

**MINUTES**  
**BOARD OF ADJUSTMENT**  
**MEETING OF November 19, 2024**

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of November 19, 2024, 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. David Tauzin.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Pete Konos and Mr. David Tauzin. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman, Mr. Wille Newton, Secretary, 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. Tauzin moved, seconded by Mr. Konos: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of October 21, 2024."  
  
The Chairman called for a vote on the motion offered by Mr. Tauzin. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Konos and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris, Mr. Newton, and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. OLD BUSINESS:
  - A. 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. Terry Gold of 196 Bienville Blvd, Bourg, who stated that the request for the front yard setback variance from the required 20' to 10' and rear yard setback variance from 25' to 9' is to allow for the placement of a new residential structure on an R-1 zoned lot located at 316 Brooklyn Avenue
    - 2) The Chairman recognized Mrs. Mary Aucoin who is a 1/3 owner of an adjacent property on McKinley Street. Mrs. Aucoin expressed her concerns on drainage, an abandoned sewer tank still in the ground at 316 Brooklyn Avenue and about the request to be only 9' away from the property line. Mrs. Aucoin stated that she objects to the request from Mr. Gold.
    - 3) The Chairman recognized Ms. Devie Smith of 333 McKinley Street, who expressed her concerns about the remaining roots and trunk left from a tree recently cut down to the rear property line of 316 Brooklyn Avenue. Ms. Smith stated that she was against the variance request.
    - 4) The Chairman recognized Mr. Gold who commented on the concerns from Mrs. Aucoin and Ms. Smith. He stated that he will be removing the abandoned septic tank and will be connecting the new structure to community sewer. He also stated that while he paid to have the tree cut down to the rear of 316 Brooklyn Avenue, he had no plans to remove the remaining tree trunk or roots over the property line at 333 McKinley Street.
    - 5) Mr. Konos moved, seconded by Mr. Tauzin: "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. Tauzin, and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris, Mr. Newton, and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
    - 6) 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 rear yard setback from the required 25' to 9' to allow for new construction on an R-1 zoned lot located at 316 Brooklyn



Avenue. He stated that Staff recommends approval of the request on the condition that the applicant places gutters and downspouts to direct water away from adjacent properties.

7) Mr. Konos moved, seconded by Mr. Tauzin: "THAT the Board of Adjustment approve the request for the front yard setback variance from the required 20' to 10' and rear yard setback from the required 25' to 9' to allow for new construction on an R-1 zoned lot located at 316 Brooklyn Avenue on the condition that the applicant install gutters and downspouts to direct water away from adjacent properties."

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

6. NEW BUSINESS:

A. Special Exception: Exception to place a 16x72 mobile home on an R-2 zoned lot through the Restore LA Program located at 148 Square Wolfe Lane.

1) The Chairman recognized Ms. Karen Harris of 134 Square Wolfe Lane, who stated that the special exception is to allow for the placement of a 16x72 mobile home on an R-2 zoned lot through the Restore LA Program located at 148 Square Wolfe Lane.

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

3) Mr. Konos moved, seconded by Mr. Tauzin: "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. Tauzin, and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris, Mr. Newton, 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 special exception to allow for the placement of a 16x72 mobile home on an R-2 zoned lot through the Restore LA Program located at 148 Square Wolfe Lane. He stated that Staff recommends approval on the condition that the mobile home be a model year of 2014 or newer.

5) Mr. Tauzin moved, seconded by Mr. Konos: "THAT the Board of Adjustment approve the special exception request for the placement of a 16x72 mobile home on an R-2 zoned lot through the Restore LA Program located at 148 Square Wolfe Lane 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. Tauzin. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Konos, and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris, Mr. Newton, and Ms. Sims. 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-2M zoned lot and rear yard setback variance from the required 20' to 7' through the Restore LA Program located at 1204 Barataria Avenue.

1) The Chairman recognized Ms. Laura Alexander of 1204 Barataria Avenue, who stated that the exception is to allow for the placement of a mobile home on an R-2M zoned lot and rear yard setback variance from the required 20' to 7' through the Restore LA Program located at 1204 Barataria Avenue.

2) The Chairman recognized Mr. Michael Sobert, owner of 1206 Barataria Avenue, who stated he was in favor of the variance request.

3) The Chairman recognized Mr. Kevin Franklin, owner of 1202 Barataria Avenue, who stated he was in favor of the variance request.

4) Mr. Konos moved, seconded by Mr. Tauzin: "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. Tauzin, and Mr. Chatagnier; NAYS: None;



ABSTAINING: None; ABSENT: Mr. Harris, Mr. Newton, 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 special exception to allow for the placement of a mobile home on an R-2M zoned lot and rear yard setback variance from the required 20' to 7' through the Restore LA Program located at 1204 Barataria Avenue. He stated that Staff approves the special exception on the condition that the mobile home be a model of 2014 or newer. He also stated that Staff approves the rear yard setback variance request.

5) Mr. Konos moved, seconded by Mr. Tauzin: "THAT the Board of Adjustment approve the special exception to allow for the placement of a mobile home on an R-2M zoned lot and rear yard setback variance from the required 20' to 7' through the Restore LA Program located at 1204 Barataria Avenue on the condition that the mobile home be a model of 2014 or newer. The Board also voted to approve the rear yard setback variance request."

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

C. Structure Variance: Side yard setback variance from the required 5' to 3' for the construction of a shed on an R-1 zoned lot located at 266 Tulip Drive.

1) The Chairman recognized Mr. John Seebode of 266 Tulip Drive, who stated that the side yard setback variance from the required 5' to 3' is to allow for the construction of a shed on an R-1 zoned lot located at 266 Tulip Drive.

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

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

The Chairman called for a vote on the motion offered by Mr. Konos. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Konos, and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris, Mr. Newton 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 side yard setback variance from the required 5' to 3' for the construction of a shed on an R-1 zoned lot located at 266 Tulip Drive. He stated that Staff recommends approval on the condition that the applicant install gutters and downspouts to direct rainwater away from adjacent properties.

5) Mr. Tauzin moved, seconded by Mr. Konos: "THAT the Board of Adjustment approve the request for the side yard setback variance from the required 5' to 3' for the construction of a shed on an R-1 zoned lot located at 266 Tulip Drive on the condition that the applicant install gutters and downspouts to direct rainwater away from adjacent properties."

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

7. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Tuesday, December 17, 2024.

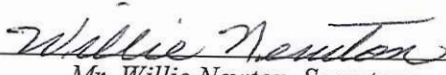
8. BOARD OF ADMUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT: None

10. Mr. Konos moved, seconded by Mr. Tauzin: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:35 p.m."

The Chairman called for a vote on the motion offered by Mr. Konos. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Tauzin, and Mr. Chatagnier; NAYS: None; ABSTAINING: None;

ABSENT: Mr. Harris, Mr. Newton and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

A handwritten signature in cursive script, reading "Willie Newton", is positioned above a horizontal line.

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