



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 Tauzin, 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: Monday, June 13, 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 May 16, 2022
5. Old Business:
 - a) Structure Variance: Rear yard setback variance from the required 5' to 2' for placement of a 16' x 21' storage shed and a Driveway Width Variance from 36' max to 56' in an R-1 zoned area located at 205 Shay Drive; (Council District 6; City of Houma Fire District) *Barry Voisin, applicant.*
6. New Business:
 - a) Structure Variance: Rear yard setback variance from the required 30' to 17.5' for placement of a four-unit townhome complex in a proposed R-3 zoned area located at 361 Dixie Avenue (Council District 8; City of Houma Fire District) *Cory Williams, applicant.*
7. Next Meeting Date: Monday, July 18, 2022
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF MAY 16, 2022

1. The Chairman, Mr. David Tauzin, called the meeting of May 16, 2022 of the Houma Board of Adjustment to order at 5:01 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. David Tauzin, Chairman; Mr. Willie Newton, Secretary; and Mr. Pete Konos. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman; Mr. Matthew Chatagnier and Mr. Gary Williams, Legal Advisor. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Willie Newton moved, seconded by Mr. Pete Konos: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of April 19, 2022."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Tauzin & Mr. Konos; NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris and Mr. Chatagnier. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
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 Street, 207 & 209 Commerce Street.

Note: Mr. Matthew Chatagnier arrived at the meeting at this time, 5:07 p.m.

- 1) The Chairman recognized Mr. Ken Rembert of Keneth L. Rembert Land Surveyors. He stated the special exception is for a variance from minimum lot size requirement from 7,200 square feet to 3,526 square feet for the placement of a duplex on a C-2 zoned lot. Mr. Rembert also stated that a rear yard setback variance is needed from the required 20' to 16.2' for lot 4-A.
 - 2) The Chairman recognized Mr. Greg Smith of 1207 Lafayette Street who stated he was an adjacent property owner and supports the variance request.
 - 3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request along with the rear yard variance from the required 20' to 16.2' for lot 4-A as stated by Mr. Rembert.
 - 4) Mr. Chatagnier moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment grant approval of the application for the Special Exception, Variance from the minimum lot size requirement from 7,200 square feet to 3,526 square feet, and Rear Yard Setback Variance from the required 20' to 16.2' for lot 4-A, for the placement of a duplex on a C-2 zoned lot located at 1211 Lafayette Street, 207 and 209 Commerce Street."

The Chairman called for a vote on the motion offered by Mr. Chatagnier. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos & Mr. Chatagnier; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Harris. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- B. Structure Variance: Rear Yard Setback Variance from the required 5' to 2' for the placement of a 16' x21' storage shed and a Driveway Width Variance from 36' max to 56' for an R-1 lot located at 205 Shay Drive.
 - 1) Mr. Chatagnier moved, seconded by Mr. Newton: "THAT" due to no one present at the hearing to speak for this item, the Houma Board of Adjustment table application for Structure Variance, Rear Yard Setback Variance from the required 5' to 2' for the placement of a 16' x 21' storage shed and a Driveway Width Variance from 36' mas to 56' for an R-1 lot located at 205 Shay Drive."

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

6. NEXT MEETING DATE:

1) The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is June 13, 2022.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Chatagnier moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:16 p.m."

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

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

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'x21' for drive
way + 16'x21' for shed

16x21

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.

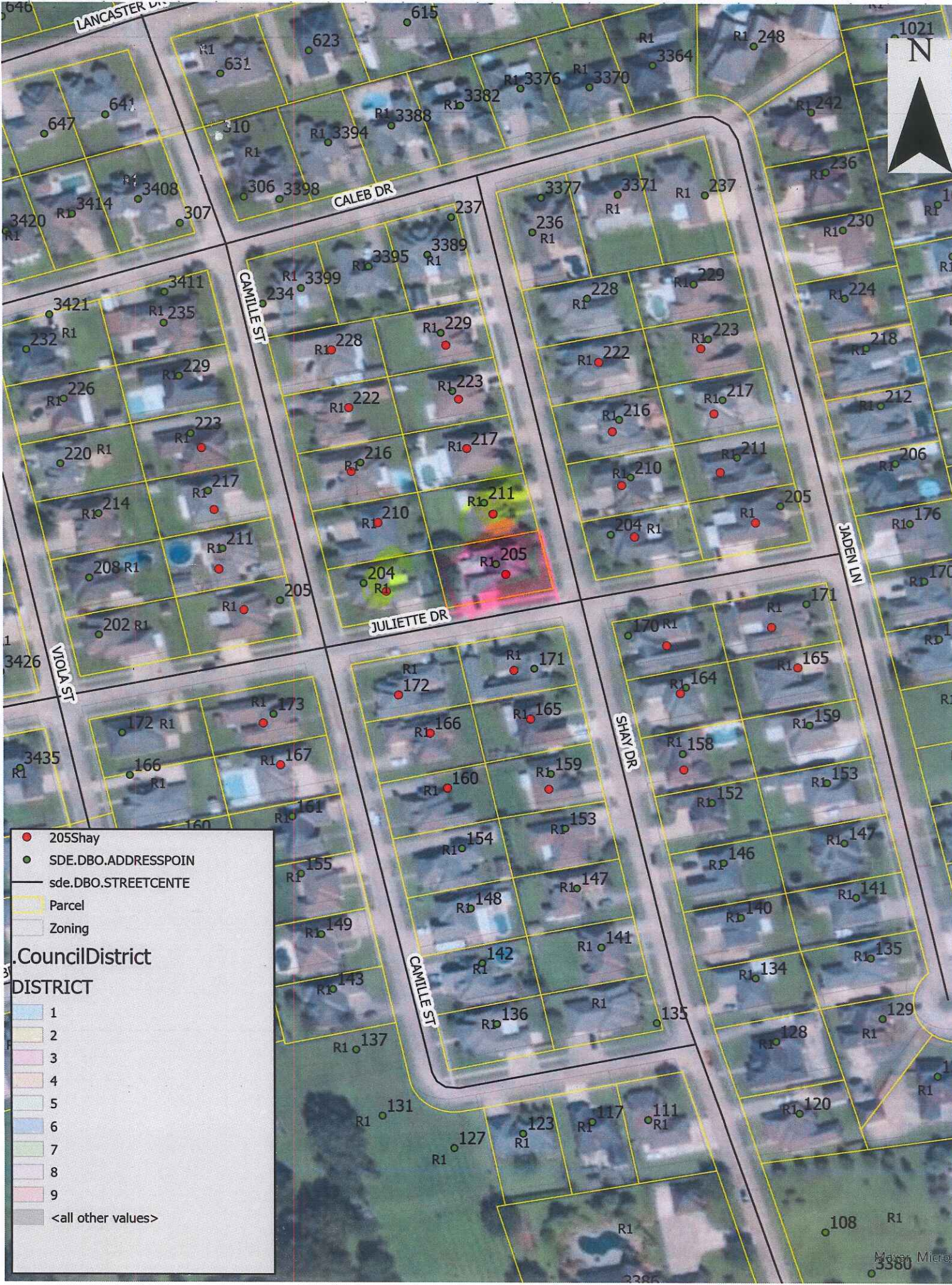
Barry P. Voisin
Signature of Owner

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.



205Shay

SDE.DBO.ADDRESSPOIN

sde.DBO.STREETCENTE

Parcel

Zoning

CouncilDistrict

DISTRICT

1

2

3

4

5

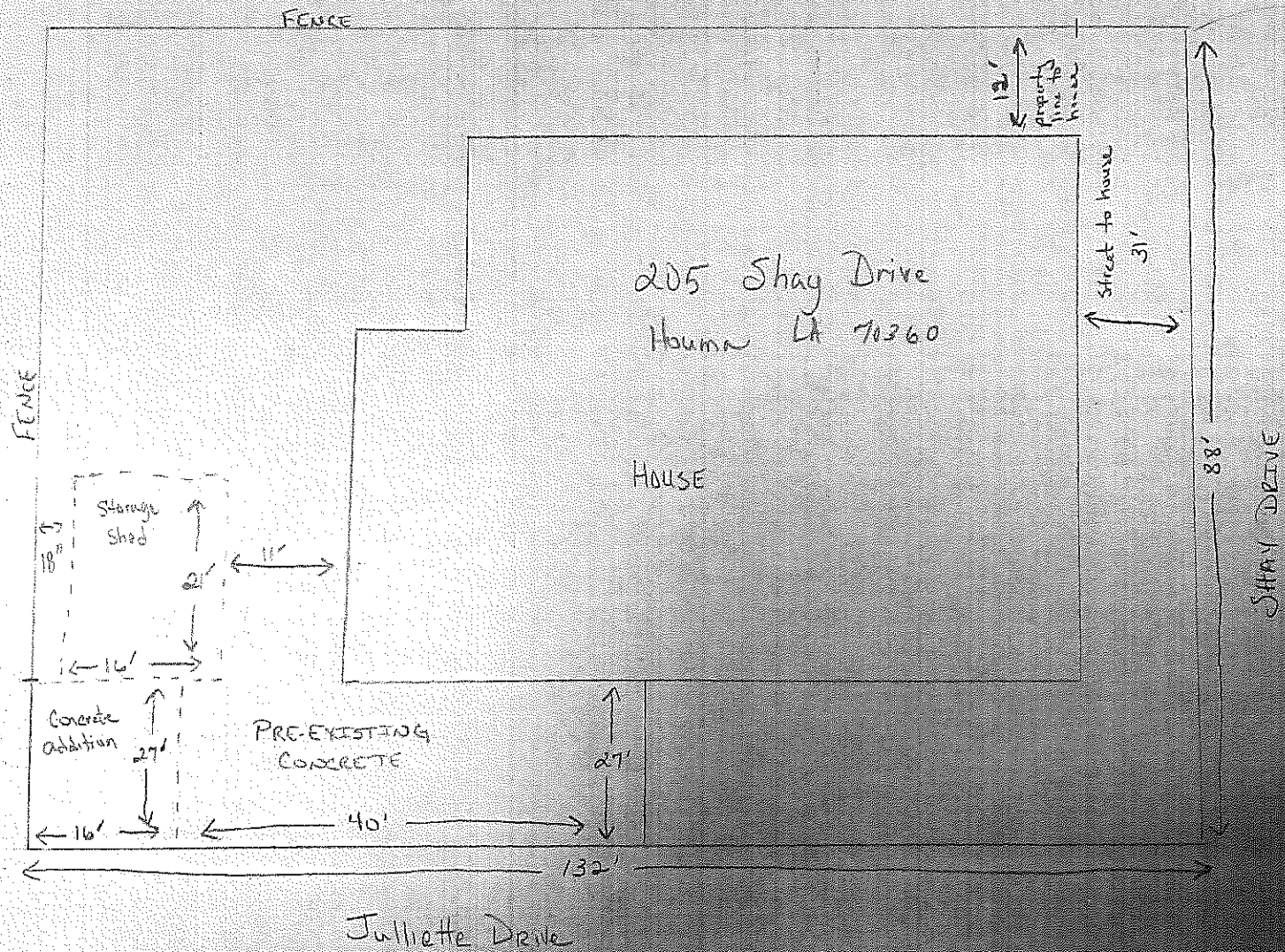
6

7

8

9

<all other values>



Side from 16-8

NOTES:

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

2. **DESIGN LOADING:**
WIND SPEED (V_{ult}) & 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

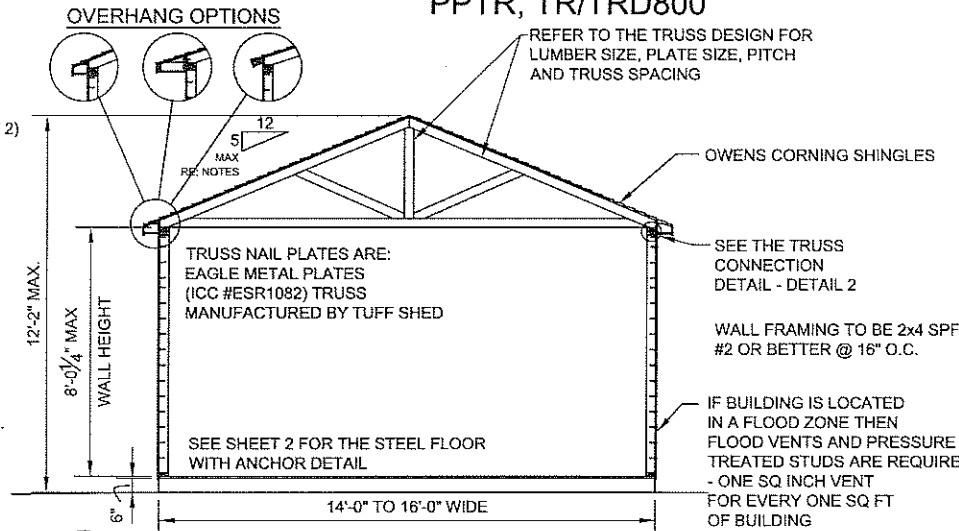
NAILING:

REFER TO SHEET 2 FOR WALL AND ROOF SHEATHING NAILING.

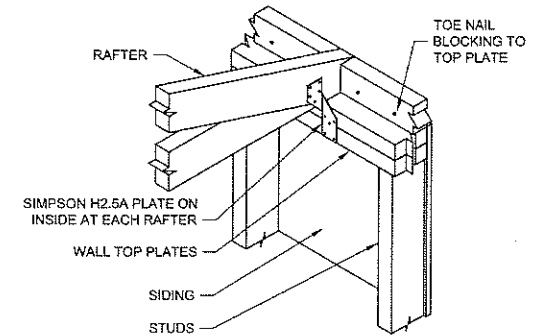
MAX WALL HEIGHT FOR EACH SHED:
PPTR - 8'-0 1/4" (96 1/4")
TR-800 - 7'-8 1/4" (92 1/4")

UNINHABITED UTILITY SHED 14' AND 16' WIDE x UP TO 24' LONG

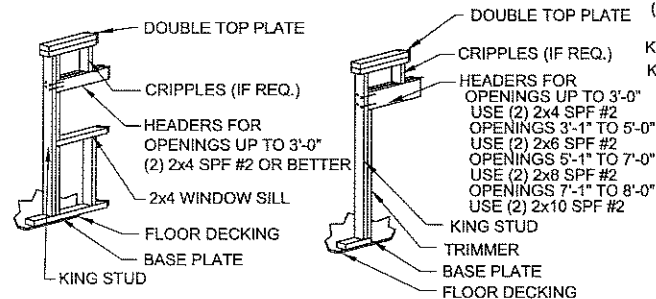
PPTR, TR/TRD800



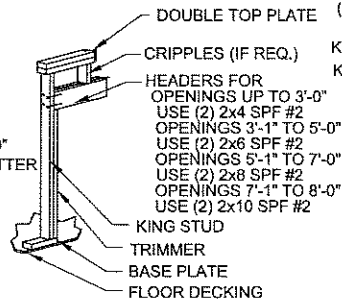
1 **BUILDING SECTION**
SCALE: N.T.S.



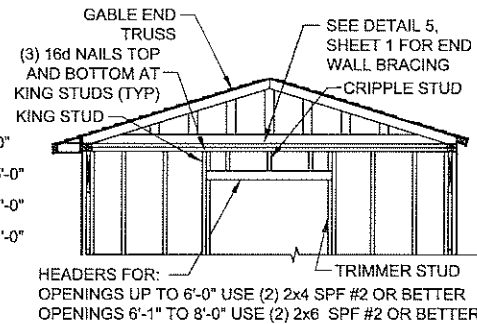
2 **TRUSS TO WALL CONNECTION DETAIL**
SCALE: N.T.S.



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.

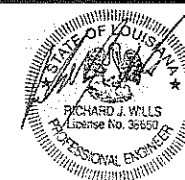
TUFF SHED
Storage Buildings & Garages
TUFF SHED, MFG. FACILITIES
2820 W. AIRLINE HIGHWAY
LAPLACE, LA 70058
(986) 771-TUFF
STORE 350

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

205 Shay Drive



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 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:

Cory Williams c/o Dream Street Properties, LLC

3. Applicant's Address:

901 Beaumont Drive
Gonzales, LA 70737

4. Applicant's Phone:

(504) 585-0944

5. Applicant's Email:

cowill27@yahoo.com

6. Physical Address
Of Request:

361 Dixie Avenue Houma, LA

7. Interest in Ownership:

Sole Owner

7. Date of
Application:

24 May 2022

8. Explanation of
Request:

This is a variance request for a rear yard setback,
variance from the required 30' to 17.5' for placement
of a four unit townhome complex in a proposed R-3
District.

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:

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- 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;
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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.



Signature of Applicant or Agent

Alisa Champagne

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.



Signature of Owner

Cory Williams c/o Dream Street Properties, LLC

Printed Name of Owner

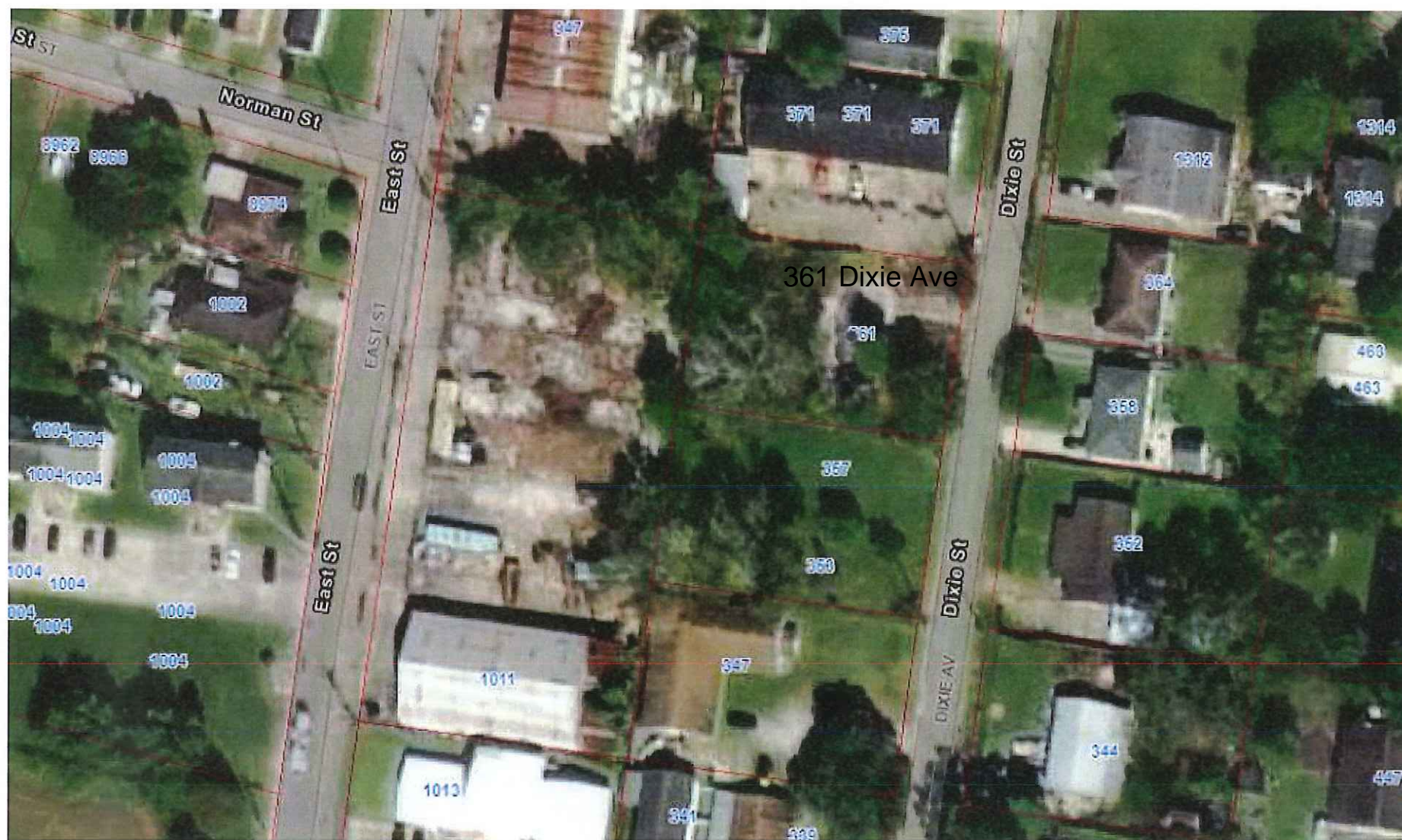
5/26/2022

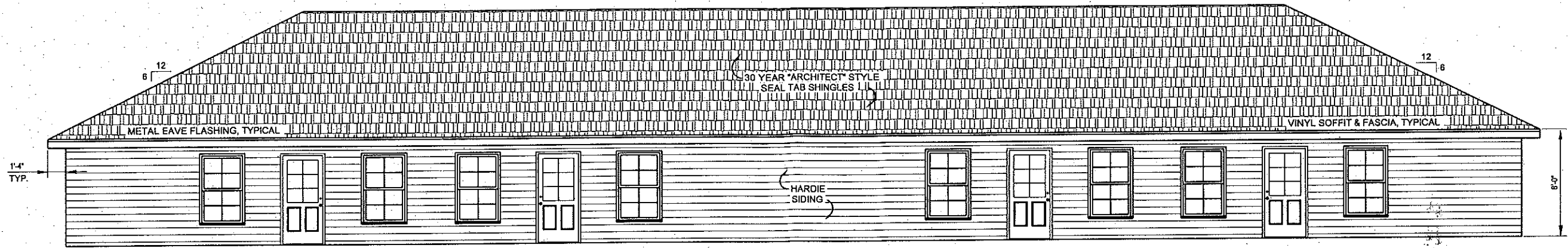
Date

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:

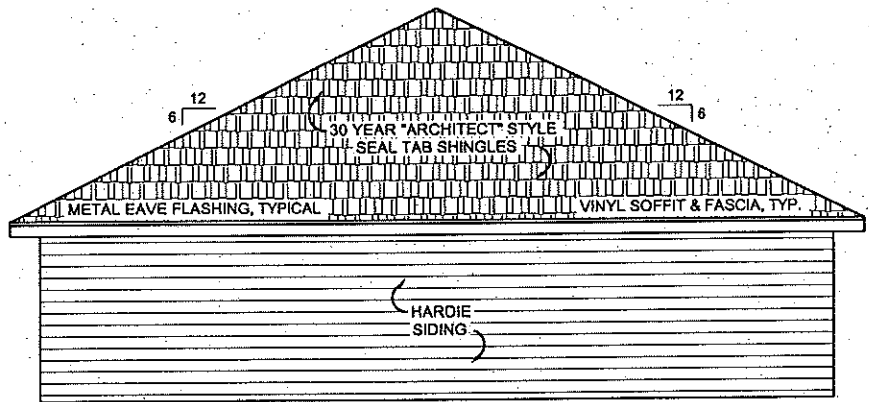
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost 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.





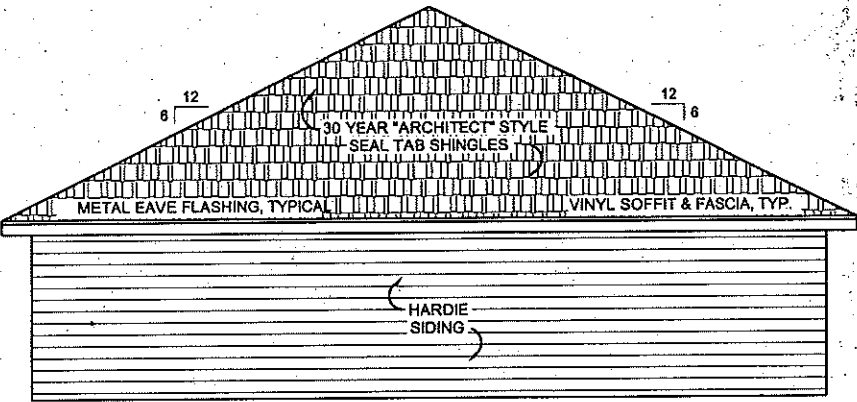
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



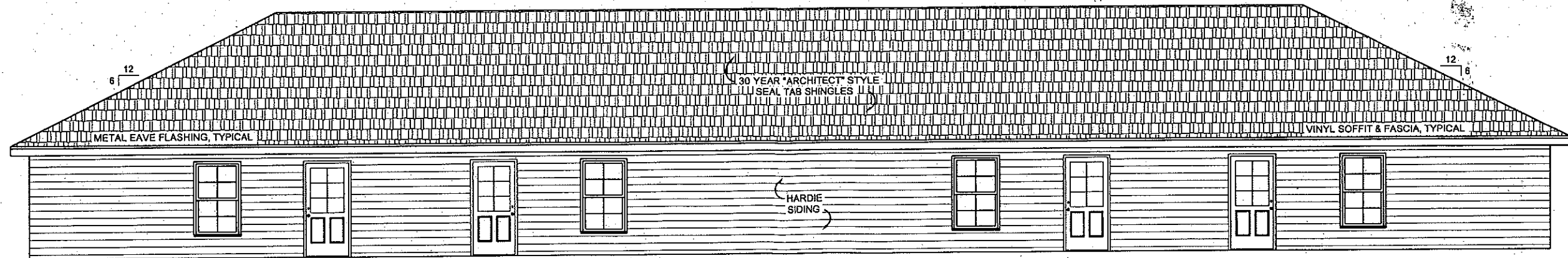
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



SHEET	PLAN NUMBER:	DATE	REVISION	NO	UNIT 1:	UNIT 2:	UNIT 3:	UNIT 4:	TOTAL SF
4	1879	1-10-2022	FOR CONSTRUCTION	0	942	939	938	942	3762 SF
Of		DATE:							
6		1-10-2022							

NOTE: BEARINGS INDICATED HEREON ARE BASED ON THE REFERENCED SURVEY MAP(S).

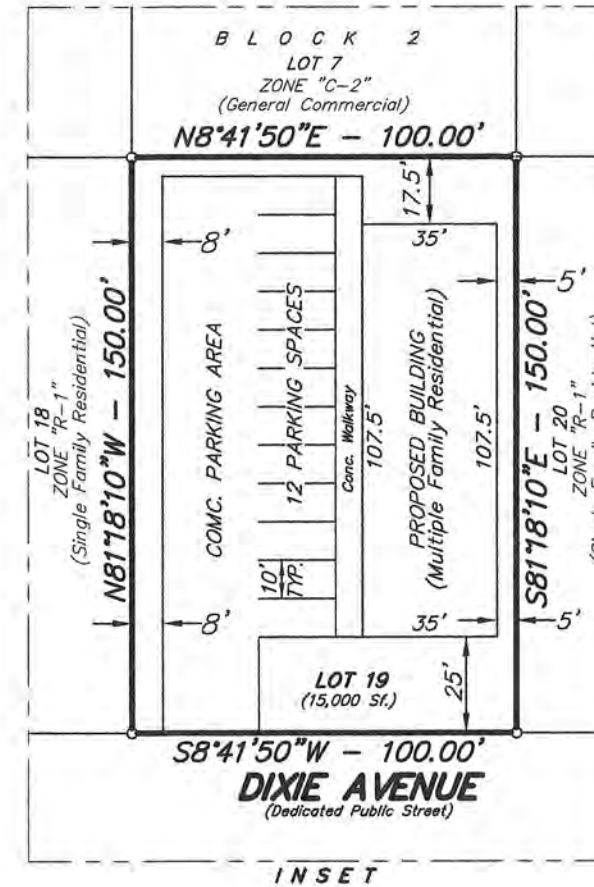
Reference Map: "BARROW SUBDIVISION" prepared by The Office of T. Baker Smith, C.E. dated October 30, 1952 and recorded at entry no. 114707.

NOTE: This property is situated within ZONE "A1", as shown on the F.E.M.A. Flood Insurance Rate Map dated May 1, 1985. (Map No. 220220 0005 C) Req'd B.F.E. 7.0'



NOTE: This map does not purport to show all servitudes and/or right of ways which may affect this property.

NOTE: All title information shown hereon was provided by the client and no additional title research was done by Charles L. McDonald, Land Surveyor, Inc.



Proposed Land Use:
R-3 (Multi Family Residential)

Address:
361 Dixie Avenue Houma, LA

MAP SHOWING PROPOSED
ZONING CHANGE FOR LOT 19, BLOCK 2
OF BARROW SUBDIVISION FROM
ZONE "R-1(SINGLE FAMILY RESIDENTIAL)
TO ZONE "R-3(MULTI FAMILY RESIDENTIAL)
LOCATED IN SECTION 105, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 100'

31 JANUARY 2022

CHARLES L. McDONALD

LAND SURVEYOR, INC.

P.O. Box 1390 Gray, LA 70359

Ph: (985)876-4412/Fax: (985)876-4806

Email: clmsurveyor@aol.com



THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

APPROVED:

Charles L. McDonald

REG. P.L.S. No. 3402



361 Dixie Avenue
Rezone from R-1 to R-3
Dream Street Properties, LLC
3/16/2022