

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings of November 16, 2009

Government Tower 2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Ms. Katie Sims, called the November 16, 2009, meeting of the Houma Board of Adjustments to order at 2:04 p.m., followed by the Pledge of Allegiance, led by Mr. Richard Diggs.
2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. Herman Torregano, Mr. Pete Konos, Mr. David Blum, and Alternate Member, Mr. Richard Diggs. Members absent were Mr. Joe Harris. 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 OCTOBER 19, 2009.

It was moved by Mr. Blum seconded by Mr. Konos, that the minutes of the October 19, 2009 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. AGENDA ITEM 5, NEW BUSINESS:
 - A. Structure Variance
 1. Structure Variance from Section 28-64(g) of the Supplementary Yard Regulations to allow a fence in the front yard higher than four (4) feet to construct an eight (8) foot security fence; property located at 510 Bragg Street; *Terrebonne Council on Aging, applicant.*

The Chairman recognized Mr. Kenneth Comeaux, an employee of the Terrebonne Council on Aging of 995 West Tunnel Boulevard, who stated that the variance request is to allow for the construction of a chain link fence. Mr. Comeaux stated the fence would be six (6) foot with a wire top.

The Chairman recognized Ms. Jennifer Robinson who stated that adjacent property owners were notified and no objections were received. An onsite inspection was conducted and staff determined that the additional height was appropriate and recommends approval of the request.

Discussion was held concerning the location of the property lines.

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 conditioned that the contractor provides a site plan with depicting property lines and the location of where the fence is being placed."

ROLL CALL VOTE:

YEAS: Diggs, Konos, Torregano, and Blum

NAYS: None

ABSTAINED: None

NOT VOTING: Sims
ABSENT: Harris

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

2. Structure Variance: Variance from Section 28-76 of the Supplementary Major Corridor Overlay District Regulations to allow for the placement of signs greater than seventy (70) square feet; property located at 1633 Martin Luther King Boulevard; *Connie Habermehl (Walmart) applicant*.

The Chairman recognized Mr. Randal Swain, with Bench Mark Group of 121 West Walnut, Rogers, Arkansas who stated the variance is to allow for signs over 70 square feet to be placed on the building at 1633 Martin Luther King Boulevard.

The Chairman recognized Ms. Jennifer Robinson who stated that the applicant is proposing to replace existing signs. Staff conducted an onsite inspection and determined that the additional square footage being requested is appropriate and recommends approval.

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

ROLL CALL VOTE:
YEAS: Blum, Diggs, and Torregano
NAYS: Konos
ABSTAINED: None
NOT VOTING: Sims
ABSENT: Harris

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

3. Structure Variance: Parking variance from the required 97 additional parking spaces to 39 parking spaces to construct an industrial addition; property located at 139 Equity Boulevard; *Shintaro Yoshido (Baker Hughes), applicant*.

The Chairman recognized Mr. Shintaro Yoshido, Architect, and Ed Holsabey of 139 Equity Boulevard, who stated that Baker Hughes is currently looking at expanding the facility for additional office and warehouse space. Mr. Holsabey stated that the warehouse space does not contain many employees and therefore they are requesting a reduction in parking spaces.

The Chairman recognized Ms. Jennifer Robinson who stated that the applicant has applied to the Houma Terrebonne Regional Planning Commission for Planned Building Group Approval. Adjacent property owners were notified and no objections were received. Staff recommends approval of the request subject to the submittal of a revised plan showing at least another 26 parking spaces to bring the parking to 65 additional spaces.

Discussion was held concerning the estimated number of employees compared to the number of parking spaces after the expansion.

Mr. Holsabey stated that based on Baker Hughes 5 year plan, the parking should more than cover the expansion.

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 conditioned that the additional 26 spaces request by Staff be added."

ROLL CALL VOTE:
YEAS: Blum, Diggs, and Torregano
NAYS: Konos
ABSTAINED: None
NOT VOTING: Sims
ABSENT: Harris

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

4. Structure Variance: Parking variance from the required 10 spaces to 1 space to construct 5 apartment dwelling units; property located at 7887 Main Street; *RICO 6. LLC, applicant.*

The Chairman recognized Ms. Lori Davis, developer of RICO 6, LLC who stated that a parking variance is being requested for the proposed construction of condominiums at the facility.

The Chairman recognized Ms. Jennifer Robinson who stated the applicant is redeveloping the old City Court Building for both Commercial and Residential use. Ms. Robinson stated that whereas the Commercial portion will not require a parking variance the Residential portion will require the variance. She stated that all adjacent property owners were notified and no objections were received. Ms. Robinson stated that staff recommends approval conditioned that when additional parking in the immediate vicinity is made available through parish or privately owned property, the applicant shall lease at least 3 spaces for use by the occupants of the dwelling units and that applicant shall submit documentation of such to the Planning & Zoning Department.

Discussion was held concerning utilizing the Ellender parking lot for additional parking spaces.

Subsequent to discussion among the members of the Board, Mr. Diggs moved, seconded by Mr. Torregano, "THAT the Houma Board of Adjustments approve the request for the variance conditioned when additional parking in the immediate vicinity is made available through parish or privately owned property, the applicant shall lease at least 3 spaces for use by the occupants of the dwelling units and that applicant shall submit documentation of such to the Planning & Zoning Department."

ROLL CALL VOTE:
YEAS: Blum, Diggs, Konos and Torregano
NAYS: None
ABSTAINED: None
NOT VOTING: Sims
ABSENT: Harris

6. OTHER BUISNESS: None
7. ADJOURNMENT:

Mr. Blum moved, seconded by Mr. Konos: "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:34 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.