

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
July 17, 2017

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Trudy Hebert, called the July 17, 2017 meeting of the Houma Board of Adjustments to order at 3:30 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. Pete Konos, and Mrs. Trudy Hebert. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent was: Ms Katie Sims due to recovery from surgery.
3. Announcements: NONE
4. Approval of Minutes:
June 19, 2017: Motion was made by Mr. Willie Newton, seconded by Mr. Joe Harris, that the minutes of June 19, 2017 be APPROVED; THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
5. NEW BUSINESS:
 - a. Structure Variance: To allow for placement of three (3) additional façade signs on building located at 1637 Martin Luther King Blvd..

Chair recognized Ms. Stacie Chittom of Morgan Signs, who stated that Burger King is changing out some of the older signage and is making all signs uniform in keeping with their National image.

Chair recognized Mr. Pulaski who stated that the applicant requesting a sign variance to allow for placement of three (3) additional building façade signs on single structure in Overlay District.

Section 28-76 (c) (6) (d) permits only one building façade sign on the street sides of the building. Applicant is requesting three (3) additional façade signs on the front of the building. Burger King is a national chain and the approval of the façade signage would be in keeping with the national design and image of the company. Similar variances have been granted in recent years by this Board so the request would not seem to weaken the general purpose of the ordinance. The applicant has received all necessary permits for the construction of the facility. Applicant is in compliance with Overlay District regulations pertaining to building materials and landscaping.

The total square footage of all of these signs is about 110 sq. ft. The allowed square footage is 70 sq. ft; so this is not a tremendous difference. The board has approved similar requests. The board has also discussed revising this ordinance to allow for this signage.

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 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,

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

ABSENT: Sims

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

b. Structure Variance: Rear yard setback from required 25' to 6' for new addition to main structure located at 406 Wayside Drive, Houma, La.

Chair recognized Mr. Byron Cook, 406 Wayside Drive, who stated that he wants to add on to his storage area to make a larger storage area and workshop and he needs this variance approval.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a rear yard setback variance from the required 25' to 6' for residential addition in an R-1 district.

Applicant is requesting a rear yard setback to allow for an addition to the storage area of his home to provide additional storage and workshop. Staff feels that the exception will not alter the essential character of the district in which it is located as several homes in the immediate and surrounding areas have similar encroachments as these lots are somewhat shallow and pre-date zoning. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district as this area to the rear is a large tract of land owned by the Parish for drainage purposes. 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' radius of the subject property have been notified. Staff received one call in support of the 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,

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

ABSENT: Sims

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

7. Next Meeting Date: August 21, 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