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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

MEMBERS

David Tausin, Chair
Willie Newton, Secretary
Pete Konos

Joe Harris, Vice Chair
Matthew Chatagnier
Alt Member - Vacant

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

DATE: January 18, 2022
TIME: 5:00 PM
PLACE: Terrebonne Parish 2nd Floor Council Meeting Room
8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements: Election of 2022 Chair, Vice-Chair, and Secretary
4. Approve Minutes of December 20, 2021
5. New Business:
 - 5.a. Special Exception: Placement of a FEMA mobile home in an R-2 zoned district located at 831 Elder Street, (Council District 5; City of Houma Fire District) *Connie Voisin, applicant.*
6. Next Meeting Date: Tuesday, February 22, 2022
7. Board of Adjustment Member Comment
8. Public Comment
9. Adjourn

**HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
December 21, 2021**

Terrebonne School District Conference Room

The Chairman, David Tauzin, called the December 21, 2021 meeting of the Houma Board of Adjustments to order at 5:05 p.m..

1. Pledge of Allegiance:. Mr. Joe Harris.
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.
3. **ANNOUNCEMENTS:** Mr. Pulaski mentioned the resignation of Natalie Lirette.
4. Approval of Minutes of August 16, 2021.
MOTION was made by Mr. Joe Harris **SECONDED** by Mr. Willie Newton to **APPROVE** the minutes of the August 16, 2021 meeting.

ROLL CALL VOTE:

YEAS: Newton, Konos, Harris, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin

6. New Business:
 - a. Structure Variance: Front yard setback variance from required 20' to 12' for attached awning in an R-1 zoned district located at 307 Suthon Avenue.

Chair recognized Francis Giroir who stated that she wants to put an awning to cover her front door and window to help shade from the sun.

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 front yard setback variance from the required 20' to 12' for an attached awning.

This is an older subdivision that pre-dates zoning and several lots in the area have similar or lesser setbacks. The proposed awning is only over the front stoop which is a small portion of the front façade. The impact of the structure on the surrounding properties and their permitted uses is minimal to none and the placement of the awning would have no negative impact to the general public health, safety, and welfare.

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 Matt Chattagnier.

ROLL CALL VOTE:

YEAS: Newton, Konos, Harris, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin

- b. Structure Variance: Side yard setback variance from required 5' to 3' for detached carport in an R-3 zoned area.

Chair recognized James Marmande who stated that he wishes to make a place to store his boat and trailer.

Chair declared opening of public hearing.

There being no one to speak on this issue a **MOTION** was made by Joe Harris to **CLOSE** public hearing, **SECONDED** by Matthew Chattagnier. **MOTION APPROVED** unanimously.

Chair recognized Mr. Christopher Pulaski who stated the applicant is requesting a front yard setback variance from the required 5' to 3' for a detached shed/open carport.

The applicant is seeking to have a place to park their boat and trailer and to shift the structure over 2' would result in a conflict with the existing home with respect to the driveway alignment. The portion of the structure closest to the side property line is an open carport which would seem to have little impact on the adjacent property where there is a 6' privacy fence. It is unclear from the site plan if the applicant intends to install gutters and downspouts on the proposed structure. The BOA will often require gutters and downspouts to direct water away from adjacent properties as a condition of approval for these types of setbacks.

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 on the **CONDITION** that the applicant install gutters and downspouts to direct roof runoff away from the adjacent properties and towards the street.

MOTION to **APPROVE** with **CONDITIONS** recommended by staff was made by Joe Harris, **SECONDED** by Pete Konos.

ROLL CALL VOTE:

YEAS: Harris, Newton, Konos and Chattagnier

NAYS:

ABSTAINED: None

NOT VOTING: Tauzin

7. Next meeting date: TUESDAY, January 18, due to MLK day, 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.

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Mr. Willie Newton, Secretary

Tuesday, Jan. 18
5:00 pm
Gov. T. Tower
2nd Floor
Linda Henderson
985-873-6567

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

1. Indicate Type of Request:

<input checked="" type="checkbox"/> Special Exception	<input 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:	<div>Connie Kaisin</div>	
3. Applicant's Address:	<div>831 Elder St. Houma, LA 70364</div>	
4. Applicant's Phone:	<div>985-232-9216</div>	
5. Applicant's Email:	<div></div>	
6. Physical Address Of Request:	<div>831 Elder St.</div>	
7. Interest in Ownership:	<div>100%</div>	7. Date of Application: <div>01-12-2022</div>
8. Explanation of Request:	<div>Place Ferna Mobile Home on property in a R-2 zoned district</div>	

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;
- 8 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.

Ms Connie A Voisin
Signature of Applicant or Agent

Connie Voisin
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.

Ms Connie A Voisin
Signature of Owner

Connie Voisin
Printed Name of Owner

January 12, 2002
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.

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831 Elder St

831 Elder St, Houma, L...

29.61°N, 90.71°W



831 Elder St



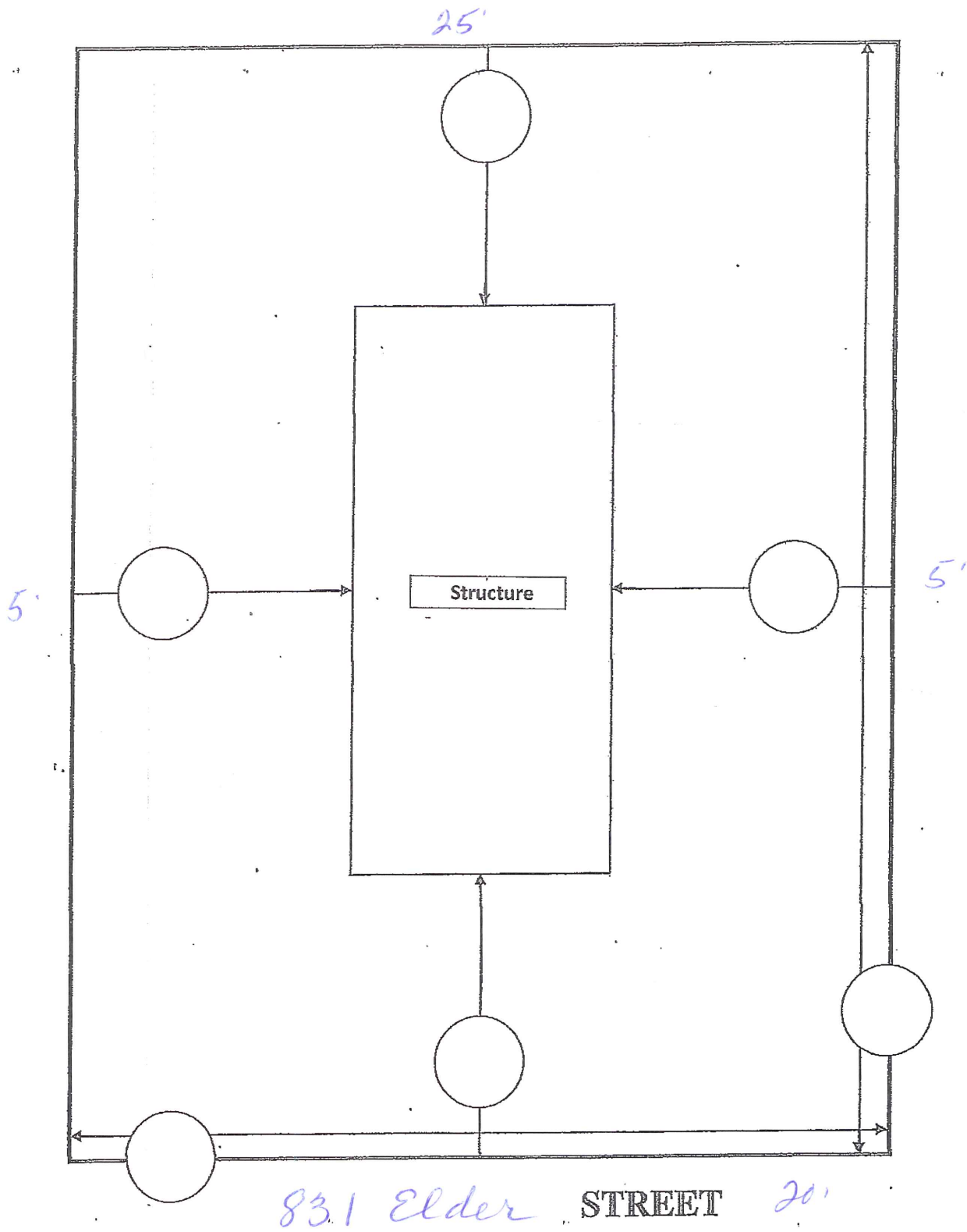
Google Earth

100 m

Camera: 643 m 29°36'26"N 90°42'43"W

43 cm

SITE PLAN



831 ELDER STREET



View of Front of Mobile Home



View of Side of Mobile Home



View of Back of Mobile Home

SIMILAR TRAILERS ON ELDER STREET



