

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
February 18, 2019

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Trudy Hebert, called the February 18, 2019 meeting of the Houma Board of Adjustments to order at 3:30 p.m., followed by the Pledge of Allegiance led by Mr. Matt Chatagnier.
2. Upon Roll Call, those members present were Mrs. Trudy Hebert, Mr. Pete Konos, Mr. David Tauzin, Mr. Joe Harris and Mr. Matt Chatagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent was Mr. Willie Newton, due to a business conflict.
3. Announcements: NONE
4. Approval of Minutes of January 28, 2019:
MOTION was made by Mr. Joe Harris, seconded by Mr. David Tauzin that the minutes of January 28, 2019 be APPROVED. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:

- a. Structure Variance: (1) Rear yard setback from 10' to 7'; and, Front yard setback from 25' to 10' for new construction located at 6431 West Main Street.

Chair recognized Mr. Joe Boudreaux, 144 Nottingham Trail, Houma, representing K&R Heating and Air Conditioning who stated that he wishes to place a metal building on the property.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a (1) Rear yard setback from 10' to 7'; and, Front yard setback from 25' to 10' for new construction in a C-2 district. The bature property is roughly 60' X 154'. The shallow depth is because it is the bature property along Bayou Terrebonne. C-2 rear yard setback for properties along waterways and drainage canals is 10'. Staff feels that the rear setback is justifiable and the building permit review and approval process would address any structural concerns or proximities to the bank/bulkhead. The front setback variance seems to be in keeping with the setbacks on the adjacent bature property structures. However, parking may be an issue. Since Main Street is a major traffic route, zoning regulations stipulate that no parking spaces can be directly accessed from the street. Adequate parking will either need to be provided on the side or the building would need to be adjusted to allow for off-street parking in front. Given the proposed square footages and uses, the minimum required number of spaces is 14. Many properties along this area pre-date zoning so the variance will not alter the essential character of the district and will not weaken the general purposes of this ordinance or the regulations herein established for the specific district. The variance will not adversely affect the public health, safety, or herein established for the specific district. The variance will not adversely affect the public health, safety, or welfare or the Master Plan.

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 on the **CONDITION** that the applicant is able to provide required parking and obtain a parking variance.

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

ROLL CALL VOTE:

YEAS: Tauzin, Konos, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

Chair declared the **MOTION APPROVED**.

b. Structure Variance: Rear yard setback variance from the required 25' to 19.4' for new residential construction in an R-1 district.

Chair recognized Mr. Ken Rembert, representing the applicant Deroche Homes, Inc. who stated that applicant needs additional space in the rear of the lot to allow for building a garage that will not obstruct the view of the back.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a rear yard setback variance from the required 25' to 19.4' for new residential construction in an R-1 district. The builder wishes to reduce the rear setback requirement on this lot to accommodate a particular house plan. The garage needs to be moved closer to the rear property line in order to not block the dining room window view. The applicant is the developer of this subdivision and has received similar variances in the past. Since the applicant is the developer, the variance will not alter the essential character of the district and will not weaken the general purposes of this ordinance or the regulations herein established for the specific district. The exception will not adversely affect the public health, safety, or welfare or the Master Plan. Staff requests that the developer consider modifying future house plans to conform to the zoning standards or consider a multi-property variance request to address future lots.

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** was made by Mr. Joe Harris, seconded by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Tauzin, Konos, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

c. Structure Variance: Driveway width variances: (1) from Driveway width variances from max. 35' to 203' and 177'; and, (2) Separation variance from required 40' to 10' for new development accessed from

Gold Drive located at 3814 Hwy. 56.

Chair recognized Mr. John Terry Gold who stated that he wants to develop this land with condos and realized that he needs a variance in order to allow enough room for the driveways for each condo.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting driveway width variances: (1) Driveway width

variances from max. 35' to 203' and 177'; and, (2) Separation variance from required 40' to 10' for new development a to accommodate the plans for this new development. The parking spaces for these townhomes will be accessed directly off of Gold Drive (formerly Hult Drive). This is a public street, but it is not considered a major traffic route so direct access is possible. To facilitate the number of required parking, the spacing variance is required. Staff feels that the development is of sufficient quality and character and that the variance would not create problems as the road receives very little traffic. Staff feels that the exception will not alter the essential character of the district and will not weaken the general purposes of this ordinance or the regulations herein established for the specific district. The exception will not adversely affect the public health, safety, or welfare or the Master Plan.

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** was made by Mr. Joe Harris, seconded by Mr. David Tauzin.

ROLL CALL VOTE:

YEAS: Tauzin, Konos, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

6. Next Meeting Date: March 18, 2019.

7. Board of Adjustment Member Comment: None

8. Public Comment: NONE

9. There being no further business, Mr. Pete Konos 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