

HOUMA BOARD OF ADJUSTMENTS
Official Proceedings
OF
June 20, 2016

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Vice Chairman, Mrs. Trudy Hebert, called the regular meeting of the June 20, 2016 of the Houma Board of Adjustments to order at 2:04 p.m., followed by the Pledge of Allegiance, led by Mr. Willie Newton.
2. Upon Roll Call, present were Mr. Willie Newton, Mrs. Trudy Hebert, Mr. Pete Konos and Mr. Joe Harris. Also present was Mr. Christopher Pulaski, Director of Planning and Zoning Department, TPCG. Absent were Ms. Katie Simms, due to illness; and Mr. David Tauzin, due to out of town vacation.
3. Announcement: Mr. Pulaski welcomed the Planning and Zoning intern, Ms. Caroline Bascle.
4. Approval of Minutes:
Motion was made by Mr. Joe Harris to approve minutes of April 18, 2016; seconded by Mr. Willie Newton. **THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.**

5. NEW BUSINESS:

- A. Structure Variance: Front yard setback variance from required 20' to 9' for placement of open carport located at 319 Cascade Drive.

Vice Chair recognized Mr. Albert Cunningham, Jr., 319 Cascade Drive, Houma, who stated that he applied for permit to put cover over driveway to park his wife's van in.

Vice Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a front yard setback variance from the required 20' to 9' for placement of an open carport in an R-1 district.

The subdivision pre-dates zoning and the lot depth is shallower than most modern day lots. Several of the properties on the surrounding streets have similar carport structures in the front so the character of the neighborhood would not be altered from the placement of the structure. Since it is an open carport, there is no visual obstruction.

Applicant was made aware of setback requirements when they applied for the permit. A permit was issued for the carport on the Alma Street side of the property only and no variance was required. Applicant stated that contractor constructed both carports. A letter of non-compliance from South Central Regional Code Council was issued. Pending the outcome of the variance request, the applicant will be required to apply for a permit for the carport in the front with the double fee penalty.

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.

After a brief explanation from applicant regarding roof run off and gutters, A **MOTION to APPROVE**, was made by Mr. Willie Newton, seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Konos, Newton, Harris

NAYS: None
ABSTAINED: None
NOT VOTING: Hebert
ASBENT: NONE

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

B. Structure Variance: Front yard setback variance from required 20' to 13' for construction of open porch located at 516 Cascade Drive, Houma.

Vice Chair recognized Mr. Bruce Rogers, 516 Cascade Drive, Houma, who state that he is here to apply for approval to place a front porch on his house.

Vice Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a front yard setback variance from the required 20' to 13' for construction of an open porch in an R-1 district.

The subdivision pre-dates zoning and the lot depth is shallower than most modern day lots. Several of the properties on the surrounding streets have similar porch structures in the front so the character of the neighborhood would not be altered from the placement of the structure.

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 phone calls for more information and no objection.

Staff recommends **APPROVAL** of the request.

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

ROLL CALL VOTE:

YEAS: Konos, Newton, Harris
NAYS: None
ABSTAINED: None
NOT VOTING: Hebert
ASBENT: NONE

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

C. Structure Variance: Side yard setback variance from required 15' to 2' -6" for placement of open carport located at 828 Saadi Street, Houma.

Vice Chair recognized Mr. Roch Trich, 828 Saadi Street, who stated that he is looking to build a carport.

Vice Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side yard variance from required 15' to 2' -6" for placement of an open carport in an I-1 district.

Application is proposing to construct a 24' X 17' aluminum carport over existing driveway at 828 Saadi Street. The property has a legal, con-forming fence along the side property line and the proposed carport will not extend out past the fence. Several of the surrounding properties have similar legal, non-conforming structures, so the request would not alter the character of the area. Applicant has received letters of no objection from Comcast Cable Company and Terrebonne Parish Utilities Department.

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 pertaining to this request.

Staff recommends **APPROVAL** of the request.

After a brief discussion regarding water run off, a **MOTION to APPROVE** was made by Mr. Joe Harris and seconded by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Konos, Newton, Harris

NAYS: None

ABSTAINED: None

NOT VOTING: Hebert

ASBENT: NONE

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

D. Special Exception: To allow for pool house as accessory dwelling unit in R-1 district, located at 202 Nottoway, Houma.

Vice Chair recognized Mr. Anthony Pellegriin, 134 Houmas Drive, who stated that he wants to build this pool house and needs BOA permission.

Vice Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a special exception to allow for construction of an accessory dwelling unit to be used as a pool house in an R-1 district.

Applicant is proposing to construct a pool house/garage/storage shed accessory structure with approximately 1,000 sq. ft. floor space. Owner of property has submitted a notarized affidavit of intent assuring that the pool house will not be used as a secondary dwelling unit. A pool is currently under construction adjacent to the proposed location. Power will be from a separate electrical meter.

Staff recently submitted proposed zoning ordinance revisions to the Zoning and Land Use Commission that would allow for accessory dwelling units in R-1 districts. A public hearing on the matter is scheduled for July 21, 2016.

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 this request.

Staff Recommends **APPROVAL** of the request.

MOTION to APPROVE was made by Mr. Willie Newton and seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Konos, Newton, Harris

NAYS: None

ABSTAINED: None

NOT VOTING: Hebert

ASBENT: NONE

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

E. Structure Variance: Fence setback variance from 15' to 0' along Rightor Street located at 202 Rightor Street, Houma.

Vice Chair recognized Mr. Carleton Casey, 503 Central Avenue, who stated that the fenced setback request is for a safety issue as they are in the process of tearing down the house on the adjacent lot, which he owns.

Vice Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side yard setback variance from 15' to 0' for construction of a fence in an R-1 district.

The applicant owns two adjacent lots. The subject property has an existing residential structure that the applicant is preparing to demolish to expand the area of the rear yard. Plans also include enclosure of the expanded rear yard with a 6' wooden privacy fence. Staff performed a site visit with the applicant to discuss proposed fence placement and ensure that there would be no visual obstruction or line of sight obstruction at the adjacent intersections. The setback from Wright Avenue side is even with the carport columns of the adjacent property and should allow for sufficient line of sight from the street.

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 and concerns of line of sight obstructions.

Staff recommends **APPROVAL** of the request.

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

ROLL CALL VOTE:

YEAS: Konos, Newton, Harris
NAYS: None
ABSTAINED: None
NOT VOTING: Hebert
ASBENT: NONE

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

7. Next Meeting Date: July 18, 2016
8. Board of Adjustment Member Comment: NONE
9. Public Comment: NONE
10. There being no further business, Mr. Joe Harris made the **MOTION to ADJOURN**, seconded by Mr. Willie Newton. There being **NO OPPOSITION**, **MOTION CARRIED; VICE CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.**



Mr. Joe Harris, Secretary