

HOUMA BOARD OF ADJUSTMENTS

**Official Proceedings
of
March 16, 2009**

***Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room***

1. The Chairman, Ms. Katie Sims, called the March 16, 2009, meeting of the Houma Board of Adjustments to order at 2:02 p.m., followed by the Pledge of Allegiance, led by Mr. Joe Harris.
2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. Joe Harris, Mr. Pete Konos, Mr. Herman Torregano and Mr. David Blum. Members absent were Alternate Member, Mr. Richard Diggs. Also present was Mr. Mitch McDonald, Senior Planner, Ms. Jennifer Robinson, Senior Planner and Mr. Patrick Gordon, Parish Manager/Planning Director of the Department of Planning and Zoning for the Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS: NONE
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF FEBRUARY 2, 2009.

It was moved by Mr. Blum, seconded by Mr. Harris, that the minutes of the February 2, 2009, meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. AGENDA ITEM 5, OLD BUSINESS: NONE
6. AGENDA ITEM 6, NEW BUSINESS:
 - A. Structure Variance

1. Front yard variance from the required 20' to 12'6" for the purpose of constructing an addition to the front of the residence located at 309 Oak Street; *Brian and Debbie Pepper, applicant.*

The Chairman recognized Mr. and Mrs. Brian Pepper of 309 Oak Street, Houma who stated he would like to add a 12x16 sunroom to the front of their home.

The Chairman recognized Ms. Jennifer Robinson who stated that an adjacent property owner called in favor of the variance and as the building setbacks were consistent with the area staff recommends approval.

The Chairman stated that she received a call from Mr. Alex Ostheimer, adjacent property owner, who stated that he is in favor of and has no objection to the variance.

Subsequent to discussion among the members of the Board, Mr. Blum moved, seconded by Mr. Konos and Mr. Torregano, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:

YEAS: Harris, Konos, Blum, and Torregano

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

2. Rear yard variance from the required 25' to 20' for the purpose of constructing a single-family residence, property located at 135 Jaden Lane; *Brandon Lambert, applicant.*

The Chairman recognized Mr. Tom Prejean of 272 Tyler Christian Drive, Houma speaking on Mr. Brandon Lambert behalf. Mr. Prejean stated that variance is being requested for the construction of a new residence at 135 Jaden Lane.

The Chairman recognized Ms. Jennifer Robinson who stated that an onsite inspection was conducted and staff determined that the variance would not adversely affect the surrounding area and would recommend approval.

Subsequent to discussion among the members of the Board, Mr. Blum moved, seconded by Mr. Torregano, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:

YEAS: Torregano, Harris, Blum and Konos

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

3. Structure variance from the spacing requirement of 50' between main structures to 10' for the purpose of constructing four (4) duplexes, property located from 5835 to 5847 Vicari Street; *Boxer Rentals, L.L.C., applicant.*

The Chairman recognized Mr. Mark McChargue of 167 Highway 311, Schriever who stated his intention of the variance request.

The Chairman recognized Ms. Jennifer Robinson who stated that this plan went before the February 19, 2009 Zoning Commission meeting and was tabled pending a variance. Staff conducted an onsite inspection and found that the proposed development would consistent with the area and would recommend approval.

Subsequent to discussion among the members of the Board, Mr. Torregano moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:

YEAS: Blum, Konos, Harris and Torregano

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

4. Structure variance from the spacing requirement of 50' between main structures to 20' for the purpose of constructing seven (7) single-family residential residences, property located at 2200 Effie Street; *David Dupre, applicant.*

The Chairman recognized Mr. David Dupre of 217 Angelle Drive, Houma who stated he would like to construct several homes on one tract of land with 20' spacing between the structures.

The Chairman recognized Ms. Jennifer Robinson who stated that two of the adjacent property owners are in objection of the variance and one adjacent property is in favor of the variance. Mrs. Robinson also stated that this item was tabled at the February 19, 2009 Zoning Commission Meeting pending a variance approval. She stated that an onsite inspection was conducted and appearing to be consistent with the area and staff recommends approval.

Subsequent to discussion among the members of the Board, Mr. Torregano moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:
YEAS: Harris, Torregano and Blum
NAYS: Konos
ABSTAINED: None
NOT VOTING: Sims
ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

5. Rear yard variance from the required 25' to 23'2" for the purpose of constructing a single-family residence, property located at 465 Sugar Highland Blvd; *Don Trahan, applicant.*

The Chairman recognized Mr. Keneth Rembert of 635 School Street, Houma representing Mr. Don Trahan, who stated that a previous rear yard variance was approved for 24'6" but upon construction the cement finishers built the slab a foot or more further than granted and therefore additional footage is necessary.

The Chairman recognized Mr. Don Trahan who concurred with Mr. Rembert's statement.

The Chairman recognized Ms. Jennifer Robinson who stated that an inspection was conducted and believes the variance would not negatively impact the surrounding areas and staff recommends approval.

Mr. Blum moved to grant the rear variance from the required 25' to 20'.

Upon further discussion and due to the house already being constructed, the motion was withdrawn.

Subsequent to discussion among the members of the Board, Mr. Torregano moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:
YEAS: Blum, Konos, Harris and Torregano
NAYS: None
ABSTAINED: None
NOT VOTING: Sims
ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

6. Minimum lot size variance from the required 6000 square feet to 5100 square feet. Applicant also requesting a rear yard variance from the required 25' to 13'7" as a result of a lot line shift, property located at 280 McKinley Street; *Estate of Bernice Breaux Jarveaux, applicant.*

The Chairman recognized Mrs. Linda Brashier of 280 McKinley Street, Houma who stated the variance is for additional clearance to her driveway.

The Chairman recognized Ms. Jennifer Robinson who stated that an onsite inspection was conducted, the structures are already in existence and staff recommends approval.

Subsequent to discussion among the members of the Board, Mr. Blum moved, seconded by Mr. Torregano and Mr. Harris, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:

YEAS: Torregano, Harris, Konos and Blum

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

7. Height variance to increase the maximum height of a monument sign from 7' to 11' for the purpose of placing the main sign, property located at 4800 Highway 311; *Shamrock Management, applicant.*

The Chairman recognized Mr. Jeremy Kelley of 432 Windward Drive, Houma who stated the necessity of the request.

The Chairman recognized Ms. Jennifer Robinson who stated that an onsite inspection was conducted and the request is consistent with signage in the area and staff recommends approval.

Subsequent to discussion among the members of the Board, Mr. Torregano moved, seconded by Mr. Blum and Mr. Harris, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:

YEAS: Harris, Torregano, Konos and Blum

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

B. Special Exceptions

1. Request for special exception on order to exceed the maximum sign square footage of 120 square feet to 141 square feet for the purpose of placing the main sign, property located at 4800 Highway 311; *Shamrock Management, applicant.*

The Chairman recognized Mr. Jeremy Kelley of 432 Windward Drive, Houma who asked for an increase on the maximum sign square footage for a monument sign.

The Chairman recognized Ms. Jennifer Robinson who stated that this variance request is consistent with past request that have been approved by the Board and staff recommends approval.

Subsequent to discussion among the members of the Board, Mr. Blum moved, seconded by Mr. Torregano and Mr. Konos, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:

YEAS: Blum, Konos, Harris and Torregano

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

2. Request for special exception from the required 26 parking spaces to 6 parking spaces for the construction and operation of transitional housing for veterans, property located at 137 New Orleans Boulevard; *Start Corporation, applicant.*

The Chairman recognized Mr. Casey Guidry, 420 Magnolia Street, Houma and Mr. E.A. Angeloz of 102 East 3rd Street, Thibodaux who stated the need for the variance request.

The Chairman recognized Ms. Jennifer Robinson who stated an onsite inspection was conducted and staff recommends approval.

Subsequent to discussion among the members of the Board, Mr. Torregano and Mr. Blum moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:

YEAS: Blum, Konos, Harris and Torregano

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

C. Structure Variance

1. Structure variance from the spacing requirement of 50' between main structures to 13'2" and 7'6" for the purpose of constructing two additional structures to serve as transitional housing for veterans. Property located at 137 New Orleans Boulevard; *Start Corporation, applicant.*

The Chairman recognized Mr. Casey Guidry of 420 Magnolia Street, Houma who stated the variance is to include two additional structures within the area.

Subsequent to discussion among the members of the Board, Mr. Torregano and Mr. Blum moved, seconded by Mr. Harris and Mr. Konos, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:

YEAS: Torregano, Harris, Konos and Blum

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: None

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

7. OTHER BUISNESS:

Discussion of Resolution and Ordinance to amend Section 28-178 “Board of Adjustment”, of the Terrebonne Parish Code of Ordinance so as to create section “(h) Application Process”.

The Chairman recognized Ms. Jennifer Robinson who stated that as a result of discussion at the previous Board of Adjustment meeting a resolution and ordinance was drafted to include additional verbiage in Section 28-178 “Board of Adjustment” in the Code of Ordinance. The said verbiage would include that adjacent property owners be notified by regular mail, application deadline would be set for 15 days prior to the meeting date, application fees would be due at the time of the application submittal and a minimum of 10 copies of a site plan be submitted with the application.

Discussion was held regarding the additional verbiage and the board members having time to review the proposed resolution and ordinance before adopting.

The Chairman stated this item would be tabled until the next meeting.

8. AGENDA ITEM 8, ADJOURNMENT:

Mr. Harris moved, seconded by Mr. Torregano: “THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:56 p.m.”

NO OPPOSITION, MOTION CARRIED, CHAIRMAN DECLARED MOTION ADOPTED AND THE MEETING ADJOURNED.

Herman Torregano, Secretary-Treasurer