

HOUMA BOARD OF ADJUSTMENT
Official Proceedings

of
June 24, 2019

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Trudy Hebert, called the June 24, 2019 meeting of the Houma Board of Adjustments to order at 3:32 p.m., followed by the Pledge of Allegiance led by Mr. Pete Konos.
2. Upon Roll Call, those members present were Mrs. Trudy Hebert, Mr. Willie Newton, Mr. Joe Harris, Mr. Pete Konos and Mr. Matt Chatagnier.
3. Also present was Mr. Christopher Pulaski, TPCG Planning Director and Katie Tabor, Land Use Planner II.
4. Absent was Mr. David Tazuin due to an out of town business conflict.
Announcements: Mr. Pulaski announced that one of the Item Agendas (6-c) has been withdrawn. He read the letter from the applicant explaining the situation.
Approval of Minutes of May 20, 2019:
MOTION was made by Mr. Joe Harris to **APPROVE** the minutes of the May 20, 2019. **THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.**

5. OLD BUSINESS:

- a. **Structure Variance:** Side yard setback from the required 5' to 2' for placement of an open carport and storage shed in an R-1 zoned district.

Chair recognized Mr. Chris Jaubert who stated that he wishes to build an open carport with shed to shelter his boat.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a Applicant submitted this variance request at the May 20, 2019 Board of Adjustment meeting. The request was **CONTINUED** to allow time for additional review.

Applicant wishes to add to the existing driveway and place an open carport and shed at the end of the driveway addition for boat and equipment storage for personal use. The space between the existing home and the property line is not able to accommodate the size shed the applicant desires without a variance.

Staff feels that the exception will not alter the essential character of the district in which it is located as many structures have similar or lesser setbacks. 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 one call of No Objection pertaining to the request in addition to the letter by the Councilwoman.

Staff recommends **APPROVAL** of the request on the **CONDITION** that the applicant installs gutters and downspouts to direct the flow of water towards the street and away from adjacent properties.

A **MOTION** to **APPROVE** with **CONDITION** recommended by parish staff was made by Mr. Joe Harris, seconded by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Newton, Harris, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: Voison, Chatagnier

Chair declared the **MOTION to APPROVE** request with **CONDITION** passed.

6: NEW BUSINESS:

a. Structure Variance: (1) Front setback from required 25' to 20.9'; and, (2) Rear setback from required 10' to 5' for certain portions of a proposed commercial building.

Chair recognized Mr. Ken Rembert, representing Terre South Investments, Inc who stated that applicant has a proposed building he wishes to sell but, because of the shape of the lot, is having difficulties placing the building that the buyer wants on the property without a variance approval.

Chair recognized Mr. Christopher Pulaski who stated that The applicant is requesting (1) Front setback from required 25' to 20.9'; and, (2) Rear setback from required 10' to 5' for certain portions of a proposed commercial building.

Applicant intends to sell the vacant property to a buyer who intends to construct a new commercial building. Because of the unique shape and lot configuration, one of the front corners and one of the rear corners of the proposed building encroach into the setbacks. The front of the property faces Valhi Blvd and the rear faces adjacent light industrial properties along with a large drainage canal.

Staff feels that the exception will not alter the essential character of the district in which it is located as many structures have similar or lesser setbacks and the proposed encroachment is only for a small portion of the structure. The exception will not substantially 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 have been notified. Staff received no call regarding the request.

Staff recommends **APPROVAL** of the request.

A MOTION to APPROVE was made by Joe Harris and seconded by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Newton, Harris, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: Voison, Chatagnier

b. Structure Variance: (1) Rear setback from required 30' to 5.5' for the main residence; and, (2) Rear setback from required 5' to 1.2' for accessory structure in an R-1 zoned district.

Chair recognized Mr. Ken Rembert, representing applicant, who stated that Mr. Sobert has several structures on the property and wished to separate the apartments from the main house in order for the buyer to secure a mortgage on the home.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting: (1) Rear setback from required 30' to 5.5' for the main residence; and (2) Rear setback from required 5' to 1.2' for accessory structure.

Both structures are existing and the need for a variance is associated with a proposed subdivision of the property. Applicant received approval of the variance requests. Staff feels that the exception will not alter the essential character of the district in which it is located as both structures are existing and several structures in the area have similar or lesser setbacks. 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 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. Joe Harris, to APPROVE.

ROLL CALL VOTE:

YEAS: Newton, Harris, Chatagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Voison, Konos

d. Structure Variance: Front setback from required 20' to 5' for placement of attached open carport and walkway cover. Chair recognized Mr. Teddy Trosclair, representing applicant, who stated that Mr. Jones received a grant from the V.A. to make his driveway more handicap accessible. He is helping Mr. Jones.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a Front setback from required 20' to 5' for placement of attached open carport and walkway cover. Owner is a veteran with physical handicaps. This addition to his home is sponsored by a grant from the Veterans Administration to assist him with quality of life issues he is facing regarding his handicaps. The addition of a covered carport will enable him to park the special vehicle he needs under a sheltered area and allow the veteran access to his home from his vehicle in inclement weather.

Staff feels that the exception will not alter the essential character of the district in which it is located as many structures have similar or lesser setbacks. 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 as this is an open carport and will not hinder line of sight.

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.

ROLL CALL VOTE:

YEAS: Newton, Harris, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: Voison, Chatagnier

6. Next Meeting Date: July 22, 2019.

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



Mr. Willie Newton, Secretary

