



P.O. BOX 6097
HOUMA, LOUISIANA 70361
(985) 868-5050



P.O. BOX 2768
HOUMA, LOUISIANA 70361
(985) 868-3000

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: Tuesday, April 19, 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 March 22, 2022
5. New Business:
 - a. Structure Variance: Rear yard setback variance from required 25' to 19' for residential new construction in a R-1 zoned area located at 320 Wilson Avenue, Houma, LA. (Council District 5); City of Houma Fire District); *Jason Gautreaux, applicant.*
 - b. Interpretation: To determine if fence, damaged by Hurricane Ida, can be re-built at same location, size, and height in a R-1 zoned area located at 321 Hobson St. (Council District 2; City of Houma Fire District); *Delphine Charles, applicant.*
 - c. Structure Variance: Rear yard setback variance from 30' to 27' and front yard setback variance from 25' to 15' for placement of a mobile home in an R-3 zoned area located at 263 St. Peter St.; (Council District 8; City of Houma Fire District), *Zaira Barajas, applicant.*
6. Next Meeting Date: Monday, May 6, 2022
7. Board of Adjustment Member Comment
8. Public Comment
9. Adjourn

**HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
March 22, 2022**

TPCG Council Meeting Room

The Chairman, David Tauzin, called the March 22, 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, Matt Chattagnier and Mr. Joe Harris. Also present was Mr. Christopher Pulaski, TPCG Planning Director and Linda Henderson, BOA Clerk.

3. **ANNOUNCEMENTS:**

4. APPROVAL of MINUTES of January 18, 2022.

MOTION was made by Mr. Joe Harris **SECONDED** by Mr. Willie Newton to **APPROVE** the minutes of January 18, 2022 meeting.

ROLL CALL VOTE:

YEAS: Newton, Konos, Harris, Chattagnier

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 1310 Calvin Street.

Chair recognized Melissa Pate, applicant, who stated that she is requesting approval for the mobile home that FEMA placed on property. She stated that she is caring for her invalid mother and step-father.

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, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Tauzin

7. Next meeting date: Tuesday, April 19,2022 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:

- Special Exception Structure Variance Administrative Review
 Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name:

Jason Gautreaux

3. Applicant's Address:

368 Sugarwood Blvd
Houma, LA 70360

4. Applicant's Phone:

985-856-4358

5. Applicant's Email:

jason.gautreaux@shell.com

6. Physical Address
Of Request:

320 Wilson Ave
Houma, LA 70364

7. Interest In Ownership:

Owner

7. Date of
Application:

3/30/22

8. Explanation of
Request:

Rear property line
variance of 19 feet.
for new residential construction
R-1

left side variance
from Reg. 25 to 19

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

Council - 4
Ame - City

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:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Pd.
33.601

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
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- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

Jason Cantreux
Signature of Applicant or Agent

Jason Cantreux
Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

JG 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

JG 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Jason Cantreux
Signature of Owner

Jason Cantreux
Printed Name of Owner

3-30-22
Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates. Application fees are non-refundable once public notices have been issued.



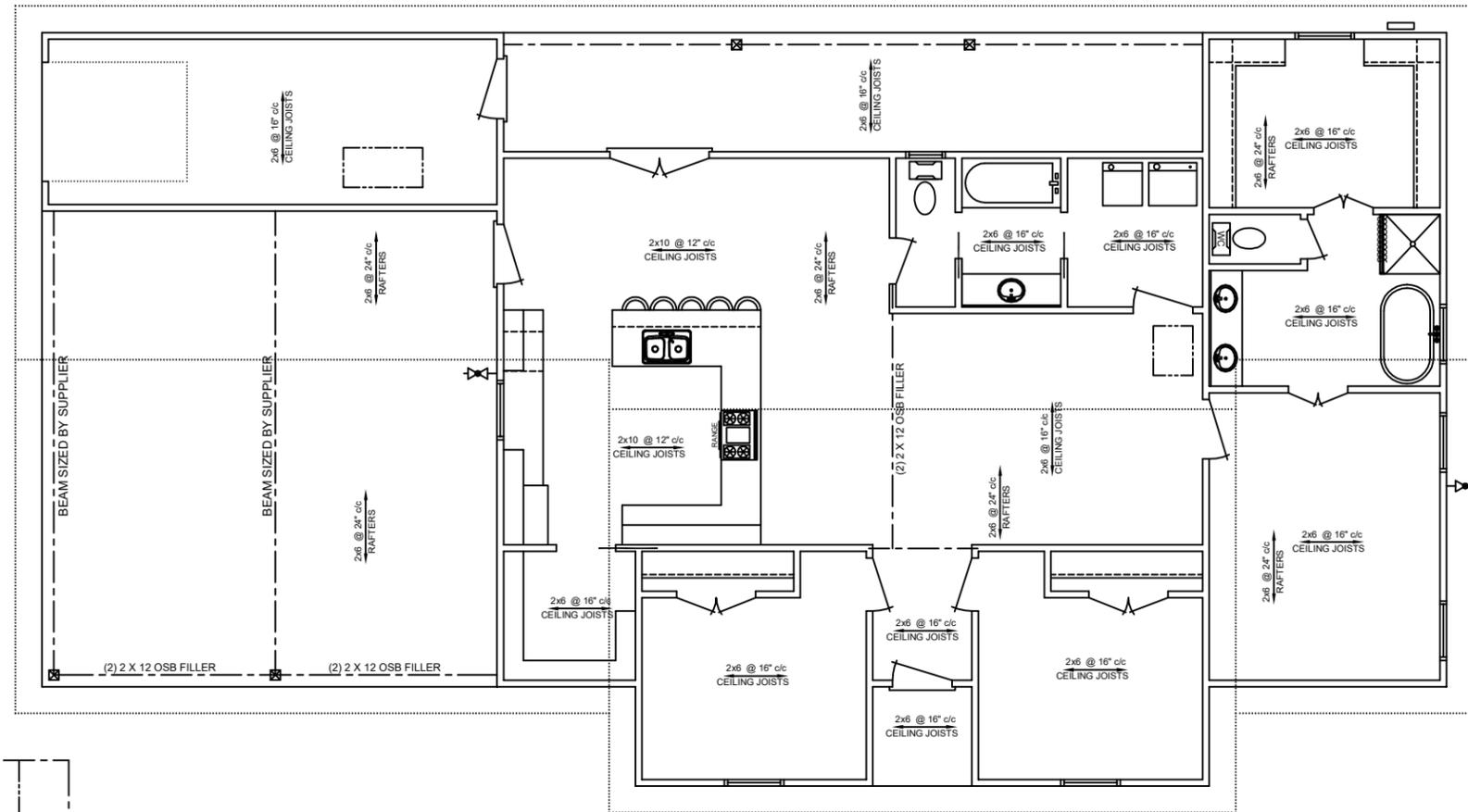
GENERAL NOTES

DOCUMENTS

1. SEE DRAWING NO. 1 FOR GENERAL NOTES.

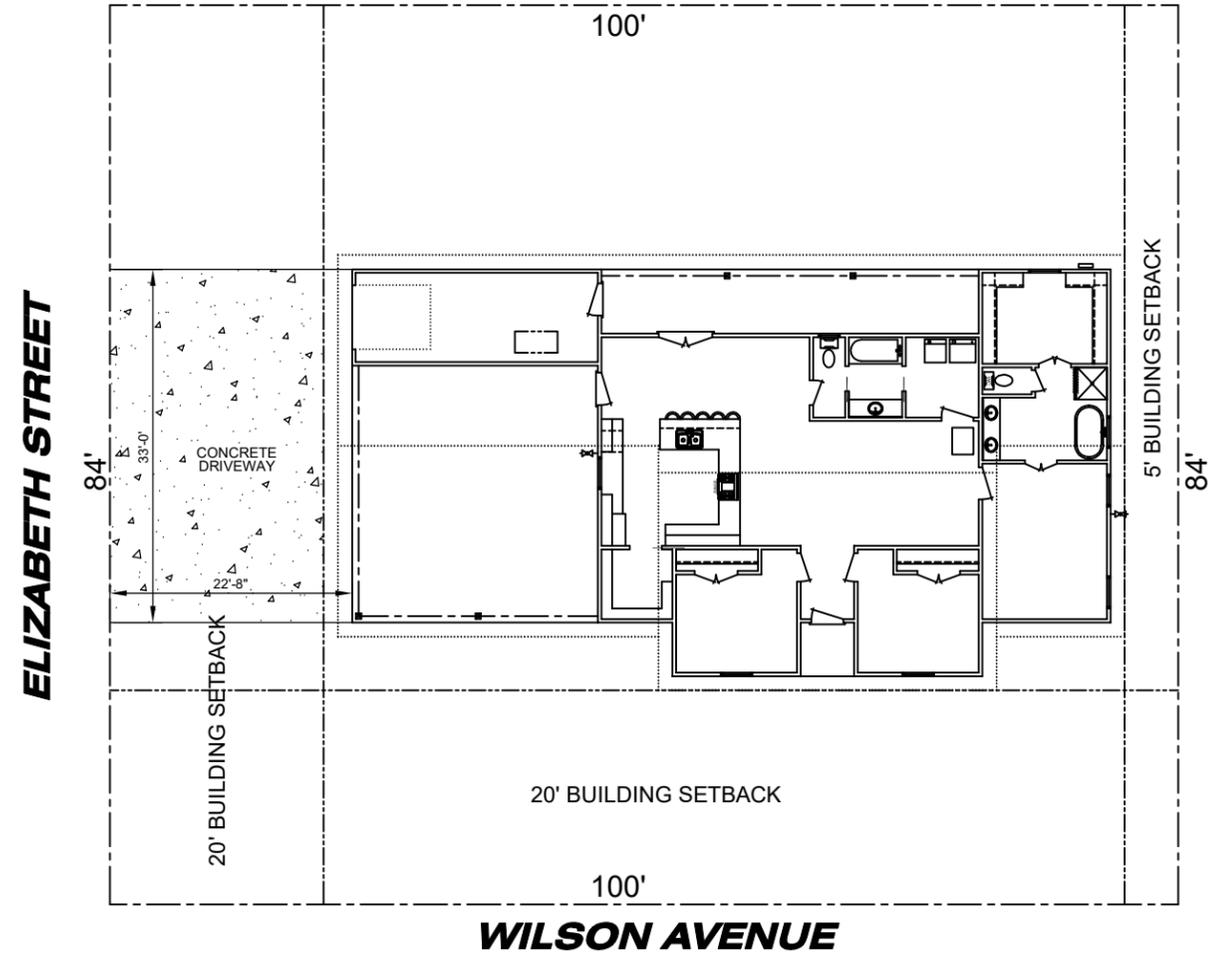
FRAMING

1. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THE STATE OF LOUISIANA.
2. ALL WALL COVERING TO BE 1/2" GWB. USE MOSTURE-RESISTANT GWB IN HIGH MOISTURE CONTACT AREAS NOT LESS THAN 6'-0" ABOVE FINISHED FLOOR.
3. ALL INTERIOR DOOR OPENING LESS THAN OR EQUAL TO 36" SHALL HAVE DBL. 2x8 HEADERS UNLESS NOTED OTHERWISE. ALL EXTERIOR DOOR OPENINGS SHALL HAVE DBL. 2x12 HEADERS UNLESS NOTED OTHERWISE.
4. ALL VERTICAL FRAMING MEMBERS TO BE STUD GADE OR BETTER.
5. CUTS, NOTCHES, AND HOLES BORED IN LAMINATED VENEER LUMBER, GLUE LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH PENETRATIONS ARE SPECIFICALLY CONSIDERED IN THE DESIGN OF THE MEMBER.
6. PLYWOOD ROOF SHEATHING SHALL BE NO LESS THAN 5/8" THICK CDX.
7. 3/4" x 36" WIDE CDX PLYWOOD SHALL BE USED FOR ATTIC WALKWAY IN ORDER TO ACCESS THE HVAC UNIT.



FRAMING PLAN

1/4" = 1'-0"



PLOT PLAN

1/8" = 1'-0"



FRAMING PLAN & PLOT PLAN

CANTER'S SERVICES LLC
(985) 226-1804

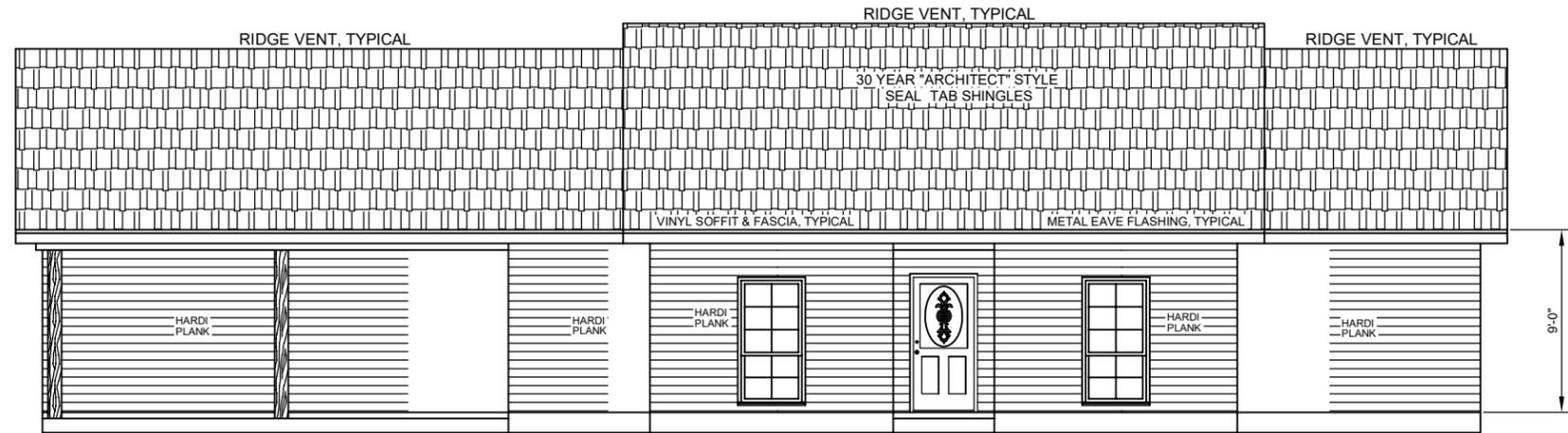
2488 SQUARE FEET

LIVING AREA	1490 SQUARE FEET
DOUBLE CARPORT	552 SQUARE FEET
PATIO	212 SQUARE FEET
PORCH	25 SQUARE FEET
SHED	209 SQUARE FEET

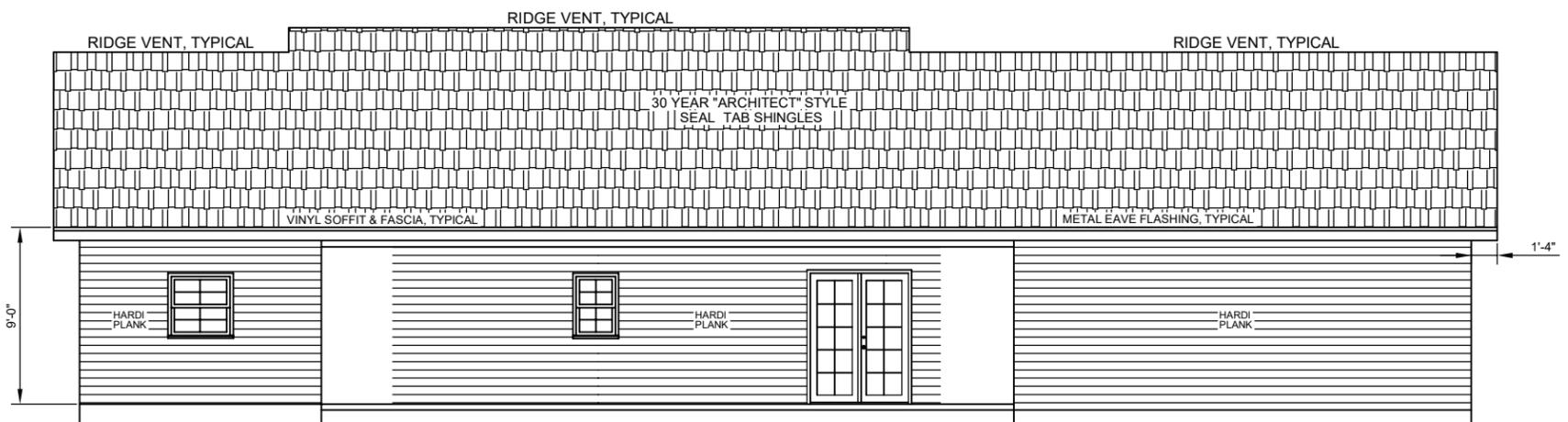
REV	DATE	BY	DESCRIPTION
0	1-5-22		FOR FINAL REVIEW

RESIDENCE FOR:
JASON GAUTREUX
320 WILSON AVENUE
HOUMA, LA. 70364

DR	DATE	SCALE	DWG NUMBER	REV
FC	12-2-21	1/4" = 1'-0"	1519-5	0



FRONT ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



ELEVATION PLAN

CANTER'S SERVICES
LLC
(985) 226-1804

2488 SQUARE FEET

LIVING AREA	1490 SQUARE FEET
DOUBLE CARPORT	552 SQUARE FEET
PATIO	212 SQUARE FEET
PORCH	25 SQUARE FEET
SHED	209 SQUARE FEET

REV	DATE	BY	DESCRIPTION
0	1-5-22		FOR FINAL REVIEW

REVISIONS

RESIDENCE FOR:
JASON GAUTREUX
320 WILSON AVENUE
HOUMA, LA. 70364

DR	DATE	SCALE:	DWG NUMBER	REV
FC	12-2-21	1/4" = 1'-0"	1519-4	0

320 Wilson Avenue



TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

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

April 19, 2022
5:00 pm
Council Meeting Room
2nd Floor - Government
Tower
Shirley Henderson
985-873-6569

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- Special Exception Structure Variance Administrative Review
 Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name:

DELPHINE CHARLES

3. Applicant's Address:

321 LEVON ST
HOUMA, LA 70360

4. Applicant's Phone:

(985) 647-5397

5. Applicant's Email:

cdelphine1962@gmail.com

6. Physical Address
Of Request:

321 HOBSON ST
HOUMA, LA 70360

7. Interest in Ownership:

100%

7. Date of
Application:

3/31/22

8. Explanation of
Request:

6-1
Council - 2
Fire - City

APPLICANT REPLACE FENCE DAMAGED
BY IDA IN SAME LOCATION & HEIGHT.
NO PERMIT RECORD IS AVAILABLE FOR ORIGINAL FENCE TO
DETERMINE DATE IT WAS BUILT - BUT AFTER 2010.
SINCE FENCE PRE-EXISTS STORM, CAN IT BE REPLACED
IN SAME LOCATION? WHICH ZONING ORDINANCE PREVAILS,
SEC 28-72 (f) OR SEC 28-158 (c)

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

Special Exception

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- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

2204

Variance

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Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

\$20
 + \$14.66 (\$7.33 x 2)

 \$34.66

Dolphine Charles
 Signature of Applicant or Agent

 Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

_____ 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

_____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Dolphine Charles
 Signature of Owner

 Printed Name of Owner

 Date

9. Adjacent Property Owners:

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LEVRON STREET

N12°07'00"E - 100.00'

EXISTING 4' CHAIN LINK TO REMAIN

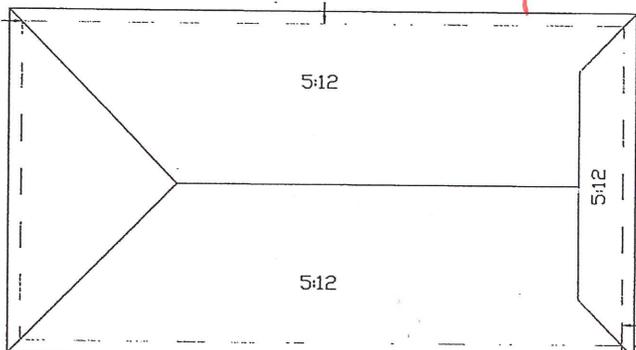
REPLACE DAMAGED 6' WOOD PRIVACY FENCE WITH SAME.

DAMAGE DUE TO HURRICANE IDA.

N77°12'18"W - 61.00'

S77°12'18"E - 61.00'

HOBSON STREET



SHEET INDEX

- 1 PLOT PLAN
- 2 ELEVATION VIEW
- 3 FLOOR PLAN
- 4 FOUNDATION PLAN
- 5 ELECTRICAL PLAN
- 6 PLUMBING PLAN
- 7-9 DETAILS

REVISED LOT 14
6,100 S.F.
0.140 ACRES

S12°07'00"W - 100.00'

LOT 13

DESIGNED BY:	BMA
CHECKED BY:	BMA
DRAWN BY:	BMA

321 HOBSON ST.
HOUMA, LA 70360

ARCENEAUX HOMES, LLC
 294 MEADOW VIEW CT.
 THIBODAUX, LA 70301
 (985)859-8571

DATE:	8/25/09
SCALE:	1/4"=1'
JOB#:	2007-03
FILE#:	321HOBSON
SHEET 1 OF 9	

321 HOBSON Street







TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

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

1. Indicate Type of Request:

- Special Exception Structure Variance Administrative Review
 Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name:

Ziara Barajas

3. Applicant's Address:

3777 Grand Caillon Road
Houma, LA. 70363

4. Applicant's Phone:

985-772-9580

5. Applicant's Email:

ZAIRA LALA.25@gmail

6. Physical Address
Of Request:

263 St. Peters St.
Houma LA. 70360

7. Interest in Ownership:

100%

7. Date of
Application:

03-30-22

8. Explanation of
Request:

Front yd. variance from Reg. 25'
to 15'; and a rear setback
variance from 30' to 27' for
placement of mobile home.

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

Special Exception

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Zaira Barajas
Signature of Applicant or Agent

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

_____ 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

_____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

Zaira Barajas
Signature of Owner

Zaira Barajas
Printed Name of Owner

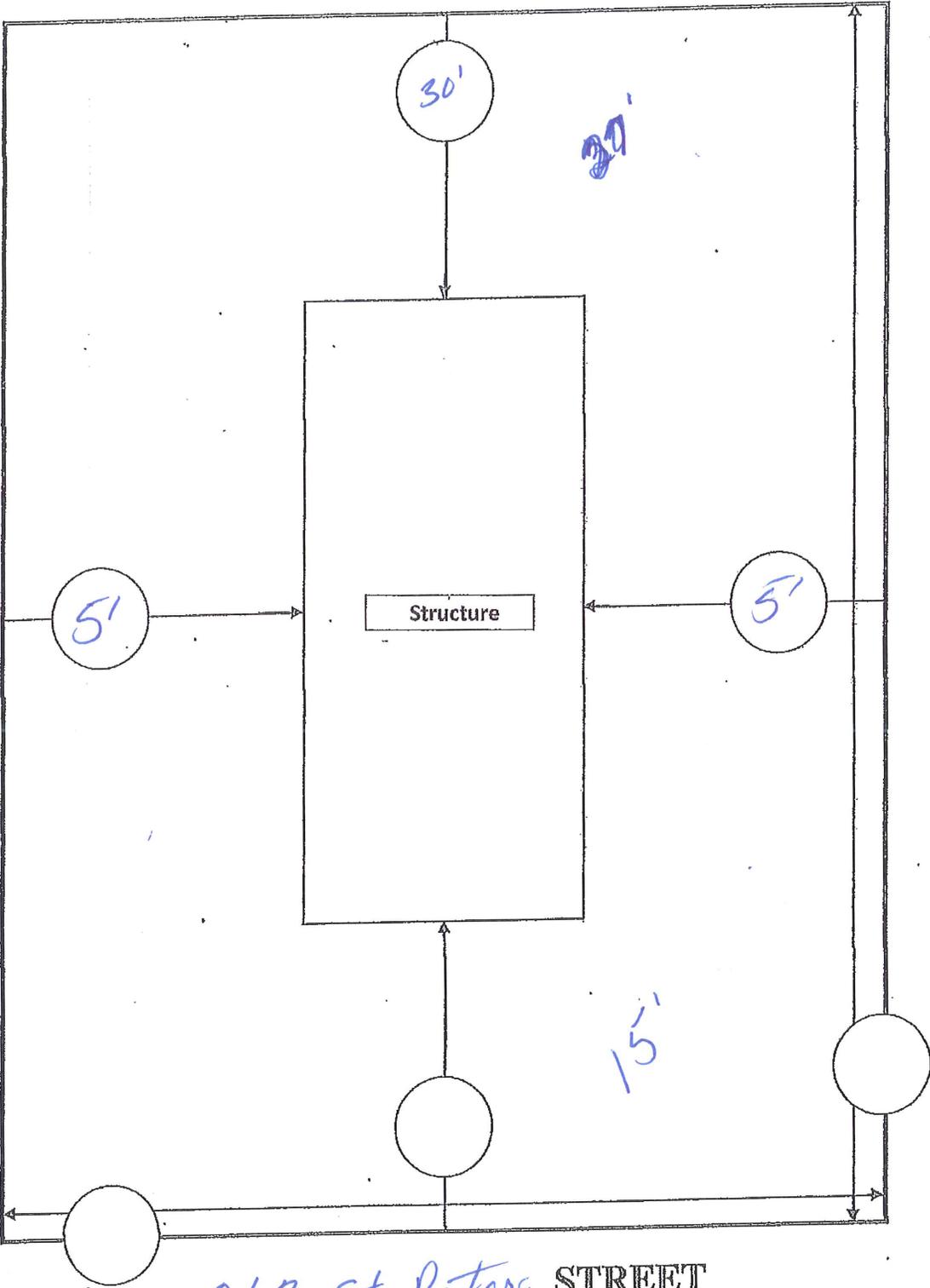
03-30-2022
Date

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SITE PLAN



263 St. Peters STREET

263 St. Peter Street



