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, December 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: Due to the Martin Luther King Holiday the January Meeting will be January 27, 2020 vs. January 20, 2020
4. Approve Minutes of September 16, 2019
5. New Business:
   a. Structure Variance: Rear setback from 30’ to 24’-11” for new residential construction in a C-2 zoned district located at 406 Commerce Street (Council District 1; City of Houma Fire District); Stephen Ellender, applicant.
   b. Structure Variance: Front setback from required 20’ to 13’ for addition located at 601 Natalie Drive; (Council District 3; Bayou Cane Fire District); Joseph Comeaux, Jr., applicant.
   c. Structure Variance: Rear setback from required 25’ to 22.5’ for new construction located at 124 Derusso Street (Council District 5; Bayou Cane Fire District) Deroche Homes, Inc., applicant.
   d. Structure Variance: Rear setback from required 10’ to 5’ for new construction located at 125 and 133 Citiplace Drive (Council District 3; Bayou Cane Fire District), Henry Richard, applicant.
   e. Structure Variance: Rear setback from required 25’ to 10’-8” for addition located at 503 Broadmoor Avenue (Council District 3; Bayou Cane Fire District); Richard Champagne, applicant.
7. Next Meeting Date: January 27, 2020
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn
1. The Chairman, Trudy Hebert, called the September 13, 2019 meeting of the Houma Board of Adjustments to order at 3:30 p.m., followed by the Pledge of Allegiance led by Mr. Joe Harris.

2. Upon Roll Call, those members present were Mrs. Trudy Hebert, Mr. Joe Harris, Mr. Pete Konos, Mr. David Tauzin and Mr. Matt Chatagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent was Mr. Willie Newton.

3. ANNOUNCEMENTS: 1) Christopher Pulaski announced the re-appointment of Mr. Pete Konos; and, 2) Christopher Pulaski reminded members of the Open Meeting Law training presented by Terrebonne District Attorney Joe Waitz and Louisiana Attorney General Jeff Landry, to be held at the Houma Civic Center on September 24, 2019 at 1:30 p.m..

4. Approval of Minutes of July 15, 2019: MOTION was made by Mr. Joe Harris, SECONDED by Mr. Pete Konos to APPROVE the minutes of the July 15, 2019. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

5. OLD BUSINESS:
   a. Special Exception: To allow for Day Care Services in an R-1 District, located at 129 Exeter Run, Houma, La.

   Chair recognized Mrs. Becky Moore who stated that she wishes to have a day care service in her home.

   Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a Special Exception to allow for day care services at her home in an R-1 district. Section 28-47(a)(1)(c) lists nursery, day. The driveway provides ample off-street parking and there is plenty of room for vehicles to turn around when dropping off or picking up. There is sufficient space for play areas and other special accommodations for up to 6 children including infants. The exception will not adversely affect the public health, safety or welfare of the district nor will it alter the residential character of the area. This type of use could benefit the working families in the surrounding residences.

   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. David Tauzin

   ROLL CALL VOTE:
   YEAS: Harris, Konos, Tauzin
   NAYS: NONE
   ABSTAINED: None
   NOT VOTING: Hebert, Chatagnier

   Chair declared the MOTION APPROVED.

   b. STRUCTURE VARIANCE: Rear setback from 25’ to 18’ for to allow for addition located at 111 Bellingrath.
Chair recognized Mr. Allen Porche, Sr. who stated that he wishes to build two additional room to the rear of his home and was informed that he needed a variance approval.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard variance from 25’ to 18’ to allow for addition to his home located at 111 Bellingrath, Houma, LA. Much of the development within this area pre-dates zoning so there are other structures with similar setbacks so the variance would not seem to substantially or permanently injure the appropriate use of adjacent conforming properties in the same district. The proposed addition is immediately adjacent to an existing detached accessory structure that is 12’ from the rear property line so this addition is not as close. There is also a fence to separate this property from the R-1 property immediately to the rear. The variance will not adversely affect the public health, safety, or welfare of 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 two (2) calls regarding requesting more information.

Staff recommends APPROVAL of the request.

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

ROLL CALL VOTE:
YEAS: Harris, Konos, Tauzin
NAYS: NONE
ABSTAINED: None
NOT VOTING: Hebert, Chattagnier

7. Board of Adjustment Member Comment: None
8. Public Comment: NONE
9. There being no further business, Mr. Harris made the MOTION to ADJOURN, seconded by Mr. Pete Konos. There being NO OPPOSITION, MOTION CARRIED; Chairman declared MOTION ADOPTED and the meeting ADJOURNED.

________________________
Mr. Willie Newton, Secretary
Complete the following:

- Special Exception
- Structure Variance
- Administrative Appeal

2. Applicant’s Name:
   Stephen Eldon

3. Applicant’s Address:
   322 Naukeene Drive
   Houma, LA 70360

4. Applicant’s Phone:
   985-639-6552

5. Physical Address
   1st Floor
   St. Charles Street
   Houma, LA 70360

6. Interest in Ownership:
   100%

7. Date of Application:
   11/13/19

8. Explanation of Request:
   Rear property from 30’ to 34’.
   A 11” set back requirement is
   to be used as a 3 C-2
   Conforming property.
   C-2

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 therein 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;
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 TPGG.

Structure Variance: $ 20.00 per application + cost of certified mailings.
Special Exception: $ 10.00 per application + cost of certified mailings.

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

11-13-09

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.
406 COMMERCE STREET
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:  Joseph Comeaux Jr.

3. Applicant's Address:
   601 Natalie Dr.  70366

4. Applicant's Phone:
   985-868-2374

5. Physical Address
   Of request:
   601 Natalie Dr.  70366

6. Interest in Ownership:  100%  7. Date of Application:  11/15/99

8. Explanation of Request:
   To add 6' to existing garage towards the front property line
   
   POLICY

Special Exception

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a) That the exception will not authorize 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 appropriate 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 hereinafter 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 TPOG.
Structure Variance: $ 20.00 per application + cost of certified mailings.
Special Exception: $ 10.00 per application + cost of certified mailings.

Signatures 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.

Signatures of Owner

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.
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:
   Deroche Homes, Inc.

3. Applicant's Address:
   187 Regal Row
   Houma, LA 70360

4. Applicant's Phone:
   985-856-6489

5. Physical Address
   Of request:
   124 Derusso Street

6. Interest in Ownership:
   100%

7. Date of Application:
   11/19/19

8. Explanation of Request:
   Applicant would like to reduce the rear setback requirement from 25' to 22.5' to accommodate the structure planned for this lot.

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 a use other than those uses specifically enumerated for the district in which 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 therein 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;
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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 TCOG.

Structure Variance: $20.00 per application + cost of certified mailings.
Special Exception: $10.00 per application + cost of certified mailings.

[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]

11/19/19

3. 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.
Keneth L. Rembert
LAND SURVEYORS
since 1973
635 SCHOOL ST. HOUMA, LA. 70360
PHONE 985-879-2782 FAX 985-879-1641
e-mail: klrsurveyors@aol.com

November 20, 2019

Terrebonne Parish Consolidated Govt.
Planning & Zoning Department
P. O. Box 2768
Houma, LA 70361

Att: Ms. Linda Henderson

Re: Board of Adjustment rear yard variance request for Lot 5, Block 2, Deroche Estates
(124 Derusso St.).

Dear Ms. Henderson:

Deroche Homes has plans on a pre-sold home to be placed on the above referenced property. The applicant would like to reduce the rear setback requirement on this lot from 25’ to 22.5’ to accommodate a this particular house plan. Thank you for your consideration.

Sincerely,

Keneth L. Rembert, PLS
DERUSSO STREET

CERTIFIED CORRECT TO: DEROCHE HOMES, INC.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225205, PANEL NO. 0255, SUFFIX "C", AND DATED MAY 1, 1982. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. FEB. 23, 2008 ADVISORY PANEL NO. LA-R102 DOES NOT AFFECT THIS PROPERTY. THE 2008 PRELIMINARY OFR NM COMMUNITY NO. 221095, PANEL NO. 0255 SUFFIX "E" DOES NOT AFFECT THIS PROPERTY.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1488896 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 SAID MAP.

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.

PLAT SHOWING PROPOSED REVISED REAR SETBACK REQUIREMENT ON LOT 5, BLOCK 2 OF DEROCHE ESTATES SUBDIVISION

SECTION 4, T17S - R17E
TERREBONNE PARISH, LOUISIANA
NOVEMBER 12, 2019

KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
PH. (985) 879-2782

LEGEND:
○ INDICATES 5/8" IRON ROD FOUND

STATE OF LOUISIANA
REG. No. 331
REGISTERED PROFESSIONAL LAND SURVEYOR

JOB NO.: 439
FIELD BOOK:
ADDRESS: 124 DEROCH
CAD NAME: 1582-DEROCHE-ESTATES-124-DERUSSO-ST-57-439
DRAWN BY: KLR
PAGES:
SURVEY FILE: "DEROCH-P.TXT"
FOLDER: DEROCHE ESTATES SUBDIVISION
Complete the following:

☐ Special Exception  ☑ Structure Variance  ☐ Administrative Appeal

2. Applicant’s Name: Henry J. Richard

3. Applicant’s Address: P.O. Drawer 48 35 Houma, LA 70361

4. Applicant’s Phone: 985-893-5703

5. Physical Address Of request: 125 2133 City Place Dr.

6. Interest in Ownership: 180

7. Date of Application: 12/3/19

8. Explanation of Request:
   Rear setback variance from 10’ to 5’ placed new building 40 feet in rear of neighbor

Rec A - 40.46

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:

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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

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

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.
125,133 CitiPlace
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: Richard Champagne

3. Applicant’s Address: 503 Broadmoor Avenue

4. Applicant’s Phone: 985-870-6600

5. Physical Address Of request: 503 Broadmoor Avenue Houma, LA.

6. Interest in Ownership: 100%  

I. Date of Application: 12-05-19

8. Explanation of Request:

Rear setback from reg. 25' to 10'-8" for addition.

2652

POLICY Council 3 File-Bayou lane

Special Exception

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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.

[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]

[12/5/19 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.
503 Broadmoor Avenue