

HOUMA BOARD OF ADJUSTMENT
Official Proceedings

of
February 17, 2020

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Vice Chairman, Trudy V. Hebert called the February 17, 2020 meeting of the Houma Board of Adjustments to order at 3:30 p.m., followed by the Pledge of Allegiance led by Mr. Matt Chatagnier.
2. Upon Roll Call, those members present were Mrs. Trudy Hebert, Mr. Willie Newton, Mr. Joe Harris and Mr. Matt Chatagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent were Mr. Pete Konos and Mr. David Tauzin.
3. **ANNOUNCEMENTS:** Chair acknowledged the times and locations for who wish to the mandatory ethics course. Trudy Hebert also announced that Mr. Pete Konos is in the hospital and that she will be presiding in his absence.
4. Approval of Minutes of January 27, 2020: **MOTION** was made by Mr. Willie Newton, seconded by Mr. Joe Harris, to approve the minutes of January 27, 2020.

THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

- a. **STRUCTURE VARIANCE:** Rear setback from 25' to 14'-11" for addition to home in an R-1 zoned district; located at 1308 Academy St.

Chair recognized Mr. Michael Trahan who stated that he would like to construct a screen porch on to his house and needs a variance to build to specifications.

Chair recognized Mr. Christopher Pulaski who stated that the applicant wishes to construct a 24 X 18 ft. screened porch addition to the rear of his house as part of a major interior renovation. Although the lot depth is 120', the placement and configuration of the original home, that pre-dates zoning, is such that any rear addition would require a variance. Since this area pre-dates zoning and other properties have similar setbacks or less, the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the district nor would it alter the essential character of the district in which it is located. Granting of such a variance would not alter the essential character of the district in which it is located since there are a number of homes in the area with similar setbacks.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls pertaining to this request.

Staff recommends **APPROVAL** of the request.

A MOTION to APPROVE was made by Mr. Joe Harris, seconded by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Newton, Harris, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED.

b. Structure Variance: Side setback from required 25' to 0' for lots A-2 and A-3 in a C-2 zoned district.

Chair recognized Mr. Ken Rembert who stated that he is representing the applicant, Mr. Narby, who owns the Sugar Bowl Motel properties located at 8045, 8053 and 8059 Park Avenue. He stated that applicant is trying to sell parts of the property and needs a 25' passage for access for maintenance, etc.

Chair recognized Mr. Chris Pulaski who stated that The Sugar Bowl Motel, Inc. wishes to subdivide their property into 4 tracts. Due to the existing structures on the tracts, and the desire to provide a 25' frontage for Tract Z-1 along Park Avenue, the existing Pit Stop Grill and the motel office building would be within 1' of the property line. The applicant is also placing a 25' servitude of passage and maintenance along this 25' corridor so that the owner/tenants of Tracts A1 and A-3 can access the property for maintenance, etc. of their structures. The intent is to subdivide the property presumably for future transfers of ownership while not altering or disrupting the historic flow of vehicles and pedestrians on the property. The applicant has also provided a letter of hardship as part of their application. The variance will not alter the essential character of the district in which it is located and the variance will not adversely affect the public health, safety, or welfare of the master plan.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls regarding the request.

Staff recommends **APPROVAL** of the request.

A MOTION to APPROVE was made by Mr. Joe Harris, seconded by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Newton, Harris, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED.

c. Structure Variance: Parking variance from 63 spaces to 48 spaces for construction of 8 additional apartment units in a C-2 zoned district; located at 302 Magnolia Street, Houma.

Chair recognized Mr. Casey Guidry who stated that START Corporation wishes to build 8 new small studio apartment buildings for their clients to have a place to live. In order to do so they will need an exception to the amount of required parking spaces.

Chair recognized Mr. Christopher Pulaski who stated that Start Corporation wishes to construct 8 additional apartments to serve their clients. Since most all of the clients do not drive or own vehicles they request that exception be made regarding the required number of parking spaces. Also, the nature of their business is operational during the day, but not at night; and, therefore, the business parking spaces are available in the evening and night hours for client visitor parking. Additional housing for these clients is essential and Start Corporation is utilizing their resources as best they can in order to meet the needs of these clients.

The variance will not alter the essential character of the district in which it is located and the variance will not adversely affect the public health, safety, or welfare of the master plan.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls pertaining to this request.

Staff recommends **APPROVAL** of the request.

Chair recognized Susan Pierron, 235 Sunset Blvd. who voiced her concern about parking issues in her area.

After a brief discussion; a **MOTION to APPROVE** was made by Mr. Joe Harris, seconded by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Newton, Harris, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED.

6. **Next Meeting Date: March 16, 2020**

7. Board of Adjustment Member Comment: None

8. Public Comment: NONE

9. There being no further business, Mr. Newton made the **MOTION to ADJOURN**, seconded by Mr. Joe Harris.

There being **NO OPPOSITION, MOTION CARRIED**; Chairman declared **MOTION ADOPTED and the meeting ADJOURNED.**



Mr. Willie Newton, Secretary

