

**HOUMA BOARD OF ADJUSTMENT**  
**Official Proceedings**  
**of**  
**September 22, 2020**

**Houma Civic Center**

The Chairman, Pete Konos, called the September 22, 2020 meeting of the Houma Board of Adjustments to order at 5:03 p.m.

1. Pledge of Allegiance: Mr. Matthew Chatagnier
2. Upon Roll Call, those members present were Mr. Pete Konos, Mr. Willie Newton and Mr. Matthew Chatagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
3. ANNOUNCEMENTS: Mr. Pulaski announced that each member has a copy of the resolution pertaining to the change in quorum voting. The resolution states that a quorum consists of a majority vote of those members present at the meeting.
4. Approval of Minutes of August 17, 2020:  
**MOTION** was made by Mr. Willie Newton; **SECONDED** by Mr. Matthew Chatagnier, to approve the minutes of the August 17, 2020 meeting.

ROLL CALL VOTE:  
**YEAS: Newton, Chatagnier, Konos**  
**NAYS: NONE**  
**ABSTAINED: None**  
**NOT VOTING: None**

5. Old Business:

- a. Special Exception: Placement of a new mobile home in an R-2 zoned district.

Chair recognized Mrs. Elaine Patterson, 124 Riley Dr., who stated that she wishes to place a mobile home on her property at 229 Henderson St., Houma. She stated that she applied for the application a month ago but needed to move some things in order to fit the mobile home and that she needs a rear yard setback variance.

Chair recognized Mr. Christopher 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 as well as a rear yard setback variance from the required 25’ to 5’. Applicant wishes to place a 86’ X 16’ mobile home on her property. The lot depth ranges between 110’ and 117’ so the shallow depth would require either a front or rear yard setback. The applicant has chosen to meet the front yard setback requirement (20’) so she is in need of the rear yard setback. Staff feels that the exception will not alter the essential character of the district in which it is located since there are a number of mobile homes and mobile home parks in the area; nor would it substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety, or welfare of the district. The board has approved several special exceptions for mobile homes on Henderson Street with conditions placed on the model year of the home.

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 on the CONDITION that the mobile home is model year 2008 or newer.

A MOTION to APPROVE with recommended CONDITION was made by Mr. Willie Newton, seconded by Mr. Matt Chatagnier.

ROLL CALL VOTE:  
**YEAS: Newton, Chatagnier, Konos**  
**NAYS: NONE**

ABSTAINED: None

- b. Structure Variance: Placement of a third driveway for a new commercial office building.

Chair recognized Mr. David Boudreaux, Penchant Properties, who stated that Penchant Properties, LLC is requesting a variance to allow for an additional driveway at their office building on South Hollywood Road.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a variance to allow for a third driveway associated with a new commercial development in the Overlay District. Applicant is building a new 6,305 square foot office building (TPCG Permit # 2020-88490) and is requesting an additional 12' wide, entrance only, driveway on Bridgeport Way approximately 28' from the South Hollywood Road intersection. Section 28-76 (c)(1) of the Zoning code allows for up to two accessways per establishment. The purpose of this request is to allow visiting traffic traveling south on South Hollywood (from Hwy. 311 towards Valhi) to enter the visitor's parking area which is located in the front of the office without having to travel down to Valhi Blvd. and make a U-Turn to enter that area. There are currently no curb-cuts through the median in South Hollywood Road between Bridgeport Way and Valhi. There is a second driveway at the rear of the property, but the applicant has planned to utilize this ingress/egress for their employees and the large number of trucks, boats and other survey and engineering related equipment and keep it separate from their client and other visitor traffic.

This application was presented at the May 2020 BOA meeting at which time it was TABLED to allow applicant time to speak to the TPCG Public Works Department and Parish Engineering. Applicant has obtained a LONO 9# 3828) from Public Works and is now requesting approval to proceed with the remainder of the site work associated with the development.

All public notice requirements have been met. Staff received one call of no objection regarding the request.

Staff recommends APPROVAL on the CONDITION that the driveway be signed and striped for ingress only (same condition as listed in the LONO).

Matt Chatagnier made the MOTION, SECONDED by Mr. Willie Newton, to APPROVE on the CONDITION that the driveway be signed and striped for ingress only.

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

6. NEW BUSINESS:

a. Election of Vice Chairman: There was discussion regarding election of a vice chairman since Mr. Joe Harris has not yet been re-instated by the Council. It was decided to TABLE this vote until the October BOA meeting.

b. Board vacancies: Mr. Pulaski announced that the Council has approved Mr. Matthew Chattagnier as a permanent board member to take the place of the vacancy left by Mrs. Trudy Hebert. He also recognized Mrs. Angele Poiencot who has submitted her application for the position of alternate left by Mr. Chattagnier. Mrs. Poiencot's appointment is pending Council approval at their October 14, 2020 meeting.

c. Structure Variance: Rear yard setback from required 25' to (1) .2' on Lat A; (2) 11' on Lot B, and (3) 14.3' on Lot C.

Chair recognized Mr. Ken Rembert who stated that the new owner of this property wishes to separate this property into 3 separate lots and in doing so she will need rear yard setbacks for each of the lots.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting rear yard setback variances from the required 25' to 7' on Lot A, 11' on Lot B, and 14' on Lot C. All three structures are existing. Applicant is selling the property and the new owner wishes to renovate the structures and their lender is requiring each structure to be on a separate lot. The

proposed lot configuration is currently under review by the Houma-Terrebonne Regional Planning Commission and their next meeting is Thursday, October 15, 2020. The current lot configuration has lot lines thru some of the structures so the proposed re-division will bring them more into conformance. This is an older subdivision in the city and there are many legal, non conforming structures with similar setbacks. Staff feels that the variances will not substantially or permanently injure the use of adjacent conforming properties in the same district nor would it 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 no calls regarding the request.

Staff recommends APPROVAL of the request.

7. Adjourn:

A MOTION was made by Matt Chattagnier, SECONDED by Willie Newton to ADJOURN

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

  
Mr. Willie Newton, Secretary