

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
November 20, 2017

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Trudy Hebert, called the November 20, 2017 meeting of the Houma Board of Adjustments to order at 3:35 p.m., followed by the Pledge of Allegiance, led by Mr. Joe Harris.
2. Upon Roll Call, those members present were Mr. Joe Harris, Mr. Pete Konos, and Mrs. Trudy Hebert. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent was: Ms Katie Sims due to illness; Mr. Willie Newton due to business conflict and Mr. David Tauzin due to business conflict.
3. Announcements: Mr. Pulaski reminded members that the election of officers for 2018 will take place at the December 2017 meeting.
4. Approval of Minutes of September 18, 2017:
Motion was made by Mr. Joe Harris, seconded by Mr. Pete Konos that the minutes of September 18, 2017 be APPROVED. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
5. NEW BUSINESS:
 - a. Structure Variance: Sign variance to increase in height from maximum 7' to 14' at 668 South Hollywood Road.

Chair recognized Mr. David Holsomback, of Gibko Signs., who stated that an important part of the Baywater Drilling corporate image is the size of the signage. He is requesting this variance to keep the signage within the National image and identity.

Chair recognized Mr. Pulaski who stated that the applicant is requesting a sign variance to allow for increase in the height of freestanding sign from 7' to 14' within the Overlay District. Section 28-76©(6)(g)(5) permits a monument sign be no taller than 7' above the road. Baywater Drilling is a branded company and the approval of the height of the signage would be in keeping with the 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 applied for all necessary permits for the construction of the sign.

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. Pete Konos, seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Harris, Konos,

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

ABSENT: Sims, Tauzin, Newton

THE CHAIRMAN DECLARED THE **MOTION APPROVED**.

- b. Structure Variance: Rear yard setback variance from 25' to 17.8' in an R-1 zoned district.

Chair recognized Mr. Ken Rembert, representing owner, who stated that he wishes to divide the lot so that he can sell part of this lot and needs a variance in order to do so.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from required 25' to 17.8' in an R-1 zoned district.

At present these two lots are considered as one. The owner wishes to subdivide the lots in order to sell one of the lots (311 Agnes St.) to the present tenant. In order to satisfy the setback requirements the owner needs a rear yard setback variance. Staff feels that the approval of this request will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The front yard setback is legal non-conforming. Applicant received conditional approval of subdivision of property by the Planning Commission on 11/16/2017.

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.

A **MOTION to APPROVE** was made by Mr. Pete Konos, seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Harris, Konos,

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

ABSENT: Sims, Tauzin, Newton

THE CHAIRMAN DECLARED THE **MOTION APPROVED.**

- c. Structure Variance: Sign variance to (1) increase maximum square footage from 70' to 90' and; (2) increase in total number of signs from 1 to 2 in the Overlay District.

Chair recognized Mr. Cody McElroy, Commercial Signs, who stated that Planet Fitness wishes to propose two signs and a larger sign to keep in compliance with the National signage.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a sign variance to 1) increase maximum square footage from 70' to 90'; and 2) to increase total number of signs from 1 to 2 in the Overlay District.

Section 28-76 permits a wall sign be no greater than 1 sq. ft. per 1 linear foot of the building width and permits only one building façade sign on the street sides of the building. Planet Fitness is a national chain and the approval of these signage variances would be in keeping with the National design brand 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. Applicant is in compliance with permitting regulations pertaining to the 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 this request.

A **MOTION to APPROVE** was made by Mr. Pete Konos, seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Harris, Konos,

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

ABSENT: Sims, Tauzin, Newton

THE CHAIRMAN DECLARED THE **MOTION APPROVED.**

7. Next Meeting Date: December 18, 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