

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF December 20, 2022

1. The Chairman, Mr. David Tauzin, called the meeting of December 20, 2022, of the Houma Board of Adjustment to order at 5:04 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. David Tauzin, Chairman; Mr. Joe Harris, Vice Chairman; Mr. Matthew Chatagnier, and Mr. Pete Konos. Absent at the time of Roll Call were: Mr. Willie Newton, Secretary and Reverend Corion Gray. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of November 21, 2022."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Newton and Reverend Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Variance from 15' side yard setback to 10' and height max from 3' to 6' for a fence addition in an R-3M zoned area located at 203 South French Quarter Drive.
 - 1) The Chairman recognized Mr. Edward Rome of 203 South French Quarter Drive, Houma who stated the variance is to allow for a fence extension in an R-3M zoned area located at 203 South French Quarter Drive.
 - 2) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for a side yard setback variance from 15' to 3.86' and height variance from 3' to 6' for a 5'x26' addition to an existing wooden fence in an R-3M zoning district located at 203 South French Quarter Drive, conditioned that the applicant removes the easternmost parking space.
 - 3) Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment grant approval of a side yard setback variance from 15' to 3.86' and height variance from 3' to 6' for a 5'x26' addition to an existing wooden fence in an R-3M zoning district located at 203 South French Quarter Drive, conditioned that the applicant removes the easternmost parking space."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Chatagnier, Mr. Konos & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin ABSENT: Mr. Newton and Reverend Gray. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: variance from the minimum building site area, building height limit, parking, and setback requirements for a proposed 55-unit senior rental apartments in a C-3 zoned area located at 7600 Main Street and 193 Naquin Street.
 - 1) The Chairman recognized Mr. Chris Clements of HRI Communities, LLC who stated that the request for variance from the minimum building site area, building height limit, parking, and setback requirements is for a proposed 55-unit senior rental apartment complex in a C-3 zoned area located at 7600 Main Street and 193 Naquin Street.
 - 2) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for a site area variance from the required 113,200 sq ft. to 37,136 sq ft., building height variance from max 35' to 49', a front yard setback variance from 25' to 5', and a parking variance from the required 110 to 47 spaces for a proposed senior apartment complex, conditioned that eight (8) shade trees per 8' height minimum be installed and that the Planning & Zoning Department approve the tree type.

3) Mr. Harris moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment grant approval of the request for a site area variance from the required 113,200 sq ft. to 37,136 sq ft., building height variance from max 35' to 49', a front yard setback variance from 25' to 5', and a parking variance from the required 110 to 47 spaces for a proposed senior apartment complex, conditioned that eight (8) shade trees per 8' height minimum be installed and that the Planning & Zoning Department approve the tree type."

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

6. ELECTION OF OFFICERS for 2023:

a) CHAIRMAN:

Mr. Harris moved, with a unanimous second, "THAT Mr. David Tauzin be nominated for Chairman of the Houma Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

b) VICE-CHAIRMAN:

Mr. Chatagnier moved, seconded by Mr. Konos, "THAT Mr. Joe Harris be nominated for Vice Chairman of the Houma Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

c) SECRETARY:

Mr. Chatagnier moved, seconded by Mr. Konos, "THAT Mr. Willie Newton be nominated for Secretary of the Houma Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

7. ADOPTION OF 2023 MEETING DATES:

a) The Board adopted the meeting and deadline dates for 2023.

8. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is January 17, 2023.

8. BOARD OF ADMUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT: None

10. Mr. Harris moved, seconded by Mr. Chatagnier: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 6:09 p.m."

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

*Mr. Willie Newton, Secretary
Houma Board of Adjustment*