

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF JUNE 13, 2022

1. The Chairman, Mr. David Tauzin, called the meeting of June 13, 2022 of the Houma 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. David Tauzin, Chairman; Mr. Joe Harris, Vice Chairman, Mr. Matthew Chatagnier and Mr. Willie Newton, Secretary. Absent at the time of Roll Call were: Mr. Pete Konos. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of May 16, 2022."

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

Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Old Business be removed from the table and be considered at this time."

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

 - A. Structure Variance: Rear Yard Setback Variance from the required 5' to 2' for the placement of a 16' x 21' storage shed and a Driveway Width Variance from 36' max to 56' for an R-1 lot located at 205 Shay Drive.
 - 1) The Chairman recognized Mr. Barry Voisin of 205 Shay Drive. He stated the Rear Yard Setback Variance from the required 5' to 2' is for the placement of a 16' x 21' storage shed and a Driveway Width Variance from 36' to 56' is to extend the driveway located at 205 Shay Drive.
 - 2) The Chairman recognized Mr. Pulaski who read an email received from an adjacent property owner requesting that the Board condition the approval, mandating that the property owner incorporate mitigation practices to enhance drainage and prevent runoff to adjacent landowners.
 - 3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request on the conditions that the applicant install gutters and downspouts on the shed to direct roof runoff towards the side street, that the driveway addition be sloped to ensure water flows towards the side street and that the shed be constructed in accordance with the subdivision covenants.
 - 4) The Chairman recognized Mr. Chatagnier who questioned the façade of the building in relation to the subdivisions covenant restrictions.
 - 5) The Chairman recognized Mrs. Dawn Voisin of 205 Shay Drive. She stated that the variance for the placement of the shed is for extra storage space and the variance for the driveway is to allow for parking in the yard instead of the roadside. She also stated that the shed would have gutters and downspouts to look esthetically pleasing in relation to the rest of the subdivision.
 - 6) The Chairman recognized Mr. Williams, Legal Advisor who stated that the Boards roll is to review the variance and not to get specific about the façade of the building.
 - 7) Mr. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of the application for the Rear Yard Setback Variance from the

required 5' to 2' for placement of a 16' x 21' storage shed and a Driveway Width Variance from 36' to 56' in an R-1 zoned area located at 205 Shay Drive conditioned that the applicant install gutters and downspouts on the shed to direct roof runoff towards the side street, that the driveway addition be sloped to ensure water flows towards the side street and that the shed be constructed in accordance with the subdivision covenants."

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

6. NEW BUSINESS:

A. Structure Variance: Rear Yard Setback Variance from the required 30' to 17.5' for the placement of a four-unit townhome complex in a proposed R-3 zoned area located at 361 Dixie Avenue.

1) The Chairman recognized Mr. Cory Williams of 901 Beaumont Drive, Gonzales. He stated that the Rear Yard Setback Variance from the required 30' to 17.5' is for the placement of a four-unit townhome complex located at 361 Dixie Avenue and that there is an adjacent property that has an existing four-unit townhome with the same rear setback and he would like to request the equivalent for his location.

2) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for the rear yard setback variance from the required 30' to 17.5' for the placement of a four-unit townhome complex in a proposed R-3 zoning district.

3) Mr. Chatagnier moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of the application for the Rear Yard Setback Variance from the required 30' to 17.5' for placement of a four-unit townhome complex in a proposed R-3 zoned area located at 361 Dixie Avenue."

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

7. NEXT MEETING DATE:

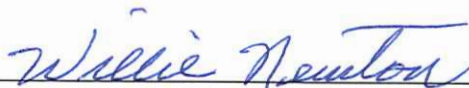
A. The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is July 18, 2022.

8. BOARD OF ADMUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT: None

10. Mr. Harris moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:29 p.m."

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



Mr. Willie Newton, Secretary
Houma Board of Adjustment