



P.O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050



P.O. BOX 2768  
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(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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### MEMBERS

David Tuzin, Chair  
Willie Newton, Secretary  
Pete Konos

Joe Harris, Vice Chair  
Matthew Chatagnier  
Alt Member Rev. Corion Gray

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**NOTICE TO THE PUBLIC:** If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones, pagers or electronic devices used for communication for the duration of the meeting.

## HOUMA BOARD OF ADJUSTMENT MEETING NOTICE

**DATE:** Tuesday, January 17, 2023  
**TIME:** 5:00 PM  
**PLACE:** Terrebonne Parish 2<sup>nd</sup> Floor Council Meeting Room  
8026 Main Street, Houma, LA 70360

### A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of December 20, 2022
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; (Council District 5; Bayou Cane Fire District) *Gapp Fuel & Food Services, applicant.*
6. Next Meeting Date: Wednesday, March 1, 2023
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

**MINUTES**  
**HOUMA BOARD OF ADJUSTMENT**  
**MEETING OF December 20, 2022**

1. The Chairman, Mr. David Tauzin, called the meeting of December 20, 2022, of the Houma Board of Adjustment to order at 5:04 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Pete Konos.
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: None
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 November 21, 2022."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Newton and Reverend Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
  - A. Structure Variance: Variance from 15' side yard setback to 10' and height max from 3' to 6' for a fence addition in an R-3M zoned area located at 203 South French Quarter Drive.
    - 1) The Chairman recognized Mr. Edward Rome of 203 South French Quarter Drive, Houma who stated the variance is to allow for a fence extension in an R-3M zoned area located at 203 South French Quarter Drive.
    - 2) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for a side yard setback variance from 15' to 3.86' and height variance from 3' to 6' for a 5'x26' addition to an existing wooden fence in an R-3M zoning district located at 203 South French Quarter Drive, conditioned that the applicant removes the easternmost parking space.
    - 3) Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment grant approval of a side yard setback variance from 15' to 3.86' and height variance from 3' to 6' for a 5'x26' addition to an existing wooden fence in an R-3M zoning district located at 203 South French Quarter Drive, conditioned that the applicant removes the easternmost parking space."

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 and Reverend Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  - B. Structure Variance: variance from the minimum building site area, building height limit, parking, and setback requirements for a proposed 55-unit senior rental apartments in a C-3 zoned area located at 7600 Main Street and 193 Naquin Street.
    - 1) The Chairman recognized Mr. Chris Clements of HRI Communities, LLC who stated that the request for variance from the minimum building site area, building height limit, parking, and setback requirements is for a proposed 55-unit senior rental apartment complex in a C-3 zoned area located at 7600 Main Street and 193 Naquin Street.
    - 2) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for a site area variance from the required 113,200 sq ft. to 37,136 sq ft., building height variance from max 35' to 49', a front yard setback variance from 25' to 5', and a parking variance from the required 110 to 47 spaces for a proposed senior apartment complex, conditioned that eight (8) shade trees per 8' height minimum be installed and that the Planning & Zoning Department approve the tree type.

3) Mr. Harris moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment grant approval of the request for a site area variance from the required 113,200 sq ft. to 37,136 sq ft., building height variance from max 35' to 49', a front yard setback variance from 25' to 5', and a parking variance from the required 110 to 47 spaces for a proposed senior apartment complex, conditioned that eight (8) shade trees per 8' height minimum be installed and that the Planning & Zoning Department approve the tree type."

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

6. ELECTION OF OFFICERS for 2023:

a) CHAIRMAN:

Mr. Harris moved, with a unanimous second, "THAT Mr. David Tauzin be nominated for Chairman of the Houma Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

b) VICE-CHAIRMAN:

Mr. Chatagnier moved, seconded by Mr. Konos, "THAT Mr. Joe Harris be nominated for Vice Chairman of the Houma Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

c) SECRETARY:

Mr. Chatagnier moved, seconded by Mr. Konos, "THAT Mr. Willie Newton be nominated for Secretary of the Houma Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

7. ADOPTION OF 2023 MEETING DATES:

a) The Board adopted the meeting and deadline dates for 2023.

8. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is January 17, 2023.

8. BOARD OF ADMUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT: None

10. Mr. Harris moved, seconded by Mr. Chatagnier: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:09 p.m."

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

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

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT**

BOARD OF ADJUSTMENT  
P.O. BOX 2768 HOUMA, LA 70361  
(985) 873-6569

**NO APPLICATION ACCEPTED UNLESS COMPLETE**

1. Indicate Type of Request:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Special Exception | <input checked="" type="checkbox"/> Structure Variance | <input type="checkbox"/> Administrative Review             |
| <input type="checkbox"/> Interpretation    | <input type="checkbox"/> Use Variance                  | <input type="checkbox"/> Non-Conforming Structure Variance |

2. Applicant's Name:

Gapp Fuel & Food Services

3. Applicant's Address:

6957 W. Park Ave  
Houma LA 70364

4. Applicant's Phone:

985 870 3322

5. Applicant's Email:

jo4839@gmail.com

6. Physical Address Of Request:

6957 W. Park Ave  
Houma LA 70364

7. Interest in Ownership:

100%

7. Date of Application:

1/3/23

8. Explanation of Request:

Setback exceptions for proposed commercial construction. Proposed 10' setback. Parish ordinance states 20' setback.

**Review Criteria** (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

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Signature of Applicant or Agent

James R. ...

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Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

- X   1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,
- X   2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

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Signature of Owner

James R. ...

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Printed Name of Owner

11/3/23

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Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



**6957 West Park Avenue**





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