



P.O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050



P.O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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### MEMBERS

Trudy Hebert, Chair  
Willie Newton, Vice Chair  
Joe Harris, Secretary

Pete Konos  
David Tauzin  
Matthew Chatagnier

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**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.

## HOUMA BOARD OF ADJUSTMENT MEETING NOTICE

**DATE:** Monday, October 15, 2018  
**TIME:** 3:30 PM  
**PLACE:** Terrebonne Parish Council Meeting Room  
2<sup>nd</sup> Floor, Government Tower  
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 August 20, 2018
5. New Business:
  - a. Structure Variance: Front yard setback from 20' to 15' for open carport located at 238 Evelyn Avenue.
6. Next Meeting Date: November 19, 2018
7. Board of Adjustment Member Comment
8. Public Comment
9. Adjourn

**HOUMA BOARD OF ADJUSTMENT**  
**Official Proceedings**  
**of**  
**September 17, 2018**

*Government Tower*  
*2<sup>nd</sup> Floor, Terrebonne Parish Council Meeting Room*

1. The Chairman, Trudy Hebert, called the September 17, 2018 meeting of the Houma Board of Adjustments to order at 3:30 p.m., followed by the Pledge of Allegiance led by Mr. Joe Harris.
2. Upon Roll Call, those members present were Mrs. Trudy Hebert, and Mr. Matt Chatagnier, Mr. Pete Konos, Mr. David Tauzin, Mr. Joe Harris and Mr. Willie Newton. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
3. Announcements: NONE
4. Approval of Minutes of August 20, 2018:  
Motion was made by Mr. Joe Harris, seconded by Mr. Willie Newton that the minutes of August 20, 2018 be APPROVED. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
5. NEW BUSINESS:
  - a. Structure Variance : Rear Yard setback from required 30' to 10' for placement of carport patio awning located at 1734 Harvest Drive.

Chair recognized Mr. Robert Blanchard who stated that he wishes to install an attached awning for his motor home. He stated that he will use materials to match the house. It will not be a metal awning.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 30' to 10' for an attached recreational vehicle carport on a corner lot in an R-3 zoned district.

The addition will be constructed with materials and roofing to match the home and in keeping with the architectural design and integrity of the home. There are a number of residences within this area who have similar attached carports, so the exception will not adversely alter the 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 no calls of the request.

Staff recommends APPROVAL of the request.

**MOTION to APPROVE** was made by Mr. Joe Harris seconded by Mr. David Tauzin.

**ROLL CALL VOTE:**

YEAS: Newton, Konos, Tauzin, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert, Chattagnier

**CHAIRMAN DECLARED THE MOTION APPROVED.**

b. Structure Variance: Side yard setback from required 5' to 2' for placement of detached shed located at 1905 Laredo Drive.

Chair recognized Mrs. Loretta Demmer who stated that they need to replace their storage shed with a larger one.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side yard setback variance from the required 5' to 2' for construction of a 16' x 18' shed in an R-1 zoned district.

Applicant is requesting a side yard setback to construct a larger shed to replace the existing in her back yard. Applicant has acquired furniture and other items from her parents and she has also improved the property and pool area and finds that she is in need of a larger storage shed. Staff feels that the exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. However, as with most setback variances, drainage onto adjacent property is a concern. 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 email in opposition of the request.

Staff recommends **APPROVAL** of the request on the **CONDITION** that they install gutters and downspouts to direct runoff away from the adjacent properties.

**MOTION to APPROVE** with staffs **CONDITIONAL** recommendations was made by Mr. Willie Newton seconded by Mr. Pete Konos.

**ROLL CALL VOTE:**

YEAS: Newton, Konos, Tauzin, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert, Chattagnier

**CHAIRMAN DECLARED THE MOTION APPROVED.**

c. Structure Variance: Side yard setback from required 15' to 5' for addition to existing house located at 518 Antoine Street.

Chair recognized Mr. Tommy Aubert, applicant, who stated that they wish to add a bedroom, bath and closet to their home. Chair recognized Mr. Dalton James, carpenter, who stated that he is building a 80' x 30' addition to Mr. Aubert's home and that he is using materials that will match the existing house.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side yard setback variance from the required 15' to 5' for construction of an addition to his house on a corner lot in an R-1 zoned district.

Applicant and family have outgrown the small, older home and need more space to accommodate their needs. Since the subdivision pre-dates zoning, the width of the corner lot makes it difficult to adhere to the 15' side street setback.

Staff feels that the exception will not alter the essential character of the district in which it is located as several properties along this area have similar variances. 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 a written statement of approval and support from the neighbor immediately adjacent to this property line and one call requesting more information.

Staff recommends **APPROVAL** of the request.

**MOTION to APPROVE** was made by Mr. Joe Harris seconded by Mr. Willie Newton.

**ROLL CALL VOTE:**

**YEAS: Newton, Konos, Tauzin, Harris**  
**NAYS: NONE**  
**ABSTAINED: None**  
**NOT VOTING: Hebert, Chattagnier**

**CHAIRMAN DECLARED THE MOTION APPROVED.**

d. Structure Variance: 1) Sign height variance from maximum 7' to 14'-3" and; 2) variance of style of sign from Monument to Pylon at Southdown School located at 1124 Saint Charles Street.

Chair recognized Mr. Merlin Lirette who stated that he is the architect for the sign at Southdown School and they are requesting to place the sign along Tunnel Boulevard and a variance to increase the height and style of the sign.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting: 1) A sign height variance from maximum 7' to 14'-3" and; 2) a variance in the style of the sign from Monument to Pylon at Southdown School located on an R- zoned lot in the Overlay District.

The frontage along West Tunnel Boulevard is in an overlay district, but the frontage along Saint Charles is not. Since the proposed location is on the corner addressing both frontages, the Overlay District regulations will apply. The purpose of the sign is to promote school events and upcoming holidays, test days, etc and the West Tunnel traffic has approximately 15,000-20,000 trips per day. Other aspects of the project meet or exceed Overlay District standards (landscape, etc.). Other signs within the Overlay District have either received similar variances or pre-date zoning, so this 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 pertaining to the request.

**A MOTION** was made by Mr. Joe Harris, seconded by Mr. Pete Konos **to APPROVE.**

**ROLL CALL VOTE:**

**YEAS: Newton, Konos, Tauzin, Harris**  
**NAYS: NONE**  
**ABSTAINED: None**  
**NOT VOTING: Hebert, Chattagnier**

**THE CHAIRMAN DECLARED THE MOTION APPROVED.**

e. Structure Variance: Side yard setback from required 15' to 5' for placement of a 30' x 30' shed located at 722 Mire Street.

Chair recognized Mr. Roy Bergeron who represents the applicant, his father, Roy Bergeron, Sr. He stated that they are making improvements to the house and they need a storage shed large enough to hold materials, tools, and equipment. Because of the design of the corner lot, a side variance is needed in order to build the shed in a location that will not interfere with the construction, etc..

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side yard setback variance from 15' to 5' for placement of a 30' x 30' shed on a corner lot in an R-1 zoned district.

Applicant has his son living with him and applicant has developed serious medical issues which has created living accommodation challenges and a need for more storage. The unique shape of the lot, as well as placement of sewerage and utility lines require that the storage shed be placed within the side setback. Placement will not create a line of sight issue with the nearby intersection. Staff feels that the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The variance will not adversely affect the public health, safety, or welfare of the district as many of the nearby properties have similar setbacks since the development pre-dates zoning.

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 from an adjacent neighbor in support of the request and one call for more information.

Staff recommends **APPROVAL** of the request.

A **MOTION** to **APPROVE** was made by Mr. Willie Newton, seconded by Mr. Joe Harris.

**ROLL CALL VOTE:**

YEAS: Newton, Konos, Tauzin, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert, Chattagnier

The Chairman declared the **MOTION APPROVED**.

6. Next Meeting Date: October 15, 2018
7. Board of Adjustment Member Comment: None
8. Public Comment: NONE
9. There being no further business, Mr. Willie Newton made the **MOTION** to **ADJOURN**, seconded by Mr. David Tauzin.

There being NO OPPOSITION, **MOTION CARRIED**; Chairman declared **MOTION ADOPTED** and the meeting **ADJOURNED**.

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Mr. Willie Newton, Secretary

TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768  
HOUMA, LA 70361

meeting:  
Oct. 15  
3:30 pm  
L. Henderson  
985.873.6567

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

Special Exception     Structure Variance     Administrative Appeal

2. Applicant's Name:

Lloyd Boudloche

3. Applicant's Address:

338 Enclaps Avenue  
Houma, La. 70363

4. Applicant's Phone:

985-856-1940

5. Physical Address  
Of request:

Same

6. Interest in Ownership:

Owner

7. Date of  
Application:

09-11-18

8. Explanation of  
Request:

Front yd. setback from 30'  
to 15' for open carport.

R-1  
Council - 8  
Fire - City

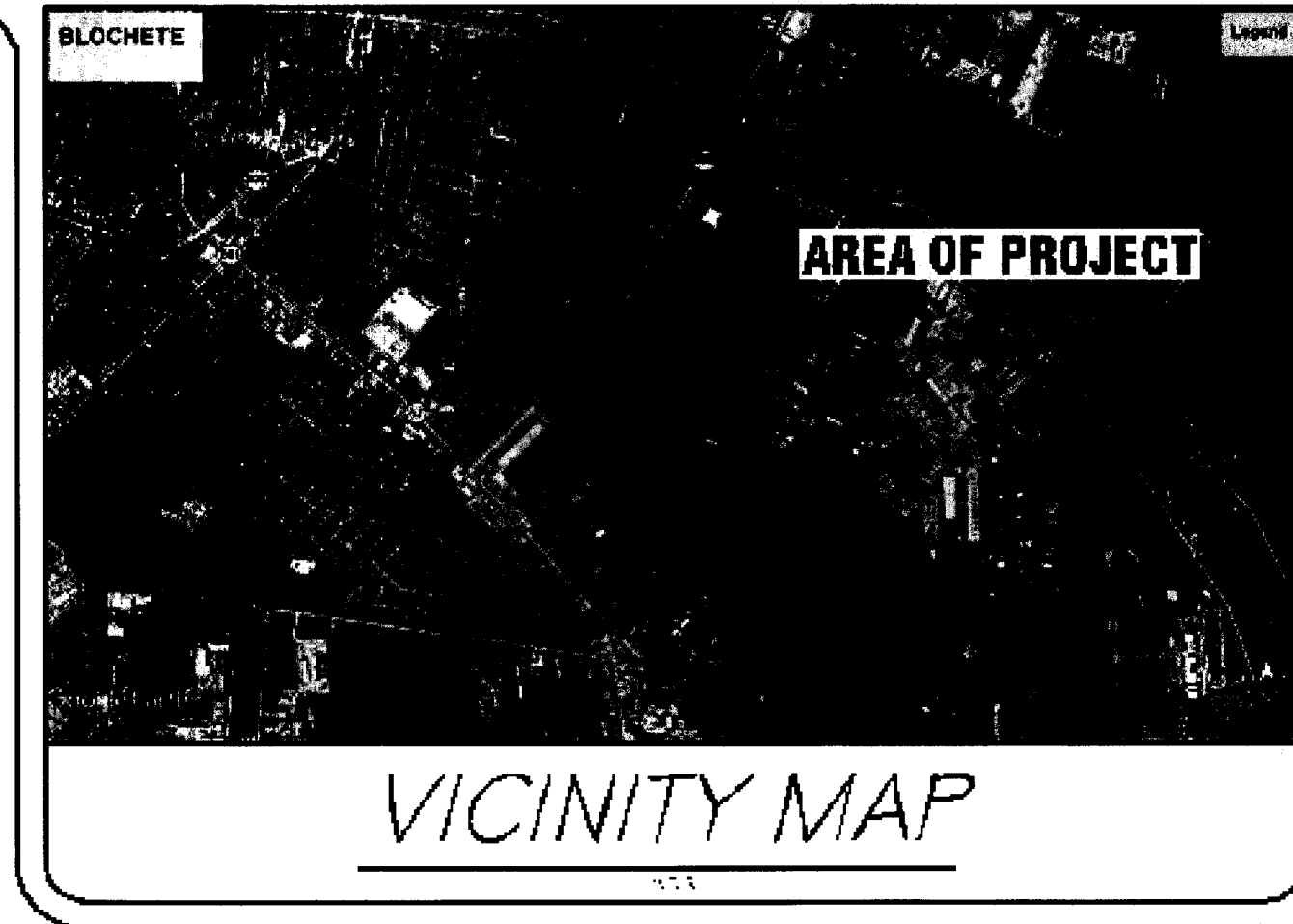
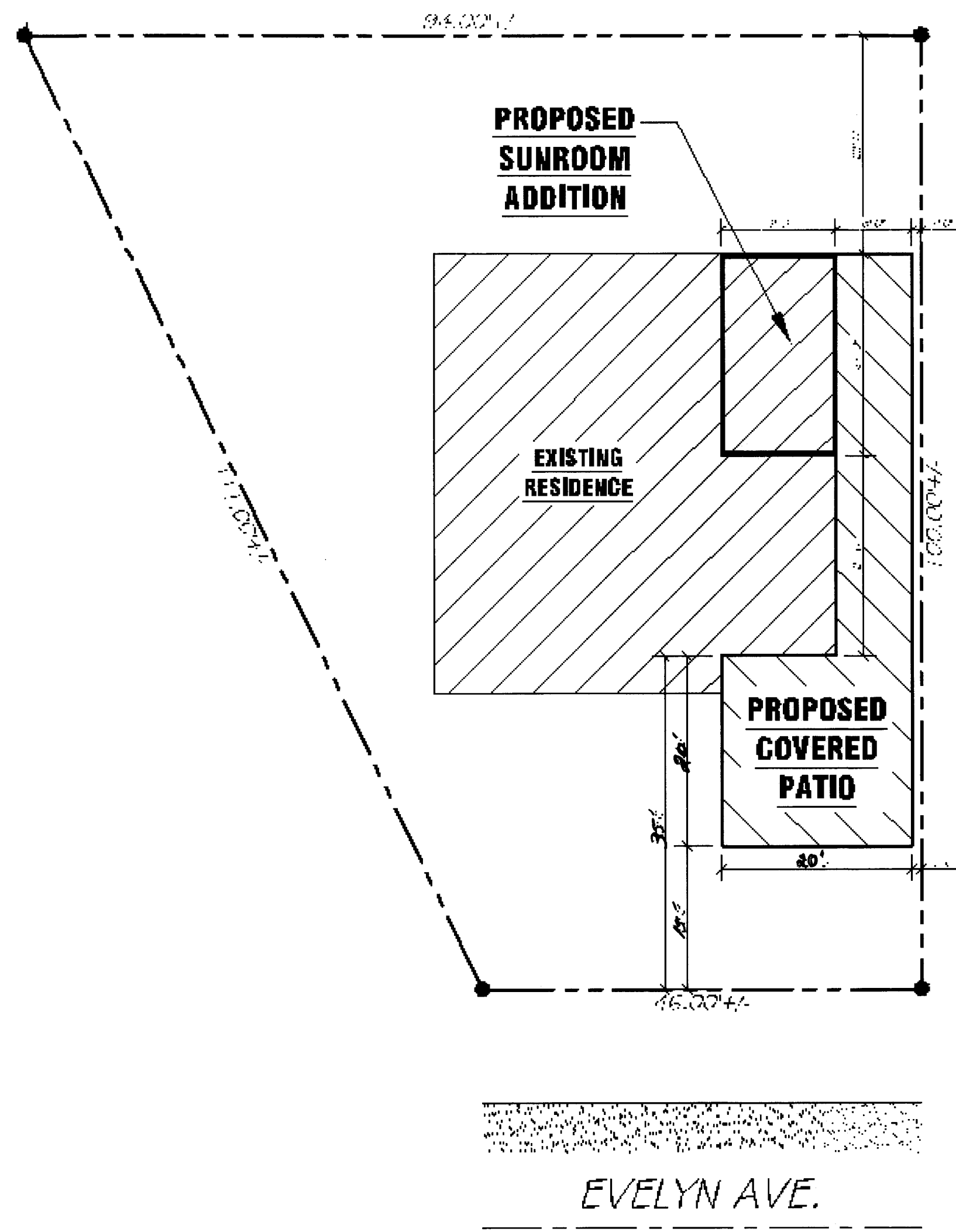
POLICY

41.01

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.



238 EVELYN AVE.  
HOUMA, LA 70363  
TERREBONNE PARISH

**SITE PLAN**

NOTE: NO OFFICIAL SURVEY PROVIDED.  
VERIFY ALL DIMENSIONS, TYP.



(985) 859-6206  
thibodauxhouseplans.com  
thibodaux@thibodauxhouseplans.com  
118 Winder Road  
Thibodaux, LA  
Owner: Cely Thibodaux

**CLIENT NOTES:**  
OWNER: PAULA BLOCHETE  
PROJECT: PROPOSED SUNROOM PATIO FOR 238 EVELYN AVE. HOUMA, LA 70363  
DATE: 08/11/2019  
SCALE: AS SHOWN  
DRAWN BY: CLAYTON  
CHECKED BY: CLAYTON  
DATE: 08/11/2019

A PROPOSED SUNROOM PATIO FOR:  
**PAULA BLOCHETE**  
238 EVELYN AVE. HOUMA, LA 70363  
A PROJECT OF:  
LAB-A-DAUX OF THIBODAUX

PLAN No.	19-77
DATE	08/11/2019
SCALE	AS SHOWN
DRAWN BY	CLAYTON
CHECKED BY	CLAYTON

**SHEET NO.**  
**1 OF 2**

# SITE PLAN

## Board of Adjustment Variance

238 Evelyn Avenue  
Property Address

R-1  
Zone

### FRONT

From Req. 20' to 15'

<input checked="" type="checkbox"/>	House
<input type="checkbox"/>	Mobile Home
<input type="checkbox"/>	Business
<input type="checkbox"/>	Other

open Carport

### SIDE

From Req. \_\_\_\_\_

To: \_\_\_\_\_

### SIDE

From Req. \_\_\_\_\_

To: \_\_\_\_\_

From Req. \_\_\_\_\_ to \_\_\_\_\_

### REAR



# 238 EVELYN AVENUE

