

**HOUMA BOARD OF ADJUSTMENT**  
**Official Proceedings**  
**of**  
**March 19, 2018**

*Government Tower*  
*2<sup>nd</sup> Floor, Terrebonne Parish Council Meeting Room*

1. The Chairman, Trudy Hebert, called the March 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. Matt Chatagnier.
2. Upon Roll Call, those members present were Mr. David Tauzin, Mrs. Trudy Hebert, Mr. Willie Newton and Mr. Matt Chatagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
3. Announcements: The Board congratulated Matt Chatagnier on his appointment by the Council as a Board of Adjustment member. Mr. Pulaski also reminded the Board to take the on-line mandatory Ethics training for 2018. Mrs. Hebert notified the board that the letter to the Council requesting review of the Sign Ordinance in the Overlay District was sent to the Council Chair.
4. Approval of Minutes of February 19, 2018:  
Motion was made by Mr. Willie Newton and seconded by Mr. David Tauzin that the minutes of February 19, 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 211 Henderson Street.

Chair recognized Ms. Chelsey Nixon who stated that she wants to put a mobile home on this 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

Applicant has recently purchased the property and wishes to place a mobile home as her primary residence. The depth of the lot is sufficient to accommodate the size of the mobile home (60'x80') 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 homes 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 the district. This board has approved several other mobile home placements on properties on Henderson Street within the past few months.

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. Willie Newton, seconded by Mr. David Tauzin

**ROLL CALL VOTE:**

YEAS: Tauzin, Newton, Chatagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

**THE CHAIRMAN DECLARED THE MOTION APPROVED.**

- b. Structure Variance: Sign variances: 1) Size increase from 51 sq. ft. max to 55 sq. ft.; and, 2) 2 additional façade signs at 55 sq. ft.

Chair recognized Tracey Diehl who stated that she is representing Aspen Dental. They are requesting the variance because of the difficulties with the many entrances on to the property and to maintain the integrity of their National Image.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a sign variance to allow for; 1) placement of two (2) additional building façade signs (55 sq. ft.), and; 2) size increase from 51 sq. ft maximum to 55 sq. ft at Aspen Dental located in the Overlay District. Section 28-76(c)(6)(d) permits only one building façade sign on the street sides of the building. Applicant is requesting two (2) additional façade signs and an increase in the size of all signage. Fundamentally this business has three street frontages because of the shape and location of the property. The unique shape of the property, location of the parcel, the layout of the existing curb cuts and design of the traffic intersection and the shape of the tenant space occupied all create a need for adequate signs that are consistent in size and nature located on multiple elevations for clear visibility from great distances. The Enterprise Drive entrance is in the curved portion of Enterprise Drive approaching Martin Luther King Blvd. and adequate signage is necessary for motorists to see timely enough to slow down and turn into the parking area. The other signs need to be large enough to be seen by motorists coming from Martin Luther King Blvd.. 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.

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 for more information regarding the request.

Staff recommends **APPROVAL** of the request.

**A MOTION to APPROVE** was made by Mr. Willie Newton, seconded by Mr. David Tauzin

**ROLL CALL VOTE:**

YEAS: Tauzin, Newton, Chatagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

**THE CHAIRMAN DECLARED THE MOTION APPROVED.**

- c. Structure Variance : Side yard setback variance from the required 5' to 2' for carport addition to his residence in an MS zoned district. Chair recognized Kirk Menard who stated that is requesting this variance in order to finish the construction of his carport.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side yard setback variance from the required 5' to 2' for carport addition to his residence in an MS zoned district. Applicant is requesting a side yard setback to allow him to complete his 40' X 10' carport construction. Applicant received a Stop Work order and was informed that he must apply for a BOA variance. Applicant has several hardships pertaining to a 5' side variance; 1) There is a very old Magnolia tree on his property that would have had to be destroyed in order to build his carport any closer to the house, and 2) The lot size is so small that there would not have been adequate space between the fence and the house to build the small, single car carport. Applicant

has stated that he received the approval of his neighbor before he began construction but that he was not aware that he needed a permit from the Parish. Applicant has since applied for a permit and has paid the penalty fee. Staff feels that the exception will not alter the essential character of the district in which it is located as there are a number of properties in the older residential areas of downtown with similar setbacks. 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 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 the request.

Staff recommends **APPROVAL** of the request on the **CONDITION** that applicant add gutters and downspouts to avoid flooding neighbors property.

After a brief discussion **A MOTION to APPROVE** with the staff **CONDITIONS** recommendations was made by Mr. Willie Newton; seconded by Mr. David Tauzin.

**ROLL CALL VOTE:**

YEAS: Newton, Tauzin, Chatagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

**THE CHAIRMAN DECLARED THE MOTION APPROVED.**

6. Next Meeting Date: April 16, 2018

7. Board of Adjustment Member Comment: None

9. Public Comment: NONE

10. There being no further business, Mr. Willie Newton made the **MOTION to ADJOURN**, seconded by Mr. David Tauzin.

There being **NO OPPOSITION, MOTION CARRIED**; Chairman declared **MOTION ADOPTED** and the meeting **ADJOURNED**.

  
Mr. Willie Newton, Secretary