

HOUMA BOARD OF ADJUSTMENT

Official Proceedings
Of
September 15, 2014

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

1. PLEDGE OF ALLEGIANCE: The Vice Chairman, Mrs. Katie Simms, called the meeting to order at 2:04 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. Pete Konos, Mrs. Trudy Hebert and Mr. David Tauzin. Member absent was Mr. Willie Newton due to a funeral.
3. ANNOUNCEMENTS: NONE
4. APPROVAL OF MINUTES of AUGUST 18, 2014:

It was moved by Mr. Joe Harris and seconded by Mr. David Tauzin that the minutes of the August 18, 2014 be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. OLD BUSINESS:

- a. 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.*

Vice Chairman recognized Mrs. Debbie Dupre, 634 Marmande Street, who stated that she is requested board approve of her variance request so that she can place a mobile home on this property.

There was no one present in the audience to speak in opposition of the request.

Vice Chairman recognized Mr. Christopher Pulaski, TPCG Zoning Director, who stated that the applicant is requesting a front setback variance from required 25' to 15' and a rear yard setback variance from required 30' to 21' to allow for placement of mobile home on a lot in an R-3 district. In February 2014, the applicant received a similar variance for the adjacent property she owns. The property as well as the adjacent property to the north and across the street are zoned R-3 which permits mobile homes. The remaining surrounding properties are zoned R-1 and contain a mix of legal, non-conforming structures including a number of mobile homes so the request is in keeping with the character of the neighborhood and would not impede or injure adjacent properties or uses. The lot depth is 100' which provides a hardship to meet the required setbacks. A site visit was performed and all property owners adjacent to the within a 250' radius of the subject property have been notified. Staff received one call of no opinion regarding the request. Staff recommends APPROVAL of the request.

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

ROLL CALL VOTE:

YEAS: Konos, Harris, Hebert and Tauzin

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Sims, Vice Chairman

THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

6. NEW BUSINESS:

a. Structure Variance: Side yard setback variance from required 5' to 2' to allow for placement of detached accessory structure, property located at 262 Riverwood Drive; *Robert and Tammy Haydel, applicants.*

Vice Chairman recognized Dr. Robert Haydel and Tammy Haydel who stated that they are requesting the structure variance for a small addition to their home for a patio and pool area.

There was no one present in the audience to speak in opposition of the request.

Vice Chairman recognized Christopher Pulaski who stated that the applicant is requesting a side yard setback variance from required 5' to 2' to allow for placement of an accessory structure in an R-1 district. The applicant is looking to construct a pool, home addition and pool house. The pool length is 32' and the offset is 6' on either side. In order to construct the pool house at the desired size, they would need to be 2' off of the property line. There is a 30' drainage servitude along the rear property line which prevents the applicant from encroaching further to the rear which requires the desired structure to be oriented closer to the side property line. The proposed pool and pool house appear to be of average size. The pool house is to be constructed of similar materials as the home and the adjacent property to the right has an accessory structure along the shared property line so the character of the surrounding area would not be compacted. A site visit was performed and all property owners adjacent to and within 250' radius of the subject property have been notified. Staff has received one call of no objection. Staff recommends approval of the request on the Condition that the proposed pool house structure includes gutters to prevent roof runoff from falling on adjacent property.

After brief discussion Mr. Joe Harris made a motion to APPROVE with the assurance that the applicant provide adequate drainage such as gutters or downspouts to assure that water does not drain onto adjacent property. Motion was seconded by Mrs. Trudy Hebert.

ROLL CALL VOTE:

YEAS: Konos, Harris, Hebert and Tauzin

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Sims, Vice Chairman

THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: Side yard setback variance from required 5' to 2.75' to allow for placement of detached accessory structure, property located at 105 Easy Street; *Tara F. Soudelier, applicant.*

Vice Chairman recognized Paul Ledet, who lives at 218 Rienzi Drive, Thibodaux, LA. Who stated that the applicant is requesting approval of this variance. He represents the applicant and Chris Ledet Homes who are building the structure for applicant.

There was no one present in the audience to speak in opposition of the request.

Vice chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side yard setback variance from required 5' to 2.75' to allow for placement of an accessory structure in an R-1 district. The applicant is looking to construct an outdoor kitchen adjacent to the existing pool. A shed currently exists at the proposed location and the applicant intends on constructing the proposed accessory structure in the same location. However, since the existing structure would be removed in its entirety, the non-conforming status would be lost and a variance would be required. Since the proposed structure is in the same location as the existing structure and would be constructed of materials similar to the residence, the character of the surrounding area would not be impacted. 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.

After brief discussion, Mr. Pete Konos made a motion to APPROVE with the condition that applicant add gutters or whatever necessary to prevent water runoff to adjacent property. Motion was seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Konos, Harris, Hebert and Tauzin

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Sims, Vice Chairman

THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c. Structure Variance: Front yard setback variance from required 20' to 18" to allow for placement of attached carport, property located at 302 Melody Drive; *Terry J. Pellegrin, applicant.*

Vice Chairman recognized Terry and Gail Pellegrin who stated that they are requesting approval of their request for a variance so that they may add an open carport addition to their house.

There was no one present in the audience to speak in opposition of the request.

Vice Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a front yard setback variance from required 20' to 18" to allow for placement of an open carport addition in an R-1 district. The applicant would like to place an open carport addition to the front of their home. The garage was enclosed in the past. There are at least two similar structures in the immediate 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 two calls asking for more information regarding the request. Staff recommends APPROVAL of the request on the following CONDITIONS: 1) Construct structure to drain towards the street; and, 2) Agree not to enclose structure in the future.

After a brief discussion, motion was made by Mr. Joe Harris to APPROVE with the conditions as stated which include downspouts to the structure so that water drain towards the street and that structure is never enclosed. Motion was seconded by Mr. David Tauzin.

ROLL CALL VOTE:

YEAS: Konos, Harris, Hebert and Tauzin

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Sims, Vice Chairman

THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

d. Structure Variance: Front yard setback variance from required 25' to 14' and rear yard setback variance from required 30' to 27' to allow for placement of mobile home, property located at 325-A Grace Street; *Carroll Parr, applicant.*

Vice Chairman recognized Mr. Carroll Parr, 3303 Stacey Drive, Gray, La., who stated that he is requesting the structure variance in order to place a mobile home on this property.

There was no one present in the audience to speak in opposition of the request.

Vice Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a front yard setback variance from the required 25' to 14' and a rear yard setback variance from the required 30' to 27' to allow for placement of a mobile home in an R-3 district. The lot is 112' deep. There is an existing mobile home on the left side of the lot and the proposed site is to the right. The applicant has placed the mobile home on the property prior to obtaining a permit but the utilities have not been hooked up. The applicant will be required

to pay double the permit fee as a result. There are a number of mobile homes in the area and the lot is shallow for a mobile home so the request seems to be in keeping with the surrounding character of the subdivision. 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 three calls regarding the request with one in support, one with an opinion and one with no returned call. Staff recommends APPROVAL of the request.

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

ROLL CALL VOTE:

YEAS: Konos, Harris, Hebert and Tauzin

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Sims, Vice Chairman

THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

7. NEXT MEETING DATE: The next scheduled Board of Adjustments meeting will be held on October 20, 2014.

8. PUBLIC COMMENTS: NONE

9. Mr. Joe Harris Moved, "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:40 p.m." NO OPPOSITION, MOTION CARRIED, VICE CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.

Joe Harris, Secretary-Treasurer