

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF JUNE 17, 2024

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of June 17, 2024, of the Houma 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. Pete Konos. Absent at the time of Roll Call were: Mr. David Tauzin, and Ms. Katie Sims. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, 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. Konos: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of May 20, 2024."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Konos and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Special Exception: Exception to allow for the placement of a 16x80 mobile home on an R-2 zoned lot located at 217 Henderson Street.
 - 1) The Chairman recognized Mrs. Ann Jones of 117 Edgewood Blvd, Houma, who stated that the request for the exception is to allow for the placement of a new 16x80 mobile home, on an R-2 zoned lot located at 217 Henderson Street.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Konos: "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. Konos and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a 16x80 mobile home on an R-2 zone lot located at 217 Henderson Street. He stated Staff recommends approval of the request on the condition that the mobile home is a model 2014 or newer.
 - 5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment approve the request for a special exception to allow for the placement of a new 16x80 mobile home on an R-2 zoned lot located at 217 Henderson Street on the condition that the mobile home be a model of 2014 or newer".

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Konos and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- B. Special Exception: Exception to allow for the placement of a 14x70 mobile home on an R-2 zoned lot located at 112 Banks Avenue.
 - 1) The Chairman recognized Mrs. Sandra Washington of 112 Banks Avenue, who stated that the request for the exception is to allow for the placement of a new 14x70 mobile home on an R-2 zoned lot located at 112 Banks Avenue.
 - 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. Newton, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

- 4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a 14x70 mobile home on an R-2 zone lot located at 112 Banks Avenue. He stated Staff recommends approval of the request on the condition that the mobile home is a model 2014 or newer.

- 5) Mr. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment approve the request for a special exception to allow for the placement of a new 14x70 mobile home on an R-2 zoned lot located at 112 Banks Avenue on the condition that the mobile home be a model of 2014 or newer".

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

- C. Structure Variance: Rear yard setback variance from the required 25' to 6' on an R-1 zoned lot located at 8351 Park Avenue.

- 1) The Chairman recognized Mrs. Beth Arceneaux of Keneth L. Rembert Land Surveyors, who stated that the request for the rear yard setback variance from the required 25' to 6' is to allow for the structure at 8351 Park Avenue to be on one lot.

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

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

- 4) Mr. Schmill discussed the Staff Report and stated that the applicant applied for a lot line shift with the Houma Terrebonne Regional Planning Commission to place the structure entirely within a single lot as it currently sits over the property line. He stated that because of existing site constraints a 6' setback will remain in the rear. He stated Staff supports the request because the proposed lot line shift at 8351 Park Avenue does make the structure more compliant. He stated Staff recommends approval of the request.

- 5) Mr. Konos moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment approve the request for a rear yard setback variance from the required 25' to 6' to place the current structure entirely within a single lot located at 8351 Park Avenue".

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

- D. Structure Variance: Front yard setback variance from the required 20' to 9' and rear yard setback variance from the required 25' to 9' for a new residential construction through the Restore LA Program on an R-1 zoned lot located at 166 Smith Lane.

- 1) The Chairman recognized Mr. Scott Schmeck of Ares Construction, who stated that the request for the front yard setback variance from the required 20' to 9' and rear yard setback variance from the required 25' to 9' is to allow for new residential construction through the Restore LA Program on an R-1 zoned lot located at 166 Smith Lane.

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

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

closed.”

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

4) Mr. Schmill discussed the Staff Report and stated that the applicant will demolish the existing structure at 166 Smith Lane and will construct a new residential home through the Restore LA Program at the same location. He stated Staff recommends approval of the request on the condition that gutters and downspouts are installed to drain water towards the street and away from adjacent properties.

5) Mr. Newton moved, seconded by Mr. Harris: “THAT the Houma Board of Adjustment approve the front yard setback variance from the required 20’ to 9’ and rear yard setback variance from the required 25’ to 9’ for a new residential construction through the Restore LA Program on an R-1 zoned lot located at 166 Smith Lane on the condition that gutters and downspouts are installed to drain water towards the street and away from adjacent properties”.

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

6. NEXT MEETING DATE:

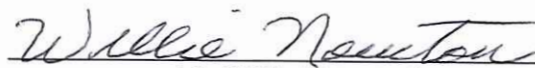
- a) The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is Monday, July 15, 2024.

7. BOARD OF ADJUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Konos moved, seconded by Mr. Harris: “THAT” there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:13 p.m.”

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



Mr. Willie Newton, Secretary
Houma Board of Adjustment