

## HOUMA BOARD OF ADJUSTMENTS

### Official Proceedings of

January 14, 2013

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

1. The Chairman, Ms. Katie Sims, called the January 14, 2013 meeting of the Houma Board of Adjustments to order at 2:05 p.m., followed by the Pledge of Allegiance, led by Mr. Joe Harris.
2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. Joe Harris, and alternate member Ms. Trudy Hebert. Members absent were Mr. Willie Newton, Mr. Pete Konos, and Mr. John Tipton, Jr. Also present was Mr. Patrick Gordon, Planning & Zoning Director and Mr. Christopher Pulaski, Senior Planner for Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS: None
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF December 17, 2012.

It was moved by Mr. Harris, seconded by Ms. Hebert, that the minutes of the December 17, 2012 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

Note: Mr. Willie Newton entered the meeting at this time, 2:10 pm.

5. NEW BUSINESS:
  - a. Structure Variance: rear yard setback variance from the required 25' to 12' to construct a new single-family residence, property located at 236 Mandalay Woods Blvd, (R-1, Single-Family Residential Zoning District), *Diamond Home Builders, LLC, applicant.*

The Chairman recognized Mr. Douglas Davenport OF 2541 Brady Road, Theriot, who stated the variance request is to accommodate a garage on the proposed new construction at this location.

The Chairman recognized Mr. Pulaski who stated that the subject property is a vacant lot at the corner of Mandalay Woods Blvd. and Mandalay West Drive. He stated a typical lot in a subdivision of this type is 120' deep. He stated that since this is a corner lot that is addressed on both sides the depth is less, approximately 100'. He stated that a site visit was conducted, adjacent property owners were notified, and no calls regarding this request were received. Mr. Pulaski stated that Staff recommends approval of the variance request.

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

ROLL CALL VOTE:

YEAS: Newton, Harris, and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Konos and Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: side yard setback variances from required 5' to 0' to construct a roof extension over an existing patio, property located at 100 Mill Quarters Drive, (R-3, Multi-Family Residential High Density Zoning District), *Gordon Doiron, applicant.*

The Chairman recognized Mr. Gordon Doiron of 100 mill Quarters Drive who stated he would like to construct a roof expansion over an existing patio.

The Chairman recognized Mr. Pulaski who stated that the subject property is part of a Planned Unit Development (PUD) that was approved in February 2006. He stated that PUDs typically allow for smaller setbacks and other variations established by the developer during the design and approval process. He stated that Staff is concerned that approval of the request would result in roof onto the adjacent property and could result in a future desire to enclose the area. He stated that a site visit was conducted, adjacent property owners were notified and no calls regarding the request were received. Mr. Pulaski stated that Staff recommends approval of the variance request conditioned that the applicant install gutters and downspouts on the roof expansion similar to the existing structure to prevent runoff onto adjacent property and that they agree not to permanently enclose the patio in the future.

Subsequent to discussion among the members of the Board, Mr. Harris moved, seconded by Mr. Newton, "THAT the Houma Board of Adjustments approve the request conditioned that the applicant install gutters and downspouts on the roof expansion similar to the existing structure to prevent runoff onto adjacent property and that they agree not to permanently enclose the patio in the future".

ROLL CALL VOTE:

YEAS: Newton, Harris and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Konos and Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c. Structure Variance: rear yard setback variances from required 30' to 19' to construct a new church structure on same site as existing church to be removed, property located at 700 Honduras Street, (R-3, Multi-Family Residential High Density Zoning District), *Mt. Horeb Baptist Church, applicant.*

The Chairman recognized Ms. Judy Brown Poindexter of 3723 Baker Drive, Houma who stated that the church is requesting a variance to allow for a new structure to be constructed at 700 Honduras Street once the existing structure is removed.

The Chairman recognized Mr. Pulaski who stated that the existing church has been on site for many years. He stated that due to membership growing, church leaders are looking to build a new church to update their facilities and accommodate their membership. He stated that plans include the construction of an off-street parking lot on nearby church-owned property pending Planning Approval by the Zoning and Land Use Commission at the January 17, 2013 meeting. He stated a site visit was conducted, adjacent property owners were notified, and no calls were received regarding the request. He stated that Staff recommends approval of the variance request.

Subsequent to discussion among the members of the Board, Mr. Harris moved, seconded by Mr. Newton, "THAT the Houma Board of Adjustments approve the request conditioned that the applicant install a 8' wooden fence as a buffer for the

adjacent neighbor and that the fence be constructed in compliance with Parish Code”.

ROLL CALL VOTE:

YEAS: Newton, Harris and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Konos and Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on February 18, 2013.

7. BOARD OF ADJUSTMENT MEMBER COMMENT:

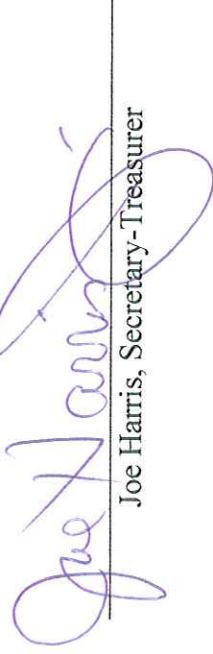
The Chairman recognized Mr. Pulaski who addressed a future variance request at 134 Del Rio Drive in Fesi Court Subdivision. Mr. Pulaski stated that during the permit review process the application applied for was approved without noticing a variance with the Board of Adjustments was needed.

The Chairman recognized Mr. Neil Wythe of 375 Tulip Drive who stated that he would be on the February 18<sup>th</sup> agenda requesting a variance at 134 Del Rio Drive in Fesi Court Subdivision. Mr. Wythe was looking for reaction from the Board regarding pouring concrete at this location prior to the next Board of Adjustment meeting.

The Board offered no objection/no opinion at this time.

8. PUBLIC COMMENTS: None

9. Mr. Newton, seconded by Mr. Harris, “THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:36 p.m.” NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.



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Joe Harris, Secretary-Treasurer