

**HOUMA BOARD OF ADJUSTMENT**  
**Official Proceedings**  
**of**  
**December 16, 2019**  
  
*Government Tower*  
*2<sup>nd</sup> 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 20<sup>th</sup>.
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 a structure 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 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**

b. Structure Variance: Front setback from required 20' to 13' for addition located at 601 Natalie Drive.

Vice Chair recognized Mr. Joseph Comeaux, Jr. who stated that he wants to enclose this addition to his house to park another car he has.

Vice Chair recognized Mr. Chris Pulaski who stated that the applicant is requesting front yard setback variance from the required 20' to 13' for an addition to his home in an R-1 district.

Applicant is requesting a front yard setback in order to allow for an addition to the front of his home for use as an extra garage and a small storage area. Since this development pre-dates zoning for this area, there are several structures with similar front setbacks 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 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**

c. Structure Variance: Rear setback from required 25' to 22.5' for new construction located at 124 Derusso Street.

Vice Chair recognized Mr. Ken Renbert who stated that he is representing Deroche Homes and that they wish to build the home according to the architecture design and need to get a variance for the rear of the property.

Vice Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 25' to 22.5' for a new residential construction in an R-1 zoned district. Applicant, who is the developer, is requesting a rear yard setback in order to allow for the proposed architectural floor plan and square footages. Since there are many homes in this area that have received similar variances, 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 1 call requesting more information.

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**

**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 qualify 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**

**Next Meeting Date: January 27, 2020**

7. Board of Adjustment Member Comment: None
8. Public Comment: NONE
9. There being no further business, Mr. 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**.

  
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Mr. Willie Newton, Secretary