



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

MEMBERS

David Tauzin, Chair
Willie Newton, Secretary
Pete Konos

Joe Harris, Vice Chair
Matthew Chatagnier
Alt Member - Vacant

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, July 17, 2023
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 June 20, 2023
5. New Business
 - a) Structure Variance: Side yard variance from the required 5' to 0' for the construction of a new patio cover on an R-1 zoned lot located at 102 Mary Ann Avenue; (Council District 1; City of Houma Fire District) *Jamie Gutierrez Saucedo, applicant.*
6. Next Meeting Date: Tuesday, August 22, 2023
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF June 20, 2023

1. The Chairman, Mr. David Tauzin, called the meeting of June 20, 2023, of the Houma Board of Adjustment to order at 5:02 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. Matthew Chatagnier and Mr. Pete Konos. Absent at the time of Roll Call were: Mr. Willie Newton, Secretary. Also present was Mr. Mart Black, Director, Department of Coastal Restoration & Preservation and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS:

The Chairman read a letter from alternate member Reverend Corian Gray which stated that he was resigning from Houma Board of Adjustment effective June 12, 2023 due to his relocating to another state for his career.
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Chatagnier "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of May 15, 2023."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Newton. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Rear yard setback variance from the required 20' to 12' for proposed new construction on a C-2 zoned lot located at 255 Magnolia Street.
 - 1) The Chairman recognized Kristen Gentry with Start Corporation of P.O. Box 165, Houma who stated that the variance is to allow for the construction of an apartment on a C-2 zoned lot located at 255 Magnolia Street.
 - 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 & Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Konos; ABSENT: Mr. Newton. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Black discussed the Staff Report and stated that Staff would recommend approval of the variance request.
 - 5) Mr. Chatagnier moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of the rear yard setback variance from the required 20' to 12' for proposed new construction on a C-2 zoned lot located at 255 Magnolia Street."

The Chairman called for a vote on the motion offered by Mr. Chatagnier. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier & Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Konos; ABSENT: Mr. Newton. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Rear yard setback variance from the required 30' to 24' for the construction of a new residential structure on an R-3 zoned lot located at 1602 Harvest Drive.
 - 1) The Chairman recognized Mrs. Debra Hebert of P.O. Box 3496, Houma who stated that the variance request is to allow for the construction of a new residential structure on an R-3 zoned lot located at 1602 Harvest Drive.
 - 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. Konos; NAYS: None; ABSTAINING: Tauzin; ABSENT: Mr. Newton. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Black discussed the Staff Report and stated that Staff would recommend approval of the variance request.

5) Mr. Chatagnier moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment grant approval of the rear yard setback variance from the required 30' to 24' for the construction of a new residential structure on an R-3 zoned lot located at 1602 Harvest Drive."

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

C. Structure Variance: Rear yard setback variance from the required 30' to 17' to allow for an existing apartment building to be on a separate lot as part of a proposed minor subdivision of property in an R-3 zoned district located at 1404 A & B Memory Lane.

1) The Chairman recognized Mr. Keneth Rembert of 635 School Street, Houma who stated that the variance request is to allow for an existing apartment building to be on a separate lot as part of a proposed minor subdivision of property in an R-3 zoned district located at 1404 A & B Memory Lane.

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

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

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

4) Mr. Black discussed the Staff Report and stated that Staff would recommend approval of the variance request.

5) Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment grant approval of the rear yard setback variance from the required 30' to 17' to allow for an existing apartment building to be on a separate lot as part of a proposed minor subdivision of property located at 1404 A & B Memory Lane."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier and Mr. Konos; NAYS: None; ABSTAINING: Tauzin; 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 July 17, 2023.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Harris moved, seconded by Mr. Konos: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:17 p.m."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris Mr. Chatagnier, and Mr. Konos; NAYS: None; ABSTAINING: Tauzin; 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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Structure Variance	<input type="checkbox"/> Administrative Review
<input type="checkbox"/> Interpretation	<input checked="" type="checkbox"/> Use Variance	<input type="checkbox"/> Non-Conforming Structure Variance

2. Applicant's Name:

Jaime Gutierrez

3. Applicant's Address:

102 Mary Ann Ave. Houma LA, 70363

4. Applicant's Phone:

(985)360-8982

5. Applicant's Email:

gsarhouma@gmail.com

6. Physical Address
Of Request:

102 Mary Ann Ave. Houma LA, 70363

7. Interest in Ownership:

100%

7. Date of
Application:

06/28/2023

8. Explanation of
Request:

I am asking for a variance on my patio cover to be closer to the property line than the required 5 ft. Reason being is I would like to have the patio cover be able to cover over the existing cement foundation so that i am able to have my vehicles sit underneath it. Especially during the hotter seasons. This will help keep them cooler and more comfortable and bearable for my kids when we are entering our vehicles.
From 5' to 0'

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
Jaime Gutierrez

Print Name of Applicant or Agent

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

JGj 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,

JG 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
Jaime Gutierrez

Printed Name of Owner
06/28/2023

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.



102 Mary Ann Avenue

Mary Ann Ave

586ft

Driveway

102 Mary Ann

New Patio Cover 10'5" inch

Property line

18ft

New Patio Cover

63ft

39ft

Property line

515

Carolyn Ave

156

Property line

2023-108803



102 Mary Ann Avenue



102 Mary Ann Avenue