



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 Tausin
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

DATE: Monday, August 19, 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 July 15, 2024
5. New Business
 - a) Special Exception: Exception to allow for the placement of a mobile home on R-2 zoned lots located at 235 & 237 Henderson Street. (Council District 2; Bayou Cane Fire District) *Juan Clara-Gomez, applicant.*
 - b) Structure Variance: Variance for driveway separation distance from 40' to 12' and a third driveway from 100' to 9' in a C-3 zoned district located at 859 Bayou Gardens Blvd. (Council District 3; Bayou Cane Fire District) *Bayou Gardens Seafood, applicant.*
6. Next Meeting Date: Monday, September 16, 2024
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF JULY 15, 2024

1. The Vice Chairman, Mr. Joe Harris, called the meeting of July 15, 2024, 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. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, and Mr. Pete Konos. Absent at the time of Roll Call were: Mr. Matthew Chatagnier, Chairman, 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. Newton moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of June 17, 2024."

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Newton and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier, Mr. Tauzin and Ms. Sims. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Rear yard setback variance from the required 30' to 5' for new residential construction through the Restore LA Program on a C-2 zoned lot located at 142 Historic Lane.
 - 1) The Vice Chairman recognized Lance Heap of 1202 Chinchuba Creek Blvd., Mandeville, who stated that the request for the rear yard setback variance from the required 30' to 5' is to allow for new residential construction through the Restore LA Program on a C-2 zoned lot located at 142 Historic Lane.
 - 2) The Vice Chairman recognized Mr. BJ Schmill who read an email from Tammy Mott of the Sugar Bowl of Houma, Inc. The email stated that the Sugar Bowl of Houma, Inc. does not approve the request to provide a variance adjacent to owned property because they believe that fire protection would be diminished, and property value would be affected.
 - 3) Mr. Newton moved, seconded by Mr. Konos: "THAT the Public Hearing be closed."

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Newton, and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier, Mr. Tauzin and Ms. Sims. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that through the Restore LA Program, the existing structure will be demolished and another one of a similar square footage would be built. He stated that the subject property is zoned C-2, but its use is residential, so the setbacks follow those of an R-3 zoned lot. Mr. Schmill continued saying the lots along Historic Lane are shallow, and this property's lot is only 60 feet deep and therefore, to avoid requiring a parking variance, the Applicant decided to place the new construction at the back of the lot to accommodate the two required parking spaces. He additionally stated, with a 25' front yard setback requirement, it would be impossible to place a home here without the need for a variance. He continued that the adjacent lot to the rear of the property is vacant in the immediate area to the subject property and that residential Fire Code requires at least a 5' setback to avoid having to construct fire walls so the proposed home meets that requirement. He stated that Staff recommends approval of the request on the condition that the applicant places gutters and downspouts to direct water away from the adjacent properties.

Mr. Newton moved, seconded by Mr. Konos: "THAT the Houma Board approve the request for the rear yard setback variance from the required 30' to 5' for new residential construction through the Restore LA Program on a C-2 zoned lot located at 142 Historic Lane on the condition that the applicant places gutters and downspouts to direct water away from the adjacent properties".

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

6. NEXT MEETING DATE:

- a) The Vice Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is Monday, August 19, 2024.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Newton moved, seconded by Mr. Konos: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:14 p.m."

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

1. Indicate Type of Request:

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

2. Applicant's Name: Juan Clara - Gomez

3. Applicant's Address: 126 Henderson St. Houma, LA

4. Applicant's Phone: (985) 266 - 9054

5. Applicant's Email: JClara5004@gmail.com

6. Physical Address Of Request: 235, 237 Henderson St.
Houma, LA 70364

7. Interest in Ownership: 100% 7. Date of Application: 07-01-24

8. Explanation of Request: Placement of mobile Home
on each lot

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

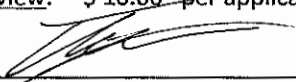
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, 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;
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- 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.



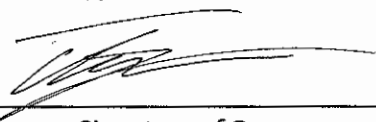
 Signature of Applicant or Agent
 Juan Clara-Gomez

 Print Name of Applicant or Agent

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

J.C. 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,

_____ 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
 Juan Clara-Gomez

 Printed Name of Owner
 07-01-24

 Date

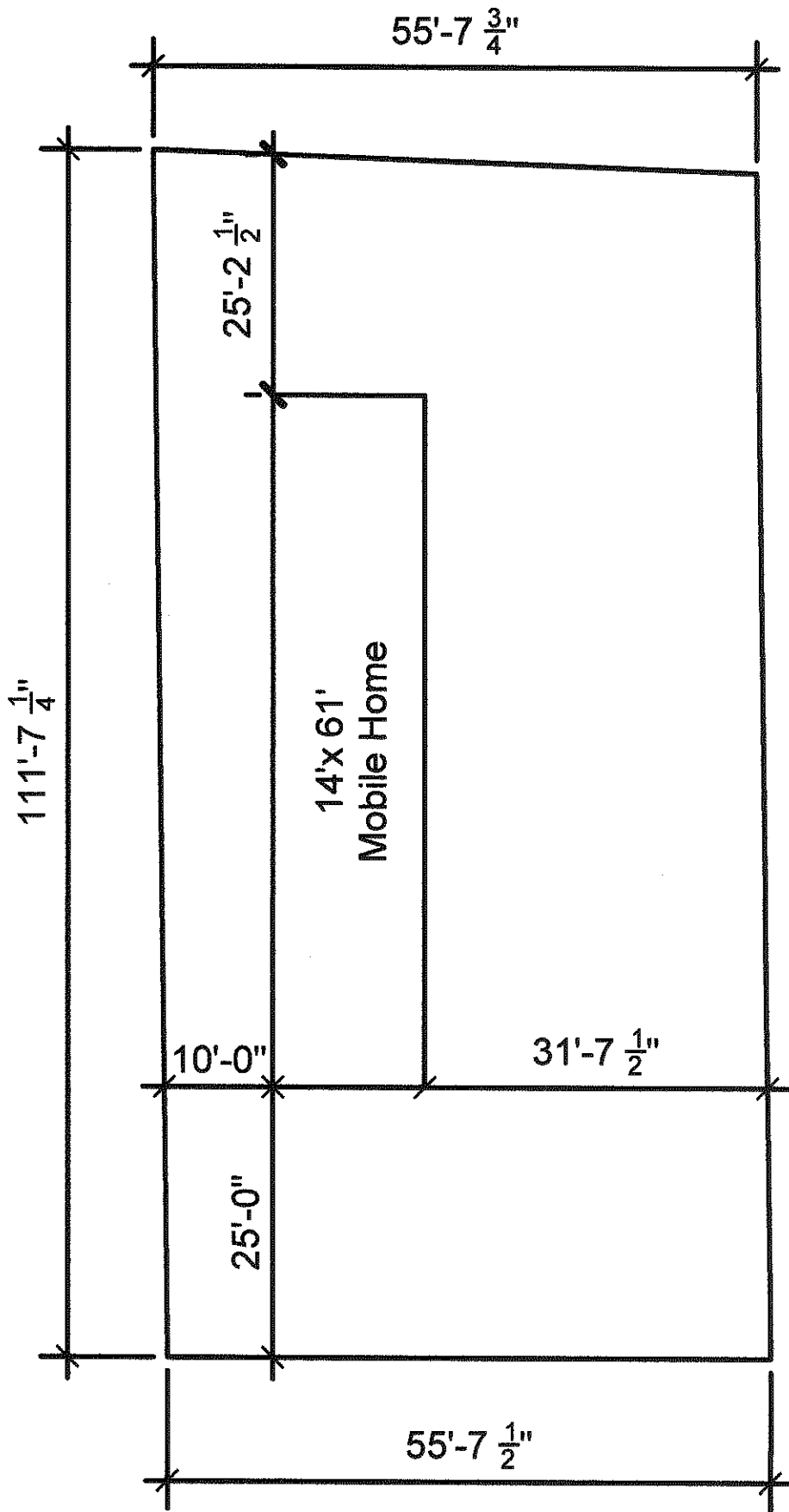
9. Adjacent Property Owners:

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.

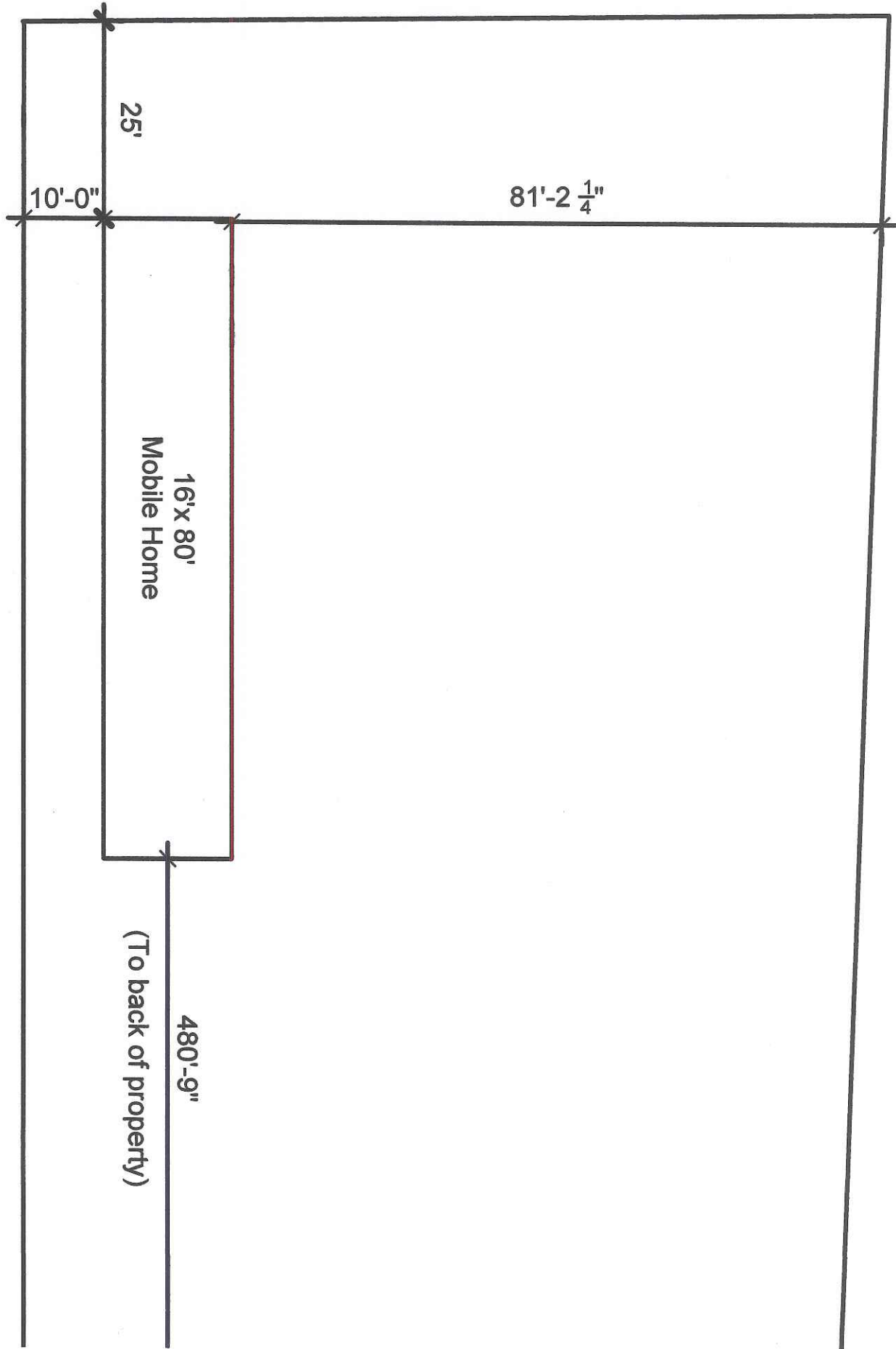


235 & 237 Henderson Street

235 Henderson



237 Henderson





235 Henderson Street



237 Henderson Street

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:

BAYOU GARDENS SEAFOOD

3. Applicant's Address:

311 SOUTHDOWN WEST BLVD
HOUMA, LA 70360

4. Applicant's Phone:

(985) 601 1345

5. Applicant's Email:

jerometrosclair@gmail.com

6. Physical Address
Of Request:

859 BAYOU GARDENS BLVD
HOUMA, LA 70364

7. Interest in Ownership:

100%

7. Date of
Application:

7/23/24

8. Explanation of
Request:

DRIVEWAY SEPERATION DISTANCE
FROM 40' TO 12' AND A
THIRD DRIVEWAY FROM 100' TO
9'

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

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Variance

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Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

\$48.92



 Signature of Applicant or Agent



 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,

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



 Printed Name of Owner

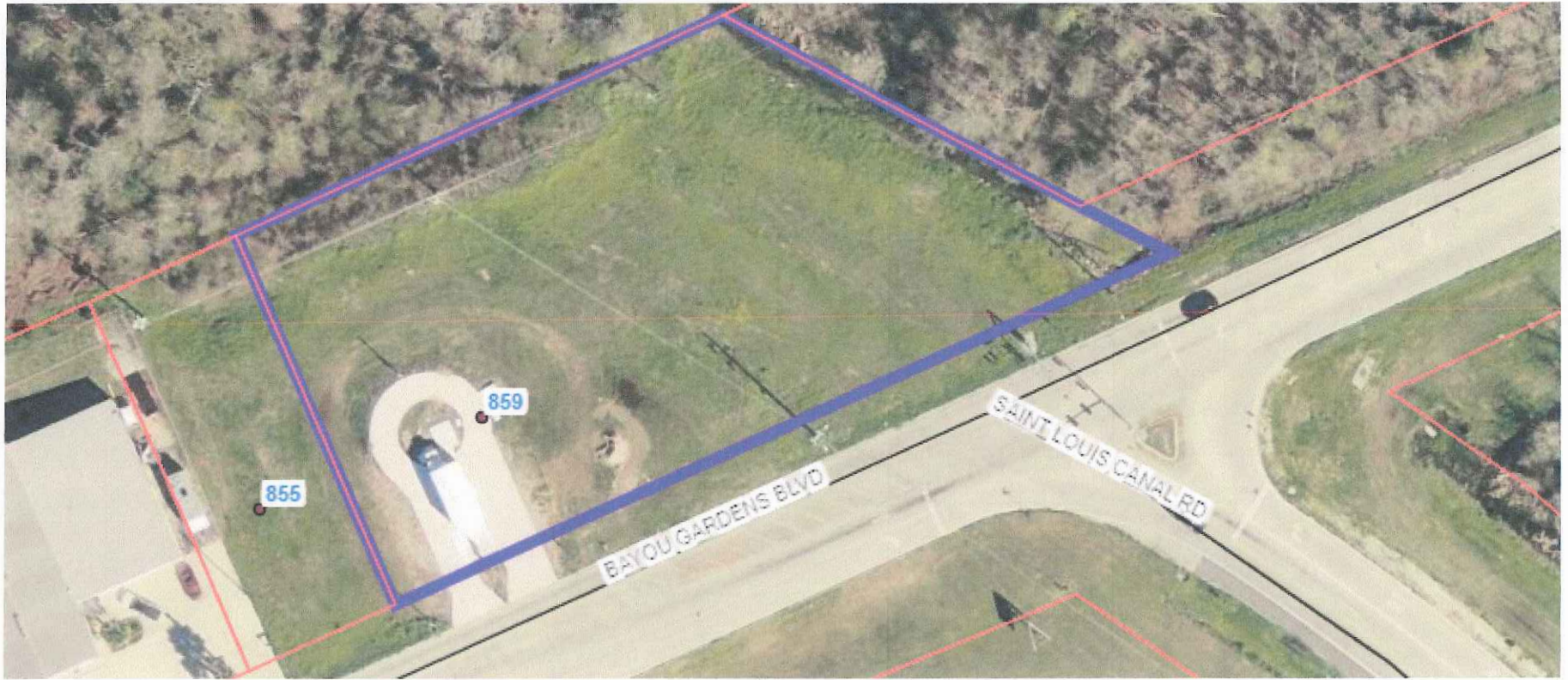


 Date

9. Adjacent Property Owners:

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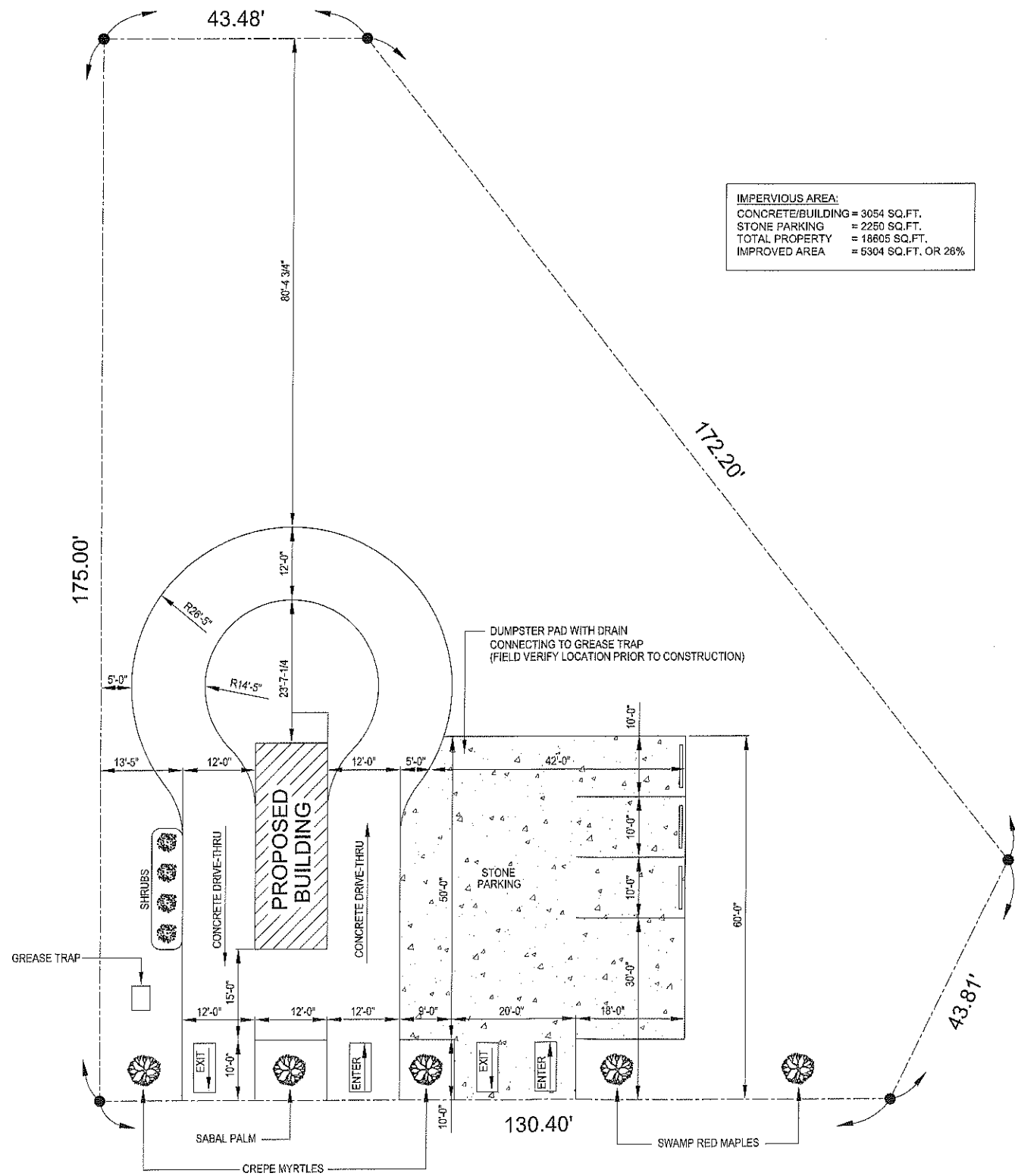


859 Bayou Gardens Blvd.

GENERAL NOTES

DOCUMENTS

1. SEE DRAWING NO. 1 FOR GENERAL NOTES.



IMPERVIOUS AREA:
 CONCRETE/BUILDING = 3054 SQ.FT.
 STONE PARKING = 2250 SQ.FT.
 TOTAL PROPERTY = 18605 SQ.FT.
 IMPROVED AREA = 5304 SQ.FT. OR 28%

SITE PLAN
 SCALE: 3/32" = 1'-0"

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 IS STRICTLY PROHIBITED.



BAYOU GARDENS SEAFOOD
 859 BAYOU GARDENS BLVD.
 HOUMA, LA 70364



TOTAL BUILDING
 338 SF

DATE	REVISION	NO.
3-25-2023	REVISED PER EMAIL	4
3-28-2023	ADDED SHADING	5
7-23-2024	ADDED ENTRY / EXIT	6
2-1-2023	REDUCED SQ. FOOTAGE	3

SHEET	3
OF	3
PLAN NUMBER	1997
DATE	11-3-2022

Updated as of 8-2



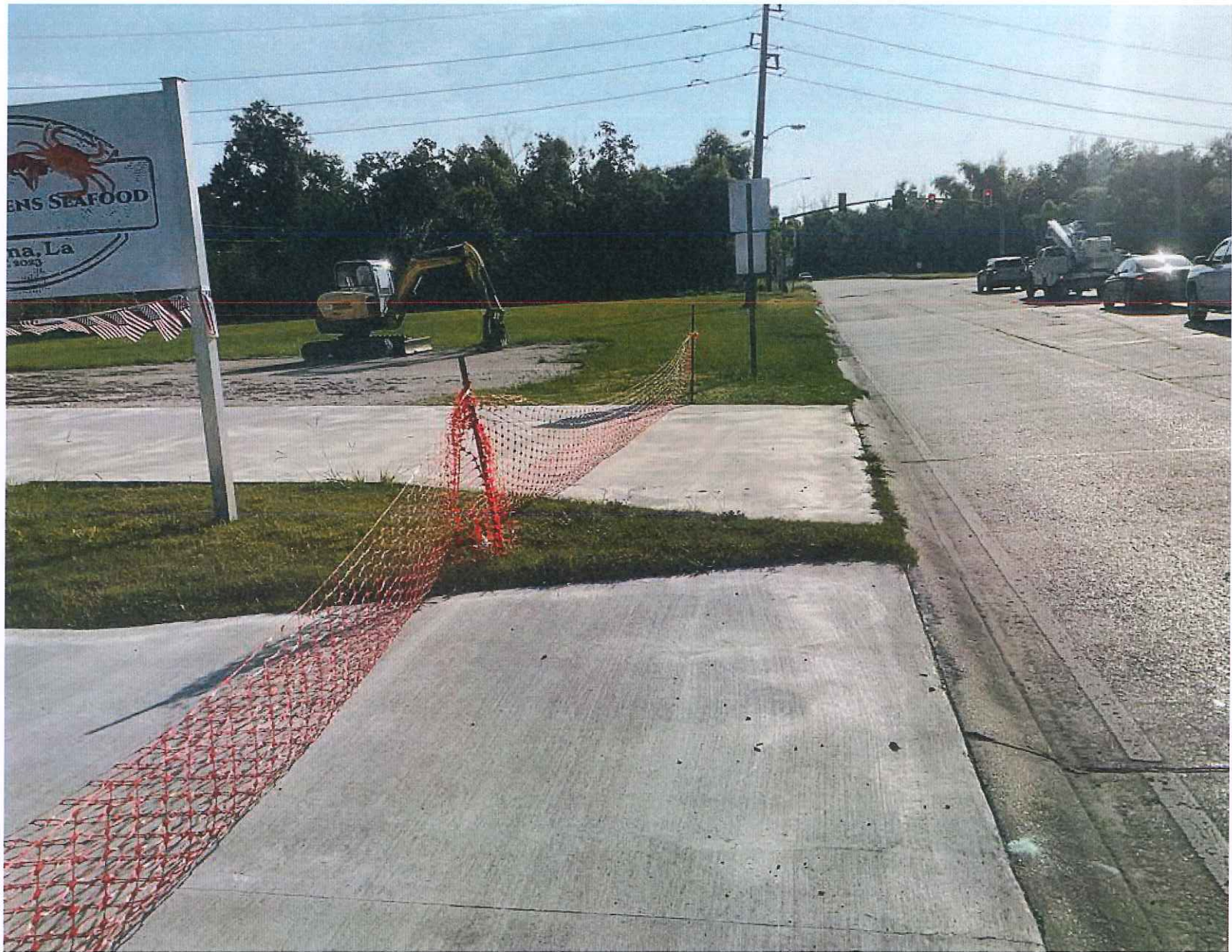
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