



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

David Tauzin, Chair
Willie Newton, Secretary
Pete Konos

Joe Harris, Vice Chair
Matthew Chattagnier
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: Tuesday, January 26, 2021
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 December 21, 2020
5. Old Business: None
6. New Business:
 - a. Structure Variance: Structure height variance to allow for the accessory dwelling unit and shed to be 4' above the height of the existing residence, located at 203 Harding Drive; (Council District 5; Bayou Cane Fire District); *Mark Cranford*, applicant.
7. Next Meeting Date: Tuesday, February 23, 2021 (due to Mardi Gras)
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
December 21, 2020**

Houma Civic Center

The Chairman, Pete Konos, called the December 21, 2020 meeting of the Houma Board of Adjustments to order at 5:05 p.m.

1. Pledge of Allegiance: Mr. Matthew Chatagnier
2. Upon Roll Call, those members present were Mr. Pete Konos, Mr. Matthew Chattagnier, Mr. David Tauzin and Mrs. Natalie Lirette.
Mr. Matthew Chattagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
3. ANNOUNCEMENTS: Mr. Pulaski introduced Mr. Greg Williams, attorney at law. Mr. Pulaski explained that Mr. Williams will be attending all of the BOA meetings.
4. Approval of Minutes of November 17, 2020:
MOTION was made by Mr. David Tauzin; **SECONDED** by Mr. Matthew Chattagnier, to approve the minutes of the November 17, 2020 meeting.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Lirette

NAYS: NONE

ABSTAINED: None

NOT VOTING: Konos

5. Old Business: NONE

Mr. Joseph Harris arrived.

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, Houma.

Chair recognized Mr. Greg Gleason, Start Corporation, who stated that they work with Housing and Human Services to build houses for their clients. In order to build this 3-bedroom house on this property it is necessary to obtain these setbacks.

Chair recognized Mr. Chris Pulaski who stated that the applicant is requesting a Front setback variance from required 25' to 15', and b) a Rear setback variance from required 30' to 19' for new residential construction in a C-2 zoned district. Start Corporation is a local non-profit organization that provides a variety of services for low to moderate income families as well as veterans in Terrebonne Parish One the services they often provide is affordable housing. Start Corporation acquired this property in 2014 and intends to construct a single-family residence. They also own the adjacent lot that fronts on Grand Caillou Road where they currently serve veterans needs. Both properties have sufficient off-street parking for their use.

The variances being requested are primarily due to the irregular shape and shallow depth of the lot (102') which pre-dates zoning. The proposed residence is a modest 3- bedroom residence less than 1,500 sq. ft.in size which seems appropriate for the area and lot size. Start Corporation has a good track record with the Parish and monitors the upkeep of their properties. Single-family residential is a permitted use in C-2 zoning and many of the surrounding homes have similar or even less setbacks so this would not seem to harm the essential character of the surrounding properties. 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 one call of no objection and one letter stating an objection.

Staff recommends APPROVAL of the request.

Matthew Chatagnier made a MOTION to APPROVE, seconded by Mr. David Tauzin.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Harris.

NAYS: NONE

ABSTAINED: None

NOT VOTING: Konos, Lirette

b. Election of Officers:

Mr. Matthew Chattagnier nominated Mr. David Tauzin for Chairman, seconded by Mr. Joseph Harris

.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Harris.

NAYS: NONE

ABSTAINED: None

NOT VOTING: Konos, Lirette

Mr. David Tauzin was declared the 2021 Chairman.

Mr. Pete Konos nominated Mr. Joseph Harris as Vice Chairman, seconded by Mr. Matthew Chattagnier.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Harris.

NAYS: NONE

ABSTAINED: None

NOT VOTING: Konos, Lirette

Mr. Joseph Harris was declared the 2021 Vice Chairman

Mr. Joseph Harris nominated Mr. Willie Newton as Secretary, seconded by Mr. David Tauzin.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Harris.

NAYS: NONE

ABSTAINED: None

NOT VOTING: Konos, Lirette

Mr. Willie Newton was declared the 2021 Secretary.

c. Adoption of Meeting dates

After review of a submitted calendar of dates, Matthew Chattagnier made a MOTION, seconded by David Tauzin to adopt the 2021 Calendar as presented (attached).

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Harris.

NAYS: NONE

ABSTAINED: None

NOT VOTING: Konos, Lirette

7. Next meeting date: January 25, 2021 (due to MLK holiday)

8. Member Comment: Mr. Pete Konos wished everyone a Merry Christmas and stated that he has enjoyed serving as the BOA Chairman. He expressed his appreciation to everyone for their cooperation and commitment.

9. Public Comment: NONE

10 Adjourn:

A MOTION was made by Matt Chattagnier, SECONDED by Joseph Harris to ADJOURN

. ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Harris.

NAYS: NONE

ABSTAINED: None

NOT VOTING: Konos, Lirette

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:

Mark Cranford

3. Applicant's Address:

203 Harding Dr.
Houma, LA 70364

4. Applicant's Phone:

985 217 5289

5. Applicant's Email:

markcranford01@gmail.com

6. Physical Address
Of Request:

203 Harding Dr.
Houma, LA 70364

7. Interest in Ownership:

owner

7. Date of
Application:

1/7/21

8. Explanation of
Request:

14' x 18' Shed with
Second Story Loft for
Storage/art space. Total
Height of shed: 17'

Council - 5
Furo - Bayou Cane

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

R-1

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.

Original

Variance

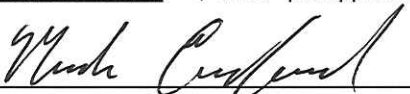
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, 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


Print Name of Applicant or Agent

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

X 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


Printed Name of Owner
1/7/21

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.

1/7/2021

Council - 5 ; Fire - Bayou Cane

Google Earth

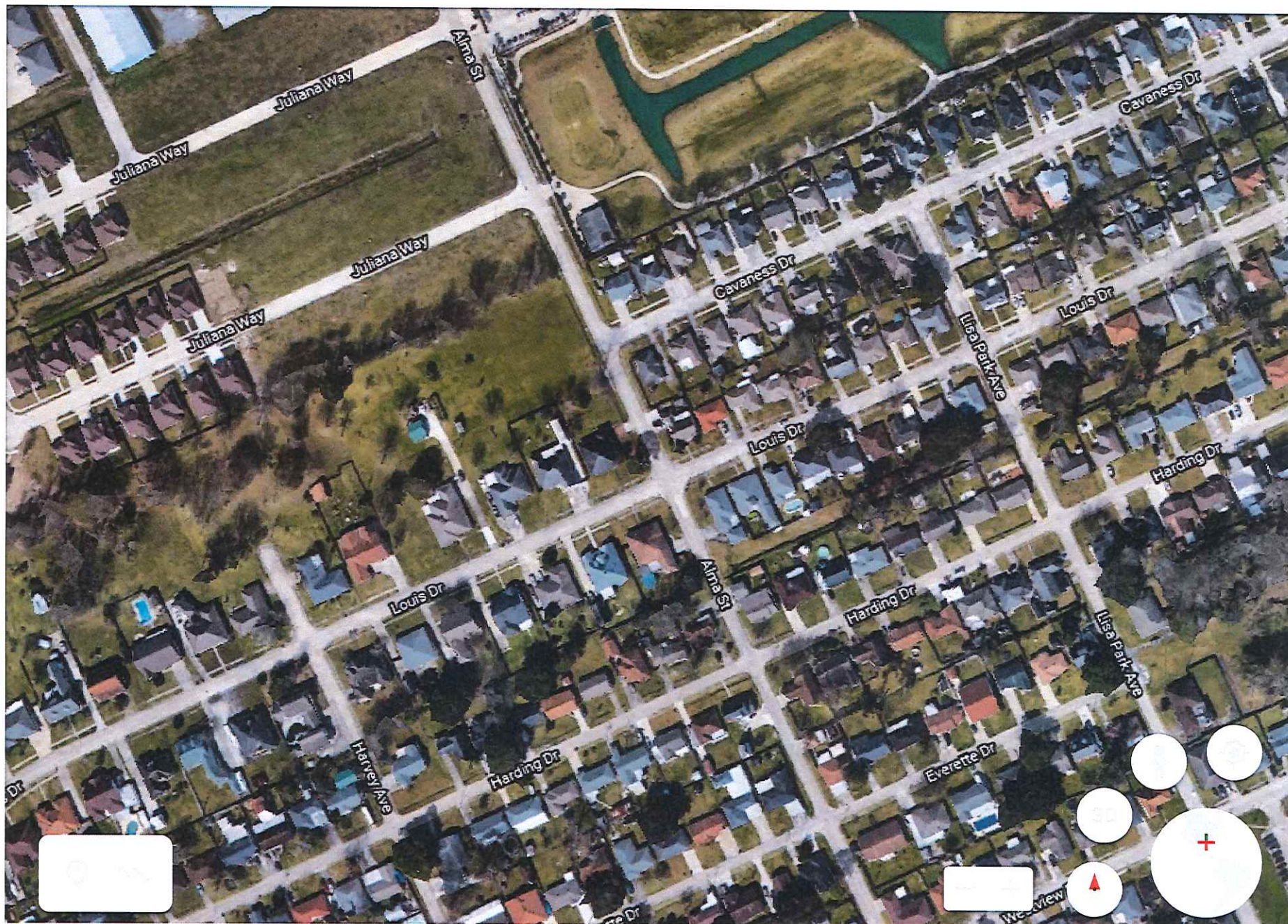
3 meetings --

40.46

You are currently running an experimental version of Earth.

[Learn more](#)

[Send feedback](#)

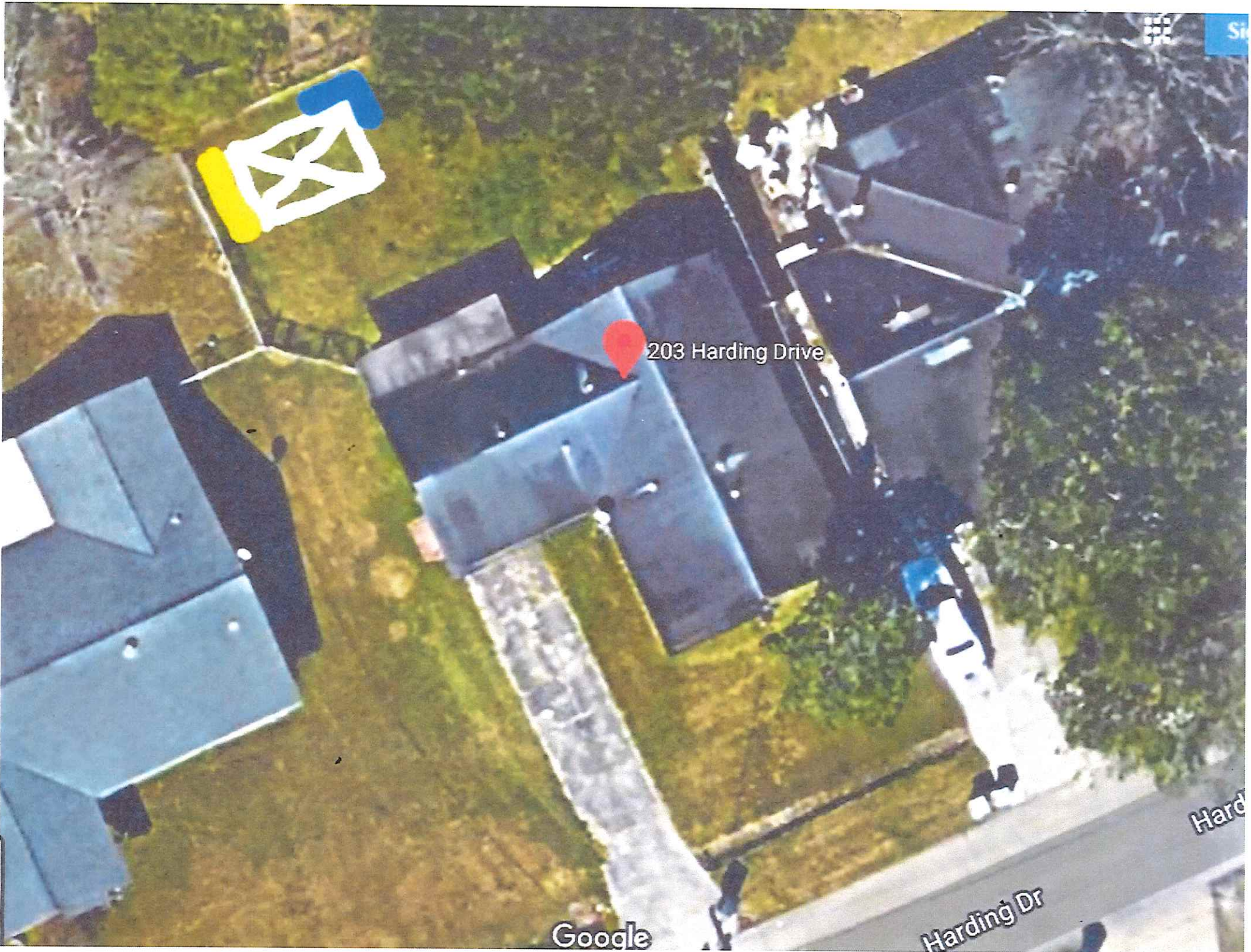


985-217-5289

203 Harding

Camera: 997 m 29°37'15"N 90°44'15"W

2 m



203 Harding Drive

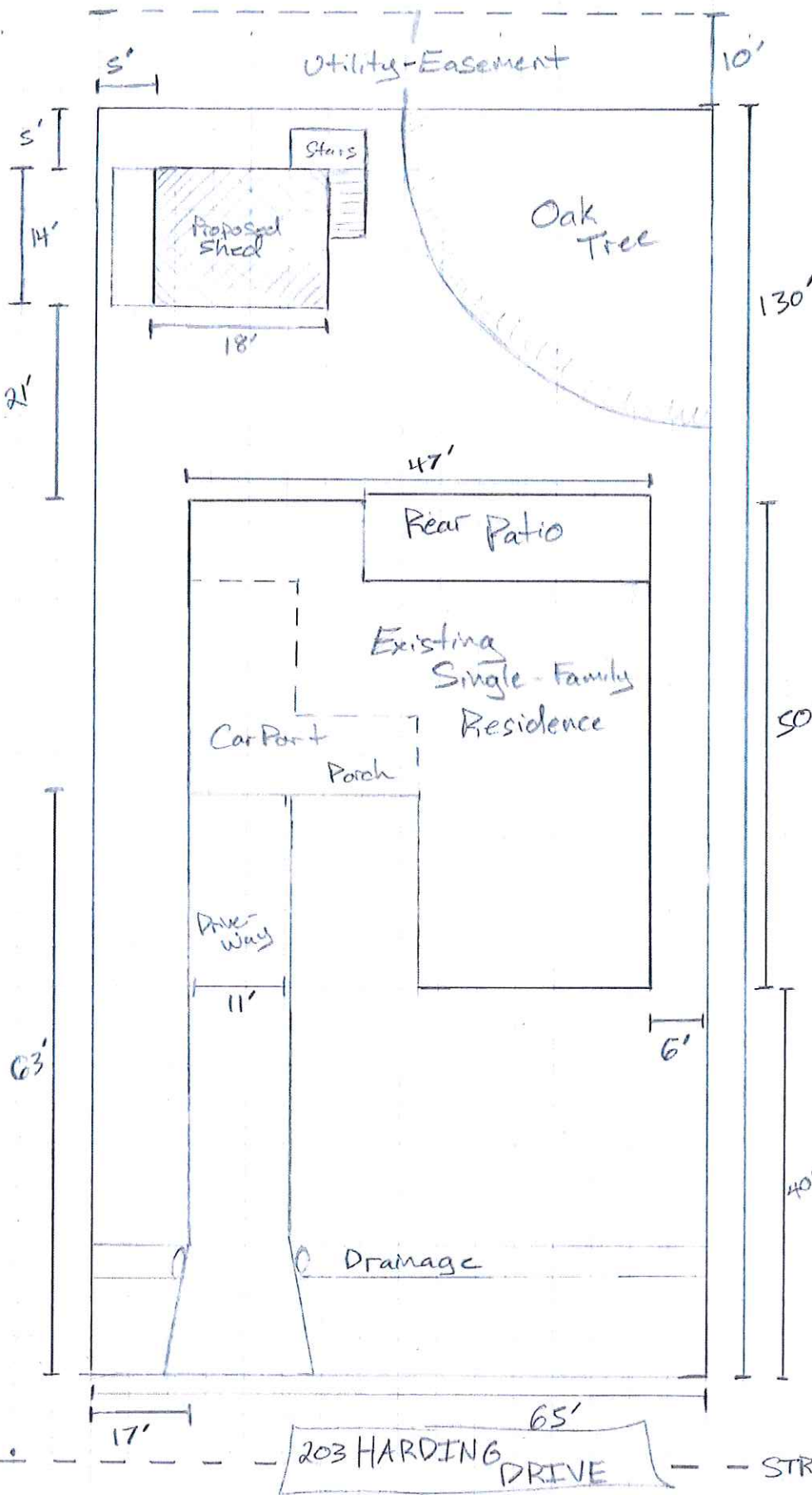
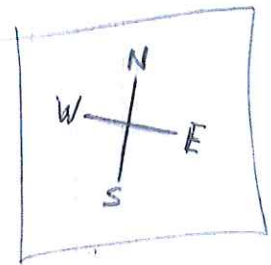
Google

Harding Dr

Si

203 HARDING DRIVE
HOUMA, LA

SHED PROPOSAL



SHED DIMENSIONS:

Width: 18 ft

Depth: 14 ft

Height: 17 ft

USE OF STRUCTURE:

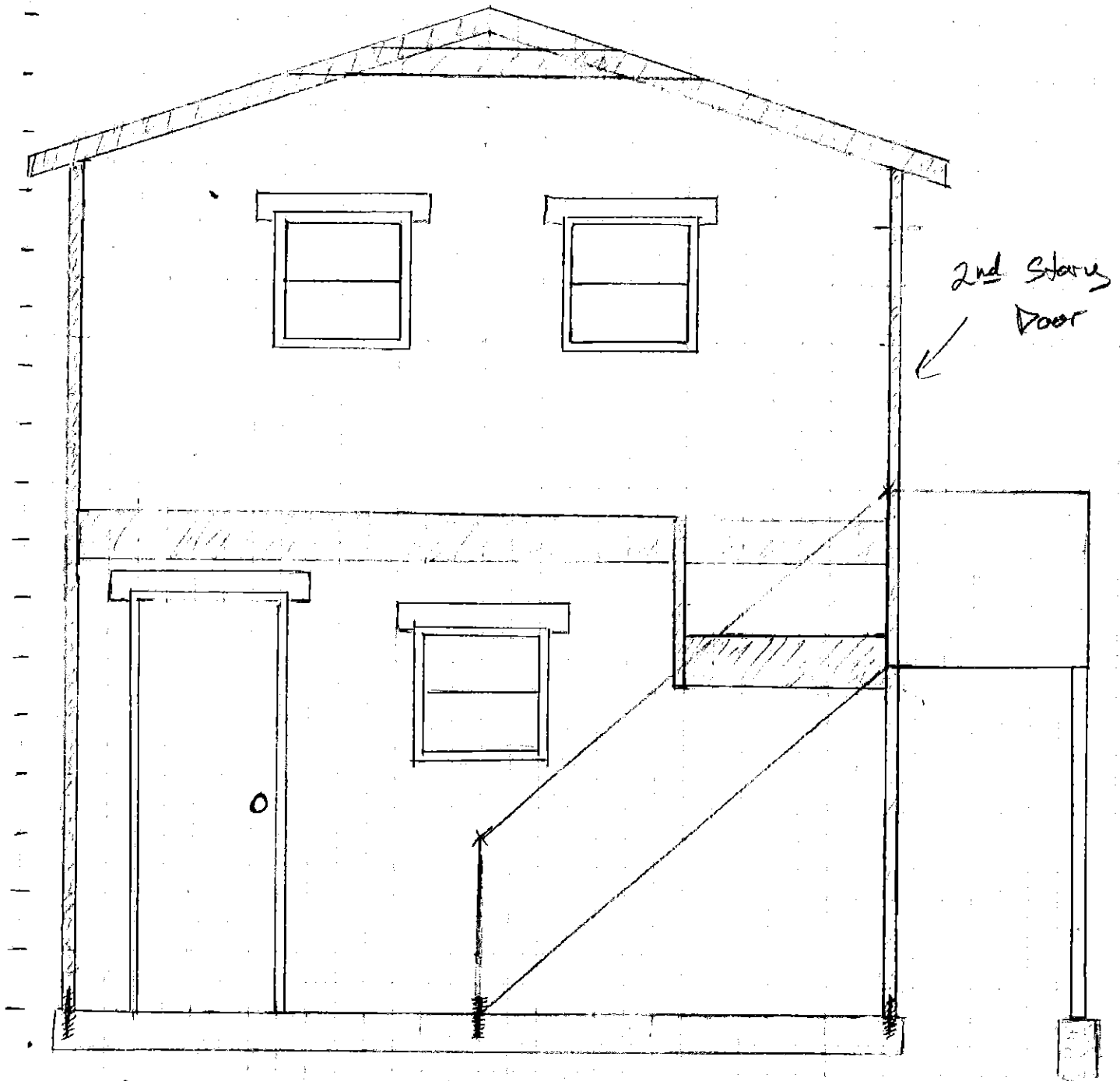
- * First Floor = Shed
- * Second Floor = Art Space
- * Extended slab on West Side = Storage

203 HARDING DRIVE

ME

SHED: EAST SIDE

(STRUCTURAL)



TIMBER FRAMING

Walls : 2"x4" on 16"

Second Story Joists : 2"x10"

Ceiling Joists : 2"x6"

Headers : 2"x6"

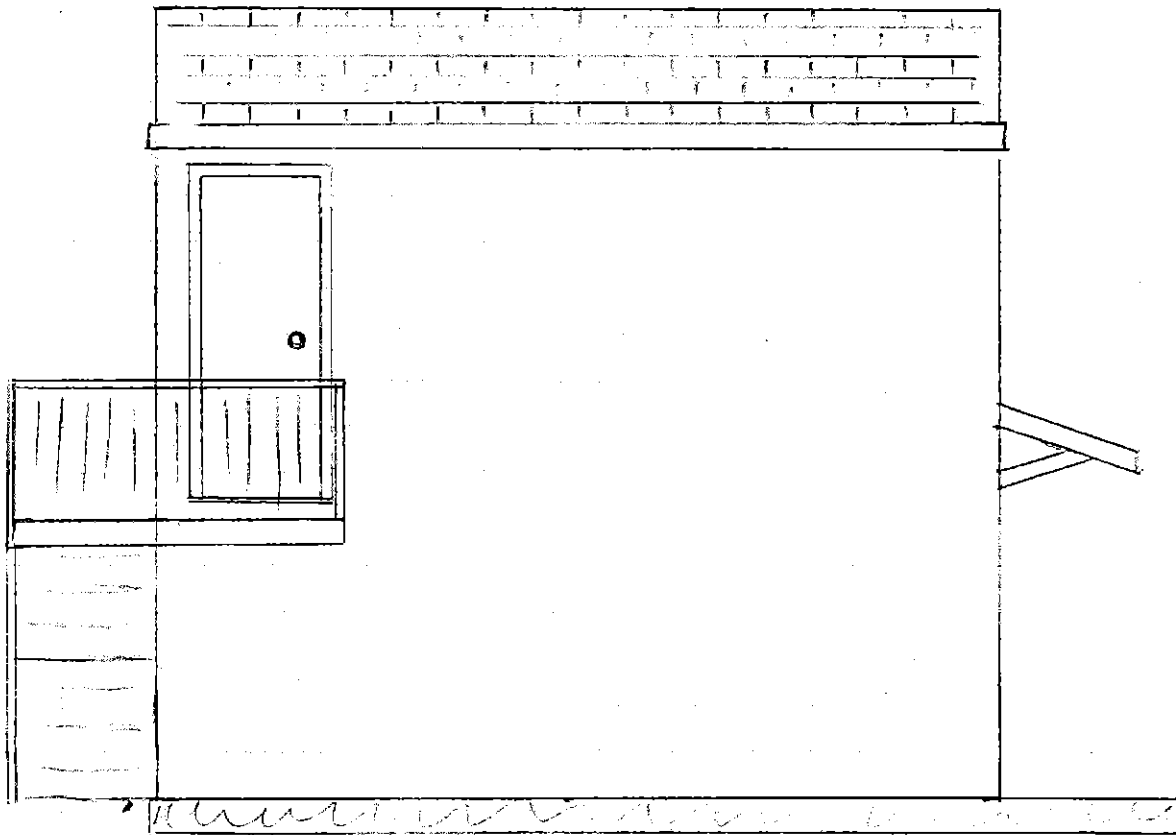
Six Anchors to Slab

Hurricane straps
Walls & Joists

Steel Exterior Stairs & Landing

203 HARLINS DRIVE NE
SHED: NORTH SIDE

C



← Property Line

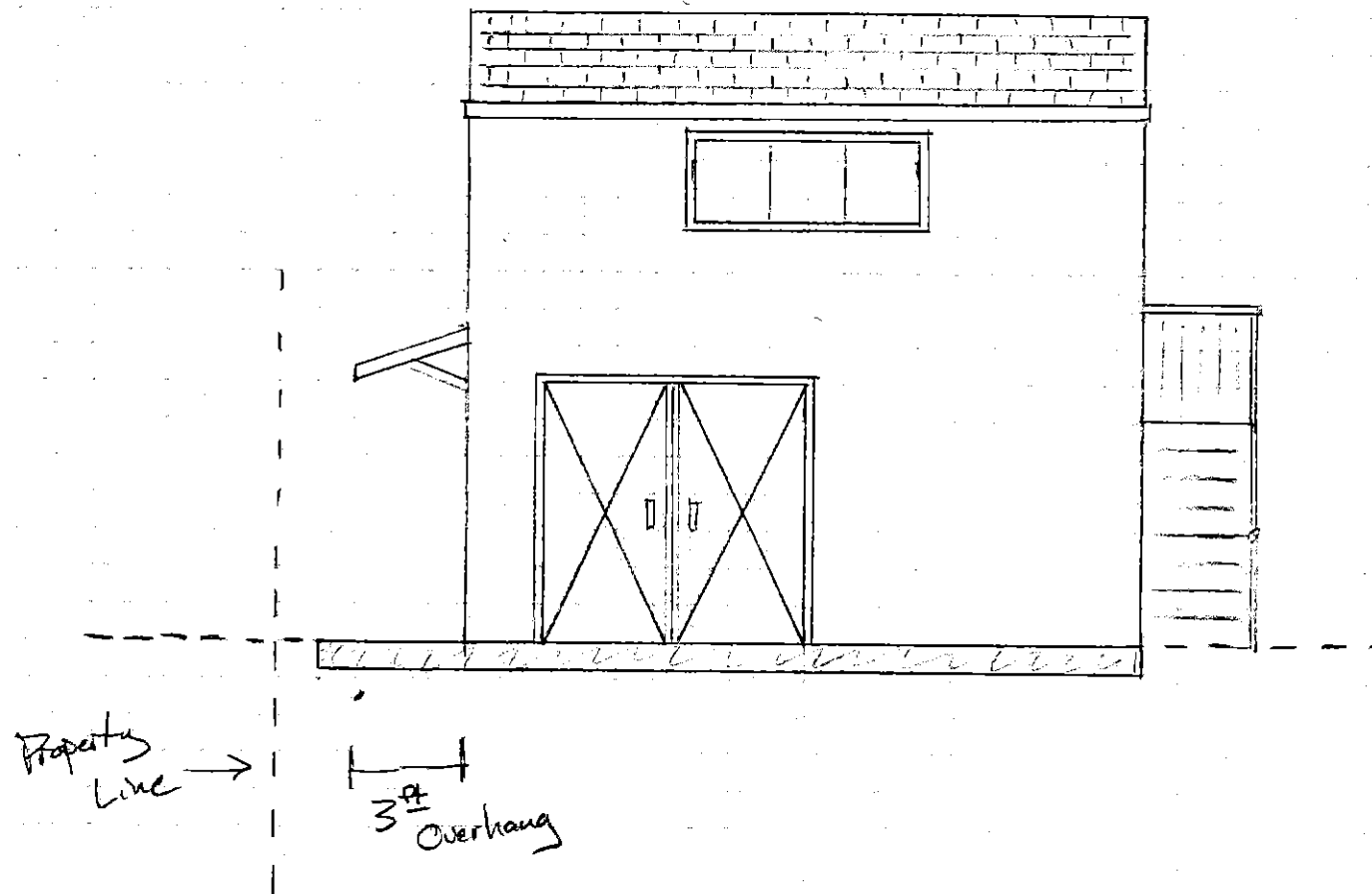
203 HARDING DRIVE

NE

SHED: SOUTH SIDE

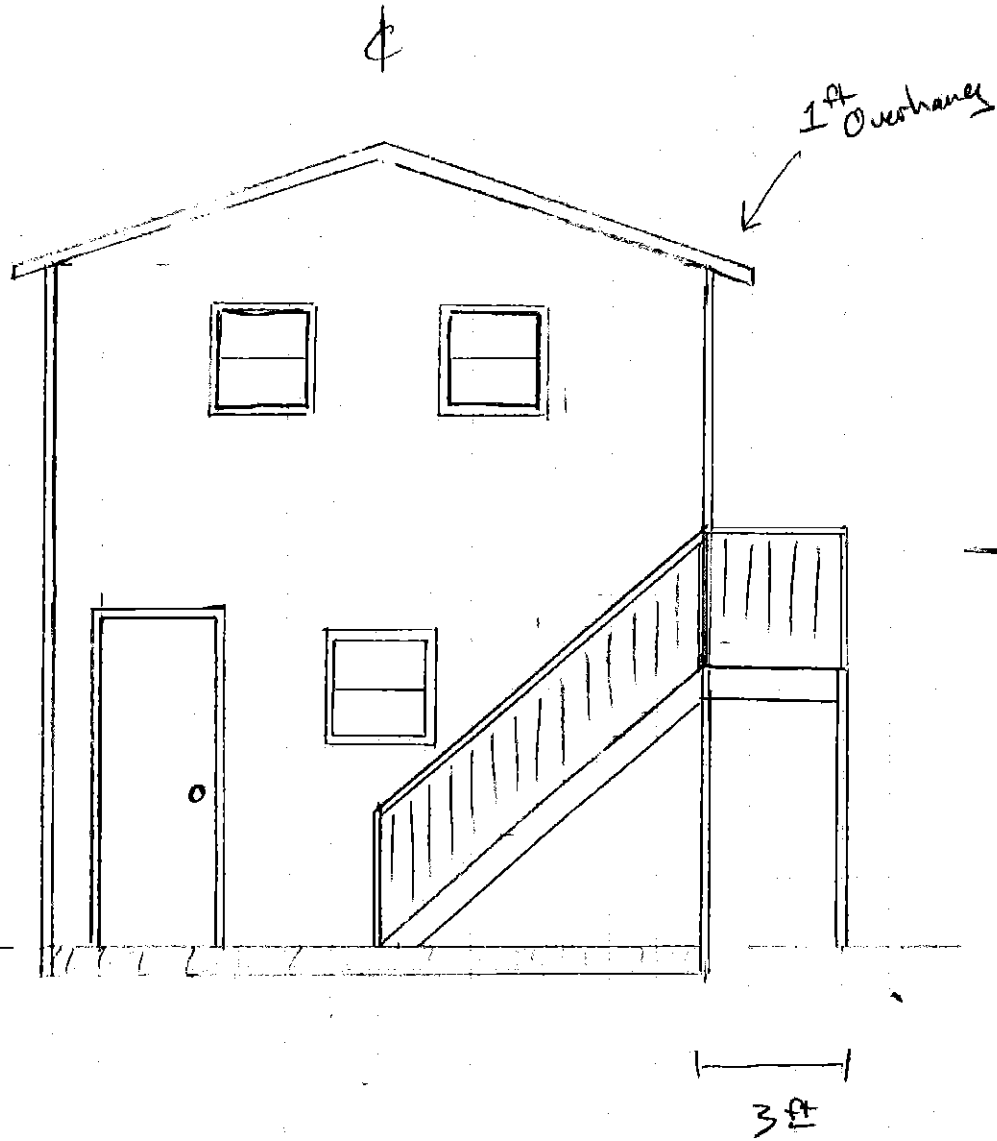
* what will be
seen from
Harding Drive

¢



203 HARDING DRIVE

SHED: EAST SIDE



203 HARDING DRIVE NE

SHED: WEST SIDE

