

HOUMA BOARD OF ADJUSTMENT
Official Proceedings

of
December 21, 2021

Terrebonne School District Conference Room

The Chairman, David Tauzin, called the December 21, 2021 meeting of the Houma Board of Adjustments to order at 5:05 p.m..

1. Pledge of Allegiance: Mr. Joe Harris.
2. Upon Roll Call, those members present were Mr. David Tauzin, Mr. Pete Konos, Mr. Willie Newton, Matt Chattagnier and Mr. Joe Harris. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
3. **ANNOUNCEMENTS:** Mr. Pulaski mentioned the resignation of Natalie Lirette.
4. Approval of Minutes of August 16, 2021.
MOTION was made by Mr. Joe Harris **SECONDED** by Mr. Willie Newton to **APPROVE** the minutes of the August 16, 2021 meeting.

ROLL CALL VOTE:

YEAS: Newton, Konos, Harris, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin

6. New Business:

- a. Structure Variance: Front yard setback variance from required 20' to 12' for attached awning in an R-1 zoned district located at 307 Suthon Avenue.

Chair recognized Francis Giroir who stated that she wants to put an awning to cover her front door and window to help shade from the sun.

Chair declared the opening of public hearing.

There being no one present to speak on this issue, **MOTION** was made to close public hearing by Joe Harris, **SECONDED** by Pete Konos. **MOTION** was **APPROVED** unanimously.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a front yard setback variance from the required 20' to 12' for an attached awning.

This is an older subdivision that pre-dates zoning and several lots in the area have similar or lesser setbacks. The proposed awning is only over the front stoop which is a small portion of the front façade. The impact of the structure on the surrounding properties and their permitted uses is minimal to none and the placement of the awning would have no negative impact to the general public health, safety, and 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 no calls regarding the request.

Staff recommends **APPROVAL** of the request.

MOTION was made by Joe Harris to **APPROVE, SECONDED** by Matt Chattagnier.

ROLL CALL VOTE:

YEAS: Newton, Konos, Harris, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin

- b. Structure Variance: Side yard setback variance from required 5' to 3' for detached carport in an R-3 zoned area.

Chair recognized James Marmande who stated that he wishes to make a place to store his boat and trailer.

Chair declared opening of public hearing.

There being no one to speak on this issue a **MOTION** was made by Joe Harris to **CLOSE** public hearing, **SECONDED** by Matthew Chattagnier. **MOTION APPROVED** unanimously.

Chair recognized Mr. Christopher Pulaski who stated the applicant is requesting a front yard setback variance from the required 5' to 3' for a detached shed/open carport.

The applicant is seeking to have a place to park their boat and trailer and to shift the structure over 2' would result in a conflict with the existing home with respect to the driveway alignment. The portion of the structure closest to the side property line is an open carport which would seem to have little impact on the adjacent property where there is a 6' privacy fence. It is unclear from the site plan if the applicant intends to install gutters and downspouts on the proposed structure. The BOA will often require gutters and downspouts to direct water away from adjacent properties as a condition of approval for these types of setbacks.

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 on the **CONDITION** that the applicant install gutters and downspouts to direct roof runoff away from the adjacent properties and towards the street.

MOTION to APPROVE with **CONDITIONS** recommended by staff was made by Joe Harris, **SECONDED** by Pete Konos.

ROLL CALL VOTE:

YEAS: Harris, Newton, Konos and Chattagnier

NAYS:

ABSTAINED: None

NOT VOTING: Tauzin

7. Next meeting date: TUESDAY, January 18, due to MLK day, at the Government Tower, second floor Council Meeting Room.

8. BOA Member comments: NONE

9. Public Comments: NONE

10. Adjourn: **MOTION** was made by Mr. Willie Newton, **SECONDED** by Mr. Pete Konos to adjourn. **MOTION** passed unanimously.


Mr. Willie Newton, Secretary