

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF August 22, 2023

1. The Chairman, Mr. David Tauzin, called the meeting of August 22, 2023, of the Houma Board of Adjustment to order at 5:04 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Ms. Katie Sims.
2. Upon Roll Call, present were: Mr. David Tauzin, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, Mr. Pete Konos, Mr. Matt Chatagnier and Ms. Katie Sims. Absent at the time of Roll Call were: None. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: The Chairman welcomed Ms. Katie Sims as the new alternate member to Houma Board of Adjustment.
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of July 17, 2023."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier, Mr. Newton, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin and Ms. Sims; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Variance to allow for the placement of a second façade sign on a commercial building on a C-2 zoned lot located within the Overlay District at 1520 Martin Luther King Jr. Blvd.
 - 1) The Chairman recognized Robert Burgess, Construction Site Manager for ALDI, LLC who stated that the variance is to allow for the placement of a second façade sign on a commercial building on a C-2 zoned lot located within the Overlay District at 1520 Martin Luther King Jr. Blvd.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Chatagnier: "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. Chatagnier, Mr. Newton, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin and Ms. Sims; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the variance request.
 - 5) Mr. Newton moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment grant approval to allow for the placement of a second façade sign on a commercial building on a C-2 zoned lot located within the Overlay District at 1520 Martin Luther King Jr. Blvd.."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Chatagnier, Mr. Newton, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin and Ms. Sims; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Front yard setback variance from the required 25' to 14' and rear yard setback variance from the required 30' to 7' for the placement of a 16x80 mobile home on an R-3 zoned lot located at 634 Marmande Street.
 - 1) The Chairman recognized Ms. Teri LeBouef of 151 Louise Street who stated that the variance is to allow for the placement of a 16x80 mobile home on an R-3 zoned lot located at 634 Marmande Street.

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

- 4) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the variance request.

- 5) Discussion was held relating to mobile homes in an R-2 and R-3 zoning District. Mr. Pulaski explained that mobile homes are allowed in an R-2 zoning district provide a special exception is approved by the Houma Board of Adjustment and in those instances his recommendation has been that the mobile home be of a year of 2008 or more recent based on a condition set by the Board for a request on Henderson Street. He continued by saying mobile homes are allowed in an R-3 zoning district without a special exception and there is no previous history of model year being a condition as it pertains to setback variances for mobile homes in R-3 zones.

- 6) Mr. Konos moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval a front yard setback variance from the required 25' to 14' and rear yard setback variance from the required 30' to 7' for the placement of a 16x80 mobile home on an R-3 zoned lot located at 634 Marmande Street."

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

- C. Structure Variance: Front yard setback variance from the required 25' to 11' and rear yard setback variance from the required 30' to 5' for a proposed residential duplex on an R-3M zoned lot located at 110 Marcel Lane.

- 1) The Chairman recognized Mr. Terry Gold of 196 Bienville Blvd., Bourg, who stated that the variance is to allow for the construction of a new residential duplex in an R-3M zoned lot located at 110 Marcel Lane.

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

- 3) Mr. Harris moved, seconded by Mr. Newton: "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. Chatagnier, Mr. Newton, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin and Ms. Sims; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- 4) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the variance request.

- 5) Mr. Chatagnier moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval a front yard setback variance from the required 25' to 11' and rear yard setback variance from the required 30' to 5' for the construction of a new residential duplex on an R-3M zoned lot located at 110 Marcel Lane."

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

- D. Structure Variance: Rear yard setback variance from the required 20' to 10' for a warehouse addition on a C-2 zoned lot located at 201 Westside Blvd.

1) The Chairman recognized Mr. Joe Boudreaux of 241 Oakdale Loop, Houma who stated that the variance is to for the construction of a warehouse addition on a C-2 zoned lot located at 201 Westside Blvd.

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

3) Mr. Harris moved, seconded by Mr. Chatagnier: "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. Chatagnier, Mr. Newton, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin and Ms. Sims; ABSENT: None. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the variance request on the conditions that sufficient measures be implemented as to not allow roof runoff to fall onto adjacent property and that the runoff drains towards the street, approval letter from the State Fire Marshall be received for the related permit and that said permit fees are paid.

5) Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment grant approval for a warehouse addition on a C-2 zoned lot located at 201 Westside Blvd. conditioned that sufficient measures be implemented as to not allow roof runoff to fall onto adjacent property and that the runoff drains towards the street, approval letter from the State Fire Marshall be received for the related permit and that said permit fees are paid."

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

6. NEXT MEETING DATE:

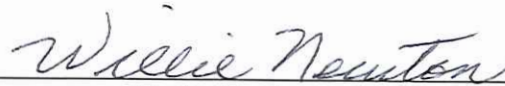
a) The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is September 18, 2023.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Harris moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:31 p.m."

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



*Mr. Willie Newton, Secretary
Houma Board of Adjustment*