

## HOUMA BOARD OF ADJUSTMENTS

### Official Proceedings

of

June 15, 2015

Government Tower

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

1. Chairman, Ms. Katie Sims, called the June 15, 2015 meeting of the Houma Board of Adjustments to order at 2:04 p.m., followed by the Pledge of Allegiance, led by Mr. David Tauzin.
2. Upon Roll Call, those members present were Mr. Willie Newton, Ms. Katie Simms, Ms. Trudy Hebert, Mr. Joe Harris, Mr. Pete Konos and Mr. David Tauzin. Also present was Mr. Patrick Gordon, Director, TPCG Planning and Zoning Department.
3. ANNOUNCEMENTS: Mr. Gordon introduced the Planning and Zoning intern Ms. Jenna Caletri who was in the audience.
4. MINUTES: of May 18, 2015 Board of Adjustment meeting.  
It was moved by Mr. Joe Harris and seconded by Mr. Willie Newton that the minutes of the May 18, 2015 meeting be approved.  
THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
5. OLD BUSINESS:
  - a. Structure Variance: building site variance from required 1 acre to 16,200 sq. ft. for construction of a new church, property located at 223 and 225 Stovall Street; PTR Ministries, applicant.  
Chair recognized Pastor Larry Matthews, who stated that he is requesting this variance for building a new church.  
Chair recognized Mr. Patrick Gordon who stated that the applicant is requesting a building site area variance from the required 43,500 sq. ft. (1 acre) to 16,200 sq. ft. for placement of a church in an R-1 district.  
The proposed site is on two vacant lots in an established residential district and located adjacent to an existing church structure. The site is large enough to accommodate the proposed structure as well as the required off-street parking. The location is served by community sewer so septic is not a concern.  
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 in support of the request.

Staff recommends APPROVAL of the request.

Motion to APPROVE was made by Mr. Pete Konos and seconded by Mr. Willie Newton.

#### ROLL CALL VOTE:

YEAS: Newton, Hebert, Harris, Konos

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Sims, Chair

ABSENT: NONE

Chairman declared the request APPROVED.

#### 6. NEW BUSINESS:

- a. Structure Variance: Rear yard setback variance from required 25' to 14' to allow for addition to existing residence, property located at 5 Amarillo Drive; Poule D'eau Properties, LLC, applicant.

Chair recognized Mr. Gabriel Liner, 3825 Bayou Dularge Road, Houma, who stated that he is requesting this variance to build a pool and carport.

Chair recognized Mr. Patrick Gordon who stated that the applicant is requesting a rear setback variance from required 25' to 14' for addition to existing residence in an R-1 district.

The subject property backs up to Bayou Black and has no residences or developments on the opposite bank. In this instance, the rear property line is along the bank of the bayou versus in the center making it difficult for the applicant to meet the setback requirement. Since there is no development on the opposite bank and there are other homes along the bayou with structures within the rear setback, it would seem that the request would not alter the character or lessen the strength 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. Willie Newton.

ROLL CALL VOTE:

YEAS: Newton, Hebert, Harris, Konos

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Sims, Chair

ABSENT: NONE

b. Structure Variance: Rear yard setback variance from required 25' to 10' to allow for new residential construction, property located at 5985 Alma Street; Rodney Bourg, applicant.

Chair recognized Mr. Rodney Bourg who stated that he is requesting the variance for construction of a house.

Chair recognized Mr. Patrick Gordon who stated that the applicant is requesting a rear setback variance from required 25' to 10' to allow for construction of a new residence in an R-1 District. The subject property is part of a subdivision that pre-dates zoning for the area, so the lot is approximately 115' deep and designed for placement of a home based on the 10' rear yard setback in the covenants. Typical lots in subdivisions in R-1 districts are 120' or deeper. This location is one of the few remaining vacant lots in the area and many of the similar sized surrounding homes were built to a 10' rear yard setback, so the request would not alter the character of the neighborhood. The plan meets the 20' front yard setback.

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 of no objection regarding the request.

Staff recommends APPROVAL of the request.

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

ROLL CALL VOTE:

YEAS: Newton, Hebert, Harris, Konos

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Sims, Chair

ABSENT: NONE

c. Structure Variance: Rear Yard setback variance from required 25' to 5' to allow for addition to existing residence, property located at 216 Malibu Blvd; Precision Metal Buildings, applicant.

Chair recognized Mr. Jerome Chauvin, 119 Palm Avenue who stated that he is representing the owner of 216 Malibu who is requesting the variance to make an addition to the shed and to enlarge his patio in his back yard.



Chair recognized Mr. Patrick Gordon who stated that the applicant is requesting a rear yard setback variance from required 25' to 5' to allow for an addition to an existing residence in an R-1 District.

The subject property is part of a subdivision that pre-dates zoning for the area, so the lot is approximately 105' deep. Typical lots in subdivisions in R-1 districts are 120' or deeper. There is an existing storage building with a lean-to shed on the back that is very near to the property line. The storage building will remain and the lean-to will be removed. An enclosed addition will be added to the storage building and the existing covered patio will be extended to the 5' setback. The proposed additions would result in impervious area coverage increase to approximately 50% of the total site, but almost the entire rear yard. The site plan does indicate the placement of gutters and downspouts to control storm water runoff.

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 of no objection and one call with no objection as long as they handled their own drainage.

Staff Recommends APPROVAL of the request on the CONDITION that the applicant agrees to build only the storage addition and not the covered patio addition.

After a brief discussion, a MOTION was made by Mrs. Trudy Hebert to APPROVE WITH CONDITIONS as stated by the Planning Department. Motion was seconded by Mr. Pete Konos and Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Newton, Hebert, Harris, Konos

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Sims, Chair

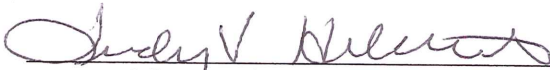
ABSENT: NONE

7. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on Monday, July 20, 2015.

8. PUBLIC COMMENTS: None

9. Ms. Katie Sims stated "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.

  
Mrs. Trudy V. Hebert, Secretary