

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF MARCH 18, 2024

1. The Chairman, Mr. Matt Chatagnier, called the meeting of March 18, 2024, of the Houma Board of Adjustment to order at 5:02 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. Matt Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, and Ms. Katie Sims. Absent at the time of Roll Call were: Mr. David Tauzin and Mr. Pete Konos. 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 Ms. Sims: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of February 20, 2024."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Chatagnier; NAYS: None; ABSTAINING: Ms. Sims; ABSENT: Mr. Tauzin and Mr. Konos. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Rear yard setback variance from the required 25' to 10' for 409 Authement Street and a rear yard setback variance from the required 25' to 7' for 411 Authement Street for new residential construction on R-1 zoned lots.
 - 1) The Chairman recognized Mr. Joseph Mitchell of 214 Judith Street, who stated that the request for the rear yard setback variance from the required 25' to 10' for 409 Authement Street and a rear yard setback variance from the required 25' to 7' for 411 Authement Street is to allow for new residential construction on both lots.
 - 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. Chatagnier; NAYS: None; ABSTAINING: Ms. Sims; ABSENT: Mr. Tauzin and Mr. Konos. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to construct a residential home on each lot. He stated Staff recommends approval of the request on the condition that the applicant agrees to install gutters and downspouts on the rear of the homes to direct water runoff towards the street as it is designed to drain.
 - 5) Mr. Newton 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 10' for 409 Authement Street and a rear yard setback variance from the required 25' to 7' for 411 Authement Street for new residential construction on R-1 zoned lots, on the condition that gutters and downspouts be installed on the rear of the homes to direct water runoff towards the street as the site is designed to drain."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, and Mr. Chatagnier; NAYS: None; ABSTAINING: Ms. Sims; ABSENT: Mr. Tauzin and Mr. Konos. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Exception to allow for the placement of 3 additional façade signs from the allowed 1 on a C-2 zoned lot located in the Overlay District at 1629 Martin Luther King Blvd.

- 1) The Chairman recognized Mrs. Gina Penney of Atlas Sign Industries who stated that the exception is to allow for the placement of 3 additional façade signs from the allowed 1 on a C-2 zoned lot in the Overlay District at 1629 Martin Luther King Blvd.
- 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. Chatagnier; NAYS: None; ABSTAINING: Ms. Sims; ABSENT: Mr. Tauzin and Mr. Konos. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the driveways and access road share similar characteristics of the street so it would not alter the characteristic of the Overlay District or any other properties. He stated that each of the proposed signs are less than the maximum allowed for the individual sign. He continued that Staff recommends approval of the request to place 3 additional façade signs on the proposed new construction.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment approve the variance request to allow for the placement of 3 additional façade signs from the allowed 1 on a C-2 zoned lot located in the Overlay District at 1629 Martin Luther King Blvd."

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

C. Structure Variance: Front yard setback variance from the required 25' to 5' and rear yard setback variance from the required 30' to 12' for new residential construction through the Restore LA Program on a C-2 zoned lot located at 115 Scott Lane.

1) The Chairman recognized Mr. Scott Schmeck of Ares Construction, LLC, who stated that the front yard variance request from 25' to 15' and rear yard setback variance from 30' to 12' is to allow for new residential construction through the Restore LA Program on a C-2 zoned lot located at 115 Scott Lane.

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

4) Mr. Schmill discussed the Staff Report and stated that the property owner is going through the Restore LA Program to build a new home on Scott Lane and that the model chosen is the most comparable size home to what was previously on the lot. He stated that Staff recommends approval of the request on the condition that the applicant install gutters and downspouts on the home and direct water runoff to the street as designed to drain.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment approve the front yard setback variance from the required 25' to 5' and rear yard setback variance from the required 30' to 12' to allow for new residential construction through the Restore LA Program on a C-2 zoned lot located at 115 Scott Lane on the condition that the applicant install gutters and downspouts on the home and direct water runoff to the street as designed to drain.."

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

D Use Variance: Landscape vehicular use variance from the required 8% to 1% located in the Overlay District on a C-2 zoned lot at 1506 Martin Luther King Blvd (190 South Hollywood Road)

1) The Chairman recognized Ms. Pauline Wright of National Signs & Services, who stated that use variance is to reduce the landscape vehicular use from the required 8% to 1% on a C-2 zoned lot at 1506 Martin Luther King Blvd (190 South Hollywood Road).

2) There was no one additional 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. Chatagnier; NAYS: None; ABSTAINING: Ms. Sims; ABSENT: Mr. Tauzin and Mr. Konos. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the original development of the site predates zoning. He stated that the proposed new structure will be a Murphy's gas station and convenience store and meets the zoning and overlay district requirements for signage, setbacks, and materials and most of the landscape requirements are able to be met. Mr. Schmill continued that the use as a gas station requires access by service vehicles and tankers which results in a more impervious area (concrete). He stated that 15 parking spaces are required but they have 30 including the 16 under the pump canopy. He stated that although they do require a lot of impervious area with limited space, given the parking overage Staff would recommend that they eliminate the parking space closest to the Hollywood Road driveway and replace it with landscaping such as tree, shrubs, or groundcover would add an additional 180 sq ft of landscaping to the overall amount. He stated that Staff would also recommend the same around the proposed pylon entry sign off MLK Blvd and although this would only change the VUA to 1.4%, it would result in an overall increase in the landscape area (not just turf grass). Mr. Schmill stated that Staff recommends approval of the request on the condition that the site plan be redesigned to show the parking space closest to Hollywood Road driveway as a 180 sq ft plant bed area and that 180 sq ft of landscaping shrubs and/or groundcovers be placed around the pylon sign at the Martin Luther King Blvd entrance.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment approve the landscape vehicular use variance in the Overlay District on a C-2 zoned lot at 1506 Martin Luther King Blvd (190 South Hollywood Road) on the condition that the applicant redesigned the site plan to show the parking space closest to Hollywood Road driveway as a 180 sq ft plant bed area and that 180 sq ft of landscaping shrubs and/or groundcovers be placed around the pylon sign at the Martin Luther King Blvd entrance."

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

9. BOARD OF ADMUSTMENT MEMBER COMMENT: None

10. PUBLIC COMMENT: None

11. Mr. Harris moved, seconded by Ms. Sims: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:30 p.m."

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

Matthew J. Chatagnier 
Mr. Willie Newton, Secretary
Houma Board of Adjustment