

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings

of

May 20, 2013

Government Tower

2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Ms. Katie Sims, called the May 20, 2013 meeting of the Houma Board of Adjustments to order at 2:07 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. Willie Newton, Mr. Joe Harris, Mr. Pete Konos and alternate member Ms. Trudy Hebert. Members absent were 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 April 15, 2013.

It was moved by Mr. Newton, seconded by Mr. Harris, that the minutes of the April 15, 2013 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. NEW BUSINESS:

- a. Structure Variance: parking variance from required 13 to 11 to allow for future 27'x39' one-story addition, property located at 4837 Freedom Road, (I-1, Light Industrial Zoning District), *Craig Ordoyne, applicant*.

The Chairman recognized Mr. Craig Ordoyne of 4837 Freedom Road who stated his reason for the parking variance is to allow for future construction of a one-story addition.

The Chairman recognized Mr. Pulaski who stated that the parking variance is to allow for future construction of a one-story addition to an existing commercial structure. He stated that an onsite inspection was conducted, adjacent property owners were notified and no calls were received regarding this request. He stated that Staff recommends approval of the variance request conditioned that any proposed addition size and placement be limited to what is allowed per the current zoning requirements and not require a variance.

Subsequent to discussion among the members of the Board, Mr. Harris moved, seconded by Mr. Newton and Mr. Konos, "THAT the Houma Board of Adjustments approve the request conditioned that the any proposed addition size and placement be limited to what is allowed per the current zoning requirements and not require a variance".

ROLL CALL VOTE:

YEAS: Newton, Harris, Konos and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

- b. Structure Variance: front yard setback variance from required 25' to 11' and rear yard setback variance from required 30' to 5' for placement of mobile home,

property located at 140 Roy Street, (R-3, Multi-Family Residential Zoning District), *Brian Boudwin, applicant*.

The Chairman recognized Mr. Brian Boudwin of 147 Roy Street who stated the need for the variance request is to allow for the placement for a mobile home at 140 Roy Street.

The Chairman recognized Mr. Pulaski who stated the typical modern lot is around 60'x120' and the subject property is 96' deep. He stated that the shallowness of the lot creates a significant hardship given that the majority of single-wide manufactured homes are 75'x80' deep. He stated that an onsite visit was conducted, adjacent property owners were notified and one call of support, one call of objection and one call of no opinion were received. He stated that Staff recommends approval of the variance request.

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".

ROLL CALL VOTE:

YEAS: Newton, Harris, Konos and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

c. Structure Variance: rear yard setback variance from required 25' to 15' to allow for construction of 1,200 sq ft new single-family residence, property located at 430 Authement Street, (R-1, Single-Family Residential Zoning District), *Ruth Payne, applicant*.

The Chairman recognized Mr. Heath Hebert of 4111 Country Drive representing the applicant. He stated that the applicant wishes to construct a new home at 430 Authement Street.

The Chairman recognized Ms. Joyce Williams of 435 Authement Street who stated she would be happy to have Ms. Payne as a neighbor.

The Chairman recognized Mr. Newton who stated the residents of Authement Street were all happy for new construction and improvements to be made to the area.

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".

ROLL CALL VOTE:

YEAS: Newton, Harris, Konos and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

d. Structure Variance: rear yard setback variance from required 30' to 12' to allow for placement of 16'x76' box mobile home, property located at 226 Saint Peter Street, (R-3, Multi-Family Residential Zoning District), *Affordable Homes of LA, applicant*.

The Chairman recognized Captain Brett of Affordable Homes of LA who stated that the applicant has a grant through Terrebonne Parish for a new mobile home at this 226 Saint Peter Street.

The Chairman recognized Ms. Mary Height of 218 Saint Peter Street who stated that she is not against or for the variance but would ask that there only be one (1) trailer and one (1) family to reside at this location.

The Chairman recognized Mr. Pulaski who stated that the new mobile home is funded through the Parish's Housing and Human Services Department's Housing Rehab program which is limited and not enough for the applicant to consider a shallower, double-wide type of home. He stated an onsite visit was conducted, adjacent property owners were notified, and one call of opposition stating that they don't oppose the placement of a mobile home, but should stay outside of the setbacks. He stated that Staff recommends approval of the variance request.

Discussion was held concerning the placement of the mobile home at 226 Saint Peter Street and a travel trailer on the lot and it not being allowed to have power to it for living purposes.

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

ROLL CALL VOTE:

YEAS: Newton, Harris, Konos and Hebert

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Tipton

6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on June 17, 2013.

7. BOARD OF ADJUSTMENT MEMBER COMMENT:

The Chairman announced that Ms. Hebert attended a Planning Commissioners training workshop in St. Charles.

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 2:45 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.



Joe Harris, Secretary/Treasurer