

MINUTES
BOARD OF ADJUSTMENT
MEETING OF SEPTEMBER 15, 2025

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of September 15, 2025, of the 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. Joe Harris.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, Mr. A'ron Wolfe and Mrs. Connie Bourg. Absent at the time of Roll Call were: Mr. Willie Newton, Secretary, and Mr. Tyler Legnon. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of August 18, 2025."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton, and Mr. Legnon. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Driveway width variance from the required 35' to 45' to allow for the construction of an office building on a C-1 zoned lot located at 728 Belanger Street.
 - 1) The Chairman recognized Mrs. Shelley Olivier, of Archestrade LLC, who stated that the request for the driveway width variance from the required 35' to 45' is to for the construction of an office building on a C-1 zoned lot at 728 Belanger Street.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Wolfe: "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. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton, and Mr. Legnon. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

 - 3) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a driveway width variance from the required 35' to 45' to allow for the construction of an office building on a C-1 zoned lot. He stated that the variance would permit 3 parking spaces perpendicular to Belanger Street due to lot size limitations and to minimize on-street parking at this location and that the variance would help to avoid conflicts with St. Matthew's school drop off and pickup line traffic. He stated Staff recommends approval of the request.
 - 4) Mr. Harris moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment approve the driveway width variance from the required 35' to 45' to allow for the construction of an office building on a C-1 zoned lot located at 728 Belanger Street".

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton and Mr. Legnon. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Variance from the front exterior building materials in the Overlay District for the placement of a modular office unit on an I-1 zoned lot located at 1426 Valhi Blvd.
 - 1) The Chairman recognized Mr. Kyle Faulk of All Interest, LLC, who stated that the variance request is to allow for an exception from the front exterior building materials in

the Overlay District for the placement of a modular office unit on an I-1 zoned lot located at 1426 Valhi Blvd.

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

3) Mr. Harris moved, seconded by Mr. Wolfe: "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. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton, and Mr. Legnon. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

3) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a variance from the front elevation of building materials to a modular office unit in the Overlay District. He continued that the Overlay District regulations state that buildings must have a surface of brick, stone, architectural block, stucco, glass, wood or vinyl siding and that standard metal building panels are not acceptable. He also stated that architectural metal panel systems are permitted with approval from the Department of Planning & Zoning but must be included on the front twenty (20) feet or the front twenty (20) percent of the side elevations, or whichever is greater. Mr. Pulaski stated that Staff recommends approval of the request on the condition that the modular office unit does not remain on site for longer than 24 months or until such time as the structure is modified to be conforming to the Overlay District standards.

4) Mr. Harris moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment approve the request of a variance from the building material requirements in the Overlay District to allow for the placement of a modular office unit on an I-1 zoned lot located at 1426 Valhi Blvd on the condition that the modular office unit does not remain on site for longer than 24 months or until such time as the structure is modified to be conforming to the Overlay District standards."

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

C. Structure Variance: Front yard setback variance from the required 25' to 2' for an open carport addition on a C-3 zoned lot located at 311 Naquin Street.

1) The Chairman recognized Mrs. Simmone Jackson of 311 Naquin Street, who stated that the front yard setback variance from the required 25' to 2' is to allow for an open carport addition on a C-3 zoned lot located at 311 Naquin Street.

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

3) Mr. Harris moved, seconded by Mr. Wolfe: "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. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton, and Mr. Legnon. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

3) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a front yard setback variance from the required 25' to 2' to allow for the construction on an open carport addition. He stated that the site once contained a storm damaged home that was replaced with new residential construction through the Restore LA Program in 2023. He also stated that Naquin Street is part of an older subdivision with shallow lots, and a couple of residences have comparable legal non-conforming setbacks with open carports facing Naquin Street. Mr. Pulaski stated that Staff recommends approval of the request on the condition that the applicant places gutters and downspouts on the carport to direct water away from the adjacent properties and that the carport not be enclosed.

4) Mr. Harris moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment approve the front yard setback variance from the required 25' to 2' to allow for the construction of an open carport addition on a C-3 zoned lot located at 311 Naquin Street

on the condition that gutters and downspouts be installed on the carport to direct water away from the adjacent properties and that the carport not be enclosed.”

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

- D. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot located at 1310 Calvin Street.

1) The Chairman recognized Mr. Brian Quave of 315 Derusso Street, who stated that the exception is to allow for the placement of a mobile home on an R-2 zoned lot located at 1310 Calvin Street.

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

3) Mr. Harris moved, seconded by Mr. Wolfe: “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. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton, and Mr. Legnon. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

3) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a special exception to allow for the placement of a 2018 mobile home at 1310 Calvin Street. He stated that the size of the property is suitable for the placement of a mobile home and that Staff feels that the request is in keeping with the Special Exception criteria. Mr. Pulaski stated that Staff recommends approval of the request on the condition that the mobile home is of a model year 2015 or newer.

4) Mr. Harris moved, seconded by Mr. Wolfe: “THAT the Board of Adjustment approve the special exception request to allow for the placement of a 2018 mobile home on an R-2 zoned lot located at 1310 Calvin Street on the condition that the mobile home be a model year 2015 or newer.”

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

6. NEXT MEETING DATE:

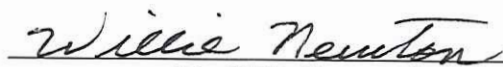
1) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, October 20, 2025.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENTS: None

9. Mr. Harris moved, seconded by Mr. Wolfe: “THAT” there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:22 p.m.”

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


Mr. Willie Newton, Secretary
Board of Adjustment