

Willet

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
December 21, 2020

Houma Civic Center

The Chairman, Pete Konos, called the December 21, 2020 meeting of the Houma Board of Adjustments to order at 5:05 p.m.

1. Pledge of Allegiance: Mr. Matthew Chatagnier
2. Upon Roll Call, those members present were Mr. Pete Konos, Mr. Matthew Chatagnier, Mr. David Tauzin and Mrs. Natalie Lirette.
Mr. Matthew Chatagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
3. ANNOUNCEMENTS: Mr. Pulaski introduced Mr. Greg Williams, attorney at law. Mr. Pulaski explained that Mr. Williams will be attending all of the BOA meetings.
4. Approval of Minutes of November 17, 2020:
MOTION was made by Mr. David Tauzin; **SECONDED** by Mr. Matthew Chatagnier, to approve the minutes of the November 17, 2020 meeting.

ROLL CALL VOTE:

YEAS: Tauzin, Chatagnier, Lirette

NAYS: NONE

ABSTAINED: None

NOT VOTING: Konos

5. Old Business: NONE

Mr. Joseph Harris arrived.

6. New Business:

a. Structure Variance: a) Front setback variance from required 25' to 15', and; b) Rear setback variance from required 30' to 19' for new residential construction located at 102 Plant Road, Houma.

Chair recognized Mr. Greg Gleason, Start Corporation, who stated that they work with Housing and Human Services to build houses for their clients. In order to build this 3-bedroom house on this property it is necessary to obtain these setbacks.

Chair recognized Mr. Chris Pulaski who stated that the applicant is requesting a Front setback variance from required 25' to 15', and b) a Rear setback variance from required 30' to 19' for new residential construction in a C-2 zoned district. Start Corporation is a local non-profit organization that provides a variety of services for low to moderate income families as well as veterans in Terrebonne Parish One the services they often provide is affordable housing. Start Corporation acquired this property in 2014 and intends to construct a single-family residence. They also own the adjacent lot that fronts on Grand Caillou Road where they currently serve veterans needs. Both properties have sufficient off-street parking for their use.

The variances being requested are primarily due to the irregular shape and shallow depth of the lot (102') which pre-dates zoning. The proposed residence is a modest 3- bedroom residence less than 1,500 sq. ft.in size which seems appropriate for the area and lot size. Start Corporation has a good track record with the Parish and monitors the upkeep of their properties. Single-family residential is a permitted use in C-2 zoning and many of the surrounding homes have similar or even less setbacks so this would not seem to harm the essential character of 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 one call of no objection and one letter stating an objection.

Staff recommends APPROVAL of the request.

Matthew Chatagnier made a MOTION to APPROVE, seconded by Mr. David Tauzin.

ROLL CALL VOTE:
YEAS: Tauzin, Chattagnier, Harris.
NAYS: NONE
ABSTAINED: None
NOT VOTING: Konos, Lirette

b. Election of Officers:

Mr. Matthew Chattagnier nominated Mr. David Tauzin for Chairman, seconded by Mr. Joseph Harris

ROLL CALL VOTE:
YEAS: Tauzin, Chattagnier, Harris.
NAYS: NONE
ABSTAINED: None
NOT VOTING: Konos, Lirette

Mr. David Tauzin was declared the 2021 Chairman.

Mr. Pete Konos nominated Mr. Joseph Harris as Vice Chairman, seconded by Mr. Matthew Chattagnier.

ROLL CALL VOTE:
YEAS: Tauzin, Chattagnier, Harris.
NAYS: NONE
ABSTAINED: None
NOT VOTING: Konos, Lirette

Mr. Joseph Harris was declared the 2021 Vice Chairman

Mr. Joseph Harris nominated Mr. Willie Newton as Secretary, seconded by Mr. David Tauzin.

ROLL CALL VOTE:
YEAS: Tauzin, Chattagnier, Harris.
NAYS: NONE
ABSTAINED: None
NOT VOTING: Konos, Lirette

Mr. Willie Newton was declared the 2021 Secretary.

c. Adoption of Meeting dates

After review of a submitted calendar of dates, Matthew Chattagnier made a **MOTION**, seconded by David Tauzin to adopt the 2021 Calendar as presented (attached).

ROLL CALL VOTE:
YEAS: Tauzin, Chattagnier, Harris.
NAYS: NONE
ABSTAINED: None
NOT VOTING: Konos, Lirette

7. Next meeting date: January 25, 2021 (due to MLK holiday)

8. Member Comment: Mr. Pete Konos wished everyone a Merry Christmas and stated that he has enjoyed serving as the BOA Chairman. He expressed his appreciation to everyone for their cooperation and commitment.

9. Public Comment: NONE

10 Adjourn:

A MOTION was made by Matt Chattagnier, SECONDED by Joseph Harris to ADJOURN

.ROLL CALL VOTE:

YEAS: Tuzin, Chattagnier, Harris.

NAYS: NONE

ABSTAINED: None

NOT VOTING: Konos, Lirette



Mr. Willie Newton, Secretary

DAVID TAUZIN, CHAIRMAN

