroy, St. Charles Street, Houma, LA, who stated that they are requesting a sign on both sides of the building, one which will face Kohl's Department Store.

Chairman recognized Mr. Christopher Pulaski who stated that applicant is requesting to install two (2) 39.7 sq. ft. building façade signs where only one (1) is permitted on street side on an existing commercial structure in C-2 lot in the Overlay District. The overlay District permits only one (1) building façade sign on the street side. In this instance, the second sign that the applicant is requesting actually faces away from the street towards the adjacent parking lot and retail center and would not be visible from the street so the request would not seem to weaken the general purpose of the ordinance. 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.

Motion to APPROVE was made by Mr. Pete Konos and seconded by Mr. Joe Harris.

ROLL CALL VOTE:

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

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

g. Structure Variance: Front yard setback variance from required 25' to 15' and rear yard setback variance from required 30' to 21' to allow for placement of mobile home, property located at 634 Marmande Street; Debbie Dupre, applicant.

There being no one present regarding this variance, a motion was made by Mr. Pete Konos and seconded by Mr. Joe Harris to table.

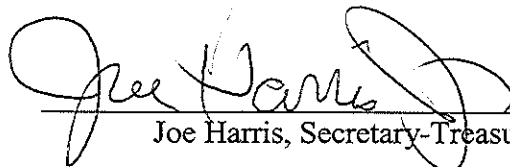
ROLL CALL VOTE:  
YEAS: Sims, Harris, Konos and Tauzin  
NAYS: None  
ABSTAINED: None  
NOT VOTING: Newton, Chair  
ABSENT: Hebert

THE CHAIRMAN DECLARED THE MOTION TABLED.

6. NEXT MEETING DATE:- The next scheduled Board of Adjustments meeting will be held on September 15, 2014.

8. PUBLIC COMMENTS: None

9. Mrs. Sims Moved, "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:42 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.

  
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Joe Harris, Secretary-Treasurer