

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
November 19, 2018
Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Trudy Hebert, called the November 19, 2018 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 Mrs. Trudy Hebert, Mr. Pete Konos, Mr. Willie Newton and Mr. David Tauzin. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent were Mr. Matt Chatagnier and Mr. Joe Harris.
3. Announcements: NONE
4. Approval of Minutes of October 15, 2018:
Motion was made by Mr. David Tauzin, seconded by Mr. Pete Konos that the minutes of October 15, 2018 be APPROVED. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
5. NEW BUSINESS:
 - a. Structure Variance: Front yard setback from 20’ to 15’ for attached porch located at 510 Garnet Street.
Chair recognized Mr. Armond Triche, applicant, who stated that his client wishes to build a porch attached to the front of his house.
Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a front yard setback variance from the required 20’ to 15’ for an attached porch at his residence in an R-1 zoned district.

The addition will be constructed with materials and roofing to match the home and in keeping with the architectural design and integrity of the home. There are a number of residences within this area who have similar attached porches so the exception will not adversely alter the 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 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 two (2) calls in approval of the request.
Staff recommends APPROVAL of the request.

A **MOTION to APPROVE** was made by Mr. Pete Konos, seconded by Mr. David Tauzin.

ROLL CALL VOTE:

YEAS: Tauzin, Newton, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

Chair declared the **MOTION APPROVED.**

- b. Structure Variance: Rear yard setback from required 10’ to 2’ for detached wooden shed located at 113 Quartermill.

Chair recognized Mr. Christopher Pulaski who stated that applicant wished to **TABLE** his request until the December meeting due to medical issues. Members had copies of the email sent which verified that applicant was scheduled for an operation that day.

A **MOTION** to **TABLE** was made by Mr. Willie Newton, seconded by Mr. David Tauzin.

ROLL CALL VOTE:

YEAS: Tauzin, Newton, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

Chair declared the **MOTION APPROVED**.

- c. Structure Variance: Rear yard setback from required 20' to for new construction located at 267 Enterprise Drive.

Chair recognized Mr. Kenneth Renbert who stated that his client respectfully requests this variance to build his building in line with the other buildings in that strip.

Chair recognized Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 20' to 5' for new construction in a C-2 zoned district.

Applicant wishes to build this structure in alignment with the existing structure on the adjacent property (that pre-dates zoning) that he also owns in order to retain as much of the existing parking lot in front of the building as possible. Since much of this area was developed prior to zoning, there are similar setbacks on other properties so the commercial character would not be compromised. Since the setback would be less than 10' the State Fire Marshall will require some level of fire rating in order to meet building code and fire code standards at the time of the building permit review. Given the pending application and subsequent issuance of a building permit confirming the structure's compliance with the codes, the exception will not adversely affect the public health, safety or welfare or the Master Plan.

The applicant has also submitted a narrative further explain their variance request and hardship.

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 A **MOTION** to **APPROVE** was made by Mr. Willie Newton, seconded by Mr. David Tauzin.

ROLL CALL VOTE:

YEAS: Tauzin, Newton, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

Chair declared the **MOTION APPROVED**.

- d. Structure Variance: Right side yard setback from 10' to 5' for residential structure in a PUD located at 110 Rue Saint Courtney.

Chair recognized Mr. Lea Rutter who stated that he is asking for a side yard setback variance for a new construction in a residential planned development.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a side yard setback variance from the required 10' to 5' for new construction for new residential construction in a planned unit development in a C-2 zoned district.

Earlier in 2018 the applicant received approval for a lot line adjustment to reduce the width of the subject property in order to increase the width of the adjacent lots. In doing so, the original setback set by the applicant as part of the PUD was too large for the reduced width. The proposed setback will be more in keeping with the proposed site plan. The proposed setback as per the site plan on the building permit application for this lot is 7'-2" so the 5' being requested would allow for any overage.

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 regarding the request.

Staff recommends **APPROVAL** of the request.

After a brief discussion a **MOTION** to **APPROVE** was made by Mr. Willie Newton, seconded by Mr. David Tauzin.

ROLL CALL VOTE:

YEAS: Tauzin, Newton, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

Chair declared the **MOTION APPROVED**.

6. Next Meeting Date: December 17, 2018

7. Board of Adjustment Member Comment: None

8. Public Comment: NONE

9. There being no further business, Mr. Willie Newton made the **MOTION** to **ADJOURN**, seconded by Mr. Pete Konos.

There being **NO OPPOSITION, MOTION CARRIED; Chairman declared MOTION ADOPTED** and the meeting **ADJOURNED**.


Mr. Willie Newton, Secretary

