HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
December 16, 2019

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Vice Chairman, Joe Harris, called the December 16, 2019 meeting of the Houma Board of Adjustments to order at 3:30 p.m., followed by the Pledge of Allegiance led by Mr. Willie Newton.

2. Upon Roll Call, those members present were Mr. Joe Harris, Mr. Pete Konos, Mr. Matt Chatagnier and Mr. Willie Newton. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent was Mrs. Trudy Hebert and Mr. David Tauzin.

3. ANNOUNCEMENTS: 1) Mr. Joe Harris announced that the January meeting date will be changed due to the Martin Luther King National Holiday. The January Meeting will be January 27 vs. the regular scheduled January 20th.

4. Approval of Minutes of September 16, 2019: MOTION was made by Mr. Willie Newton, seconded by Mr. Pete Konos, to approve the minutes of September 16, 2019.

THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

a. STRUCTURE VARIANCE: Rear setback from 30’ to 24’-11” for new residential construction in a C-2 zoned district located at 406 Commerce Street.

Vice Chair recognized Mr. Stephen Ellender who stated that he wishes to build a small home on this property.

Vice Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 30’ to 24’-11” for new residential construction in a C-2 zoned district.

Applicant is requesting a rear yard setback in order to allow for the square footage necessary for the construction of a home on the property. In commercially zoned districts, residential uses follow multi-family setback requirements which are 30’. The lot is quite small and narrow and in order to allow for public servitudes a variance is needed. Since there are many residential structures in this area with similar or less of a setback, Staff feels that the exception will not alter the essential character of the district in which it is located. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety, or welfare of the district.

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 to the request.

Staff recommends APPROVAL of the request.

A MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Pete Konos.

ROLL CALL VOTE:
YEAS: Harris, Konos, Chatagnier, Newton
NAYS: NONE
ABSTAINED: None
NOT VOTING: None
MOTION to APPROVE was made by Mr. Wilke Newton, seconded by Mr. Pete Kouns.

Sheet recommendations APPROVAL of the request.

The subject property has been noticed. Sheet received 1/7/2012 containing more information.

A site visit was performed and all property owners interviewed and within a 250 radius of the subject property.

Public hearing. Advisory opinion of whether the

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A site visit was performed and all property owners interviewe
d. Structure Variance: Rear yard setback variance from the required 10' to 5' for new multi-tenant commercial construction in a C-2 district.

Vice chair recognized Mr. Henry Richard who stated that because of the drainage ditch in the rear of the property he is requesting a variance to build further back.

Vice chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 10' to 5' for new multi-tenant commercial construction in a C-2 zoned district. C-2 zoning allows for a 10' rear yard setback when adjacent to a body of water or drainage servitude such as the canal in this case. The applicant requires to be within 6' to allow for the parking area and associated square footages associated with the proposed use. Staff feels that the exception will not alter the essential character of the district in which it is located since the property on the other side of the canal is wooded and also commercial. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety or welfare of the district. 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 of the request. Staff recommends APPROVAL of the request.

MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Pete Konos.

ROLL CALL VOTE:
YEAS: Harris, Konos, Chatagnier, Newton
NAYS: NONE
ABSTAINED: None
NOT VOTING: None

e. Structure Variance: Rear setback from required 25’ to 10’-8’ for addition located at 503 Broadmoor Avenue.

Vice Chair recognized Mr. Richard Champagne, 503 Broadmoor Avenue, who stated that he is the owner of the home. His family situation has changed and he needs more rooms in his house, especially another bath.

Vice Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 25’ to 10’-8’ for an addition to his home in an R-1 zoned district. Applicant is seeking to increase the square footage of the home for a second bathroom and space for the growing family. The footing for the addition has existed for some time, but there was no vertical construction associated with it so it does not quality as legal non-conforming. This area pre-dates zoning so the lot is only 100’ deep and there are many similar home additions in this area so staff feels that the exception will not alter the essential character of the district in which it is located. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety or welfare of the district. 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 and one call of no objection regarding the request. Staff recommends APPROVAL of the request.

MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Pete Konos.

ROLL CALL VOTE:
YEAS: Harris, Konos, Chatagnier, Newton
NAYS: NONE
ABSTAINED: None
NOT VOTING: NONE
MOTION ADOPTED and the meeting ADOPTED.

There being no opposition, MOTION CARRIED. Chairman declared
ADOPTED, seconded by Mr. Pete Kongs.

9. There being no further business, Mr. Newton made the MOTION to

8. Public Comment: NONE

7. Board of Adjustment Member Comment: None

Next Meeting Date: January 27, 2020