MEMBERS
Pete Konos, Chair          Joe Harris
Trudy V. Hebert, Vice Chair       David Tauzin
Willie Newton, Secretary       Matthew Chatagnier

NOTICE TO THE PUBLIC: If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones, pagers or electronic devices used for communication for the duration of the meeting.

HOUMA BOARD OF ADJUSTMENT
MEETING NOTICE

DATE:  Monday, February 17, 2020
TIME:  3:30 PM
PLACE:  Terrebonne Parish Council Meeting Room
         2nd Floor, Government Tower
         8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements: Reminder of the annual State Ethics training
4. Approve Minutes of January 27, 2020
5. New Business:
   a. Structure Variance: Rear setback from 25’ to 14’-11” for residential addition located at
      1308 Academy Street (Council District 1; City of Houma Fire District); Michael Trahan,
      Jr. applicant.
   b. Structure Variance: Side setback to 0’ for Lots A-2 and A-3 located at 8045, 8053, and
      8059 Park Ave; (Council District 5; City of Houma Fire District); Kenneth Rembert,
      applicant.
   c. Structure Variance: Parking variance from 63 spaces to 48 spaces for construction of 8
      additional apartment units located at 302 Magnolia Street; (Council District 2); (City of
      Houma Fire District); Start Corporation, applicant.
6. Next Meeting Date: March 16, 2020
7. Board of Adjustment Member Comment
8. Public Comment
9. Adjourn
HOUMA BOARD OF ADJUSTMENT  
Official Proceedings  
of  
January 27, 2020  

Government Tower  
2nd Floor, Terrebonne Parish Council Meeting Room  

1. The Chairman, Trudy V. Hebert called the January 27, 2020 meeting of the Houma Board of Adjustments to order at 3:30 p.m., followed by the Pledge of Allegiance led by Mr. Pete Konos

2. Upon Roll Call, those members present were Mr. Pete Konos, Mr. Willie Newton, Mr. David Tauzin. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent were Mr. Joe Harris and Mr. Matt Chattagnier.

3. ANNOUNCEMENTS: Chair acknowledged the presence of newly elected Councilman Carl Harding.

4. Approval of Minutes of December 16, 2019:
   
   MOTION was made by Mr. Willie Newton, seconded by Mr. Pete Konos, to approve the minutes of December 16, 2019.
   
   THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

NEW Business:

a. Election of Officers. Mrs. Trudy Hebert nominated Mr. Pete Konos as Chair, Herself as Co-Chair and Mr. Willie Newton as Secretary.
   
   THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

b. STRUCTURE VARIANCE: Rear setback from 25' to 5' for placement of a modular home located at 713 Hobson Street.
   
   Chair recognized Mr. Jerome Boykin who stated that he would like to place a modular home on this property and he needs the BOA approval for the rear setback.

   Chair recognized Mr. Christopher Pulaski who stated that the applicant wishes to place a 30’ X 48’ modular home 5’ from the rear property line in order to utilize as much of the remaining space for the required front and side setbacks and for parking. The area pre-dates zoning and the lot size is 55’ X 80’. The applicant has indicated that they intend to place skirting around the base of the modular home to give it more of a tradition frame house appearance. Applicant will submit a site plan indicating setbacks and off-street parking spaces which will be required at the time of the permit application. Parish code does allow for modular homes to be placed in an R-1 district. Staff feels that the variance will not alter the essential character of the district in which it is located since there are a number of homes in the area with similar setbacks. The exception will not 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.

   Staff recommend APPROVAL of the request on the CONDITION that the applicant installs skirting around the base of the structure.

   A MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Pete Konos.

   ROLL CALL VOTE:

   YEAS: Konos, Newton, Tauzin
NAYS: NONE
ABSTAINED: None
NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED.

c. Structure Variance: Rear setback from required 25’ to 10’-9”; and; b) front setback from 20’ to 15’ for construction of a new home in an R-1 zoned district.

Chair recognized Mr. Roosevelt Thomas who stated that Options for Independence would like to build a new home for two of their clients on this property.

Mr. Thomas explained the History of Options, their purpose and objectives.

Chair recognized Mr. Chris Pulaski who stated that the development of the property predates zoning and the lot depth is approximately 71’ deep. The property is a TPCG adjudicated property which has been donated to Options for development. Options for Independence has improved many neighborhoods by building modest homes on infill sites that are of benefit to the community by providing affordable housing often on lots that are vacant and were either considered to be blighted property. Staff feels that the variance will not alter the essential character of the district in which it is located since there are a number of older homes in the area with similar setbacks on similar sized lots. The variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district nor will it adversely affect the public health, safety, or welfare of the district.

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 three calls requesting information and one call of objection with concerns about ability of new tenants being able to afford the property upkeep and maintenance.

Staff recommends APPROVAL of the request.

MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Pete Konos.

ROLL CALL VOTE:
YEAS: Konos, Newton, Tauzin
NAYS: NONE
ABSTAINED: None
NOT VOTING: Hebert

CHAIR DECLARED THE MOTION APPROVED.

6. Next Meeting Date: February 17, 2020
7. Board of Adjustment Member Comment: None
8. Public Comment: NONE
9. There being no further business, Mr. Newton made the MOTION to ADJOURN, seconded by Mr. Pete Konos.
   There being NO OPPOSITION, MOTION CARRIED; Chairman declared MOTION ADOPTED and the meeting ADJOURNED.

Mr. Willie Newton, Secretary
Complete the following:

☐ Special Exception  ☐ Structure Variance  ☐ Administrative Appeal

2. Applicant’s Name:
   Michael Tahan, Jr.

3. Applicant’s Address:
   1308 Academy
   Houma, LA  70360

4. Applicant’s Phone:
   985-804-8860
   michael.tahan@tbsmith

5. Physical Address
   Of request:
   Same

6. Interest in Ownership:
   100%

7. Date of Application:
   01-16-20

8. Explanation of Request:
   [Handwritten note: Rear setback from Aug 25th to 14’-11” for new construction.]
   Council-1
   Pre-LCD

POLICY

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
c) That the exception is essential to maintain the functional design and architectural integrity of the development;
d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
g) That the exception will be in harmony with the spirit and purposes of this ordinance;
h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.
Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;

b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;

c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;

d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;

e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;

f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;

g) That the variance will be in harmony with the spirit and purposes of this chapter;

h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Structure Variance: $20.00 per application + cost of certified mailings.

Special Exception: $10.00 per application + cost of certified mailings.

Signature of Applicant or Agent

Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.

Signature of Owner

Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:

Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates. Application fees are non-refundable once public notices have been issued.
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☐ Special Exception
☐ Structure Variance
☐ Administrative Appeal

2. Applicant's Name: SUGAR BOWL MOTEL, INC.  

3. Applicant's Address: P.O. BOX 1369, HOUMA, LA 70361  

4. Applicant's Phone: 985-381-6615  

5. Physical Address Of request:
   8045, 8053 AND 8059 PARK AVENUE, HOUMA, LA 70364  

6. Interest in Ownership: 100%  
7. Date of Application: 2/4/20

8. Explanation of Request:

   Council - S  
   2/4/20  
   Thad Côté

POLICY

C-2

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

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c) That the exception is essential to maintain the functional design and architectural integrity of the development;
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e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
g) That the exception will be in harmony with the spirit and purposes of this ordinance;
h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.
Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

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g) That the variance will be in harmony with the spirit and purposes of this chapter;
h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPGC.
Structure Variance: $20.00 per application + cost of certified mailings.
Special Exception: $10.00 per application + cost of certified mailings.

Signature of Applicant or Agent

Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.

Sugar Bowl Hotel, Inc.
by Joseph M. Gaidry, Jr.

Signature of Owner

2/03/20

Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:
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February 3, 2020

Terrebonne Parish Consolidated Govt.
Planning & Zoning Department
P. O. Box 2768
Houma, LA 70361

Att: Ms. Linda Henderson

Re: Board of Adjustment Setback Adjustment at property of Sugar Bowl Motel, Inc. between Tracts “A-1”, “A-2” & “A-3”

Dear Ms. Henderson:

Sugar Bowl Motel, Inc. wants the divide their property into 4 tracts. In order to create a 25' entrance into Tract “A-1” this leaves us with no side yards for Tracts “A-2” & “A-3”. Our map provides Lots “A-2” & “A-3” with full use of the 25’ entrance to Lot “A-1” for passage and maintenance. We would like to reduce the side setback requirement to 0’ for Lots “A-2” & “A-3” adjacent to Lot “A-1”. Thank you for your consideration.

Sincerely,

[Signature]

Keneth L. Rembert, PLS
8045, 8053 & 8059 PARK
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☑ Special Exception ☐ Structure Variance ☐ Administrative Appeal

2. Applicant’s Name: Start Corporation

3. Applicant’s Address: 420 Magnolia Street
   Houma, LA 70360

4. Applicant’s Phone: 985-856-6115 cell

5. Physical Address
   Of request: 302-440 Magnolia Street
   Houma, LA 70360

6. Interest In Ownership: 100%

7. Date of Application: 2-6-20

8. Explanation of Request:

   We are requesting to reduce the number of parking spots from 63 to 48 for our office
   and proposed apartment building due to the nature of the disabled policy
   population we serve. Most do not drive or own vehicles.

Special Exception

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which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and
conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of
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Application Fee: Make checks payable to TPCO.
Structure Variance: $20.00 per application + cost of certified mailings.
Special Exception: $10.00 per application + cost of certified mailings.

Signature of Applicant or Agent

N/A

Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.

Signature of Owner

2-6-20

Date

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HOUMA, LOUISIANA
PROPOSED AFFORDABLE HOUSING COMPLEX
420 MAGNOLIA STREET
FOR THE START CORPORATION
TERREBONNE PARISH
302 MAGNOLIA STREET