

HOUMA BOARD OF ADJUSTMENTS

Amended Official Proceedings

of
May 18, 2009

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

1. The Chairman, Ms. Katie Sims, called the May 18, 2009, meeting of the Houma Board of Adjustments to order at 2:00 p.m., followed by the Pledge of Allegiance, led by Mr. Richard Diggs.
2. Upon Roll Call, those members present were Ms. Katie Sims, Mr. Joe Harris, Mr. Pete Konos, Mr. David Blum and alternate member Mr. Richard Diggs. Members absent were Mr. Herman Torregano. Also present was Ms. Jennifer Robinson, Senior Planner of the Department of Planning and Zoning for the Terrebonne Parish Consolidated Government.
3. ANNOUNCEMENTS: NONE
4. AGENDA ITEM 4, APPROVAL OF MINUTES OF APRIL 20, 2009.

It was moved by Mr. Harris, seconded by Mr. Blum, that the minutes of the April 20, 2009, meeting be approved. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. AGENDA ITEM 5, OLD BUSINESS:
 - A. Structure Variance

1. Double Variance: Front yard variance from the required 25' to 10'; and rear yard variance from 30' to 5' for the accommodation of mobile homes in Mulligan Mobile Home Park, property located at 146 Raymond Street; Aaron Mulligan, applicant.

The Chairman recognized Terrell Martin with GSE Associates representing Mr. Mulligan who stated that this item was on the April 20, 2009 Board of Adjustment agenda and that a revised survey map was submitted showing a change in the rear yard setback from the previously request of 5' to 10' with the exception of lot 7 remaining at 5'.

The Chairman recognized Ms. Jennifer Robinson who stated that a notice of zoning violation was sent to the applicant due to a mobile home being placed on lot 7 without a building permit. The mobile home on-site does not meet the reduced setbacks as being requested. Staff recommends approval subject to removal of the existing mobile home on lot 7.

Subsequent to discussion among the members of the Board, Mr. Konos moved, seconded by Mr. Diggs, "THAT the Houma Board of Adjustments deny the request for the variance".

ROLL CALL VOTE:

YEAS: Konos and Diggs

NAYS: Sims

ABSTAINED: Blum and Harris

NOT VOTING: None

ABSENT: Torregano

THE CHAIRMAN STATED THAT DUE TO A LACK OF A MAJORITY VOTE THE ITEM IS NEITHER APPROVED OR DENIED AND IS STILL ACTIVELY ON THE BOARD.

6. AGENDA ITEM 6, NEW BUSINESS:

A. Structure Variance

1. Double Variance: Rear yard variance from the required 5' to 3'; and side yard variance from the required 5' to 3' in order to construct a storage shed; property located at 411 Parish Street; *Billy Martin, applicant*.

The Chairman recognized Billy Martin of 411 Parish Street who stated that his variance request is to construct a shed at this location.

The Chairman recognized Ms. Jennifer Robinson who stated that an on-site inspection of this location was conducted and determined that the request would not negatively impact the area and would recommend approval.

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

ROLL CALL VOTE:

YEAS: Harris, Diggs and Konos

NAYS: Blum

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Torregano

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

2. Structure Variance: Rear yard variance from the required 30' to 7' in order to place a mobile home on the property located at 2605 Willies Court; *Charles and Lois Simmons, applicants*.

The Chairman recognized Charles Simmons of 2616 Willies Court who stated he would like to place a doublewide mobile home at this location.

The Chairman recognized Ms. Jennifer Robinson who stated that adjacent property were notified and no responses were received, an on-site 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. Konos moved, seconded by Mr. Harris, "THAT the Houma Board of Adjustments approve the request for the variance".

ROLL CALL VOTE:

YEAS: Diggs, Blum, Konos, and Harris

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Torregano

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

3. Structure Variance: Structure variance from the spacing requirement of 50' to 14.5' between main structures in order to construct five (5) duplexes; property

located at the northwest corner of Vicari Street and Bayou Gardens Boulevard; *Guidry Brothers Rental Properties, L.L.C., applicant.*

The Chairman recognized Morrell Guidry of 13290 Palm Street, Vacherie, LA who stated that the variance request is to allow construction of duplexes at this location.

The Chairman recognized Ms. Jennifer Robinson who stated all adjacent property owners were notified and an on-site inspection was conducted. Ms. Robinson stated this applicant is requesting Planned Building Group Approval from the May 21, 2009 Zoning Commission Meeting. Staff determined that this variance would not adversely impact the surrounding and would recommend approval.

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

ROLL CALL VOTE:

YEAS: Harris, Blum, Konos and Diggs

NAYS: None

ABSTAINED: None

NOT VOTING: Sims

ABSENT: Torregano

THE CHAIRMAN DECLARED THE MOTION ADOPTED AND THE APPLICATION APPROVED.

7. OTHER BUISNESS: NONE

8. AGENDA ITEM 8, ADJOURNMENT:

Mr. Harris moved, seconded by Mr. Blum: "THAT, there being no further business to come before the Houma Board of Adjustments, the meeting be adjourned at 2:20 p.m."

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

Herman Torregano, Secretary-Treasurer