



DEPARTMENT OF PLANNING & ZONING

Terrebonne Parish Consolidated Government

P.O. Box 2768
Houma, Louisiana 70361-2768

tpcg.org
PHONE 985-868-5050

MEMBERS

Matthew Chatagnier, Chair
Willie Newton, Secretary
Tyler Legnon

Joe Harris, Vice Chair
David Tauzin
A'ron Wolfe, Alternate Member

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.

BOARD OF ADJUSTMENT MEETING NOTICE

DATE: Monday June 16, 2025
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 May 19, 2025
5. Old Business
 - a. Structure Variance: Front yard setback from the required 25' to 14' and rear yard setback from the required 20' to 5' for the construction of two (2) duplexes within a Planned Building Group Development on a C-2 zoned lot located at 7401 Park Avenue; (Council District 2; Bayou Cane Fire District) *Richard Real Estate & Management, LLC, applicant*
6. New Business:
 - a. Special Exception: Special Exception to allow for the placement of a mobile home through the Restore LA Program on an R-2 zoned lot located at 183-A Jennings Lane; (Council District 3; Bayou Cane Fire District) *Christine Kenny, applicant*
 - b. Structure Variance: Front yard setback from the required 20' to 15' and rear yard setback from the required 25' to 9' for proposed new residential construction on an R-1 zoned lot located at 436 Authement Street and front yard setback variance from the required 20' to 15' and rear yard setback variance from the required 25' to 10' for proposed new residential construction on an R-1 zoned lot located at 438 Authement Street; (Council District 1; City of Houma Fire District) *KEN Holdings, LLC, applicant*
7. Staff Report
 - Review ordinance revisions
 - Review fee changes
8. Next Meeting Date: Monday, July 21, 2025
9. Board of Adjustment Member's Comments
10. Public Comments
11. Adjourn

MINUTES
BOARD OF ADJUSTMENT
MEETING OF May 19, 2025

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of May 19, 2025, of the 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. Tyler Legnon.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, and Mr. Tyler Legnon. Absent at the time of Roll Call were: Mr. Willie Newton, Secretary, Mr. David Tauzin and Mr. A'ron Wolfe. 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. Legnon: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of April 21, 2025."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Legnon and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Newton, Mr. Tauzin and Mr. Wolfe. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS
 - A. Special Exception: Exception to allow for the placement of a mobile home through the Restore LA Program on an R-2 zoned lot located at 143 Square Wolfe Lane.
 - 1) The Chairman recognized Mr. Tyrone Richardson, who stated that the special exception is to replace an existing mobile home through the Restore LA Program on an R-2 zoned lot located at 143 Square Wolfe Lane.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Harris and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Newton, Mr. Tauzin and Mr. Wolfe. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a special exception to place a mobile home on an R-2 zoned lot through the Restore LA Program. He stated that Staff recommends approval of the request on the conditions that the mobile home be a model year of 2015 or newer and that the shed on the property be removed or moved out of the side yard setback.
 - 5) The Chairman recognized the applicant, Mr. Richardson who stated the shed has already been moved.
 - 6) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Board of Adjustment approve the special exception to allow for the placement of a mobile home through the Restore LA Program on an R-2 zoned lot, on the conditions that the mobile home be a model year of 2015 or newer and that the shed on the property be removed or moved out of the side yard setback, located at 143 Square Wolfe Lane .

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Legnon and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Newton, Mr. Tauzin and Mr. Wolfe. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Front yard setback variance from the required 25' to 14' and rear yard setback variance from the required 20' to 14' for the construction of a 4plex within a Planned Building Group Development on a C-2 zoned lot located at 7401 Park Avenue.

- 1) The Chairman recognized Mr. Schmill who stated that Staff recommends continuing the public hearing to the June 2025 Meeting.
- 2) There was no one from the public present to speak on the matter.
- 3) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Public Hearing be Continued to the June 2025 Meeting."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Harris and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Newton, Mr. Tauzin and Mr. Wolfe. THE CHAIRMAN DECLARED THE PUBLIC HEARING CONTINUED.

C. Structure Variance: Variance to substitute approved tree species with shrubs within the Overlay District on a C-2 zoned lot located at 6290 West Main Street.

- 1) The Chairman recognized Mr. Ty Westerman of Duplantis Design Group, who stated that the variance is to allow for the substitution of approved tree species with shrubs within the Overlay District on a C-2 zoned lot located at 6290 West Main Street.
- 2) There was no one from the public present to speak on the matter.
- 3) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Legnon, Mr. Harris and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Newton, Mr. Tauzin and Mr. Wolfe. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a landscaping variance to substitute the approved tree species with shrubs within the Overlay District on a C-2 zoned lot located at 6290 West Main Street. He stated that Staff recommends approval of the request.

5) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Board of Adjustment approve the landscaping variance to substitute the approved tree species with shrubs within the Overlay District on a C-2 zoned lot located at 6290 West Main Street.

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

6. STAFF REPORT:

- 1) Mr. Pulaski discussed training for Board Members that will be held in October 2025 at the American Planning Association Conference being held in Lafayette, LA.
- 2) Mr. Schmill discussed the suggested changes to the Parish Ordinance, Application Fees and Bylaws relating to the Board of Adjustment. He asked if the Board had time to review the recommended changes.
- 3) The Chairman requested additional time to review the suggestions for Parish Ordinance revisions and fee changes and that they be addressed at the June 2025 Meeting.
- 4) Mr. Harris moved, seconded by Mr. Legnon: "THAT the bylaws for the Board of Adjustment be approved as recommended by Staff."

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

7. PUBLIC COMMENT: None

8. NEXT MEETING DATE:

- a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, June 16, 2025.

9. BOARD OF ADMUSTMENT MEMBER COMMENT: None

10. Mr. Harris moved, seconded by Mr. Legnon: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:25 p.m."

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

*Mr. Willie Newton, Secretary
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:	RICHARD REAL ESTATE AND MANAGEMENT, LLC C/O KAYLA BROWN - MANAGER		
3. Applicant's Address:	138 SAGEWOOD DR THIBODAUX, LA 70301		
4. Applicant's Phone:	504-388-7017		
5. Applicant's Email:	KAYLABROWN87@YAHOO.COM		
6. Physical Address Of Request:	7401 PARK AVE		
7. Interest in Ownership:	100%	7. Date of Application:	4/28/25
8. Explanation of Request:	SETBACK REQUIREMENTS ON ALL BUILDINGS DUPLEXES FACING PARK AVE - FRONT VARIANCE - 14.4', REAR VARIANCE - 5' DUPLEXES ALONG ST. LOUIS CANAL- REAR VARIANCE 8'		

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;
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- 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

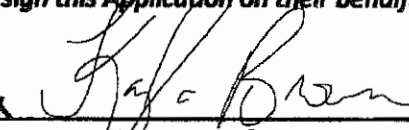
KENETH L. REMBERT

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.



Signature of Owner

KAYLA BROWN

Printed Name of Owner

5/1/25

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.



7401 Park Avenue



7401 Park Avenue

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 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:

Christine Kenny

3. Applicant's Address:

160 Jennings Lane
Houma, La. 70360

4. Applicant's Phone:

985 772-0749

5. Applicant's Email:

Kenfelja28@gmail.com

6. Physical Address Of Request:

180 F
183A Jennings Lane
Houma, La. 70360

7. Interest in Ownership:

100%

 7. Date of Application:

5/5/2025

8. Explanation of Request:

Place a mobile Home in R2
Zone lot through Restore La.
2nd mobile Home

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

Special Exception

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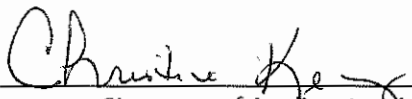
- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be 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.

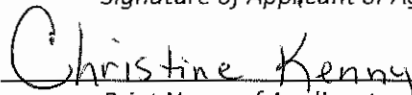
Variance

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;
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

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


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.



Signature of Owner


Printed Name of Owner


Date

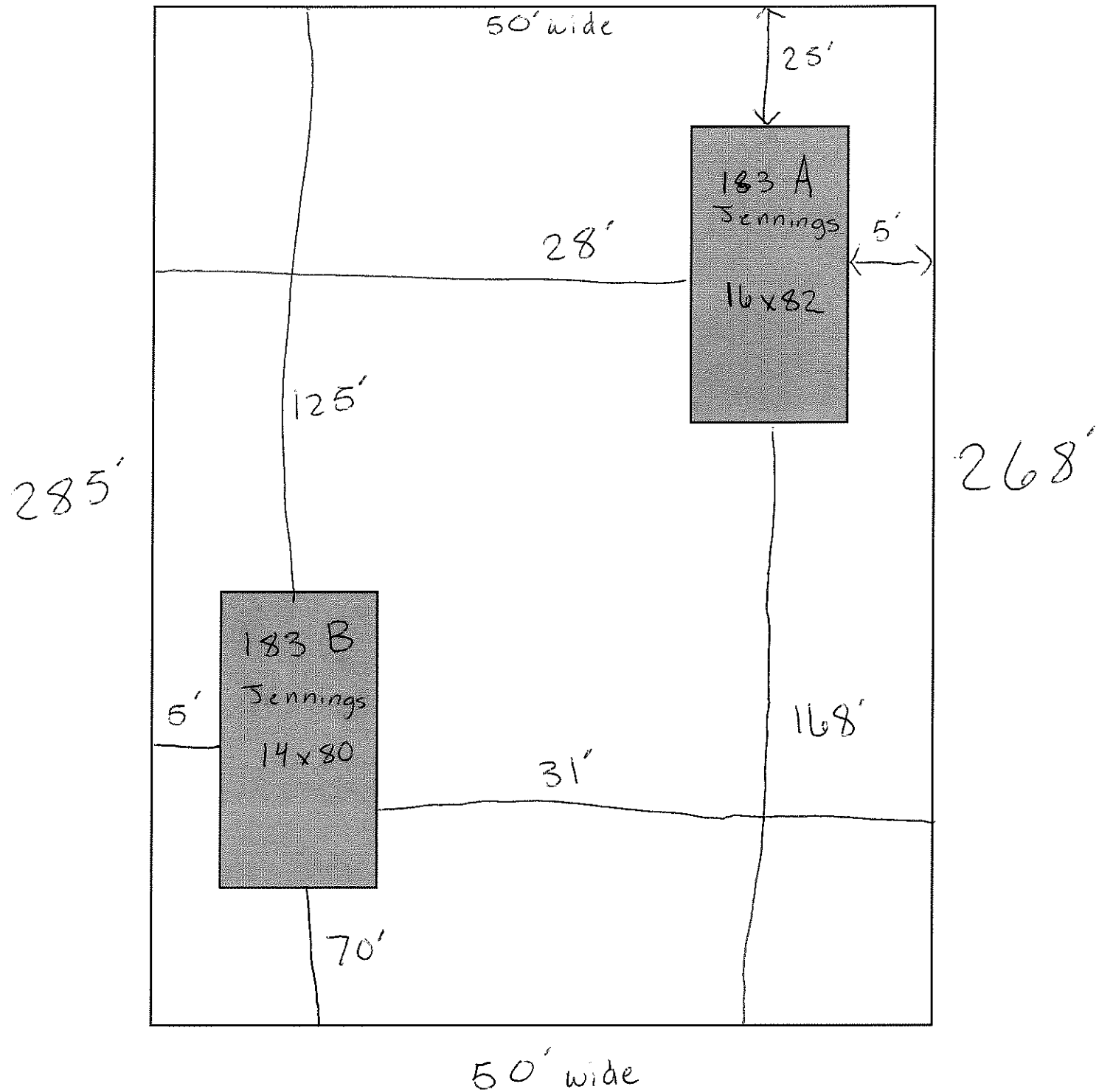
9. Adjacent Property Owners:

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.



183-A Jennings Lane

Jennings Lane





183-A Jennings Lane

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
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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:

KEM HOLDINGS, LLC

3. Applicant's Address:

13799 CANTERBURY AVE,
DENHAM SPRINGS, LA 70726

4. Applicant's Phone:

504-615-3613

5. Applicant's Email:

jrmitchellsr@hotmail.com

6. Physical Address
Of Request:

436 & 438 AUTHEMENT ST

7. Interest in Ownership:

100%

7. Date of
Application:

5/23/25

8. Explanation of
Request:

CUSTOMER REQUESTS SMALLER SETBACK
REQUIREMENTS.
LOT ARE SMALLER AND IS REQUESTING A 15' SETBACK FOR
THE FRONT AND A VARYING SETBACK BETWEEN 9.9' & 12'
FOR THE REAR.

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

Special Exception

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- 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;
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Variance


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



Signature of Applicant or Agent

KENETH L. REMBERT

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.

x 

Signature of Owner
KEM HOLDINGS, LLC
BY: JOSEPH R. MITCHELL, SR.

Printed Name of Owner

5/23/25

Date

9. Adjacent Property Owners:

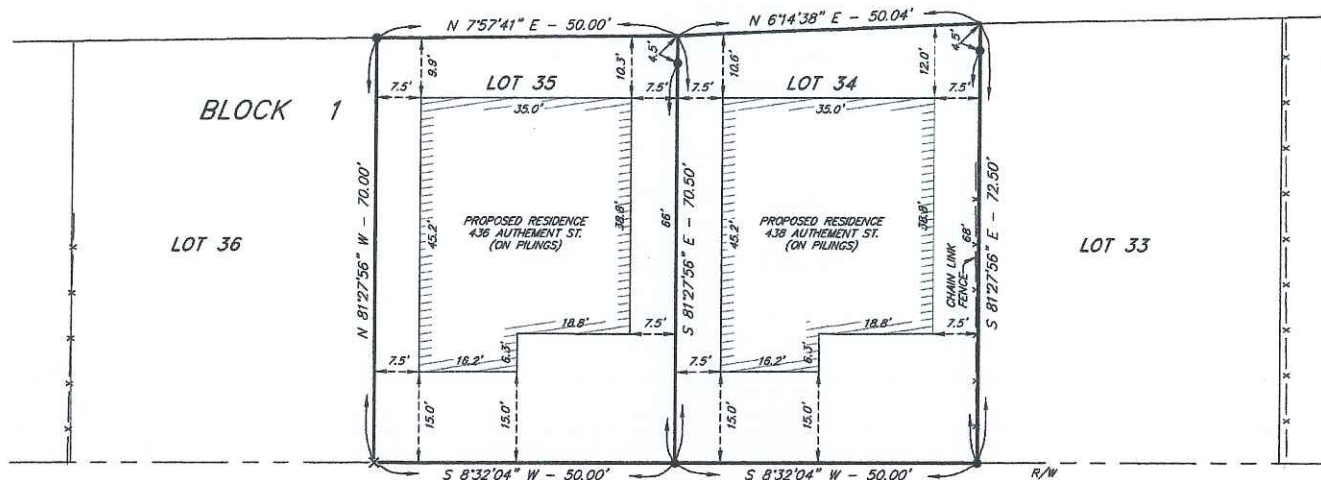
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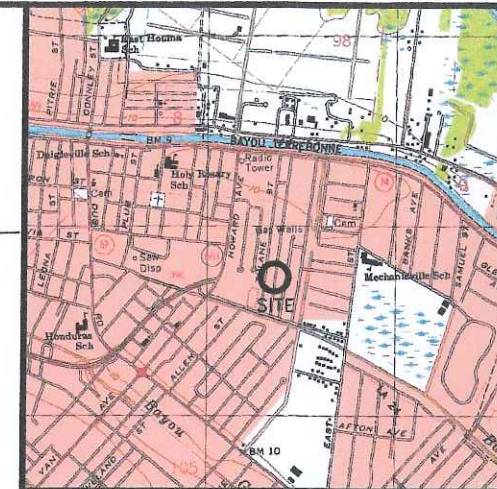
436 & 438 Authement Street



BOUDREAUX SUBDIVISION



AUTHEMENT STREET



VICINITY MAP

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS SURVEY BASED ON MAP PREPARED BY CARL E. HECK, CIVIL ENGINEER, ENTITLED "PLAT SHOWING AUTHEMENT SUBDIVISION, PROPERTY OF HORACE J. AUTHEMENT, SITUATED IN SECTION 8, T17S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED JULY 16, 1948. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE LOTS ARE LOCATED IN ZONE "AE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109G, PANEL NO. 0254, SUFFIX "E", AND DATED MAY 1, 1985. (ZONE "AE" HAS A BASE FLOOD REQUIREMENT OF 9').

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

LEGEND:

- X CHISELED "X" SET IN CONCRETE
- INDICATES 5/8" IRON ROD SET



PROPOSED SETBACK ADJUSTMENT FOR
LOTS 34 & 35 OF BLOCK 1 TO
AUTHEMENT SUBDIVISION
LOCATED IN SECTION 105, T17S-R17E
TERREBONNE PARISH, LOUISIANA

JANUARY 24, 2024

SCALE: 1" = 20'

[Signature]

KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
985-879-2782



436 & 438 Authement



436 & 438 Authement Street