



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

(Revised 5/11/22)

DATE: Monday May 16, 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 April 19, 2022
5. New Business:
 - a. Special Exception: Variance from minimum lot size requirement from 7,200 square feet to 3,526 Square feet for placement of a duplex on a C-2 zoned lot located at 1211 Lafayette St., 207 & 209 Commerce St.; (*Beverly Castagnos, applicant*).
 - b. Structure Variance: Rear yard setback variance from required 5' to 2' for placement of a 16' x 21' storage shed and a driveway width variance from 36' max to 56' for R-1 lot located at 205 Shay Drive; (*Barry Voisin, applicant*).
6. Next Meeting Date: Monday, June 20, 2022
7. Board of Adjustment Member Comment
8. Public Comment
9. Adjourn

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
April 19, 2022

TPCG Council Meeting Room

The Chairman, David Tauzin, called the April 19, 2022 meeting of the Houma Board of Adjustments to order at 5:00 p.m..

1. Pledge of Allegiance: Mr. Willie Newton
2. Upon Roll Call, those members present were Mr. David Tauzin, Mr. Willie Newton, and Matt Chattagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent were Pete Konos and Joe Harris.
3. **ANNOUNCEMENTS:** NONE
4. **APPROVAL** of MINUTES of March 22, 2022.
MOTION was made by Mr. Willie Newton, **SECONDED** by Mr. Matthew Chattagnier to **APPROVE** the minutes of March 22, 2022 meeting.

ROLL CALL VOTE:

YEAS: Newton, Tauzin, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

6. New Business:
 - a. Structure Variance: Rear yard setback variance from required 25' to 19' for residential new construction located at 320 Wilson Street.

Chair recognized Jason Gautreaux, applicant, who stated that he is requesting a rear yard setback from 25' to 9'.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a rear yard set back variance from required 25' to 19' for new residential construction in an R-1 zoned district. The lot size is 80' X 100' and although 8,000 sq. ft. is more than most lots, the depth of 100' makes it difficult to meet all of the zoning setback requirements. This subdivision was developed prior to zoning and although a corner lot, it is hard to remain compliant with zoning and modern home needs and special requirements. Many of the homes in this area have similar or less setbacks, so staff feels that approval of this variance will not alter the essential character of the district in which it is located nor will it adversely affect the public health, safety or welfare of the master plan. A 19' rear yard still seems adequate for recreation outside.

Staff recommends **APPROVAL** of the request.

MOTION was made by Willie Newton, seconded by Mr. Matt Chattagnier to **APPROVE**.

ROLL CALL VOTE:

YEAS: Newton, Tauzin, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING :None

- b. Interpretation: To determine if fence, damaged by Hurricane Ida, can be re-built at same location, size and height in an R-1 zoned area located at 321 Hobson Street.

Chair recognized Mrs. Delphine Charles, applicant, who stated that she had a fence in the same location for 6 years without any complaints, but now she has someone complaining.

Chair recognized Mr. Christopher Pulaski who stated that applicant's fence was damaged by Hurricane Ida. Applicant built a new fence in the same location and same height as the original fence. Section 28-72(f) states that in any district, no fence, wall structure, tree, shrub or planting more than three (3) feet in height shall be erected, placed or maintained in such a manner as to prevent a clear, unobstructed view of approaching traffic for the driver of a vehicle within fifteen (15) feet from the driveway's street line. Section 28-15(c) states that a nonconforming structure damaged in any manner and from any cause whatsoever to the extent of not more than eighty (80) percent of its replacement cost may be restored, provided restoration is begun within one (1) year and completed within two (2) years of the date of the damage; provided further, that any structure so restored shall conform to the height, building site area and yard requirements of the district in which it is located and to the off street loading requirements of this chapter and provided that a structure damaged as the result of fire, flood, windstorm, earthquake or other unforeseen cause which was a conforming structure at the time of its erection, if erected after the effective date of the ordinance from which this section derives or a conforming structure when such ordinance became effective, if erected prior to such date, but which structure has since become nonconforming as the result of a change in this chapter or the zoning map, may be restored, regardless of the extent of damage thereto, if such structure can be legally restored under other applicable laws and ordinances and if restoration is begun within one (1) year and completed within two (2) years of the date of the damage. No permit record is available for the original fence to determine the date it was built, but we know it was after 2010. Since fence pre-exists storm, can it be replaced in same location? Which zoning ordinance prevails, Section 28-72(f) or Section 28-15(c)?

After a brief discussion, **MOTION** was made by Willie Newton, **SECONDED** by Matt Chattagnier to change the rear and Levron Street fence alignment 4 feet to 6 feet to allow for a more clear visibility for driveway egress and safety.

ROLL CALL VOTE:

YEAS: Newton, Tauzin, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

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 Street.

Chair recognized Zaira Barajas, applicant, who stated that she was given a mobile home and placed it on this property. She did not know of setback requirements. She is asking for approval to keep the mobile home there.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from 30' to 27' and a 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 Street.

The applicant's home was damaged during Hurricane Ida. She was given a mobile home by her employer and it was placed on site prior to permit issuance. Although there was a trailer previously, the new trailer is larger than the previous and will require setback variances. As the subdivision pre-dates zoning and other lots have similar or lesser setbacks, the variance would not seem to 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.

A **MOTION** was made by Willie Newton, **SECONDED** by Matt Chattagnier to **APPROVE** the request.

ROLL CALL VOTE:

YEAS: Newton, Tauzin, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

7. Next meeting date: Monday, May 16,2022 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. Matt Chattagnier 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 checked="" 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:

3. Applicant's Address:

4. Applicant's Phone:

5. Applicant's Email:

6. Physical Address Of Request: *AKR-1*

7. Interest in Ownership: 7. Date of Application:

8. Explanation of Request: *C-2*
File: ?
Council: ?

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:

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

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;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- 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.



Signature of Applicant or Agent

KENETH L. REMBERT

Print Name of Applicant or Agent

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

 X 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,

 X 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.

 X 

Signature of Owner

BEVERLY G. CASTAGNOS

Printed Name of Owner

4/25/22

Date

9. Adjacent Property Owners:

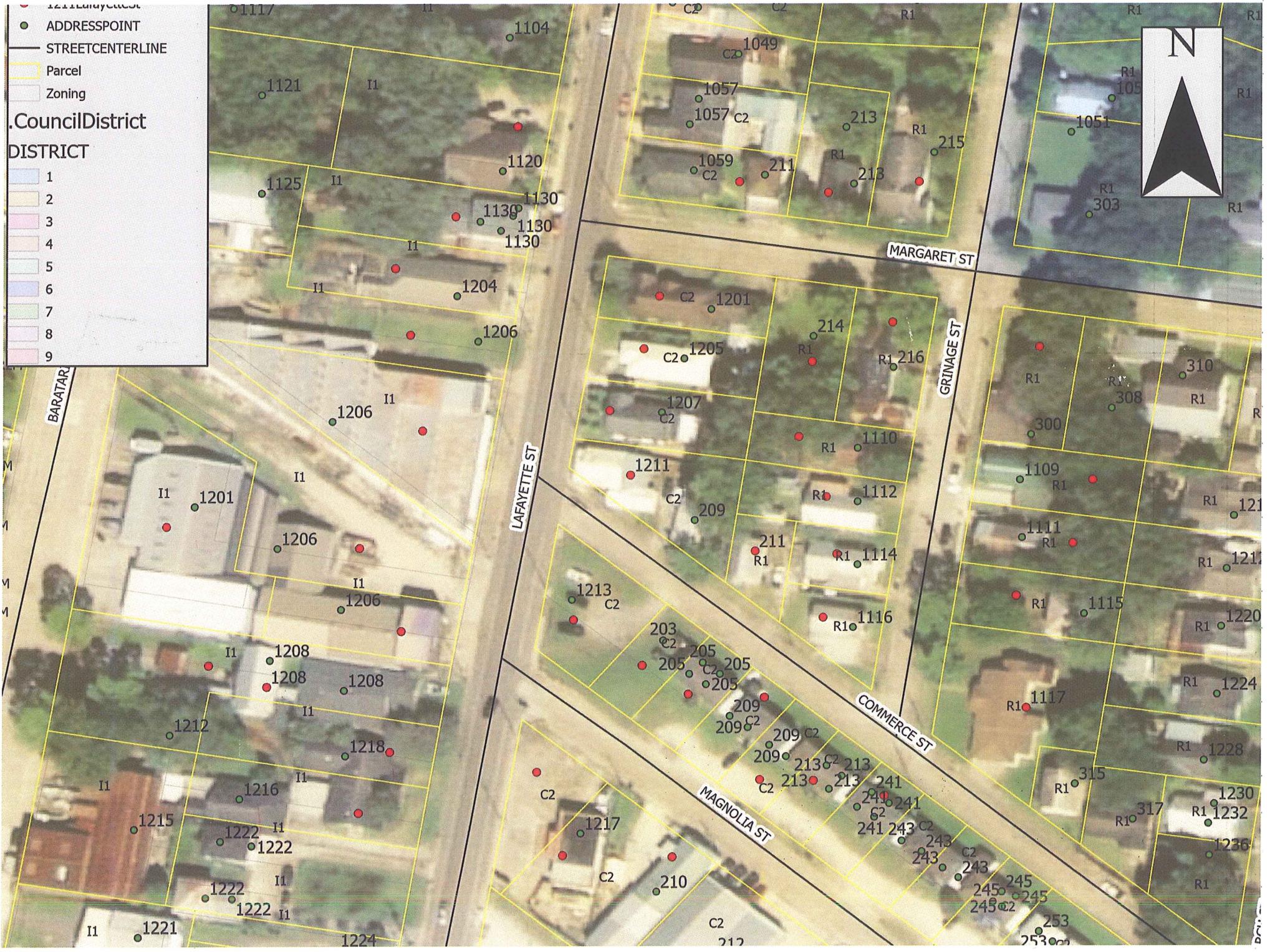
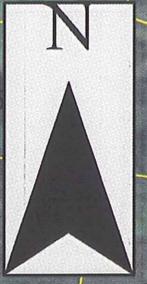
Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners 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.

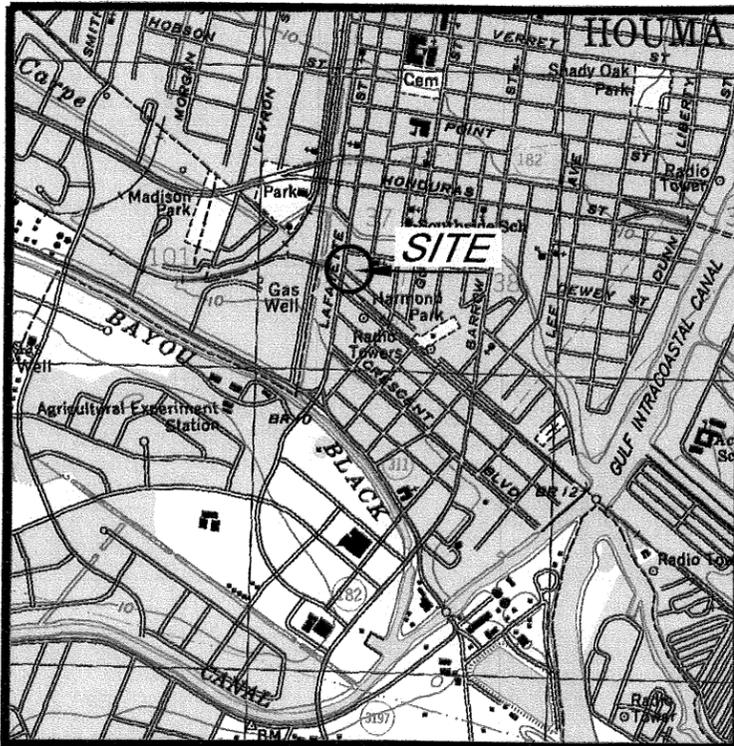
- ADDRESSPOINT
- STREETCENTERLINE
- Parcel
- Zoning

CouncilDistrict

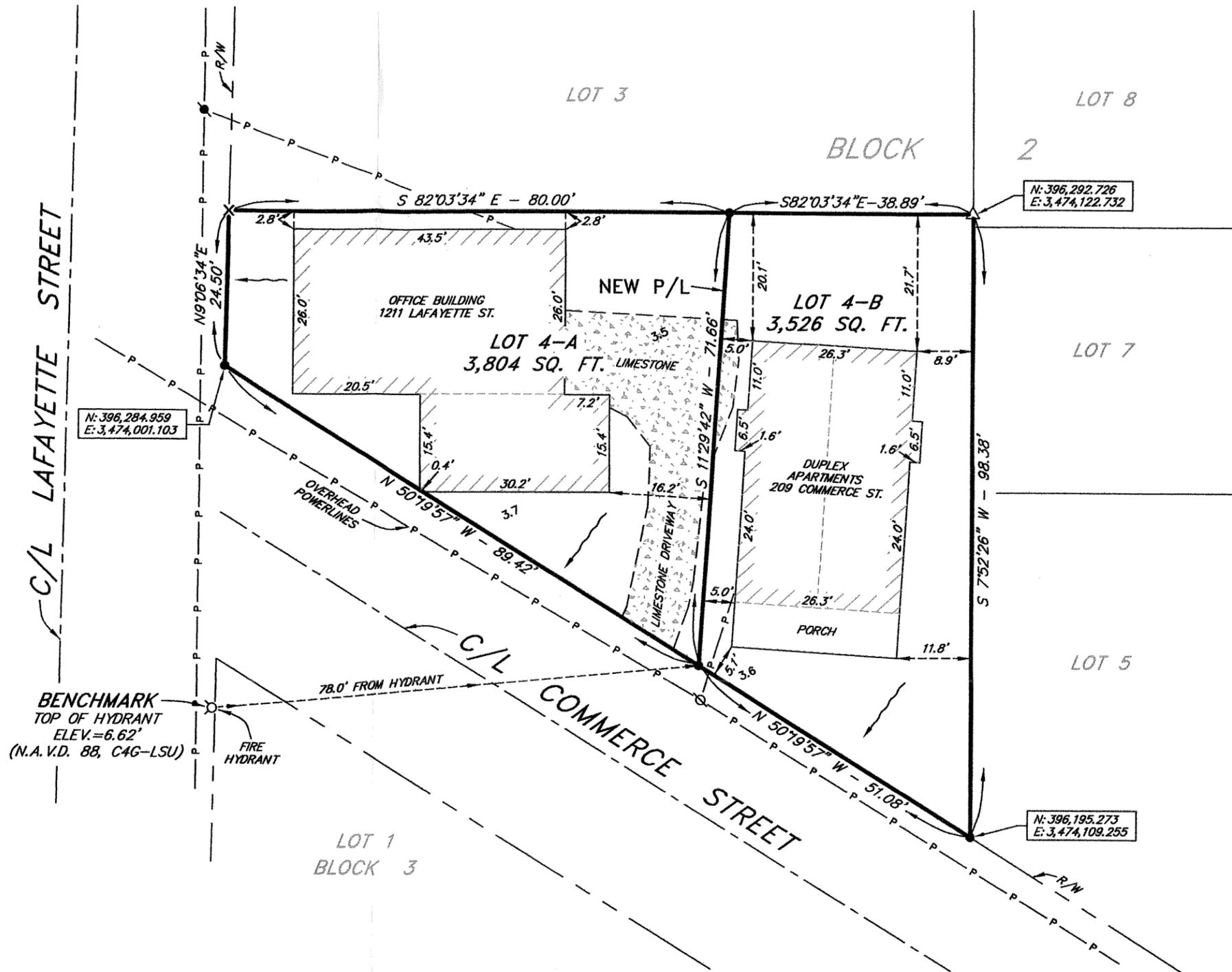
DISTRICT

1
2
3
4
5
6
7
8
9





"VICINITY MAP"



LOUISIANA COORDINATE SYSTEM (SOUTH ZONE)

SEWER SYSTEM:
COMMUNITY SEWERAGE IS AVAILABLE.

DRAINAGE NOTE:
THIS PROPERTY DRAINS TO LAFAYETTE STREET AND COMMERCE STREET WHICH NEEDS NO MAINTENANCE.
THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

REFERENCE MAPS:
MAP PREPARED BY T. BAKER SMITH C.E. ENTITLED "BREAUX-MORRISON ADDITION BEING A SUBDIVISION OF LANDS BELONGING TO C.F. BREAUX AND C.F. MORRISON LOCATED IN SECTIONS 37 & 38, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED AUGUST 19, 1932. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

FLOOD INFORMATION:
THESE LOTS ARE LOCATED IN ZONE "B" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "B" IS SUBJECT TO 100 YEAR FLOODING). (FIRM INDEX DATE APRIL 2, 1992). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-Q102 PLACES THIS PROPERTY IN ZONE "A" WITH A BASE FLOOD REQUIREMENT OF 6'. THE 2021 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0253 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "AE" AND HAS A B.F.E. REQUIREMENT OF 7'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS

APPROVED AND ACCEPTED THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

BY _____ FOR _____

"MINOR SUBDIVISION"

LAND USE: RESIDENTIAL & COMMERCIAL
DEVELOPER: BEVERLY G. CASTAGNOS



COMMERCE ST





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:

Barry P. Voisin

3. Applicant's Address:

205 Shay Drive
Houma LA 70360

4. Applicant's Phone:

1-985-257-8096

5. Applicant's Email:

Barry Voisin@yahoo.com

6. Physical Address
Of Request:

205 Shay Drive
Houma LA 70360

7. Interest in Ownership:

own

7. Date of
Application:

05-03-22

8. Explanation of
Request:

request to put storage shed
18" from property line and
drive way from pre existing concrete
to property line 16'x27' for drive
way + 16'x21' for shed

16x27

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:

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

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;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- 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.

Barry P. Voisin
Signature of Applicant or Agent

Barry P. Voisin
Print Name of Applicant or Agent

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

B.P.V. 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,

B.P.V. 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.

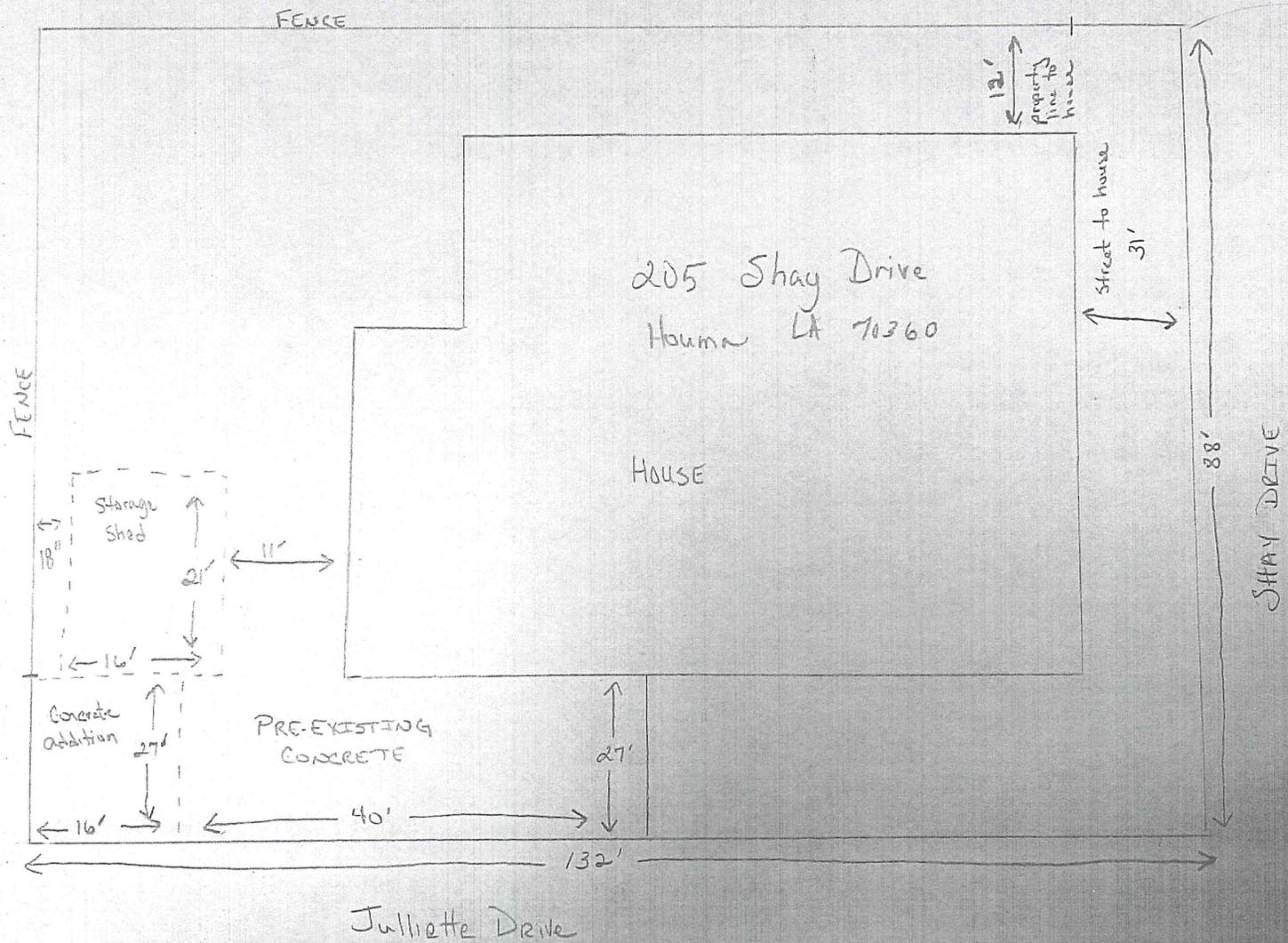
Barry P. Voisin
Signature of Owner

Barry P. Voisin
Printed Name of Owner

05-03-22
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.



side from 16-8

NOTES:

1. **BUILDING CODE:**
2015 IBC & IRC, 2018 IBC & IRC

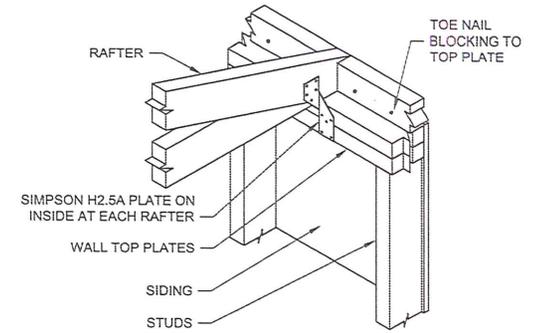
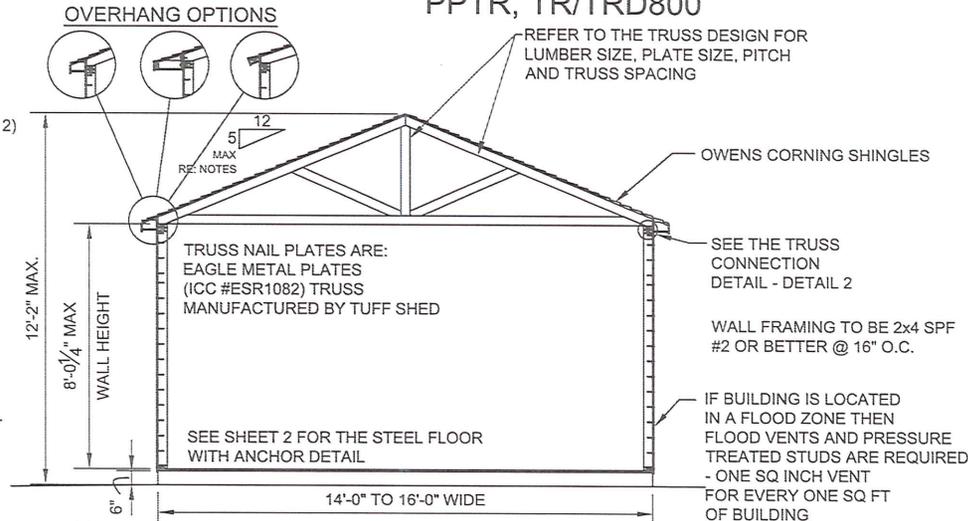
2. **DESIGN LOADING:**
WIND SPEED (V_{wf}) & EXPOSURE: 150C
GROUND SNOW LOAD (p_g): 5 PSF
ROOF LIVE LOAD: 20 PSF
ROOF DEAD LOAD: 10 PSF
FLOOR LIVE LOAD: MIN. 50 PSF (SEE NOTE 5, DETAIL 1, SHEET 2)
BUILDING CATEGORY: I

HEADER NAILING:
HEADER TO STUD - 4-16d END NAIL DOUBLED HEADER
- 16d @ 16" STAGGERED FACE NAIL

NAILING:
REFER TO SHEET 2 FOR WALL AND ROOF SHEATHING NAILING.

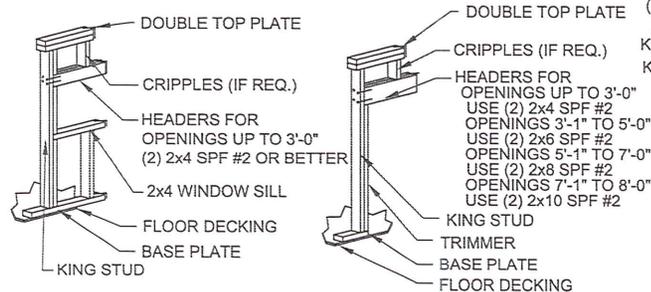
MAX WALL HEIGHT FOR EACH SHED:
PPTR - 8'-0 1/4" (96 1/4")
TR-800 - 7'-8 1/4" (92 1/4")

UNINHABITED UTILITY SHED 14' AND 16' WIDE x UP TO 24' LONG
PPTR, TR/TRD800



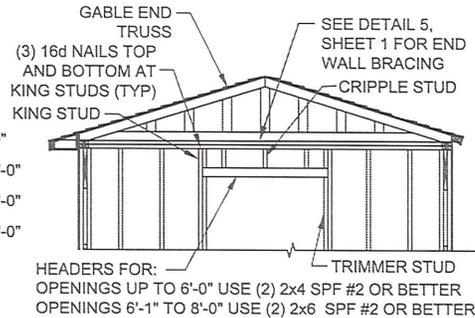
2 TRUSS TO WALL CONNECTION DETAIL
SCALE: N.T.S.

1 BUILDING SECTION
SCALE: N.T.S.



3A WINDOW HEADER DETAIL FOR SIDE WALLS
SCALE: N.T.S.

3B DOOR HEADER DETAIL FOR SIDE WALLS
SCALE: N.T.S.



4 HEADER DETAIL FOR END WALLS
SCALE: N.T.S.

TUFF SHED

Storage Buildings & Garages

TUFF SHED, MFG. FACILITIES

2820 W. AIRLINE HIGHWAY
LAPLACE, LA 70068
(866) 771-TUFF

STORE 350

Order #: _____

Customer: _____

Site Address: _____

Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. # _____

Drawn By: PK

Date: 7/20/2020

Checked By: _____

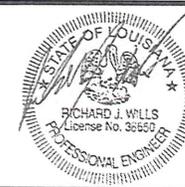
Date: _____

Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY BOTH TUFF SHED AND THE ENGINEER OF RECORD.

TUFF SHED, INC.
ENGINEERING DEPARTMENT

RICHARD J. WILLS, P.E.
RWILLS@TUFFSHED.COM
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-8833 EXT. 96315



TITLE

BUILDING SECTIONS

HEADER FRAMING DETAILS

2015/2018 IBC & IRC

150C

DRAWING NO. 350-PPTR-TR800-02

REV. LEVEL 01

SHEET 1

PAGE 1 OF 2

30 JULY 2020

