

**MINUTES**  
**HOUMA BOARD OF ADJUSTMENT**  
**MEETING OF JULY 15, 2024**

1. The Vice Chairman, Mr. Joe Harris, called the meeting of July 15, 2024, of the Houma 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. Willie Newton.
2. Upon Roll Call, present were: Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, and Mr. Pete Konos. Absent at the time of Roll Call were: Mr. Matthew Chatagnier, Chairman, 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. Newton moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of June 17, 2024."  
  
The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Newton and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier, Mr. Tauzin and Ms. Sims. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
  - A. Structure Variance: Rear yard setback variance from the required 30' to 5' for new residential construction through the Restore LA Program on a C-2 zoned lot located at 142 Historic Lane.
    - 1) The Vice Chairman recognized Lance Heap of 1202 Chinchuba Creek Blvd., Mandeville, who stated that the request for the rear yard setback variance from the required 30' to 5' is to allow for new residential construction through the Restore LA Program on a C-2 zoned lot located at 142 Historic Lane.
    - 2) The Vice Chairman recognized Mr. BJ Schmill who read an email from Tammy Mott of the Sugar Bowl of Houma, Inc. The email stated that the Sugar Bowl of Houma, Inc. does not approve the request to provide a variance adjacent to owned property because they believe that fire protection would be diminished, and property value would be affected.
    - 3) Mr. Newton moved, seconded by Mr. Konos: "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. Konos, Mr. Newton, and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier, Mr. Tauzin and Ms. Sims. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
    - 4) Mr. Schmill discussed the Staff Report and stated that through the Restore LA Program, the existing structure will be demolished and another one of a similar square footage would be built. He stated that the subject property is zoned C-2, but its use is residential, so the setbacks follow those of an R-3 zoned lot. Mr. Schmill continued saying the lots along Historic Lane are shallow, and this property's lot is only 60 feet deep and therefore, to avoid requiring a parking variance, the Applicant decided to place the new construction at the back of the lot to accommodate the two required parking spaces. He additionally stated, with a 25' front yard setback requirement, it would be impossible to place a home here without the need for a variance. He continued that the adjacent lot to the rear of the property is vacant in the immediate area to the subject property and that residential Fire Code requires at least a 5' setback to avoid having to construct fire walls so the proposed home meets that requirement. He stated that Staff recommends approval of the request on the condition that the applicant places gutters and downspouts to direct water away from the adjacent properties.

Mr. Newton moved, seconded by Mr. Konos: "THAT the Houma Board approve the request for the rear yard setback variance from the required 30' to 5' for new residential construction through the Restore LA Program on a C-2 zoned lot located at 142 Historic Lane on the condition that the applicant places gutters and downspouts to direct water away from the adjacent properties".

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

6. NEXT MEETING DATE:

- a) The Vice Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is Monday, August 19, 2024.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Newton moved, seconded by Mr. Konos: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:14 p.m."

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



---

Mr. Willie Newton, Secretary  
Houma Board of Adjustment