

**MINUTES**  
**HOUMA BOARD OF ADJUSTMENT**  
**MEETING OF January 17, 2023**

1. The Vice Chairman, Mr. Joe Harris, called the meeting of January 17, 2023, of the Houma Board of Adjustment to order at 5:09 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Matthew Chatagnier.
2. Upon Roll Call, present were: Mr. Joe Harris, Vice Chairman; Mr. Matthew Chatagnier, and Mr. Willie Newton, Secretary. Absent at the time of Roll Call were: Mr. David Tauzin, Chairman, Mr. Pete Konos, and Reverend Corion Gray. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:  

Mr. Newton moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of December 20, 2022."

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Chatagnier and Mr. Newton, and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Tauzin, Mr. Konos, and Reverend Gray. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
  - A. Structure Variance: Rear yard setback from the required 20' to 10' for a proposed commercial construction in a C-2 zoned area located at 6957 West Park Avenue.
    - 1) The Vice Chairman recognized Mr. James Ricker of 605 South Hollywood Road, Houma, who stated that the variance is for a proposed commercial construction in a C-2 zoned area located at 6957 West Park Avenue.
    - 2) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend Denial of the request based on it not meeting the conditions listed in Section 28-178(f)(4)b, c, and d of the Parish Zoning Ordinance and there being no visible hardship. He stated that the lot is approximately 200' deep and a good portion of the space along West Park is not being sufficiently utilized in the proposed site plan. He also stated that there seemed to be an excessive amount of space between the fueling area and the outside of the parking stalls along the front of the building (30'). Mr. Pulaski stated that it would appear the applicant could find sufficient space in both areas (between West Park and fuel station and between fuel stations and parking stalls) to be able to maintain the 20' minimum setback requirement. Additionally, he stated Staff feels that by placing the structure 10' from the rear property line would have a negative impact on the adjacent structure (car wash) and its visibility from the roadway.
    - 3) Discussion continued between the Applicant, Board and Staff regarding an onsite laundromat, the striping of 2 additional parking spaces, and the repositioning of buildings to meet the 20' rear yard setback requirement and by doing so, the location would not require a variance.
    - 4) The Vice Chairman recognized Dr. Raja Talluri, owner of the proposed gas station/convenience store at 6957 West Park Avenue, Houma, who stated that there is additional parking onsite to accommodate parking requirements.
    - 5) Mr. Newton moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment concur with Staff and deny the request based on it not meeting the conditions listed in Section 28-178(f)(4)b, c, and d of the Parish Zoning Ordinance and there being no visible hardship."

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Chatagnier, Mr. Newton & Mr. Harris; NAYS: None; ABSTAINING: None ABSENT: Mr. Tauzin, Mr. Konos, and Reverend Gray. 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 March 1, 2023.
8. BOARD OF ADMUSTMENT MEMBER COMMENT: None
9. PUBLIC COMMENT: None
10. Mr. Newton moved, seconded by Mr. Chatagnier: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:34 p.m."

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



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*Mr. Willie Newton, Secretary  
Houma Board of Adjustment*