

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF SEPTEMBER 19, 2022

1. The Vice Chairman, Mr. Joe Harris, called the meeting of September 19, 2022, of the Houma Board of Adjustment to order at 5:00 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Pete Konos.
2. Upon Roll Call, present were: Mr. Joe Harris, Vice Chairman; Mr. Pete Konos; and Mr. Willie Newton, Secretary. Absent at the time of Roll Call were: Mr. David Tauzin, Chairman, Mr. Matthew Chatagnier and Mr. Corian Gray. 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. Konos: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of July 19, 2022."

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

5. NEW BUSINESS:

- A. Special Exception: Exception to allow for the placement of a new mobile home in an R-2 zoned district located at 2603 Payne Street.
 - 1) The Vice Chairman recognized Mrs. Joyce Martin of 132 Acklen Avenue who stated the special exception is for the placement of a new mobile home in an R-2 zoned area.
 - 2) The Vice Chairman recognized Mrs. Gladys Simons of 3220 Camilla Street who stated that she was 1/2 owner of 2603 Payne Street, and she was in favor of the special exception request.
 - 3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend conditional approval of the request for a special exception for the placement of a new mobile home in an R-2 zoned district located at 2603 Payne Street provided that the applicant remove the abandoned vehicle and properly dispose of it at a suitable salvage yard or similar prior to the issuance of the mobile home permit.
 - 4) Mr. Newton moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment grant conditional approval of the request for a Special Exception to allow for the placement of a new mobile home in an R-2 zoned district located at 2603 Payne Street, provided that the applicant remove the abandoned vehicle and properly dispose of it at a suitable salvage yard or similar prior to the issuance of the mobile home permit."

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos & Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Tauzin, Mr. Chatagnier & Mr. Gray. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
- B. Structure Variance: Rear yard setback variance from the required 5' to 32" and side yard setback variance from the required 5' to 35.6" for the placement of a storage shed in an R-1 zoned area located at 111 Saxony Drive.
 - 1) The Vice Chairman recognized Ms. Laura Martin of 111 Saxony Drive who stated that the variance request is to bring a storage shed in compliance placed at 111 Saxony Drive.
 - 2) The Vice Chairman recognized Mr. Kevin Lyons of The Home Depot who helped the applicant with her storage shed placement.

3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend conditional approval of the variance request from the required 5' to 32" and side yard setback variance from the required 5' to 35.6" for the placement of a storage shed in an R-1 zoned area located at 111 Saxony Drive provided that the applicant install gutters and downspouts and direct the runoff to outfall into the parish-maintained drainage ditch in the adjacent property to the rear in keeping with the original drainage plan approved by the Houma-Terrebonne Regional Planning Commission.

4) Mr. Konos moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment grant conditional approval of the application for a rear yard setback variance from the required 5' to 32" and side yard setback variance from the required 5' to 35.6" for the placement of a storage shed in an R-1 zoned area located at 111 Saxony Drive, provided that gutters and downspouts be installed to direct the runoff to outfall into the parish-maintained drainage ditch in the adjacent property to the rear in keeping with the original drainage plan approved by the Houma-Terrebonne Regional Planning Commission."

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

C. Structure Variance: Front yard setback variance from the required 25' to 10' for the placement of a 40'x40' metal building in an I-2 zoned area located at 1406 Honduras Street.

1) The Vice Chairman recognized Ms. Alisa Champagne of Charles L. McDonald Land Surveyor, Inc. who stated that the front yard setback variance request from the required 25' to 10' is for the placement of a 40'x40' metal building at 1406 Honduras Street.

2) The Vice Chairman recognized Mr. Joseph Boudreaux of 1408 Honduras Street who stated his reason for the variance request.

3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval for a front yard setback variance request from the required 25' to 10' is for the placement of a 40'x40' metal building at 1406 Honduras Street.

4) Mr. Newton moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment grant approval of the application for a front yard setback variance request from the required 25' to 10' for the placement of a 40'x40' metal building located at 1406 Honduras Street."

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

D Structure Variance: Variance from the required 205 parking spaces to allow for the use of 125 standard, compact and motorcycle spaces as part of the parking count for proposed restaurant and event space in an I-1 zoned area located at 805 Dunn Street.

1) The Vice Chairman recognized Mr. Gene Milford of Milford & Associates, Inc. who stated that the variance from the required 205 parking spaces is to allow for the use of 125 standard, compact and motorcycle spaces as part of the parking count for a proposed restaurant and event space located at 805 Dunn Street.

2) The Vice Chairman recognized Mr. Norman Simon of 901 Liberty Street who had various questions about drainage, parking and noise relating to this request.

3) The Vice Chairman recognized Ms. Brenda Parson of 807 Liberty Street who also had various questions about drainage, parking and noise relating to this request.

4) The Board Members and Public continued questioning Mr. Milford about drainage, parking and noise relating to this variance request. Mr. Milford explained that he was the Engineer on the project and didn't have the answers everyone was looking for.

5) Mr. Newton moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment table the request until the October 17, 2022 Meeting for the variance from the required 205 parking spaces to allow for the use of 125 standard, compact and motorcycle spaces as part of the parking count for proposed restaurant and event space located at 805 Dunn Street to offer an opportunity for the developer and their architect to attend and provide additional information and respond to questions.

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

6. NEXT MEETING DATE:

A. The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is October 17, 2022.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Konos moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:52 p.m."

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



Mr. Willie Newton, Secretary
Houma Board of Adjustment