

MINUTES
BOARD OF ADJUSTMENT
MEETING OF October 21, 2024

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of October 21, 2024, of the Board of Adjustment to order at 5:05 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. Matthew Chatagnier, Chairman, Mr. Willie Newton, Secretary, and Mr. Pete Konos. Absent at the time of Roll Call were: Mr. Joe Harris, Secretary, Mr. David Tauzin, and Ms. Katie Sims. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Brighton "BJ" Schmill, Planner I, Department of Planning & Zoning.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Newton moved, seconded by Mr. Konos: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of September 16, 2024."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris, Mr. Tauzin, and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Rear yard setback variance from the required 30' to 12' for the placement of a mobile home on an R-3 zoned lot located at 8945 B Norman Street
 - 1) The Chairman recognized Ms. Lakashia Price of 8945 B Norman Street, Houma, who stated that the request for the rear yard setback variance from the required 30' to 12' is allow for the placement of a mobile home on an R-3 zoned lot located at 8945 B Norman Street.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Konos moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Konos. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Newton, and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris, Mr. Tauzin, and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a rear yard setback variance from the required 30' to 12' to allow for the placement of a mobile home on an R-3 zoned lot located at 8945 B Norman Street. He stated that Staff recommends approval of the request.
 - 5) Mr. Newton moved, seconded by Mr. Konos: "THAT the Board of Adjustment approve the request for the rear yard setback variance from the required 30' to 12' to allow for the placement of a mobile home on an R-3 zoned lot located at 8945 B Norman Street."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Newton, and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris, Mr. Tauzin, and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Front yard setback variance from the required 20' to 10' and rear yard setback variance from the required 25' to 10' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 500 Morgan Street.
 - 1) The Chairman recognized Mr. David Simmons of Ares Construction, 306 W. Montgomery Street, Willis TX, who stated that the front yard setback variance from the required 20' to 10' and rear yard setback from the required 25' to 10' is to allow for new

residential construction through the Restore LA Program on an R-1 zoned lot located at 500 Morgan Street.

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

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

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

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a front yard setback variance from the required 20' to 10' and a rear yard setback variance from the required 25' to 10' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 500 Morgan Street. He stated that Staff recommends approval of the request on the condition that gutters and downspouts are installed to direct water away from the adjacent properties.

5) Mr. Newton moved, seconded by Mr. Konos: "THAT the Board of Adjustment approve the request for a front yard setback variance from the required 20' to 10' and a rear yard setback variance from the required 25' to 10' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 500 Morgan Street on the condition that gutters and downspouts are installed to direct water away from the adjacent properties."

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

Note: Mr. Joe Harris, Vice Chairman entered the meeting at 5:11 pm.

C. Structure Variance: Front yard setback variance from the required 25' to 21' and a rear yard setback variance from the required 30' to 14' for new residential construction through the Restore LA Program on an R-3 zoned lot located at 116 Raymond Street.

1) The Chairman recognized Mr. David Simmons of Ares Construction, 306 W. Montgomery Street, Willis TX, who stated that the front yard setback variance from the required 25' to 21' and rear yard setback from the required 30' to 14' is to allow for new residential construction through the Restore LA Program on an R-3 zoned lot located at 116 Raymond Street.

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. Konos, Mr. Newton, and Mr. Harris; 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 is requesting a front yard setback variance from the required 25' to 21' and a rear yard setback variance from the required 30' to 14' for new residential construction through the Restore LA Program on an R-3 zoned lot located at 116 Raymond Street. He stated that Staff recommends approval of the request on the condition that gutters and downspouts are installed to direct water away from the adjacent properties.

5) Mr. Konos moved, seconded by Mr. Harris: "THAT the Board of Adjustment approve the front yard setback variance from the required 25' to 21' and a rear yard setback variance from the required 30' to 14' for new residential construction through the Restore LA Program on an R-3 zoned lot located at 116 Raymond Street on the condition that gutters and downspouts are installed to direct water away from the adjacent properties."

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.

- D. Structure Variance: Rear yard setback variance from the required 25' to 11' for new residential construction through the Restore LA Program on an R-2 zoned lot located at 515 Garnet Street.

1) The Chairman recognized Mr. David Simmons of Ares Construction, 306 W. Montgomery Street, Willis TX, who stated that the rear yard setback from the required 25' to 11' is to allow for new residential construction through the Restore LA Program on an R-2 zoned lot located at 515 Garnet Street.

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. Konos, and Mr. Newton; 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 is requesting a rear yard setback variance from the required 25' to 11' for new residential construction through the Restore LA Program. He stated that Staff approval of the variance request.

5) Mr. Newton moved, seconded by Mr. Harris: "THAT the Board of Adjustment approve the request for a rear yard setback variance from the required 25' to 11' to allow for new residential construction through the Restore LA Program on an R-2 zoned lot located at 515 Garnet Street."

The Chairman called for a vote on the motion offered by Mr. Newton. 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.

- E. Structure Variance: Front yard setback variance from the required 20' to 10' and rear yard setback variance from 25' to 9' for the placement of a new residential structure on an R-1 zoned lot located at 316 Brooklyn Avenue.

1) The Chairman recognized Mr. Pulaski who stated that the applicant couldn't be in attendance.

2) The Chairman recognized Ms. Devie Smith of 333 McKinley, Houma, who expressed her concerns relating drainage flowing in her back yard and tree debris. She stated that she objects to the request.

3) The Chairman recognized Mrs. Mary Aucoin of 130 East Ellendale Estates, Houma, who stated that she owns a 1/3 of the property adjacent to 316 Brooklyn Avenue. She expressed her concerns relating to a sewer line right of way for Brooklyn Avenue and stated that the drainage flow from 316 Brooklyn also drains onto her adjacent property. She stated that she believes there is an abandoned septic tank in the ground at 316 Brooklyn Avenue and is worried about possible contamination. She asked that the applicant resolve drainage issues and concerns over the possible abandoned septic tank, and the applicant reconfigure the structure for the lot size.

3) Mr. Newton moved, seconded by Mr. Harris: "THAT the Public Hearing be Continued to the November 19, 2024, meeting."

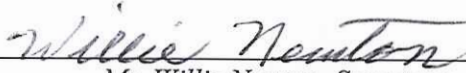
The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Konos, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CONTINUED.

6. NEXT MEETING DATE:

- a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Tuesday, November 19, 2024.

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 Board of Adjustment, the meeting be adjourned at 5:30 p.m."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos and Mr. Harris; 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