



DEPARTMENT OF PLANNING & ZONING

Terrebonne Parish Consolidated Government

P.O. Box **2768**
Houma, Louisiana **70361-2768**

tpcg.org
PHONE **985-868-5050**

MEMBERS

Matthew Chatagnier, Chair
Willie Newton, Secretary
Tyler Legnon

Joe Harris, Vice Chair
David Tauzin
A'ron Wolfe, Alternate Member

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.

BOARD OF ADJUSTMENT MEETING NOTICE

DATE: Monday, May 19, 2025
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 21, 2025
5. New Business
 - a. Special Exception: Special Exception to allow for the placement of a mobile home through the Restore LA Program on an R-2 zoned lot located at 143 Square Wolfe Lane; (Council District 2; Bayou Cane Fire District) *Tyrone Richardson, Applicant*
 - b. Structure Variance: Front yard setback from the required 25' to 14' and rear yard setback from the required 20' to 14' for the construction of a 4plex within a Planned Building Group Development on a C-2 zoned lot located at 7401 Park Avenue; (Council District 2; Bayou Cane Fire District) *Richard Real Estate & Management, LLC, applicant*
 - c. Structure Variance: Variance to substitute approved tree species with shrubs within the Overlay District on a C-2 Zoned lot located at 6290 West Main Street; (Council District 3; Bayou Cane Fire District) *Michael Barker, applicant*
6. Staff Report:
 - Review ordinance revisions
 - Review fee changes
 - Review Bylaws
7. Public Comments
8. Next Meeting Date: Monday, June 16, 2025
9. Board of Adjustment Member's Comments
10. Adjourn

MINUTES
BOARD OF ADJUSTMENT
MEETING OF April 21, 2025

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of April 21, 2025, of the Board of Adjustment to order at 5:08 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Aron Wolfe.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Willie Newton, Secretary, Mr. Tyler Legnon and Mr. Aron Wolfe. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman and Mr. David Tauzin. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Brighton “BJ” Schmill, Planner I, Department of Planning & Zoning.
3. ANNOUNCEMENTS:
 - a) Mr. Pulaski welcomed the new alternate member, Mr. Aron Wolfe, and recognized Mr. Tyler Legnon as a recent appointment member to the Board of Adjustment. Mr. Pulaski also mentioned upcoming training for all board members.
4. APPROVAL OF THE MINUTES:

Mr. Newton moved, seconded by Mr. Legnon: “THAT the Board of Adjustment accept the minutes as written, for the regular meeting of March 17, 2025.”

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, and Mr. Legnon; NAYS: None; ABSTAINING: Mr. Chatagnier and Mr. Wolfe; ABSENT: Mr. Harris and Mr. Tauzin. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. OLD BUSINESS:
 - A. Structure Variance: Parking space variance from the required 240 spaces to 190 spaces for a multifamily development on a C-2 zoned lot located at 5041 Imperial Drive.
 - 1) The Chairman stated that the request for 5041 Imperial Drive had been withdrawn at the applicant’s request via an email dated April 4, 2025.
6. NEW BUSINESS
 - A. Structure Variance: Rear yard setback variance from the required 25’ to 15’ for the construction of a single-family home through the Restore LA Progm on a R-1 zoned lot located at 265 Garnet Street.
 - 1) The Chairman recognized Ms. Joni Stone of Dynamic Group, who stated that the request for a rear yard setback variance from the required 25’ to 15’ is to allow for the construction of a single-family home through the Restore LA Progm on a R-1 zoned lot located at 265 Garnet Street.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Newton moved, seconded by Mr. Legnon: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Legnon, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier and Mr. Wolfe; ABSENT: Mr. Harris and Mr. Tauzin. 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 15’ for the construction of a Restore LA home on an R-1 zoned lot located at 265 Garnet Street. He stated that Staff recommends approval of the variance request.
 - 5) The Chairman recognized Mr. Pulaski who mentioned that if the current storage building remains on the property, the applicant would be required to fire rate a portion of one of the structures if they were 10’ or less apart due to building codes. He stated that this would be addressed during the building permit process.

6) Mr. Legnon moved, seconded by Mr. Newton: “THAT the Board of Adjustment approve the rear yard setback variance from the required 25’ to 15’ for the construction of a Restore LA home on an R-1 zoned lot located at 265 Garnet Street.”

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

7. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, May 19, 2025.

8. BOARD OF ADMUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT: None

10. STAFF REPORT:

1) Mr. Schmill reviewed with the Board suggested changes to the Parish Ordinance, Application Fees and Bylaws relating to the Board of Adjustment. He asked the Board to review the recommended changes and a decision to proceed would be determined at the May 19, 2025, meeting.

11. Mr. Legnon moved, seconded by Mr. Newton: “THAT” there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:28 p.m.”

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

*Mr. Willie Newton, Secretary
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:

- | | | |
|--|---|--|
| <input checked="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:

Tyrone Richardson

3. Applicant's Address:

143 Square Wolfe Ln. Houma, LA
70364

4. Applicant's Phone:

985-381-5557

5. Applicant's Email:

Tyrone_RichardsonSir@yahoo.com

6. Physical Address
Of Request:

143 Square Wolfe Ln.

7. Interest in Ownership:

100%

7. Date of
Application:

4-30-25

8. Explanation of
Request:

replace Mobile Home on R-2
lot through Restore LA

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:

- 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.

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.

Tyrone Richardson
Signature of Applicant or Agent

Tyrone Richardson
Print Name of Applicant or Agent

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

TR 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,

TR 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.

Tyrone Richardson
Signature of Owner

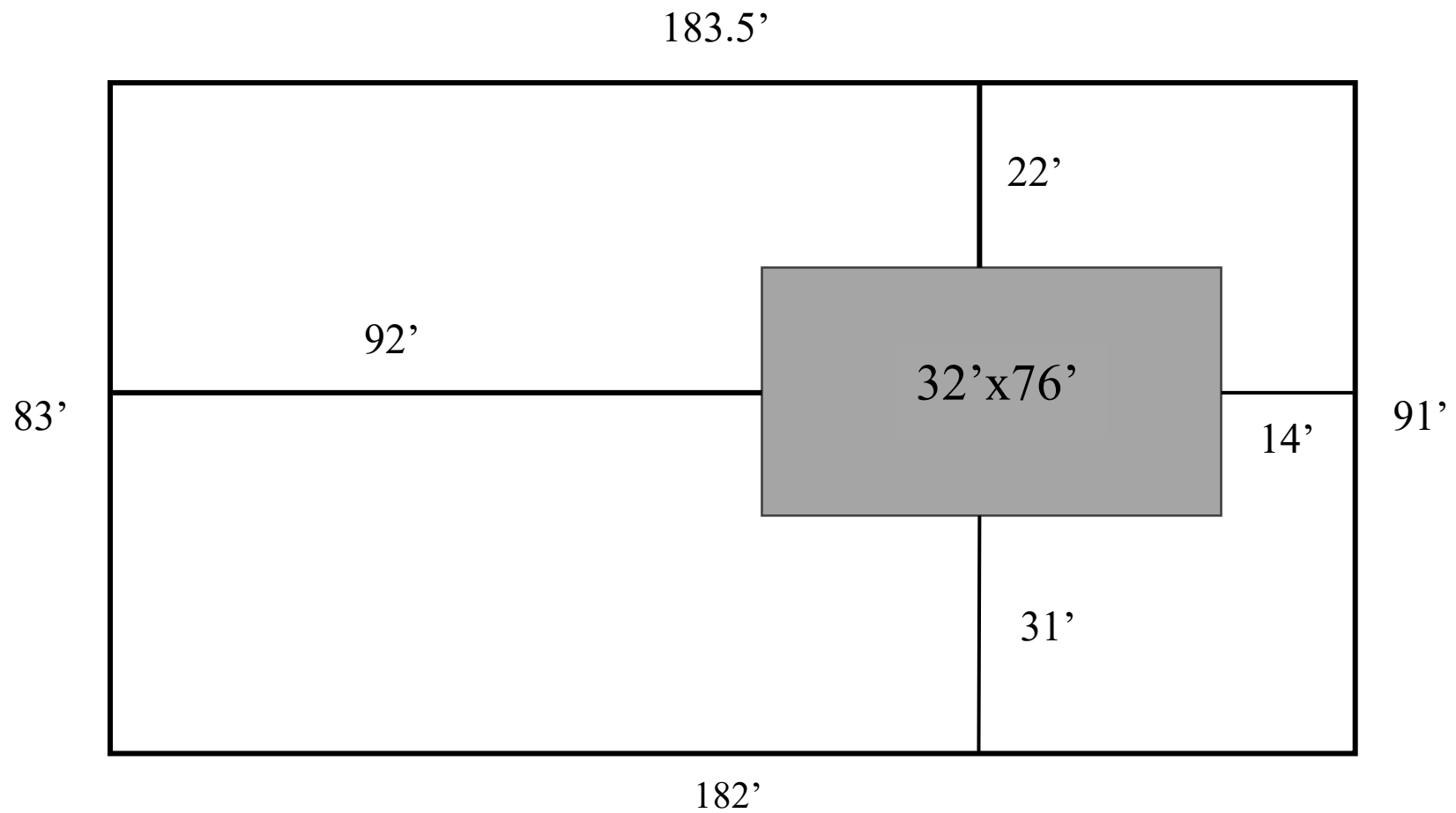
Tyrone Richardson
Printed Name of Owner

4-30-25
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.



143 Square Wolfe Lane



143 Square Wolfe Lane



**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:

RICHARD REAL ESTATE AND MANAGEMENT, LLC
C/O KAYLA BROWN - MANAGER

3. Applicant's Address:

138 SAGEWOOD DR
THIBODAUX, LA 70301

4. Applicant's Phone:

504-388-7017

5. Applicant's Email:

KAYLABROWN87@YAHOO.COM

**6. Physical Address
Of Request:**

7401 PARK AVE

7. Interest in Ownership:

100%

**7. Date of
Application:**

4/28/25

**8. Explanation of
Request:**

SETBACK REQUIREMENTS ON ALL BUILDINGS
FOUR PLEX - FRONT VARIANCE - 14.4', REAR VARIANCE - 14'
TWO PLEXES - REAR VARIANCE 10'

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

Special Exception

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- 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

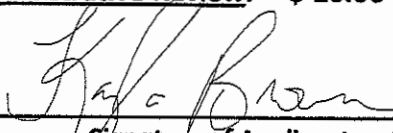
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, 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:

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Signature of Applicant or Agent

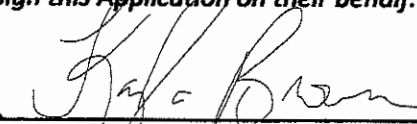
KENETH L. REMBERT

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.



Signature of Owner

KAYLA BROWN

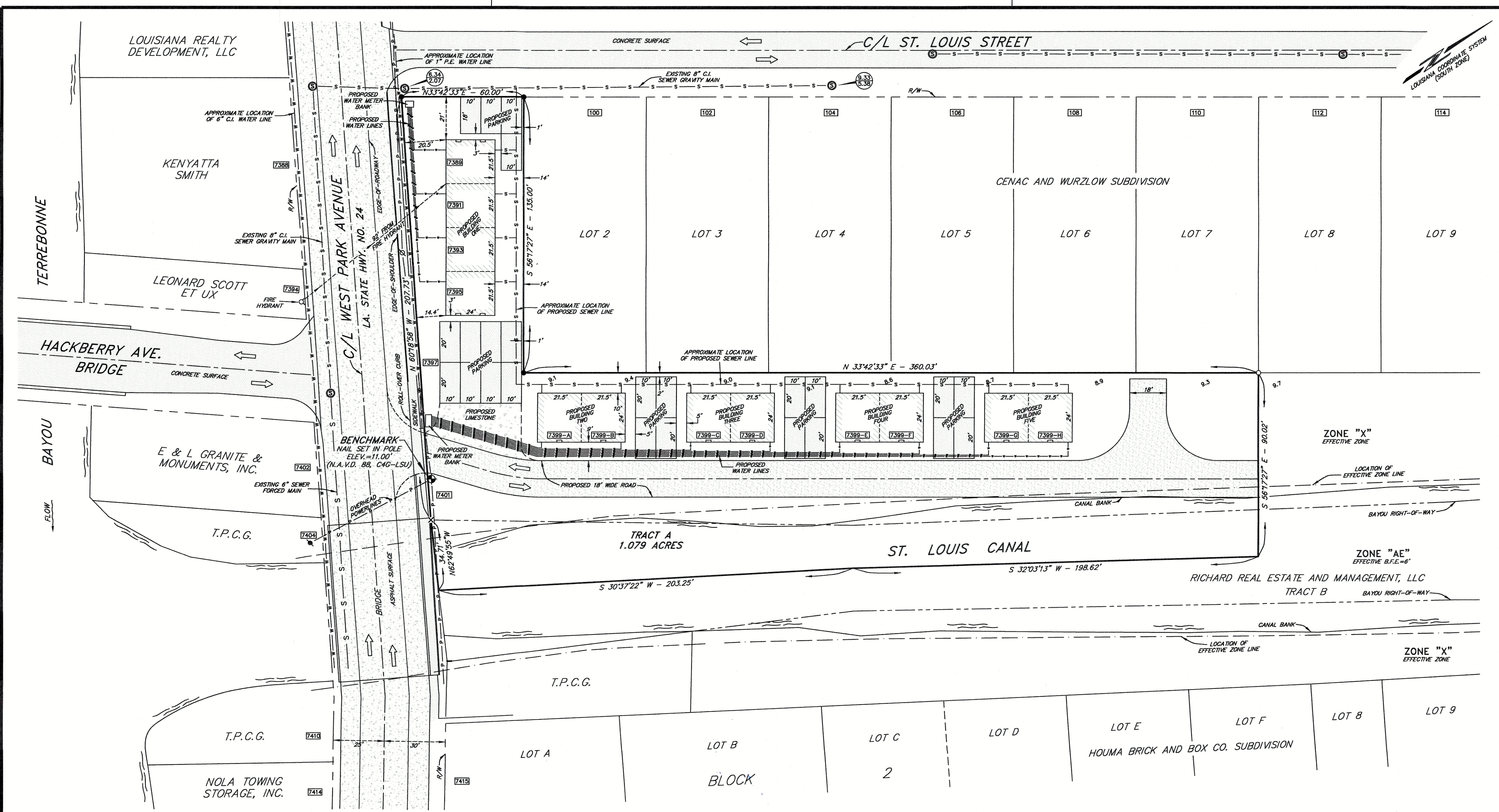
Printed Name of Owner

5/1/25

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.



FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN ZONES "AE" & "X" AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP, COMMUNITY NO. 22109C, PANEL NO. 0251, SUFFIX "E", AND DATED SEPTEMBER 7, 2023. ZONE "AE" HAS A B.F.E. REQUIREMENT OF 6'. PLEASE CHECK WITH THE PARISH FLOOD PLAIN MANAGER FOR POSSIBLE FUTURE CHANGES IN THE BFE REQUIREMENTS PRIOR TO CONSTRUCTION.

REFERENCE MAPS:
THIS SURVEY BASED ON MAPS RECORDED UNDER ENTRY NOS. 62581, 484271 AND MAP NO. 71 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM SOUTH ZONE, 1983 DATUM. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM, SOUTH ZONE.

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 OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

- LEGEND:**
- CHISELED "X" SET IN CONCRETE
 - INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - EXISTING POWER POLE
 - EXISTING POWER POLE WITH LIGHT
 - EXISTING FIRE HYDRANT
 - INDICATES SPOT ELEVATION
 - INDICATES MUNICIPAL ADDRESS
 - INDICATES DRAINAGE FLOW
 - INDICATES SEWER MANHOLE

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" SUBURBAN SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

Surveyor's Signature: *[Signature]*

**PLAT SHOWING PROPOSED
PLANNED BUILDING GROUP BELONGING TO
RICHARD REAL ESTATE AND MANAGEMENT, LLC
LOCATED IN SECTION 6, T17S - R17E
TERREBONNE PARISH, LOUISIANA**

Keneth L. Rembert, PLS
— LAND SURVEYORS —
635 SCHOOL STREET, HOUMA, LOUISIANA 70360
(985) 879-2782 FAX - (985) 879-1641

GRAPHIC SCALE
30' 15' 0' 30' 60'

STATE OF LOUISIANA
KENETH L. REMBERT
REG. No. 331
REGISTERED
PROFESSIONAL
LAND SURVEYOR

DRAWN: B.M.
CHK'D: K.L.R.
SCALE: 1" = 30'
DATE: 24 APR 25



7401 Park Avenue







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:

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<input type="checkbox"/> Interpretation	<input type="checkbox"/> Use Variance	<input type="checkbox"/> Non-Conforming Structure Variance

2. Applicant's Name:	<div>Michael Barker</div>		
3. Applicant's Address:	<div>6290 West Main St. Houma, LA 70360</div>		
4. Applicant's Phone:	<div>(985) 852-0287</div>		
5. Applicant's Email:	<div>mbarker@barkergmc.net</div>		
6. Physical Address Of Request:	<div>6290 West Main St. Houma, LA 70360</div>		
7. Interest in Ownership:	<div>owner</div>	7. Date of Application:	<div>4/30/2025</div>
8. Explanation of Request:	<div>Request to approve of the alternate landscape plan. During our pre-design meeting with TPCG was willing to work with us on the amount of trees required at the site. Trees are not shown in the landscape buffer area along Westside Blvd. due to a proposed waterline that will be constructed here.</div>		

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

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



Signature of Applicant or Agent



Print Name of Applicant or Agent

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

MB 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,

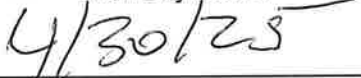
MB 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and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



Signature of Owner



Printed Name of Owner



Date

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6290 West Main Street



