

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
December 17, 2018

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Trudy Hebert, called the December 17, 2018 meeting of the Houma Board of Adjustments to order at 3:32 p.m., followed by the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, those members present were Mrs. Trudy Hebert, Mr. Pete Konos, Mr. Willie Newton, Mr. David Tauzin, Mr. Joe Harris and Mr. Matt Chatagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
3. Announcements: NONE
4. Approval of Minutes of November 19, 2018:
MOTION was made by Mr. Joe Harris, seconded by Mr. Pete Konos that the minutes of November 19, 2018 be APPROVED. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. OLD BUSINESS:

- a. Structure Variance: Side and rear yard setback from 5' to 2' for an accessory structure in an I-1 zoned district.
Chair recognized Mr. William Strassel, applicant, who stated that he wishes to build a wooden storage shed in his back yard and he needs a variance in order to place it at a location that will allow for other construction in his back yard.
Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side and rear yard setback variance from the required 5' to 2' for an accessory structure (shed) at his residence in an I-1 zoned district.

The shed is replacing a previous shed. Given its proximity to the property line, staff would recommend that the applicant incorporate gutters and downspouts to direct water away from the adjacent properties although this type and style of roof seems to direct water down before the drip line so gutters and downspouts may not be effective. There are a number of residences within this area who have detached sheds so the exception will not adversely alter the character of the district in which it is located. 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 within a 250' radius of the subject property have been notified. Staff received one inquiry for additional information.
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: Tauzin, Newton, Konos, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

Chair declared the **MOTION APPROVED.**

6. NEW BUSINESS:

- a. Structure Variance: Front yard setback variance from the required 20' to 8' to allow for a front porch addition to his residence in an R-1 zoned district.

Chair recognized Mr. Rob Hamilton who stated that his client inherited this property and wished to add a front porch.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a front yard setback variance from the required 20' to 8' to allow for a front porch addition to his residence in an R-1 zoned district.

The front of the house is currently at a 13' front yard setback. As this is an older subdivision with many structures that predate zoning, there are a number of residences within this area who have reduced front yard setbacks so the variance would not seem to adversely alter the character of the district in which it is located. Additionally, many of the homes in the area have similar front porches so this is n keeping with the character of the district. The variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The variance 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 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: Tauzin, Newton, Konos, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

Chair declared the **MOTION APPROVED**.

b. Election of Officers- 2019

A Motion was made by Mr. Willie Newton that the present officers remain in their positions for the 2019 term. Chair- Trudy Hebert, Vice Chair- Joe Harris; and Secretary- Willie Newton. Second was made by Mr. Pete Konos. There being no objection, the Chairman declared the **MOTION APPROVED**.

7. Next Meeting Date: January 28, 2019.

8. 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. Pete Konos.

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


Mr. Willie Newton, Secretary *in his absence*