

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
March 22, 2022

TPCG Council Meeting Room

The Chairman, David Tauzin, called the March 22, 2022 meeting of the Houma Board of Adjustments to order at 5:00 p.m..

1. Pledge of Allegiance.: Mr. Pete Konos
2. Upon Roll Call, those members present were Mr. David Tauzin, Mr. Pete Konos, Mr. Willie Newton, Matt Chattagnier and Mr. Joe Harris. Also present was Mr. Christopher Pulaski, TPCG Planning Director and Linda Henderson, BOA Clerk.

3. ANNOUNCEMENTS:

4. APPROVAL of MINUTES of January 18, 2022.

MOTION was made by Mr. Joe Harris **SECONDED** by Mr. Willie Newton to **APPROVE** the minutes of January 18, 2022 meeting.

ROLL CALL VOTE:

YEAS: Newton, Konos, Harris, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin

6. New Business:

- a. Special Exception: Placement of a FEMA mobile home in an R-2 zoned district located at 1310 Calvin Street.

Chair recognized Melissa Pate, applicant, who stated that she is requesting approval for the mobile home that FEMA placed on property. She stated that she is caring for her invalid mother and step-father.

Chair declared the opening of public hearing.

There being no one present to speak on this issue, **MOTION** was made to close public hearing by Joe Harris, **SECONDED** by Pete Konos. **MOTION** was **APPROVED** unanimously.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a special exception to allow for placement of a mobile home in an R-2 zoned district.

The applicant's home was damaged during Hurricane Ida and she was deemed eligible for a FEMA Mobile Unit as part of their Direct housing Program. FEMA contractors placed the mobile home on site prior to the issuance of the permit which would have been able to address the Special Exception requirement prior to the home being placed. While some Parish Ordinances have been revised under Executive Order in response to the hurricane, the ordinances pertaining to the placement of mobile homes in zoned areas were not part of the Executive Orders. While the FEMA DH Program is typically 18-24 months, FEMA will sometimes offer to sell the unit to the homeowner at the end of the program. As of now, FEMA has not announced if this option will become available at the conclusion of this storm recovery. If FEMA offers and the applicant accepts, the trailer could remain as it appears to have met the setback requirements. Since there are several mobile homes on Elder Street, Staff feels that the special exception 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, welfare, or the Master Plan.

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 NO calls regarding the request.

Staff recommends **APPROVAL** of the request.

MOTION was made by Joe Harris to **APPROVE, SECONDED** by Willie Newton.

ROLL CALL VOTE:

YEAS: Newton, Konos, Harris, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: T auzin

7. Next meeting date: Tuesday, April 19, 2022 at the Government Tower, second floor Council Meeting Room.

8. BOA Member comments: NONE

9. Public Comments: NONE

10. Adjourn: **MOTION** was made by Mr. Willie Newton, **SECONDED** by Mr. Pete Konos to adjourn. **MOTION** passed unanimously.



Mr. Willie Newton, Secretary