

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
January 28, 2019

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Trudy Hebert, called the January 28, 2019 meeting of the Houma Board of Adjustments to order at 3:35 p.m., followed by the Pledge of Allegiance led by Mr. Pete Konos.
2. Upon Roll Call, those members present were Mrs. Trudy Hebert, Mr. Pete Konos, Mr. David Tauzin and Mr. Matt Chatagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
Absent were Mr. Willie Newton, due to business engagement, and Mr. Joe Harris.
3. Announcements: Mr. Pulaski mentioned that the G.I.S. system is being upgraded and during the interim the G.I.S. maps will have some differentiations.
4. Approval of Minutes of December 17, 2018:
MOTION was made by Mr. Pete Konos, seconded by Mr. David Tauzin that the minutes of December 17, 2018 be APPROVED. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:

- a. Structure Variance: (1) Side yard setback from 5' to 2' for accessory structure; (2) Rear yard setback from 20' to 2' for accessory structure; (3) Side yard setback from 5' to 2' for addition; and, (4) Rear yard setback from 10' to 2' for addition located at 508 Sugar Mill Courtyard.

Chair recognized Mr. Gary Brown who stated that he wishes to build an addition to his home and also an outdoor kitchen.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a

- (1) Side yard setback from 5' to 2' for accessory structure; (2) Rear yard setback from 20' to 2' for accessory structure; (3) Side yard setback from 5' to 2' for addition; and, (4) Rear yard setback from 10' to 2' for an addition.

The lot size is approximately 70' X 100", but the size and placement of the homes more resemble a Planned Unit Development, Zero Lot Line type. In 2000 and 2008 the developer received a rear yard setback variance from the required 20' to 10' for placement of the home. Most, if not all, of the homes received similar setback variances. But none appear to be as close as 2'. With the increased impervious area along with the existing pool in the backyard, storm water runoff rates may increase so Staff would recommend that the applicant incorporate gutters and downspouts to direct the water to drain as per the subdivision drainage plan. The increase in impervious area may also require that Parish Engineering review and approve the gutters and downspout drainage as part of the upcoming building permit process. Applicant has already installed sub service drainage.

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 incorporate gutters and downspouts to direct runoff to drain as per the approved subdivision drainage plan.

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

ROLL CALL VOTE:

YEAS: Tauzin, Konos, Chatagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

Chair declared the **MOTION APPROVED**.

b. Structure Variance: Front yard variance from required 20' to 7' for construction of two carports located at 1818 Acadian Drive

Chair recognized Mr. Tommy LeCompte, applicant, who stated that he wishes to build two carports for his truck and his R. V.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a front yard setback variance from required 20' to 7' to allow for open carport additions to an existing residential structure in an R-1 district.

The size of the lot makes it difficult to place any sort of carport or garage without a variance approval. The addition includes two (2) open carports to protect his truck and his recreational camper. Since the subdivision pre-dates zoning, many of the homes with reduced front setbacks have either received similar variances or are considered legal, non-conforming so the proposed variance would not seem to alter the character of the neighborhood. Staff feels that the exception will not substantially or permanently injur the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety, or welfare.

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 more information.

Staff recommends **APPROVAL** of the request.

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

ROLL CALL VOTE:

YEAS: Tauzin, Konos, Chatagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

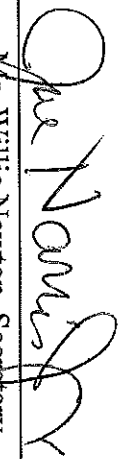
7. Next Meeting Date: February 18, 2019.

8. Board of Adjustment Member Comment: None

9. Public Comment: NONE

10. 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