

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
April 20, 2020

Online Via Zoom and Facebook

1. The Chairman, Pete Konos, called the April 20, 2020 meeting of the Houma Board of Adjustments to order at 3:30 p.m., followed by the Pledge of Allegiance led by Mr. Joe Harris.
2. Upon Roll Call, those members present were Mrs. Trudy Hebert, Mr. Joe Harris, Mr. Pete Konos, Mr. David Tauzin and Mr. Matt Chatagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Assisting with the Parish Online Facebook publishing was Mr. Brian Rodrigue. Absent was Mr. Willie Newton.
3. **ANNOUNCEMENTS:** Stay healthy and safe and follow CDC guidelines for CV-19. Mr. Christopher Pulaski announced that the first two Agenda items received emails requesting that the Board TABLE these items until the May 18th BOA meeting. Mr. Pulaski also stated that this is the first meeting that the board will conduct via Zoom. He asked for everyone's patience as we may have those attending who may need assistance.
4. Approval of Minutes of February 17, 2020: **MOTION** was made by Mrs. Trudy Hebert; seconded by Mr. Joe Harris, to approve the minutes of February 17, 2020.

THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

- a. **Special Exception:** Proposed 100' monopole cell tower and associated 40' X 40' fence enclosure on rear of property located at 1280 Saint Charles Street, Monopole address assigned as 1276 Saint Charles St; (Council District 6; City of Houma Fire District); Verizon Wireless, applicant. Motion was made by Mrs. Trudy Hebert, seconded by Mr. Joe Harris to TABLE the application at written request of the applicant.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Tauzin, Chatagnier
NAYS: NONE
ABSTAINED: None
NOT VOTING: Chair

CHAIR DECLARED THE APPLICATION Tabled and the MOTION APPROVED.

- b. **Structure Variance:** Side setback from required 5' to 1' for new carport construction located at 1607 Chantilly Drive; (Council District 6; City of Houma Fire District); John S. Welch, applicant. Motion was made by Mrs. Trudy Hebert, seconded by Mr. Joe Harris to TABLE the application at written request of the applicant.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Tauzin, Chatagnier
NAYS: NONE
ABSTAINED: None
NOT VOTING: Chair

CHAIR DECLARED THE APPLICATION Tabled and MOTION APPROVED.

- c. **Structure Variance:** Rear Yard setback from 20' to 13'-10" for new residential construction located at 1107 Verret Street; (Council District 5; City of Houma Fire District); Jason Underwood, applicant. Chair recognized Mr. Jason Underwood, 1107 Verret Street, who stated that he wishes to construct a residential structure /boat house on this non- traditional lot.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard Structure Variance from 20' to 13'-10" for construction of a new residence in an MS zoned district. The location is at the end of the Verret Street ROW along the ICWW. The property currently has a boat shed/apartment as well as a solid wood privacy fence around the perimeter and a pool. The proposed residence will be placed with the front of the home oriented towards the property line along Verret Street. Since the shape of the lot is such that there could be multiple orientations and it is landlocked on three sides, it would seem evident that the best option is to have the property line along the adjacent lot established as the rear property line. There are a number of properties in the area with similar or smaller setbacks so the proposed variance would not alter the character of the neighborhood which is a mix of residential, commercial, and medical uses.

All public notice requirements have been met. Staff received one call of no objection regarding the request.
Staff recommends **APPROVAL**

A MOTION to APPROVE was made by Mrs. Trudy Hebert, seconded by David Tauzin.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Tauzin, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED.

d. Structure Variance: Front yard setback variance from 20' to 5.7' and a rear yard setback variance from 25' to 5.7' associated with a re-division of parcels of land for existing residential structures located at 411 and 411A Ann Carol Street; (Council District 3; Bayou Cane Fire District); Wade Lirette, applicant.

Chair recognized Mr. Kim Knight, 412 South Van Avenue, Houma, who stated that the applicant has two residences at this location; a mother in law Suite in back and his daughter lives in the front. They need to divide the property for mortgage company purposes.

Chair recognized Mr. Tom Ragus who stated that he was against putting a mobile home on the property. Mr. Pulaski explained that the application does not state placement of a mobile home on the property.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting 1) a rear yard setback from 25' to 5.7' and, 2) a front yard setback from 20' to 5.7' associated with a proposed re-division of property in a R-1 zoned district.

The property currently has two residences and pre-dates zoning in this area. Applicant wishes to divide his property into two lots for the purpose of conveyance of property for one of the existing residences. The layout of the existing homes and the proposed division lot lines would result in the 5.7' setbacks. There is no other layout that would meet the subdivision regulations that would not require a variance of some kind. In order to accomplish the division applicant needs a variance approval of the Board of Adjustment. The variance will not alter the essential character of the district in which it is located nor would it weaken the general purposes of this ordinance or the regulations herein established for the specific district.

All public notice requirements have been met. Staff received three calls of no objection regarding the request.
Staff recommend **APPROVAL**.

Mrs. Trudy Hebert made the MOTION to APPROVE, seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Tauzin, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED.

6. **Next Meeting Date: May 18, 2020**
7. Board of Adjustment Member Comment: None
8. Public Comment: NONE
9. There being no further business, Mrs Trudy Hebert 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

