

HOUMA BOARD OF ADJUSTMENT
Official Proceedings

of
June 19, 2017

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Trudy Hebert, called the June 19, 2017 meeting of the Houma Board of Adjustments to order at 3:40 p.m., followed by the Pledge of Allegiance, led by Mr. Pete Konos.
2. Upon Roll Call, those members present were Mr. Joe Harris, Mr. Willie Newton, Mr. Pete Konos, Ms. Katie Sims and Mrs. Trudy Hebert. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent was: Mr. David Tauzin due to illness.
3. Announcements: Mr. Pulaski recognized Caroline Bascle, summer intern for the Planning Department.
4. Approval of Minutes:
May 15, 2017: Motion was made by Ms. Katie Sims, seconded by Mr. Joe Harris, that the minutes of May 15, 2017 be APPROVED; THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:

- a. Structure Variance: To allow for placement of an accessory structure within the required rear yard setback at 6548 West Main Street.

Chair recognized Ms. Paula Pontiff who stated that she wants to build an accessory structure on her property at 6548 West Main Street.

Chair recognized Mr. Pulaski who stated that the applicant is requesting a variance to allow for placement of an accessory structure 5' from the rear property line within the required rear yard setback in a C-3 zoned district.

Applicant is requesting a variance to allow for the construction of a 640 sq. ft. accessory structure to be used as her primary residence. Section 28-74(e) of the Parish Zoning Ordinance states that no accessory structure can be placed in the required rear yard setback which is 20' for C-3 districts. The existing commercial structure along with the existing parking configuration limit the space available to place the accessory structure. The placement would not seem to harm the character of the district since many of the structures in the area have similar setbacks and the property is adjacent to a residential district.

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 requesting additional information. Caller stated no objection.

Staff recommends **APPROVAL** of the request.

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

ROLL CALL VOTE:

YEAS: Harris, Newton, Konos, Sims

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

ABSENT: Tauzin

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

- b. Structure Variance: Rear yard setback from required 25' to 5' for new residential construction at 5008 Imperial Drive.

Chair recognized Mr. Darryl Christen, 106 Krumbhaar Drive, representing the applicant, Dylan Christen., who stated that his son wishes to build a duplex apartment on this property. Applicant will live in one side and he will rent the other.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a rear yard setback variance from the required 25' to 5' to allow for placement of a new residential duplex in an R-2 zoned district.

Although the property is zoned for two-family residential, the configuration of the lot, being a corner lot at an angle, does make it difficult for placement. The subdivision pre-dates zoning for the area, so the subdivision may not have been designed with Parish zoning in mind. Additionally there is a large oak on the corner that the applicant would like to preserve if possible so the placement of the structure would assist with that. Zoning also requires a minimum of two parking spaces per unit, so the setback variance would assist with providing the required parking. The applicant has been made aware that there may be subdivision covenants that have setback requirements that the Parish zoning would not address or supersede. The applicant is responsible for ensuring compliance with subdivision covenants as they are a civil matter.

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 variance.

Staff recommends **APPROVAL** of the request.

A MOTION TO APPROVE was made by Mr. Pete Konos, seconded by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Harris, Newton, Konos, Sims

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

ABSENT: Tawzin

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

- c. Structure Variance: Side yard setback from required 5' to 0' to allow for subdivision of property located at 146 & 148 Roy Street.

Chair recognized Mr. Ken Rembert, 600 School Street, who stated that he is the contractor for applicant and that applicant received approval from the Planning Commission for the subdivision of the property under the condition that applicant receive BOA approval for the 0' variance required for placement of the mobile home.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side yard setback variance from the required 5' to 0' to allow for placement of a mobile home on his property at 148 Roy Street in an R-3 zoned district.

In May 2017, the applicant received approval of a minor subdivision from the HTRPC on the condition that he obtains a side yard setback variance for the existing structure at 14 Roy Street. In order to meet the minimum lot frontage of 25' as required by the subdivision regulations, the property line would need to be placed immediately adjacent to the existing structure. Since the applicant only had 24.4' available, the HTRPC granted a variance from the 25' width. The applicant intends to place a mobile home on the portion of the property to the rear which is in keeping with the zoning district. 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 requesting more information. Caller stated that he has no objection.

Staff Recommends **APPROVAL** of the request.

A **MOTION TO APPROVE** was made by Mr. Pete Konos, seconded by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Harris, Newton, Konos, Sims

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

ABSENT: Tauzin

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

7. Next Meeting Date: July 17, 2017

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; Chairman declared MOTION ADOPTED and the meeting ADJOURNED.



Mr. Willie Newton, Secretary