

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF FEBRUARY 20, 2024

1. The Chairman, Mr. Matt Chatagnier, called the meeting of February 20, 2024, 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. Joe Harris.
2. Upon Roll Call, present were: Mr. Matt Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, and Mr. Pete Konos and Ms. Katie Sims. Absent at the time of Roll Call were: Mr. David Tauzin. 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 Mr. Newton: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of January 16, 2024."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Newton, and Mr. Konos, NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Rear yard setback variance from the required 25' to 5' for the construction of a patio cover on an R-1 zoned lot located at 338 Shelby Claire Drive.
 - 1) The Chairman recognized Mr. Mickey Theriot of 338 Shelby Claire Drive, who stated that the request for the rear yard setback variance from the required 25' to 5' is to allow of the construction of a patio cover at 338 Shelby Claire Drive.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Ms. Sims: "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. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant will be removing an existing storage shed that does not meet the setback requirements and tearing down the damaged existing patio connected to the house. He stated that Staff recommends approval of the request on the condition that the applicant agrees to install gutters and downspouts on the rear of the patio to direct water away from the adjacent property and towards the street as the site is designed to drain.
 - 5) Mr. Konos 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 5' for the construction of a patio cover on an R-1 zoned lot located at 338 Shelby Claire Drive, on the condition that gutters and downspouts be installed on the rear of the patio to direct water away from the adjacent property and towards the street as the site is designed to drain."

The Chairman called for a vote on the motion offered by Mr. Konos. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot located at 204 Henderson Street.

1) The Chairman recognized Mrs. Gelene Allen of 204 Henderson Street, who stated that the special exception is to allow for the placement of a new 16x80 mobile home on an R-2 zoned lot located at 204 Henderson Street.

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

3) Mr. Harris moved, seconded by Ms. Sims: "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. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant will be replacing a storm-damaged mobile home with a model year 2024 mobile home. He stated that Staff recommends approval of the exception on the condition that the proposed mobile home be a model year of 2014 or newer to remain consistent with past requests.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment approve the special exception to allow for the placement of a 16x80 mobile home on an R-2 zoned lot located at 204 Henderson Street on the condition that the proposed mobile home be a model year of 2014 or newer to remain consistent with past requests."

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

C. Structure Variance: Front yard setback variance from the required 20' to 7' for the construction of a porch addition on an R-1 zone lot located at 104 Saxony Drive.

1) The Chairman recognized Mr. Blayne Bergeron of 104 Saxony Drive, who stated that the front yard variance request from 20' to 7' is to allow for the construction of a porch addition located at 104 Saxony Drive.

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

3) Mr. Harris moved, seconded by Ms. Sims: "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. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that there are many properties along Saxony Drive with similar legal, nonconforming setbacks. He stated that Staff recommends approval of the variance request.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment approve the request for the front yard setback variance from the required 20' to 7' for the construction of a porch addition on an R-1 zoned lot located at 104 Saxony Drive."

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

D. Structure Variance: Front yard setback variance from the required 20' to 7' and rear yard setback variance from the required 25' to 7' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 113 Connely Street.

1) The Chairman recognized Mr. Tom Reeves of Star Recovery Services LLC, who stated that the front yard variance request from 20' to 7' and the rear yard variance request

from 25' to 7' is to allow for new residential construction through the Restore LA Program on an R-1 zoned lot located at 113 Connely Street.

2) The Chairman recognized Mr. John Soloman of 123 Judith Street, who stated he was in support of the request.

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

4) Mr. Harris moved, seconded by Ms. Sims: "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. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

5) Mr. Schmill discussed the Staff Report and stated that the existing structure is to be torn down and a new house through the Restore LA Program will be built. He stated that Staff recommends approval of the variance request on the condition that the applicant place gutters and downspouts on the rear of the house as to direct the roof runoff towards the street and away from the adjacent lots. He also stated that a call was received concerning the sheds on the property within 5' of the rear property line and mentioned that it was not part of this variance application.

6) Mr. Reeves stated that the sheds will not fit on the current site plan and would not remain on the property.

7) Mr. Harris moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment approve the request for the front yard setback variance from the required 20' to 7' and rear yard setback from 25' to 7' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 113 Connely Street on the condition that the applicant places gutters and downspouts on the rear of the house as to direct the roof runoff towards the street and away from the adjacent lots."

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

E. Structure Variance: Rear yard setback variance from the required 25' to 20' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 124 Jackson Street.

1) The Chairman recognized Mr. Mark St. Pierre of Partners in Construction, who stated that the rear yard variance request from 25' to 20' is to allow for the construction of new residential structure through the Restore LA Program on an R-1 zoned lot located at 124 Jackson Street.

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

3) Mr. Harris moved, seconded by Ms. Sims: "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. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the original home at 124 Jackson Street was destroyed during Hurricane Ida. He stated that Staff recommends approval of the variance request on the condition that the applicant agrees to install gutters and downspouts to the rear of the house to direct water away from adjacent properties and to the street as the site is designed to drain.

5) Mr. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment approve the request for the rear yard setback variance from the required 25' to 20' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 124 Jackson Street on the condition that the applicant agrees to install gutters

and downspouts on the rear of the house to direct water away from adjacent properties and to 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. Konos, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. 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, March 18, 2024.

9. BOARD OF ADMUSTMENT MEMBER COMMENT: None

10. PUBLIC COMMENT: None

11. Mr. Harris moved, seconded by Mr. Newton: “THAT” there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:21 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. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE MOTION ADOPTED.



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