



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 (revised 3/12/21)

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, March 15, 2021
TIME: 5:00 PM
PLACE: Houma Municipal Auditorium, 880 Verret St., 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: Reminder of the Board Training Saturday, March 27, 2021
4. Approve Minutes of January 25, 2021
5. Old Business: None
6. New Business:
 - a. Structure Variance: Rear yard setback variance from required 25 ft. to 2.3', and Side yard setback variance from required 5 feet to 4.7' for addition located at 105 Bayou Gardens Blvd.; (Council District 3); Bayou Cane Fire District); *Aaron-Taylor Properties, LLC*, applicant.
 - 1) Applicant present request
 - 2) Call for Public Hearing
 - 3) Staff report and recommendation
 - 4) Board discussion and action
 - b. Structure Variance: Rear yard setback variance from required 25' to 11' for addition located at 423 Columbus St.; (Council District 2; City of Houma Fire District); *Brooke Hebert Lawson*, applicant.
 - 1) Applicant present request
 - 2) Call for Public Hearing
 - 3) Staff report and recommendation
 - 4) Board discussion and action
7. Next Meeting Date: April 19, 2021 at the Houma Municipal Auditorium.
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 Municipal Auditorium, 880 Verret St., 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
January 26, 2021**

Houma Civic Center

The Chairman, David Tauzin, called the January 26, 2021 meeting of the Houma Board of Adjustments to order at 5:35 p.m.

1. Pledge of Allegiance: Mr. Matthew Chatagnier
2. Upon Roll Call, those members present were, Mr. Matthew Chattagnier, Mr. David Tauzin and Mr. Joe Harris. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent were Mr. Pete Konos, Mrs. Natalie Lirette and Mr. Willie Newton.
3. ANNOUNCEMENTS: NONE
4. Approval of Minutes of December 21, 2020:
MOTION was made by Mr. Joe Harris; **SECONDED** by Mr. Matthew Chattagnier, to **APPROVE** the minutes of the December 21, 2020 meeting.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING:None

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.

Chair recognized Mrs. Shelly Cranford who stated that they want to build a shed in their back yard and were told that they need a variance to build it to specifications regarding height.

Chair recognized Mr. Chris Pulaski who stated that the applicant is requesting a structure height variance to allow for the accessory structure consisting of an accessory dwelling unit and shed to be 4' above the height of the existing residence in an R-1 zoned district. Article IV; Sect. 28-73(d) of the Parish Zoning Code states that no accessory structure shall exceed the height of the main structure. The existing home is older and is a single story with a low roof line. Additionally, since this area was not zoned until 2007, there are a number of properties in this district which have accessory structures that are taller than the main structure, therefore, the exception would not seem to alter the essential character of the district.

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.

Matthew Chatagnier made a **MOTION** to **APPROVE**, seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Harris.

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

7. Next meeting date: February 23, 2021 (due to MLK holiday)
8. Member Comment: NONE
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: None

Mr. Willie Newton, Secretary

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

BOARD OF ADJUSTMENT

P.O. BOX 2768
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☐ Special Exception ☒ Structure Variance ☐ Administrative Appeal

2. Applicant's Name:

Aaron-Taylor Properties, L.L.C.

3. Applicant's Address:

105 Bayou Gardens Blvd.

4. Applicant's Phone:

872-3336

5. Physical Address
Of request:

105 Bayou Gardens Blvd.

6. Interest in Ownership:

100%

7. Date of
Application:

2/17/2021

8. Explanation of

*Will also need
side yard setback
variance to 4.7'
for addition*

Applicant would like add 10' addition
to back of his Jewelry Store reducing
the rear setback requirement to 2.3'.
The applicant has a long term lease
on the 6,192 sq. ft. lot behind his
property for access and parking.

*Lowell - 2
Side - Bayou Lane*

POLICY

Zone C-2

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.

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

Special Exception: \$ 10.00 per application + cost of certified mailings.


Signature of Applicant or Agent

Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.

X 
Signature of Owner

2/17/2021

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.



Keneth L. Rembert
LAND SURVEYORS
since 1973
635 SCHOOL ST. HOUMA, LA. 70360
PHONE 985-879-2782 FAX 985-879-1641
e-mail: klrsurveyors@aol.com

February 17, 2021

Terrebonne Parish Consolidated Govt.
Planning & Zoning Department
P. O. Box 2768
Houma, LA 70361


Att: Ms. Linda Henderson

Re: Board of Adjustment Setback Adjustment at Revised Lot 3 of Block 3 of Terrebonne Plaza Subdivision property of Aaron-Taylor Properties, L.L.C. (Luckey's Jewelers, L.L.C.) 105 Bayou Gardens Blvd., Houma, LA 70364

Dear Ms. Henderson:

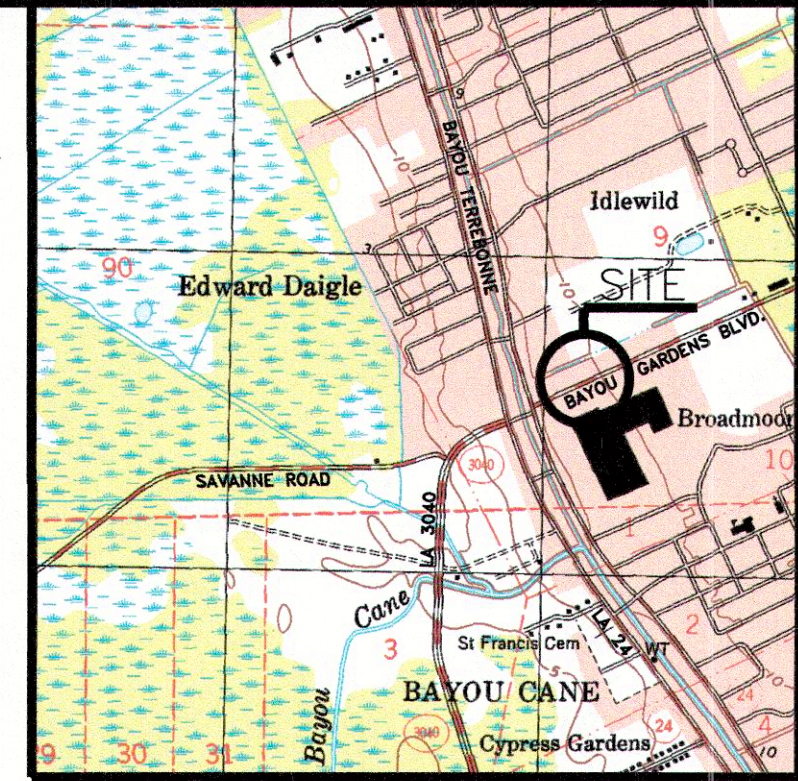
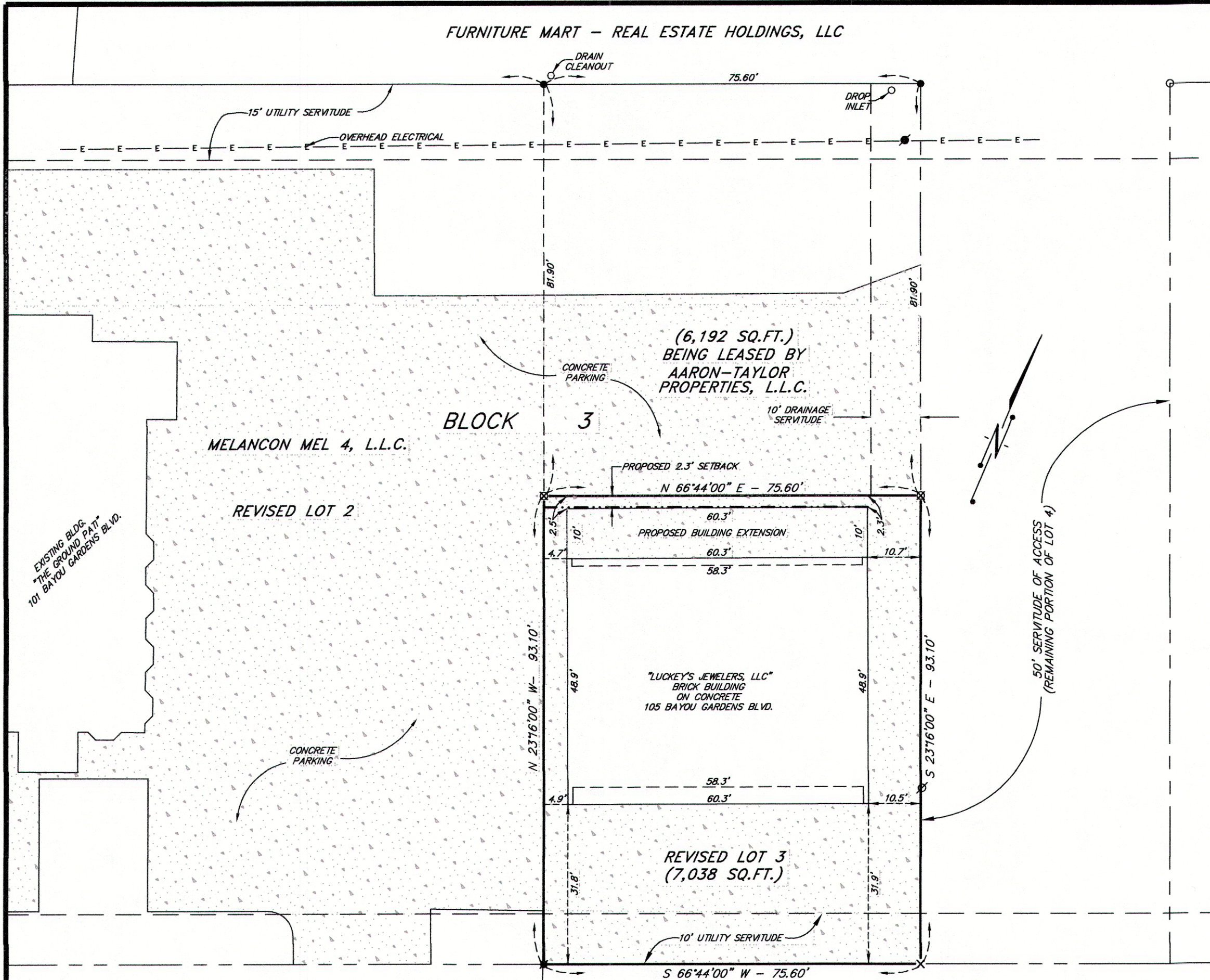
Mr. Spencer Weaks, the owner of the property and jewelry store, would like to construct an addition (10' by 60.3') to the rear of the jewelry store. His business needs more room to expand and would not like to re-locate his business. He says that the truss system in the attic prevents him from building upstairs. He would like to reduce the rear setback from 25' to 2.3' which would allow him to extend his existing building back 10'. Along with the 2.3' setback behind this new addition Mr. Weaks has a long term lease on the parking lot property behind his property, which is an additional 81.90' of depth, for as long as he owns his property and jewelry store. This allows for ample access & maintenance to the rear of this addition. Thank you for your consideration in this matter.

Sincerely,



Keneth L. Rembert, PLS

FURNITURE MART - REAL ESTATE HOLDINGS, LLC



VICINITY MAP

PETER J. DUPREE ET UX

BAYOU GARDENS BOULEVARD

PROPOSED NEW SETBACK FOR
LUCKEY'S JEWELERS, LLC. BUILDING
EXTENSION ON REVISED LOT 3 OF BLOCK 3
TERREBONNE PLAZA SUBDIVISION
LOCATED IN SECTION 9, T16S-R17E
TERREBONNE PARISH, LOUISIANA

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO.S 534167 & 827730 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE LOTS ARE LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0410, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. ADVISORY PANEL NO. LA-S101 DOES NOT AFFECT THIS PROPERTY.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

- LEGEND:
- X CHISELED "X" PREV. SET IN CONCRETE
 - INK "X" PREV. SET IN CONCRETE
 - INDICATES 5/8" IRON ROD PREV. SET
 - INDICATES 5/8" IRON ROD PREV. FOUND
 - ⚡ EXISTING POWER POLE
 - ⚡ EXISTING LIGHT POLE



FEBRUARY 10, 2021

SCALE: 1" = 20'

Kenneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
985-879-2782

105 Bayou Gardens Blvd.



**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:

Brooke Hebert Lawson

3. Applicant's Address:

222 Mandakay Woods Blvd
Houma, LA 70360

4. Applicant's Phone:

985-226-1149

5. Applicant's Email:

brooke.lawson80@gmail.com

6. Physical Address
Of Request:

423 Columbus St
Houma, LA 70360

7. Interest in Ownership:

100

7. Date of
Application:

2/25/21

8. Explanation of
Request:

Requesting Variance for ~~25' setback~~
~~in the rear of lot~~
11' instead of required 25'

Consent - 2
Fire City

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

R-1

Special Exception

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- 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;
- That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- That the exception is essential to maintain the functional design and architectural integrity of the development;
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- That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- That the exception will be in harmony with the spirit and purposes of this ordinance;
- That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

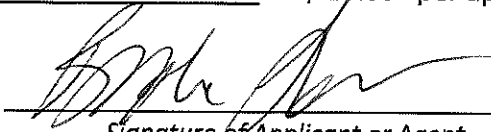
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

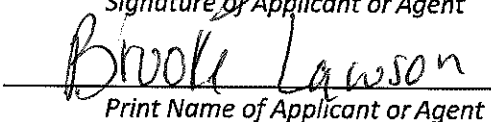
- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of 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;
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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.



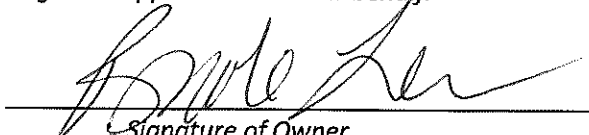
Signature of Applicant or Agent


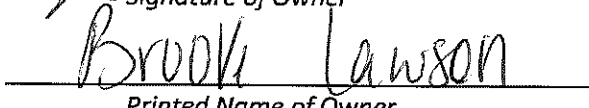
Print Name of Applicant or Agent

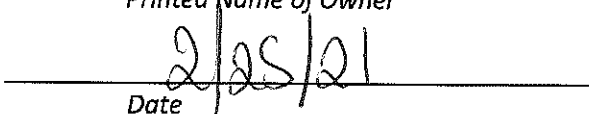
The undersigned certifies one of the following by placement of their initials:

1 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 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


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:

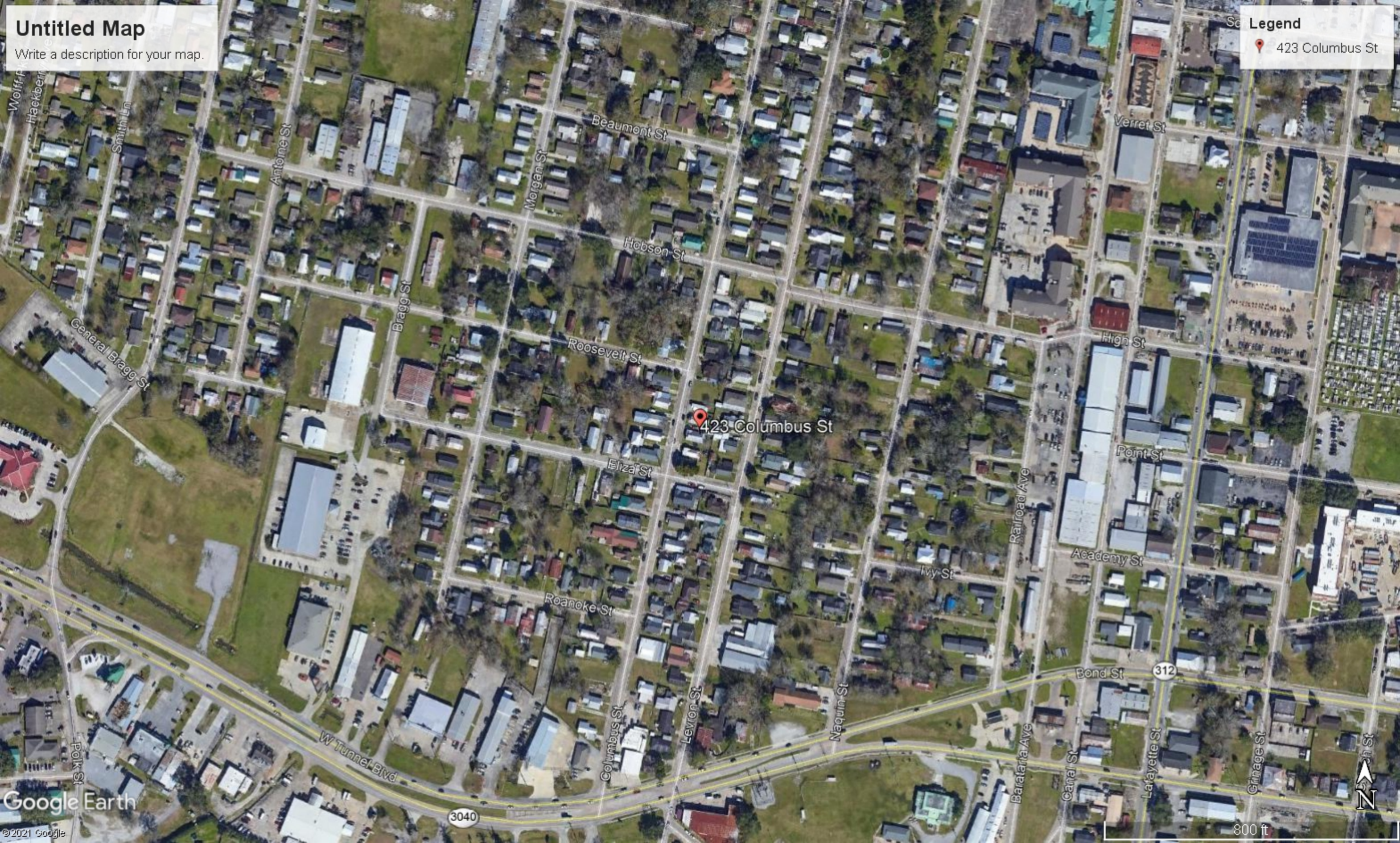
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost 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.

Untitled Map

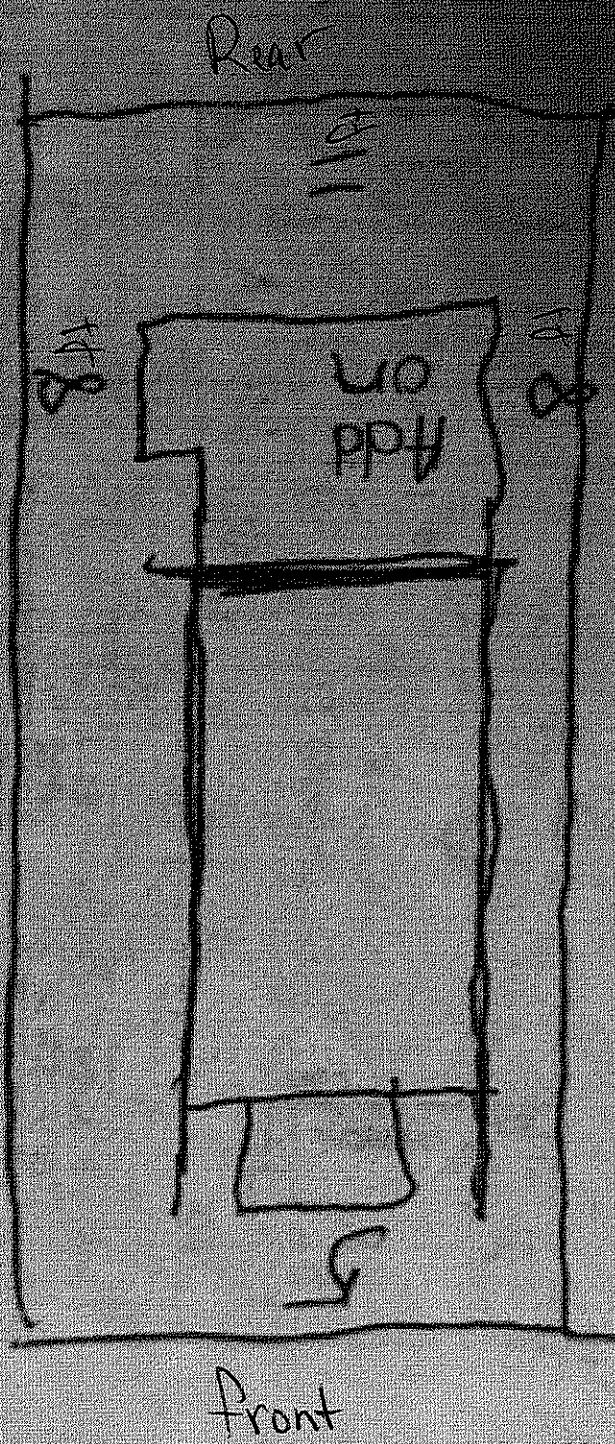
Write a description for your map.

Legend

423 Columbus St







Columbus Street

423 Columbus Street





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