

**HOUMA BOARD OF ADJUSTMENT  
Official Proceedings**

**of  
July 16, 2018**

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

1. The Chairman, Trudy Hebert, called the July 16, 2018 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 Mrs. Trudy Hebert, Mr. Matt Chatagnier, Mr. Pete Konos, Mr. Willie Newton, Mr. Joe Harris and Mr. David Tauzin. Also present was Mr. Christopher Pulaski, TPCG Planning Director.  
Absent: NONE
3. Announcements: Mrs. Trudy Hebert reminded everyone of the Planning Commissioner Training. Mrs. Trudy Hebert welcomed back Mr. Joe Harris after a lengthy and serious medical leave.
4. Approval of Minutes of May 21, 2018:  
Motion was made by Mr. Willie Newton, seconded by Mr. Joe Harris that the minutes of May 21, 2018 be APPROVED. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
5. NEW BUSINESS:
  - a. Structure Variance: Rear yard variance from the required 25’ and 17.3’ for construction of an awning.

Chair recognized Mr. Ken Rembert who stated that he wishes to install patio awnings on these structures. After the buyer and seller agreed on the house plans it was discovered that the lots diminished in depth and a various would be needed. Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 25’ to 17.3’ for placement of patio awnings in a R-2 zoned district. Deroche Homes has plans on a pre-sold home placed on the property at 333 and 335 Derusso Street. After the buyer and seller agreed on the house plans it was discovered that the lots on the North side of this street diminished in depth as you move down the street. This caused a problem on the planned homes for these lots and with respect to the rear setback requirement. The plans call for “open patios” at the rear of the homes. The applicant respectfully requests a variance from the required 25’ to 17.3’ to accommodate the plans. Staff feels that the exception will not alter the essential character of the district in which it is located as several properties along Derusso have similar patios in the rear of the property that do meet the setback requirement. The exception will not substantially or permanently injure the appropriate use of the adjacent conforming property which is zoned R-2, but has the same 25’ rear yard setback requirement as the subject property has an 8’ wooden privacy fence along the rear property line. 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 and email for more information regarding the request. Staff recommends **APPROVAL** of the request.

**MOTION to APPROVE** was made by Mr. Willie Newton seconded by Mr. Pete Konos.

**ROLL CALL VOTE:**

YEAS: Newton, Konos, Harris, Tauzin  
NAYS: NONE  
ABSTAINED: None  
NOT VOTING: Hebert, Chatagnier

**THE CHAIRMAN DECLARED THE MOTION APPROVED.**

b. Structure Variance: Rear yard setback from 25' to 14'-6" for attached addition to residence.

Chair recognized Mr. Jacques Champagne who stated that he needs more room and wishes to enlarge his utility room and add a patio area in the back of his house. Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a rear yard setback variance from the required 25' to 14'-6' for addition to an existing residence in an R-1 zoned district. Applicant states that this house was built in the 1980's. As with most homes of this age the living area, especially the kitchen and utility rooms, are quite small. His family has grown and they require more living space for appliances, freezer and kitchen counter and cabinet area. Applicant has three grown children and they need an outdoor entertainment area which the house does not have. Applicant has designed the addition as minimal as possible. The unique shape of the lot offers servitude challenges as well. Also, there is a drainage ditch and 25' servitude in the rear of his property which offers ample room for utility servitudes. Applicant feels that the additions to the house will add value to the adjacent properties as well as his own.

Staff feels that the exception will not alter the essential character of the district in which it is located as several properties along this area have similar variances. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district and there is an existing 6' wooden privacy fence along the rear property line. 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 one email for more information regarding the request.

**MOTION to APPROVE** was made by Mr. Willie Newton seconded by Mr. Pete Konos.

**ROLL CALL VOTE:**

YEAS: Newton, Konos, Harris, Tauzin

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert, Chatagnier

c. Structure Variance: Parking variance from 7 required to 2 for Bed and Breakfast and associated functions.

Chair recognized Mrs. Linda Faulk, 406 Barrow Street, who stated that she has submitted her reasons for the variance to Mr. Pulaski and feels that he can better explain her needs. Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a parking variance from required 7 spaces to 2 to allow for full operation of the Bed and Breakfast and associated functions in a C-1 district.

Applicant wishes to address the parking issues that she has been experiencing for the past 20 years that her Bed and Breakfast has been in existence. Because of the many businesses downtown that share parking, applicant feels that the limited restrictions hinder her plans for additional functions pertaining to her business plans. In an effort to comply with regulations and continue a cooperative parking relationship with other businesses near her, she is requesting this parking variance. The subject property is the applicant's primary address which requires 2 spaces. They have 3 possible guest rooms, but only one has been allowed because of only one space being available. The regulations require one space for each guest room. The applicant would also like to use a portion of the common area for small events like bridal showers, teas, etc. This variance request is to reduce the required parking count from 7(2 for residence, 3 for guest rooms, and 2 for function space).

Staff feels that the exception will not alter the essential character of the district in which it is located as parking is a challenge for downtown businesses. With the opening of the parking lot across the street on Barrow, there is sufficient off-street parking for the nearby medical clinics. 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.

A site visit was performed and all property owners adjacent to and with a 250' radius of the subject property have been notified. Staff received no calls pertaining to the request. Staff recommends **APPROVAL** of the request.

**MOTION to APPROVE** was made by Mr. Willie Newton seconded by Mr. Pete Konos.

**ROLL CALL VOTE:**

YEAS: Newton, Konos, Harris, Tauzin

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert, Chatagnier

**THE CHAIRMAN DECLARED THE MOTION APPROVED.**

Next Meeting Date: August 20, 2018

7. Board of Adjustment Member Comment: Pete Konos remarked about his pleasure to have Mr. Joe Harris back. He gave tribute to Mr. Harris and his accomplishments in the community.

9. Public Comment: NONE

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

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



Mr. Willie Newton, Secretary