



DEPARTMENT OF PLANNING & ZONING

Terrebonne Parish Consolidated Government

P.O. Box 2768
Houma, Louisiana 70361-2768

tpcg.org
PHONE 985-868-5050

MEMBERS

Matthew Chatagnier, Chair
Willie Newton, Secretary
Tyler Legnon

Joe Harris, Vice Chair
A'ron Wolfe
Connie Bourg, Alternate Member

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 or electronic devices used for communication for the duration of the meeting.

BOARD OF ADJUSTMENT MEETING NOTICE

DATE: Monday October 20, 2025
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:
4. Approve Minutes of September 15, 2025
5. New Business:
 - a. Structure Variance: Front yard setback variance from the required 20' to 10' and rear yard setback variance from the required 25' to 15' for the construction of a new house on an R-2 zoned lot located at 122 Pecan Street; (Council District 5; City of Houma Fire District) *Brandon S. Rogers, applicant.*
6. Next Meeting Date: Tuesday, November 18, 2025
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

MINUTES
BOARD OF ADJUSTMENT
MEETING OF SEPTEMBER 15, 2025

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of September 15, 2025, of the Board of Adjustment to order at 5:01 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. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, Mr. A'ron Wolfe and Mrs. Connie Bourg. Absent at the time of Roll Call were: Mr. Willie Newton, Secretary, and Mr. Tyler Legnon. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of August 18, 2025."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton, and Mr. Legnon. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Driveway width variance from the required 35' to 45' to allow for the construction of an office building on a C-1 zoned lot located at 728 Belanger Street.
 - 1) The Chairman recognized Mrs. Shelley Olivier, of Archestrate LLC, who stated that the request for the driveway width variance from the required 35' to 45' is to for the construction of an office building on a C-1 zoned lot at 728 Belanger Street.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Wolfe: "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. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton, and Mr. Legnon. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 3) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a driveway width variance from the required 35' to 45' to allow for the construction of an office building on a C-1 zoned lot. He stated that the variance would permit 3 parking spaces perpendicular to Belanger Street due to lot size limitations and to minimize on-street parking at this location and that the variance would help to avoid conflicts with St. Matthew's school drop off and pickup line traffic. He stated Staff recommends approval of the request.
 - 4) Mr. Harris moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment approve the driveway width variance from the required 35' to 45' to allow for the construction of an office building on a C-1 zoned lot located at 728 Belanger Street".

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton and Mr. Legnon. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Variance from the front exterior building materials in the Overlay District for the placement of a modular office unit on an I-1 zoned lot located at 1426 Valhi Blvd.
 - 1) The Chairman recognized Mr. Kyle Faulk of All Interest, LLC, who stated that the variance request is to allow for an exception from the front exterior building materials in

the Overlay District for the placement of a modular office unit on an I-1 zoned lot located at 1426 Valhi Blvd.

- 2) There was no one from the public present to speak on the matter.
- 3) Mr. Harris moved, seconded by Mr. Wolfe: "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. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton, and Mr. Legnon. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- 3) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a variance from the front elevation of building materials to a modular office unit in the Overlay District. He continued that the Overlay District regulations state that buildings must have a surface of brick, stone, architectural block, stucco, glass, wood or vinyl siding and that standard metal building panels are not acceptable. He also stated that architectural metal panel systems are permitted with approval from the Department of Planning & Zoning but must be included on the front twenty (20) feet or the front twenty (20) percent of the side elevations, or whichever is greater. Mr. Pulaski stated that Staff recommends approval of the request on the condition that the modular office unit does not remain on site for longer than 24 months or until such time as the structure is modified to be conforming to the Overlay District standards.

- 4) Mr. Harris moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment approve the request of a variance from the building material requirements in the Overlay District to allow for the placement of a modular office unit on an I-1 zoned lot located at 1426 Valhi Blvd on the condition that the modular office unit does not remain on site for longer than 24 months or until such time as the structure is modified to be conforming to the Overlay District standards."

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

- C. Structure Variance: Front yard setback variance from the required 25' to 2' for an open carport addition on a C-3 zoned lot located at 311 Naquin Street.

- 1) The Chairman recognized Mrs. Simmone Jackson of 311 Naquin Street, who stated that the front yard setback variance from the required 25' to 2' is to allow for an open carport addition on a C-3 zoned lot located at 311 Naquin Street.

- 2) There was no one from the public present to speak on the matter.
- 3) Mr. Harris moved, seconded by Mr. Wolfe: "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. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton, and Mr. Legnon. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- 3) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a front yard setback variance from the required 25' to 2' to allow for the construction on an open carport addition. He stated that the site once contained a storm damaged home that was replaced with new residential construction through the Restore LA Program in 2023. He also stated that Naquin Street is part of an older subdivision with shallow lots, and a couple of residences have comparable legal non-conforming setbacks with open carports facing Naquin Street. Mr. Pulaski stated that Staff recommends approval of the request on the condition that the applicant places gutters and downspouts on the carport to direct water away from the adjacent properties and that the carport not be enclosed.

- 4) Mr. Harris moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment approve the front yard setback variance from the required 25' to 2' to allow for the construction of an open carport addition on a C-3 zoned lot located at 311 Naquin Street

on the condition that gutters and downspouts be installed on the carport to direct water away from the adjacent properties and that the carport not be enclosed.”

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

- D. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot located at 1310 Calvin Street.

1) The Chairman recognized Mr. Brian Quave of 315 Derusso Street, who stated that the exception is to allow for the placement of a mobile home on an R-2 zoned lot located at 1310 Calvin Street.

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

3) Mr. Harris moved, seconded by Mr. Wolfe: “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. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton, and Mr. Legnon. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

3) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a special exception to allow for the placement of a 2018 mobile home at 1310 Calvin Street. He stated that the size of the property is suitable for the placement of a mobile home and that Staff feels that the request is in keeping with the Special Exception criteria. Mr. Pulaski stated that Staff recommends approval of the request on the condition that the mobile home is of a model year 2015 or newer.

4) Mr. Harris moved, seconded by Mr. Wolfe: “THAT the Board of Adjustment approve the special exception request to allow for the placement of a 2018 mobile home on an R-2 zoned lot located at 1310 Calvin Street on the condition that the mobile home be a model year 2015 or newer.”

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

6. NEXT MEETING DATE:

1) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, October 20, 2025.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENTS: None

9. Mr. Harris moved, seconded by Mr. Wolfe: “THAT” there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:22 p.m.”

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton, and Mr. Legnon. THE CAIRMAN DECLARED THE MOTION ADOPTED.

*Mr. Willie Newton, Secretary
Board of Adjustment*

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:

Form with checkboxes for Special Exception, Interpretation, Structure Variance, Use Variance, Administrative Review, and Non-Conforming Structure Variance. 'X' is marked in Structure Variance.

2. Applicant's Name: BRANDON S. ROGERS

3. Applicant's Address: 114 PECAN ST
HOUMA, LA 70364

4. Applicant's Phone: 985-860-4468

5. Applicant's Email:

6. Physical Address Of Request: 122 PECAN ST
HOUMA, LA 70364

7. Interest in Ownership: 100% 7. Date of Application: 9/16/25

8. Explanation of Request: OWNER WANTS TO CONSTRUCT A HOUSE. IN ORDER FOR THE HOUSE TO FIT ON THE LOT WE ARE REQUESTING A FRONT SETBACK OF 10' AND A REAR SETBACK OF 15'.

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.

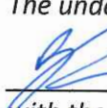


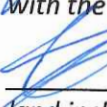
Signature of Applicant or Agent


KENETH L. REMBERT

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

BRANDON S. ROGERS

Printed Name of Owner

9/16/25

Date

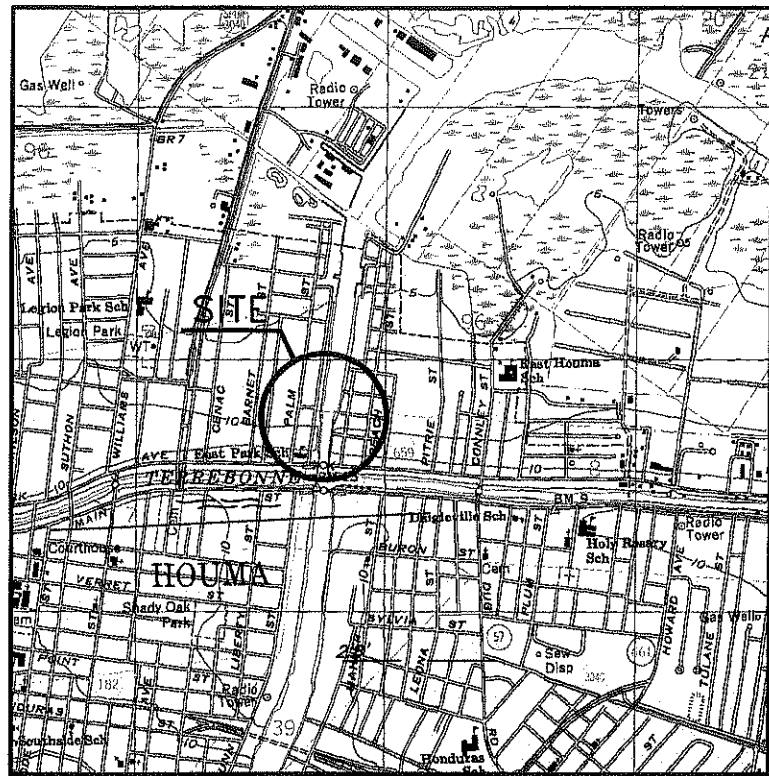
9. Adjacent Property Owners:

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.



122 Pecan Street



VICINITY MAP

GRAPHIC SCALE

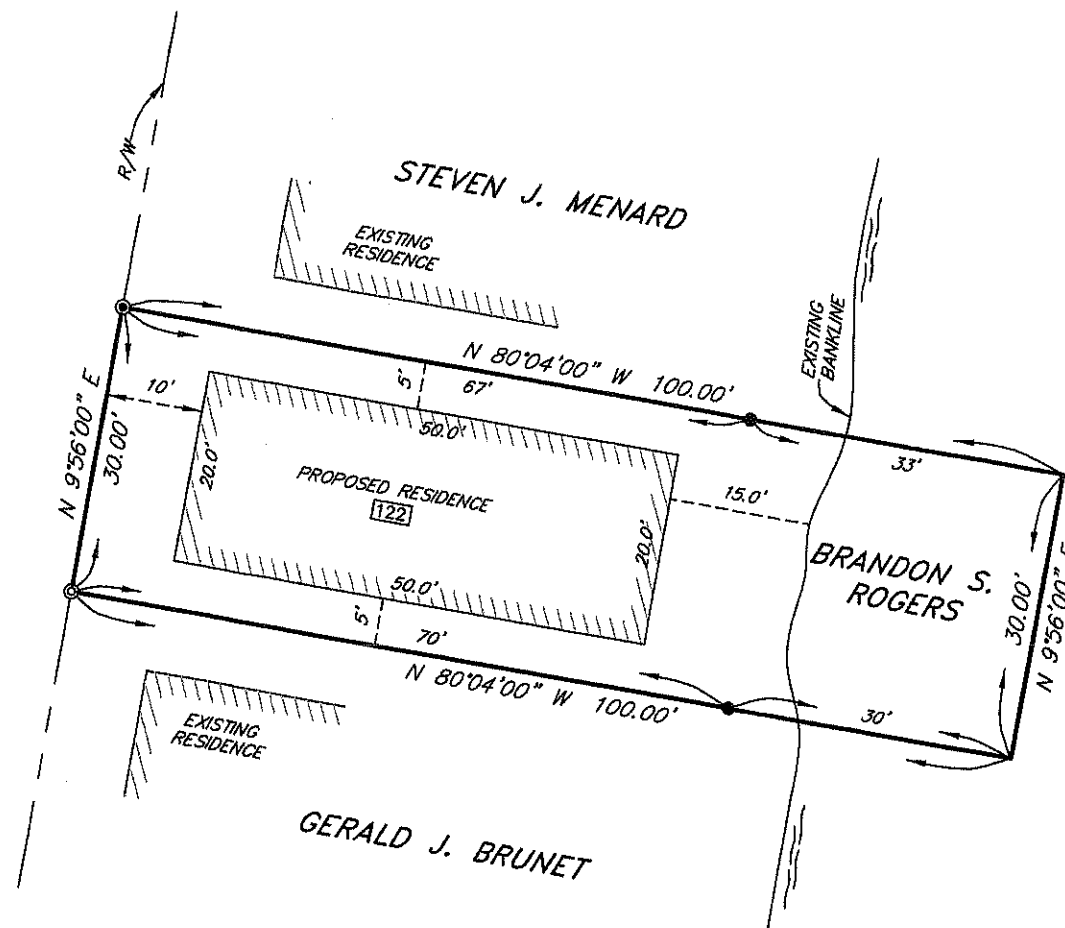


LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ INDICATES 1/2" IRON PIPE FOUND
- ⊙ INDICATES 3/4" IRON PIPE FOUND
- 204 INDICATES MUNICIPAL ADDRESS

NO ABSTRACT OF TITLE OR TITLE COMMITMENT WAS PROVIDED TO THIS OFFICE
NO ATTEMPT HAS BEEN MADE BY KENETH L. REMBERT LAND SURVEYORS TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, ALLEYS, RIGHT-OF-WAYS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY AND NO ATTEMPT HAS BEEN MADE TO LOCATE BURIED UTILITIES AS PART OF THIS SURVEY. THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, ON SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

PECAN STREET



PROPOSED SETBACK ADJUSTMENT FOR
THE SOUTHERNMOST 30' OF
LOT 4, BLOCK 11 TO
CONNELY SUBDIVISION
IN SECTION 8, T17S-R17E
TERREBONNE PARISH, LOUISIANA

SEPTEMBER 4, 2025

SCALE: 1" = 20'

Keneth L. Rembert

KENETH L. REMBERT, SURVEYOR

635 SCHOOL ST. HOUMA, LA. 70360 (985)879-2782





122 Pecan Street



122 Pecan Street



122 Pecan Street