

Willie

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
November 17, 2020

Houma Civic Center

The Secretary, Willie Newton, called the November 17, 2020 meeting of the Houma Board of Adjustments to order at 5:16 p.m.

- 1. Pledge of Allegiance: Mrs. Natalie Lirette
- 2. Upon Roll Call, those members present were Mr. Willie Newton, Mr. Matthew Chattagnier, Mr. Joe Harris and Mrs. Natalie Lirette. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent were Mr. Pete Konos and Mr. David Tauzin.
- 3. ANNOUNCEMENTS: Mr. Pulaski announced that Mrs. Natalie Lirette is the new alternate board member appointed by the Council.
- 4. Approval of Minutes of October 19, 2020:
MOTION was made by Mr. Joe Harris; **SECONDED** by Mr. Matthew Chattagnier, to approve the minutes of the October 19, 2020 meeting.

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Harris, Lirette
NAYS: NONE
ABSTAINED: None
NOT VOTING: None

5. OLD BUSINESS:

- a. Structure Variance: Rear yard setback variance from 30’ to 6’ for placement of two mobile homes.

Chair recognized Mr. Vernon Alvis who stated that they wish to place two mobile homes on these lots so that their family can be together to help care for each other.

Chair recognized Mrs. Gloria Alvis who stated that they are anxious to be homeowners and request that the board approve their request.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a rear yard setback variance from the required 30’ to 6’ for placement of two mobile homes on two separate lots in an R-3 zoned district.

Mobile homes are a permitted use in R-3 zoning districts. However, the lots are approximately 107’ deep so they are requesting a rear yard setback in order to be able to maintain the side and front setback requirements. When zoning was created in tis area in 1976, mobile homes were not as long so the lot sizes may have allowed for the 30’ setback without the need for a variance.

There is a mobile home with what appears to be a setback less than 30’ one block over on Daspit, but there are no mobile homes in that block of Roussell or the adjacent Goode Church, and Grinage Streets. The Board has approved similar variance requests for other R-3 zoned lots for placement of mobile homes with setbacks ranging from 5 to 25’.

A site visit was performed and all property owners adjacent to and within a 250’ radius of the property have been notified. Staff had received several calls from the adjacent property owner stating her objection to the placement of mobile homes in the area and her statement was read at the previous meeting.

At the last meeting, the BOA voted to TABLE this matter at the request of Staff in order to provide an opportunity for Staff to review this matter with the Parish Legal Department. Since that time staff was able to discuss this with Legal who subsequently recommended that what needs to be considered in this matter is the request for the setback variance. Since mobile homes are a permitted use in R-3 districts, the type of structure is not in question nor up for discussion. What is being requested and discussed and decided on is the setback.
Staff Recommends APPROVAL.

MOTION was made by Mr. Joe Harris; **SECONDED** by Mr. Matthew Chatagnier to **APPROVE**.

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Harris, Lirette
NAYS: NONE
ABSTAINED: None

NOT VOTING: None

Chair declared the MOTION APPROVED and request granted.

6. NEW BUSINESS:

a. Structure Variance: Rear yard setback variances from required 25' to; (1) from 25' to 9' at 397 Tulip Dr.; and (2) from 25' to 22' at Tulip Drive for two new residential structures. Chair recognized Mrs. Nicola Ladner, 351 Baja Trail Extension, Thibodaux, who stated that she is requesting approval of her request to build two homes at these locations. Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting rear yard setback variances from required 25' to; (1) from 25' to 9' at 397 Tulip Dr.; and (2) from 25' to 22' at Tulip Drive for two new residential structures in an R-1 zoned district. Although the depth of these lots is approximately 123' deep, the lots across the street, but within the same subdivision, are 200' deep because the property lines extend out into the center of the slip. In this instance, the slip to the rear is privately owned so the lot depth is much shallower so in order to maintain a similar size residence, a rear yard setback variance would be required. The applicant has also stated that for the residence at 397 Tulip Drive, the setback is required to accommodate a home footprint large enough to accommodate their growing family. There is a tall landscape hedge alongside the rear property line of the subject properties so the impact on the properties across the slip will be mitigated and screened by the hedge. 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 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.

MOTION was made by Mr. Joe Harris; SECONDED by Mr. Matthew Chatagnier to APPROVE.

ROLL CALL VOTE:

YEAS: Newton, Chatagnier, Harris, Lirette

NAYS: NONE

ABSTAINED: None


NOT VOTING: None

Chair declared the MOTION APPROVED and request granted.

7. Chair announced that the next meeting date is December 21, 2020.

A MOTION was made by Willie Newton, SECONDED Matt Chatagnier to ADJOURN.

There being no objection, MOTION passed unanimously.


~~Mr. Willie Newton~~ Secretary
Pete Ramos, Chair