

## HOUMA BOARD OF ADJUSTMENTS

### Official Proceedings of October 19, 2009

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

1. The Chairman, Ms. Katie Sims, called the October 19, 2009, meeting of the Houma Board of Adjustments to order at 2:02 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 Torregaon and Alternate Member, Mr. Richard Diggs. Also present was Ms. Jennifer Robinson, Senior Planner, and Mr. Patrick Gordon, 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 SEPTEMBER 28, 2009.

It was moved by Mr. Harris seconded by Mr. Konos, that the minutes of the September 28, 2009 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. AGENDA ITEM 5, NEW BUSINESS:
  - A. Structure Variance
    1. Structure Variance: Rear yard variance from the required 5' to 4' and side yard variance from the required 5' to 4' to construct a storage shed; property located at 256 Lansdown Drive; *Jorge Valle, applicant.*

The Chairman recognized Ms. Jorge Valle of 256 Lansdown Drive who stated the request is for the construction of a storage shed.

The Chairman recognized Ms. Jennifer Robinson who stated that adjacent property owners were notified and one objection was received. Staff recommends approval conditioned that the applicant shall obtain a building permit prior to recommencing work, structure shall be built to current building codes especially as it pertains to section R302 which relates to fire resistance rating and applicant shall submit documentation stating conditions have been met.

Note: Mr. Herman Torregaon arrived at the meeting at 2:07pm.

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 conditioned that the applicant shall obtain a building permit prior to recommencing work, structure shall be built to current building codes especially as it pertains to section R302 which relates to fire resistance rating and applicant shall submit documentation stating conditions have been met”.

ROLL CALL VOTE:

YEAS: Blum, Konos, and Harris

NAYS: None

ABSTAINED: Torregano

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

2. Structure Variance: Structure variance to extend balcony over public right-of-way located at 7808 Main Street; *Vernon Carrere, applicant.*

The Chairman recognized Mr. Vernon Carrere of 161 Windsong Way, who stated that the variance request is to allow for the addition of a balcony to the front of the building.

The Chairman recognized Ms. Jennifer Robinson who stated that adjacent property owners were notified and did not receive any objections. An on-site inspection was conducted and a letter of appropriateness was submitted by the applicant from the Downtown Development Corporation. Staff recommends approval of the variance request

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

ROLL CALL VOTE:

YEAS: Harris, Konos, Blum, and Torregano

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

3. Structure Variance: Variance from Section 28-76(c)(1) “Supplementary major corridor overlay district regulations,” “Control of Access” of the Zoning Ordinance to allow for more than one driveway along the frontage of the parcel; property located at 1905 Martin Luther King Boulevard; *Henry J. Richard, applicant.*

addition of a second driveway along such a small portion of Martin Luther King was not in conformity with the standards of development within the overlay district and therefore recommends denial of the request.

Mr. Blum suggested that the driveways be one way in and one way out and not two-way directional. Mr. Blum added that neither driveway be bidirectional.

Mr. Richard stated that the plan is for a one way in and one way out driveway.

Subsequent to discussion among the members of the Board, Mr. Konos moved, seconded by Mr. Blum, "THAT the Houma Board of Adjustments approve the request for the variance conditioned that the driveways be 25' wide and be one direction only and that neither driveway be bidirectional and that the ingress and egress be clearly marked".

**ROLL CALL VOTE:**

**YEAS:** Blum, Harris, Konos, and Torregano

**NAYS:** None

**ABSTAINED:** None

**NOT VOTING:** Sims

**ABSENT:** None

**THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.**

6. **OTHER BUISNESS:** None
7. **AGENDA ITEM 8, ADJOURNMENT:**

Mr. Harris moved, seconded by Mr. Torregano: "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:30 p.m." **NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.**

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Herman Torregano, Secretary-Treasurer