

MINUTES
BOARD OF ADJUSTMENT
MEETING OF June 16, 2025

1. The Vice Chairman, Mr. Joe Harris, called the meeting of June 16, 2025, of the Board of Adjustment to order at 5:03 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. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, and Mr. Aron Wolfe. Absent at the time of Roll Call were: Mr. Matthew Chatagnier, Chairman, Mr. Tyler Legnon, and Mr. David Tauzin. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Brighton "BJ" Schmill, Planner I, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS:
 - a) Mr. Pulaski recognized Mr. Wayne Thibodeaux of the Houma Terrebonne Regional Planning for being in attendance.
4. APPROVAL OF THE MINUTES:

Mr. Newton moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of May 19, 2025."

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Wolfe and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier, Mr. Legnon, and Mr. Tauzin. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. OLD BUSINESS:
 - A. Structure Variance: Front yard setback variance from the required 25' to 14' and rear yard setback variance from the required 20' to 5' for the construction of two (2) duplexes within a Planned Building Group Development on a C-2 zoned lot located at 7401 Park Avenue.
 - 1) The Vice Chairman recognized Mrs. Beth Arceneaux of Keneth L. Rembert Land Surveyors, who stated that the request for a front yard setback variance from the required 25' to 14' and rear yard setback variance from the required 20' to 5' is to allow for the construction of two (2) duplexes within a Planned Building Group Development on a C-2 zoned lot located at 7401 Park Avenue.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Newton moved, seconded by Mr. Wolfe: "THAT the Public Hearing be closed."

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Wolfe and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier, Mr. Legnon, and Mr. Tauzin. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting front yard setback variance from the required 25' to 14' and rear yard setback variance from the required 20' to 5' to allow for the construction of two (2) duplexes within a Planned Building Group Development on a C-2 zoned lot located at 7401 Park Avenue. He stated that Staff recommends approval of the variance request.
 - 5) Mr. Newton moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment approve the front yard setback variance from the required 25' to 14' and rear yard setback variance from the required 20' to 5' to allow for the construction of two (2) duplexes within a Planned Building Group Development on a C-2 zoned lot located at 7401 Park Avenue."

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

6. NEW BUSINESS

- A. Special Exception: Exception to allow for the placement of a mobile home through the Restore LA Program on an R-2 zoned lot located at 183-A Jennings Lane.

1) The Vice Chairman recognized Ms. Christine Kenny of 160 Jennings Lane, who stated that the request is to allow for the placement of a mobile home through the Restore LA Program on an R-2 zoned lot located at 183-A Jennings Lane.

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

3) Mr. Newton moved, seconded by Mr. Wolfe: "THAT the Public Hearing be closed."

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Wolfe, and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier, Mr. Legnon, and Mr. Tauzin. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting an exception to allow for the placement of a mobile home through the Restore LA Program on an R-2 zoned lot located at 183-A Jennings Lane. He stated that Staff recommends approval of the variance request on the condition that the mobile home be a model year 2015 or newer.

5) Mr. Newton moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment approve the exception to allow for the placement of a mobile home through the Restore LA Program on an R-2 zoned lot located at 183-A Jennings Lane on the condition that the mobile home be a model year 2015 or newer."

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

- B. Structure Variance: Front yard setback from the required 20' to 15' and rear yard setback variance from the required 25' to 9' for proposed new residential construction on an R-1 zoned lot located at 436 Authement Street, and front yard setback variance from the required 20' to 15' and rear setback variance from the required 25' to 10' for proposed new residential construction on an R-1 zoned lot located at 438 Authement Street.

1) The Vice Chairman recognized Mrs. Beth Arceneaux of Keneth L. Rembert Land Surveyors, who stated that the request for a front yard setback variance from the required 20' to 15' and rear yard setback variance from the required 25' to 9' for proposed new residential construction on an R-1 zoned lot located at 436 Authement Street, and front yard setback variance from the required 20' to 15' and rear setback variance from the required 25' to 10' for proposed new residential construction on an R-1 zoned lot located at 438 Authement Street.

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

3) Mr. Newton moved, seconded by Mr. Wolfe: "THAT the Public Hearing be closed."

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Wolfe, and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier, Mr. Legnon, and Mr. Tauzin. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting front yard setback variance from the required 20' to 15' and rear yard setback variance from the required 25' to 9' for proposed new residential construction on an R-1 zoned lot located at 436 Authement Street, and front yard setback variance from the required 20' to 15' and rear setback variance from the required 25' to 10' for proposed new residential construction on an R-1 zoned lot located at 438 Authement Street. He stated that Staff recommends approval of the variance request for 436 and 438 Authement Street.

5) Mr. Newton moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment approve the front yard setback variance from the required 20' to 15' and rear yard setback variance from the required 25' to 9' for proposed new residential construction on an R-1 zoned lot located at 436 Authement Street, and front yard setback variance from the required 20' to 15' and rear setback variance from the required 25' to 10' for proposed new residential construction on an R-1 zoned lot located at 438 Authement Street."

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

7. STAFF REPORT:

1) Mr. Mr. Schmill discussed the suggested changes to the Parish Ordinance, and Application Fees for the Board of Adjustment. He asked the Board to consider the recommended changes.

2) Mr. Newton moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment is in support of the changes to the Parish Ordinance and Application Fees as recommended by Staff."

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

8. NEXT MEETING DATE:

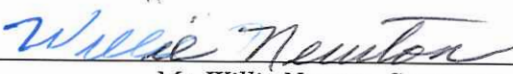
a) The Vice Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, July 21, 2025.

9. BOARD OF ADMUSTMENT MEMBER COMMENT: None

10. PUBLIC COMMENTS: None

11. Mr. Newton moved, seconded by Mr. Wolfe: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:27 p.m."

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



Mr. Willie Newton, Secretary
Board of Adjustment