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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

MEMBERS

David Tuzin, Chair
Willie Newton, Secretary
Pete Konos

Joe Harris, Vice Chair
Matthew Chatagnier
Alt Member - Vacant

NOTICE TO THE PUBLIC: If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones, pagers or electronic devices used for communication for the duration of the meeting.

HOUMA BOARD OF ADJUSTMENT MEETING NOTICE

DATE: March 22, 2022
TIME: 5:00 PM
PLACE: Terrebonne Parish 2nd Floor Council Meeting Room
8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of January 18, 2022
5. New Business:
 - a. Special Exception: Placement of a FEMA mobile home in an R-2 zoned district located at 1310 Calvin St., (Council District 5; Grand Caillou Fire District); *Mellissa Pate applicant.*
6. Next Meeting Date: Tuesday, April 18, 2022
7. Board of Adjustment Member Comment
8. Public Comment
9. Adjourn

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
January 18, 2022

TPCG Council Meeting Room

The Chairman, David Tauzin, called the January 18, 2022 meeting of the Houma Board of Adjustments to order at 5:00 p.m..

1. Pledge of Allegiance: Mr. Pete Konos
2. Upon Roll Call, those members present were Mr. David Tauzin, Mr. Pete Konos, Mr. Willie Newton, and Mr. Joe Harris. Also present was Mr. Christopher Pulaski, TPCG Planning Director and Linda Henderson, BOA Clerk. Absent: Matthew Chattagnier.
3. **ANNOUNCEMENTS:**
4. **APPROVAL** of MINUTES of December 20, 2021
MOTION was made by Mr. Joe Harris **SECONDED** by Mr. Willie Newton to **APPROVE** the minutes of the December 20, 2021 meeting.

ROLL CALL VOTE:

YEAS: Newton, Konos, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin

6. New Business:
 - a. Special Exception: Placement of a FEMA mobile home in an R-2 zoned district located at 831 Elder Street.

Chair recognized Connie Voisin, applicant, who stated that she is requesting approval for the mobile home that FEMA placed on her property.

Chair declared the opening of public hearing.

There being no one present to speak on this issue, **MOTION** was made to close public hearing by Joe Harris, **SECONDED** by Pete Konos. **MOTION** was **APPROVED** unanimously.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a special exception to allow for placement of a mobile home in an R-2 zoned district.

The applicant's home was damaged during Hurricane Ida and she was deemed eligible for a FEMA Mobile Unit as part of their Direct housing Program. FEMA contractors placed the mobile home on site prior to the issuance of the permit which would have been able to address the Special Exception requirement prior to the home being placed. While some Parish Ordinances have been revised under Executive Order in response to the hurricane, the ordinances pertaining to the placement of mobile homes in zoned areas were not part of the Executive Orders. While the FEMA DH Program is typically 18-24 months, FEMA will sometimes offer to sell the unit to the homeowner at the end of the program. As of now, FEMA has not announced if this option will become available at the conclusion of this storm recovery. If FEMA offers and the applicant accepts, the trailer could remain as it appears to have met the setback requirements. Since there are several mobile homes on Elder Street, Staff feels that the special exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district; nor will it adversely affect the public health, safety, welfare, or the Master Plan.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received NO calls regarding the request.

Staff recommends **APPROVAL** of the request.

MOTION was made by Joe Harris to **APPROVE, SECONDED** by Willie Newton.

ROLL CALL VOTE:

YEAS: Newton, Konos, Harris

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin

7. Next meeting date: February 22,2022 at the Government Tower, second floor Council Meeting Room.

8. BOA Member comments: NONE

9. Public Comments: NONE

10. Adjourn: **MOTION** was made by Mr. Willie Newton, **SECONDED** by Mr. Pete Konos to adjourn. **MOTION** passed unanimously.

..

Mr. Willie Newton, Secretary

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

<input checked="" type="checkbox"/> Special Exception	<input type="checkbox"/> Structure Variance	<input type="checkbox"/> Administrative Review
<input type="checkbox"/> Interpretation	<input type="checkbox"/> Use Variance	<input type="checkbox"/> Non-Conforming Structure Variance

2. Applicant's Name:

Melissa Pate

FEMA

3. Applicant's Address:

1310 Calvin Street
Houma, LA. 70363

4. Applicant's Phone:

985-217-7665

5. Applicant's Email:

805girl33@gmail.com

6. Physical Address
Of Request:

1310 Calvin Street

7. Interest in Ownership:

Renter of
Property

7. Date of
Application:

02-18-22

8. Explanation of
Request:

Review Criteria (See Sec. 28-178(f) of the Parish Zoning Code of Ordinances for more info)

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:



OAK ST

CALVIN ST

PEACH ST

GIBBONS ST

905

908

903

901

1205-1207

1302

1305

904

902

1304

900

1309

1307-1307

1311

1200

825

823

821

810

1310

808

1312

804

817

1719

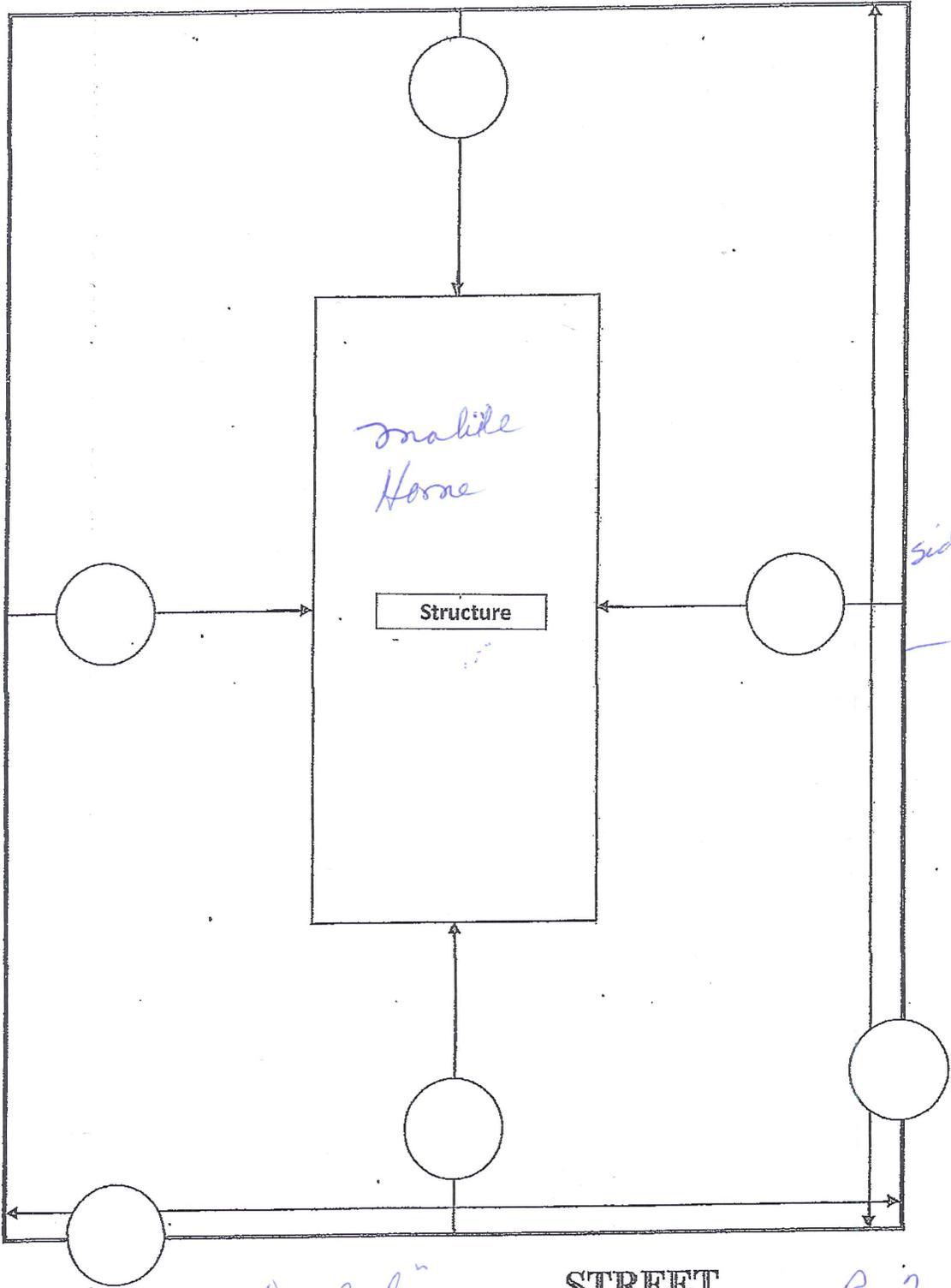
749

750

1318

Rear - 25 ft -

SITE PLAN



5 ft side

side
5 ft.

1310. Calvin STREET R-2

Front - 20 ft -

1210 CALVIN STREET

