



P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P.O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

MEMBERS

Pete Konos, Chair
Joe Harris
Willie Newton, Secretary

David Tauzin, Vice Chair
Matthew Chatagnier
Natalie Pittman-Lirette, Alternate

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

ALL ATTENDEES will be required to have their temperatures taken prior to entering the proceedings. Anyone with a temperature higher than 100.4 will not be allowed to enter.

ALL ATTENDEES MUST WEAR MASKS.

DATE: Monday, December 21, 2020
TIME: 5:00 PM
PLACE: Houma Civic Center, 346 Civic Center Blvd., Houma, LA 70360 and Facebook (information on how to view is included on subsequent pages in this agenda)

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of November 17, 2020
5. Old Business: None
6. New Business:
 - a. Structure Variance: a) Front setback variance from required 25' to 15', and; b) Rear setback variance from required 30' to 19' for new residential construction located at 102 Plant Road; (Council District 1; City of Houma Fire District) *Start Corporation*, applicant.
 - b. Election of 2021 Officers
 - c. Adoption of 2021 meeting dates
7. Next Meeting Date: January 25, 2021 (due to MLK Holiday)
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn

Following the Declaration of Public Health Emergency, La RS 29:766, by the Governor of the State of Louisiana, John Bel Edwards, and pursuant to Proclamations 27-JBE-2020, the Parish President for Terrebonne Parish, Gordon E. Dove, has declared a State of Emergency within Terrebonne Parish.

1. Meeting will be held in-person at the Houma Civic Center 346 Civic Center Blvd., Houma, LA at 5:00 p.m. and is open to the public to attend as per COVID-19 best practices and requirements as described on the meeting agenda.

2. Facebook

The Public may view the meeting over live video stream on the Terrebonne Parish Facebook page. The public can access the page by searching for "Terrebonne Parish" or by typing this link into your browser: <https://www.facebook.com/tpcg.org>.

The Facebook page will be used for viewing purposes only. The comments section will be disabled.

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
November 17, 2020

Houma Civic Center

The Secretary, Willie Newton, called the November 17, 2020 meeting of the Houma Board of Adjustments to order at 5:16 p.m.

1. Pledge of Allegiance: Mrs. Natalie Lirette
2. Upon Roll Call, those members present were Mr. Willie Newton, Mr. Matthew Chattagnier, Mr. Joe Harris and Mrs. Natalie Lirette. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent were Mr. Pete Konos and Mr. David Tauzin.
3. ANNOUNCEMENTS: Mr. Pulaski announced that Mrs. Natalie Lirette is the new alternate board member appointed by the Council.
4. Approval of Minutes of October 19, 2020:
MOTION was made by Mr. Joe Harris; **SECONDED** by Mr. Matthew Chattagnier, to approve the minutes of the October 19, 2020 meeting.

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Harris, Lirette

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

5. OLD BUSINESS:

- a. Structure Variance: Rear yard setback variance from 30' to 6' for placement of two mobile homes.

Chair recognized Mr. Vernon Alvis who stated that they wish to place two mobile homes on these lots so that their family can be together to help care for each other.

Chair recognized Mrs. Gloria Alvis who stated that they are anxious to be homeowners and request that the board approve their request.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a rear yard setback variance from the required 30' to 6' for placement of two mobile homes on two separate lots in an R-3 zoned district.

Mobile homes are a permitted use in R-3 zoning districts. However, the lots are approximately 107' deep so they are requesting a rear yard setback in order to be able to maintain the side and front setback requirements. When zoning was created in this area in 1976, mobile homes were not as long so the lot sizes may have allowed for the 30' setback without the need for a variance.

There is a mobile home with what appears to be a setback less than 30' one block over on Daspit, but there are no mobile homes in that block of Roussell or the adjacent Goode Church, and Grinage Streets. The Board has approved similar variance requests for other R-3 zoned lots for placement of mobile homes with setbacks ranging from 5 to 25'.

A site visit was performed and all property owners adjacent to and within a 250' radius of the property have been notified. Staff had received several calls from the adjacent property owner stating her objection to the placement of mobile homes in the area and her statement was read at the previous meeting.

At the last meeting, the BOA voted to TABLE this matter at the request of Staff in order to provide an opportunity for Staff to review this matter with the Parish Legal Department. Since that time staff was able to discuss this with Legal who subsequently recommended that what needs to be considered in this matter is the request for the setback variance. Since mobile homes are a permitted use in R-3 districts, the type of structure is not in question nor up for discussion. What is being requested and discussed and decided on is the setback.

Staff Recommends APPROVAL.

MOTION was made by Mr. Joe Harris; **SECONDED** by Mr. Matthew Chatagnier to APPROVE.

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Harris, Lirette

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

Chair declared the MOTION APPROVED and request granted.

6. NEW BUSINESS:

a. Structure Variance: Rear yard setback variances from required 25' to; (1) from 25' to 9' at 397 Tulip Dr.; and (2) from 25' to 22' at Tulip Drive for two new residential structures.

Chair recognized Mrs. Nicola Ladner, 351 Baja Trail Extension, Thibodaux, who stated that she is requesting approval of her request to build two homes at these locations.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting rear yard setback variances from required 25' to; (1) from 25' to 9' at 397 Tulip Dr.; and (2) from 25' to 22' at Tulip Drive for two new residential structures in an R-1 zoned district.

Although the depth of these lots is approximately 123' deep, the lots across the street, but within the same subdivision, are 200' deep because the property lines extend out into the center of the slip. In this instance, the slip to the rear is privately owned so the lot depth is much shallower so in order to maintain a similar size residence, a rear yard setback variance would be required. The applicant has also stated that for the residence at 397 Tulip Drive, the setback is required to accommodate a home footprint large enough to accommodate their growing family.

There is a tall landscape hedge alongside the rear property line of the subject properties so the impact on the properties across the slip will be mitigated and screened by the hedge.

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.

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 Mr. Joe Harris; SECONDED by Mr. Matthew Chatagnier to APPROVE.

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Harris, Lirette

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

Chair declared the MOTION APPROVED and request granted.

7. Chair announced that the next meeting date is December 21, 2020.

A **MOTION** was made by Willie Newton, **SECONDED** Matt Chattagnier to **ADJOURN**.

There being no objection, MOTION passed unanimously.

Mr. Willie Newton, Secretary

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:

<input type="checkbox"/> Special Exception	<input checked="" type="checkbox"/> Structure Variance	<input type="checkbox"/> Administrative Review
<input type="checkbox"/> Interpretation	<input type="checkbox"/> Use Variance	<input type="checkbox"/> Non-Conforming Structure Variance

2. Applicant's Name:

Start Corporation

3. Applicant's Address:

P.O Box 165
Houma, La 70363

4. Applicant's Phone:

985-226-1028

5. Applicant's Email:

greg@startcorp.org

6. Physical Address of Request:

102 Plant Road Houma, La 70363

7. Interest in Ownership:	Non Profit	7. Date of Application:	12/04/2020
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8. Explanation of Request:

1) Front yard setback variance from the required 25' to 15'
2) Rear yard setback variance from required 30' to 19' in a C-2 zoned district.

Council - 1
Fire - City
Zone - C-2

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.




Signature of Applicant or Agent

GREG GLEASON

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.



Signature of Owner

Casey Guidry

Printed Name of Owner

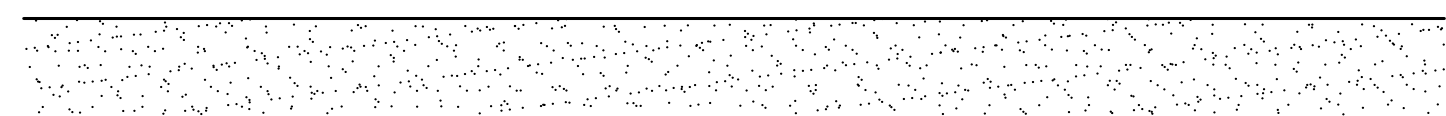
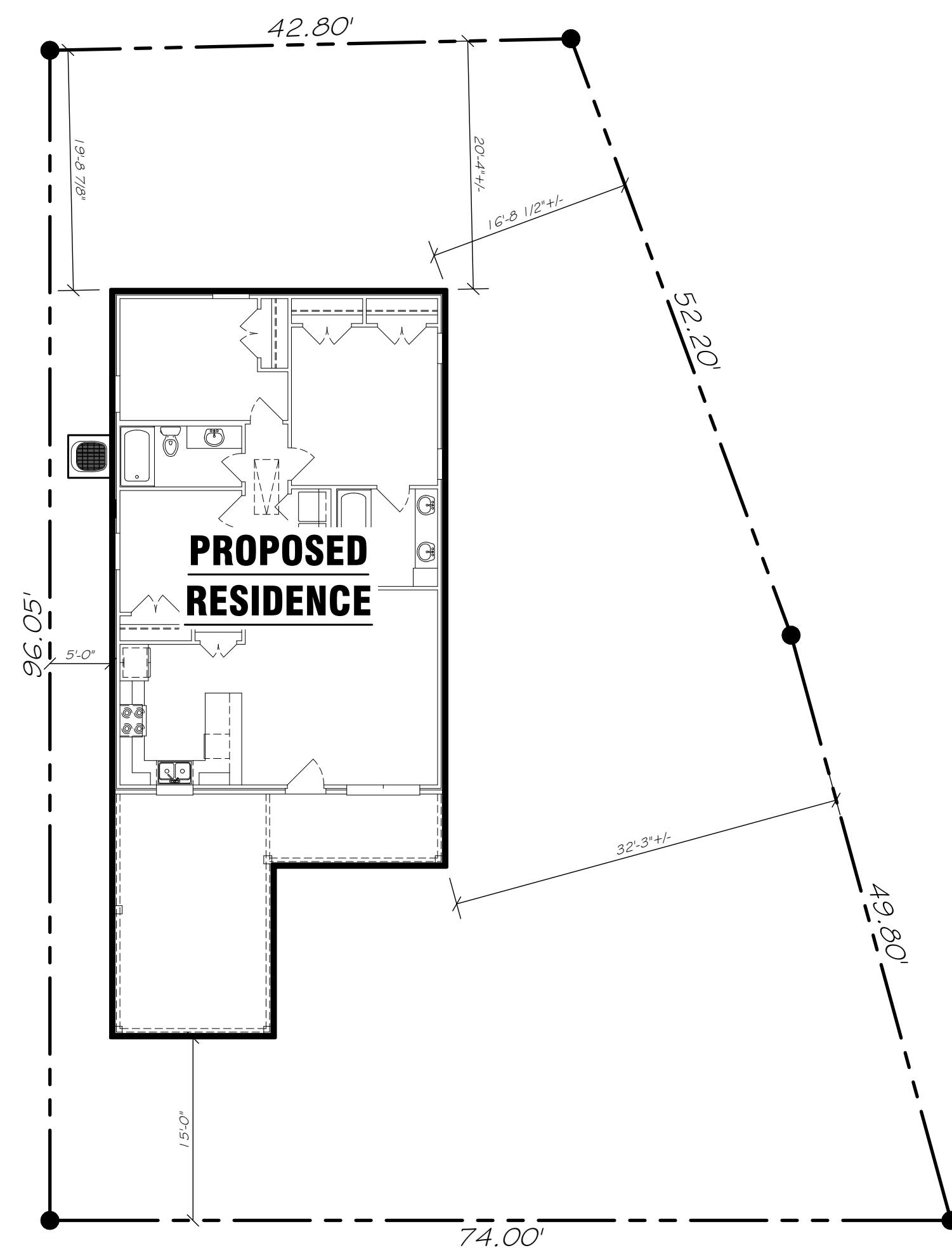
12-7-20

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:
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.



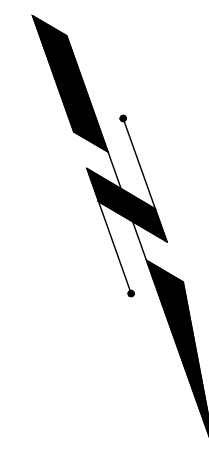


PLANT ROAD

102 PLANT ROAD
HOUMA, LA
TERREBONNE PARISH

SITE PLAN

Scale: 1" = 10'-0"



VICINITY MAP

N.T.S.



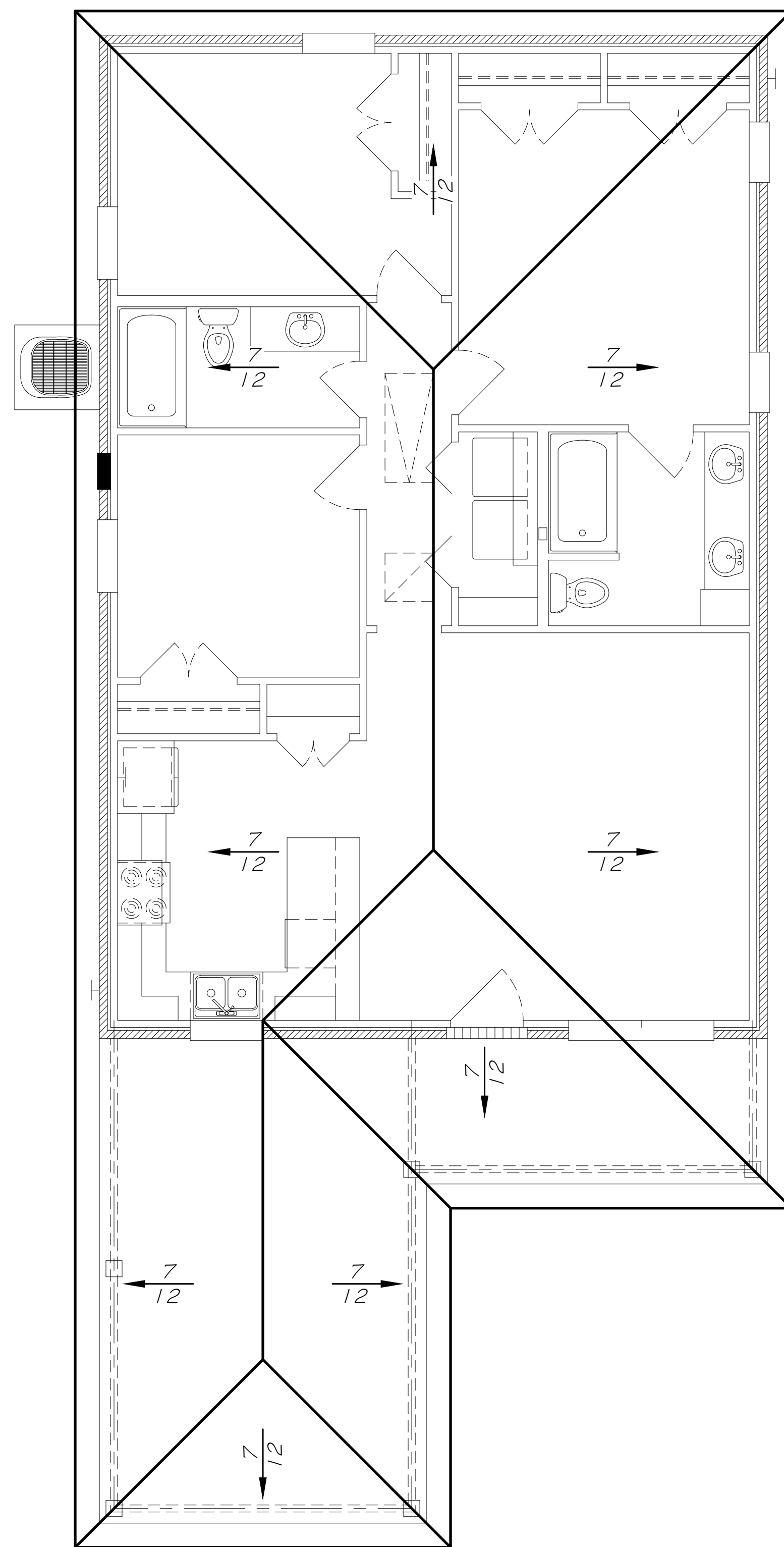
(985) 859-6206
thibodauxhouseplans.com
thibodauxhouseplans@hotmail.com
118 Winder Road
Thibodaux, LA
Owner: Cody Thibodaux

GENERAL NOTES:
THESE PLANS, AND ALL OTHER INFORMATION CONTAINED
HEREIN, ARE INTENDED FOR THE USE OF THE PARTY
NAMED HEREIN. ANY DUPLICATION OR UNAUTHORIZED
USE OF THESE PLANS IS PROHIBITED. THESE PLANS
HAVE BEEN PREPARED AS A DRAFTING SERVICE ONLY,
FROM INSTRUCTIONS BY THE OWNER/CONTRACTOR.
OUR WARRANTY IS LIMITED ONLY TO CORRECTIONS.
THEREFORE CHECK PLANS PRIOR TO CONSTRUCTION.
DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.

BUILDING PLANS OF A RESIDENCE FOR:
START CORPORATION
102 PLANT ROAD
HOUMA, LA

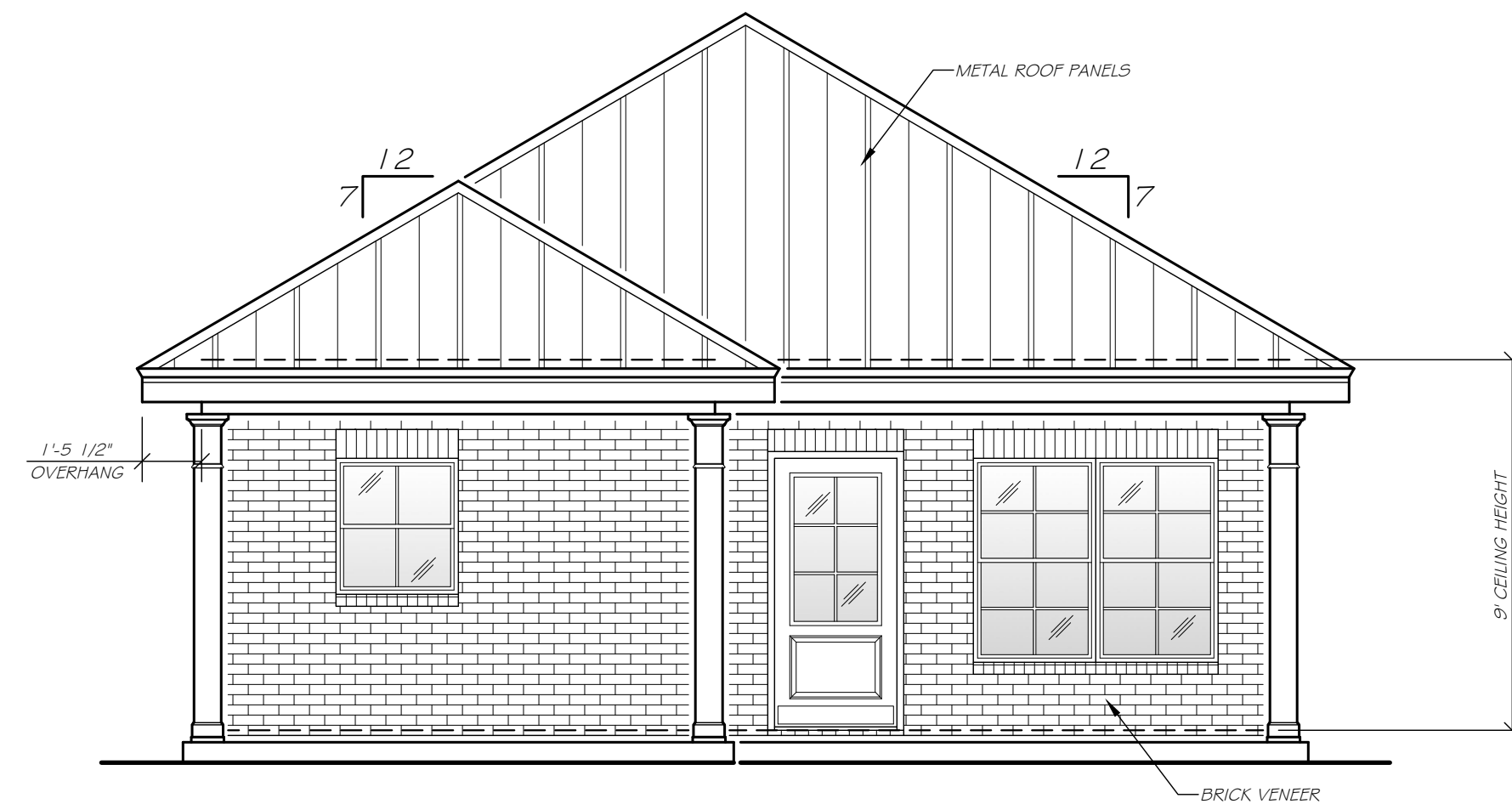
PLAN No.:	20-134
DATE:	NOVEMBER 2, 2020
SCALE:	NOTED
REVISIONS:	

SHEET No.
1 OF **5**



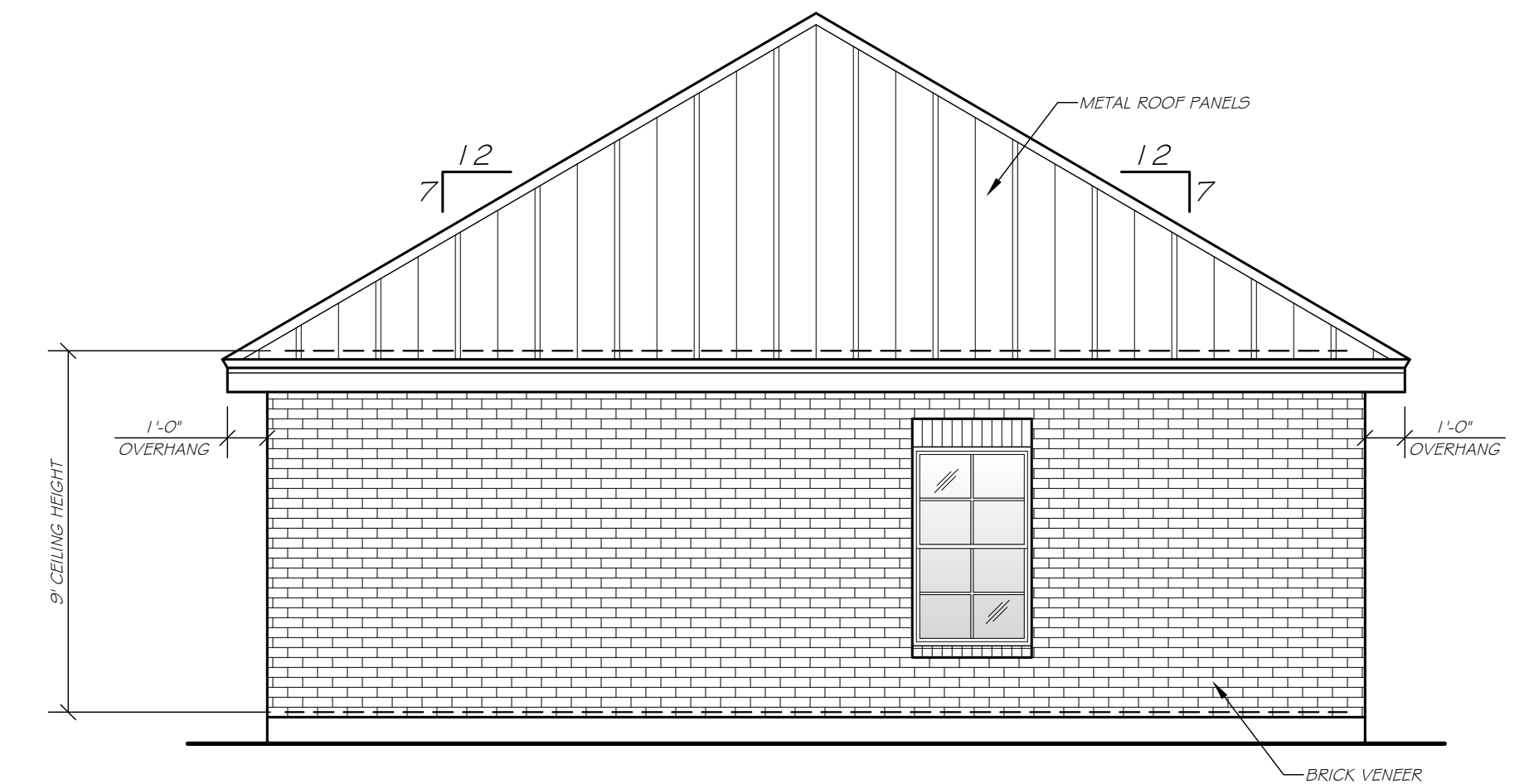
ROOF PLAN

Scale: 1/4" = 1'-0"



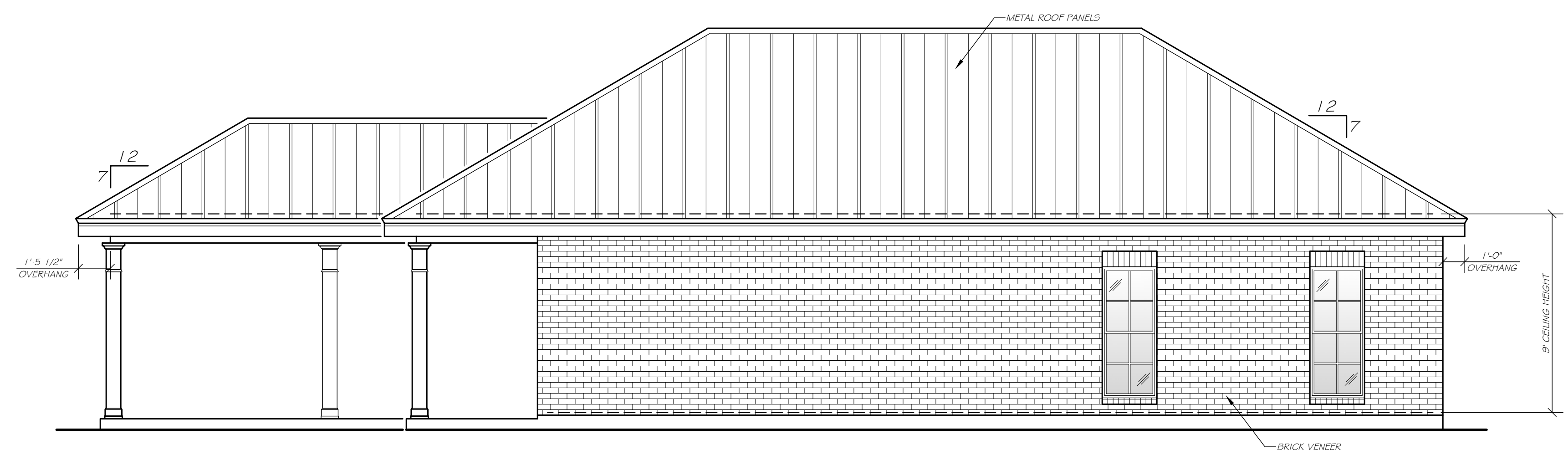
FRONT ELEVATION

Scale: 1/4" = 1'-0"



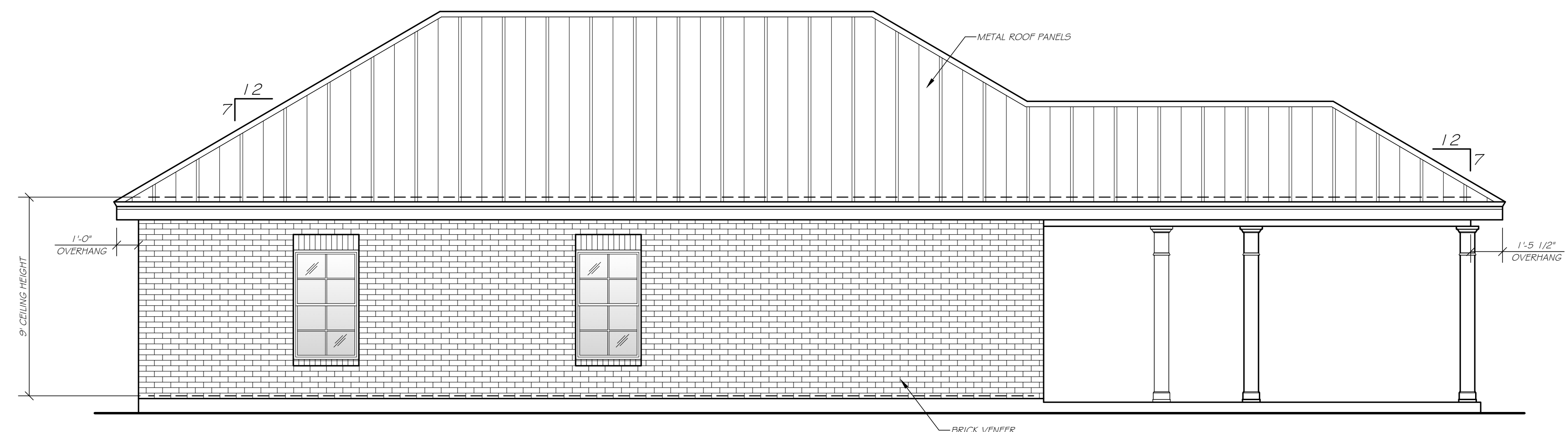
REAR ELEVATION

Scale: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

Scale: 1/4" = 1'-0"



LEFT SIDE ELEVATION

Scale: 1/4" = 1'-0"



(985) 859-6206
thibodauxhouseplans.com
thibodauxhouseplans@hotmail.com
118 Winder Road
Thibodaux, LA
Owner: Cody Thibodaux

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BUILDING PLANS OF A RESIDENCE FOR:
START CORPORATION
102 PLANT ROAD
HOUMA, LA

PLAN No.:	20-134
DATE:	NOVEMBER 2, 2020
SCALE:	NOTED
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SHEET No.
3 OF **5**

