



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

MEMBERS

David Tauzin, Chair
Willie Newton, Secretary
Pete Konos

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

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: Monday, March 20, 2023
TIME: 5:00 PM
PLACE: Terrebonne Parish 2nd 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 March 1, 2023
5. Old Business:
 - a) ~~Special Exception: Exception to allow for a correctional facility in an I-1 zoned area located at 137 Capital Blvd, (Council District 6, Bayou Cane Fire District) Terrebonne Parish Sheriff's Office, applicant.~~
* Applicant submitted a letter on March 7, 2023, to withdraw this application.
6. New Business
 - a) Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot located at 125 Henderson Street; (Council District 5; Bayou Cane Fire District) *Adolfo Quijano, applicant.*
 - b) Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot located at 187 Jennings Lane; (Council District 5; Bayou Cane Fire District) *Alvin & Mona Rounds, applicant.*
7. Next Meeting Date: Monday April 17, 2023
8. Board of Adjustment Member's Comments
9. Public Comments
10. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF MARCH 1, 2023

1. The Chairman, Mr. David Tauzin, called the meeting of March 1, 2023, 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. David Tauzin, Chairman, Joe Harris, Vice Chairman; Mr. Matthew Chatagnier, Mr. Willie Newton, Secretary and Mr. Pete Konos. Absent at the time of Roll Call were: Reverend Corion Gray. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Julius Hebert, Parish Attorney and Mr. Gary Williams, Legal Advisor.
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 January 17, 2023."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier Mr. Konos and Mr. Newton; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Reverend Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Front yard setback from the required 20' to 4' for a carport addition in an R-1 zoned area located at 352 Cleveland Street.
 - 1) The Chairman recognized Ms. Martha Pineda of 352 Cleveland Street, Houma, who stated that the variance is for a porch addition in an R-1 zoned area located at 352 Cleveland 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. Newton, Mr. Konos, Mr. Chatagnier, & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: 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 understands and agrees that the porch addition may not be enclosed in the future by the applicant or their assigns and that the condition of approval be recorded at the Terrebonne Parish Clerk of Court's Office to ensure that future owners are aware.
 - 5) Mr. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant conditional approval of a front yard setback variance from the required 20' to 4' for a porch addition in an R-1 zoning district located at 352 Cleveland Street, conditioned that the applicant understands and agrees that the porch addition may not be enclosed in the future by the applicant or their assigns and that the condition of approval be recorded at the Terrebonne Parish Clerk of Court's Office to ensure that future owners are aware."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier, Mr. Newton & Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin ABSENT: Reverend Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Side yard setback variance from the required 5' to 1.2' for a proposed carport addition in an R-1 zoned area located at 412 Wayside Drive.

1) The Chairman recognized Mr. Curtis Marcello, Jr. of 412 Wayside Drive who stated that the variance is for a carport addition in an R-1 zoned area located at 412 Wayside Drive.

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. Newton, Mr. Konos, Mr. Chatagnier, & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: 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 install gutters and downspouts sufficient to direct the roof runoff away from the adjacent property and either towards the street or rear as the lot was designed to drain.

5) Mr. Konos moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of a side yard setback variance from the required 5' to 1.2' for a carport addition in an R-1 zoning district located at 412 Wayside Drive. Conditioned that the applicant install gutters and downspouts sufficient to direct the roof runoff away from the adjacent property and either towards the street or rear as the lot was designed to drain."

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

C. Special Exception: Exception to allow for a correctional facility in an I-1 zoned area located at 137 Capital Blvd.

1) The Chairman recognized Terrebonne Parish Sheriff Timothy Soignet of 3441 West Park Avenue, who stated that the special exception is to allow for a transitional facility at the previous Motor Pool facility, in an I-1 zoned area located at 137 Capital Blvd.

2) The Chairman recognized Mr. William "Bill" Dodd, Attorney for Terrebonne Parish Sheriff's Office, of 120 Versailles Drive, who stated the exception is to allow for a transitional facility in an I-1 zoned area. Mr. Dodd stated that the transitional program is already in existence and has been a model program.

3) The Chairman recognized Mr. Daniel Belanger of 330 Ravensaide Drive. Mr. Belanger stated that he was also in law enforcement and wanted to inform the Board of an experience he had with a trustee. He also asked that the program intended to be run out of this facility be enforced with strict guidelines for trustees.

4) Discussion continued between the Sheriff and Board Members regarding the transitional program.

5) The Chairman recognized Mrs. Denise Bergeron of 141 Capital Blvd., who asked the Board to consider all aspects of this request. She expressed her concerns relating to the possibility of decreased property value with this type of facility on the area.

6) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend continuing the Public Hearing to the next regular meeting of the Houma Board of Adjustment on March 20, 2023. He stated that while Administration supports the work release program and its need in the community, the special exception criteria covers various topics and standards. Mr. Pulaski stated that the Parish has retained the professional services of a FAICP certified urban planner who is also a professor of urban planning and a land use attorney and that this person will research and provide an opinion on the matter.

7) Discussion continued between Parish Legal, Board Members and Sheriff Soignet regarding this exception.

8) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment continue the public hearing to the next scheduled meeting of March 20, 2023 for the special exception to allow for additional time to collect additional information relating to a correctional facility in an I-1 zoned area located at 137 Capital Blvd."

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

D. Structure Variance: Rear yard setback from the required 20' to 0.0' for a proposed addition to an existing commercial building in a C-2 zoned area located at 105 Bayou Gardens Blvd.

1) The Chairman recognized Mr. Keneth Rembert of Keneth L. Rembert, Surveyor, 635 School Street, Houma, who stated that the variance is to allow for a proposed addition to an existing commercial building in a C-2 zoned area located at 105 Bayou Gardens Blvd.

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

3) Mr. Chatagnier moved, seconded by Mr. Harris: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Chatagnier. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos, Mr. Chatagnier, & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: 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 install gutters and downspouts to direct runoff to the street and away from adjacent properties.

5) Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment grant approval of a rear yard setback variance from the required 20' to 0.0' for a proposed addition to an existing commercial building in a C-2 zoning district located at 105 Bayou Gardens Blvd."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier, Mr. Newton & Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin ABSENT: 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 March 20, 2023.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Newton moved, seconded by Mr. Harris: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:50 p.m."

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

*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

1. Indicate Type of Request:

<input checked="" type="checkbox"/> Special Exception	<input 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:	Adolfo Quijano		
3. Applicant's Address:	110 Craig Ct. Houma, LA 70364		
4. Applicant's Phone:	985-647-7604		
5. Applicant's Email:	adolfoqui61@gmail.com		
6. Physical Address Of Request:	125 Henderson St. Houma, LA 70364		
7. Interest in Ownership:	owner	7. Date of Application:	
8. Explanation of Request:	special exception to place a mobile home in an R2 zone		

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.

Adolfo Quijano

Signature of Applicant or Agent

Adolfo Quijano

Print Name of Applicant or Agent

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

_____ 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,

_____ 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.

Adolfo Quijano

Signature of Owner

Adolfo Quijano

Printed Name of Owner

2 22 2023

Date

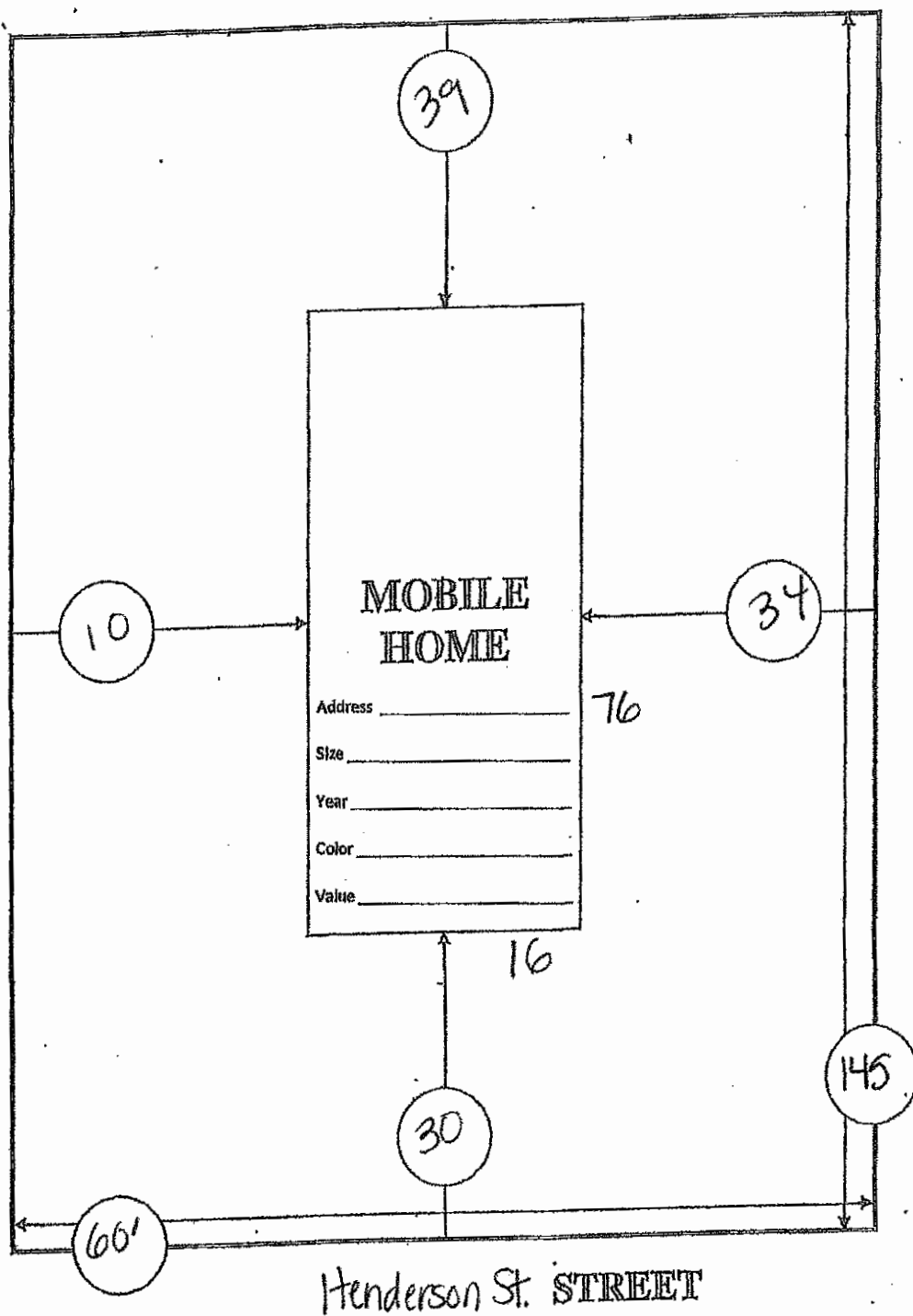
9. Adjacent Property Owners:

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.



125 Henderson Street





125 Henderson Street



125 Henderson Street

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

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

1. Indicate Type of Request:

<input checked="checked" type="checkbox"/> Special Exception	<input 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:

Alvin & Mona Rounds

3. Applicant's Address:

~~187 Jennings Lane~~ 305 L Kirth Dr
Houma, LA 70360 Houma, LA 70363

4. Applicant's Phone:

985-226-0215
985-274-3113

5. Applicant's Email:

roundsalvin@gmail.com

6. Physical Address
Of Request:

187 Jennings Lane
Houma, LA 70360

7. Interest in Ownership:

7. Date of
Application:

8. Explanation of
Request:

Permission to place a mobile home on property

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

Special Exception

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- 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

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Application Fee: Make checks payable to TPCG.

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

Alvin Bounds Jr

Signature of Applicant or Agent

Alvin Bounds Jr

Print Name of Applicant or Agent

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

- AR

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,
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.

Signature of Owner

Printed Name of Owner

Date

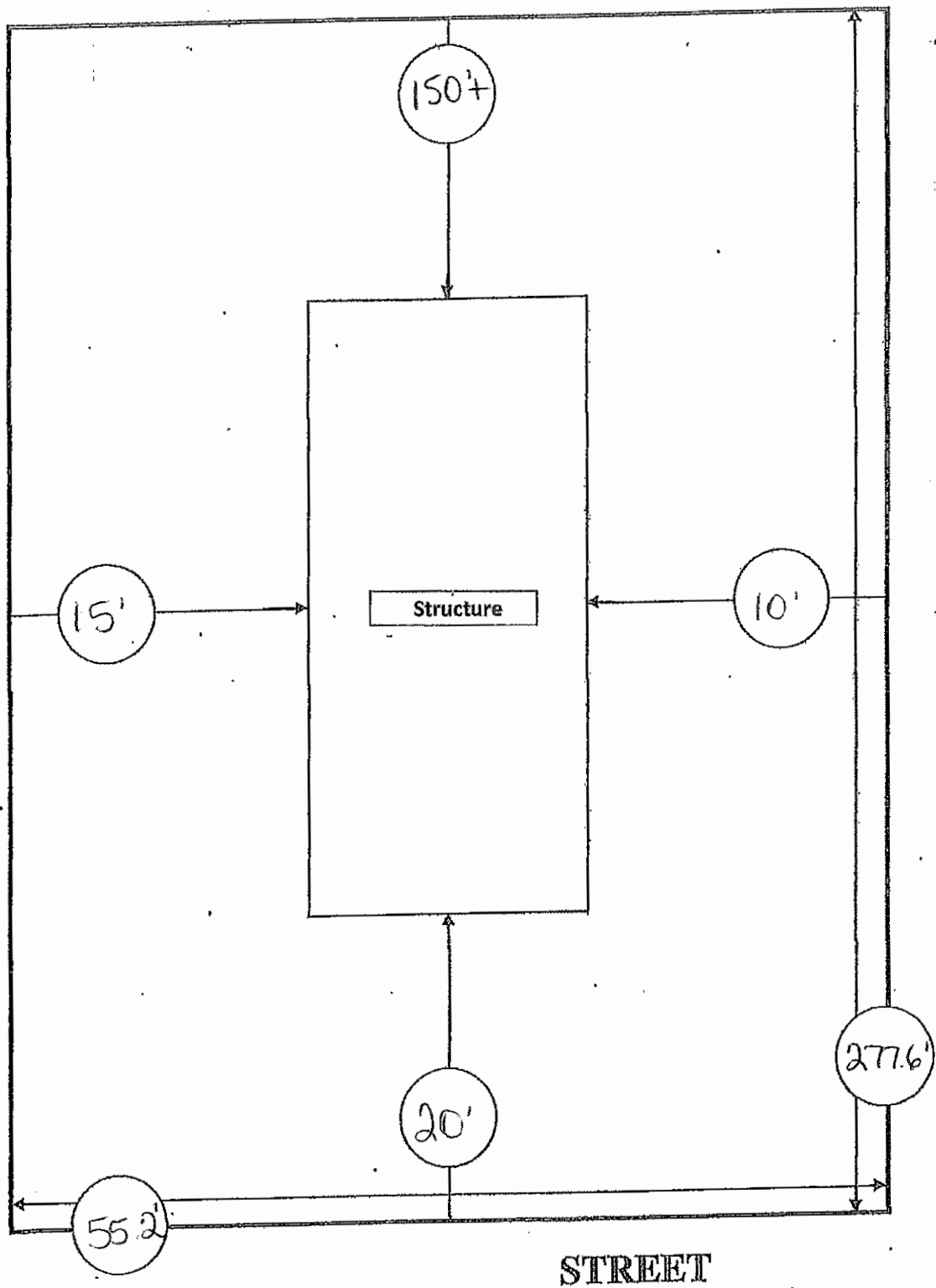
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187 Jennings Lane

SITE PLAN



187 Jennings Lane



187 Jennings Lane



187 Jennings Lane