

MINUTES

HOUMA BOARD OF ADJUSTMENT

MEETING OF MAY 20, 2024

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of May 20, 2024, of the Houma Board of Adjustment to order at 5:00 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Joe Harris.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, David Tauzin, and Mr. Pete Konos. Absent at the time of Roll Call were: Mr. Willie Newton, Secretary 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. Harris moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of April 15, 2024."

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

5. NEW BUSINESS:

A. Special Exception and Structure Variance: Exception to allow for the placement of a 16x76 mobile home on an R-2 zoned lot and rear yard setback variance from the required 25' to 3' located at 233 Henderson Street.

1) The Chairman recognized Mr. Juan Clara Gomez, who stated that the request for the exception and structure variance is to allow for the placement of a new 16x76 mobile home on an R-2 zoned lot located at 233 Henderson Street.

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

3) Mr. Harris moved, seconded by Mr. Tauzin: "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. Tauzin, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a 16x76 mobile home on an R-2 zone lot. He stated Staff recommends approval of the request on the condition that the mobile home is a model 2014 or newer. He also stated that Staff recommends approval of the rear yard setback variance from the required 25' to 3'.

5) Mr. Tauzin moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment approve the request for a special exception to allow for the placement of a 16x76 mobile home on an R-2 zoned lot on the condition that the mobile home be a model of 2014 or newer and also approved the rear yard setback variance from the required 25' to 3'."

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

B. Structure Variance: Rear yard setback variance from the required 25' to 15' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 1151 Church Street.

- 1) The Chairman recognized Mr. Jonathan Miron of Star Recovery, LLC, who stated that the variance is to allow for new residential construction through the Restore LA Program on an R-1 zoned lot located at 1151 Church Street.
- 2) There was no one from the public present to speak on the matter.
- 3) Mr. Harris moved, seconded by Mr. Tauzin: "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. Tauzin, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- 4) Mr. Schmill discussed the Staff Report and stated that Staff recommends approval of the request on the condition that gutters and or downspouts are installed to the rear of the structure to allow for the rainwater to drain to the street as the site is designed to drain.
- 5) Mr. Harris moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment approve the rear yard setback variance from the required 25' to 15' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 1151 Church Street on the condition that gutters and or downspouts are installed to the rear of the structure to allow for the rainwater to drain to the street as the site is designed to drain."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Harris, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton and Ms. Sims. 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, June 17, 2024.

9. BOARD OF ADMUSTMENT MEMBER COMMENT: None

10. PUBLIC COMMENT: None

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

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



Mr. Willie Newton, Secretary
Houma Board of Adjustment