

## HOUMA BOARD OF ADJUSTMENTS

**Official Proceedings**  
*of*  
**February 23, 2015**  
**Government Tower**  
**2<sup>nd</sup> Floor, Terrebonne Parish Council Meeting Room**

1. Chairman, Ms. Katie Simms, called the February 23, 2015 meeting of the Houma Board of Adjustments to order at 2:05 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 Tauzin. 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. ANNOUNCEMENTS: Mr. Christopher Pulaski announced that he received an email from Mrs. Venita Chauvin, Council Clerk which stated that Council Woman Christa Duplantis Prather requests that item 6c be tabled until next month because she cannot be in attendance at this month's meeting. Mr. Pulaski also reminded the board members to take the on-line mandatory ethics training.
4. MINUTES: of January 26, 2015 Board of Adjustment meeting.  
It was moved by Mrs. Trudy Hebert and seconded by Mr. Willie Newton that the minutes of the January 26, 2014 meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
5. OLD 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, Westgate Development, Inc., who stated that he had attended last month's meeting and there was a question about the surveyor's map and that this issue was resolved; therefore he is returning asking for consideration of this variance.

Chairman recognized Mr. Larry Kraemer, 222 Jean Ellen Avenue who voiced his opposition to the variance.

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 applicant received conceptual and preliminary approval from the Houma-Terrebonne Regional Planning Commission on December 18, 2014 for a major subdivision request to create these two lots. Each lot is approximately 11,847 sq. ft. which exceeds the Parish lot size minimum. 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 a brief discussion, Mr. Joe Harris made a motion to approve the variance; seconded by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Konos, Newton.

NAYS: NONE

ABSTAINED: Katie Sims

NOT VOTING: Katie Sims, Chair.

ABSENT: NONE

Chairman declared the MOTION APPROVED.

6. NEW BUSINESS:

a. **Structure Variance:** Rear yard setback variance from 20' to 15' for placement of metal building, property located at 1540 Gautreaux Street, Ross M. Burgard, applicant. Chairman recognized Mr. Ross Burgard, Houma, LA., who stated that he is requesting approval of this variance in order to allow for a drive at the back of the building.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 20' to 15' for placement of a new commercial structure on a vacant lot in a C-2 district. The proposed commercial structure promotes infill development in a commercial district and the site plan indicates the required number of off-street parking spaces. Many of the commercial structures in the area are legal, non-conforming as it relates to setbacks so the approval of the variance should not alter the character nor impact the district. The applicant will be required to meet all of the requirements as it relates to drainage and engineering thru the permit process. 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 of no objection and one call objecting citing concerns about increased flooding on their adjacent property.

Mr. Pulaski added that just prior to this meeting the developer did state that the total impervious does exceed 10,000.00 sq. ft. Upon permit approval engineering plans will have to be submitted which will address the issues of drainage.

Staff recommends APPROVAL of the request on the CONDITION that the applicant agrees to incorporate gutters and downspouts and direct all storm water runoff towards either Zeringer or Gautreaux Street.

Mrs. Trudy Hebert made a motion to APPROVE, seconded by Mr. Joe Harris.

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.

b. **Structure Variance:** Rear yard setback variance from required 30' to 12' to allow for placement of a mobile home, property located at 226 St. Peter Street, Alida Gamberella, applicant.

Chairman recognized Mrs. Alida Gamberella, 226 St. Peter Street, Houma, LA., who stated that she wants to place a mobile home in her back yard.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from required 30' to 12' to allow for placement of a mobile home in an R-3 (Multi-Family Residential) district. A typical modern lot is around 60' by 120'. The subject property is 60' by 113'. This shallowness creates

a significant hardship. The new home is funded thru the Parish's Housing and Human Services Department's Housing Rehab program which is limited and not enough for the applicant to consider as shallower, double-wide type of home. In 2013, a similar variance was granted to another applicant regarding this property. The proposed structure is in keeping with R-3 zoning so its placement will not alter the essential character of the district. Since all of the lots along that side of Saint Peter are the same depth, there are a number of legal, non-conforming homes that are within either the rear or front setbacks, so the requested rear yard setback variance would not seem to substantially or permanently injure the use of the adjacent properties. The existing structure on the adjacent property to the rear is approximately 30' from the property line so the total distance between the structures would be approximately 42'. Saint Peter Street and the adjacent street to the rear are a mix of R-1, R-2 and R-3 districts and uses. 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. Willie Newton made a MOTION to APPROVE, seconded by Mr. Joe Harris.

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.

c. **Structure Variance:** Rear yard setback variance from required 20' to 12" to allow for addition to existing commercial structure, located at 202 North Hollywood Road, Dent Works of Houma, applicant.

Chairman stated that Council Woman Christa Duplantis Prather has requested that this issue be tabled until next month so that she may be present.

Mr. Joe Harris made the motion that the issue be TABLED; seconded by Mrs. Trudy Harris.

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 TABLED.

d. **Structure Variance:** Rear yard setback variance from required 5' to 2.75' to allow for construction of 15' by 7' accessory structure at end of driveway, property located at 105 Easy Street, Tara F. Soudelier, applicant.

Chairman recognized Mr. Paul Ledet with Chris Ledet Homes, Houma, LA., who stated that he is asking for consideration of this variance.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side yard setback variance from required 5' to 2.75' to allow for placement of an accessory structure in an R-1 district. In 2014, the applicant received a side yard variance to allow for an outdoor kitchen to be constructed at the location of a former shed adjacent their pool. The applicant is now requesting a rear yard setback variance to construct a new shed at the end of their driveway. Since the proposed structure shall be constructed out of materials identical to the existing residence, the

character of the surrounding area would not be impacted. 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 of no objection regarding the request. Staff recommends APPROVAL of the request.

Motion was made by Mr. Willie Newton and seconded by Mr. Joe Harris to APPROVE.

ROLL CALL VOTE:

YEAS: Newton, Hebert, Harris, Konos

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Simms, Chair

ABSENT: NONE

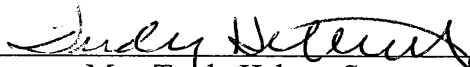
Chairman declared the motion ADOPTED and the application APPROVED.

3. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on Monday, March 16, 2015.

4. PUBLIC COMMENTS: None

5. Ms. Katie Simms stated "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:25 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.

  
Mrs. Trudy Hebert, Secretary