

**HOUMA BOARD OF ADJUSTMENTS
Official Proceedings
OF**

July 18, 2016

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

1. Chairman, Ms. Katie Sims, called the regular meeting of the July 18, 2016 of the Houma Board of Adjustments to order at 2:05 p.m., followed by the Pledge of Allegiance, led by Mrs. Trudy Hebert.
2. Upon Roll Call, present were Ms. Katie Sims, Mr. Willie Newton, Mrs. Trudy Hebert, Mr. Pete Konos, Mr. Joe Harris and Mr. David Tauzin. Also present was Mr. Christopher Pulaski, Director of Planning and Zoning Department, TPCG.
3. Announcement: Ms. Katie Sims welcomed the Planning and Zoning intern, Ms. Caroline Bascle.
4. Approval of Minutes:
Motion was made by Mr. Willie Newton to approve minutes of June 20, 2016; seconded by Mr. Joe Harris. **THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.**
5. **NEW BUSINESS:**
 - A. Structure Variance: Rear yard setback variance from required 30' to 13' for placement of a new attached garage at 149 Autumn Drive, Houma.

Chair recognized Mr. Bryan Nelson, 149 Autumn Drive, who stated that he is applying for a variance to build an attached garage at his house.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from required 25' to 13' for placement of a new attached garage/storage in an R-3 district. Applicant does not have a covered garage with immediate access to the house. Applicant is requesting a rear yard setback to allow for the construction of an attached 130' x 90' covered garage and a storage area. This new construction would be in compliance with the functional design of houses in the area and would maintain the architectural integrity of the neighborhood.
Staff recommends **APPROVAL** of the request.

A **MOTION to APPROVAL** was made by Mr. Joe Harris, seconded by Mrs. Trudy Hebert.

ROLL CALL VOTE:

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

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

B. Rear Setback Adjustment: Rear yard setback variance from required 30' to 10' for placement of office building located at 214 Progressive Boulevard, Houma.

Chairman recognized Mr. Allen Porche, 444 Magnolia, Houma, who stated that he was the contractor for this project and is present requesting approval of this variance to build this office.

D. Structure Variance: To allow modification of façade signage on building located at 1561 Martin Luther King Boulevard, Houma.

Chairman recognized Mr. Charlie Schallial, 6001 Nims Parkway, South Bend, Indiana, who stated that he is representing Outback Steakhouse and they are requesting this variance to modify their 4 existing signage at this location. He stated that Outback Steakhouse is doing extensive renovation and wishing to put their new branding on the building façade.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a structure variance to allow for modification of façade signage in front, back and both sides of business in a C-2 zoned district.

Applicant is requesting this structure variance to allow for modification of their existing façade signage and to upgrade to their new branded look. This location is a unique location with visible façade that requires signage in order to properly identify this building to the motoring public. The current signage is legal, non-conforming, and in all instances the proposed signage is a reduction in sq. footage. The new signage will maintain the functional design and architectural integrity of the development. The exception will not weaken the general purpose of the ordinance or the regulations established for the specific district. Applicant is in compliance with Overlay District regulations pertaining to building materials and landscaping. Similar variance requests have been granted on nearby businesses.

A site visit was performed and all property owners adjustment 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.

A **MOTION to APPROVE**, was made by Mr. Joe Harris, seconded by Mr. Pete Konos

ROLL CALL VOTE:

YEAS: Konos, Newton, Harris, Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ASSENT: NONE

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

7. Next Meeting Date: August 15, 2016

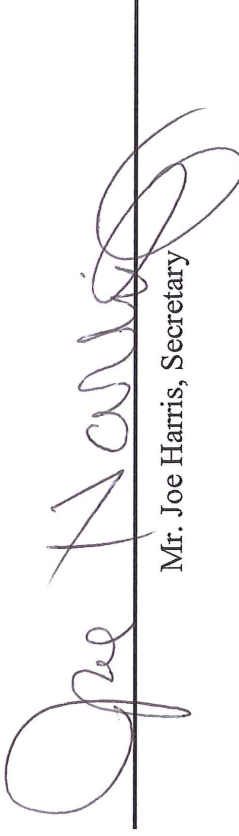
8. Board of Adjustment Member Comment: NONE

9. Public Comment: NONE

10. There being no further business, Mr. Joe Harris made the MOTION to ADJOURN, seconded by Mr. Pete Konos.

There being NO OPPOSITION,

MOTION CARRIED; VICE CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.


Mr. Joe Harris, Secretary