

**HOUMA BOARD OF ADJUSTMENT**  
**Official Proceedings**  
**of**  
**February 20, 2017**

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

1. The Chairman, Trudy Hebert, called the February 20, 2017 meeting of the Houma Board of Adjustments to order at 3:45 p.m., followed by the Pledge of Allegiance, led by Mr. David Tauzin.
2. Upon Roll Call, those members present were Mr. Joe Harris, Mr. Willie Newton, Mr. David Tauzin and Mrs. Trudy Hebert. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent were: Ms. Katie Sims and Mr. Pete Konos.
3. Announcements: Mr. Pulaski reminded the members of the Ethics Training required annually.
4. Approval of Minutes:  
Motion was made by Mr. Joe Harris, seconded by Mr. Willie Newton, that the minutes of January 23, 2017 be APPROVED; THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. **NEW BUSINESS:**

- a. Structure Variance: Rear yard setback from required 25' to 22' for proposed residential addition; property located at 189 Juliana Way; Coastal Commercial Properties, LLC, applicant.

Due to lack of representation for this application **MOTION** was made by Mr. Joe Harris, seconded by Mr. Willie Newton to **TABLE** until the March 20, 2017 meeting.

**ROLL CALL VOTE:**

YEAS: Harris, Newton, Tauzin  
NAYS: None  
ABSTAINED: None  
NOT VOTING: Hebert  
ABSENT: Konos, Sims

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

- b. Structure Variance: Rear yard setback from 25' to 14.6' for new residential construction at 134 Jaden Lane, Burt Theriot, applicant.

Due to lack of representation for this application, a **MOTION** was made by Mr. Joe Harris, seconded by Mr. Willie Newton to **TABLE** until the March 20, 2017 meeting.

**ROLL CALL VOTE:**

YEAS: Harris, Newton, Tauzin  
NAYS: None  
ABSTAINED: None  
NOT VOTING: Hebert  
ABSENT: Konos, Sims

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

- c. Structure Variance: Height variance to allow for the construction of a 250 foot monopole wireless telecommunication tower in a C-3 zoned district.

Chair recognized Mr. Chip Leyens, 201 Place St. Charles, New Orleans, LA. Mr. Leyens stated that he represents Cingular Wireless, d/b/a AT&T Mobility, regarding this application. He stated that they are requesting the height variance to enable them to construct the 250' monopole cell tower at 1310 Savanne Road citing the need for increased need for data capacity in the area.

Chair recognized Mr. William Barrett, 1338 Savanne Road, who voiced his objection citing concerns regarding visual issues of the unsightly tower and property value issues for the adjacent residential areas and requested that the decision be deferred. He also had questions regarding the 250' public notice.

Mr. Chip Leyens provided some responses stating how tower sites are typically selected and general technology.

Mr. Barrett clarified that he was not opposed to the tower, but opposed to the proposed location citing that there are other possible areas.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is proposing to construct a 250 foot monopole wireless telecommunications tower at 1310 Savanne Road. Wireless telecommunications towers are a permitted use in zoning district C-3, and the tower has been designed in order to comply with all applicable requirements of the Terrebonne Parish Code of Ordinances. Pursuant to Terrebonne Parish Code of Ordinances 28-73, height limits do not apply to telecommunications antennae or towers, but the height of such towers is subject to approval by the Board of Adjustment. The 250' fall zone does encompass the adjacent convenience store as well as the car wash across the street and a portion of the first lot in Crescent Place Subdivision which is currently vacant and zoned C-6 (Light Commercial).

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.

After a brief discussion, Mr. Harris offered a motion to approve. Mr. David Tauzin made a **SUBSTITUTE MOTION to CONTINUE to allow for additional public comment at next scheduled meeting of the Board of Adjustment**, seconded by Mr. Willie Newton. The original motion died due to a lack of a second.

**ROLL CALL VOTE:**

YEAS: Harris, Newton, Tauzin

NAYS: None

ABSTAINED: None

NOT VOTING: Hebert

ABSENT: Konos, Sims

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

- d. Structure Variance: 1) Rear yard setback from required 5' to 2'; and 2) Side yard setback from required 5' to 3' for construction of a detached shed located at 404 Gaynell Drive, Buddy Bates, applicant.

Chair recognized Mr. Buddy Bates, 404 Gaynell Drive, who stated that he was informed that he needed to get this approval before he could finish construction of his shed and bring it up to code.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a 1) Rear yard setback from required 5' to 2'; and 2) Side yard setback from required 5' to 3'



for construction of a detached shed. Upon closer review, the approval of the variance requests would also require a variance from the 30% coverage of the required rear yard due to the existing accessory structures.

Applicant is proposing to construct an addition to an existing detached shed at 404 Gaynell Drive. Applicant assures that he has allowed for appropriate drainage to flow to the street; however, the excessive amounts of construction materials and other debris may impede drainage so these materials need to be stored properly in the shed to avoid the Nuisance Abatement violations. There is no permit in the system at this time for a shed or addition to a shed so the applicant would need to apply for a permit prior to moving forward with any work. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district as there are a number of legal, non-conforming sheds since this area was not zoned until 2007. The exception will not adversely affect the public health, safety, or welfare of the district.

A site visit was performed and all property owners adjacent to and within a 250 foot 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. Joe Harris, seconded by Mr. Willie Newton.

**ROLL CALL VOTE:**

YEAS: Harris, Newton, Tauzin

NAYS: None

ABSTAINED: None

NOT VOTING: Hebert

ABSENT: Konos, Sims

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

7. Next Meeting Date: March 20, 2017

8. Board of Adjustment Member Comment: NONE

9. Public Comment: NONE

10. There being no further business, Mr. Willie Newton made the MOTION to ADJOURN, seconded by Mr. Joe Harris. There being NO OPPOSITION, MOTION CARRIED; Chairman declared MOTION ADOPTED  
And the meeting ADJOURNED.

*Willie Newton*

Mr. Willie Newton, Secretary