

**HOUMA BOARD OF ADJUSTMENT**  
**Official Proceedings**  
**of**  
**August 16, 2021**

**Government Tower**  
**Council Meeting Room**

The Chairman, David Tauzin, called the August 16, 2021 meeting of the Houma Board of Adjustments to order at 5:05 p.m..

1. Pledge of Allegiance: Mr. Pete Konos
2. Upon Roll Call, those members present were Mr. David Tauzin, Mr. Pete Konos, Mr. Matt Chattagnier and Mrs. Natalie Lirette. Also present was Mr. Christopher Pulaski, TPCG Planning and Zoning Director, Mr. Gary Williams, Parish Attorney., and Linda Henderson, BOA Minute Clerk.
3. **ANNOUNCEMENTS:** Mr. Pulaski reminded Matt Chattagnier and David Tauzin of their September date for re-appointment.
4. Approval of Minutes of July 19, 2021.  
**MOTION** was made by Mr. Matt Chattagnier, **SECONDED** by Mr. Pete Konos to **APPROVE** the minutes of the July 19, 2021 meeting.

**ROLL CALL VOTE:**

YEAS: Konos, Chattagnier, Lirette

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin

**MOTION** to take Old Business off the table was made by Mr. Matt Chattagnier, **SECONDED** by Mrs. Lirette.

Motion **PASSED** unanimously

5. **OLD BUSINESS:**

- a. Special Exception: For a self-storage facility in a C-3 zoned district located at 135, 149 Valhi Lagoon Crossing.

Chair recognized Mr. Dustin Richard who stated that they are requesting a variance in order to construct a boat and R.V. storage unit.

Chair recognized Mr. Cyrus Theriot, 5150 Pinehurst Place, who voiced his objections to the storage unit on the basis of safety, home values and drainage.

Chair recognized Mr. John Blanchard, 5138 Pinehurst Place, who presented pictures reflecting the poor maintenance of other facilities by this applicant.

Chair recognized Mrs. Erika LeBoeuf, 149 Windsong Way who voiced her objection and requested that should this application be approved that the applicant make concessions regarding buffering, aesthetics and drainage.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a special exception to construct a boat and R.V. storage in a C-3 zoned district. Sec. 28-178(3) states that one of the powers of the Board of Adjustment is 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.

Sec. 28-47(a)(1)(c) of the Parish Code of Ordinances requires that self-storage warehouses with individual units not to exceed 750 sq ft in C-3 districts obtain a special exception form the Board of Adjustment so that the Board may be able to determine if any terms or conditions may be required to ensure the best compliance with the previsions surrounding a special exception. No exception shall be authorized unless the board shall find that all of the following conditions exist:

- a. That the exception will not authorize the operation 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 appropriate 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 chapter or the regulations herein established for the specific district;
- g. That the exception will be in harmony with the spirit and purposes of this chapter;
- h. That the exception will not adversely affect the public health, safety or welfare or the master plan.

The applicant is seeking to develop a 44 unit self-storage facility. The applicant currently owns and operates other similar facilities in the area. In Jan 2008, a similar request was made and to alleviate concerns of adjacent residential property owners, the applicant agreed to landscape the facility in an effort to improve the view from the street and the surrounding properties.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received three calls and five emails objecting to this application citing concerns about the safety of children in the park, outsiders coming to the area, the look of the development, and potential impact on property values.

Self-storage facilities are common in C-2 and C-3 zoning as many area residents have boats and RVs and need a place to store them so the proposed use would not alter the essential character of the district which the property is located in which is C-3. The applicant has indicated that while the development will not have a perimeter fence nor controlled access, it will have security cameras around the facility which should also serve as a deterrent to criminal activity. With respect to the look of the development, the applicant has proven themselves to construct and maintain attractive facilities. Given these determinations, the request would seem to meet with all of the above conditions with one caveat which is Condition d (restate). As stated earlier, a similar request on a property in close proximity to residential area such as this one resulted in a condition that the developer install landscaping to help improve the view and look of the development from the street as you enter the subdivision. While there are utility servitudes that must be accounted for, there appears to be sufficient space for a modest landscape buffer along the front of the development. With respect to the park, a buffer is required when a commercial development abuts residential however in this case the park is zoned Open Land (OL). Staff would encourage the applicant to work closely with the Rec District and perhaps a shared effort can be made to plant an evergreen hedge to act as a visual buffer.

Staff recommends **APPROVAL** on the **CONDITION** that the applicant install landscaping along the front of the development in a manner similar to the landscape requirements set forth in Sec. 28-76 Overlay District of the zoning ordinance.

Chair recognized Councilman Darin Guidry who recommended that the applicant partner with the Recreation District to plant a vegetation buffer.

Chair recognized Mr. Dustin Richard, applicant who stated that he would be willing to plant some vegetation, to use color tones that would be aesthetically pleasing to the neighborhood and place security cameras on the property.

After a brief discussion, **MOTION** to **APPROVE** with the following **CONDITIONS** was made by **Natalie Lirette**, **SECONDED** by Matt Chattagnier:

1. That the applicant install landscaping along the front of the of the development in a manner similar to the landscape requirements set forth in Sec. 28-76 Overlay District of the zoning ordinance.
2. The applicant uses colors reflective of the tones and colors in the surrounding residential area on the self-storage structure.
3. The applicant installs a landscape hedge along the rear property line of the lot at 149 Valhi Lagoon Crossing and if the applicant chooses not to put it on his property, that he be allowed to install it on the adjacent Rec District park property predicated on the applicant obtaining approval from the Rec District to install the landscape hedge and that either he or the Rec District agrees to maintain it.

ROLL CALL VOTE:

**YEAS: Konos, Chattagnier, Lirette**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: Tauzin**

6. New Business:

a. Structure Variance: Front setback variance from the required 21'-9" to 1'-11" for placement of a pylon sign in the Major Corridor Overlay District.

Chair recognized Mr. Peter Vicari, M&P Holdings, LLC, who stated that they are requesting a variance to place a pylon sign in front of their new business on MLK Blvd.

Chair declared opening of Public Hearing.

There being no one to speak on this matter, a **MOTION to CLOSE** Public hearing was made by Matt Chattagnier, **SECONDED** by Pete Konos. **MOTION PASSED** unanimously.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a front setback variance from the required 21'-9" to 1'-11" for placement of pylon sign in the Major Corridor Overlay District.

Sec. 28-79(c)(6)(g)(2) states that detached signs shall be set back from all adjacent public street rights of way at a distance at least equal to the height of the sign. Applicant was informed of the requirement during the sign building permit process. The additional façade signs meet with Overlay District requirements as does the size and height of the proposed pylon sign. In order to provide safer access management, the developer has placed the proposed new driveway as far away from the existing Holiday Inn driveway, and the configuration and location have been approved by DOTD. The parking lot configuration and the multitude of utility servitudes in the area severely limit the potential locations for any detached sign. Similar variances such as height or size have been granted in recent years by this Board so the request would not seem to weaken the general purpose of the ordinance.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received one call requesting explanation, with no objection.

Staff recommends **APPROVAL** of the request.

**MOTION to APPROVE** was made by Matt Chatagner, **SECONDED** by Pete Konos.

ROLL CALL VOTE:

**YEAS: Konos, Chattagnier, Lirette**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: Tauzin**

b. Structure Vaiance: Side yard setback variance from required 5' to 1' for open carport addition in an R-1 zoned district.

Chair recognized Mr. Jason Dunn, 606 Harding Drive, who stated that he recently purchased this home and he needs more area for parking he and his wife's vehicles.

Chair declared opening of Public Hearing.

There being no one to speak, **MOTION** to close public hearing was made by Mr. Matt Chatagnier **SECONDED** by Natalie Lirette. **MOTION PASSED** unanimously.

Chair recognized Mr. Christopher Pulaski who stated The applicant is requesting a side yard setback variance from required 5' to 1' for construction of an open carport addition in an R-1 zoned district.

Applicant recently purchased this home to have more room for his four children (another on the way). The development pre-dates zoning and the lot size only allows for one vehicle. He needs more room for placement of his wife's passenger van so that she doesn't have to park it in the street and hinder the safety of passengers traveling on Highland Drive. The addition includes an open carport as well as an awning on the side of the house equipped with a gutter system to direct water away from the adjacent property and direct it towards the street. The applicant has applied for a permit (#2021-92915) which does describe the inclusion of the gutter system. Many homes in the area have similar additions, so the request will not alter the essential character of the district in which it is located.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received one call in support of the request and several for more information.

Staff recommends **APPROVAL** of the request on the **CONDITION** that the applicant install the gutter system as specified in the building permit application.

**MOTION to APPROVE with CONDITION that the applicant install the gutter system as specified in the building permit application, was made by Matt Chatagnier, SECONDED by Natalie Lirette.**

ROLL CALL VOTE:

**YEAS: Konos, Chattagnier, Lirette**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: Tauzin**

c. Special Exception: for placement of a mobile home in an R-2 zoned district.

Chair recognized Dorothy Lyons, daughter of the applicant, who stated that they are requesting approval of placement of a mobile home on their property at 110 Banks Avenue.

Chair opened the floor for Public Hearing.

There being no one to speak on this matter a **MOTION to CLOSE** Public Hearing was made by Matt Chatagnier **SECONDED** by Pete Konos.

Chair recognized Mr. Chris Pulaski who stated that the applicant is requesting a Special Exception to allow for placement of a mobile home in an R-2 zoned district. In an attempt to help a family with housing needs, applicants allowed the family to place a mobile home on their vacant property. Staff informed the applicant of the need for a mobile home permit; however, the property was zoned R-1 which prohibits mobile homes. Working with the Councilman and the Zoning and Land Use Commission, Staff had first sought to rezone many of the lots in the Mechanicville Subdivision since there seemed to be a desire and need amongst many of the property owners to allow for mobile homes which is a popular form of affordable housing. After a considerable amount of time and several public meetings, it was determined to continue with rezoning on an individual lot basis and in July 2021 the property was rezoned R-2. The lot size and the placement of the mobile home would meet setback requirements as identified in the site plan submitted under permit # 2021-92824. Staff feels that the exception will not alter the essential character of the district in which it is located since there are numerous mobile homes in the area. Nor would the exception substantially or permanently injure the appropriate use of adjacent conforming property in the same district in which it is located since there are numerous mobile homes in the area. Nor would the exception substantially or permanently injure the appropriate use of adjacent conforming property in the same district and would not adversely affect the public health, safety, or welfare of the district. A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls regarding the request. Staff recommends **APPROVAL** of the request.

ROLL CALL VOTE:

**YEAS: Konos, Chattagnier, Lirette**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: Tauzin**

**MOTION to APPROVE was made by Matt Chatagnier, SECONDED by Natalie Lirette.**

CALL VOTE:

**YEAS: Konos, Chattagnier, Lirette**

**NAYS:**

**ABSTAINED: None**

**NOT VOTING: Tauzin**

7. Next meeting date: Tuesday, September 20, 2021 at the Government Tower, second floor Council Meeting Room.

8. BOA Member comments: NONE

9. Public Comments: NONE

10. Executive Session: A **MOTION** was made by Natalie Lirette, **SECONDED** by Matt Chatagnier to **CONVENE TO EXECUTIVE SESSION.**

**MOTION** to approve to enter into negotiations to settle the TPCG and Terrebonne Parish Board of Adjustment/Cellco Lawsuit was made by Natalie Lirette, **SECONDED** by Matt Chatagnier.

ROLL CALL VOTE:

**YEAS:** Konos, Chattagnier, Lirette

**NAYS:** NONE

**ABSTAINED:** None

**NOT VOTING:** Tauzin

11. Adjourn: **MOTION** was made by Mr. Matt Chatagnier, **SECONDED** by Mr. Pete Konos to adjourn. **MOTION** passed unanimously.

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Mr. Willie Newton, Secretary

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