

## HOUMA BOARD OF ADJUSTMENTS

### Official Proceedings

of

April 15, 2013

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

1. The Chairman, Ms. Katie Sims, called the April 15, 2013 meeting of the Houma Board of Adjustments to order at 2:02 p.m., followed by the Pledge of Allegiance, led by Mr. Willie Newton.
2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. Willie Newton, Mr. Joe Harris, and alternate member Ms. Trudy Hebert. Members absent were Mr. Pete Konos, and Mr. John Tipton, Jr. Also present was Mr. Christopher Pulaski, Senior Planner for Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS: None
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF March 18, 2013.

It was moved by Mr. Harris, seconded by Ms. Hebert, that the minutes of the March 18, 2013 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

#### 5. NEW BUSINESS:

- a. Structure Variance: sign variance to allow for placement of second building façade sign on a commercial structure in the Overlay District, property located at 1636 MLK Blvd. (C-2, General Commercial Zoning District), *GreenbergFarrow/Emily Bernhl, applicant.*

The Chairman recognized Ms. Emily Bernahl, 21 South Evergreen Avenue Arlington Heights, Illinois, consultant for Texas Roadhouse Restaurant, who stated the variance request is for an additional sign to face MLK Blvd. She stated that all lights in the building are turned off 1 hour after the close of business.

The Chairman recognized Angela Mullet of 164 Wayne Avenue who expressed her concerns with flooding.

The Chairman recognized Mr. Walter White of 158 Wayne Avenue who expressed his concerns with lighted signs and traffic.

The Chairman recognized Mr. Michael Fitch of 162 Wayne Avenue who expressed his concerns with flooding and privacy buffer.

The Chairman recognized Mr. Scott Porter who provided information on previous drainage issues near this location.

The Chairman recognized Mr. Pulaski who stated that the proposed sign over the main entrance on the left side of the building is only 18 sq. ft. which is considerably less than what would be permitted. He stated that the proposed second sign is on the street frontage side and is 69.9 sq. ft. in size which is more than the width of tenant space frontage of 58.6' which would allow for a maximum area size of 58 sq. ft. He stated that the applicant has no plans to construct a monument sign. He stated that a site visit was conducted, adjacent property owners were notified and one (1) call requesting additional information was received and an email from an adjacent property owner indicating that drivers currently will use the subject property to illegally access Wayne Avenue. He stated that Staff recommends conditional approval of the variance request

provided that the applicant and/or property owner agrees to install a buffer along Wayne Avenue as part of the required building permit application process.

Lengthy discussion was held concerning drainage issues, lighted signs and a privacy buffer.

Subsequent to discussion among the members of the Board, Mr. Newton moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments approve the request conditioned that the applicant and/or property owner agrees to install a buffer along Wayne Avenue as part of the required building permit application process".

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: front yard setback variance from required 20' to 18.6', property located at 312 Rue Saint Rachel, (C-2, General Commercial Zoning District), *Unique Homes, LLC, applicant*.

The Chairman recognized Mr. Kenneth Rembert of 635 School Street, representing the applicant, who stated the need for the variance request.

The Chairman recognized Mr. Pulaski who stated the encroachment is limited to a small section of the stoop and does not compromise or deter from the residential character of the development. He stated that being a PUD, there is a wide variety of setbacks throughout the development and is what makes the development unique. He stated that a site visit was conducted, adjacent property owners notified, and one (1) call was received requesting additional information regarding this request. One (1) email was also received from an adjacent property owner and developer of the PUD indicating that they had no opposition to 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 Ms. Hebert, "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.

6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on May 20, 2013.

7. BOARD OF ADJUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENTS: None

9. Mr. Newton, seconded by Mr. Konos, "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 3:10 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.

  
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Joe Harris, Secretary-Treasurer