

MINUTES
BOARD OF ADJUSTMENT
MEETING OF November 18, 2025

1. The Secretary, Mr. Willie Newton, called the meeting of November 18, 2025, of the 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. Tyler Legnon.
2. Upon Roll Call, present were: Mr. Willie Newton, Secretary, Mr. Tyler Legnon, and Mrs. Connie Bourg. Absent at the time of Roll Call were: Mr. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, and Mr. A'ron Wolfe. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Henri Lucio, Planner I, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.

3. ANNOUNCEMENTS: None

4. APPROVAL OF THE MINUTES:

Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of October 20, 2025."

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

5. NEW BUSINESS:

A. Structure Variance: Rear yard setback variance from the required 5' to 2' and side yard setback variance from the required 5' to 2' for the construction of a storage building on an R-1 zoned lot located at 105 Thetford Drive.

1) The Secretary recognized Mr. Brandon Smith of 105 Thetford Drive, who stated that the request for the rear yard setback variance from the required 5' to 2' and side yard setback variance from the required 5' to 2' is to allow for the construction of a storage building on an R-1 zoned lot at 105 Thetford Drive

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

3) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Public Hearing be closed."

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

4) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a rear yard setback variance from the required 5' to 2' and a side yard setback variance from the required 5' to 2' to allow for the construction of a storage building to provide ample space to store a motorcoach, boats and ATV at 105 Thetford Drive. Mr. Pulaski stated that typical concerns of Staff and the BOA have been roof runoff so that will be a part of the recommendation from Staff. Mr. Pulaski stated that Staff recommends approval of the request on the condition that the applicant places gutters and downspouts on the storage building direct water away from the adjacent properties.

5) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Board of Adjustment approve the rear yard setback variance from the required 5' to 2' and a side yard setback variance from the required 5' to 2' to allow for the construction of a storage building located 105 Thetford Drive on the condition that the applicant places gutters and downspouts on the storage building to direct water away from the adjacent properties."

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

B. Structure Variance: Rear yard setback variance from the required 30' to 10' for the construction of a 2-unit apartment building on a C-2 zoned lot located at 440 Magnolia Street.

1) The Secretary recognized Mr. Leland Neil of Start Corporation, 440 Magnolia Street, who stated that the variance request is to allow for the construction of a 2-unit apartment for low income housing through HUD funding. He stated that Start Corporation is hoping to construct another unit in the front of this unit in the future and this variance request would help to accommodate the second unit on the lot located at 440 Magnolia Street.

2) The Secretary recognized Mr. James Goodwin of 323 Sunset Avenue, who expressed his concerns of additional low income housing, crime and the homeless in the area. Mr. Goodwin asked the Board to consider not approving the request.

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

4) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Public Hearing be closed."

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

5) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a rear yard setback variance from the required 30' to 10' on a C-2 zoned lot to allow for the construction of a 2-unit apartment located at 440 Magnolia Street. He stated that this was the first he was hearing about Mr. Goodwin's concerns and recommended that Staff be given additional time to do some research on crime states, etc. for the area. Mr. Pulaski stated that Staff recommends this item be continued to the December 16, 2025 Board of Adjustment meeting to allow Staff additional time to research crime states, etc. for the area.

6) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Board of Adjustment continue this item until the December 16, 2025 meeting to allow additional time for Planning & Zoning Staff to research crime stats, etc. for the area."

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

C. Structure Variance: Side yard setback variance from the required 15' to 0' for a proposed 6' wooden fence for an existing generator on a C-2 zoned lot located at 1217 Museum Drive.

1) The Secretary recognized Mr. Keneth L Rembert of Keneth L. Rembert Land Surveyors, who stated that the side yard setback variance from the required 15' to 0' is to allow for the construction of a 6' wooden fence at 1217 Museum Drive.

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

3) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Public Hearing be closed."

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

4) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a side yard setback variance from the required 15' to 0' to allow for a 6' wooden fence to provide visual screening for an existing generator on the intersection side of the office building. He stated that Parish Code Section 28-74 (c) requires side yard setbacks be 15' for corner lots. He stated that Staff recommends approval of the request on the conditions that the proposed fence does not cause a site obstruction at the intersection of Museum

Drive and Rue Saint Courtney and for safety and proper ventilation, the gates on the fence must remain open during generator operation.

5) Mr. Bourg expressed concerns about safety and ventilation during generator operation.

6) The Secretary recognized Mrs. Pricilla Larpenter of Anthony J. Alford Rentals, LLC, who stated that the fence will have gates on the street side to allow for maintenance access and on the building side where it can be open for ventilation when in use.

7) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Board of Adjustment approve the side yard setback variance from the required 15' to 0' to allow for a 6' wooden fence on the condition that the proposed fence does not cause a site obstruction at the intersection of Museum Drive and Rue Saint Courtney and for safety and proper ventilation, the gates on the fence remain open during generator operation."

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

D. Structure Variance: Rear yard setback variance from the required 25' to 11' to allow for new residential construction on an irregular shaped R-1 zoned lot located at 116 Clearwater Lane.

1) The Chairman recognized Mr. Darryl Hebert of 135 Bocage Drive, who stated that the rear yard setback variance from the required 25' to 11' is to allow for new residential construction on an irregular shaped R-1 zoned lot located at 116 Clearwater Lane.

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

3) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Public Hearing be closed."

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

4) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a rear yard setback variance from the required 25' to 11' to allow for new residential construction on an irregularly shaped lot. He stated that this is a sizable lot and has sufficient width, but the rear property line is set at an angle making it difficult to keep a consistent setback. Mr. Pulaski stated that Staff recommends approval of the request on the condition that the applicant install gutters and downspouts to direct water runoff away from the adjacent properties.

5) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Board of Adjustment approve the rear yard setback variance from the required 25' to 11' for new residential construction on an irregular shaped lot on the condition that the applicant places gutters and downspouts to direct water away from the adjacent properties."

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

6. NEXT MEETING DATE:

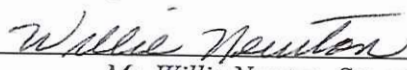
1) The Secretary stated that the next scheduled meeting date of the Board of Adjustment is Tuesday, December 16, 2025.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENTS: None

9. Mr. Legnon moved, seconded by Mrs. Bourg: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:35 p.m."

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



*Mr. Willie Newton, Secretary
Board of Adjustment*