

HOUMA BOARD OF ADJUSTMENTS

Official Proceedings
of
April 20 2015
Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. Chairman, Ms. Katie Sims, called the April 20, 2015 meeting of the Houma Board of Adjustments to order at 2:04 p.m., followed by the Pledge of Allegiance, led by Mr. David Tauzin.
2. Upon Roll Call, those members present were Mr. Willie Newton, Ms. Katie Sims, Ms. Trudy Hebert, Mr. Joe Harris, Mr. Pete Konos and Mr. David Tauzin. Also present were Mr. Christopher Pulaski, Senior Planner and Zoning Administrator for Terrebonne Parish Consolidated Government and Mr. Patrick Gordon, Director, TPCG Planning and Zoning Department.
3. ANNOUNCEMENTS: Mr. Christopher Pulaski announced that he received an email on Friday from Mr. Jacob Aucoin, agenda item number 5d, stating "Chris, Please be advised that Corner Stone Brewing, LLC will have to postpone our structure variance appeal due to lack of information to present our request". According to Mr. Pulaski the applicant was waiting for additional drawings from the architect and he has not received them.
4. MINUTES: of March 16, 2015 Board of Adjustment meeting.
It was moved by Mr. Joe Harris and seconded by Mr. Pete Konos that the minutes of the March 16, 2015 meeting be approved.
THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY
5. NEW BUSINESS:
 - a. **Structure Variance:** Request for side yard setback variance from required 15' to 0' for proposed accessory structure, property located at 1106 Verret Street; Lori Davis and Jason Underwood, applicants.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is not in the audience and that what usually happens in this case is that the board TABLE the request. Motion was made by Mr. Pete Konos to **TABLE**, seconded by Mr. Joe Harris. Chair asked for objections. There being no objections the motion passed unanimously.

Chairman declared the motion **TABLED**.

- b. **Structure Variance:** Request to allow for placement of two(2) building façade signs on single structure in Overlay District, property located at 1795 A MLK Blvd.; Brandon Layman, applicant.

Chairman recognized Mr. Dustin Malbrough of 824 Verret Street who stated that he is representing the architect and the owner and he is asking board for approval of both signs. Mr. Malbrough distributed elevation drawings to the board.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a sign variance to allow for placement of two (2) building façade signs on single structure in Overlay District. Section 28-76(c)(6)(d) permits only one building façade sign on the street sides of the building. Each of the proposed signs is approximately 65 sq. ft. in size and are both located on the same corner of the building one facing MLK and the other facing Don Filipe Blvd. Since each sign faces a separate street right of way, the request would not seem to weaken the general purpose of the ordinance. The applicant has received a building permit for the main structure and fully complies with the remaining Overlay District regulations pertaining to building materials, landscaping and monument signage. Staff recommends APPROVAL of the request.

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

ROLL CALL VOTE:

YEAS: Newton, Hebert, Harris, Konos

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Sims, Chair

ABSENT: NONE

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

c. Structure Variance: Request for rear setback variance from required 25' to 18'3" for placement of new residence, property located at 137 Brianna Drive; Joseph Waitz III and Lindsey McGee, applicants.

Chairman recognized Mr. Kenneth McGee, Jr. of 2891 Quiet Oak Place, Shriever, LA 70395; father of the applicant Lindsey McGee, who stated that he is representing his daughter and asking the board for approval of this variance. Mr. McGee mentioned that he wishes to clarify the discrepancy of the variance stated in the public notice agenda. The correct variance is 18'3", not 15.3' as stated in the agenda. Mr. McGee stated that this construction is in compliance with the size of the other homes in this area.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear setback variance from required 25' to 18' for placement of new residence in an R-1 district. The property is located in a recently approved addition to the Summerfield Subdivision. The subject property has a unique pie-shape with 124' on the left side and 130' along the right and the applicant appears to be utilizing an efficient use of the lot depth in siting the house, but requires a 7' variance. 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 from Mr. Mike Samanie who owns the adjacent property to the rear and is in full support of the request. Staff recommends **APPROVAL** of the request.

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

ROLL CALL VOTE:

YEAS: Newton, Hebert, Harris, Konos

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Sims, Chair

ABSENT: NONE

d. Structure Variance: Request for addition of a balcony to an existing building located at 622 Barrow Street.

Chairman asked for a **MOTION** to **TABLE** this variance upon written request of the applicant. Mr. Willie Newton made the **MOTION** to **TABLE**, seconded by Mr. Joe Harris. There being no opposition the **MOTION** to **TABLE** passed unanimously.

Chairman declared the request **TABLED.**

e. Structure Variance: Request for rear yard setback variance from req. 25' to 7' for open wall patio addition, property located at 880 High Street; John B. Watson, applicant.

(Mr. Christopher Pulaski addressed the board to state that the applicant for the first variance, located at 1106 Verret Street has just entered the meeting room)

Chairman recognized Mr. John B. Watson of 880 High Street, Houma, LA who requested board approval of the variance. Applicant brought letters of no objection from several of the neighbors.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 25' to 7' for an open wall patio addition to an existing residence in an R-1 district. The property is located in the Honduras Addition which is an older subdivision in downtown Houma and predates zoning. The subject property has a unique shape with one corner cutting into the amount of available space behind the existing structure. The proposed addition is an open wall patio cover that ties into the roof lines of the existing home and would not seem to modify or harm the residential character of the surrounding properties many of which are also legal, non-conforming. 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.

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

ROLL CALL VOTE:

YEAS: Newton, Hebert, Harris, Konos

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Sims, Chair

ABSENT: NONE

Chairman declared the request APPROVED.

Mr. Joe Harris made the MOTION to "un-table" item 5a and place back on the agenda since the applicant has arrived. Motion was seconded by Mr. Willie Newton. Chairman asked for any objections; being no objection the motion passed.

a. **Structure Variance:** Request for side yard setback variance from required 15' to 0' for proposed accessory structure, property located at 1106 Verret Street; Lori Davis and Jason Underwood, applicants.

Chairman recognized Mr. Jason Underwood, applicant who respectfully requested approval of his variance.

Chairman recognized Mrs. Christa Duplantis Prather, Council woman, who stated that she is just attending to assure that there are no problems with this variance approval and she welcomed the applicants to her district, offering her assistance and support.

Chairman recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side yard setback variance from required 15' to 0' to allow for placement of an accessory structure in a MS district. The proposed accessory structure is a boat shed as part of a single-family residence that the applicant wishes to place on the property. The side property line is adjacent to a portion of the Verret Street right of way that ends at the Waterway and is mainly utilized by the applicant and the adjacent property owner and will not impede or prevent right of way access or maintenance. 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 calls for more information regarding the request. Staff recommends APPROVAL of the request.

Chairman recognized Mrs. Christa Duplantis Prather again who stated that properties along the Intracoastal may reflect problems with erosion.

After a brief discussion Motion was made by Mr. Willie Harris, seconded by Mr. Willie Newton to APPROVE the request.

ROLL CALL VOTE:

YEAS: Newton, Hebert, Harris, Konos

NAYS: NONE

ABSTAINED: NONE

NOT VOTING: Sims, Chair

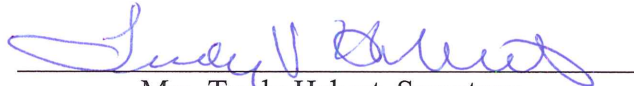
ABSENT: NONE

6. NEXT MEETING DATE:

The next scheduled Board of Adjustments meeting will be held on Monday, May 18, 2015.

7. PUBLIC COMMENTS: None

8. Ms. Katie Sims 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