

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF APRIL 17, 2023

1. The Chairman, Mr. David Tauzin, called the meeting of April 17, 2023, of the Houma Board of Adjustment to order at 5:01 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Matt Chatagnier.

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 and Reverend Corion Gray. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning.

3. **ANNOUNCEMENTS:**

The Chairman recognized Councilman Danny Babin, Council District 7, who was in attendance.

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 March 20, 2023."

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

5. **NEW BUSINESS:**

A. Structure Variance: Rear yard setback variance from the required 25' to 5' for the placement of a new residential structure on an R-1 zoned lot located at 140 Prince Collins Street.

1) The Chairman recognized Michael Turner of 120 Valhi Blvd. who stated that the variance request is to allow for the placement of new residential structure on an R-1 zoned lot located at 140 Prince Collins 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. Chatagnier, Mr. Konos, & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Newton & Reverend Gray. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval, conditioned that the applicant installs gutters and downspouts on the rear of the home to ensure drainage towards the street so that no roof runoff falls onto the adjacent property to the rear.

5) Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment grant approval of the rear yard setback variance from 25' to 5' for the placement of a new residential structure in an R-1 zoned area located at 140 Prince Collins Street, conditioned that the applicant installs gutters and downspouts on the rear of the home to ensure drainage towards the street so that no roof runoff falls onto the adjacent property to the rear."

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

B. Structure Variance: Rear yard setback variance from the required 25' to 5' for the placement of a new residential structure on an R-1 zoned lot located at 305 Prince Collins Street.

1) The Chairman recognized Michael Turner of 120 Valhi Blvd. who stated that the variance request is to allow for the placement of new residential structure on an R-1 zoned lot located at 305 Prince Collins 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. Chatagnier, Mr. Konos, & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Newton & Reverend Gray. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval, conditioned that the applicant installs gutters and downspouts on the rear of the home to ensure drainage towards the street so that no roof runoff falls onto the adjacent property to the rear.

5) Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment grant approval of the rear yard setback variance from 25' to 5' for the placement of a new residential structure in an R-1 zoned area located at 305 Prince Collins Street, conditioned that the applicant installs gutters and downspouts on the rear of the home to ensure drainage towards the street so that no roof runoff falls onto the adjacent property to the rear."

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

C Structure Variance: Rear yard setback variance from the required 25' to 16' for the placement of a new residential structure on an R-1 zoned lot located at 200 Barrios Avenue.

1) The Chairman recognized Richard H. Barker III of 1812 Sandy Beach Road who stated that the variance request is to allow for the placement of a new residential structure on an R-1 zoned lot located at 200 Barrios Avenue.

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. Chatagnier, Mr. Konos, & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Newton & Reverend Gray. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Pulaski 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 25' to 16' for the placement of a new residential structure in an R-1 zoned area located at 200 Barrios Avenue."

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

D Structure Variance: Rear yard setback variance from the required 30' to 25.3' for the placement of a new residential structure on an R-3 zoned lot located at 1602 Harvest Drive.

1) The Chairman recognized Debra Hebert of 6102 Houma Highland Drive who stated that the variance is to allow for the placement of a new residential structure on an R-3 zoned lot located at 1602 Harvest Drive.

2) The Chairman recognized Robert LeBlanc of 229 Meandering Way who stated that he had no objection to the variance.

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

4) 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. Chatagnier, Mr. Konos, & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Newton & Reverend Gray. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

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

6) Mr. Chatagnier moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of the rear yard setback variance from 30' to 25.3' for the placement of a new residential structure in an R-3 zoned area 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 & Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin ABSENT: Mr. Newton & Reverend Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

E Structure Variance: Front yard setback variance from the required 20' to 3' and side yard setback variance from the required 5' to 2' for a carport addition on an R-1 zoned lot located at 207 Jean Ellen Avenue.

1) The Chairman recognized Leslie Cagle of 207 Jean Ellen Avenue who stated that the variance is to allow for a carport addition on an R-1 zoned lot located at 207 Jean Ellen Avenue.

2) The Chairman recognized Rebecca Trahan of 212 Jean Ellen Avenue who stated she was in favor of the variance.

3) The Chairman recognized Joe Eskind of 206 Lyles Street who stated he was in favor of the variance.

4) The Chairman recognized Jamie Pierre of 211 Jean Ellen who stated he was in favor of the variance.

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

6) 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. Chatagnier, Mr. Konos, & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Newton & Reverend Gray. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

7) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the variance request under the condition that the applicant installs gutters and downspouts, or other sufficient measures be implemented as to not allow for roof runoff to fall onto adjacent property and that the runoff drains towards the street.

8) Mr. Chatagnier moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of the front yard setback variance from the required 20' to 3' and side yard setback variance from the required 5' to 2' for a carport addition in an R-1 zoned area located at 207 Jean Ellen Avenue, conditioned that the applicant installs gutters and downspouts, or other sufficient measures be implemented as to not allow for roof runoff to fall onto adjacent property and that the runoff drains towards the street."

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

ABSTAINING: Mr. Tauzin ABSENT: Mr. Newton & Reverend Gray. 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 May 15, 2023.
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 5:20 p.m."

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



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