

HOUMA BOARD OF ADJUSTMENT

**Official Proceedings
of
November 17, 2014
Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room**

1. In the absence of the Chairman and co-chair, Mr. Joe Harris, Secretary, called the November 17, 2014 meeting of the Houma Board of Adjustment to order at 2:00 p.m., followed by the Pledge of Allegiance, led by Mr. Pete Konos.
2. Upon Roll Call, those members present were Mr. Joe Harris, Mr. Pete Konos, Ms. Trudy Hebert and Mr. David Tauzin. Members absent were Mr. Willie Newton, who had a V.A. appointment in New Orleans, and Mrs. Katie Simms who was sick. Also present was Mr. Christopher Pulaski, Senior Planner and Zoning Administrator for Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS: Mr. Pulaski announced that the BOA Clerk, Linda Henderson's, telephone number has changed to 985-873-6567 and that she is now in the office of the Planning and Zoning Department in the Government Towers, Ste. 401.
4. MINUTES: of October 20, 2014 Board of Adjustment meeting.
It was moved by Mrs. Trudy Hebert and seconded by Mr. Pete Konos that the minutes of the October 20, 2014 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
5. NEW BUSINESS:
 - a. Structure Variance: Front yard variance from required 20' to 11' to construct an open carport, property located at 1206 Acadian Drive; Gary J. and Barbara Price, applicants.

Mr. Harris recognized Mr. Gary J. Price who stated that they wanted to place the carport in front of the structure so that their daughter can be out of the rain when she parks and enters the residence.

Mr. Harris recognized Mr. Christopher Pulaski who stated that the applicant is requesting a front yard setback variance from required 20' to 11' to allow for placement of an open carport addition in an R-1 district. The applicant would like to place an open carport addition to the front of an existing home. The structure pre-dates zoning for this area and there are a number of structures along this portion of Acadian Drive that extend into the front yard setback. 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 one call in support of the request. Staff recommends APPROVAL of the request on the CONDITION that they construct the structure to drain towards the street through the use of gutters and downspouts.

Subsequent to a brief discussion among the members of the Board, Mr. Pete Konos made the motion to APPROVE the request as per Staff recommendation with the additional condition that the carport shall not be enclosed in the future. The motion was seconded by Mr. David Tauzin.

ROLL CALL VOTE:

YEAS: Hebert, Konos and Tauzin

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Joe Harris, acting Chair

ABSENT: Newton and Sims

Mr. Joe Harris DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: Sign variances for proposed extended stay hotel at 1795 MLK Blvd.

Façade Sign variances: Increase in max size from 70 sq. ft. to 114 sq. ft;
Increase in allowable height from 6'-9" to 10'-9"
Increase in electronic message board from max 17.5 sq. ft to 50.1 sq. ft.

Monument sign variances: Increase in max size from 40 sq. ft to 97 sq. ft.
Increase in allowable height from 8'-6" to 9'-11"
Increase in electronic message board from max 10 sq. ft. to 40.85 sq. ft.

Mr. Joe Harris recognized Mr. Carter Rise, Value Place Hotel C.E.O., 211 St. Franklin Street, West Virginia, who stated that he met with Staff prior and is aware of the conditions of their recommendation and is willing to concede with Staff recommendations, but that this is a franchise and he will have to bring the recommendations to them for approval.

Mr. Harris recognized Mr. Christopher Pulaski who stated that the applicant is requesting the following associated with a proposed hotel development in a C-2 zone in the Overlay District:

Façade Sign variances: Increase in max size from 70 sq. ft. to 114 sq. ft;
Increase in allowable height from 6'-9" to 10'-9"
Increase in electronic message board from max 17.5 sq. ft to 50.1 sq. ft.

Monument sign variances: Increase in max size from 40 sq. ft to 97 sq. ft.
Increase in allowable height from 8'-6" to 9'-11"
Increase in electronic message board from max 10 sq. ft. to 40.85 sq. ft.

The property has a 40' of frontage along MLK Blvd which extends back several hundred feet to where the property opens up and the proposed hotel is to be placed. This considerable distance does constitute a hardship so staff is inclined to support the requested variances for the building façade sign. The proposed monument sign and the associated 40 sq. ft. area maximum does present a case for hardship because the majority of lots for whom this ordinance was written have in excess of 40' of frontage. However, the additional requests for height increase and the increase in allowable area for an electronic message board seem to be excessive and not the result of the limited frontage. Staff is inclined to support an increase in allowable square footage, but keeping within the allowed maximum of 70 sq. ft. 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 one email objecting to the request.

Staff recommends APPROVAL of the request on the CONDITION that they revise the proposed monument sign to a maximum of 70 sq. ft., reduce the built height to 8'-6" and limit the message board area to 35 sq. ft.

Mr. Pulaski corrected one monument variance issue regarding the maximum size. Since the property is more than 2 acres the sign size may be up to 100 ft.

Mr. Pulaski then revised recommendations as APPROVAL of the request on the CONDITION that they revise the proposed monument sign to a maximum of 100 sq. ft., reduce the built height to 8'-6" and limit the message board area to 35 sq. ft.

After a brief discussion among the members Ms. Trudy Hebert made the MOTION to APPROVE the variance based on the recommendations of the zoning staff. MOTION was seconded by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Hebert, Konos and Tauzin

NAYS: NONE

ABSTAINED: None

NOT VOTING: Joe Harris, acting Chair

ABSENT: Newton and Sims

Mr. Harris DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED with conditions.

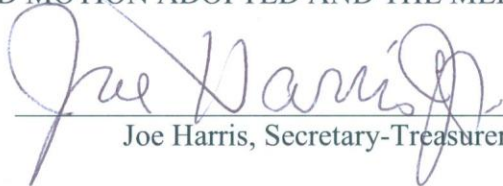
6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on December 15, 2014.

7. BOARD OF ADJUSTMENT MEMBER COMMENT: Mr. David Tauzin recognized the attendance of the Council Chairman, Mr. Red Hornsby.

8. PUBLIC COMMENTS: None

9. Mr. Konos, seconded by Mrs. Hebert, moved "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 1:25 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.



Joe Harris, Secretary-Treasurer