

## HOUMA BOARD OF ADJUSTMENTS

### Official Proceedings of April 20, 2009

#### *Government Tower 2<sup>nd</sup> Floor, Terrebonne Parish Council Meeting Room*

1. The Chairman, Ms. Katie Sims, called the April 20, 2009, meeting of the Houma Board of Adjustments to order at 2:01 p.m., followed by the Pledge of Allegiance, led by Mr. David Blum.
2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. Joe Harris, Mr. Pete Konos and Mr. David Blum. Members absent were Mr. Herman Torregano and Alternate Member, Mr. Richard Diggs. Also present was Ms. Jennifer Robinson, Senior Planner and Mr. Patrick Gordon, Parish Manager/Planning Director of the Department of Planning and Zoning for the Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS: NONE
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF MARCH 16, 2009.

It was moved by Mr. Harris, seconded by Mr. Blum, that the minutes of the March 16, 2009, meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. AGENDA ITEM 5, OLD BUSINESS: NONE
6. AGENDA ITEM 6, NEW BUSINESS:
  - A. Structure Variance

1. Double Variance: Structure variance from the spacing requirement of 50' to 10' between main structures; and a rear yard variance from the required 20' to 7' in order to construct a duplex; property located from 720 – 724 Bayou Gardens Boulevard; *Guidry Brothers Rentals Properties, applicant.*

The Chairman recognized Morille Guidry who stated that the existing duplexes on at this location were constructed prior to zoning being implemented in the area and he is asking for the variance to construct this last structure on the mentioned site.

The Chairman recognized Ms. Jennifer Robinson who stated that this applicant has also applied for Planned Building Group Approval through the Zoning and Land Use Commission for the meeting of April 23, 2009. Ms. Robinson stated that adjacent property owners were notified and no responses were received. Staff conducted an on site inspection and finding that this request would conform to the existing development in the immediate vicinity would recommend approval.

Subsequent to discussion among the members of the Board, Mr. Blum moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments approve the request for the variance".

#### ROLL CALL VOTE:

YEAS: Blum, Konos and Harris

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Torregano

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

2. Double variance: Front yard variance from the required 25' to 10'; and rear yard variance from 30' to 5' for the accommodation of mobile homes in Mulligan Mobile Home Park, property located at 146 Raymond Street; *Aaron Mulligan, applicant.*

The Chairman recognized Terrell Martin with GSE Associates representing Mr. Mulligan who stated that a front and rear yard variance is being requested.

The Chairman recognized Ms. Jennifer Robinson who stated that adjacent property were notified and no responses were received, an onsite inspection was conducted and staff determined that the variance would not adversely affect the surrounding area and would recommend approval. Ms. Robinson also stated that during a Planning Commission Meeting in February 2009 this item received approval conditioned upon setback variances from the Board of Adjustments.

The Chairman recognized Mr. Gordon who stated that one concern from the Planning Commission was for the placement of a fire hydrant.

Mr. Konos stated that he has safety concerns for granting this variance.

Subsequent to the discussion among the members of the Board, Mr. Blum moved to approve the variance request. Motion failed due to the lack of a second.

Mr. Konos moved to deny the variance request. Motion failed due to the lack of a second.

Mr. Harris moved to table the variance request. Motion failed due to the lack of a second.

Discussion continued concerning the variance request.

Mr. Blum moved to approve the variance request. Motion failed due to the lack of a second.

Subsequent to discussion among the members of the Board, Mr. Harris moved, seconded by Mr. Blum, "THAT the Houma Board of Adjustments table the request for the variance until the next scheduled meeting and that the applicant submit a revised map adjusting the setback."

ROLL CALL VOTE:

YEAS: Harris, Blum and Konos

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Torregano

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION TABLED.

3. Front yard variance from the required 25' to 10' for the purpose of constructing a commercial building, property located at 323 Corporate Boulevard; *WNBM L.L.C., applicant.*

The Chairman recognized E.A. Angelloz of 120 West 9<sup>th</sup> Street, Thibodaux representing the applicant who stated the need for the variance.

The Chairman recognized Ms. Jennifer Robinson who stated all adjacent property owners were notified and an on site inspection was conducted. Staff determined that this variance would not negatively impact the surrounding and would recommend approval.

Discussion continued concerning the driveway layout and parking for this area.

Subsequent to discussion among the members of the Board, Mr. Konos moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:

YEAS: Harris and Konos

NAYS: None

ABSTAINED: Blum

NOT VOTING: Sims

ABSENT: Torregano

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

7. OTHER BUISNESS:

Discussion of an Ordinance to amend Section 28-178 "Board of Adjustment", of the Terrebonne Parish Code of Ordinance so as to create section "(h) Application Process".

The Chairman recognized Ms. Jennifer Robinson who explained the proposed additions to Section 28-178 of the Parish Code.

It was moved by Mr. Blum, seconded by Mr. Harris and Mr. Konos that the Ordinance to amend Section 28-178 "Board of Adjustment", of the Terrebonne Parish Code of Ordinance so as to create section "(h) Application Process", be approved as amended. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

8. AGENDA ITEM 8, ADJOURNMENT:

Mr. Harris moved, seconded by Mr. Konos: "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:42 p.m."

NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.

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Herman Torregano, Secretary-Treasurer