



OFFICE OF THE PARISH PRESIDENT
Terrebonne Parish Consolidated Government

P.O. Box 2768
Houma, Louisiana 70361-2768

JASON W. BERGERON
Parish President

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DEPARTMENT OF PLANNING & ZONING

MEMBERS

Matthew Chatagnier, Chair
Willie Newton, Secretary
Pete Konos

Joe Harris, Vice Chair
David Tauzin
Katie Sims, Alt Member

NOTICE TO THE PUBLIC: If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones, pagers or electronic devices used for communication for the duration of the meeting.

DATE: Monday, May 20, 2024
TIME: 5:00 PM
PLACE: Terrebonne Parish 2nd Floor Council Meeting Room
8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of April 15, 2024
5. New Business
 - a) Special Exception and Structure Variance: Exception to allow for the placement of a 16x76 mobile home on an R-2 zoned lot and rear yard setback variance from the required 25' to 3' located at 233 Henderson Street; (Council District 2; Bayou Cane Fire District) *Juan Clara Gomez, applicant.*
 - b) Structure Variance: Rear yard setback variance from the required 25' to 15' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 1151 Church Street; (Council District 1; City of Houma Fire District) *Taylor Brantley, applicant.*
6. Next Meeting Date: Monday, June 17, 2024
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF APRIL 15, 2024

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of April 15, 2024, of the Houma Board of Adjustment to order at 5:04 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Pete Konos.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, David Tauzin, Mr. Pete Konos and Ms. Katie Sims. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman, and Mr. Willie Newton, Secretary. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Brighton "BJ" Schmill, Planner I, Department of Planning & Zoning.

3. ANNOUNCEMENTS: None

4. APPROVAL OF THE MINUTES:

Mr. Konos moved, seconded by Mr. Tauzin: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of March 18, 2024."

The Chairman called for a vote on the motion offered by Mr. Konos. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Tauzin and Mr. Chatagnier; NAYS: None; ABSTAINING: Ms. Sims; ABSENT: Mr. Harris and Mr. Newton. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Note: Mr. Joe Harris, Vice Chairman entered the meeting at 5:06 pm.

5. NEW BUSINESS:

A. Special Exception and Structure Variance: Exception to allow for the placement of a new 16x76 mobile home on an R-2 zoned lot and front yard setback variance from the required 20' to 19' located at 2611 Madge Street.

1) The Chairman recognized Mrs. Betty Norman of 2611 Madge Street, who stated that the request for the exception and structure variance is to allow for the placement of a new 16x76 mobile home, through the Restore LA Program, on an R-2 zoned lot located at 2611 Madge Street.

2) There was no one from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Tauzin: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Tauzin, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Newton. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a new 16x76 mobile home on an R-2 zone lot through the Restore LA Program. He stated Staff recommends approval of the request on the condition that the mobile home is a model 2014 or newer. He also stated that Staff recommends approval of the front yard setback variance from the required 20' to 19'.

5) Mr. Harris moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment approve the request for a special exception to allow for the placement of a new 16x76 mobile home on an R-2 zoned lot on the condition that the mobile home be a model of 2014 or newer and a front yard setback variance from the required 20' to 19'."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Harris, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Newton. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

B. Structure Variance: Front yard setback variance from the required 20' to 6' and side yard setback variance from the required 5' to 0' for an awning addition on an R-1 zoned lot located at 212 Raywood Drive.

1) The Chairman recognized Mr. Frankie Terrell of 212 Raywood Drive, who stated that the variance is to allow an awning addition on an R-1 zoned lot located at 212 Raywood Drive. Mr. Terrell added that the addition would be covered parking for his vehicle.

2) There was no one from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Tauzin: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Tauzin, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Newton. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that Staff recommends approval of the request on the condition that gutters and or downspouts are added to allow for the rainwater to drain to the street as the site is designed to drain and that the space not be enclosed.

5) Mr. Harris moved, seconded by Mr. Tauzin: "THAT the Houma Board of Adjustment approve the front yard setback variance from the required 20' to 6' and a side yard setback variance from the required 5' to 0' to allow for an awning addition on an R-1 zoned lot located at 212 Raywood Drive on the condition that gutters and or downspouts are added to allow for the rainwater to drain to the street as the site is designed to drain and that the space not be enclosed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Harris and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Newton. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is Monday, May 20, 2024.

9. BOARD OF ADMUSTMENT MEMBER COMMENT: None

10. PUBLIC COMMENT: None

11. Mr. Harris moved, seconded by Mr. Tauzin: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:16 p.m."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Tauzin, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Newton. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

*Mr. Willie Newton, Secretary
Houma Board of Adjustment*

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

1. Indicate Type of Request:

- Special Exception Structure Variance Administrative Review
- Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name:

Juan Clara Gomez

3. Applicant's Address:

126 Henderson St.
Houma, LA 70364

4. Applicant's Phone:

(985) 381-2538

5. Applicant's Email:

Jclara5004@gmail.com

6. Physical Address Of Request:

233 Henderson St.
Houma, LA 70364

7. Interest in Ownership:

100%

7. Date of Application:

04/29/2024

8. Explanation of Request:

Request to Place mobile Home on Lot where Previous mobile home was
Rear yard 25' to 3'

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance


Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.




 Signature of Applicant or Agent
 Juan Clara-Gomez

 Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

J.C.G. 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

J.C.G. 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.



 Signature of Owner
 Marcelino Clara-Mola

 Printed Name of Owner
 04-29-24

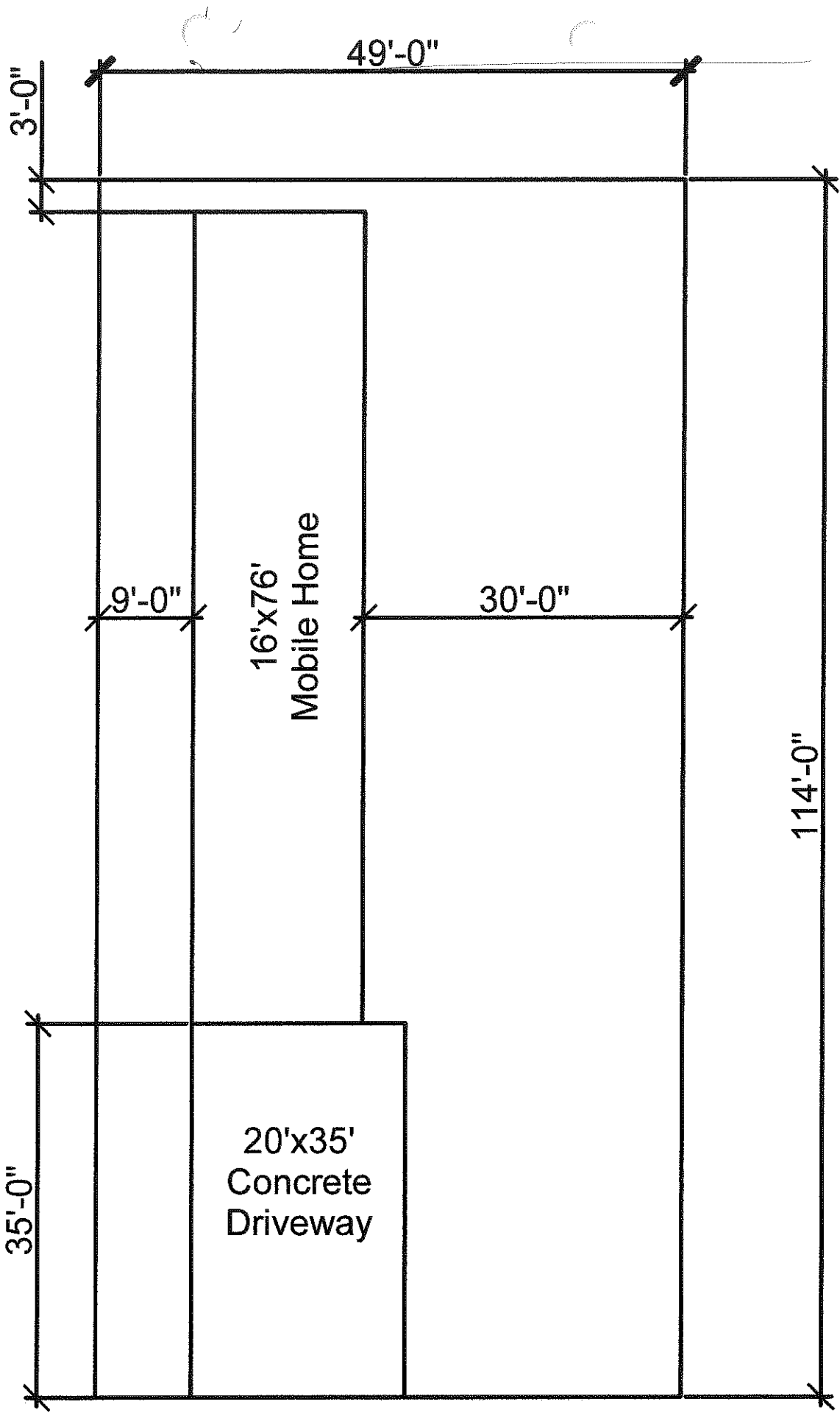
 Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



233 Henderson Street





233 Henderson Street



233 Henderson Street

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- Special Exception
- Structure Variance
- Administrative Review
- Interpretation
- Use Variance
- Non-Conforming Structure Variance

2. Applicant's Name: Taylor Brantley

3. Applicant's Address: 3525 N Causeway Blvd., Suite 902, Metairie, LA 70002

4. Applicant's Phone: (985) 237-5987

5. Applicant's Email: tbrantley@starrecoveryllc.com

6. Physical Address Of Request: 1151 Church St., Houma, LA 70360

7. Interest in Ownership: 7. Date of Application: 5/1/2024

8. Explanation of Request: The applicant's house was severely damaged during Hurricane Ida & the homeowner qualified for repairs through Restore Louisiana Hurricane Recovery Program. After the damage was assessed, it was determined the home was too damaged to repair and would only qualify to be demolished and reconstructed. The floorplan cannot be customized for the specific property due to federal guidelines. Due to these hardships, the applicant requests this variance, because if it were not damaged in Hurricane Ida, the applicant would not pursue this reconstruction.

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

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- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

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- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

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Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

Taylor Brantley

Signature of Applicant or Agent

Taylor Brantley

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

TCB 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

x Nancy Guidry
Signature of Owner

x NANCY Guidry
Printed Name of Owner

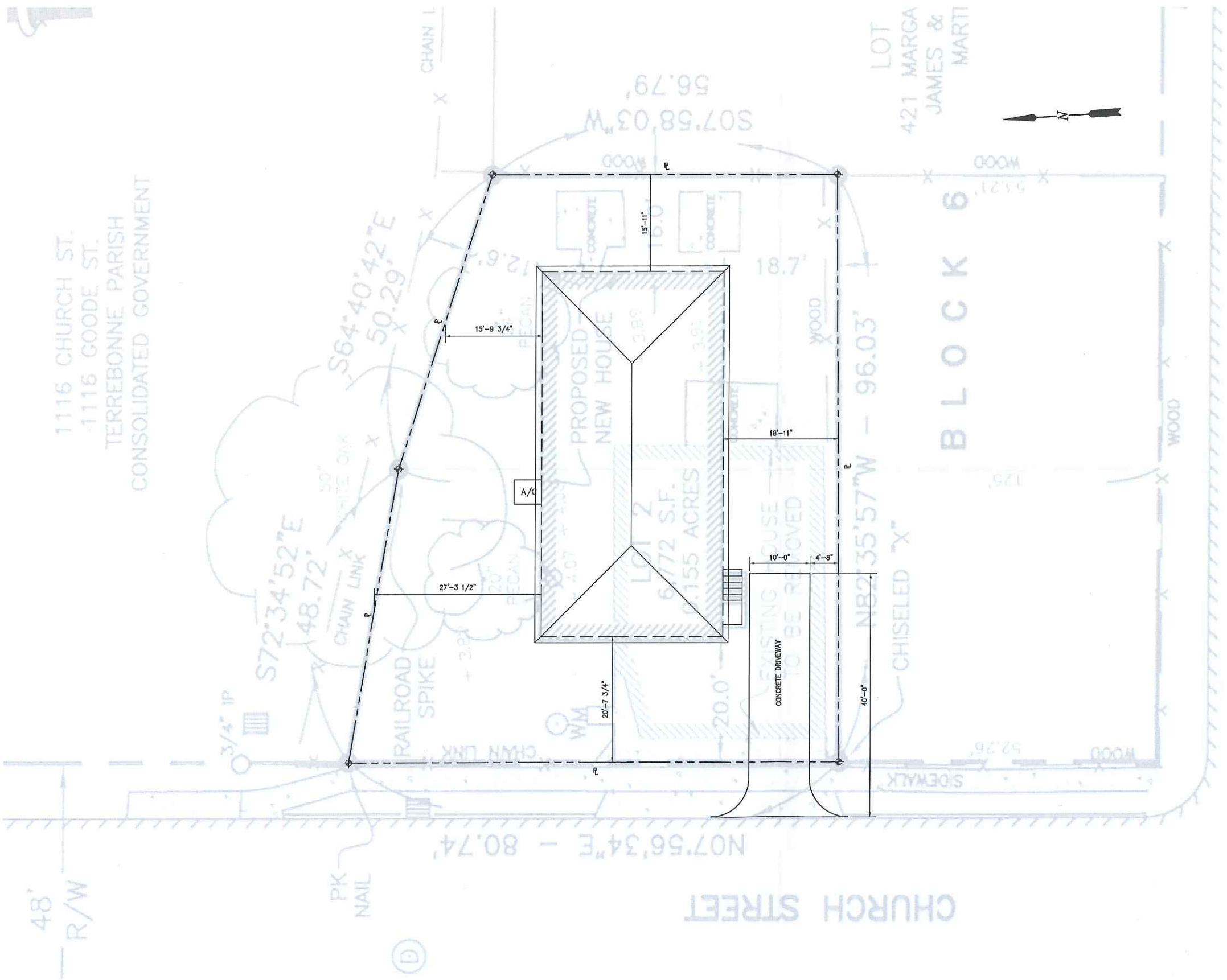
5/1 / 2024
Date

9. Adjacent Property Owners:

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1151 Church Street



1116 CHURCH ST.
1116 GOODE ST.
TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

LOT
421 MARGA
JAMES &
MARTI

BLOCK 6

MARGARET STREET

CHURCH STREET

SITE PLAN
SCALE: 1/8"=1'-0"



LOUISIANA
STAR RECOVERY SERVICES LLC
DOGWOOD PROTOTYPE
1151 CHURCH STREET
SITE PLAN

HOUA
DRAWN
FR
CHECKED
MTD
DATE
03/11/24
CEI PROJECT NO.
2023-042-047
SHEET
C1.0

CIVIL • STRUCTURAL
INDUSTRIAL • MARINE
**CARUBBA
ENGINEERING**
3400 Hesser Avenue
Metairie, LA 70002
Phone: 504.888.1490
www.carubbaengineering.com

MARK	DESCRIPTION	DATE	BY
A	FOR APPROVAL	03/15/2024	MTD



1151 Church Street



1151 Church Street