



DEPARTMENT OF PLANNING & ZONING
Terrebonne Parish Consolidated Government

P.O. Box **2768**
Houma, Louisiana **70361-2768**

tpcg.org
PHONE **985-868-5050**

MEMBERS

Matthew Chatagnier, Chair
Willie Newton, Secretary
Pete Konos

Joe Harris, Vice Chair
David Tauzin
Katie Sims, Alt Member

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
Revised 7/8/24

DATE: Monday, July 15, 2024
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 17, 2024
5. New Business
 - a) Structure Variance: Rear yard setback variance from the required 20' 30' to 5' for new residential construction through the Restore LA Program on a C-2 zoned lot located at 142 Historic Lane. (Council District 5; City of Houma Fire District) *Brett Gross. applicant.*
6. Next Meeting Date: Monday, August 19, 2024
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF JUNE 17, 2024

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of June 17, 2024, of the Houma Board of Adjustment to order at 5:00 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. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary. and Mr. Pete Konos. Absent at the time of Roll Call were: Mr. David Tauzin, and Ms. Katie Sims. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Brighton “BJ” Schmill, Planner I, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Konos: “THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of May 20, 2024.”

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Konos and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Special Exception: Exception to allow for the placement of a 16x80 mobile home on an R-2 zoned lot located at 217 Henderson Street.
 - 1) The Chairman recognized Mrs. Ann Jones of 117 Edgewood Blvd, Houma, who stated that the request for the exception is to allow for the placement of a new 16x80 mobile home, on an R-2 zoned lot located at 217 Henderson Street.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Konos: “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. Konos and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a 16x80 mobile home on an R-2 zone lot located at 217 Henderson Street. He stated Staff recommends approval of the request on the condition that the mobile home is a model 2014 or newer.
 - 5) Mr. Harris moved, seconded by Mr. Newton: “THAT the Houma Board of Adjustment approve the request for a special exception to allow for the placement of a new 16x80 mobile home on an R-2 zoned lot located at 217 Henderson Street on the condition that the mobile home be a model of 2014 or newer”.

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Konos and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin 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 112 Banks Avenue.
 - 1) The Chairman recognized Mrs. Sandra Washington of 112 Banks Avenue, who stated that the request for the exception is to allow for the placement of a new 14x70 mobile home on an R-2 zoned lot located at 112 Banks Avenue.
 - 2) There was no one from the public present to speak on the matter.

3) 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. Newton, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a 14x70 mobile home on an R-2 zone lot located at 112 Banks Avenue. He stated Staff recommends approval of the request on the condition that the mobile home is a model 2014 or newer.

5) Mr. Newton moved, seconded by Mr. Harris: “THAT the Houma Board of Adjustment approve the request for a special exception to allow for the placement of a new 14x70 mobile home on an R-2 zoned lot located at 112 Banks Avenue on the condition that the mobile home be a model of 2014 or newer”.

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

C. Structure Variance: Rear yard setback variance from the required 25’ to 6’ on an R-1 zoned lot located at 8351 Park Avenue.

1) The Chairman recognized Mrs. Beth Arceneaux of Keneth L. Rembert Land Surveyors, who stated that the request for the rear yard setback variance from the required 25’ to 6’ is to allow for the structure at 8351 Park Avenue to be on one lot.

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

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

4) Mr. Schmill discussed the Staff Report and stated that the applicant applied for a lot line shift with the Houma Terrebonne Regional Planning Commission to place the structure entirely within a single lot as it currently sits over the property line. He stated that because of existing site constraints a 6’ setback will remain in the rear. He stated Staff supports the request because the proposed lot line shift at 8351 Park Avenue does make the structure more compliant. He stated Staff recommends approval of the request.

5) Mr. Konos moved, seconded by Mr. Harris: “THAT the Houma Board of Adjustment approve the request for a rear yard setback variance from the required 25’ to 6’ to place the current structure entirely within a single lot located at 8351 Park Avenue”.

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

D. Structure Variance: Front yard setback variance from the required 20’ to 9’ and rear yard setback variance from the required 25’ to 9’ for a new residential construction through the Restore LA Program on an R-1 zoned lot located at 166 Smith Lane.

1) The Chairman recognized Mr. Scott Schmeck of Ares Construction, who stated that the request for the front yard setback variance from the required 20’ to 9’ and rear yard setback variance from the required 25’ to 9’ is to allow for new residential construction through the Restore LA Program on an R-1 zoned lot located at 166 Smith Lane.

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

3) Mr. Newton moved, seconded by Mr. Harris: “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. Konos and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant will demolish the existing structure at 166 Smith Lane and will construct a new residential home through the Restore LA Program at the same location. He stated Staff recommends approval of the request on the condition that gutters and downspouts are installed to drain water towards the street and away from adjacent properties.

5) Mr. Newton moved, seconded by Mr. Harris: “THAT the Houma Board of Adjustment approve the front yard setback variance from the required 20’ to 9’ and rear yard setback variance from the required 25’ to 9’ for a new residential construction through the Restore LA Program on an R-1 zoned lot located at 166 Smith Lane on the condition that gutters and downspouts are installed to drain water towards the street ad away from adjacent properties”.

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Konos and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin 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 Monday, July 15, 2024.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Konos moved, seconded by Mr. Harris: “THAT” there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:13 p.m.”

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

- Special Exception Structure Variance Administrative Review
- Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name:

Brett Gross

3. Applicant's Address:

119 Causeway Boulevard, Jefferson, LA. 70121

4. Applicant's Phone:

225-362-7607

5. Applicant's Email:

bgross@legacyindustries.net

6. Physical Address Of Request:

142 Historic Lane, Houma, LA. 70364

7. Interest in Ownership:

Contractor

7. Date of Application:

6/28/2024

8. Explanation of Request:

Mr. Raymond Howard is a part of the RESTORE LA Program. He was given a new house with a similar footprint to his current house. ~~The lot does not allow enough room for two off street parking spaces.~~
 The lot also fails to meet the required setback requirements.
Rear yard Setback from 30' to 5'

Applicant moving structure to allow 2-parking spots

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.

Brett Gross
Signature of Applicant or Agent

Brett Gross
Print Name of Applicant or Agent

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

_____ 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,

X _____ 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.

DocuSigned by:
Raymond Howard
Signature of Owner

Raymond Howard
Printed Name of Owner

6/28/2024
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.



142 Historic Lane



142 Historic Lane



142 Historic Lane



142 Historic Lane