

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
February 19, 2018

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Trudy Hebert, called the February 19, 2018 meeting of the Houma Board of Adjustments to order at 3:35 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. Pete Konos, Mr. David Tauzin and Mrs. Trudy Hebert. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
3. Announcements: The Board congratulated David Tauzin on his appointment by the Council as a Permanent member. Mr. Pulaski announced that the alternate position would be voted on by the Council at the Wednesday, February 21, 2018 Council Meeting. They have received two applications.
4. Approval of Minutes of January 15, 2018:
Motion was made by Mr. Joe Harris, seconded by Mr. Pete Konos that the minutes of January 15, 2018 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 209 Henderson Street.

Chair recognized Mr. Johnny Smith who stated that he had applied to the BOA in December, 2017 to place a mobile home on his property; but the board approved on the condition that the mobile home be of year model 2008 or newer. At the time of the December 2017 meeting he was purchasing a home that met that condition. However, that sale did not go through because of title issues. He has found a mobile home, year 1999, which is in excellent condition and is asking the Board to approve the placement of this mobile home on his property.

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. At the December 2017 BOA meeting, applicant received approval of placement of a mobile home on his property at 209 Henderson Street upon the CONDITION that the mobile home was of the year model 2008 or newer. At the time of the meeting the applicant had located a mobile home that met that condition. However, the purchase of that mobile home was not finalized due to Title issues. The applicant has found another mobile home which is in very good shape and applicant has placed a refundable deposit on the mobile home. Applicant is requesting that the Board approve placement of a mobile home on the property with NO CONDITIONS. There has been a mobile home on this property in the past; but not within the past twelve months. The depth of the lot is sufficient to accommodate the size of the mobile home (52' X 30') without setback variances. Staff feels that the exception will not alter the essential character of the district in which it is located since there are a number of mobile homes and mobile home parks in the area. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety, or welfare of the district. The Board approved special exceptions for mobile homes at other properties on Henderson Street in December 2017 and January 2018 with NO CONDITIONS.

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, Tauzin

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

THE CHAIRMAN DECLARED THE MOTION APPROVED.

- b. Structure Variance: rear yard setback variance from 20’ to 1’ to allow for new commercial structure located at 5912 West Main Street.

Chair recognized Dr. Raja Talluri, GAPP Properties, LLC representative who stated that they wish to tear down the existing gasoline station and build a new structure. They would also like to build another structure at the very back of the property. In order to maintain a good traffic flow and to allow for ample parking, they will need to place the back structure as close to the property line as possible.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from 20’ to 1’ for placement of new commercial structure.

Applicant intends to remove an existing structure and replace it with a larger storefront to better serve the commercial property. Currently, the property as gas pumps and a small convenience store on it. Applicant plans to remove the existing store and replace it with additional pumps. The new structure will serve as the convenience store. The variance is required to allow for better traffic flow of customer vehicles and refuel trucks and better parking conditions. The location is adjacent to the Sam’s Club parking lot and drainage area and as such it is not likely that any structure or development would be built on the adjacent property along or near the property line and therefore would not cause a hardship for the adjacent property owner. There are a number of similar setbacks on nearby properties. The exception will not adversely affect the public health, safety, or welfare 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 no calls regarding this request.

Staff recommends **APPROVAL** of the request.

A **MOTION to APPROVE with the CONDITION that applicant comply with all Overlay District requirements**, was made by Mr. Joe Harris, seconded by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Harris, Tauzin, Konos

NAYS: None

ABSTAINED: None

NOT VOTING: Hebert

THE CHAIRMAN DECLARED THE MOTION APPROVED.

- c. Structure Variance for Sign Variances: 1) Increase of front façade sign from maximum 70 sq. ft. to 153 sq. ft; and 2) Placement of a second façade sign on side elevation at 195 sq. ft.

Chair recognized Cody McElroy, representing BTS, LLC, who stated that the gentleman who was to appear had an emergency and asked him to represent him to the BOA. Mr. McElroy stated that because of the far distance from the building to the MLK Blvd. that the sign would not be seen well unless they were allowed to increase the size of the signs.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a sign variance to allow for: 1) increase of front façade sign from maximum 70 sq ft to 153 sq ft; 2) placement of a second façade sign on side elevation at 195 sq ft. 2nd & Charles is a National chain and they wish to maintain the national brand standards. The structure is located over 400’ from the roadway so the increase in allowable square footage would improve visibility. Since there are other businesses in this area that pre-date the overlay district zoning this request would not seem to substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not alter the essential character of the district in which it is located and the exception will not adversely affect the public health, safety, or welfare of the community. The applicant will be required to obtain the necessary sign permits. The replacement of the cabinet on the existing pylon sign does not require a variance.

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.

There was a brief discussion regarding the present sign ordinance. All board members agreed to contact the Council office and request a change in the size requirements.

A **MOTION to APPROVE** was made by Mr. Joe Harris, seconded by Mr. David Tauzin.

ROLL CALL VOTE:

YEAS: Harris, Tauzin

NAYS: Konos

ABSTAINED: None

NOT VOTING: Hebert

THE CHAIRMAN DECLARED THE MOTION APPROVED.

6. Next Meeting Date: March 19, 2018

7. 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