

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings Of September 18, 2017

Government Tower 2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Trudy Hebert, called the September 18, 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 Mrs. Trudy Hebert, Mr. Joe Harris, Mr. Willie Newton and Mr. David Tauzin. Also present was Mr. Christopher Pulaski, Director, Terrebonne Parish Consolidated Government, Department Planning & Zoning.
3. ANNOUNCEMENTS: NONE
4. **APPROVAL OF MINUTES OF August 21, 2017:**
Mr. Joe Harris made a MOTION, seconded by Mr. Willie Newton that the minutes of the August 21, 2017 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:

- A. Structure Variance: Side yard setback from required 5' to 1' to allow for addition to existing residential accessory structure located at 146 Manchester Drive, Houma.

Chair recognized Mr. Mark Rogers, 117 Geraldine Road, Gibson, LA, who stated that he was speaking for the applicant. Mr. Rogers stated that Mr. Boudreaux is working with South Central Planning and Development Corporation in building a fire wall and doing all things necessary to bring this addition up to code.

Chair recognized Mr. Michael Witch, SCPDC, who confirmed what Mr. Rogers stated, and assured the board that Mr. Boudreaux is cooperating with SCPDC, and that there are no safety issues pertaining to this addition.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side yard variance from required 5' to 1' to allow for an addition to an existing residential accessory structure in an R-1 zoned district. Applicant began the construction of the shed addition without a permit and a Stop Work Order was issued. The applicant applied for a permit and paid the penalty. Upon review of the plans, it was determined that a side yard variance would be required because the distance between the existing accessory structure and the property line would not allow for the addition at a 5' setback. Applicant has been working closely with Staff and SCPDC regarding construction and fire rating. The materials and design of the structure do maintain the essential character of the district as there are similar setbacks on other properties in the area as this development pre-dates zoning. The exception would not seem to permanently injure the appropriate use of adjacent conforming property. Applicant has stated to Staff that he did receive the approval of his immediate side yard neighbor before construction began.

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 four (4) calls of no objection to the request.

Staff recommends **APPROVAL** of the request on the **CONDITION** that the applicant installs gutters and downspouts to direct water away from the adjacent property.

After a brief discussion a **MOTION** to **APPROVE** on the **CONDITION** recommended by staff was made by Mr. Joe Harris, seconded by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Newton, Harris and Tauzin

NAYS: None

ABSTAINED: None
NOT VOTING: Hebert
ASBENT: Sims and Konos

THE CHAIRMAN DECLARED THE **MOTION ADOPTED** AND THE **APPLICATION APPROVED** on the **CONDITION** stated.

- b. Structure Variance: Parking variance from required 50 spaces to 20 spaces to allow for construction of neighborhood church located at 223 Stovall Street, Houma.

Chair recognized Mr. Larry Matthews, P.T.R. Ministries, who stated that his church has been at the Lodge next to the property at 223 Stovall and they need to build a church to accommodate the neighborhood. He is asking for consideration of minimal parking to be able to proceed with the construction.

Chair recognized Mr. Christopher Pulaski who stated that The applicant is requesting a parking variance for 20 spaces from the required 51 associated with the construction of a 4,799 sq.ft. neighborhood church in a R-1 (Single-Family Residential District) zoned district. Permit plans indicate pew seating at 156 which is parked at a rate of 1 space per 3 seats. The parking plan proposes 4 parking spaces in the rear of the building and 16 spaces in front, adjacent to Stovall Street. Applicant did receive a variance for the building site area in 2015 along with Planning Approval from the Zoning and Land Use Commission for placement of the church in an R-1 district. At the time, it was believed that the site would allow for the required parking. The building space requirements have increased and the site is not large enough to provide for the adequate parking. Applicant suggests that as a neighborhood church many of the constituents will be walking to the church and/or sharing vehicles to attend church functions and that 51 parking spaces will not be needed. Staff feels that the occasional increase in traffic and the need for parking is such that it would not adversely affect the area. If the number of parishioners reaches the maximum, the Church may be in a position to acquire adjacent parking to use for additional parking in the future.

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. David Tauzin, seconded by Mr. Willie Newton.

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

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

6. Next Meeting Date: October 16, 2017
7. Board of Adjustment Member Comment: NONE
8. Public Comment: NONE
9. Adjourn: A **MOTION** to **ADJOURN** was made by Mr. Willie Newton, seconded by Mr.
10. Joe Harris. There being no objection, the Chair declared that the **MOTION** was **APPROVED**.



Willie Newton, Secretary