

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF NOVEMBER 20, 2023

1. The Chairman, Mr. David Tauzin, called the meeting of November 20, 2023, of the Houma Board of Adjustment to order at 5:07 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Joe Harris.
2. Upon Roll Call, present were: Mr. David Tauzin, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, and Ms. Katie Sims. Absent at the time of Roll Call were: Mr. Matt Chatagnier, and Mr. Pete Konos. Also present was Mr. Brighton "BJ" Schmill, Planner I, Department of Planning & Zoning.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Ms. Sims: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of October 16, 2023."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Ms. Sims; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Konos and Mr. Chatagnier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Front yard setback variance from the required 20' to 15' and rear yard setback variance from the required 25' to 7' for the construction of a new proposed residential structure on an R-1 zoned lot located at 411 Prince Collins Street.
 - 1) The Chairman recognized Mr. Scott Schmeck of Ares Construction, LLC who stated that the request for the front yard setback variance from the required 20' to 15' and rear yard setback variance from the required 25' to 7' is to allow for the construction of a new proposed residential structure on an R-1 zoned lot located at 411 Prince Collins Street.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Newton moved, seconded by Ms. Sims: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Ms. Sims; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Chatagnier and Mr. Konos. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that Staff would recommend approval on the condition that the applicant agrees to install gutters and downspouts to direct the roof runoff towards the street and away from the adjacent lots.
 - 5) Ms. Sims moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment approve the request for a front yard setback variance from the required 20' to 15' and rear yard setback variance from the required 25' to 7' for the construction of a new proposed residential structure on an R-1 zoned lot located at 411 Prince Collins Street, conditioned that the applicant agrees to install gutters and downspouts to direct the roof runoff towards the street and away from the adjacent lots."

The Chairman called for a vote on the motion offered by Ms. Sims. THERE WAS RECORDED: YEAS: Ms. Sims, Mr. Newton, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Chatagnier, and Mr. Konos. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Variance to allow for the placement of additional façade signs in excess of 70 square foot on an existing commercial building on a C-2 zoned lot located in the Overlay District at 105 Bayou Gardens Blvd.

1) The Chairman recognized Mr. Jermiah Alford of Baton Rouge Sign who stated that the request is for variance is to allow for the placement of additional façade signs in excess of 70 square foot on an existing commercial building on a C-2 zoned lot located in the Overlay District at 105 Bayou Gardens Blvd.

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

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

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

4) Mr. Schmill discussed the Staff Report and stated that the excess in the size requirement was no longer necessary due to the size being within the allowable area. He stated that Staff would recommend approval of the variance request to allow for the placement of additional façade signs on the existing commercial building located in the Overlay District at 105 Bayou Gardens Blvd.

5) Ms. Sims moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval for the variance to allow for the placement of additional façade signs on an existing commercial building on a C-2 zoned lot located in the Overlay District at 105 Bayou Gardens Blvd."

The Chairman called for a vote on the motion offered by Ms. Sims. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Ms. Sims; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Chatagnier, and 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 Tuesday, December 19, 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 5:16 p.m."

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



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