

HOUMA BOARD OF ADJUSTMENTS

**Official Proceedings
of
December 15, 2014
Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room**

1. Chairman, Mr. Willie Newton called the December 15, 2014 meeting of the Houma Board of Adjustments to order at 2:00 p.m., followed by the Pledge of Allegiance, led by Mr. Joe Harris.
2. Upon Roll Call, those members present were Mr. Willie Newton, Mr. Joe Harris, Ms. Katie Simms, Ms. Trudy Hebert and Mr. David Tauzin. Members absent were Mr. Pete Konos. Also present was Mr. Christopher Pulaski, Senior Planner and Zoning Administrator for Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS: Mr. Pulaski wished everyone a Merry Christmas and happy holiday season.
4. MINUTES: of November 17, 2014 Board of Adjustment meeting.
It was moved by Mr. Joe Harris and seconded by Ms. Katie Simms that the minutes of the November 17, 2014 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
5. NEW BUSINESS:
 - a. Structure Variance: Rear yard setback variance from required 25' to 20' for placement of attached covered patio structure, property located at *112 Saxony Drive, Acadiana Contractors, applicant.*

Chairman recognized Mr. Mike Jones, representative for Acadiana Contractors who stated that he was present to ask the board to consider the request for a variance for the rear yard setback in order to allow for room for the patio.

Chairman recognized Mr. Christopher Pulaski, TPCG Zoning Administrator who stated that the applicant is requesting a rear yard setback variance from required 25' to 20' to allow for placement of an open patio cover addition in an R-1 district. The applicant would like to place an open patio addition to the front of an existing home. The structure predates zoning for this area and there are a number of structures along this portion of Saxony Drive that extend into the rear yard setback so the residential character of the district would not be altered nor would it impact the commercial district to the rear. Plans indicate the use of gutters and downspouts to direct water to drain to the rear of the property as designed. 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.

Ms. Katie Simms made the motion to APPROVE the request. The motion was seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Simms, Hebert, Harris and Tauzin

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Newton, Chair

ABSENT: Konos

Chairman DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

b. Structure Variance: Front yard setback variance from the required 25' to 10' for placement of a mobile home for use as a pilot's office/lounge, property located at 202 Aviation Road, *Charles Hammonds, applicant.*

Mr. Joe Harris recognized Mr. Carter Rise, Value Place Hotel C.E.O., 211 St. Franklin Street, West Virginia, who stated that he is willing to work within the guidelines of TPCG Planning and Zoning Department, 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. 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., therefore no BOA board approval is necessary.

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