

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
January 22, 2018
Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Trudy Hebert, called the January 22, 2018 meeting of the Houma Board of Adjustments to order at 3:35 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. Pete Konos, Mr. Willie Newton, Mr. David Tauzin and Mrs. Trudy Hebert. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
3. Announcements: Mr. Pulaski announced that he had received a notice of resignation from Ms. Katie Sims. Mr. David Tauzin has submitted his request to the Council to be accepted as a permanent member, rather than alternate. This issue is on the Council Agenda for January 23, 2018.
4. Approval of Minutes of December 18, 2017:
Motion was made by Mr. Willie Newton, seconded by Mr. Pete Konos that the minutes of December 18, 2017 be APPROVED. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
5. NEW BUSINESS:
 - a. Special Exception: Placement of a mobile home on property located at 217 Henderson Street.

Chair recognized Mrs. Ann Jones who stated that she owns the property and they did have a trailer there over a year ago and they want to place another Mobile Home there.

Chair recognized Mr. Pulaski who stated that the applicant is requesting a Special Exception to allow for placement of a mobile home in an R-2 zoned district. Applicant is the owner of the property. There has been a mobile home on this property in the past; but not within the past 6 months. The depth of the lot is sufficient to accommodate the size of the mobile home (16X18) without setback variances. Staff feels that the variance will not alter the essential character of the district in which it is located. The variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The location of the fence will not be a visual obstruction so the variance will not adversely affect the public health, safety or welfare the district. The Board approved two special exceptions for mobile homes on Henderson Street in December 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. Joe Harris, seconded by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Harris, Konos, Newton

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert, Tauzin

THE CHAIRMAN DECLARED THE **MOTION APPROVED**.

- b. Structure Variance: Rear yard setback variance from required 25' to 13' for proposed addition to residence located at 200 Seminole Drive.

Chair recognized Mr. Rob Hamilton, 104 Norwich Lane, Houma, who stated that he is the contractor for this addition. Mr. Hamilton explained that the applicant is making many improvements to the property. The family needs require that he make more space available.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from 25' to 13' for an addition to a residence in an R-1 District. Applicant is making many improvements to his property and has requested the variance in order to connect the improvements and make the additions aesthetically pleasing and more accessible. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district as the addition backs up to the side yard of the adjacent property where the driveway is located. There are a number of similar setbacks on nearby properties. 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 requesting information.

Staff recommends **APPROVAL** of the request.

A **MOTION to APPROVE** was made by Mr. Joe Harris, seconded by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Harris, Konos, Newton

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert, Tauzin

THE CHAIRMAN DECLARED THE MOTION APPROVED.

6. Next Meeting Date: February 19, 2018

7. Board of Adjustment Member Comment: Mr. Willie Newton congratulated David Tauzin offering his support to be appointed as a permanent member of the board.

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