



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, December 16, 2019  
**TIME:** 3:30 PM  
**PLACE:** Terrebonne Parish Council Meeting Room  
2<sup>nd</sup> 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



**HOUMA BOARD OF ADJUSTMENT**  
**Official Proceedings**  
**of**  
**September 16, 2019**  
  
*Government Tower*  
*2<sup>nd</sup> Floor, Terrebonne Parish Council Meeting Room*

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, Chattagnier

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**

6. Next Meeting Date: October 21, 2019.
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.**

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**Mr. Willie Newton, Secretary**



TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768  
HOUMA, LA 70361

meeting :  
Dec. 16 -  
3:30 pm  
Council Mtg. Room  
Ellender@  
TPCG.org  
873-6567

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☐

Special Exception

☒

Structure Variance

☐

Administrative Appeal

2. Applicant's Name:

Stephen Ellender

3. Applicant's Address:

322 Hawthorne Drive  
Houma, LA 70360

4. Applicant's Phone:

985 - 637-1582

Stephen Ellender  
@me.com

5. Physical Address  
Of request:

400 Commerce Street  
Houma, LA 70361

6. Interest in Ownership:

100%

7. Date of  
Application:

11-13-19

8. Explanation of  
Request:

Reel setback from 30' to 34' =  
11" to satisfy requirement of  
use as R-3 construction on C-2  
Zoned property.

Council - 1  
City of Houma

24 6.82  
4 33.64

C-2

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 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.

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

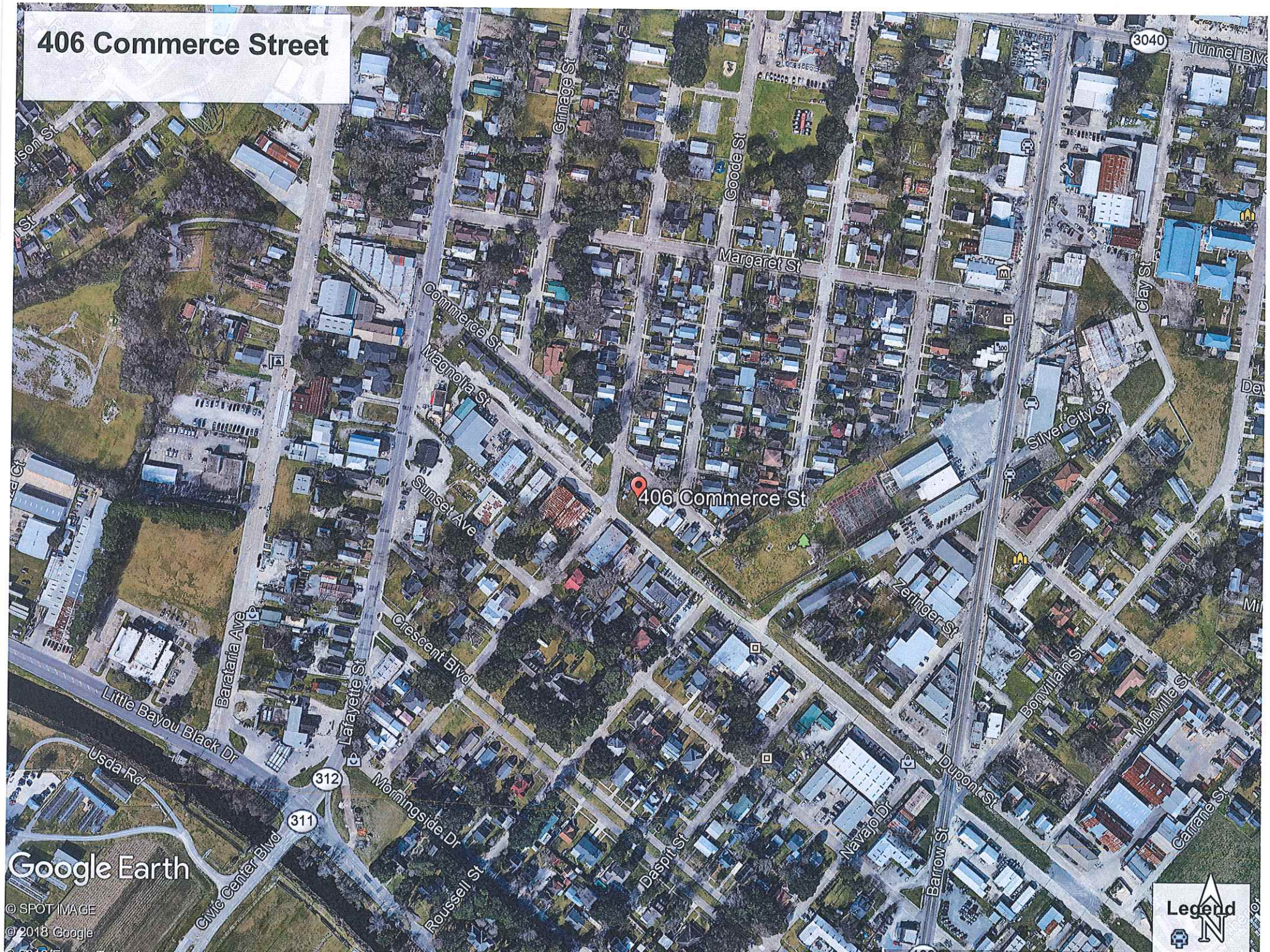
11-13-2019  
\_\_\_\_\_  
Date

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



Google Earth

© SPOT IMAGE  
© 2018 Google





1. ALL CONCRETE SHALL BE 150lbs. PER CUBIC FOOT DENSITY AND SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3000psi

- 
- 5'-10"
- 1'-3 1/4"
- 3000 PSI @ 28 DAYS
- 6x6 STEEL
- 2'-0"
- TOP OF EXIST. GRADE
- 1'-0" MIN.
- 5"
- 10"
- 16"
- SAND FILL
- REBAR SUPPORTS @ 32" O.C.
- NO 6 REBAR, CONTINUOUS, TYP.

Figure 1: Typical Reinforcement Detail for a 12" x 16" Slab. The diagram shows a cross-section of a slab with a 12-inch width and 16-inch depth. Reinforcement includes 6x6 E8 WWM bars at the top, 3000 PSI concrete at 28 days, and 10x10 E8 WWM bars at the bottom. The slab is supported by a 10-inch wide base. Dimensions include 12 inches for the top bar spacing, 10 inches for the bottom bar spacing, and 16 inches for the total slab depth. A 10-inch wide base is shown. A 10-inch wide base is shown. A 10-inch wide base is shown.

Architectural drawing of a foundation plan. The overall dimensions are 25'-0" wide by 50'-0" deep. The central section is 14'-4 1/2" wide by 10'-7 1/2" deep. The drawing includes dimensions, section markers A, B, C, and D, and a hatched area representing the foundation.

Dimensions:

- Overall width: 25'-0"
- Overall depth: 50'-0"
- Central section width: 14'-4 1/2"
- Central section depth: 10'-7 1/2"
- Left side dimensions (from top): 12'-11 1/2", 17'-1", 14'-11 1/2", 5'-0"
- Right side dimensions (from top): 12'-11 1/2", 17'-1", 14'-11 1/2", 5'-0"
- Bottom dimensions (from left): 12'-6", 12'-6"

Section markers:

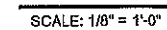
- A: Located at the top center and on the right side.
- B: Located at the bottom center.
- C: Located at the top center, middle left, middle right, and bottom center.
- D: Located at the bottom left and bottom right.

The drawing shows a hatched area representing the foundation, with a central section marked by a dashed line.

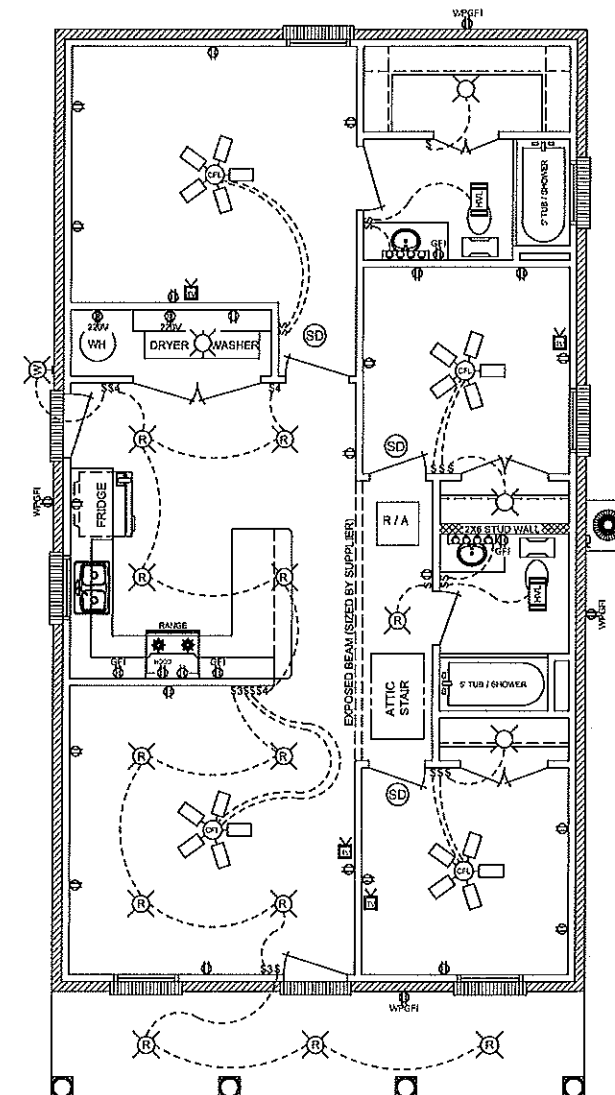
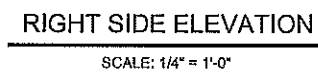
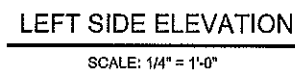
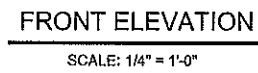
SCALE: 1/4" = 1'-0"

1. 4" THICK REINFORCED CONCRETE,  
3000 PSI @ 28 DAYS, TYPICAL
2. 6x6, 6/6 WELDED WIRE MESH, TYPICAL  
OVER 6 MIL VISQUEENE VAPOR BARRIER

- **ELEVATION NOTE: TOP OF CONCRETE ELEVATION SHALL BE DETERMINED IN ACCORDANCE WITH ASSOCIATED ELEVATION REQUIREMENTS AS SHOWN BY AN ELEVATION CERTIFICATE ISSUED BY A REGISTERED LAND SURVEYOR**
- UNLESS REQUIRED OTHERWISE BY FEMA BASE FLOOD, TOP OF CONCRETE IS ASSUMED AT 2'4" ABOVE EXISTING GRADE. CONTRACTOR IS RESPONSIBLE TO DETERMINE FINAL T.O.C.

[illegible]





**ELECTRICAL PLAN**  
SCALE: 1/4" = 1'-0"

[illegible]



## 406 COMMERCE STREET





(Project #2019-87299)

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. 70364

4. Applicant's Phone:

985-868-2374

5. Physical Address  
Of request:

601 Natalie DR. 70364

6. Interest in Ownership:

100%

7. Date of  
Application:

11/15/19

8. Explanation of  
Request:

To Add 6' to existing  
GARAGE towards the  
FRONT PROPERTY LINE

front yd. variance  
from 20' to 13' for  
addition

603,

POLICY

R-1

council - 4

fire - Bayou Lane

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;
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- 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  
11/15/19  
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.



601 Natalie Drive



Google Earth

© SPOT IMAGE  
© 2018 Google  
© 2018 Europa Technologies

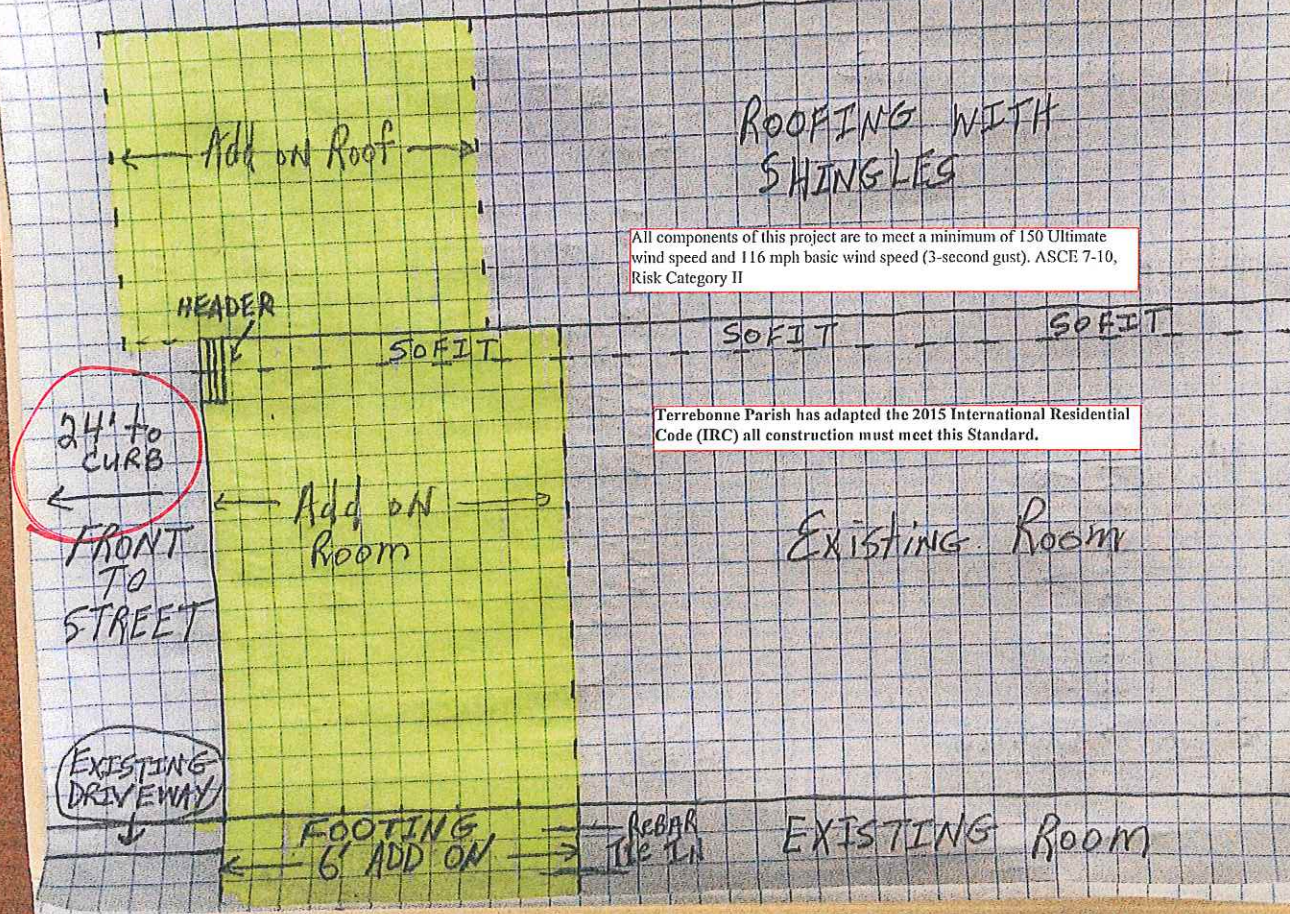


1000 ft



# SIDE VIEW

Plan prepared and approved  
by the owner and the  
contractor and the  
engineer and the  
architect  
1:59 pm, Nov 04 2019



ROOFING WITH  
SHINGLES

All components of this project are to meet a minimum of 150 Ultimate wind speed and 116 mph basic wind speed (3-second gust). ASCE 7-10, Risk Category II

Terrebonne Parish has adapted the 2015 International Residential Code (IRC) all construction must meet this Standard.

EXISTING ROOM

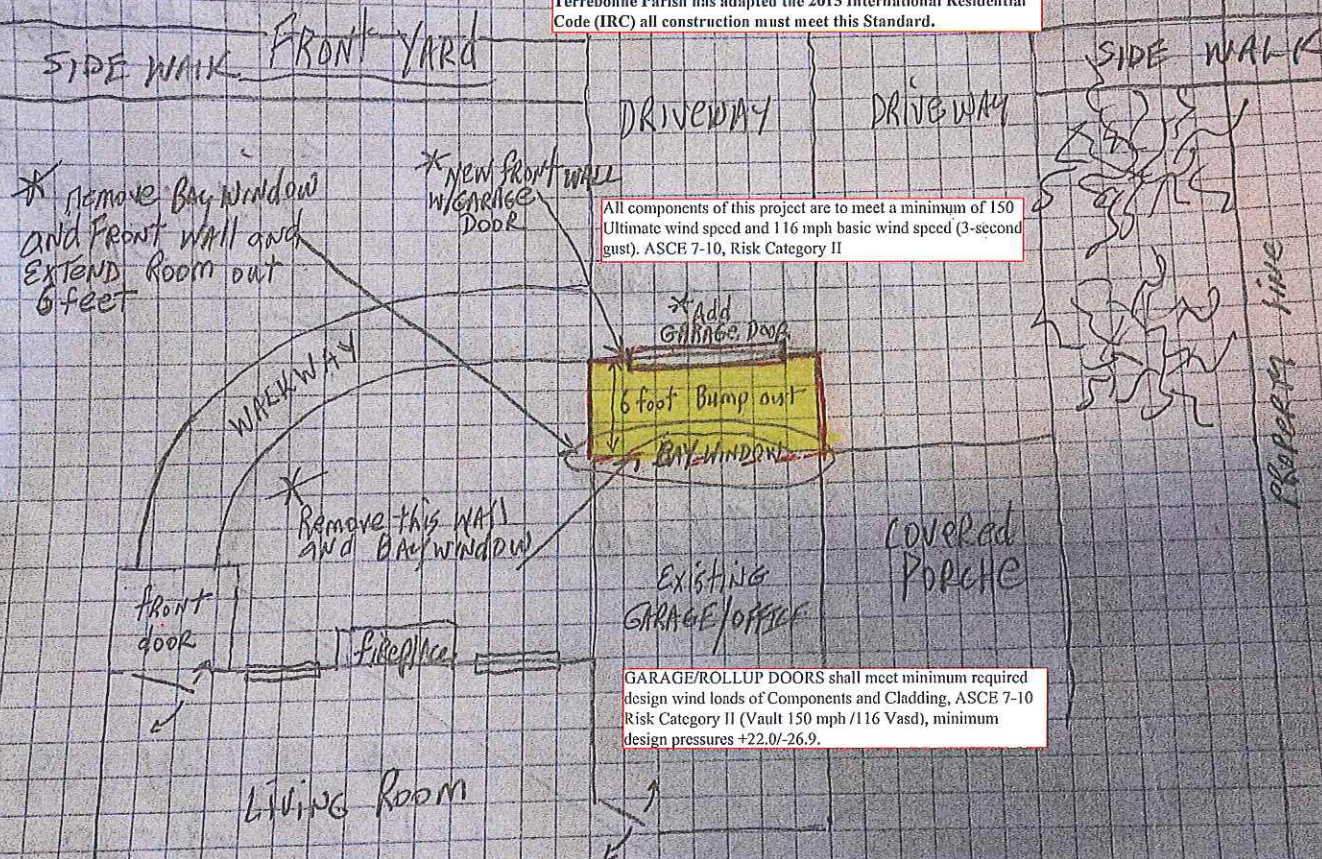
EXISTING ROOM



# NATALIE DRIVE

Plan prepared and approved  
by the owner and the  
designer. The owner is responsible  
for the design and construction.  
1/25/2019, Nov 04 2019

Terrebonne Parish has adapted the 2015 International Residential Code (IRC) all construction must meet this Standard.



GARAGE/ROLLUP DOORS shall meet minimum required design wind loads of Components and Cladding, ASCE 7-10 Risk Category II (Vault 150 mph /116 Vasd), minimum design pressures +22.0/-26.9.



## 601 Natalie Drive





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.	

Final - 5  
Per - Begin time

125-115

POLICY

125-115

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:

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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;
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- 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.

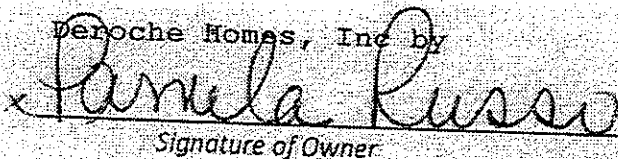
Structure Variance: \$ 20.00 per application + cost of certified mailings.

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.

Deroche Homes, Inc by  
  
Signature of Owner

11/19/19

\_\_\_\_\_  
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.



124 Derusso



Google Earth

© 2018 Google  
© SPOT IMAGE  
© 2018 Europa Technologies

Legend



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](mailto: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:

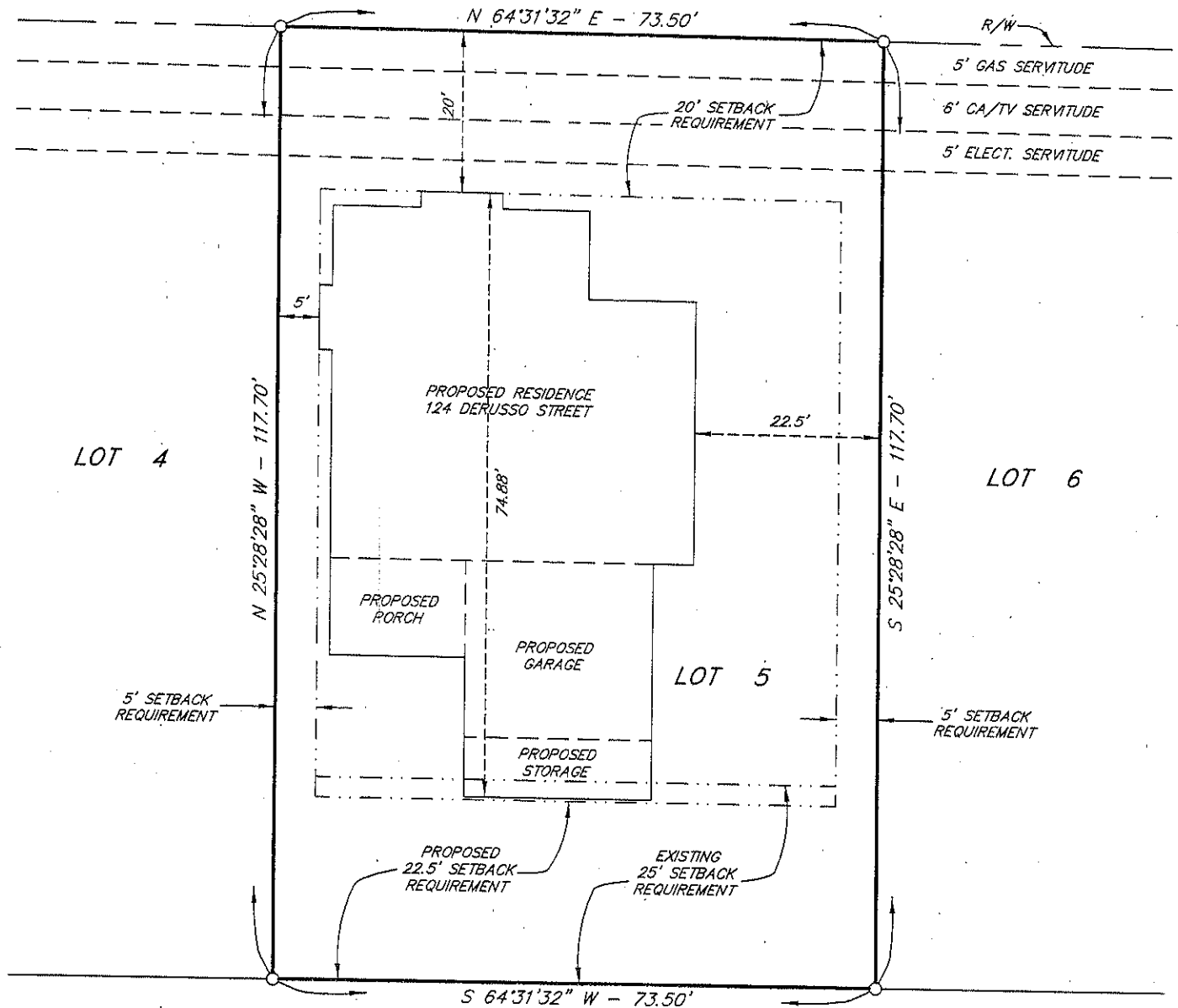
Deroche Homes has plans on a pre-sold home to be placed on the above referenced property.  
The applicant would like to reduce the rear setback requirement on this lot from 25' to 22.5' to  
accommodate a this particular house plan. Thank you for your consideration.

Sincerely,

Keneth L. Rembert, PLS



# DERUSSO STREET



DERRELL J. HEBERT et al  
(OR ASSIGNS)

CERTIFIED CORRECT TO: DEROCHE HOMES, INC.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. FEB. 23, 2006 ADVISORY PANEL NO. LA-R102 DOES NOT AFFECT THIS PROPERTY. THE 2008 PRELIMINARY DFIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" DOES NOT AFFECT THIS PROPERTY.

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1489806 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

SCALE: 1" = 20'

*Keneth L. Rembert*

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



LEGEND:

○ INDICATES 5/8" IRON ROD FOUND



124 Derusso









4046  
2/1/10

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:

Henry J. Richard

3. Applicant's Address:

P.O. Drawer 4035  
Houma, LA. 70361

4. Applicant's Phone:

985-856-5203

5. Physical Address  
Of request:

1252133 CitiPlace Dr.

6. Interest in Ownership:

100%

7. Date of  
Application:

12/3/19

8. Explanation of  
Request:

yard  
Rear setback variance from  
10' to 5' placement new building  
open ditch in rear - no neighbor

C-2

POLICY

Council - 3  
File - B. Lane

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.

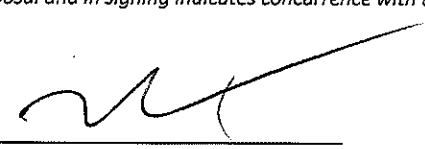
Structure Variance: \$ 20.00 per application + cost of certified mailings.

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

12/3/2019  
\_\_\_\_\_  
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.

Regina's Aunt  
250 Riverchase Pkwy  
Suite 600  
Birmingham, AL 35244

PMJ Houma Land LLC  
1002 South Jahncke Ave  
Covington, LA 70433

ASHI Houma Hotel, LLC  
2207 N.W. Evangeline Thruway  
Lafayette, LA 70501



125,133 Citiplace

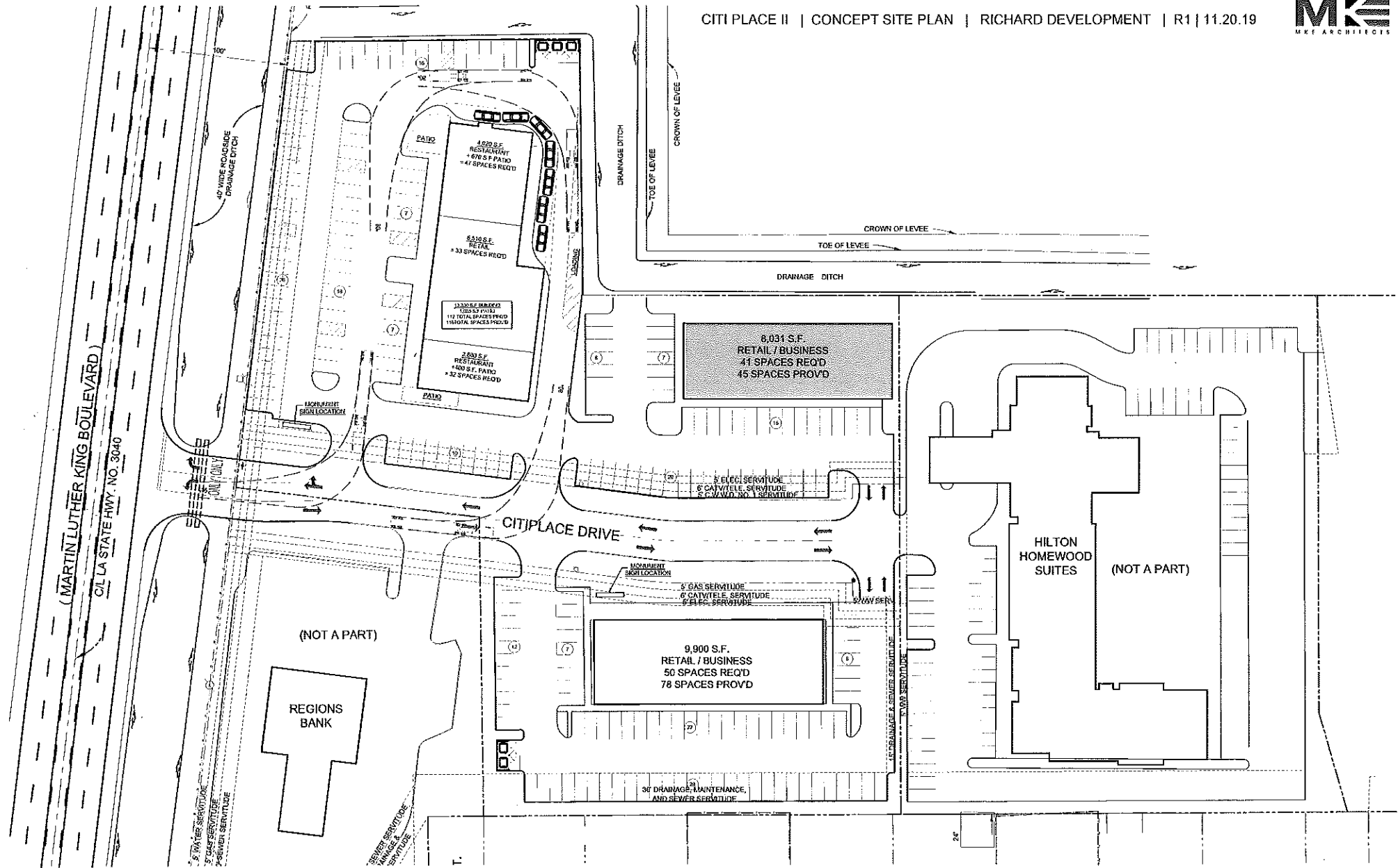
Google Earth

© SPOT IMAGE  
© 2018 Europa Technologies  
© 2018 Google



Legend







125,133 CitiPlace





TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768  
HOUMA, LA 70361

Dec. 11, 2019  
3:30 pm  
Council Mtg. Room  
L Henderson @  
TPC@.org  
985-873-6567

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%

7. Date of  
Application:

12-05-19

8. Explanation of  
Request:

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

26.82

R-1

POLICY

Council-3  
Fire-Bayou Lane

Special Exception

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

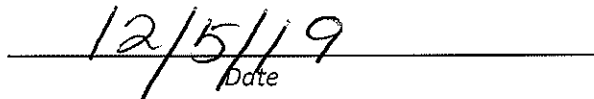
Special Exception: \$ 10.00 per application + cost of certified mailings.

  
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

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503 Broadmoor Ave.

Legend



Google Earth

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© SPOT IMAGE

© 2018 Google

1000 ft



Site Plan  
(New Construction)

70'

105'

48' 10"

13' 6"

17' 6"

10' 8"

74'

**Site Plan  
(New Construction)**

70'

48' 10"

105'

105'

-13' 6"-

17' 6"

 $10^1 8^1$ 

74'



## 503 Broadmoor Avenue





