

**HOUMA BOARD OF ADJUSTMENTS**  
**Official Proceedings**  
**OF**  
**April 18, 2016**

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

1. The Chairman, Ms. Katie Sims, called the regular meeting of the April 18, 2016 of the Houma Board of Adjustments to order at 2:03 p.m., followed by the Pledge of Allegiance, led by Mrs. Trudy V. Hebert.
2. Upon Roll Call, present were Ms. Katie Sims, Mr. Willie Newton, Mrs. Trudy Hebert, and Mr. Pete Konos. Also present was Mr. Christopher Pulaski, Director of Planning and Zoning Department, TPCG.  
Absent were Mr. Joe Harris, due to a doctor visit; and Mr. David Tauzin, due to a doctor visit with his son.
3. Announcement: NONE
4. Approval of Minutes:  
Motion was made by Mr. Willie Newton to approve the Minutes of March 21, 2016; seconded by Mr. Pete Konos. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
5. NEW BUSINESS:
  - A. Structure Variance: to construct a pole mounted sign in Overlay District, located at 4924 Highway 311; Delta Coast Consultants, L.L.C., applicant.

Chair recognized Mr. Jason Kennedy, of Delta Coast Consultants, who stated that they are requesting permission to place a pole mounted sign on the property because, due to the configuration of parking spaces there is not enough room to place a monument sign.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting permission to place a pole mounted sign rather than the required monument sign in Overlay District.

When the building was originally built, there was sufficient space between the parking lot and the public right of way to place a sign. Because of the large right of way to accommodate the turning lanes, the property line is now the edge of the parking lot. The building is approximately 8' from the front property line leaving no room to place a monument sign. The parking lot has 17 spaces which is the minimum so losing a space would require a parking variance and placing a sign in the lot may also impede handicap shuttle van circulation. Existing utilities and utility boxes prevent placement of a monument sign between the right side of the parking lot and the property line. A pole sign would take up less space than the monument on the property. The adjacent properties to the sides both have legal, non-conforming pole signs.

The applicant is otherwise in compliance with Overlay District regulations pertaining to building materials and landscaping.

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 for more information.

Staff recommends **APPROVAL** of the request.

Discussion ensued clarifying that the variance includes maximum height of 24' from parking lot ground elevation and for mounting placement of the 4'x8' cabinet to be even with the property line (which would place the center of the pole approximately 4' from the property line).

The subject property is approximately 40' X 140' which limits the shape of any proposed building footprint. The applicant provides affordable housing in the community, and the footprint that they are proposing is typical of other structures that they have constructed on other infill developments. A similar variance was granted to the applicant a couple of years ago for a property at the corner of Naquin and Hobson.

Since many of the lots along Naquin Street are the same depth, the requested rear yard setback variance would not seem to substantially or permanently injure the use of the adjacent properties.

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 for more information and 1 of no objection.

Chair recognized Mrs. Melissa Ardoin, 420 Barataria Boulevard, who merely requested more information. She voiced "no objection".

After a brief discussion, a MOTION to **APPROVE** was made by Mr. Pete Konos and seconded by Mr. Willie Newton.

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

**ROLL CALL VOTE:**

YEAS: Hebert, Konos, Newton

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ASBENT: NONE

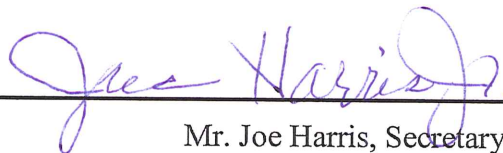
7. Next Meeting Date: May 16, 2016

8. Board of Adjustment Member Comment:

The board agreed that they would like to change the ordinance pertaining to signage on buildings in the Overlay District. They concluded that they would submit a resolution to Mr. Christopher Pulaski; asking him to submit necessary documents to the Zoning and Land Use Commission.

9. Public Comment: NONE

10. There being no further business, Mr. Joe Harris made the MOTION to ADJOURN, seconded by Mr. Pete Konos. There being NO OPPOSITION, MOTION CARRIED; CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.



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Mr. Joe Harris, Secretary