

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF DECEMBER 19, 2023

1. The Chairman, Mr. David Tauzin, called the meeting of December 19, 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. Joe Harris.
2. Upon Roll Call, present were: Mr. David Tauzin, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, Mr. Matt Chatagnier and Mr. Pete Konos. Absent at the time of Roll Call were: Ms. Katie Sims. 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:

Mr. Pulaski stated that Mr. Schmill will be giving the staff reports for this meeting's agenda items. Mr. Pulaski also wished everyone a Merry Christmas.
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 20, 2023."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Chatagnier, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Special Exception: Exception to allow for the placement of a 16x80 mobile home on an R-2 zoned lot located at 106 Henderson Street.
 - 1) The Chairman recognized Mrs. Elaine Patrick of 106 Henderson Street, who stated that the request for the special exception was to allow of the placement of a 16x80 mobile home on an R-2 zoned lot located at 106 Henderson Street.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, Mr. Konos, and Mr. Chatagnier; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the mobile home is a 2024 model, and that Staff would recommend approval of the request. Mr. Pulaski added that the shallow lot dept is the reason for the hardship.
 - 5) Mr. Chatagnier moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment approve the request for a special exception to allow for the placement of a 16x80, 2024 model mobile home on an R-2 zoned lot located at 106 Henderson Street."

The Chairman called for a vote on the motion offered by Mr. Chatagnier. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Newton, Mr. Chatagnier and Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Front yard setback variance from the required 20' to 17' and rear yard setback variance from the required 25' to 5' for the construction of a new proposed residential structure on an R-1 zoned lot located at 132 Banks Street.
 - 1) The Chairman recognized Mr. Scott Schmeck of Ares Construction, LLC who stated that the request for the front yard setback variance from the required 20' to 17' and

rear yard setback variance from the required 25' to 5' is to allow for the construction of a new proposed residential structure on an R-1 zoned lot located at 132 Banks 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. Harris, Mr. Newton, Mr. Chatagnier and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the property owner is working with Restore LA to rebuild a new residential home at 132 Banks Street and that Staff would recommend approval of the variance request.

5) Ms. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment approve the request for a front yard setback variance from the required 20' to 17' and rear yard setback variance from the required 25' to 5' for the construction of a new proposed residential structure on an R-1 zoned lot located at 132 Banks Street."

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

C. Special Exception: Exception to obtain a liquor license for off premise consumption in a C-3 zoned area located at 419 Grand Caillou Road.

1) The Chairman stated that correspondence from the applicant was received on December 12, 2023, requesting to withdraw this item.

D. Special Exception: Exception to obtain a liquor license for off premise consumption in a C-3 zoned area located at 1975 Prospect Blvd.

1) The Chairman stated that correspondence from the applicant was received on December 12, 2023, requesting to withdraw this item.

6. ELECTION OF OFFICERS for 2024:

a) CHAIRMAN:

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

b) VICE-CHAIRMAN:

Mr. Newton moved, seconded by Mr. Chatagnier, "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, with a unanimous second, "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 2024.

8. NEXT MEETING DATE:

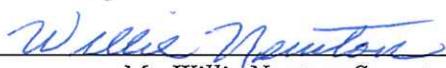
a) The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is Tuesday, January 16, 2024.

9. BOARD OF ADMUSTMENT MEMBER COMMENT: None

10. PUBLIC COMMENT: None

11. Mr. Chatagnier moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:18 p.m."

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



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