

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
April 19, 2021

Houma Municipal Auditorium

The Chairman, David Tauzin, called the April 19, 2021 meeting of the Houma Board of Adjustments to order at 5:00 p.m.

1. Pledge of Allegiance: Mr. Pete Konos
2. Upon Roll Call, those members present were Mr. Matthew Chattagnier, Mr. David Tauzin, Mr. Pete Konos and Ms. Natalie Lirette
Also present was Mr. Christopher Pulaski, TPCG Planning Director and Mr. Gary Williams, Attorney at Law.
Absent were: Mr. Willie Newton and Mr. Joe Harris.
3. ANNOUNCEMENTS: Mr. Pulaski commented on those who received their certificates for the Planning Commission Training seminar; Mr. Matthew Chattagnier and Mr. David Tauzin.
4. Approval of Minutes of March 15, 2021.
MOTION was made by Mr. Matthew Chattagnier; **SECONDED** by Mr. Pete Konos to **APPROVE** the minutes of the March 15, 2021 meeting.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

5. Old Business:
 - a. Structure Variance; Rear yard setback variance from required 25’ to 7.4’ for addition to a residential structure located at 423 Columbus Drive.
Chair recognized Brooke Lawson who stated that she has changed her request since the surveyor has addressed the footage in the rear of the property. She wishes to add two bedrooms to the house.
Chair declared opening of public hearing.
Chair recognized Sheri Eaton, 332 Levron St., who questioned the reason for the variance request.

(5:07 p.m. Mr. Willie Newton arrived.)
(5:08 p.m. Mr. Joe Harris arrived.)

Chair recognized Mr. Neal Theriot, 248 Riverwood Drive, who voiced privacy issues.
Chair recognized Mr. Dwayne Eaton, 332 Levron St., who voiced privacy issues and purpose of variance request.

A **MOTION** was made by Mr. Willie Newton, **SECONDED** by Mr. Pete Konos, to **CLOSE** public hearing.
Vote was unanimous.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a rear yard setback variance from required 25’ to 7.4’ for an addition to a residential structure in an R-1 zoned district. Applicant began work without a permit and received a stop work order on 2/18/21. Applicant was informed of permit requirement and a permit (# 2121-91167) was applied for on 2/19/21. The addition is for a 450 sq. ft. 2-bedroom addition which will make the total number of bedrooms three. The applicant has indicated that the rental property market has little need for 1-bedroom residences, so this request is to fulfill a need in the rental market. The property is only 70’ deep and is a small lot at just over 2100 sq. ft. in total area. Applicant had originally requested a rear yard setback variance from 25’ to 11’; however, she has revised her application to include a side yard variance as well. At the March 15, 2021 BOA meeting, the original public hearing was continued to the April meeting to allow applicant tie to review her needs and request. Since that time applicant has submitted a revised site plan that reflects the corrected property line shift and

proposed addition. Since this area pre-dates zoning and other properties have similar setbacks or less staff feels that the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district and that the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on he property.

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 application. Staff recommends **APPROVAL** of the request on the **CONDITION** that the applicant place gutters and downspouts along the side and rear of the addition to direct water away from adjacent properties.

After a brief discussion a **MOTION** to **APPROVE** on the **CONDITION** that the applicant place gutters and downspouts along the side and rear of the addition to direct water away from adjacent properties was made by Mr. Willie Newton, **SECONDED** by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Chattagnier, Newton, Harris

NAYS: Pete Konos

ABSTAINED: None

NOT VOTING: None

6. New Business:

- a. Structure Variance: Rear yard setback from 25' to 11'-1" for new residential construction located at 303 June Drive.

Chair recognized Mr. Joey Yesso, contractor, who stated that he was representing applicant Abby Kinnard who is demolishing the old house at this address and is constructing a new residence and will need a rear yard setback to meet the requirements of the architectural drawings.

Chair declared opening of public hearing.

There being no one wishing to speak, Mr. Matt Chattagnier made a **MOTION** to **CLOSE** PUBLIC HEARING, seconded by Mr. Pete Konos. Vote was unanimous.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting arear yard setback from 25' to 11'-1" for new residential construction in an R-1 zoned district. Applicant is in the process of demolishing the old house at this address and wishes to build a new house. The existing structure has its front oriented towards June Drive. In order to maintain the character of the orientation of many of the existing homes along June Drive and to meet specifications of architectural drawings a rear yard variance is needed.

Since this property pre-dates zoning and may hones in the area have similar setbacks, the variance will not alter the essential character of the district in which it is located nor would it weaken the general purposes of this ordinance or the regulations herein established for the specific 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 of no objection pertaining to this application.

Staff recommends **APPROVAL**.

MOTION to **APPROVE** was made by Mr. Matt Chattagnier, **SECONDED** by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Chattagnier, Newton, Harris, Konos

NAYS:

ABSTAINED: None

NOT VOTING: None

- b. Structure Variance: Rear yard setback variance from required 25' to 19.8' for new residential construction located at 175 Juliana Way.

Chair declared the floor open for public hearing. There being no one present to represent this application, Mr. Pete Konos made a **MOTION** to **CLOSE** public hearing, **SECONDED** by Mr. Willie Newton. Vote was unanimous.

Since there was no one present to represent this application a **MOTION** was made by Mr. Willie Newton, **SECONDED** by Mr. Joe Harris to **TABLE** this request until the May 17, 2021 BOA meeting.

ROLL CALL VOTE:

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

c. Structure Variance: Rear yard setback from 25' to 21' for placement of a mobile home in an R-2 zoned district.

Chair recognized Mr. Juan Clara-Gomez who stated that he had previously obtained a variance for placement of the mobile homes in this district, but upon placement of one of the homes he realized that he needed a rear setback variance to fit the mobile home while keeping within the front setback requirements.

Chair declared the floor open for public hearing. There being no one present wishing to comment, Mr. Pete Konos made the **MOTION to CLOSE** public hearing, seconded by MR. Willie Newton. Vote was unanimous.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback from 25' to 21' for placement of a mobile home in an R-2 zoned district. Applicant has previously received Special Exception approval from this Board to place a mobile home on this property. The applicant explained that they were under the impression that the SE approval was the approval and placed the mobile home in its current location, but later learned of the need for the mobile permit which would have addressed the setback placement. Since the mobile home has been strapped and anchored, it was determined that a variance is required. The property pre-dates zoning in this area and many structures have similar setbacks, so the variance will not alter the essential character of the district in which it is located nor would it weaken the general purposes of this ordinance or the regulations herein established for the specific district. A site visit was performed ad all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls pertaining to this application. Staff recommends **APPROVAL**.

A **MOTION** was made by Matt Chatagnier, seconded by Mr. Pete Konos to **APPROVE**.

ROLL CALL VOTE:

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

7. Next meeting date: May 17, 2021 at the Government Tower, second floor Council Meeting Room.
8. BOA Comments: Discussion regarding meeting start time (to be discussed at May meeting)
9. Public Comments:
10. Adjourn: **MOTION** was made by Mr. Willie Newton, **SECONDED** by Mr. Joe Harris to adjourn. Vote was unanimous.

..



Mr. Willie Newton, Secretary