HOUMA BOARD OF ADJUSTMENTS
Official Proceedings
OF
September 19, 2016

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Vice-Chairman, Mrs. Trudy Hebert, called the regular meeting of the September 19, 2016 of the Houma Board of Adjustments to order at 2:10 p.m. Chairman, Katie Sims arrived. The Pledge of Allegiance was led by Mr. Willie Newton.

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. Announcements: Mr. Pulaski announced that those board members who have been re-appointed are: Ms. Katie Sims, Mrs. Trudy Hebert and alternate, Mr. David Tauzin.

4. Approval of Minutes:
   Motion was made by Mr. Willie Newton that the minutes of August 15, 2016 be APPROVED; seconded by Mr. Pete Konos. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. OLD Business:
   Public Hearing: Special Exception: to place a mobile home in an R2M zoned district; located at 1208 Barataria; Kala Franklin, applicant.

   Chair recognized Mr. Kala Franklin, who stated that he is trying to get approval to place a mobile home on his property.

   Chair recognized Mrs. Wildred Miller who voiced her opposition to the placement of the mobile home on the property.

   Chair recognized Mr. Kent Washington, who was present to hear the issue and gather information.

   Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a Special Exception to place a mobile home in an R2M zoned district. Applicant is proposing to place a 26' X 76' mobile home on his property at 1208 Barataria. Applicant plans to demolish the house that is presently on the property and place the mobile home in the same area as the house. Several of the surrounding properties have similar legal, non-conforming structures, so the request would not alter the character of the 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 one (1) call of objection citing concerns that are primarily related to civil matters and not zoning.
   Staff recommends APPROVAL of the request.

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

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

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

6. NEW BUSINESS:
A. Structure Variance: Side yard setback variance from required 5' to 0' for placement of awning over driveway; located at 6479 West Park Avenue.

Chair recognized Mr. Travis Buquet, applicant; 6479 West Park Avenue, who stated that he wishes to put an awning to help people as they are unloading their things.

Chair recognized Ms. Carolyn Cox, 503 Wellington Drive, who stated that she is representing her brother who lives at the property next to the applicant's property. She questioned drainage.

Chair recognized Beth (?last name), a neighbor who was also questioning water runoff.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side yard setback variance from required 5' to 0' for placement of attached awning. Applicant wishes to add a 20' X 30' awning to the existing structure to allow for easier access to the storage units during times of poor weather. Proposed awning to tie into gutters so as not to cause drainage issues for the adjacent properties. There is currently a chin wall along the edge of the driveway to direct water to the front. Construction will be of metal and aluminum to match the existing building and to maintain the functional design and architectural integrity of the property.
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 (1) call requesting more information and no objection and one call the morning of the meeting (caller present at the meeting).

Staff recommends APPROVAL of the request.

After a brief discussion, A **MOTION** to **APPROVE,** was made by Mr. Joe Harris, seconded by Mrs. Trudy Hebert.

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

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

B. Structure Variance: Rear yard setback variance from 5' to 3 ½' and a side yard setback variance from 5' to 4' for extended driveway and storage shed.

Chair recognized Mr. Kevin Burton, 671 Lancaster, who stated that he wants to extend his driveway and put a shed on the property line in back.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from required 5' to 3 ½ ' and a side variance from 5' to 4' to allow for extended driveway and for placement of a storage shed.
Applicant wishes to place a storage shed to the rear of his property. Applicant feels that the best option is to extend the driveway along the back of the house and place the shed on the southwest corner of his property.
The proposal is in keeping with R-1 zoning so its placement will not alter the essential character of the district. The requested rear yard and side 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 no calls regarding the request.
Staff recommends APPROVAL of the request.

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

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

THE CHAIRMAN DECLARED THE **MOTION ADOPTED** and the application **APPROVED.**

C. Structure Variance: Side variance from 40' separation between non-residential driveways to 18' to install a driveway along Industrial Avenue.

Chair recognized Mr. Rick Stathes, Hill City Oil Company, 1409 Dunn Street, who stated that D.O.T.D. closed several driveways onto the property and this has been a hardship on his customers to enter and leave the business.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a driveway separation variance between non-residential driveways from the required 40' to 18' to install a driveway along Industrial Avenue.
D.O.T.D. recently performed improvements to the intersection of Grand Caillou Road and Industrial Avenue that included a right turn lane. The right turn lane required closure of two existing driveways – one along Grand Caillou and one along Industrial Avenue. Applicant would like to replace the driveway along Industrial Avenue approximately 40' to the west of the original location. The location of the driveway would not seem to lessen the zoning or alter the character of the area. This location is along the outside boundary of the zoning district in a heavy commercial area. The driveway is required to adhere to Parish and DOTD standards regarding proximity to the intersection, and the applicant is required to obtain a Letter of No Objection from TPCG Public Works.
As 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 the request.
Staff recommends APPROVAL of the request.

After a brief discussion, a **MOTION** to **APPROVE** was made by Mr. Joe Harris, seconded by Mrs. Trudy Hebert.

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

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

d. Structure Variance: Side yard setback variance from 5' to 3.8'
for existing structure related to proposed minor subdivision of property.

Chair recognized Mr. Hugh R. Grimes, 1751 Acadian Drive, who stated that he wishes to divide the property into two (2) lots to have one as living quarters for himself.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting

a side yard setback variance from required 5' to 3.8' for existing structure related to proposed minor subdivision of property in an R-1 district.
Applicant wishes to divide this property into two separate lots. The proposed lot line is based on the location of an existing fence surrounding the existing pool and associated equipment in relation to the existing structure. The applicant intends to subdivide the lot in order to sell the main house and pool, and retain ownership of the garage structure in order to renovate as his primary residence. A similar variance was granted in 2014 to allow for an outparcel to be created in order to sell an existing structure. The variance would not seem to alter the residential character of the area since no new structures are associated with the variance. The applicant does have a minor subdivision application in front of the HTRPC.
A site visit was performed and all property owners adjacent to and within 250 radius of the subject property have been notified. Staff received one email of objection and there was one objection at the September 15, 2016 HTRPC meeting.
Staff recommends APPROVAL of the request.

A **MOTION** to **APPROVE** was made by Mr. Joe Harris, seconded by Mr. Willie Newton.

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

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

7. Next Meeting Date: October 17, 2016
8. Board of Adjustment Member Comment: NONE
9. Public Comment: NONE
10. There being no further business, Mr. Pete Konos made the MOTION to ADJOURN, seconded by Mr. Joe Harris. There being NO OPPOSITION, MOTION CARRIED; Chairman declared MOTION ADOPTED
And the meeting ADJOURNED.

Joe N Harris Jr.

Mr. Joe Harris, Secretary