

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
March 15, 2021

Houma Municipal Auditorium

The Chairman, David Tauzin, called the March 15, 2021 meeting of the Houma Board of Adjustments to order at 5:07 p.m.

1. Pledge of Allegiance: Mr. Matthew Chatagnier
2. Upon Roll Call, those members present were Mr. Matthew Chattagnier, Mr. David Tauzin and Mr. Willie Newton
Also present was Mr. Christopher Pulaski, TPCG Planning Director.
Absent were: Mr. Pete Konos and Mr. Joe Harris.
3. ANNOUNCEMENTS: Mr. Pulaski reminded members of the APA LA Board training on March 27, 2021. He also reminded them to take the mandatory Ethics on line course.
4. Approval of Minutes of January 25, 2021.
MOTION was made by Mr. Willie Newton; **SECONDED** by Mr. Matthew Chattagnier, to approve the minutes of the January 25, 2021 meeting.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Newton

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

5. Old Business: NONE

6. New Business:

a. Structure Variance: a) Rear yard setback variance from required 20' to 2.3', and; b) Side yard setback variance from required 5' to 4.7' for addition located at 105 Bayou Gardens Blvd., Houma.

Chair recognized Mr. Ken Rembert who stated that he was representing applicant. Mr. Rembert stated that the owner of the jewelry store wishes to construct an addition to expand his business. Chair recognized Mr. Christopher Pulaski who stated that the applicant business is in need of additional space and they wish to construct a 10' X 60.3' addition to the rear of the jewelry store. According to the applicant, the truss system in the attic prevents him from building upstairs. The adjacent property to the rear is currently in a long-term lease by the applicant for an additional 82' for use as parking for as long as he owns his property. He has made it known to the owner that he would be interested in acquiring the property should it become available. Applicant will need to fire rate the addition since it will be within 10' of the property line as per building code. The site is currently all impervious surface (building and concrete), but the addition will bring water closer to the property line so that gutters and downspouts are recommended to direct water flow away from adjacent properties. Since this area pre-dates zoning and other properties have similar setbacks or less staff feels that the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district and that the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property (depth of 90').

A site visit was performed and all property owners adjacent to and within a 25' radius of the subject property have been notified. Staff received one call of no objection.

Staff recommends **APPROVAL** of the request.

Willie Newton made a **MOTION to APPROVE**, seconded by Matt Chattagnier.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Newton.

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

b. Structure variance: Rear yard setback variance from required 25' o 11' for an addition to a residential structure.

Chair recognized Brooke Hebert Lawson, applicant, who stated that she wishes to add two bedrooms to this small house. She received a Stop Work Order because she did not have a permit.

Chair recognized Mr. Dwain Eaton who stated that he lives directly behind this property and he measured the from the base of the structure to the property line and it is 7', 10" vs. 11 feet. He wants to be sure that all documentation and plans are accurate for future issues that may arise.

Chair recognized Mrs. Sheri Eaton who stated that they also had privacy concerns about windows in the back overlooking their property.

After much discussion, a **MOTION** was made by Matt Chattagnier, **SECONDED** by Willie Newton to **CONTINUE** the Public Hearing until the April 19, 2021 Meeting.

7. Next meeting date: April 19, 2021

8. Member Comment: NONE

9. Public Comment: NONE

10 Adjourn:

A **MOTION** was made by Matt Chattagnier, **SECONDED** by Willie Newton to **ADJOURN**

. ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Newton

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

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Mr. Willie Newton, Secretary