

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF OCTOBER 16, 2023

1. The Chairman, Mr. David Tauzin, called the meeting of October 16, 2023, of the Houma Board of Adjustment to order at 5:03 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, Mr. Matt Chatagnier, and Katie Sims. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman, and Mr. Pete Konos. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Gary Williams, Legal Advisor.

3. ANNOUNCEMENTS: None

4. APPROVAL OF THE MINUTES:

Mr. Newton moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of September 18, 2023."

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

5. NEW BUSINESS:

A. Structure Variance: Side yard setback variance from the required 5' to 3' for the construction of a residential storage building on an R-1 zoned lot located at 204 Sugarwood Blvd.

1) The Chairman recognized Joshua Westerman of 204 Sugarwood Blvd who stated that the request is for a side yard setback from the required 5' to 3' for the construction of a residential storage building on an R-1 zoned lot located at 204 Sugarwood Blvd.

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

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

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

Note: Mr. Joe Harris, Vice Chairman entered the meeting at 5:07 pm.

4) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval on the condition that the applicant agree to install gutters and downspouts on the left side of the accessory structure to direct water away from the adjacent property and towards the street.

5) Mr. Newton moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment approve the request for a side yard setback from the required 5' to 3' for the construction of a residential storage building located at 204 Sugarwood Blvd., conditioned that the applicant agrees to install gutters and downspouts on the left side of the accessory structure to direct water away from the adjacent property and towards the street.

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

B. Structure Variance: Side yard setback variance from the required 5' to 0' for a commercial storage building on a C-2 zoned lot located at 6918 West Park Avenue.

- 1) The Chairman recognized Mr. Richard Dubois of 6918 West Park Avenue who stated that the request is for a side yard setback variance from the required 5' to 0' for a commercial storage building on a C-2 zoned lot located at 6918 West Park Avenue.
- 2) There was no one from the public present to speak on the matter.
- 3) Mr. Harris moved, seconded by Mr. Chatagnier: "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 and Ms. Sims; ABSENT: Mr. Konos. 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 applicant agrees to install gutters and downspouts on the left side of the structure to direct water away from the adjacent property and towards the street and/or bayou to the rear as the site is designed to drain.
- 5) Mr. Chatagnier moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval for side yard setback variance from the required 5' to 0' for a commercial storage building on a C-2 zoned lot located at 6918 West Park Avenue, conditioned that the applicant agrees to install gutters and downspouts on the left side of the structure to direct water away from the adjacent property and towards the street and/or bayou to the rear as the site is designed to drain."

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 and Ms. Sims; ABSENT: Mr. Konos. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- C. Structure Variance: Rear yard setback variance from the required 25' to 7' to allow for the creation of off-street parking on an R-1 zoned lot located at 913 & 917 High Street and 632 Liberty Street.

- 1) The Chairman recognized Elizabeth Arceneaux of Keneth L. Rembert Land Surveyors who stated that the request is for a rear yard setback variance from the required 25' to 7' is to allow for the creation of off-street parking on an R-1 zoned lot located at 913 & 917 High Street and 632 Liberty Street.
- 2) The Chairman recognized Diane Trotter of 703 Liberty Street who questioned the parking layout for the proposed off-street parking and stated that she and several other residents in the area would like to preserve historic look of the area.
- 3) Mr. Harris moved, seconded by Mr. Chatagnier: "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 and Ms. Sims; ABSENT: Mr. Konos. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

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 there be a 4' separation between the existing driveway and proposed additional driveway on the 4-plex property at 632 Liberty Street for landscaping purposes.
- 5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment grant approval for rear yard setback variance from the required 25' to 7' to allow for the creation of off-street parking on the condition that there be a 4' separation between the existing driveway and proposed additional driveway on the 4-plex property at 632 Liberty Street for landscaping purposes."

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 and Ms. Sims; ABSENT: Mr. Konos. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. NEXT MEETING DATE:

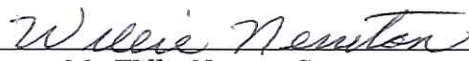
a) The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is November 20, 2023.

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 5:34 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 and Ms. Sims; ABSENT: Mr. Konos. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



Mr. Willie Newton, Secretary
Houma Board of Adjustment