

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF SEPTEMBER 18, 2023

1. The Chairman, Mr. David Tauzin, called the meeting of September 18, 2023, of the Houma Board of Adjustment to order at 5:06 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, present were: Mr. David Tauzin, Chairman, Mr. Willie Newton, Secretary, and Mr. Matt Chatagnier. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman, Mr. Pete Konos and Ms. Katie Sims. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: The Chairman recognized that Councilman Carl Harding and Brighton Schmill, new Planner I in the Planning and Zoning Department were in attendance.

Note: Mr. Joe Harris, Vice Chairman entered the meeting at 5:08 pm.

4. APPROVAL OF THE MINUTES:

Mr. Chatagnier moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of August 22, 2023."

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

5. NEW BUSINESS:

A. Structure Variance: Front yard setback variance from the required 25' to 20' and a side yard setback variance from the required 15' to 10' for the placement of a residential structure on a C-3 zoned lot located at 229 Levron Street.

1) The Chairman recognized Kurt Loupe of 7553 Main Street who stated that the request is for a front yard setback from the required 25' to 20' and a side yard setback variance from the required 15' to 10' for the prior placement of a residential structure on a C-3 zoned lot located at 229 Levron Street.

2) There Chairman recognized Ashley Munson of 149 Levron Street, who asked the Board Members to deny this variance request.

3) The Chairman recognized Mrs. Paula Boquet of 173 Levron Street, who stated her concerns and asked the Board Members to deny this variance request.

4) The Chairman recognized Mr. Pulaski who read an email from Michael Robichaux of 226 Levron Street, asking the Board Members to deny the variance request due to the applicant not meeting all the criteria for requesting this variance request.

5) Mr. Harris moved, seconded by Mr. Newton: "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. Chatagnier, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

6) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend denial of the variance request due to Item C criteria of Section 28-178(f)(4) of the Parish Zoning Ordinance not being met. Had the applicant obtained the necessary building permit prior to placement of the structure it is possible that thru the site plan review the setbacks would have been identified and the need for a variance could have been avoided as the width of the property does appear to be sufficient. He also could have made the necessary improvements to place the structure in a manner not

requiring the front variance either. By not obtaining a permit the applicant created the need for the variances

7) Mr. Newton moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment deny the front yard setback from the required 25' to 20' and a side yard setback variance from the required 15' to 10' for the prior placement of a residential structure on a C-3 zoned lot located at 229 Levron Street due to Item C criteria of Section 28-118(f)(4) of the Parish Zoning Ordinance not being met.."

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

B. Special Exception: Exception to allow for the placement of a 14x70 mobile home on an R-2 zoned lot located at 215 Henderson Street.

1) The Chairman recognized Mr. Hosea Williams who stated that the variance is to allow for the placement of a 14x70 mobile home on an R-2 zoned lot located at 215 Henderson Street as part of the Restore Louisiana Program.

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

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

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

4) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the variance request, conditioned that the proposed mobile home be of a model year of 2008 or more recent.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment grant approval for special exception on the condition that the proposed mobile home be of a mobile year of 2008 or more recent."

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

6. NEXT MEETING DATE:

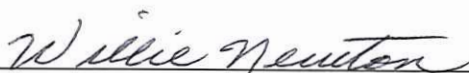
a) The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is October 16, 2023.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Harris moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:32 p.m."

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



Mr. Willie Newton, Secretary
Houma Board of Adjustment