

MINUTES
BOARD OF ADJUSTMENT
MEETING OF JULY 21, 2025

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of July 21, 2025, of the Board of Adjustment to order at 5:00 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. Willie Newton, Secretary, and Mr. Tyler Legnon. Absent at the time of Roll Call were: Mr. A'ron Wolfe. 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: None
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Legnon: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of June 16, 2025."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Legnon, and Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Wolfe. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Rear yard setback variance from the required 25' to 18' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 312 Authement Street.
 - 1) The Chairman recognized Mr. Victor Antunica of Twenty 9 Eleven Construction, LLC, who stated that the request for a rear yard setback variance from the required 25' to 18' is to allow for new residential construction through the Restore LA Program on an R-1 zoned lot located at 312 Authement Street.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Legnon: "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. Legnon, and Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Wolfe. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant is going through Restore LA to tear down the existing home and rebuild a new home. Due to this being a Restore LA home, its dimensions cannot be changed as it is the model in the closest square footage to the existing home. He stated that Staff recommends approval of the variance request.
 - 5) Mr. Legnon moved, seconded by Mr. Harris: "THAT the Board of Adjustment approve the rear yard setback variance from the required 25' to 18' for the new residential construction through the Restore LA Program on an R-1 zoned lot located at 312 Authement Street."

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

- B. Special Exception and Structure Variance: Exception to allow for the placement of a mobile home on an R-2 zoned lot and front yard setback variance from the required 20' to 3' and rear yard setback variance from the required 25' to 10' located at 135 Square Wolfe Lane.

- 2) There was no one from the public present to speak on the matter.
- 3) Mr. Harris moved, seconded by Mr. Legnon: "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. Legnon, and Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Wolfe. THE 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 on an R-2 zoned lot. He stated that the applicant is also requesting a front yard setback variance from the required 20' to 3' and rear setback variance from the required 25' to 10' located at 135 Square Wolfe Lane. Mr. Schmill stated that Staff recommends denial of the special exception due to the request not remaining consistent with the Boards long standing policy that a mobile home must be a model year within 10 years of the current year to avoid being arbitrary and capricious. He also stated that Staff recommends denial of the front yard setback request from 20' to 3' feeling that this distance is too intrusive.

- 5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Board of Adjustment deny the special exception due to the request not remaining consistent with the Boards long standing policy that a mobile home must be a model year within 10 years of the current year to avoid being arbitrary and capricious. The Board also denied the front yard setback request from 20' to 3' feeling that this distance is too intrusive."

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

- C. Special Exception: Exception to allow a self-storage warehouse containing rented storage spaces on a C-4 zoned lot located at 119 Tucker Street.

- 1) The Chairman recognized Mr. Robert W. Powel II, who stated that the request for the exception is to allow a self-storage warehouse containing rented storage spaces on a C-4 zoned lot located at 119 Tucker Street.
- 2) There was no one from the public present to speak on the matter.
- 3) Mr. Harris moved, seconded by Mr. Legnon: "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. Legnon, and Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Wolfe. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- 4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a special exception to allow for self-storage rental spaces on a C-4 zoned lot. He stated that the C-4 district is known fully as the C-4 Transition-Commercial District and its purpose is to be a buffer between commercial and residential zones by limiting some commercial uses. He stated that self-storage containers for rental purposes are a use by special exception and the applicant is compliant with the setbacks for a C-4 zone. He also stated that this use conforms with the zone's purpose as a self-storage facility will not garner daily trips at the level of other commercial businesses. Mr. Schmill stated Staff recommends approval of the request.

- 5) Mr. Chatagnier expressed his concerns about gravel driveways and asked Mr. Powell if the driveway, turnaround and road would be gravel or concrete and Mr. Powell replied gravel was the intension.

6) Mr. Legnon moved, seconded by Mr. Harris: "THAT the Board of Adjustment approve the special exception to allow for self-storage warehouse containing rented storage spaces on a C-4 zoned lot located at 119 Tucker Drive on the condition that the driveway, turnaround and road be made of concrete and not gravel."

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

6. STAFF REPORT:

1) Mr. Schmill advised the Board that the Houma Terrebonne Regional Planning Commission approved the application fee changes and suggested changes to the Parish Ordinance, and they have been submitted to the Terrebonne Parish Council for their consideration and approval.

7. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, August 18, 2025.

8. BOARD OF ADMUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENTS: None

10. Mr. Harris moved, seconded by Mr. Legnon: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:39 p.m."

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



Mr. Willie Newton, Secretary
Board of Adjustment