



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

Pete Konos, Chair
Willie Newton, Vice Chair
Joe Harris, Secretary

Trudy Hebert, Vice Chair
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

Revised 4/8/2020

DATE: Monday, April 20, 2020
TIME: 3:30 PM
PLACE: Online via Zoom and Facebook (information on how to view and/or participate is included on subsequent pages in this agenda)

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements: Stay healthy and safe and follow CDC guidelines for CV-19
4. Approve Minutes of February 17, 2020 (no meeting in March)
5. New Business:
 - a. Special Exception: Proposed 100' monopole cell tower and associated 40'x40' fence enclosure on rear of property located at 1280 Saint Charles Street. Monopole address assigned as 1276 Saint Charles Street; (Council District 6; City of Houma Fire District); *Verizon Wireless, applicant.*
 - b. Structure Variance: Side yard setback variance from 5' to 1' for new carport construction located at 1607 Chantilly Drive; (Council District 6; City of Houma Fire District); *John S. Welch, applicant.*
 - c. Structure Variance: Rear yard setback variance from 20' to 13'-10" for new residential construction located at 1107 Verret Street; (Council District 5; City of Houma Fire District); *Jason Underwood, applicant.*
 - d. Structure Variance: Front yard setback variance from 20' to 5.7' and a rear yard setback variance from 25' to 5.7' associated with a redivision of parcels of land for existing residential structures located at 411 and 411A Ann Carol Street; (Council District 3; Bayou Cane Fire District); *Wade P. Lirette, applicant.*
7. Next Meeting Date: May 18, 2020
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn

***SEE ATTACHED FOR INFORMATION ON HOW TO VIEW AND/OR PARTICIPATE
IN THE MEETING VIA FACEBOOK AND ZOOM***



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HOUMA BOARD OF ADJUSTMENT MEETING NOTICE (cont'd)

Revised 4/8/2020

Following the Declaration of Public Health Emergency, La RS 29:766, by the Governor of the State of Louisiana, John Bel Edwards, and pursuant to Proclamations 27-JBE-2020, the Parish President for Terrebonne Parish, Gordon E. Dove, has declared a State of Emergency within Terrebonne Parish.

As per the attached Certification by Board Chairman Pete Konos, and in accordance with Section 4 of Louisiana Executive Proclamation Number JBE 2020-30 of March 16, 2020 and the Parish President's Executive Order on Public Meetings signed March 23, 2020 at 4:50 p.m. and recorded in the Public Record on March 25, 2020 at COB 2600, page 585, Entry No. 1600720, the Houma Board of Adjustment meeting scheduled for Monday, April 20, 2020 at 3:30 p.m. shall be conducted via Zoom tele/video conference and shall be live streamed on Terrebonne Parish's Facebook page.

This meeting will not include video of the Board sitting in the Council meeting room. Board Members, Administration, and their staff will participate remotely. When you "view" the meeting, you may or may not be able to actually see a participant, depending on the participant's account settings.

1. Facebook

The Public may view the meeting over live video stream on the Terrebonne Parish Facebook page. The public can access the page by searching for "Terrebonne Parish" or by typing this link into your browser: <https://www.facebook.com/tpcg.org>.

The Facebook page will be used for viewing purposes only. The comments section will be disabled. Public wishing to address the Board will be administered through Zoom.us. Instructions are below.

2. Viewing or Listening to the Meeting via Zoom

The Public may view or listen to the meeting on video webinar or teleconference conducted by Zoom. **The nine-digit Webinar ID for this meeting is 582 913 517.** You will not be able to address the Board during this meeting unless you follow instructions in part 3 below.

A. View the Meeting from a PC, Mac, Android, or iPhone device.

1. Enter this link into your browser to join the webinar:
<https://zoom.us/j/582913517>.
2. When prompted, enter your name and email address.
3. Click "Join" or "Join Webinar."
4. The meeting should automatically download and launch.

B. Listen to the Meeting from any mobile or wired touchtone telephone.

1. Dial 1-346-248-7799.
2. When prompted, enter the Webinar ID 582 913 517.



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

3. Public Addressing the Board

Individuals "Wishing to Address the Board" will have to fill out a speaker card and email the card to cpulaski@tpcg.org and/or lhenderson@tpcg.org. A speaker card is attached to this Notice. To prevent participation in the meeting by anonymous or fictitious individuals, you are required to include your name, telephone number, and email address on the card, and you are required to sign and date your card at the bottom. If you do not have printing and/or scanning technology, your typed name will suffice for an electronic signature. **Speaker cards will be accepted until 3:00 p.m. CST on the date of the meeting. Any cards submitted after deadline will not be accepted. Speaker cards submitted without the required information and signature will not be accepted.**

When the Board staff receives your speaker card in compliance with these instructions, you will be sent an electronic invitation to join the meeting. For this reason, you will need to include a valid email address on your speaker card. **Any cards submitted without a valid email address will not be accepted.**

Individuals "Wishing to Address the Board" will need to sign into a Zoom account to participate. To sign up for a free account, go to <https://zoom.us/signup>. To sign into your Zoom account, go to <https://zoom.us/signin>. Each individual addressing the Board shall be limited to 3.0 minutes.

4. This meeting will be the first time the Terrebonne Parish Board of Adjustment uses webinar conferencing technology to conduct a public meeting. While every effort is being made to conduct a smooth and inclusive public meeting during this time of emergency, please understand that technology may not always be reliable, whether due to human error or technical error. Please offer your patience and understanding while the Board launches and improves this new way of connecting to the people of Terrebonne Parish.



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

SPEAKER CARD

Meeting Date: April 20, 2020

Please complete this card prior to the start of the meeting and email to cpulaski@tpcg.org and/or lhenderson@tpcg.org; or fax to (985) 580-8141. If you can't use either of these options, please contact the Planning & Zoning Department Office at (985) 873-6569 so we can determine another option.

If you wish to address the Board relative to:

☐ **Approval of Minutes**

☐ **AGENDA ITEMS**

☐ **Item 5.a. – Special Exception for Cell Monopole at 1276 Saint Charles St.**

☐ **Item 5.b. – Side yard setback variance at 1607 Chantilly Dr.**

☐ **Item 5.c. – Rear yard setback variance at 1107 Verret St.**

☐ **Item 5.d. – Rear yard setback variance at 411 Ann Carol St.**

Please note before submitting speaker card.

Name: _____ Date: _____

Address, Telephone Number, E-mail address, Affiliation, or Representation:

I wish to address the Board regarding:

I certify that I am the person submitting this speaker card and that this information is true and correct to the best of my knowledge and ability.

Signed: _____ dated: _____

For more information, cancellations and updates, individuals can go to the Terrebonne Parish Consolidated Government's webpage at <http://www.tpcg.org>.

LINDA HENDERSON, MINUTE CLERK

TERREBONNE PARISH BOARD OF ADJUSTMENT

(985) 873-6569

* * * * *

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
February 17, 2020

Government Tower
2nd Floor, Terrebonne Parish Council Meeting Room

1. The Vice Chairman, Trudy V. Hebert called the February 17, 2020 meeting of the Houma Board of Adjustments to order at 3:30 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 and Mr. Matt Chatagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Absent were Mr. Pete Konos and Mr. David Tauzin.
3. ANNOUNCEMENTS: Chair acknowledged the times and locations for who wish to the mandatory ethics course. Trudy Hebert also announced that Mr. Pete Konos is in the hospital and that she will be presiding in his absence.
4. Approval of Minutes of January 27, 2020: **MOTION** was made by Mr. Willie Newton, seconded by Mr. Joe Harris, to approve the minutes of January 27, 2020.

THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

- a. **STRUCTURE VARIANCE:** Rear setback from 25' to 14'-11" for addition to home in an R-1 zoned district; located at 1308 Academy St.

Chair recognized Mr. Michael Trahan who stated that he would like to construct a screen porch on to his house and needs a variance to build to specifications.

Chair recognized Mr. Christopher Pulaski who stated that the applicant wishes to construct a 24 X 18 ft. screened porch addition to the rear of his house as part of a major interior renovation. Although the lot depth is 120', the placement and configuration of the original home, that pre-dates zoning, is such that any rear addition would require a variance. Since this area pre-dates zoning and other properties have similar setbacks or less, the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the district nor would it alter the essential character of the district in which it is located. Granting of such a variance would not alter the essential character of the district in which it is located since there are a number of homes in the area with similar setbacks.

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 pertaining to this request.

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: Newton, Harris, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED.

b. Structure Variance: Side setback from required 25' to 0' for lots A-2 and A-3 in a C- 2 zoned district.

Chair recognized Mr. Ken Rembert who stated that he is representing the applicant, Mr. Narby, who owns the Sugar Bowl Motel properties located at 8045, 8053 and 8059 Park Avenue. He stated that applicant is trying to sell parts of the property and needs a 25' passage for access for maintenance, etc.

Chair recognized Mr. Chris Pulaski who stated that The Sugar Bowl Motel, Inc. wishes to subdivide their property into 4 tracts. Due to the existing structures on the tracts, and the desire to provide a 25' frontage for Tract Z-1 along Park Avenue, the existing Pit Stop Grill and the motel office building would be within 1' of the property line. The applicant is also placing a 25' servitude of passage and maintenance along this 25' corridor so that the owner/tenants of Tracts A1 and A-3 can access the property for maintenance, etc. of their structures. The intent is to subdivide the property presumably for future transfers of ownership while not altering or disrupting the historic flow of vehicles and pedestrians on the property. The applicant has also provided a letter of hardship as part of their application. The variance will not alter the essential character of the district in which it is located and 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 no calls regarding the request.

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: Newton, Harris, Chattagnier
NAYS: NONE
ABSTAINED: None
NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED.

c. Structure Variance: Parking variance from 63 spaces to 48 spaces for construction of 8 additional apartment units in a C-2 zoned district; located at 302 Magnolia Street, Houma.

Chair recognized Mr. Casey Guidry who stated that START Corporation wishes to build 8 new small studio apartment buildings for their clients to have a place to live. In order to do so they will need an exception to the amount of required parking spaces.

Chair recognized Mr. Christopher Pulaski who stated that Start Corporation wishes to construct 8 additional apartments to serve their clients. Since most all of the clients do not drive or own vehicles they request that exception be made regarding the required number of parking spaces. Also, the nature of their business is operational during the day, but not at night; and, therefore, the business parking spaces are available in the evening and night hours for client visitor parking. Additional housing for these clients is essential and Start Corporation is utilizing their resources as best they can in order to meet the needs of these clients.

The variance will not alter the essential character of the district in which it is located and 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 no calls pertaining to this request.

Staff recommends **APPROVAL** of the request.

Chair recognized Susan Pierron, 235 Sunset Blvd. who voiced her concern about parking issues in her area.

After a brief discussion; a **MOTION to APPROVE** was made by Mr. Joe Harris, seconded by Mr. Willie Newton.

ROLL CALL VOTE:
YEAS: Newton, Harris, Chattagnier
NAYS: NONE
ABSTAINED: None
NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED.

6. **Next Meeting Date: March 16, 2020**
7. Board of Adjustment Member Comment: None
8. Public Comment: NONE
9. There being no further business, Mr. 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:	<div style="border: 1px solid black; padding: 2px;">Verizon Wireless</div>
3.	Applicant's Address:	<div style="border: 1px solid black; padding: 2px;">14123 Cicero Rd, Houston, TX 77095</div>
4.	Applicant's Phone:	<div style="border: 1px solid black; padding: 2px;">713-507-1658 / 504-214-1653</div>
5.	Physical Address Of request:	<div style="border: 1px solid black; padding: 2px;">(Assigned E911 Address for Proposed Tower) 1276 St. Charles Street, Houma, LA 70360</div>
6.	Interest in Ownership:	<div style="border: 1px solid black; padding: 2px;">Lessor</div>
	7. Date of Application:	<div style="border: 1px solid black; padding: 2px;">2/28/20</div>
8.	Explanation of Request:	<div style="border: 1px solid black; padding: 2px;">Request for approval of proposed 100' monopole tower within 40' x 40' fenced compound located behind existing gas station / car wash at 1280 St. Charles Street.</div>

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 conditionsexist:

- 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

1/15/20

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.





03/07/2019

< 1 of 14 >

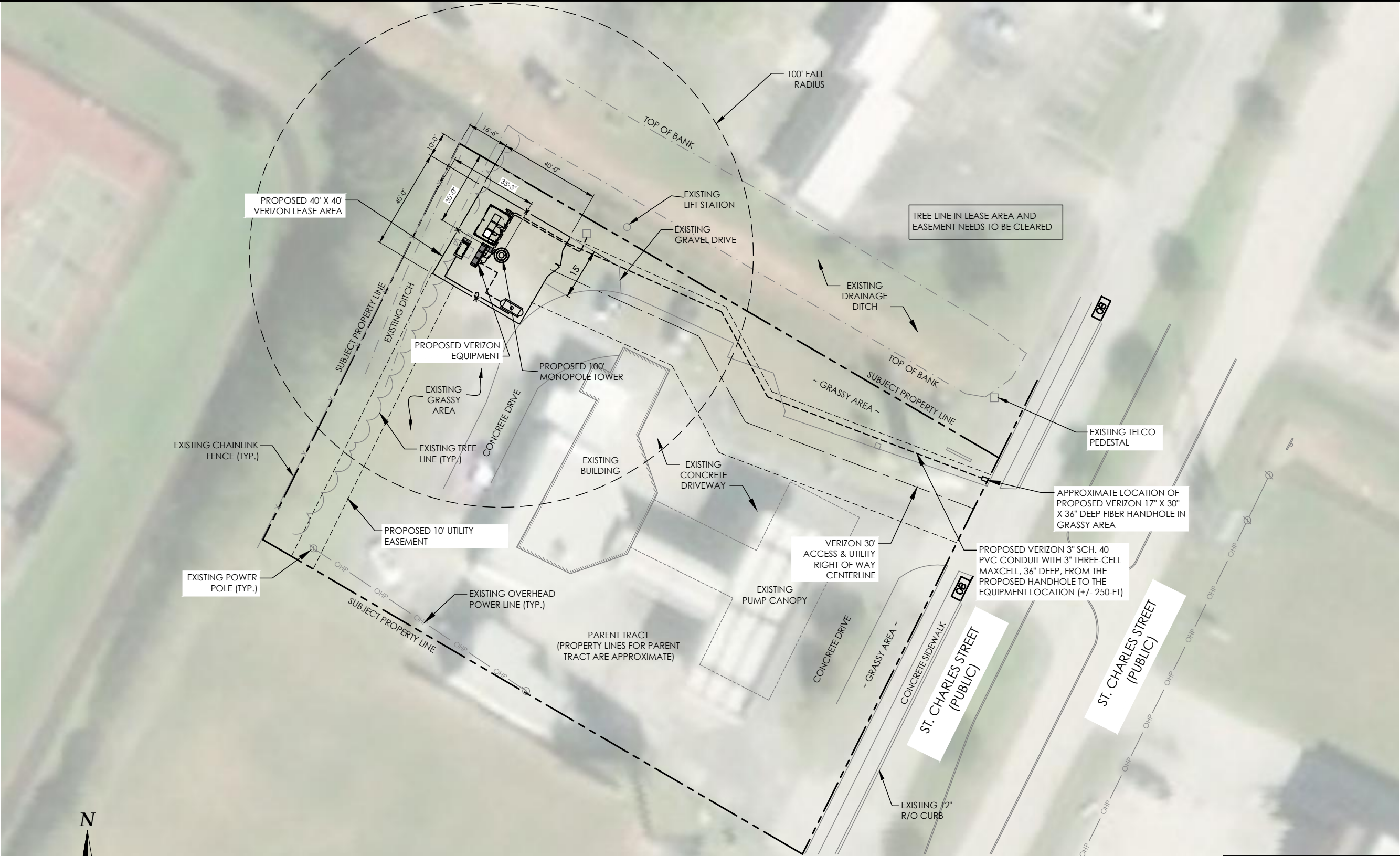
Select Date ▾



© 2019 Eagleview







P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:
397396

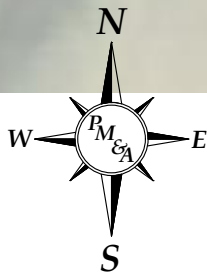
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0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING

DESIGNED: RR
DRAWN: RR
CHECKED: PWM

JOB #:
VWT16-349

OVERALL
SITE PLAN

C-2A



GRAPHIC SCALES



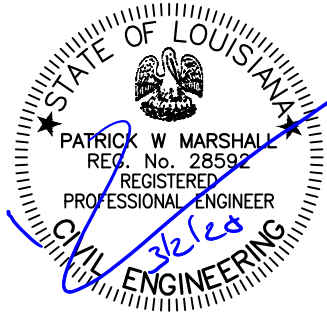
SCALE: 1" = 40'

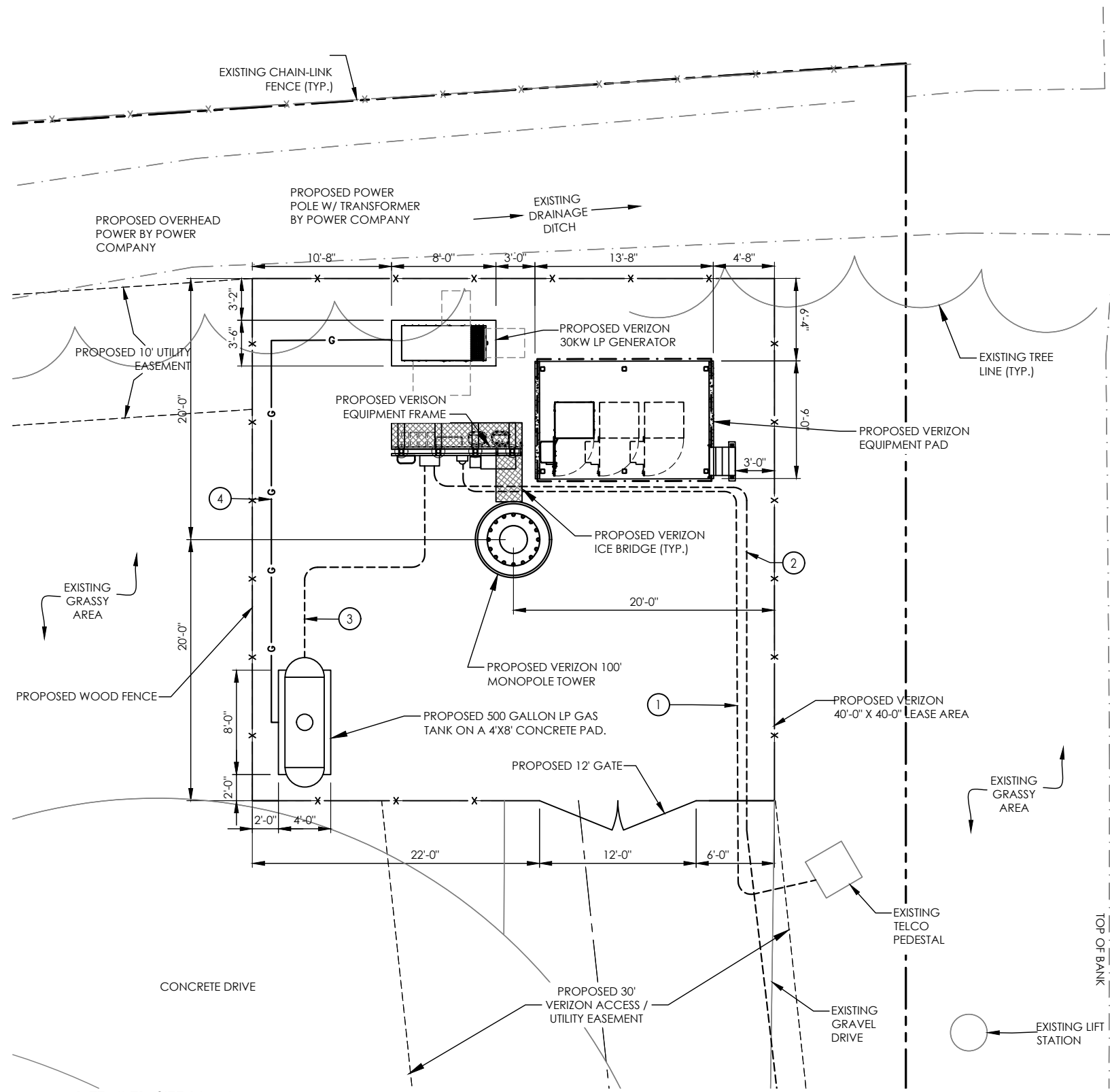
FLOOD PLAIN NOTE:
THE SITE IS IN A LOCATION WITH NO AVAILABLE
DATA AS PER FEMA MAP 2202200005C DATED
05/19/1981.
FEMA ADVISORY BFE RECOMMENDS A MIN 2'
PLATFORM.

PROPOSED MONOPOLE TOWER:
LATITUDE: 29° 35' 13.6" NORTH (NAD 83)
LONGITUDE: 90° 44' 42.3" WEST (NAD 83)
GROUND ELEV: 10.9' (NAVD 88)

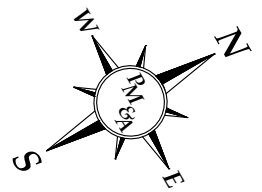
OVERALL SITE PLAN

SCALE: 1" = 40'



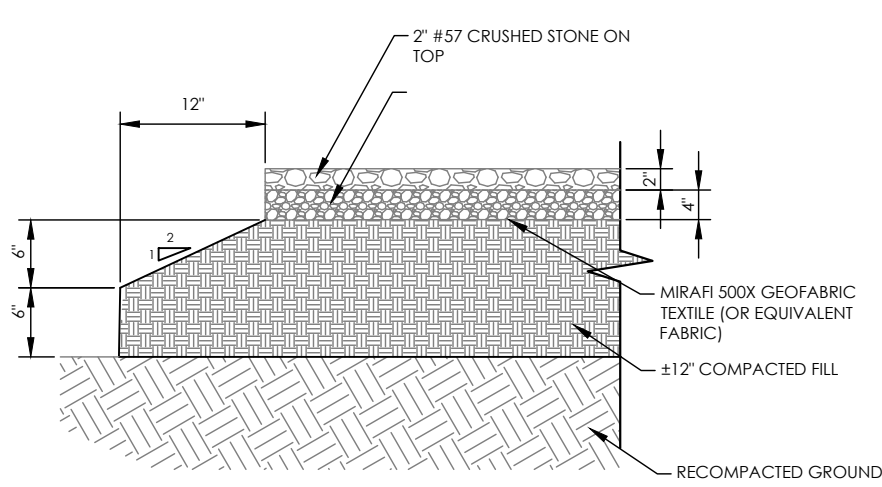


DETAILED SITE PLAN
SCALE: 1" = 10'



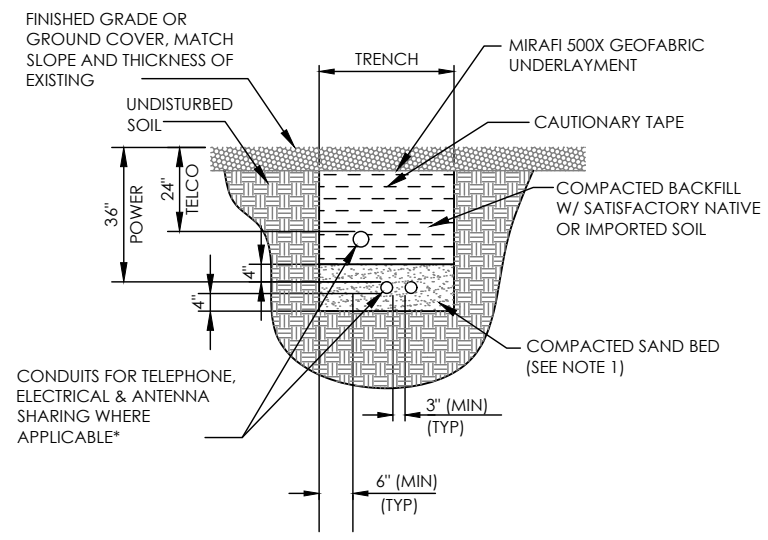
ELECTRICAL KEY NOTES:

- 1 PROPOSED 3" SCH. 40 CONDUIT FROM THE VERIZON METER TO EXISTING TELCO PEDESTAL (± 60')
- 2 PROPOSED VERIZON 3" SCHEDULE 40 PVC CONDUIT WITH 3" THREE-CELL MAXCELL, 36" DEEP, FROM THE PROPOSED HAND HOLE TO THE EQUIPMENT LOCATION (± 247')
- 3 PROPOSED CONTROL WIRING IN 3/4" CONDUIT FROM THE ALARM BLOCK TO THE PROPOSED LP GAS TANK. COORDINATE WIRING WITH VERIZON GENERAL MANAGER. (±25 FT)
- 4 3/4" SCHEDULE 80 BLACKPIPE GAS SUPPLY LINE. LP INSTALLER TO VERIFY GENERATOR REQUIRED FLOW RATE PRIOR TO INSTALLATION. SUPPLY LINE SHALL BE BURIED 3' MIN. BELOW GRADE AND MARKED WITH BURIED FLAGGING AT 3' O.C. 12" BELOW GRADE. (±40 FT)



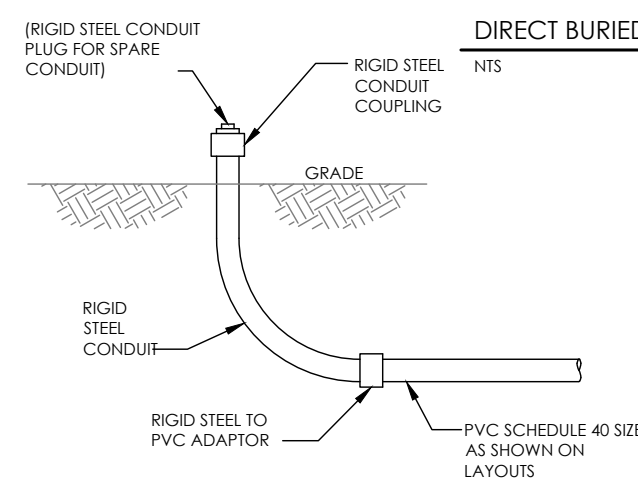
EQUIPMENT COMPOUND DETAILS
NTS

NOTES: 1. LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.



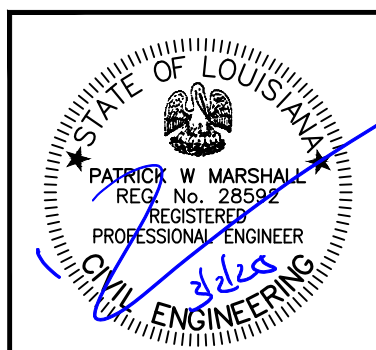
* CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS

EXISTING DRAINAGE DITCH



DIRECT BURIED CONDUIT
NTS

UNDERGROUND CONDUIT STUB-UP
NTS



P. MARSHALL & ASSOCIATES

ARGYLE

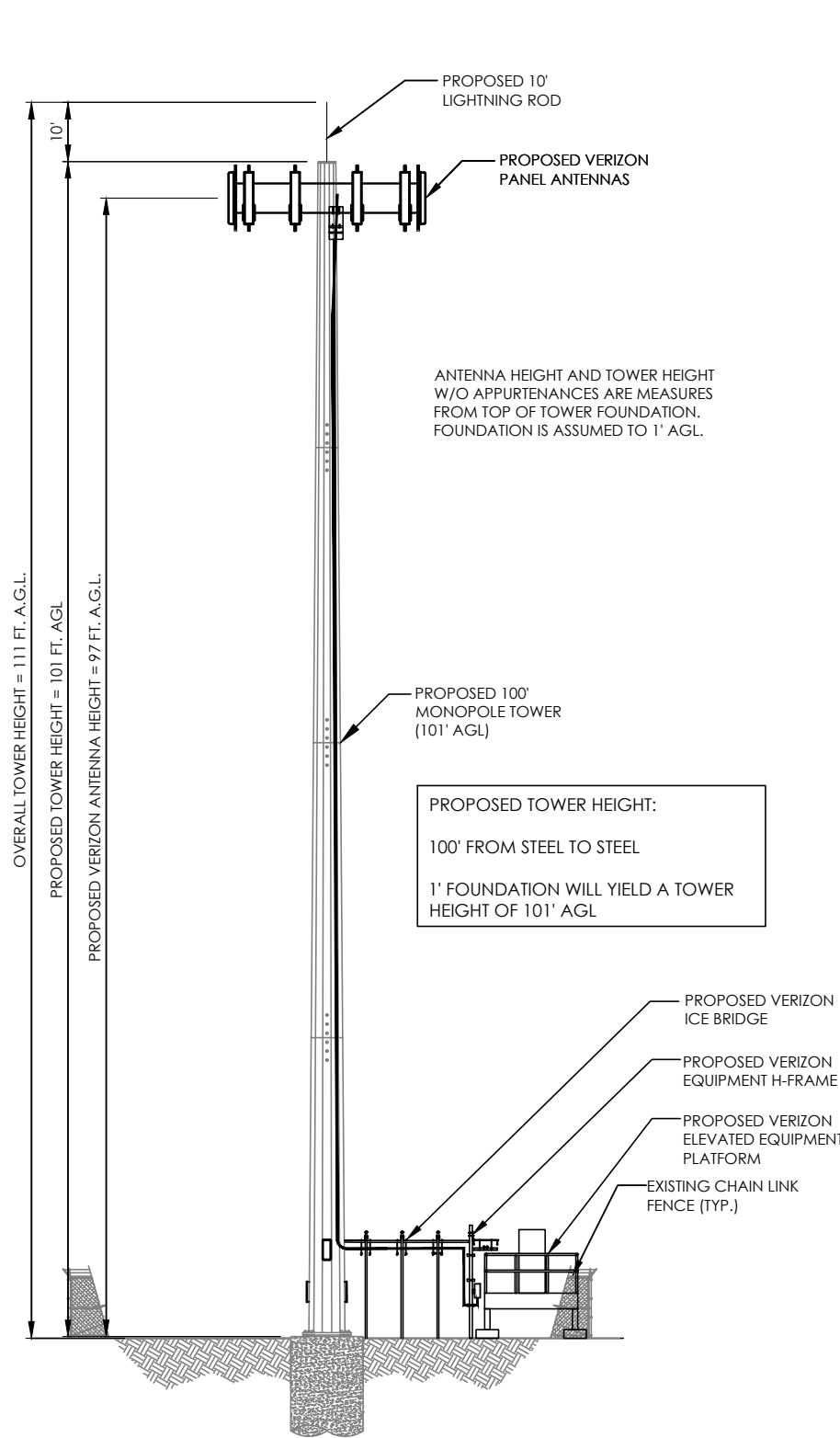
1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:
397396

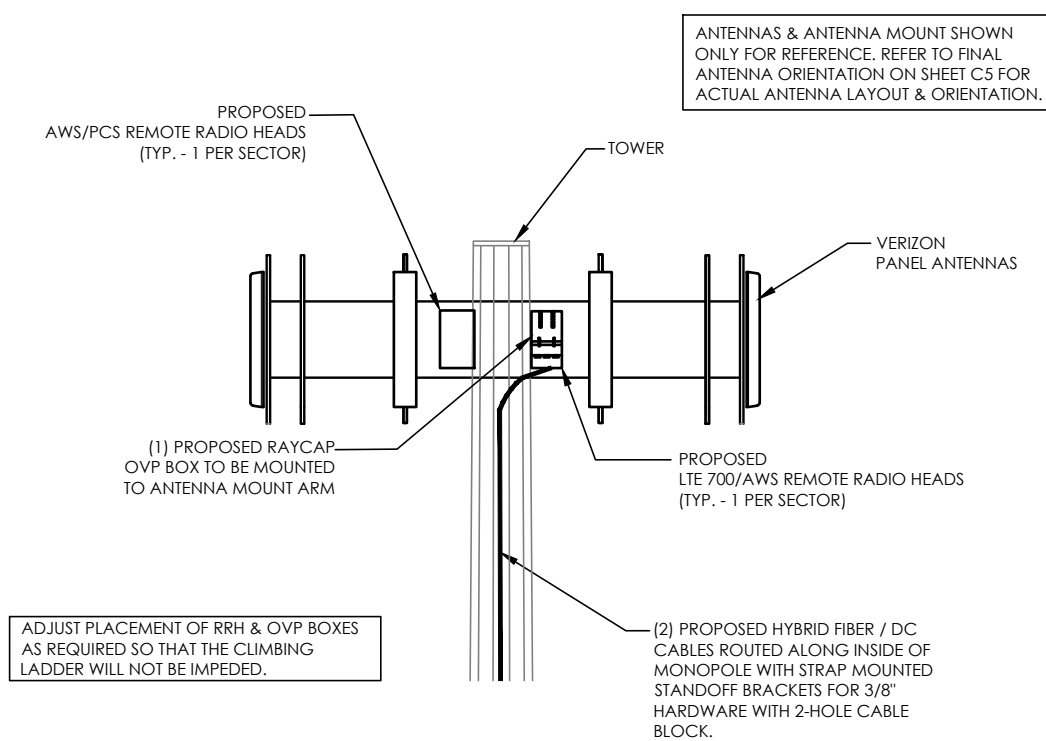
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6	03/02/20	ZONING DRAWING

DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

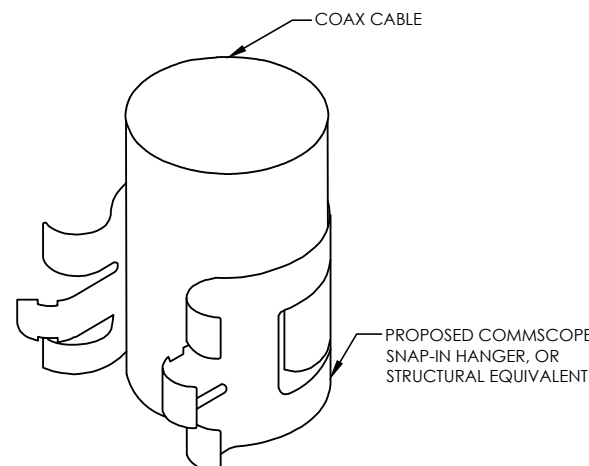
DETAILED
SITE PLAN



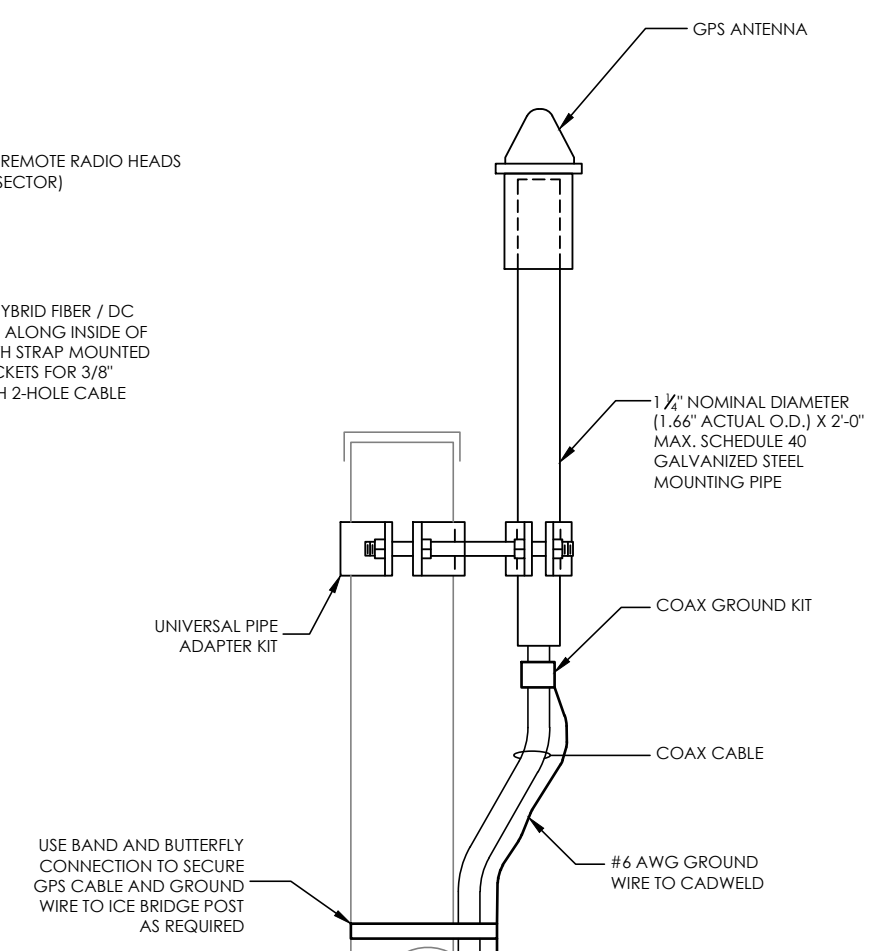
TOWER ELEVATION
NTS



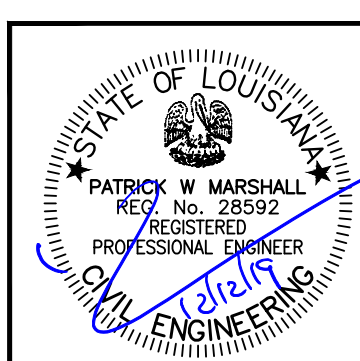
RRH & OVP MOUNTING DETAIL
NOT TO SCALE



SNAP-IN HANGER
NOT TO SCALE



GPS ANTENNA MOUNTING DETAIL
NOT TO SCALE



ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

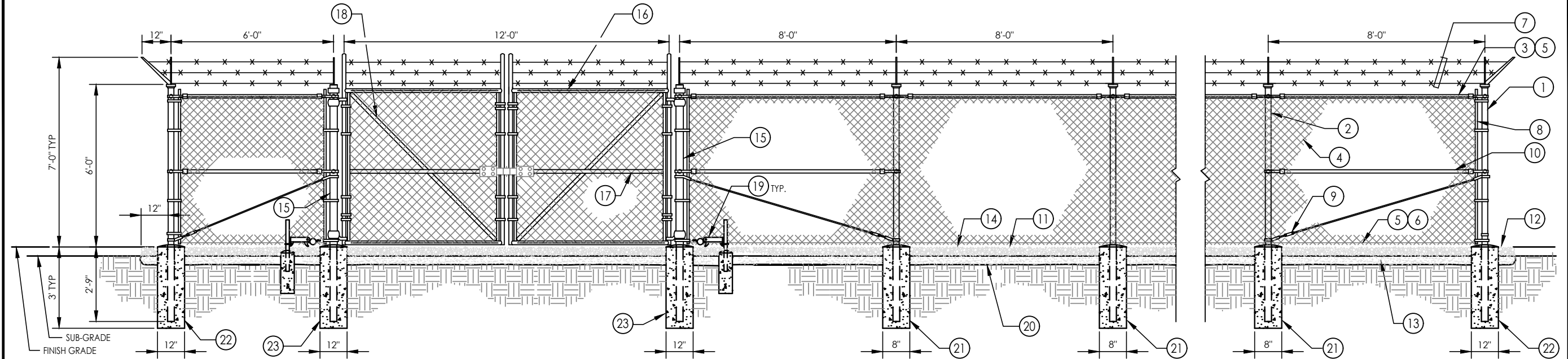
LOCATION CODE:
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5	12/12/19	ZONING DRAWING

DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

TOWER ELEVATION

C-4



REFERENCE NOTES:

- ① CORNER, END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE.
- ② LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
- ③ TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
- ④ FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
- ⑤ TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
- ⑥ TENSION WIRE: 9 GA. GALVANIZED STEEL.
- ⑦ BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- ⑧ STRETCHER BAR.
- ⑨ 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- ⑩ FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
- ⑪ 1 1/2" MAXIMUM CLEARANCE FROM GRADE.

- ⑫ 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑬ 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- ⑭ FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- ⑮ GATE POST 4". SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
- ⑯ GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
- ⑰ GATE FRAME: 1 5/8" DIAMETER PIPE, PER ASTM-F1083
- ⑱ DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- ⑳ GEOTEXTILE FABRIC
- ㉑ LINE POST: CONCRETE FOUNDATION (2000 PSI)
- ㉒ CORNER POST: CONCRETE FOUNDATION (2000 PSI)
- ㉓ GATE POST: CONCRETE FOUNDATION (2000 PSI)

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM F- 900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.



ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

DESIGNED:	RR	JOB #:
DRAWN:	RR	VWT16-349
CHECKED:	PWM	

FENCE
DETAILS

C-12



PROPOSED HANDHOLE LOCATION & CONDUIT ROUTE
NOT TO SCALE



PROPOSED EQUIPMENT AREA & CONDUIT ROUTE
NOT TO SCALE



PROPOSED VERIZON LEASE AREA
NOT TO SCALE



EXISTING UTILITY POLE
NOT TO SCALE

verizon

PMA
P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:
397396

NO.	DATE	DESCRIPTION:
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5	12/12/19	ZONING DRAWING

DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

SITE
PHOTOS

P-1

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:
3. Applicant's Address:
4. Applicant's Phone:
5. Physical Address
Of request:
6. Interest In Ownership: 7. Date of
Application:
8. Explanation of
Request:

54. "

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:

- 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.

meeting
April 20, 2020
3:30 p.m.
Lg. Council Mtg. Rm
Shroderman
985-873-6567

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.



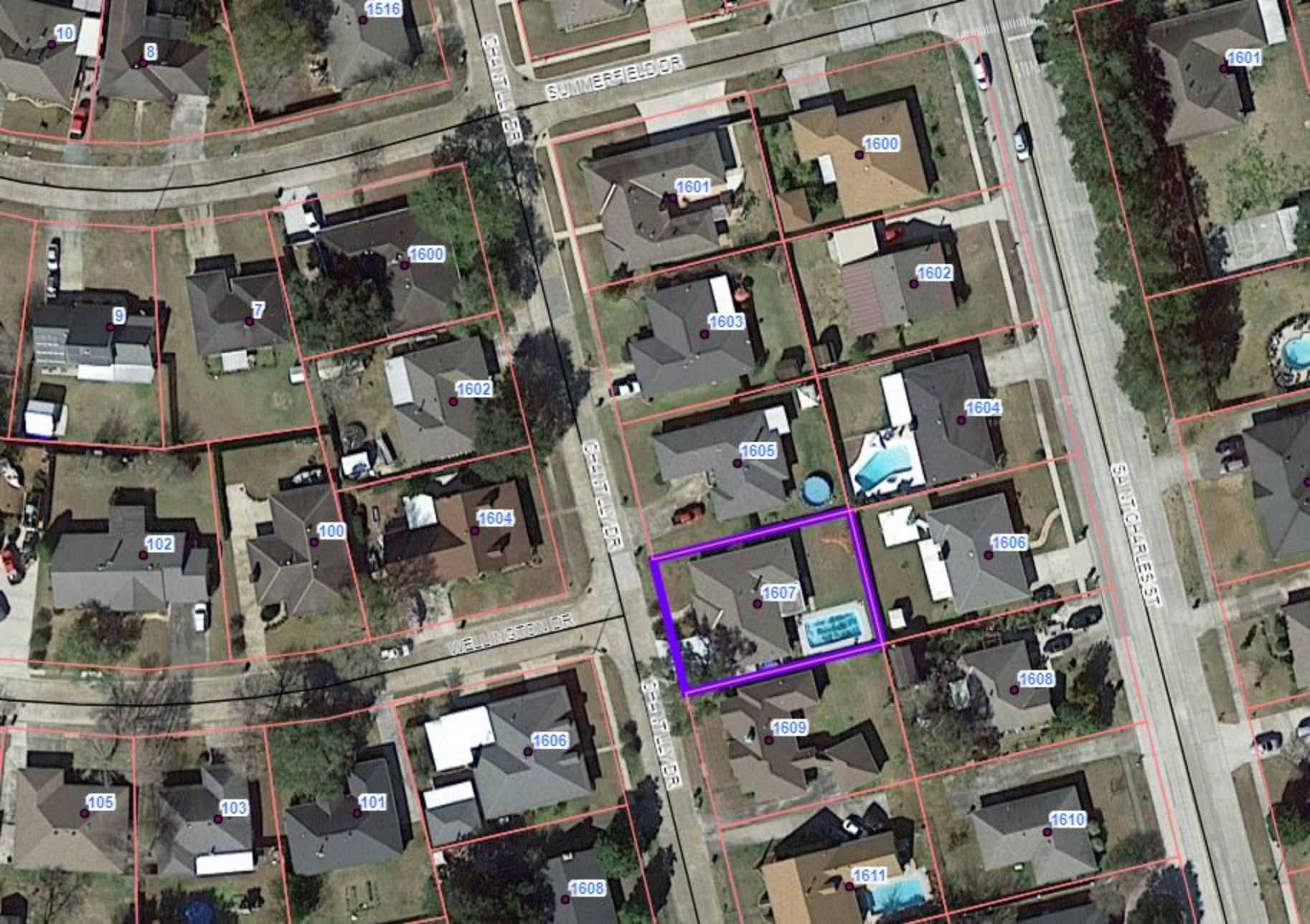
Signature of Owner

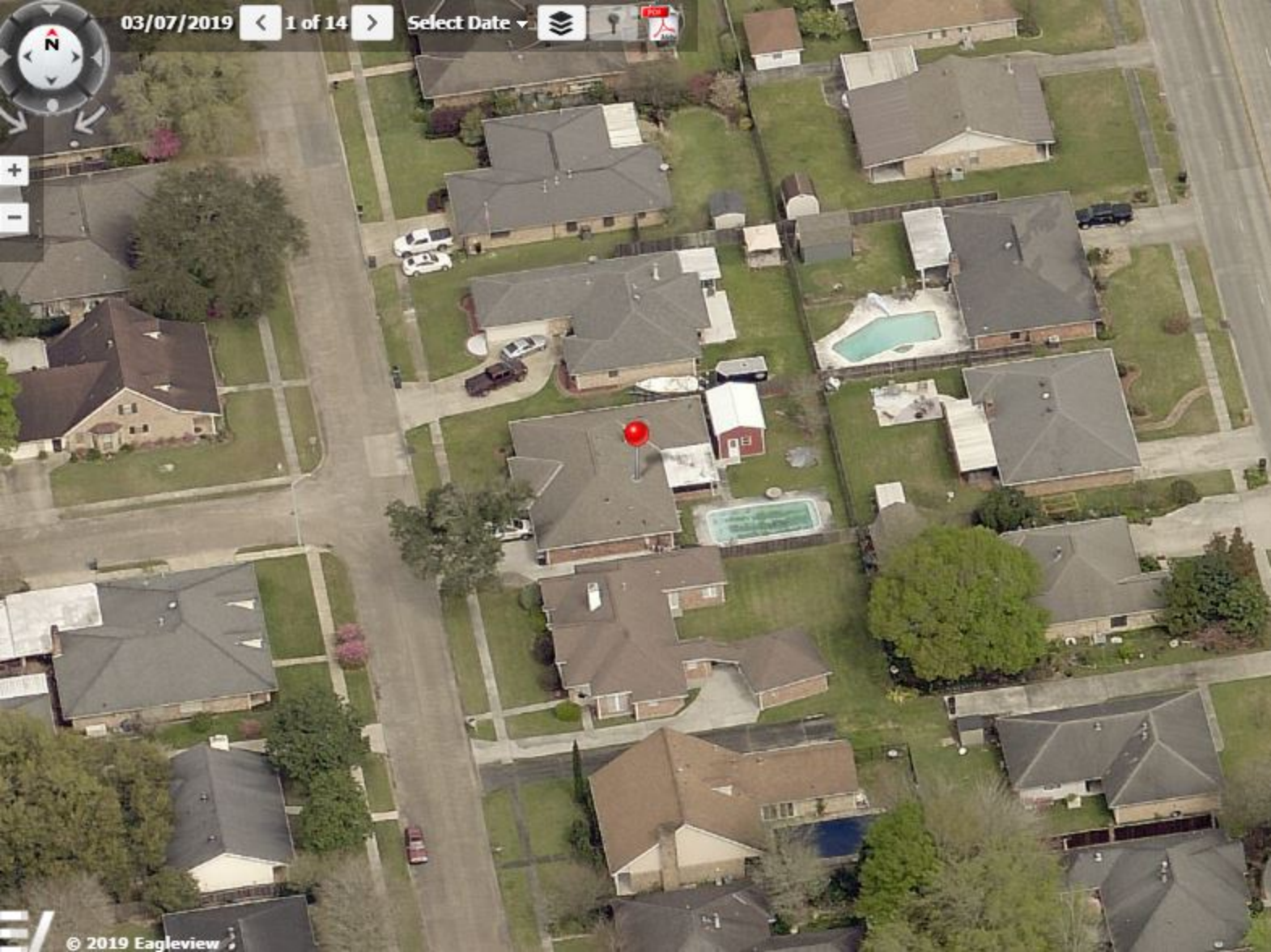
03-10-2022

Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates. Application fees are non-refundable once public notices have been issued.





03/07/2019

< 1 of 14 >

Select Date ▾





R-1
John S Welch
Lot Plot
1607 Chantilly Rd
Houma
985-381-3302

Storage
Building
5'

Patio

variance
request

House

Driveway

House

Fence

Fence

Storage
&
Garage

5'

25'

35'

6"

16'

12'

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:

JASON UNDERWOOD

3. Applicant's Address:

1107 UPRIGHT ST
HOUMA, LA 70360

4. Applicant's Phone:

281-795-6932

5. Physical Address
Of request:

SAME

6. Interest In Ownership:

100%

7. Date of
Application:

8. Explanation of
Request:

REAR SETBACK TO
13'-10" FOR NEW RESIDENTIAL
CONSTRUCTION

POLICY

Special Exception

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meeting

April 20, 2020

3:30 p

l Henderson @

TPG9.019

985-873-6567

40.46 pd

Variance

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Signature of Applicant or Agent

Signature of Applicant or Agent

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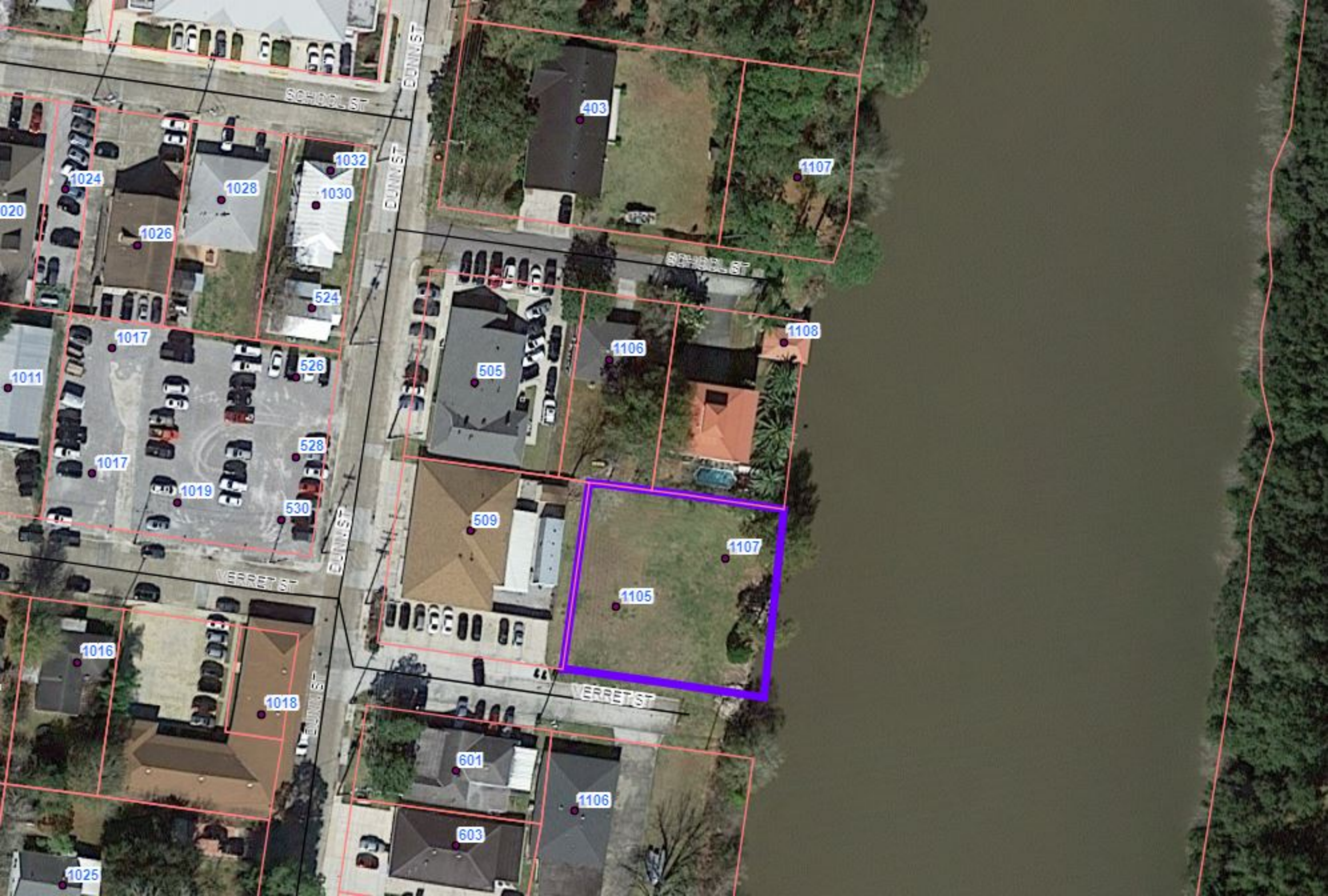
Signature of Owner

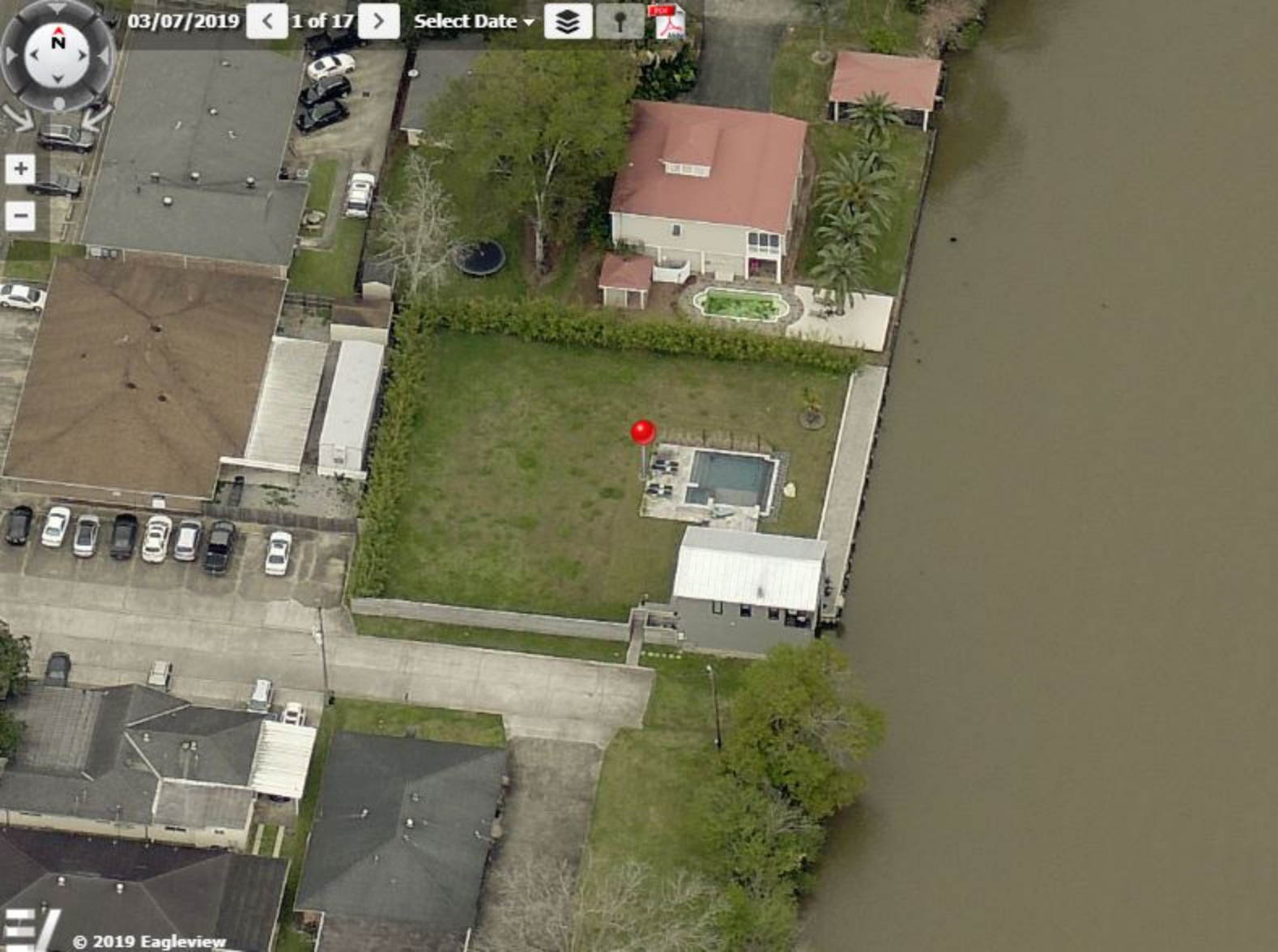
Date

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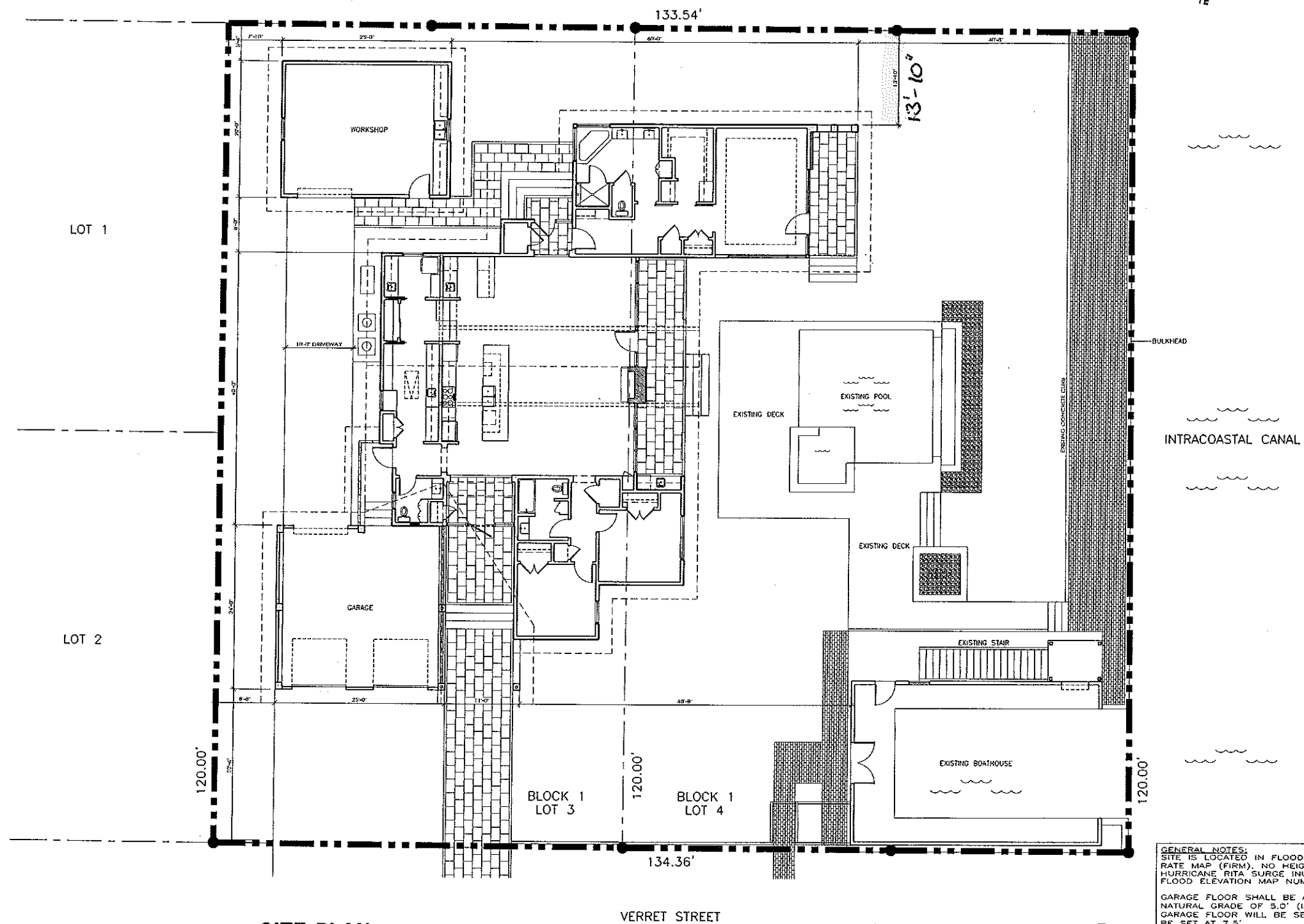
03/07/2019

1 of 17

Select Date







SITE PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES:
 SITE IS LOCATED IN FLOOD ZONE C; FLOOD INSURANCE
 RATE MAP (FIRM), NO HEIGHT REQUIREMENTS.
 HURRICANE RITA SURGE INUNDATION AND ADVISORY BASE
 FLOOD ELEVATION MAP NUMBER LA-R103.
 GARAGE FLOOR SHALL BE A MINIMUM OF 6" ABOVE AVERAGE
 NATURAL GRADE OF 5.0' (IRC 2015, VERIFY ON JOB).
 GARAGE FLOOR WILL BE SET AT 5.5'. FINISHED FLOOR WILL
 BE SET AT 7.5'.

1
 A0.01



Houston J. Lirette, Jr.
 A Professional Architectural Corporation
 American Institute of Architects - National Council of Architectural Registration Boards
 179 Enterprise Drive, Houma, Louisiana 70380
 (985) 851-1484 fax (985) 851-0180 e-mail houston@harchitect.com



NEW RESIDENCE
DAVIS UNDERWOOD
 HOUMA, VERRET STREET 70380

FILE NAME: U02-40.01.DWG
 PLOT DATE: 3/5/20

SITE PLAN

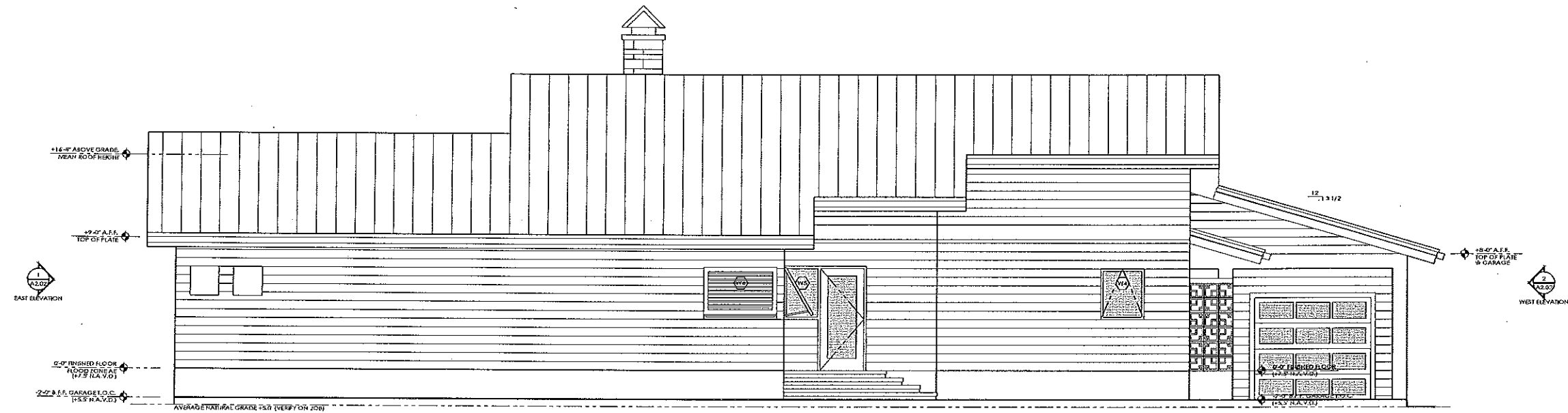
U02-0818

PROJECT NUMBER

PROJ. DATE: 3/5/20
 DRAWN BY: CAP
 CHK'D BY: HJL

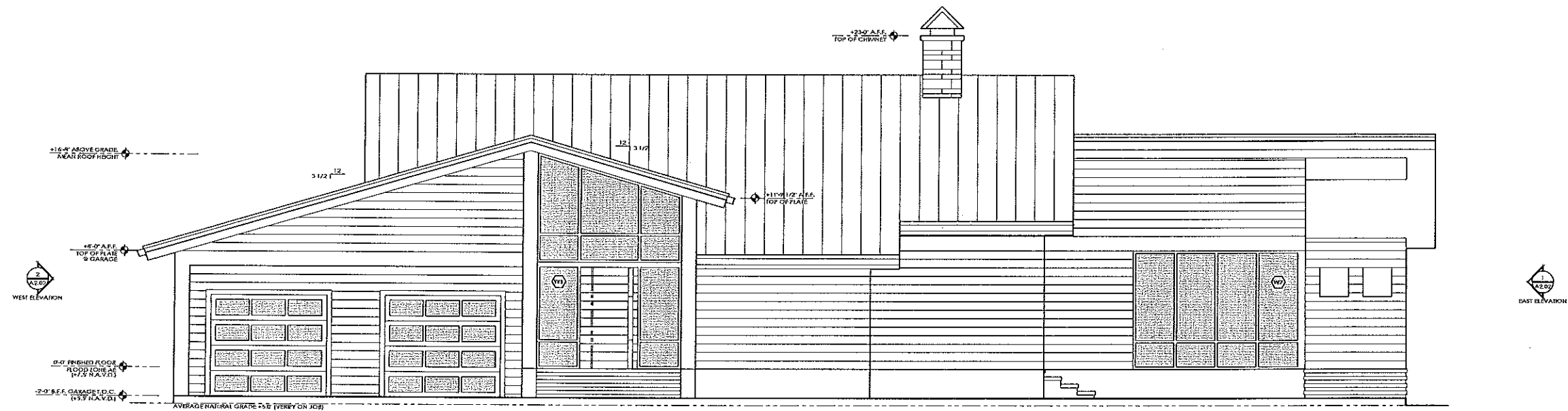
REVISION REV. DATE
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A0.01
 SHEET NUMBER



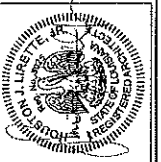
NORTH ELEVATION

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



SOUTH ELEVATION VERRET STREET SIDE

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



Houston J. Lirette, Jr.
A Professional Architectural Corporation
American Institute of Architects - national council of architectural registration boards
179 Enterprise Drive, Houma, Louisiana 70360
(885) 851-1464 fax (885) 851-0180 e-mail houston@harchitect.com



NEW RESIDENCE
DAVIS UNDERWOOD
1028 AVERET STREET
HOUMA, LOUISIANA 70360

FILE NAME: U02-A2.01.DWG
PLOT DATE: 3/5/20

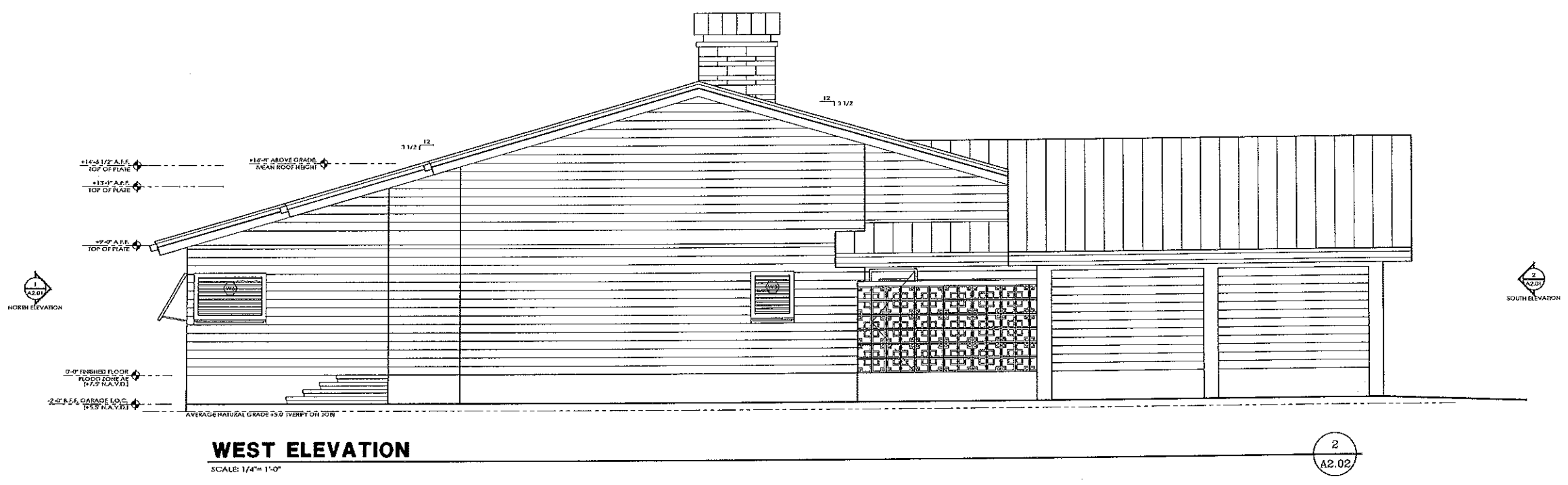
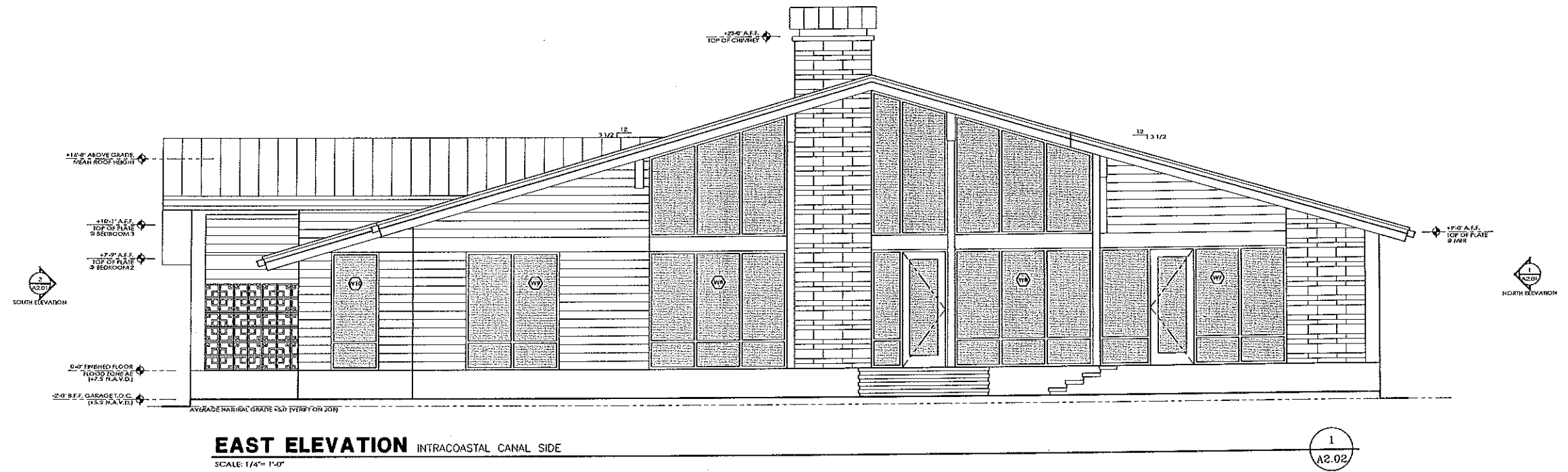
NORTH AND SOUTH ELEVATIONS

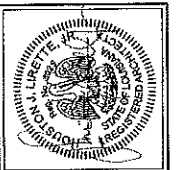
U02-0018
PROJECT NUMBER

PROJ. DATE: 3/5/20
DRAWN BY: CAP
CHK'D BY: HJL

REVISION	REV. DATE
△	
△	
△	


A2.01
SHEET NUMBER





Houston J. Lirette, Jr.
A Professional Architectural Corporation

Member Institute of Architects - National Council of Architectural Registration Boards
179 Enterprise Drive, Houston, Louisiana 77060
(865) 851-1484 fax (865) 851-0190 e-mail houston@hjarthitect.com



architect

NEW RESIDENCE
DAVIS UNDERWOOD
1100 N. VERTYCON ST. #550

FILE NAME: U08-A2.02.DWG
PLOT DATE: 3/5/20

EAST AND WEST ELEVATIONS

U08-0818

PROJECT NUMBER

PROJ. DATE: 3/5/20
DRAWN BY: CAP
CHK'D BY: HJL

REVISION	REV. DATE
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△	
△	

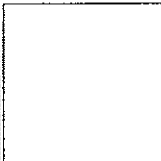
A2.02
SHEET NUMBER



Houston J. Lirette, Jr.
A Professional Architectural Corporation
American Institute of Architects - national council of architectural registration boards
179 Enterprise Drive, Houma, Louisiana 70360
(855) 851-1484 fax (855) 851-0190 e-mail houston@harchitect.com



NEW RESIDENCE
DAVIS UNDERWOOD
1100 N. VERMILION STREET



FILE NAME: U02-A3.01.DWG
PLOT DATE: 3/5/20

SECTION
AND DETAILS

U02-0818

PROJECT NUMBER

PROJ. DATE: 3/5/20

DRAWN BY: CAP

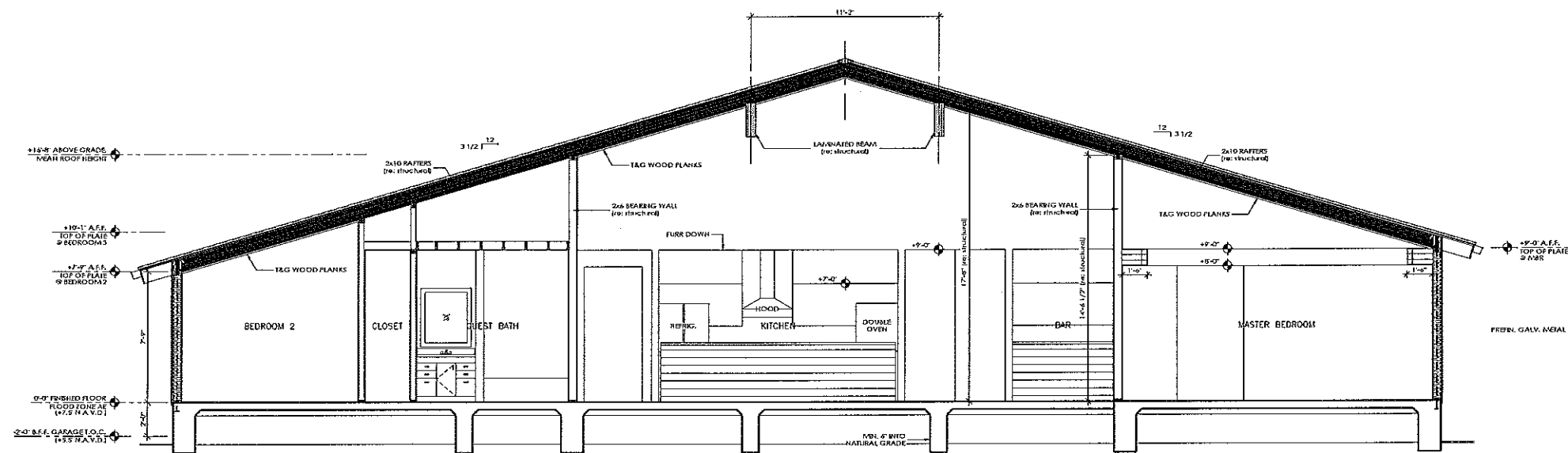
CHK'D BY: HJL

REVISION REV. DATE

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△
△

A3.01

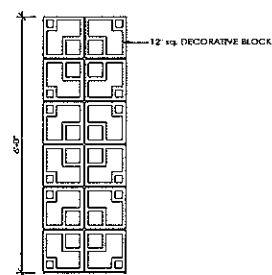
SHEET NUMBER



SECTION

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

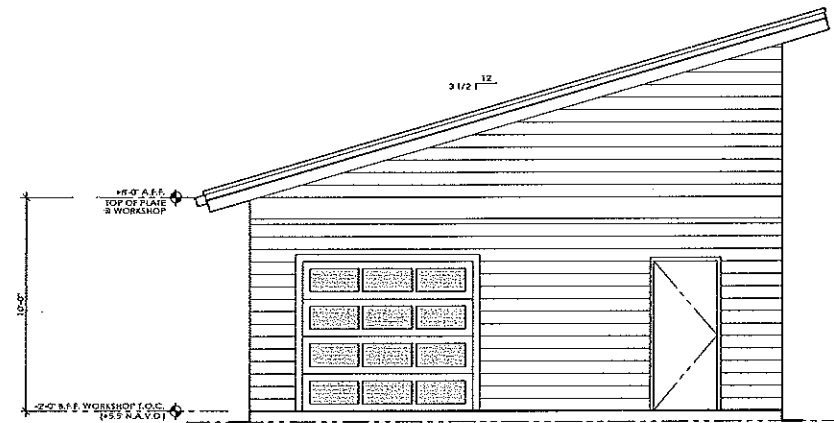
1
A3.01



DECORATIVE BLOCK

SCALE: 1/2" = 1'-0"

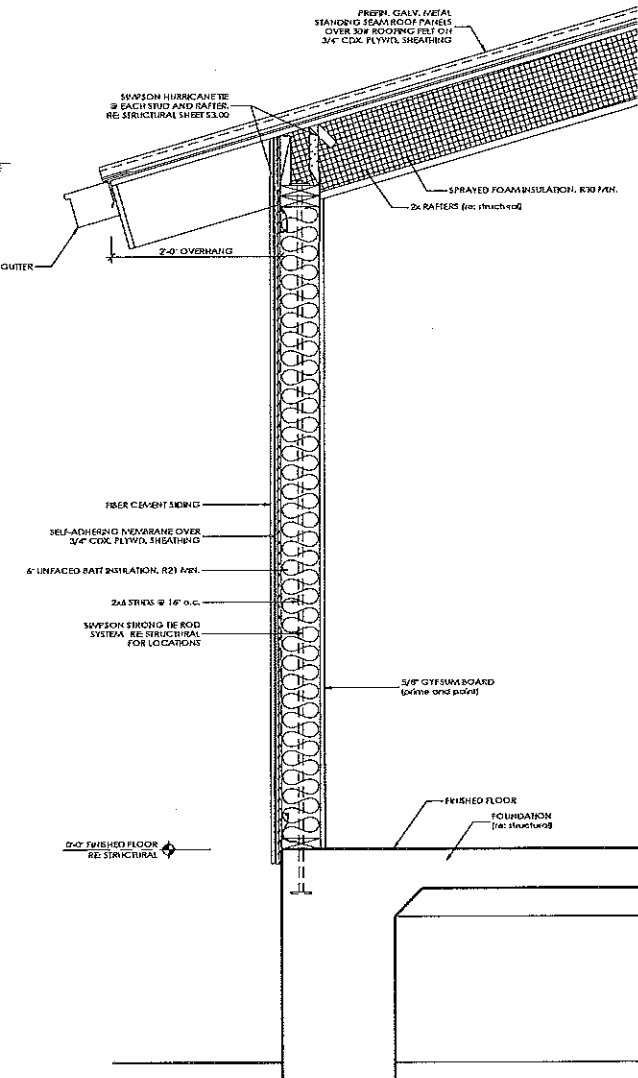
2
A3.01



SOUTH ELEVATION WORKSHOP

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

3
A2.01



WALL SECTION

SCALE: 1" = 1'-0"

4
A3.01

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: WADE P. LIRETTE

3. Applicant's Address: 411-A ANN CAROL STREET
HOUMA, LA 70360

4. Applicant's Phone: 985 - 991 - 1760

5. Physical Address Of request: 411 and 411-A ANN CAROL ST.
HOUMA, LA 70360

6. Interest in Ownership: 100 % 7. Date of Application: 4-3-20

8. Explanation of Request: REQUEST REAR YARD AND
FRONT YARD SETBACK
VARIANCE ON EXISTING
STRUCTURES FOR PROPOSED DIVISION
OF PROPERTY.
POLICY

411 - REAR FROM
25' TO 5.7'

411A - FRONT FROM
20' TO 5.7'

Special Exception

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Variance

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Signature of Applicant or Agent

Signature of Applicant or Agent

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Signature of Owner



Date

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02/26/2019



1 of 16

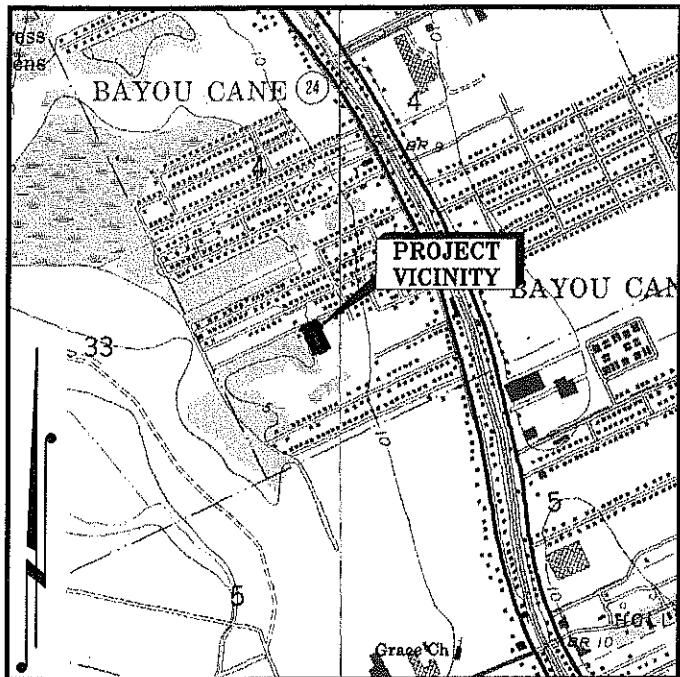


Select Date









VICINITY MAP
SCALE: 1" = 2,000'

BASIS OF BEARINGS:

GEODETIC ORIENTATION DERIVED FROM GPS OBSERVATIONS MADE AT THE PROJECT LOCATION. GEODETIC BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA COORDINATE SYSTEM, SOUTH ZONE 1983 DATUM, U.S. SURVEY FOOT. NEAREST "CORS" STATION USED FOR PROJECT CONTROL IS STATION "HOUMA".

SURVEYORS NOTES:

- THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.
- THIS PROPERTY IS LOCATED IN ZONE "C" (AN AREA OF MINIMAL FLOODING), AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. F.E.M.A. 2006 RITA ADVISORY PANEL NO. LA-R202 DOES NOT AFFECT THIS PROPERTY.

REFERENCE MAPS:

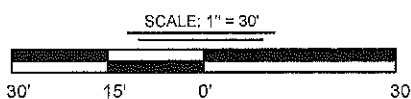
- "SURVEY OF LOTS 1 AND 2 BLOCK 1 OF TRINIDAD ESTATES AND LOT 108 BLOCK 1 OF ENTERPRISE COMMERCIAL PLACE LOCATED IN SECTIONS 4 & 33, T17S-R17E, TERREBONNE PARISH, LOUISIANA" BY KENETH L. REMBERT, DATED DECEMBER 30, 2002 AND FILED UNDER ENTRY NO. 1139240 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE.
- "TRINIDAD ESTATES A SUBDIVISION OF PROPERTY BELONGING TO W. ALEX OSTHEIMER et al LOCATED IN SECTION 4, T17S-R17E, TERREBONNE PARISH, LOUISIANA" BY GULF SOUTH ENGINEERS, INC., DATED DECEMBER, 1974 AND FILED UNDER ENTRY NO. 554952 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE.
- "ENTERPRISE COMMERCIAL PLACE, ARTHUR OSTHEIMER, L.L.C., DEVELOPER IN SECTION 4 & 33, T17S-R17E, TERREBONNE PARISH, LOUISIANA" DATED AUGUST 2, 1996 AND FILED UNDER ENTRY NO. 1024696 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE.

LEGEND:

- INDICATES 3/4" IRON PIPE SET
- INDICATES 5/8" IRON ROD FOUND
- INDICATES 3/4" IRON PIPE FOUND
- ⊕ EXISTING POWER POLE WITH LIGHT
- ⊕ EXISTING POWER POLE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING "CORS" STATION
- 411 INDICATES MUNICIPAL ADDRESS



T. BAKER SMITH
A CENTURY OF SOLUTIONS
412 South Van Ave., Houma, LA 70363
(985)868-1050 - tbsmith.com



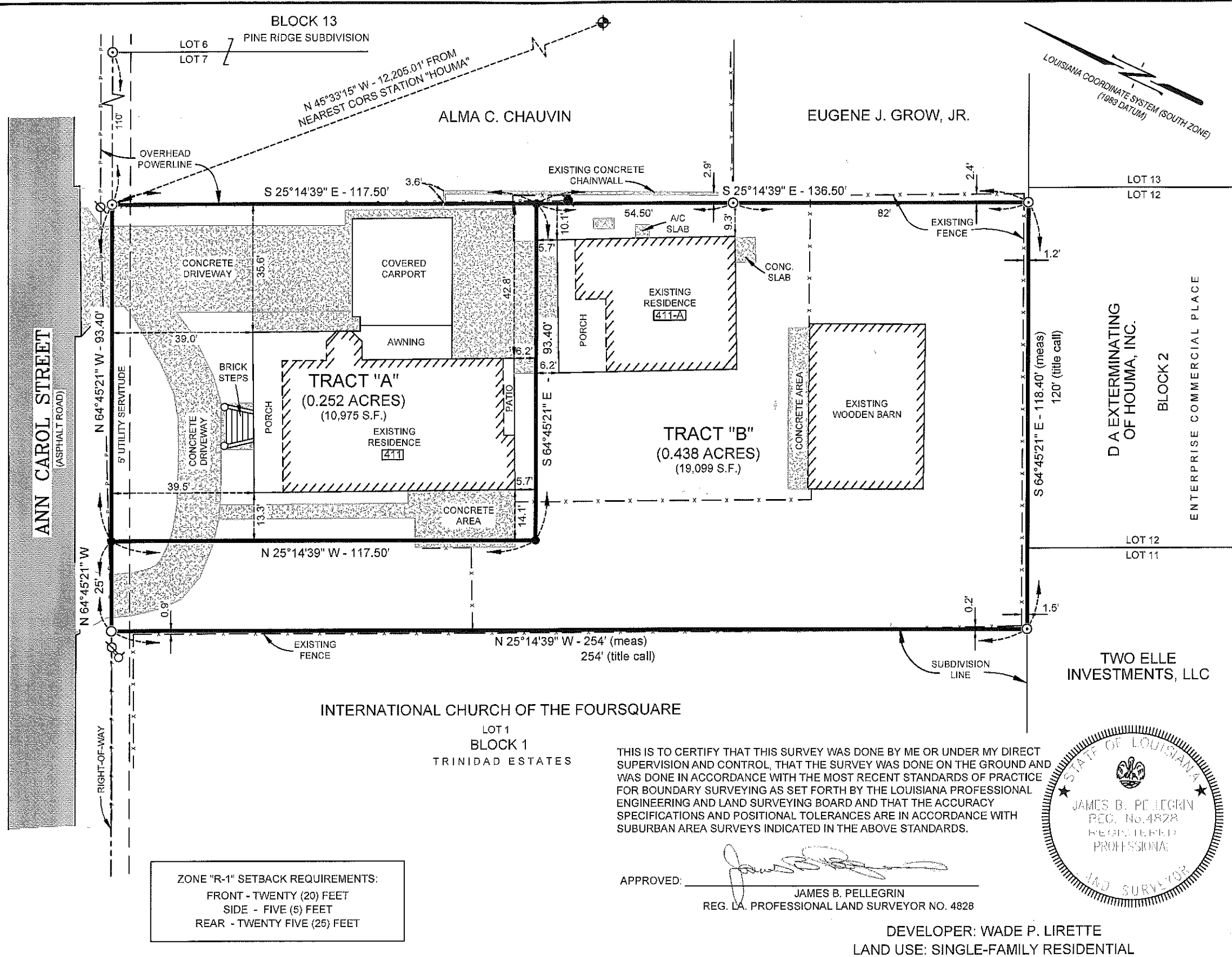
ZONE "R-1" SETBACK REQUIREMENTS:
FRONT - TWENTY (20) FEET
SIDE - FIVE (5) FEET
REAR - TWENTY FIVE (25) FEET

REV. NO: 00 REV. DATE: --/--/-- REV. BY: --
REVISION DESCRIPTION:
--

DRAWN BY: KAK APPROVED BY: JBP
DATE: 03/26/2020 JOB NO: 2020.0261
DRAWING NAME: 2020.0261_BS01.dwg
PROJECTION: PROJECTION
GEO. DATUM: NAD83 | VERT. DATUM: NAVD88 (G18)
GRID UNITS: US SURVEY FEET
SHEET NO: 1 OF 1

TRACTS "A" AND "B"

A REDIVISION OF PROPERTY BELONGING TO
THE WADE P. AND ESTHER E. LIRETTE ASSET TRUST
LOCATED IN SECTION 4, T17S-R17E
TERREBONNE PARISH, LOUISIANA



THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR BOUNDARY SURVEYING AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH SUBURBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED:
JAMES B. PELLEGRIN
REG. LA. PROFESSIONAL LAND SURVEYOR NO. 4828

DEVELOPER: WADE P. LIRETTE
LAND USE: SINGLE-FAMILY RESIDENTIAL

