



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



P.O. BOX 2768
HOUMA, LOUISIANA 70361
(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, May 15, 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 April 17, 2023
5. New Business
 - a) Special Exception: Exception to allow for the placement of a Mobile Home on an R-2 zoned lot located at 225 Henderson Street; (Council District 5; Bayou Cane Fire District) *Robert Day, applicant.*
 - b) Structure Variance: Side yard setback variance from the required 5' to 1' for a proposed new residential structure on a R-1 zoned lot located at 1321 Aycock Street; (Council District 1; City of Houma Fire District) *Roosevelt Thomas, applicant.*
6. Next Meeting Date: Tuesday June 20, 2023
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

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*

**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:

- Special Exception
 Structure Variance
 Administrative Review
 Interpretation
 Use Variance
 Non-Conforming Structure Variance

2. Applicant's Name:

Robert Day

3. Applicant's Address:

334 S. Van Ave.
Houma, LA 70363

4. Applicant's Phone:

985-381-7735

5. Applicant's Email:

Robday1968@gmail.com

6. Physical Address
Of Request:

225 Henderson St.
Houma, LA 70364

7. Interest in Ownership:

Family land

7. Date of
Application:

4/25/23

8. Explanation of
Request:

permission to place
14X60 mobile home
at 225 Henderson St.

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.

Robert Day

Signature of Applicant or Agent

Robert Day

Print Name of Applicant or Agent

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

Jc 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.

Judy Cooper

Signature of Owner

JUDY COOPER

Printed Name of Owner

5-3-25

Date

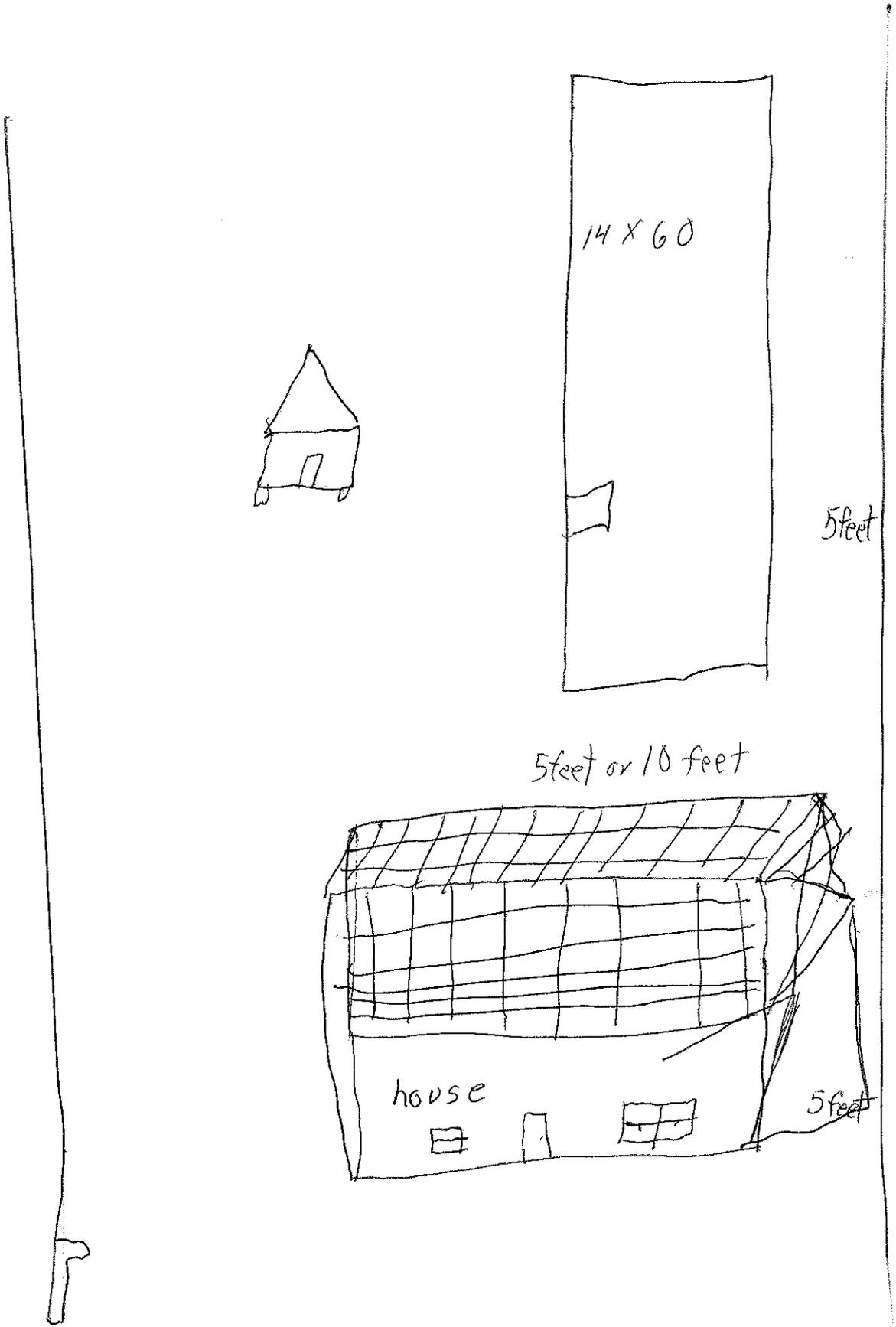
9. Adjacent Property Owners:

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.



225 Henderson Street



Robert
Day

225 Henderson ST



225 Henderson Street



225 Henderson Street

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:

- Special Exception
- Structure Variance
- Administrative Review
- Interpretation
- Use Variance
- Non-Conforming Structure Variance

2. Applicant's Name:

Roosevelt Thomas

3. Applicant's Address:

212 Cherbourg St.
Houma, LA 70363

4. Applicant's Phone:

(985) 381-1813

5. Applicant's Email:

rthomas@op4in.com

6. Physical Address Of Request:

1321 Aycock St.
Houma, LA 70360

7. Interest in Ownership:

Owner

7. Date of Application:

4/28/23

8. Explanation of Request:

Variance request from the required 5ft. to 1ft.

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.



Signature of Applicant or Agent

Roosevelt Thomas

Print Name of Applicant or Agent

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

RT 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

Roosevelt Thomas

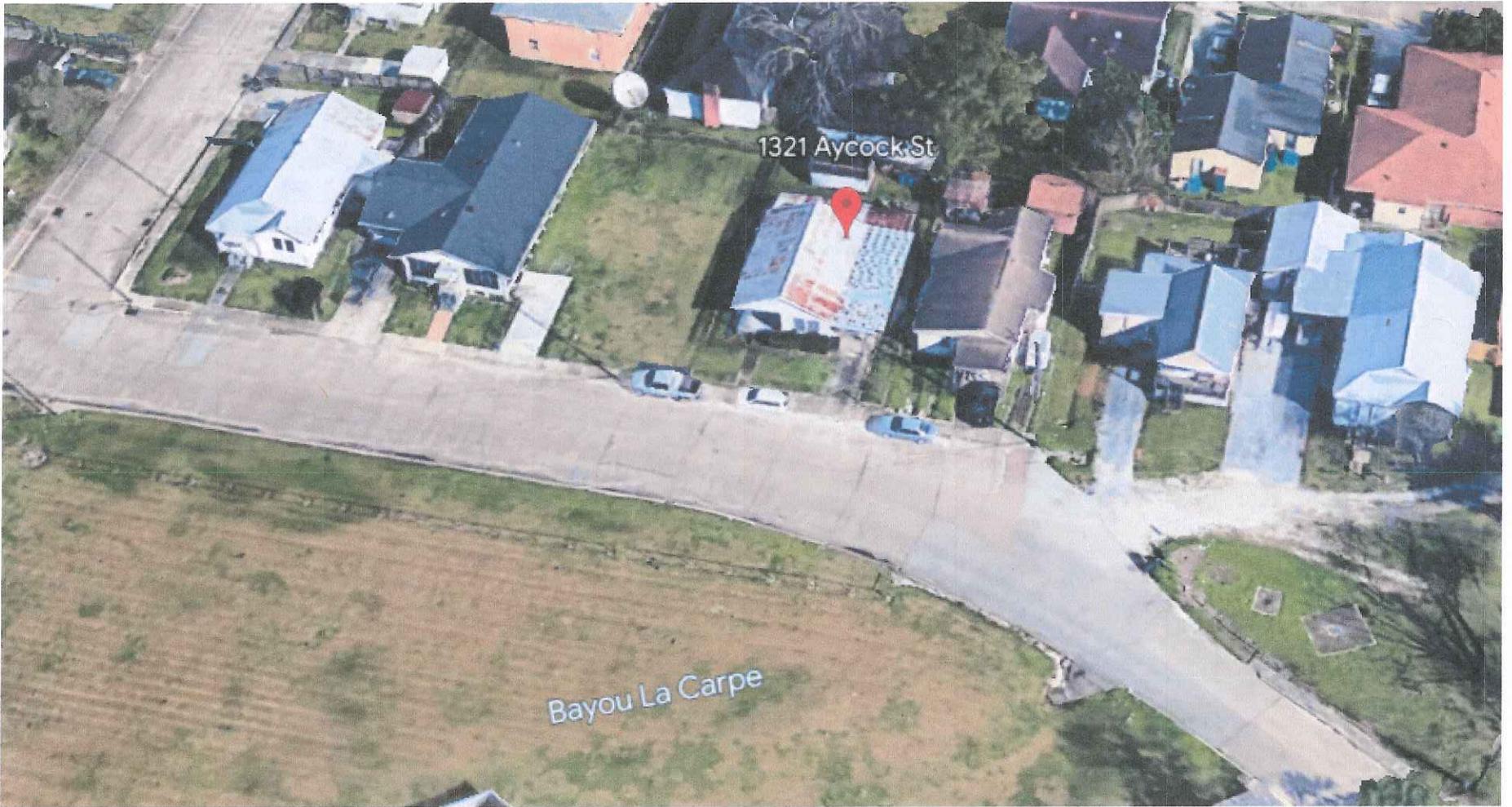
Printed Name of Owner

4/23/2023

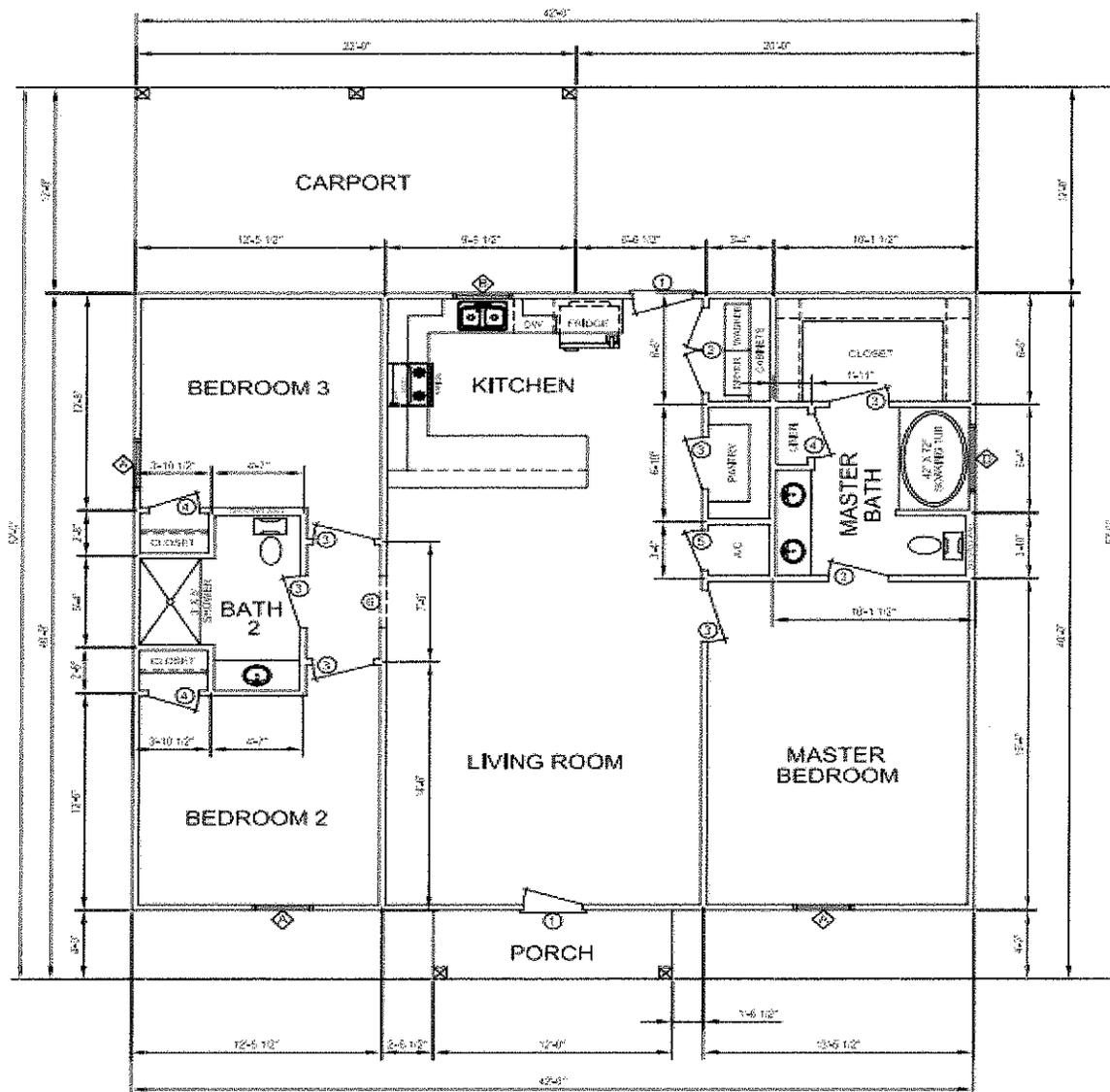
Date

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.



1321 Aycock Street



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