

## HOUMA BOARD OF ADJUSTMENTS

**Official Proceedings**  
*of*  
**March 16, 2015**  
**Government Tower**  
**2<sup>nd</sup> Floor, Terrebonne Parish Council Meeting Room**

1. Chairman, Ms. Katie Simms, called the March 16, 2015 meeting of the Houma Board of Adjustments to order at 2:00 p.m., followed by the Pledge of Allegiance, led by Mr. Willie Newton.
2. Upon Roll Call, those members present were Mr. Willie Newton, Ms. Katie Simms, Ms. Trudy Hebert, Mr. Pete Konos and Mr. David Tauzin. Also present was Mr. Christopher Pulaski, Senior Planner and Zoning Administrator for Terrebonne Parish Consolidated Government.

3. ANNOUNCEMENTS: NONE

(Mr. Joe Harris entered the meeting at 2:05 p.m.)

4. MINUTES: of February 23, 2015 Board of Adjustment meeting.  
It was moved by Mr. Willie Newton and seconded by Mr. Pete Konos that the minutes of the February 23, 2015 meeting be approved.  
THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. OLD BUSINESS:

- a. 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 recognized Mr. Kevin Benoit of Dent Works of Houma, 202 North Hollywood Road who stated that he is looking for a variance on the back of his property to place an addition which will be placed on an existing slab. He understands that there have been some questions regarding drainage. He stated that the 20" culverts have been replaced with 2 -30" culverts and further down there are 36" culverts. He has never experienced any standing water on his property. He is happy to work with engineering or whoever he needs to assure that there is no drainage issue.

Chairman recognized Council Woman Christa Duplantis Prather, 101 Saxony Drive, Houma, who stated that she has received several calls regarding concerns about drainage. She has no objection to the approval of this variance with engineering review.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 20' to 12" to allow for an 18'X 60' addition to an existing commercial structure in a C-2 district. The proposed addition is over an existing concrete slab so there would be no net increase in impervious area. The applicant has indicated in their plans that they intend to include gutters and downspouts and direct those towards the existing catch basins along Alma Street. Parish Engineering Department will review the plans at the building permit stage to ensure compliance and that the system can handle the roof runoff. 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 two emails objecting to the request, citing drainage concerns and two calls with no opinion regarding the request. Staff recommends **APPROVAL** of the request.

After brief discussion, Mr. Joe Harris made a motion to APPROVE the variance; seconded by Mr. Pete Konos

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:** Request for four (4) driveway width variances from maximum of 35' to 92'-7" , properties located at 243 Capital Blvd., 247 Capital Blvd., 253 Capital Blvd. and 261 Capital Blvd.; Terre South Investments, Inc., applicant. Chairman recognized Kelly Thompson of Terre South Investments, who stated that these are the last remaining lots we have that they are asking variances for the driveways.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a driveway width variance from maximum allowable 35' to 92'-7" associated with new commercial construction on four lots in an 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. In some of the larger driveway widths, parking and vehicular ingress/egress becomes an issue because of the lack of driveway access management. At least 13 of the existing businesses along Capital Blvd. have driveways that exceed the 35' maximum and many of these pre-date zoning. In January, this Board approved two similar variances in the immediate area. The applicant is required to obtain Letters of No Objection from the Parish Public Works Department before any building permits can be issued. 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 on the **CONDITION** that the applicant incorporates the use of two main ingress/egress points thru the placement of signage and/or striping on the driveway surface which will serve to provide access management while allowing the occasional larger truck movements.

Mr. Joe Harris made a motion to **APPROVE**, seconded by Mr. Willie Newton.

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 10' to 5' to allow for placement of detached garage, property located at 102 Rue St. Rachel; Chad Pizzolato applicant.

Chairman recognized Mr. Chad Pizzolato who stated that he is asking board for approval of his variance request.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from required 10' to 5' to allow for placement of an accessory structure in a residential PUD in a C-2 district. R-1(single family residential) districts allow for 5' rear yard setbacks. The Olde Towne Planned Unit Development requires that detached garages maintain a 10' rear yard setback. The subject property backs up to an R-1 district which does have some nearby lots with 5' setbacks so the variance request would be in keeping with the adjacent residential district. The applicant did receive approval of the site plan from the architectural review committee for Olde Towne. 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 for more information regarding the request. Staff recommends APPROVAL of the request.

After a brief discussion 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

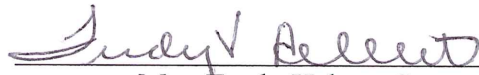
Chairman DECLARED THE MOTION ADOPTED AND THE APPLICATION **APPROVED**.

6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on Monday, April 20, 2015.

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 2:25 p.m." NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.



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Mrs. Trudy Hebert, Secretary