



OFFICE OF THE PARISH PRESIDENT

Terrebonne Parish Consolidated Government

P.O. Box 2768
Houma, Louisiana 70361-2768

JASON W. BERGERON
Parish President

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DEPARTMENT OF PLANNING & ZONING

MEMBERS

Matthew Chatagnier, Chair
Willie Newton, Secretary
Pete Konos

Joe Harris, Vice Chair
David Tauzin
Katie Sims, Alt Member

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.

DATE: Monday, April 15, 2024
TIME: 5:00 PM
PLACE: Terrebonne Parish 2nd Floor Council Meeting Room
8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of March 18, 2024
5. New Business
 - a) Special Exception & Structure Variance: Exception to allow for the placement of a new 16x76 mobile home on an R-2 zoned lot and front yard setback variance from the required 20' to 19' located at 2611 Madge Street; (Council District 1; City of Houma Fire District) *Betty Norman, applicant.*
 - b) Structure Variance: Front yard setback variance from the required 20' to 6' and side yard setback variance from the required 5' to 0' for an awning addition on an R-1 zoned lot located at 212 Raywood Drive; (Council District 6; City of Houma Fire District) *Frankie & Glinis Terrell, applicant.*
6. Next Meeting Date: Monday, May 20, 2024
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF MARCH 18, 2024

1. The Chairman, Mr. Matt Chatagnier, called the meeting of March 18, 2024, of the Houma Board of Adjustment to order at 5:02 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, present were: Mr. Matt Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, and Ms. Katie Sims. Absent at the time of Roll Call were: Mr. David Tauzin and Mr. Pete Konos. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Brighton "BJ" Schmill, Planner I, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Ms. Sims: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of February 20, 2024."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Chatagnier; NAYS: None; ABSTAINING: Ms. Sims; ABSENT: Mr. Tauzin and Mr. Konos. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Rear yard setback variance from the required 25' to 10' for 409 Authement Street and a rear yard setback variance from the required 25' to 7' for 411 Authement Street for new residential construction on R-1 zoned lots.
 - 1) The Chairman recognized Mr. Joseph Mitchell of 214 Judith Street, who stated that the request for the rear yard setback variance from the required 25' to 10' for 409 Authement Street and a rear yard setback variance from the required 25' to 7' for 411 Authement Street is to allow for new residential construction on both lots.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Chatagnier; NAYS: None; ABSTAINING: Ms. Sims; ABSENT: Mr. Tauzin and Mr. Konos. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to construct a residential home on each lot. He stated Staff recommends approval of the request on the condition that the applicant agrees to install gutters and downspouts on the rear of the homes to direct water runoff towards the street as it is designed to drain.
 - 5) Mr. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment approve the request for a rear yard setback variance from the required 25' to 10' for 409 Authement Street and a rear yard setback variance from the required 25' to 7' for 411 Authement Street for new residential construction on R-1 zoned lots, on the condition that gutters and downspouts be installed on the rear of the homes to direct water runoff towards the street as the site is designed to drain."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, and Mr. Chatagnier; NAYS: None; ABSTAINING: Ms. Sims; ABSENT: Mr. Tauzin and Mr. Konos. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Exception to allow for the placement of 3 additional façade signs from the allowed 1 on a C-2 zoned lot located in the Overlay District at 1629 Martin Luther King Blvd.

1) The Chairman recognized Mrs. Gina Penney of Atlas Sign Industries who stated that the exception is to allow for the placement of 3 additional façade signs from the allowed 1 on a C-2 zoned lot in the Overlay District at 1629 Martin Luther King Blvd.

2) There was no one from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Chatagnier; NAYS: None; ABSTAINING: Ms. Sims; ABSENT: Mr. Tauzin and Mr. Konos. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the driveways and access road share similar characteristics of the street so it would not alter the characteristic of the Overlay District or any other properties. He stated that each of the proposed signs are less than the maximum allowed for the individual sign. He continued that Staff recommends approval of the request to place 3 additional façade signs on the proposed new construction.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment approve the variance request to allow for the placement of 3 additional façade signs from the allowed 1 on a C-2 zoned lot located in the Overlay District at 1629 Martin Luther King Blvd."

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

C. Structure Variance: Front yard setback variance from the required 25' to 5' and rear yard setback variance from the required 30' to 12' for new residential construction through the Restore LA Program on a C-2 zoned lot located at 115 Scott Lane.

1) The Chairman recognized Mr. Scott Schmeck of Ares Construction, LLC, who stated that the front yard variance request from 25' to 15' and rear yard setback variance from 30' to 12' is to allow for new residential construction through the Restore LA Program on a C-2 zoned lot located at 115 Scott Lane.

2) There was no one from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Chatagnier; NAYS: None; ABSTAINING: Ms. Sims; ABSENT: Mr. Tauzin and Mr. Konos. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the property owner is going through the Restore LA Program to build a new home on Scott Lane and that the model chosen is the most comparable size home to what was previously on the lot. He stated that Staff recommends approval of the request on the condition that the applicant install gutters and downspouts on the home and direct water runoff to the street as designed to drain.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment approve the front yard setback variance from the required 25' to 5' and rear yard setback variance from the required 30' to 12' to allow for new residential construction through the Restore LA Program on a C-2 zoned lot located at 115 Scott Lane on the condition that the applicant install gutters and downspouts on the home and direct water runoff to the street as designed to drain.."

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

D Use Variance: Landscape vehicular use variance from the required 8% to 1% located in the Overlay District on a C-2 zoned lot at 1506 Martin Luther King Blvd (190 South Hollywood Road)

1) The Chairman recognized Ms. Pauline Wright of National Signs & Services, who stated that use variance is to reduce the landscape vehicular use from the required 8% to 1% on a C-2 zoned lot at 1506 Martin Luther King Blvd (190 South Hollywood Road).

2) There was no one additional from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Chatagnier; NAYS: None; ABSTAINING: Ms. Sims; ABSENT: Mr. Tauzin and Mr. Konos. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the original development of the site predates zoning. He stated that the proposed new structure will be a Murphy's gas station and convenience store and meets the zoning and overlay district requirements for signage, setbacks, and materials and most of the landscape requirements are able to be met. Mr. Schmill continued that the use as a gas station requires access by service vehicles and tankers which results in a more impervious area (concrete). He stated that 15 parking spaces are required but they have 30 including the 16 under the pump canopy. He stated that although they do require a lot of impervious area with limited space, given the parking overage Staff would recommend that they eliminate the parking space closest to the Hollywood Road driveway and replace it with landscaping such as tree, shrubs, or groundcover would add an additional 180 sq ft of landscaping to the overall amount. He stated that Staff would also recommend the same around the proposed pylon entry sign off MLK Blvd and although this would only change the VUA to 1.4%, it would result in an overall increase in the landscape area (not just turf grass). Mr. Schmill stated that Staff recommends approval of the request on the condition that the site plan be redesigned to show the parking space closest to Hollywood Road driveway as a 180 sq ft plant bed area and that 180 sq ft of landscaping shrubs and/or groundcovers be placed around the pylon sign at the Martin Luther King Blvd entrance.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment approve the landscape vehicular use variance in the Overlay District on a C-2 zoned lot at 1506 Martin Luther King Blvd (190 South Hollywood Road) on the condition that the applicant redesigned the site plan to show the parking space closest to Hollywood Road driveway as a 180 sq ft plant bed area and that 180 sq ft of landscaping shrubs and/or groundcovers be placed around the pylon sign at the Martin Luther King Blvd entrance."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Chatagnier and Mr. Harris; NAYS: None; ABSTAINING: Ms. Sims; ABSENT: Mr. Tauzin and Mr. Konos. THE 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 Monday, April 15, 2024.

9. BOARD OF ADMUSTMENT MEMBER COMMENT: None

10. PUBLIC COMMENT: None

11. Mr. Harris moved, seconded by Ms. Sims: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:30 p.m."

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

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

24-12

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

1. Indicate Type of Request:

- Special Exception
- Structure Variance
- Administrative Review
- Interpretation
- Use Variance
- Non-Conforming Structure Variance

2. Applicant's Name:

Betty Norman

3. Applicant's Address:

2611 Madge St.
Houma, LA 70363

4. Applicant's Phone:

985-870-1803

5. Applicant's Email:

- ~~Bete~~ Bbeverly 1935@gmail.com

6. Physical Address Of Request:

2611 Madge St
Houma, LA 70363

7. Interest in Ownership:

100%

7. Date of Application:

3/13/24

8. Explanation of Request:

Special Exception to place
a new 16x76 mobile home on
an R-2 Zoned lot.
Front yard setback variance from 20' to 19'

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

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.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

Betty Norman
Signature of Applicant or Agent

Betty Norman
Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

Bn 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

Bn 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Betty Norman
Signature of Owner

Betty Norman
Printed Name of Owner

3-13-24
Date

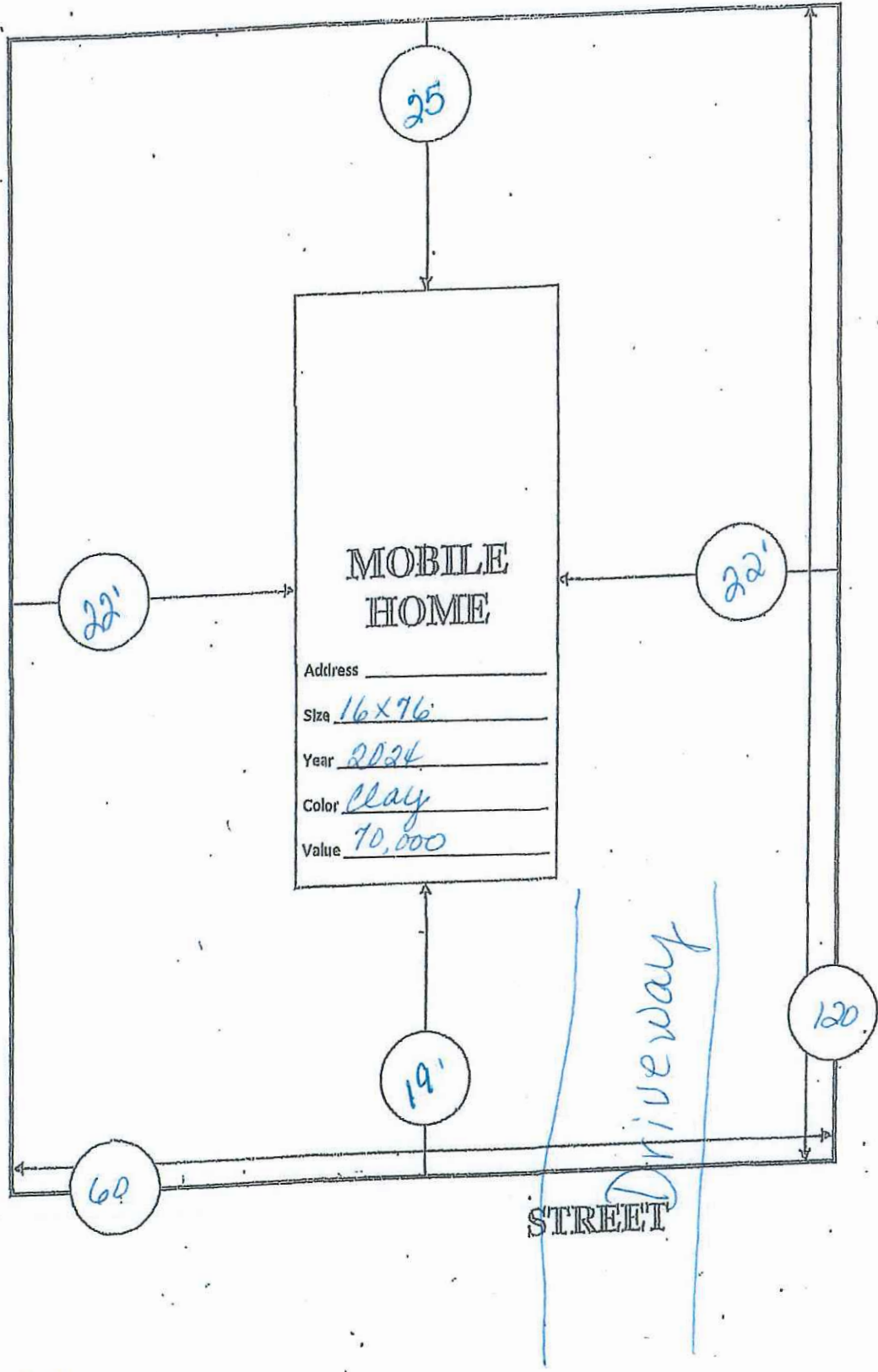
9. Adjacent Property Owners:

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.



2611 Madge Street



2024-11937
 2611 Madge



2611 Madge Street



2611 Madge Street

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- Special Exception
- Structure Variance
- Administrative Review
- Interpretation
- Use Variance
- Non-Conforming Structure Variance

2. Applicant's Name:

Frankie Terrell Glinis Terrell

3. Applicant's Address:

212 Raywood drive Houma, LA 70360

4. Applicant's Phone:

985-347-7711

5. Applicant's Email:

frankietrll@yahoo.com

6. Physical Address Of Request:

212 Raywood drive Houma, LA 70360

7. Interest in Ownership:

Home Owner

7. Date of Application:

03-10-24

8. Explanation of Request:

I want to add an awning extending 12 feet from my garage and wrapping around the sides of the garage to allow me to be protected from weather since my truck won't fit inside my garage. I am a disabled veteran.

Front yard variance
20' - 6"
Side yard variance
5' - 0'

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

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:

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.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

Frankie Terrell Glinis Terrell
Signature of Applicant or Agent

Frankie Terrell Glinis Terrell
Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

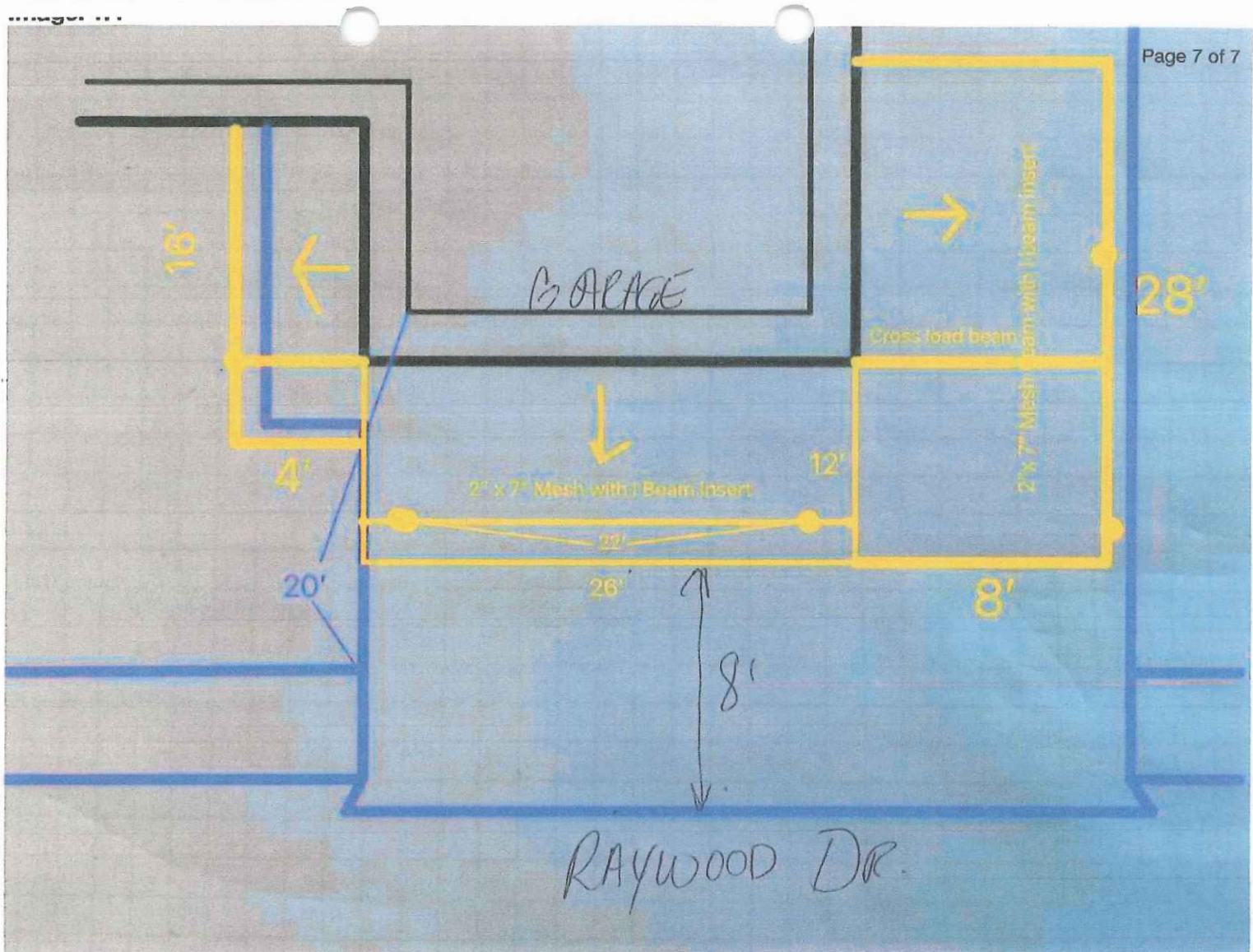
_____ 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Frankie Terrell Glinis Terrell
Signature of Owner



212 Raywood Drive



Meets Wind load 160 mph



212 Raywood Drive



212 Raywood Drive