



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

Trudy Hebert, Chair
Willie Newton, Vice Chair
Joe Harris, Secretary

Pete Konos
David Tauzin
Matthew Chatagnier

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, September 16, 2019
TIME: 3:30 PM
PLACE: Terrebonne Parish Council Meeting Room
2nd Floor, Government Tower
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 July 15, 2019
5. New Business:
 - a. Special Exception: To allow for Day Care Services in an R-1 District located at 129 Exeter Run; (Council District 6; Bayou Cane Fire District); *Becky Moore, applicant.*
 - b. Structure Variance: Rear Yard setback from required 25' to 18' to allow for addition located at 111 Bellingrath; (Council District 6; Bayou Cane Fire District); *Allen Porche, Sr., applicant.*
7. Next Meeting Date: October 21, 2019
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
July 22, 2019

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Chairman, Trudy Hebert, called the June 24, 2019 meeting of the Houma Board of Adjustments to order at 3:40 p.m., followed by the Pledge of Allegiance led by Mr. Matt Chatagnier.
2. Upon Roll Call, those members present were Mrs. Trudy Hebert, Mr. Willie Newton, Mr. Joe Harris, Mr. Pete Konos, Mr. David Tauzin and Mr. Matt Chatagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
3. ANNOUNCEMENTS: NONE
4. Approval of Minutes of June 24, 2019: **MOTION** was made by Mr. Joe Harris, **SECONDED** by Mr. Willie Newton to **APPROVE** the minutes of the June 24, 2019. **THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.**
5. **OLD BUSINESS:**
 - a. Structure Variance: (1) Front yard setback from required 20' to 15.0'; and, (2) Rear yard setback from required 25' to 8'-4" for new residential construction located at 207 Authement Street.

Chair recognized Mr. Barry Chauvin C.E.O. of Options, representing this application. Mr. Chauvin stated that this is a parish adjudicated property. They received a grant for building 12 homes This will be a 3 bedroom, 2 bath home. The design is one that was used for other houses and is the most cost effective.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a front yard setback from the required 20' to 15' and a rear setback variance from the required 25' to 8'-4" for residential construction in an R-1 zoned district.

The subdivision pre-dates zoning and the depth of the property is approximately 73' deep. The proposed footprint is a modest 1,500 sq. ft. 3 bedroom home similar to the others that the non-profit organization has built to help people transition into affordable homes. The shallowness of the property prevents them from adhering to the zoning setbacks, but what they are proposing to construct does not seem out of character or scale with the surrounding homes. Options fulfils one of the Parish's stated objectives in its comprehensive master plan through the development of infill lots. The granting of the variance would not seem to substantially or permanently injure the appropriate use of adjacent confirming properties in the same district nor will it alter the essential character of the district in which it is located.

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 two (2) calls requesting more information but voicing No Objection .

Staff recommends APPROVAL of the request.

A **MOTION to APPROVE** was made by Mr. Joe Harris, seconded by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Newton, Harris, Konos, Tauzin

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

Chair declared the **MOTION APPROVED.**

b. STRUCTURE VARIANCE: Placement of second façade sign on the front of an existing commercial building in Overlay District.

Chair recognized Mr. Andy Brown, 44066 Lakeview Drive, Prairieville, LA., representing Sign Art. Mr. Brown stated that all of their locations advertise this respected brand and they would like to be able to add this to their façade sign here in Houma.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a variance to allow for placement of a second façade sign on the front of an existing commercial building in Overlay District.

This variance is being requested by the business owner as a way to best utilize the property's assets. Visibility is the key to a businesses' success and the tenant is asking to advertise one of the major product lines they sell. This commercial development pre-dates the Overlay District and zoning for this area and the structure is approximately 400' from the MLK right of way. The previous tenant had similar legal, non-conforming signage, but the building remained empty for more than the one year period. The BOA has approved similar variances in the past, and has asked Staff to consider presenting revisions to the zoning regulations that would allow for such signage.

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 this request.

Staff recommends APPROVAL of the request.

A MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Newton, Harris, Konos, Tauzin

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

Chair declared the **MOTION APPROVED.**

c. STRUCTURE VARIANCE: A variance from maximum driveway width of 35' to 158' for a new Commercial/light industrial development in an I-1 district.

Chair recognized Mr. Robert Burns, 4549 Hwy. 311, Houma, President of TerreSouth, who stated that he would like to install a limestone driveway with ingress and egress for the purpose of loading and unloading heavy trucks.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a variance from maximum driveway width of 35' to 158' for a new Commercial/light industrial development in an I-I district.

The site has two frontages (one along Valhi and one along Capital Blvd.. The Capital Blvd. side is primarily where the employees and deliveries will be made from with most of the Valhi driveway use for customers and visitors. With the deliveries there are occasional instances where large trucks will need to make deliveries and the additional width will accommodate these movements. The applicant has indicated that they will use a combination of striping and signage to direct traffic other wise and control ingress/egress. Similar requests have been approved by this Board on properties in this district, so the request would not seem to substantially or permanently injure the appropriate use of adjacent conforming property in the same district nor

would it alter the essential character of the district as much of this district pre-dates zoning.

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 this request.

Staff recommends APPROVAL of the request.

A **MOTION TO APPROVE** was made by Mr. Joe Harris, **SECONDED** by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Newton, Harris, Konos, Tauzin

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

Chair declared the **MOTION APPROVED.**

d. **STRUCTURE VARIANCE:** Variance to place a second facade sign on side of commercial building in Overlay District.

Chair recognized Mr. Craig Carmen, President of NICE Signs, 2147 Marion Drive, LaPlace, LA, who stated that they realize now that they are in violation of putting up the sign without a previous permit and they are asking forgiveness and approval.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a variance to allow for placement of a second façade sign on commercial building in Overlay District.

The location is the end unit of a new commercial building along a major retail corridor. The applicant had already placed both façade signs before applying for the permit. Upon the permit application review, the applicant was made aware of the Overlay District requirements. The applicant has paid the penalty fee associated with the permit and the permit for the front façade sign has been issued. This area along MLK has a large number of legal, non-conforming signs as much pre-dates zoning. The BOA has approved similar variances in the past, and has asked Staff to consider presenting revisions to the zoning regulations that would allow for such signage.

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 this request.

Staff recommends APPROVAL of the request.

A **MOTION to APPROVE** was made by Mr. Willie Newton, seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Newton, Harris, Konos, Tauzin

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

Chair declared the **MOTION APPROVED.**

e. **STRUCTURE VARIANCE:** Rear setback from required 25' to 23' for new residential construction.

Chair recognized Mr. Kevin Burton, 671 Lancaster Drive, Houma, who stated that he is representing this property. He stated that the house is in a cul-d-sac and is rather narrow and they need a 2' rear variance.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a Rear variance from required 25' to 23' for new construction in an R-1 zoned district.

Due to the shallowness of the lot, applicant is requesting a 2' variance in order to construct the home to architectural design. The shape and depth of this particular lot is different from the majority of the properties in the subdivision and it is along the rear of the subdivision in one of the final phases so the request will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district; nor will it alter the essential character of the district in which it is located.

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 this request.

Staff recommends APPROVAL of the request.

A MOTION to APPROVE was made by Mr. Willie Newton, seconded by Mr. Pete Konos.

ROLL CALL VOTE:

YEAS: Newton, Harris, Konos, Tauzin

NAYS: NONE

ABSTAINED: None

NOT VOTING: Hebert

Chair declared the MOTION APPROVED.

6. Next Meeting Date: August 19, 2019.
7. Board of Adjustment Member Comment: None
8. Public Comment: NONE
9. There being no further business, Mr. Willie Newton made the **MOTION to ADJOURN**, seconded by Mr. Joe Harris.
There being NO OPPOSITION, MOTION CARRIED; Chairman declared **MOTION ADOPTED and the meeting ADJOURNED.**

Mr. Willie Newton, Secretary

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

BOARD OF ADJUSTMENT

P.O. BOX 2768
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☒ Special Exception ☐ Structure Variance ☐ Administrative Appeal

2. Applicant's Name: Becky Moore
3. Applicant's Address: 129 Exeter Run
Houma, LA 70360
4. Applicant's Phone: 985-688-9561
5. Physical Address Of request: 129 Exeter Run
Houma, LA 70360
6. Interest in Ownership: 100% 7. Date of Application: 8-15-19
8. Explanation of Request: In home daycare of
6 or less kids.
*special room just for daycare

POLICY

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 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.

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

Special Exception: \$ 10.00 per application + cost of certified mailings.

Becky Moore
Signature of Applicant or Agent

Becky Moore
Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.

Becky Moore
Signature of Owner

8-15-19
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.

Danny and Karen Blanchard - 131 Exeter Run Houma 70360
Erica and Kim Hebert - 127 Exeter Run Houma LA 70360
Don and Christen Robinson - 110 Nottingham Trail Houma LA 70360

Geoportal Map



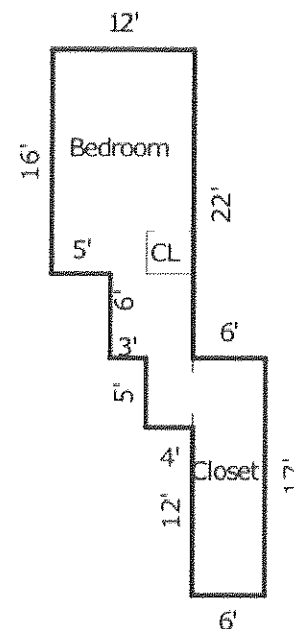
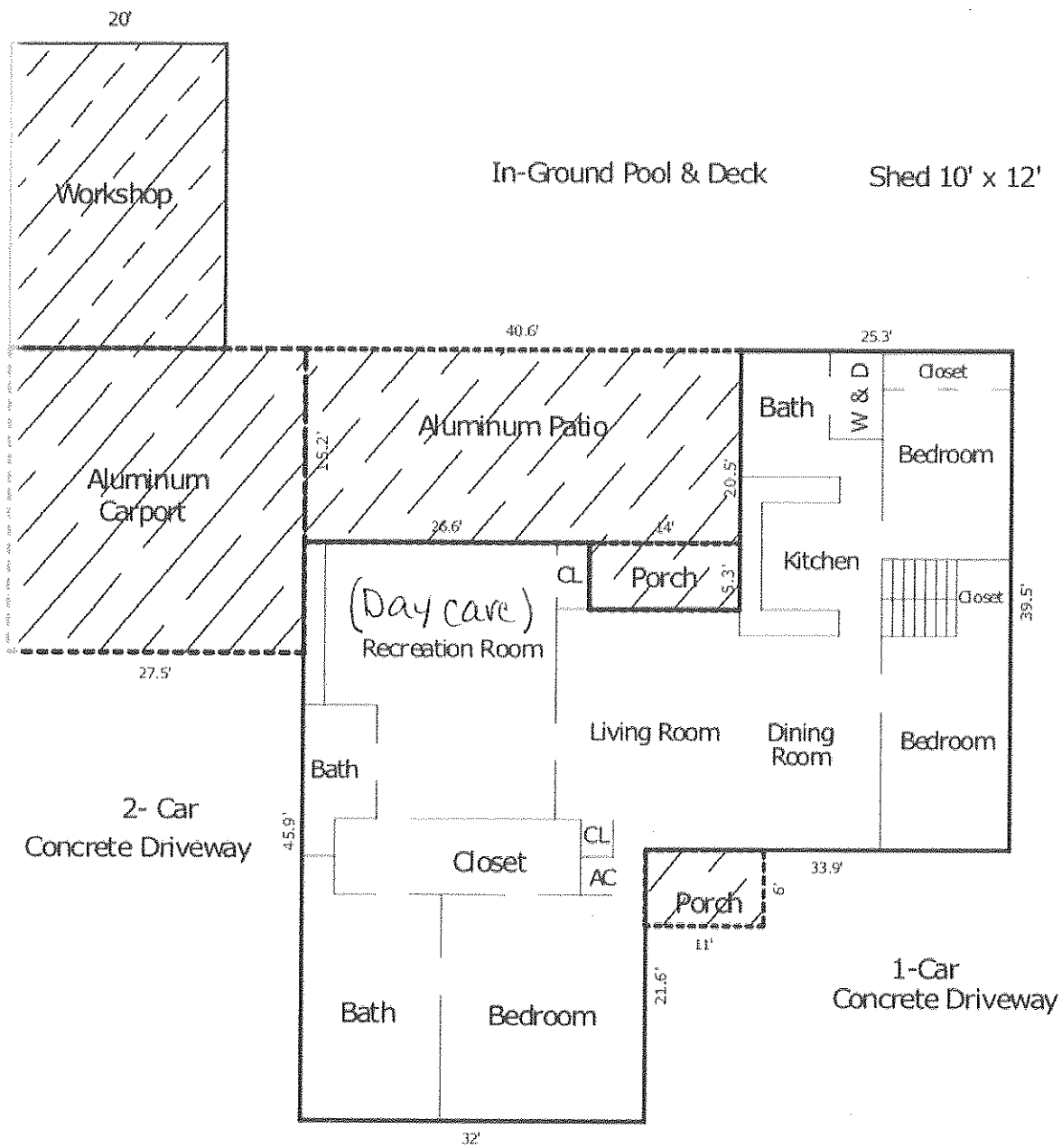
September 6, 2019

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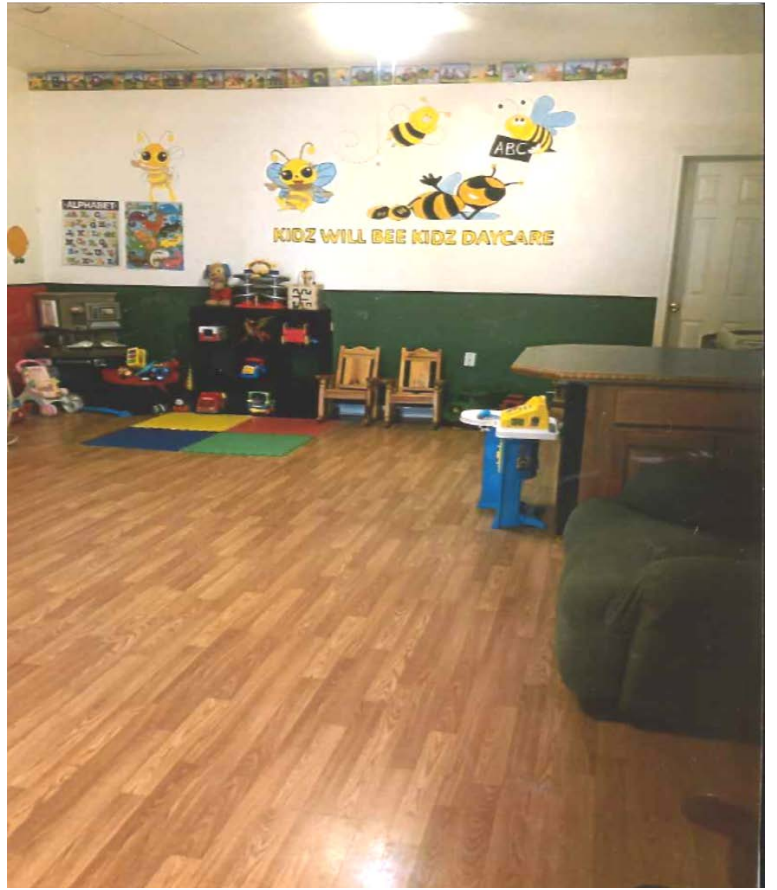
1 inch = 869 feet
0 475 950 1,425 1,900
Feet

129 Exeter Run Houston, LA 70360

Not Intended To Be To Scale









TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☐ Special Exception ☒ Structure Variance ☐ Administrative Appeal

2. Applicant's Name:

Allen Parche, Sr.

3. Applicant's Address:

111 Bellingrath
Houma, LA 70360

4. Applicant's Phone:

985.804.8350
allenSr@qccsla.com

5. Physical Address
Of request:

Same

6. Interest in Ownership:

100%

7. Date of
Application:

08-29-19

8. Explanation of
Request:

Rear Setback from 25' to 17' for
addition.

33.64

POLICY

R-1

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Signature of Applicant or Agent

Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.



Signature of Owner

08-29-2019

Date

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Geoportal Map



September 6, 2019

DISCLAIMER: Terrebonne Parish makes no warranty as to the reliability or accuracy of the base maps, their associated data tables or the original data collection process and is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. User assumes all responsibility for verifying accuracy of data for any intended use.

1 inch = 869 feet
0 475 950 1,425 1,900
Feet

N 57°49'30" E
INTER
R/W

N 57°49'30" E - 610.00'

NE ROAD

S 32°10'30" E - 910.98'

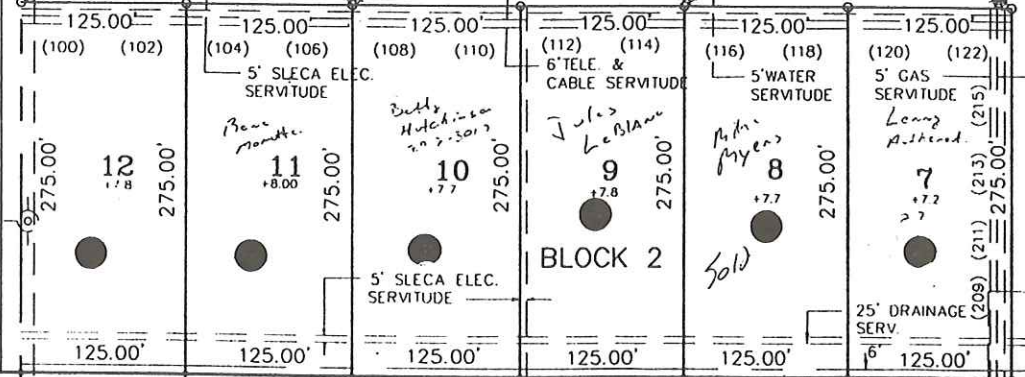
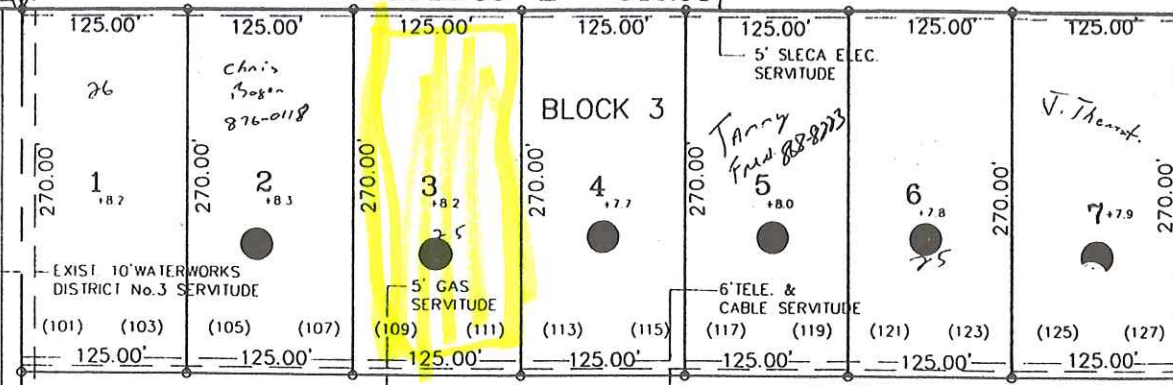
BELLINGRATH DRIVE

N 32°10'30" W - 840.00'

N 57°49'30" E
25.00'

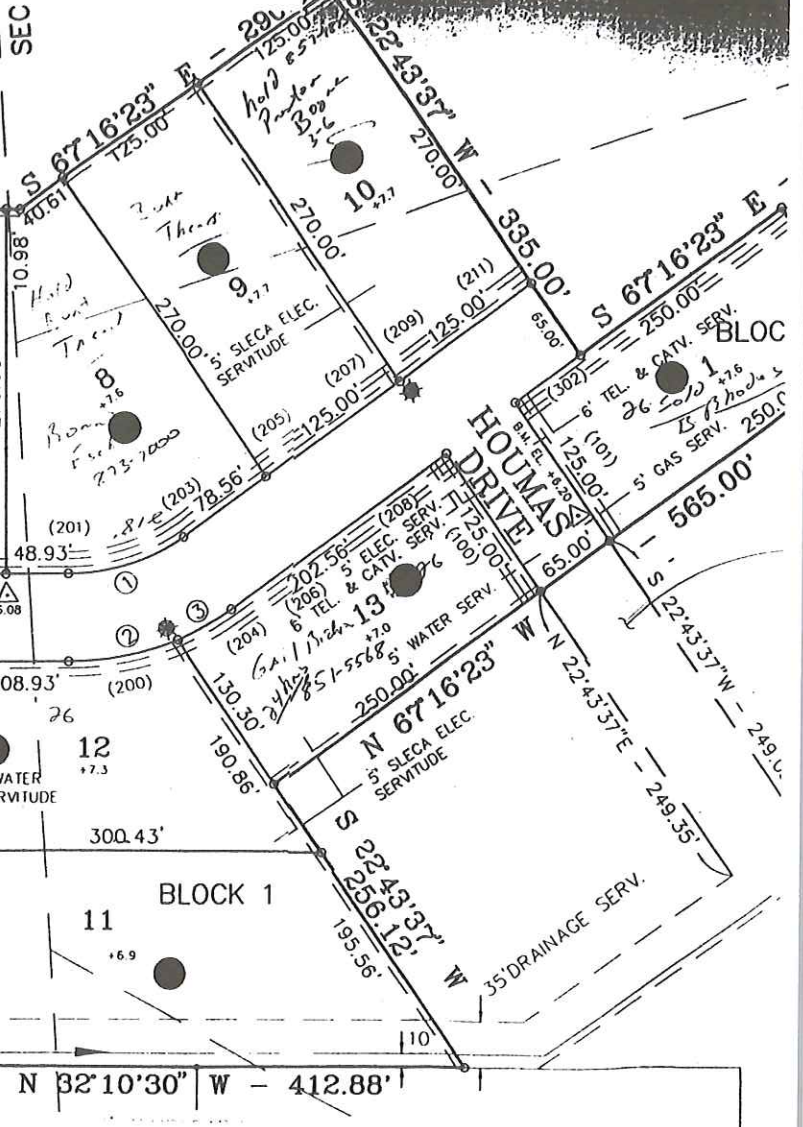
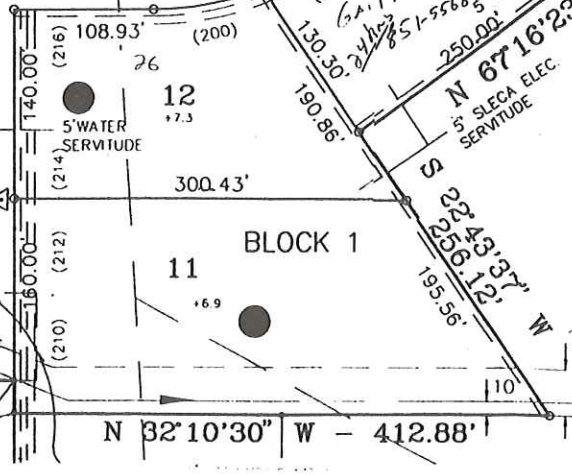
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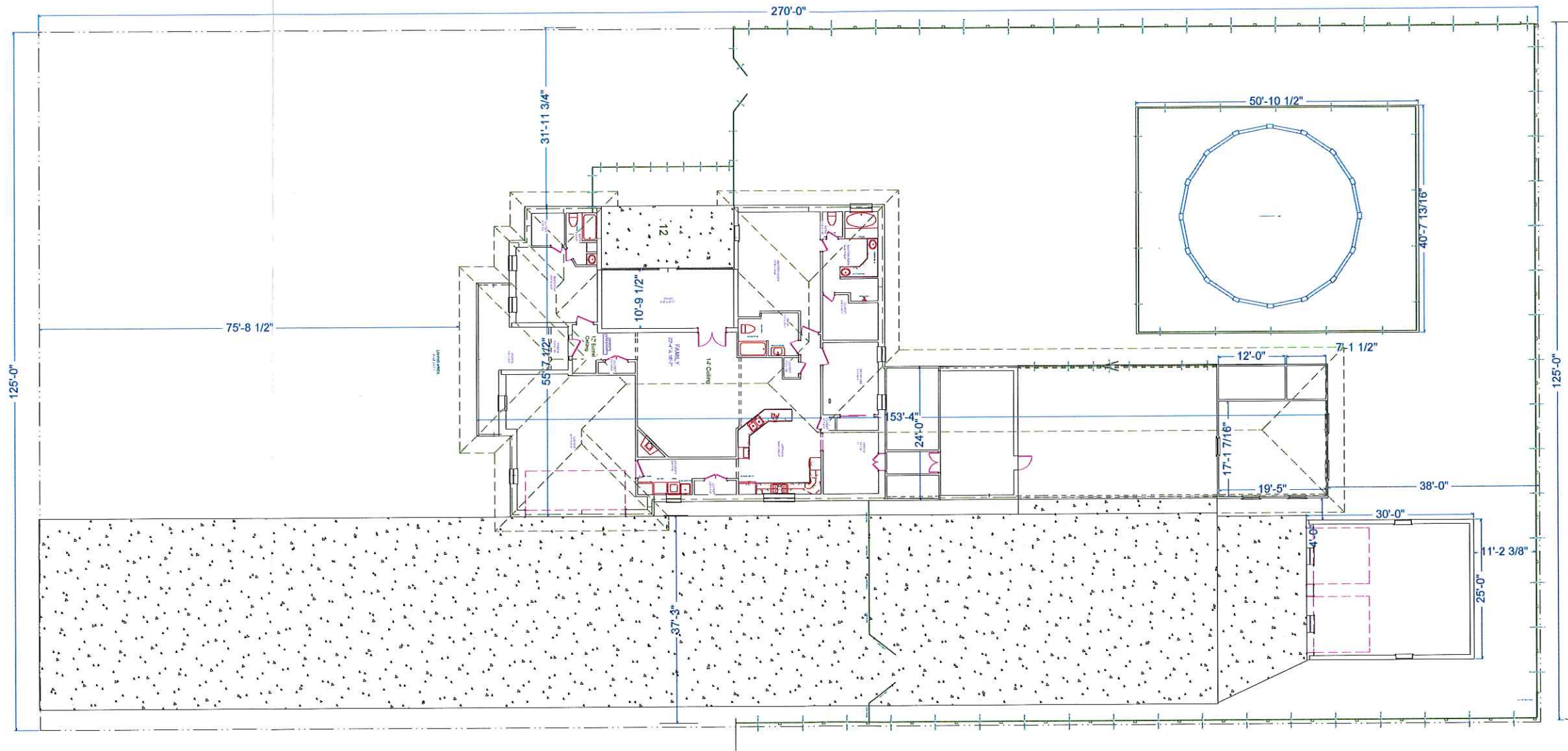
SEC
SEC



B.M. EL. +5.77

B.M. EL. +6.08





NO.	DESCRIPTION	BY	DATE

NO.	DESCRIPTION	BY	DATE

SHEET TITLE:
AS BUILT

**111 BELLINGRATH DR
HOUMA, LA**

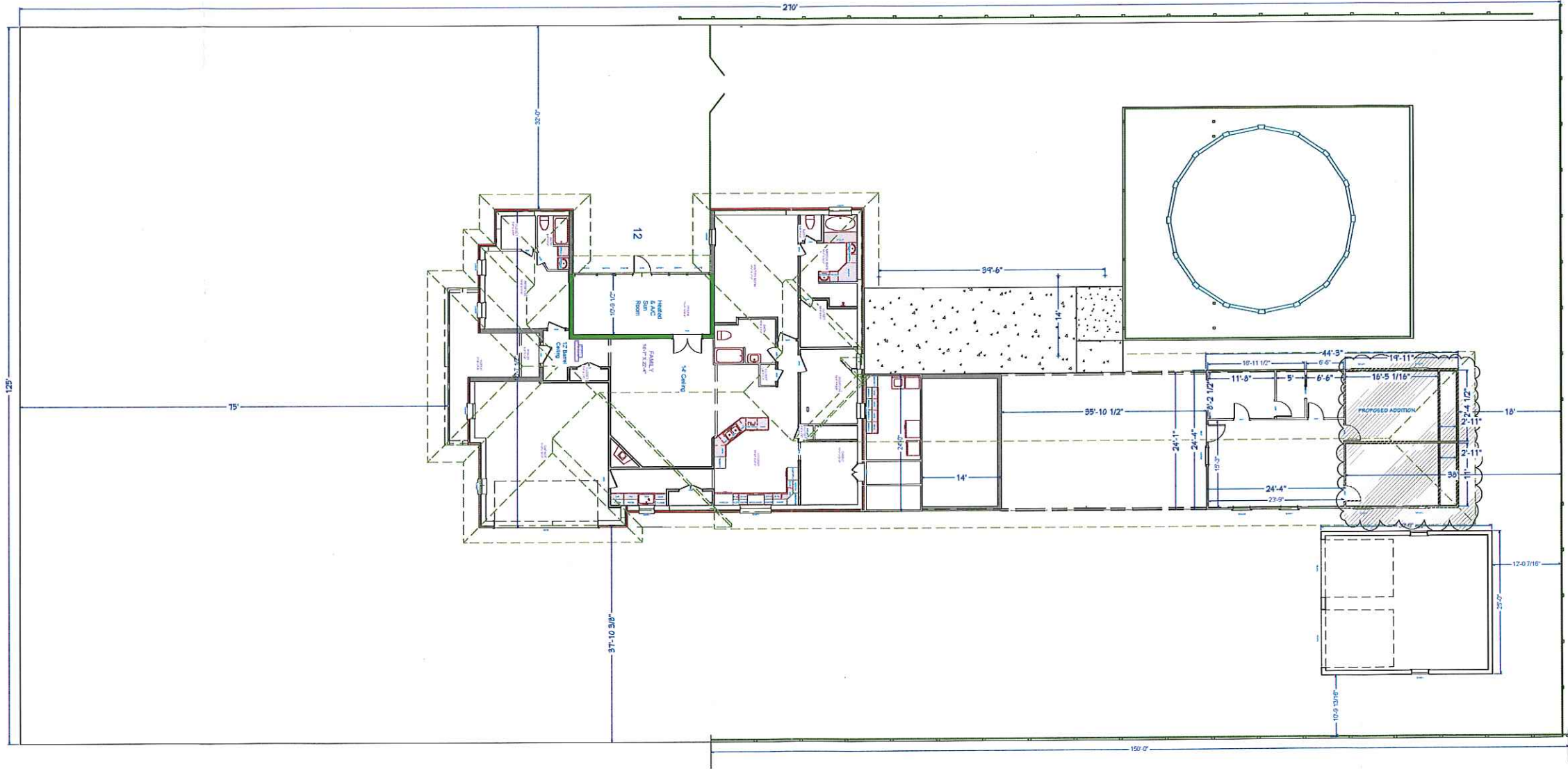


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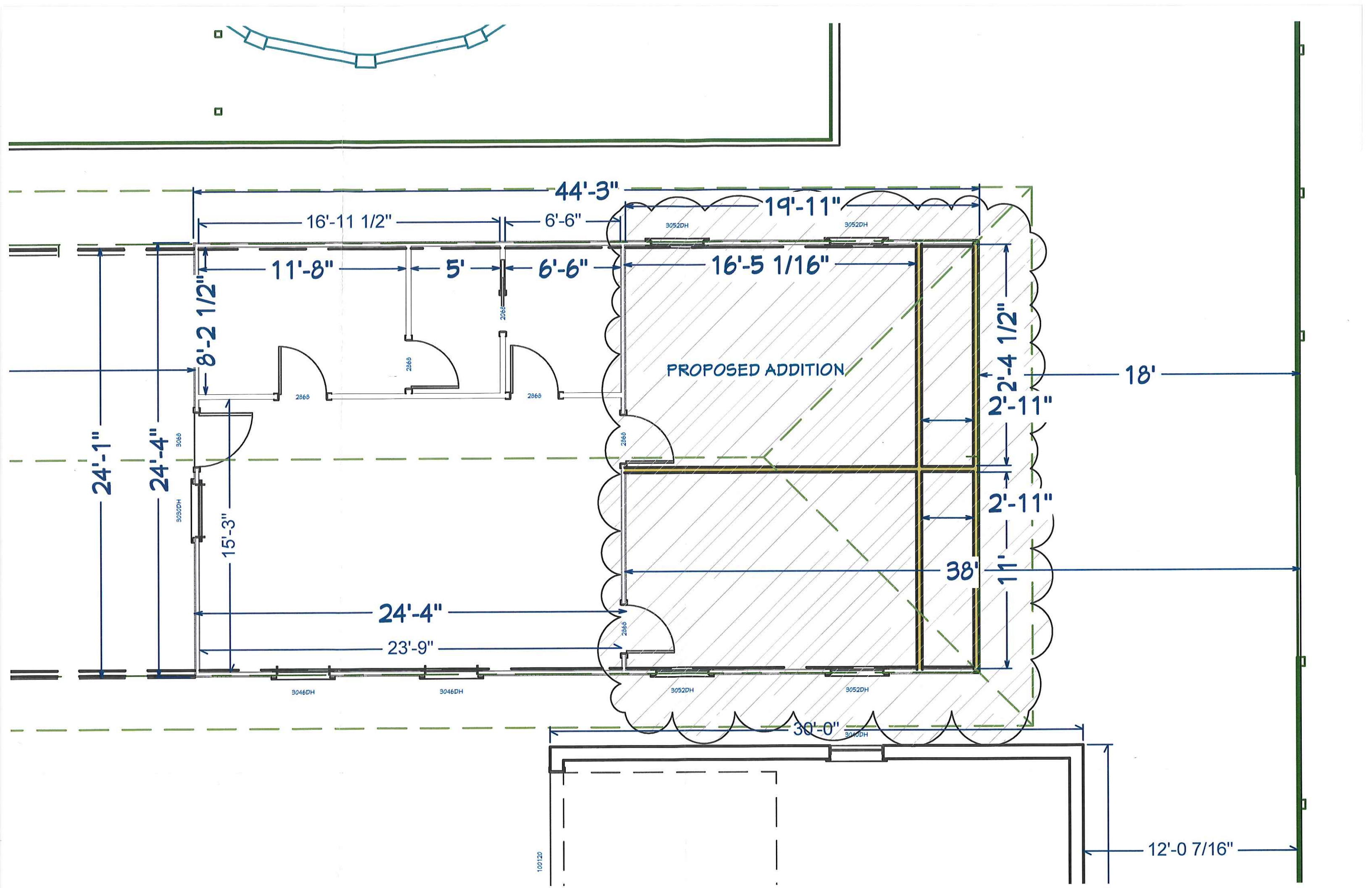
SCALE:

SHEET:

3



NO.	DESCRIPTION	BY	DATE







111 BELLINGRATH



