

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings
of
January 26, 2015
Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. Chairman, Ms. Katie Simms, called the January 26, 2015 meeting of the Houma Board of Adjustments to order at 2:03 p.m., followed by the Pledge of Allegiance, led by Mr. Willie Newton.
2. Upon Roll Call, those members present were Mr. Willie Newton, Mr. Joe Harris, Ms. Katie Simms, Ms. Trudy Hebert, Mr. Pete Konos and Mr. David Tausin. Also present were Mr. Patrick Gordon, Director of TPCG Planning and Zoning Department and Mr. Christopher Pulaski, Senior Planner and Zoning Administrator for Terrebonne Parish Consolidated Government.
3. MINUTES: of December 15, 2014 Board of Adjustment meeting.
It was moved by Mr. Willie Newton and seconded by Mr. Joe Harris that the minutes of the December 15, 2014 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
4. NEW BUSINESS:
 - a. Structure Variance: Front yard setback variances from required 20' to 15' for placement of new residences, properties located at 2309 and 2325 Percy Avenue (vacant lots at intersection of Jean Ellen Avenue and Percy Avenue), Westgate Development, Inc., applicant.

Chairman recognized Mr. Charles Giglio of Westgate Development, Inc. who stated that he has appeared before the Planning Commission and is required to receive approval from this Board of Adjustment for the front yard setback variance.

Chairman recognized Mr. Joe Eskind, who had several objections to the variance including the type of housing proposed to be built on the property.

Chairman recognized Mr. S.P. LaRussa, of Westgate Development, Inc. who clarified the type of houses they plan to build on the property and the lot sizes.

Chairman recognized Leslie M. Cagle, who objected to approval of the variance.

Chairman recognized Mrs. Martinez who objected to the variance.

Chairman recognized Mr. C.J. Stoufflet, who was in favor of the variance based on comparable properties in the area.

Chairman recognized Mrs. Elizabeth Long who voiced her objection to the variance.

Chairman recognized Mrs. Ann Duthu, 227 Jean Ellen Street, who objected to the variance based on flooding in the area.

Chairman recognized Mr. Larry Kramer, Jean Ellen Avenue, who objected to the variance for several reasons already mentioned by other neighbors.

Chairman recognized Mrs. Gloria Baudoin, 228 Lyle Street who objected to the building of houses on the property but suggested that the parish purchase the property and allow development of a community garden.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting front yard setback variances from required 20' to 15' for placement of new residences on two lots in an R-1 district. The rear of both lots fronts along Bayou Sale and the rear property line is roughly the center of the canal. The resulting lot depth is 60' which is shallow. The subdivision pre-dates zoning and several of the existing residences along Jean Ellen and other nearby streets intrude into the 20' front setback so the character of the subdivision would not seem to be altered by the approval of this variance request. The development of these lots is in keeping with the Parish Master Plan objective of promoting infill development. 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 and one call in opposition citing concerns about drainage, the development becoming future rental property and

that the lots were too small for proposed development. There were several residents who spoke in opposition to the major subdivision at the December Planning Commission meeting citing concerns about the front setback. Staff recommends APPROVAL of the request.

After much discussion, a motion was made by Ms. Trudy Hebert and seconded by Mr. Joe Harris to **TABLE** until which time all parties had an opportunity to review all of the information which was presented at the meeting. Ms. Katie Sims abstained due to a conflict of interest.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Konos, Newton.

NAYS: NONE

ABSTAINED: Katie Sims

NOT VOTING: Katie Sims, Chair.

ABSENT: NONE

Chairman declared the MOTION TABLED.

b. Structure Variance: Front yard fence height variance from the maximum of 4' to 6' for placement of wooden privacy fence along side property line 10' from front property line, property located at 179 Enterprise Drive, Houston J. Lirette, Jr., applicant.

Chairman recognized Mr. Houston J. Lirette, Jr., 179 Enterprise Drive, Houma LA, who stated that he respectfully requests board of approval of this variance to build a fence along the property.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a front yard fence height variance from the maximum of 4' to 6' for placement of wooden privacy fence along side property line 10' from front property line in a C-2 district. Section 28-74(g) requires that no privacy fence be constructed higher than 4' within the required front yard. The applicant is requesting a variance to 6' in order to screen the adjacent property and its use. The proposed location of the fence and the height variance would not seem to obstruct vehicular line of sight nor detract from the commercial character of the area. 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.

Mr. Joe Harris made a motion to APPROVE, seconded by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Konos, Newton.

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Katie Sims, Chair.

ABSENT: NONE

Chairman declared the motion ADOPTED and the application APPROVED.

c. Structure Variance: Driveway width variance from maximum allowable 35' to 126' associated with new commercial construction in I-1 district, property located at 240 Capital Blvd., Aries Builders, applicant.

Chairman recognized Kellie Thompson, Aries Builders, who stated that they are requesting this variance to offer better parking and driveway accessibility.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a driveway width variance from maximum allowable 35' to 126' associated with new commercial construction in I-1 district. Section 28-136(g) limits the width of non-residential two-way driveways to 35'. As with many light

industrial uses along this area, large trucks enter/exit the property. At least 13 of the existing businesses along Capital Blvd. have driveways that exceed the 35' max, but many of these pre-date zoning and may not be as wide as the 126' that is being requested. In some of the larger driveway widths, parking and vehicular ingress/egress becomes an issue because of the lack of driveway access management. A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Public Works did submit a Letter of No Objection. Staff recommends APPROVAL of the request on the CONDITION that the applicant incorporates the use of two main ingress/egress points thru the placement of painted arrows and no-parking striping on the driveway surface which will serve to provide access management while allowing the3 occasional larger truck movements.

After brief discussion Mr. Joe Harris made a MOTION to APPROVE, seconded by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Newton, Hebert, Harris, Konos

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Simms, Chair

ABSENT: NONE

Chairman DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

d. Structure Variance: Driveway width variance from maximum allowable 35' to 79' associated with new commercial construction in I-1 district, property located at 231 Capital Blvd., Aries Builders, applicant.

Chairman recognized Kelly Thompson who stated that this is the same type of variance as the previous one to assist with parking and traffic flow.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a driveway width variance from maximum allowable 35' to 79' associated with new commercial construction in I-1 district. Section 28-136(g) limits the width of non-residential two-way driveways to 35'. As with many light industrial uses along this area, large trucks enter/exit the property. At least 13 of the existing businesses along Capital Blvd. have driveways that exceed the 35' max, but many of these pre-date zoning. In some of the larger driveway widths, parking and vehicular ingress/egress becomes an issue because of the lack of driveway access management. 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. A letter of No Objection was submitted. Staff recommends APPROVAL of the request on the CONDITION that the applicant incorporates the use of two man ingress/egress points thru the placement of painted arrows and no-parking striping on the driveway surface which will serve to provide access management while allowing the occasional larger truck movements.

After brief discussion Mr. Joe Harris made a MOTION to APPROVE, seconded by Mr. Pete Konos

ROLL CALL VOTE:

YEAS: Newton, Hebert, Harris, Konos

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Simms, Chair

ABSENT: NONE

Chairman DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

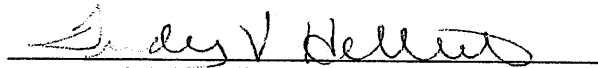
5. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on February 23, 2015 due to Mardi Gras holiday.

6. BOARD OF ADJUSTMENT MEMBER COMMENT: Mr. Pete Konos congratulated Ms. Katie Simms as the new Chairman.

7. PUBLIC COMMENTS: None

8. Ms. Katie Simms stated "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 3:28 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.


Mrs. Trudy Hebert, Secretary