

MINUTES
BOARD OF ADJUSTMENT
MEETING OF December 17, 2024

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of December 17, 2024, of the 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. Matthew Chatagnier, Chairman, Mr. Willie Newton, Secretary, Mr. Pete Konos and Mr. David Tauzin. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman, 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:
 - a) The Chairman recognized Councilman Carl Harding of Council District 2 for being in attendance.
4. APPROVAL OF THE MINUTES:

Mr. Newton moved, seconded by Mr. Tauzin: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of November 19, 2024."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Konos and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Rear yard setback variance from the required 25' to 12' for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street.
 - 1) The Chairman recognized Ms. Kayla Brown of 138 Sagewood Drive, Thibodaux, who stated that the request for the rear yard setback variance from the required 25' to 12' is to allow for the construction of a duplex on an R-2 zoned lot located at 192 Stovall 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. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Chatagnier; ABSENT: Mr. Harris, 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 12' to allow for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street. He stated that Staff recommends approval on the condition that the applicant places gutters and downspouts to direct water away from adjacent properties per Mr. Newton's request.
 - 5) Mr. Tauzin moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the rear yard setback variance from the required 25' to 12' to allow for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street 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. Tauzin. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Front yard setback variance from the required 20' to 2' and a side yard setback variance from the required 5' to 1' for an awning above the driveway on an R-1 zoned lot located at 48 HMS Drive.

1) The Chairman recognized Mr. Mike Jones of Acadiana Contractors, who stated that the front yard setback variance from the required 20' to 2' and side yard setback variance from the required 5' to 1' is to allow for the installation of an awning above the driveway on an R-1 zoned lot located at 48 HMS 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. Konos, Mr. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, 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 2' and a side yard setback variance from the required 5' to 1' for the installation of an awning above the driveway on an R-1 zoned lot located at 48 HMS Drive. He stated that Staff recommends approval on the condition that the applicant installs gutters and downspouts along the awning to direct rainwater away from adjacent properties and, that the portion of the carport encroaching into the 5' setback be fire rated to a 1-hour rating as per building codes.

5) Mr. Newton moved, seconded by Mr. Konos: "THAT the Board of Adjustment approve the front yard setback variance from the required 20' to 2' and side yard setback variance from the required 5' to 1' for the installation of an awning above the driveway on an R-1 zoned lot located at 48 HMS Drive on the condition that the applicant installs gutters and downspouts along the awning to direct rainwater away from adjacent properties and, that the portion of the carport encroaching into the 5' setback be fire rated to a 1-hour rating as per building codes."

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

C. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 102 Henderson Street.

1) The Chairman recognized Mr. Carol Savoie of 102 Henderson Street, who stated that the exception is to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 102 Henderson Street.

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

3) Mr. Newton moved, seconded by Mr. Tauzin: "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. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, 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-2 zoned lot through the Restore LA Program located at 102 Henderson Street. He stated that Staff approves the special exception on the condition that the mobile home be a model of 2014 or newer.

5) Mr. Newton 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-2 zoned lot through the Restore LA Program located at 102 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. Newton. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 180 Jennings Lane.

1) The Chairman recognized Ms. Rosemary Castle of 172 Jennings Lane, Houma, who stated that the exception is to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 180 Jennings Lane.

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

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

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Konos, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, 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-2 zoned lot through the Restore LA Program located at 180 Jennings Lane. He stated that Staff approves the special exception on the condition that the mobile home be a model of 2014 or newer.

5) Mr. Newton 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-2 zoned lot through the Restore LA Program located at 180 Jennings 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. Newton. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Konos, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

E. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 183 Jennings Lane.

1) The Chairman recognized Ms. Linda Brumfield of 164 Jennings Lane, Houma, who stated that the exception is to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 183 Jennings Lane.

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

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

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Konos, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, 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-2 zoned lot through the Restore LA Program located at 183 Jennings Lane. He stated that Staff approves the special exception on the condition that the mobile home be a model of 2014 or newer.

5) Mr. Tauzin moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the special exception to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 180 Jennings 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. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. ELECTION OF OFFICERS for 2025:

a) CHAIRMAN:

Mr. Tauzin moved, seconded by Mr. Newton and Mr. Konos, "THAT Mr. Matthew Chatagnier be nominated for Chairman of the Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

b) VICE-CHAIRMAN:

Mr. Chatagnier moved, seconded by Mr. Tauzin, "THAT Mr. Joe Harris be nominated for Vice Chairman of the Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

c) SECRETARY:

Mr. Chatagnier moved, seconded by Mr. Tauzin, "THAT Mr. Willie Newton be nominated for Secretary of the Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

7. ADOPTION OF 2025 MEETING DATES:

a) The Board adopted the meeting and deadline dates for 2025.

8. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Tuesday, January 21, 2025.

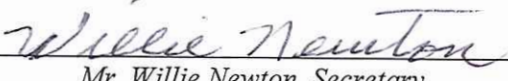
9. BOARD OF ADMUSTMENT MEMBER COMMENT:

a) Board Members and Staff wished everyone a happy and safe holiday.

10. PUBLIC COMMENT: None

11. Mr. Newton moved, seconded by Mr. Tauzin: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:26 p.m."

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



Mr. Willie Newton, Secretary
Board of Adjustment