



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 5/12/2020*****

DATE: Monday, May 18, 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 April 20, 2020
5. Old 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 2' for new detached garage/storage shed construction located at 1607 Chantilly Drive; (Council District 6; City of Houma Fire District); *John S. Welch, applicant.*
6. New Business:
 - a. Structure Variance: Placement of a 3rd driveway (12' wide entrance only) for a new commercial office building located at 631 South Hollywood Road; (Council District 6; City of Houma Fire District); *Penchant Properties, LLC, applicant.*
 - b. Structure Variance: Rear yard setback variance from the required 25' to 10' for a new commercial office building located at 1903, 1905, 1907, & 1909 Prospect Blvd.; (Council District 8; City of Houma Fire District); *Julio Hernandez, applicant.*
7. Next Meeting Date: June 15, 2020
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

HOUMA BOARD OF ADJUSTMENT MEETING NOTICE (cont'd)

Revised 5/12/2020

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, May 18, 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 932 6688 6911. Password is 219368.** 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/93266886911?pwd=OE0wbGZwUjh1SVJGSWoxWEIkNGloUT09>
2. When prompted, enter the password which is 219368.
3. When prompted, enter your name and email address.
4. Click "Join" or "Join Webinar."
5. The meeting should automatically download and launch.

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

1. Dial 1-312-626-6799.
2. When prompted, enter the Webinar ID 932 6688 6911.



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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: May 18, 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

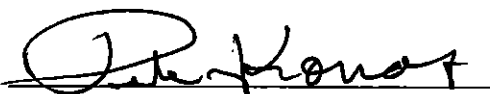
* * * * *

**CERTIFICATION IN ACCORDANCE WITH SECTION 4 OF LOUISIANA
EXECUTIVE PROCLAMATION NUMBER JBE 2020-30 OF MARCH 16, 2020**

I, Pete Konos, am the Chairman of the Houma Board of Adjustment for Terrebonne Parish Consolidated Government, and I do hereby certify as follows:

1. The Houma Board of Adjustment has scheduled a Board meeting for Monday, May 18, 2020 at 3:30 p.m.
2. The agenda for that Board meeting has been published in accordance with law.
3. I am familiar with the Declaration of Public Health Emergency issued by Louisiana Governor John Bel Edwards on March 11, 2020 and the parish-wide declaration of public emergency issued by Terrebonne Parish President Gordon E. Dove on March 12, 2020, in response to spread of novel corona virus into the state of Louisiana; and
4. I have read and am familiar with Proclamation Number JBE 2020-30 dated March 16, 2020 by Louisiana Governor John Bel Edwards which, in part, authorizes a local political subdivision to hold public meetings via teleconference or videoconference during this state of emergency in the event a written certification is issued "that it will otherwise be unable to operate due to quorum requirements."
5. I have read and am familiar with Terrebonne Parish President Gordon E. Dove's Executive Order on Public Meetings issued March 23, 2020, which suspends the two day notice requirement for Terrebonne Parish Council meetings and authorizes the Board to conduct meetings in accordance with Louisiana Proclamation Number JBE 2020-30, Section 4 should the Terrebonne Parish Council be unable to obtain a quorum for meeting in person.
6. I have also read and am familiar with Governor Edwards's Proclamation Number 33 JBE 2020 dated March 22, 2020, which orders the citizens of Louisianan to "stay home" except for conducting essential tasks.
7. In light of these orders, I have corresponded via email and/or telephone with all members of the Houma Board of Adjustment.
8. Of the six members of the Houma Board of Adjustment, six members have advised that they are unable to attend in person the Board meeting scheduled for Monday, May 18, 2020 at 3:30 p.m.
9. Of the six members of the Houma Board of Adjustment, six members have advised me that they ARE available to attend that meeting via teleconference or video conference.
10. Therefore, the Houma Board of Adjustment will be unable, due to quorum requirements, to operate for the meeting scheduled for Monday, May 18, 2020 at 3:30 p.m. unless the meeting is held via teleconference or video conference.
11. Therefore, in accordance with Section 4 of Louisiana Executive Order JBE 2020-30, and in accordance with Parish President Dove's Executive Order on Public Meetings dated March 23, 2020, I certify that the meeting of the Houma Board of Adjustment scheduled for Monday, May 18, 2020 at 3:30 p.m. shall be conducted via teleconference or video conference and notice shall be published accordingly.

Certified to be true and correct
on this 13th day of May 2020.



Pete Konos, Chairman
Houma Board of Adjustment

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
April 20, 2020

Online Via Zoom and Facebook

1. The Chairman, Pete Konos, called the April 20, 2020 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. Assisting with the Parish Online Facebook publishing was Mr. Brian Rodrigue. Absent was Mr. Willie Newton.
3. **ANNOUNCEMENTS:** Stay healthy and safe and follow CDC guidelines for CV-19. Mr. Christopher Pulaski announced that the first two Agenda items received emails requesting that the Board TABLE these items until the May 18th BOA meeting. Mr. Pulaski also stated that this is the first meeting that the board will conduct via Zoom. He asked for everyone's patience as we may have those attending who may need assistance.
4. Approval of Minutes of February 17, 2020: **MOTION** was made by Mrs. Trudy Hebert; seconded by Mr. Joe Harris, to approve the minutes of February 17, 2020.

THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

NEW BUSINESS:

a. Special Exception: Proposed 100' monopole cell tower and associated 40' X 40' fence enclosure on rear of property located at 1280 Saint Charles Street, Monopole address assigned as 1276 Saint Charles St; (Council District 6; City of Houma Fire District); Verizon Wireless, applicant.
Motion was made by Mrs. Trudy Hebert, seconded by Mr. Joe Harris to TABLE the application at written request of the applicant.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Tauzin, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE APPLICATION TABLED and the MOTION APPROVED.

b. Structure Variance: Side setback from required 5' to 1' for new carport construction located at 1607 Chantilly Drive; (Council District 6; City of Houma Fire District); John S. Welch, applicant.

Motion was made by Mrs. Trudy Hebert, seconded by Mr. Joe Harris to TABLE the application at written request of the applicant.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Tauzin, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE APPLICATION TABLED and MOTION APPROVED.

c. Structure Variance: Rear Yard setback 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.

Chair recognized Mr. Jason Underwood, 1107 Verret Street, who stated that he wishes to construct a residential structure /boat house on this non- traditional lot.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard Structure Variance from 20' to 13'-10" for construction of a new residence in an MS zoned district. The location is at the end of the Verret Street ROW along the ICWW. The property currently has a boat shed/apartment as well as a solid wood privacy fence around the perimeter and a pool. The proposed residence will be placed with the front of the home oriented towards the property line along Verret Street. Since the shape of the lot is such that there could be multiple orientations and it is landlocked on three sides, it would seem evident that the best option is to have the property line along the adjacent lot established as the rear property line. There are a number of properties in the area with similar or smaller setbacks so the proposed variance would not alter the character of the neighborhood which is a mix of residential, commercial, and medical uses.

All public notice requirements have been met. Staff received one call of no objection regarding the request.

Staff recommends APPROVAL

A MOTION to APPROVE was made by Mrs. Trudy Hebert, seconded by David Tauzin.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Tauzin, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED.

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 re-division of parcels of land for existing residential structures located at 411 and 411A Ann Carol Street; (Council District 3; Bayou Cane Fire District); Wade Lirette, applicant.

Chair recognized Mr. Kim Knight, 412 South Van Avenue, Houma, who stated that the applicant has two residences at this location; a mother in law Suite in back and his daughter lives in the front. They need to divide the property for mortgage company purposes.

Chair recognized Mr. Tom Ragus who stated that he was against putting a mobile home on the property. Mr. Pulaski explained that the application does not state placement of a mobile home on the property.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting 1) a rear yard setback from 25' to 5.7' and, 2) a front yard setback from 20' to 5.7' associated with a proposed re-division of property in a R-1 zoned district.

The property currently has two residences and pre-dates zoning in this area. Applicant wishes to divide his property into two lots for the purpose of conveyance of property for one of the existing residences. The layout of the existing homes and the proposed division lot lines would result in the 5.7' setbacks. There is no other layout that would meet the subdivision regulations that would not require a variance of some kind. In order to accomplish the division applicant needs a variance approval of the Board of Adjustment. The variance will not alter the essential character of the district in which it is located nor would it weaken the general purposes of this ordinance or the regulations herein established for the specific district.

All public notice requirements have been met. Staff received three calls of no objection regarding the request.

Staff recommend APPROVAL.

Mrs. Trudy Hebert made the MOTION to APPROVE, seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Tauzin, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED.

6. **Next Meeting Date: May 18, 2020**

7. Board of Adjustment Member Comment: None

8. Public Comment: NONE

9. There being no further business, Mrs Trudy Hebert 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

DRAFT

**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 >

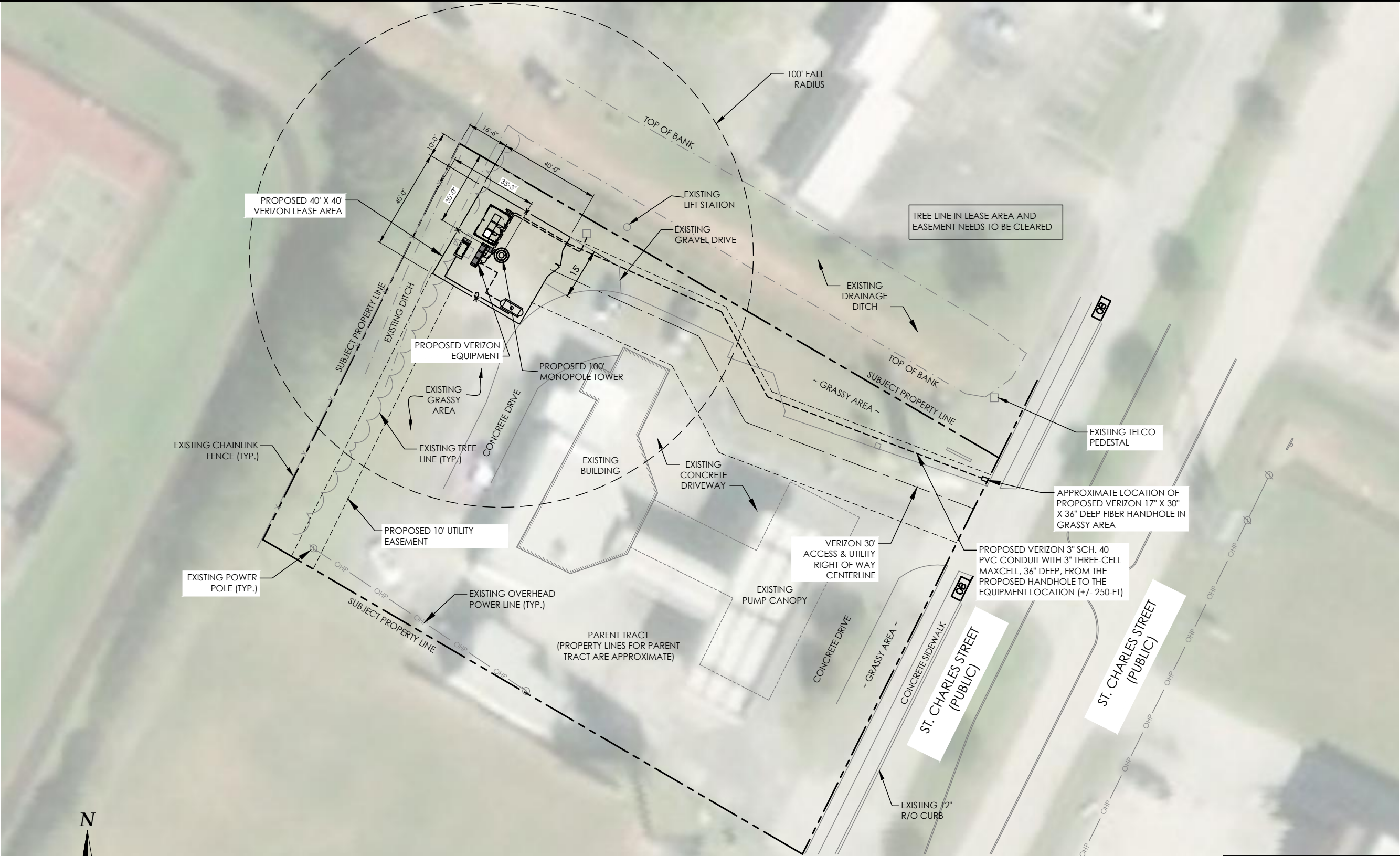
Select Date ▾



© 2019 Eagleview







P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

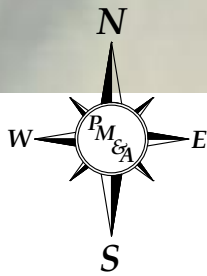
NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING

DESIGNED: RR
DRAWN: RR
CHECKED: PWM

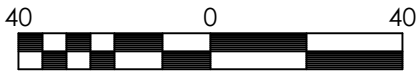
JOB #:
VWT16-349

OVERALL
SITE PLAN

C-2A



GRAPHIC SCALES



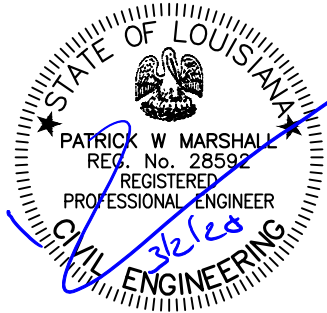
SCALE: 1" = 40'

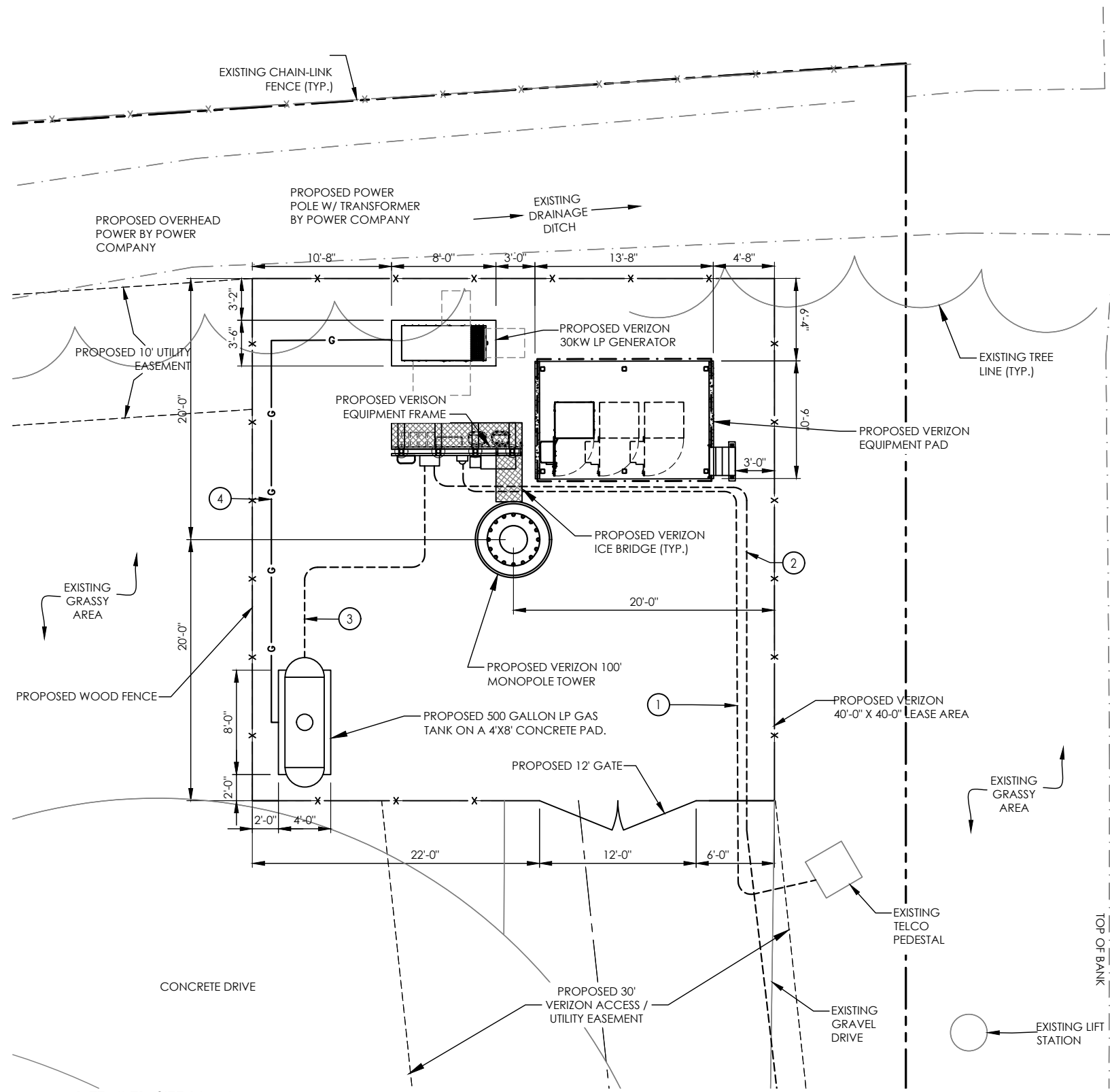
FLOOD PLAIN NOTE:
THE SITE IS IN A LOCATION WITH NO AVAILABLE
DATA AS PER FEMA MAP 2202200005C DATED
05/19/1981.
FEMA ADVISORY BFE RECOMMENDS A MIN 2'
PLATFORM.

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)

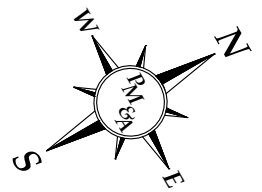
OVERALL SITE PLAN

SCALE: 1" = 40'

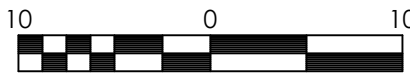




DETAILED SITE PLAN
SCALE: 1" = 10'



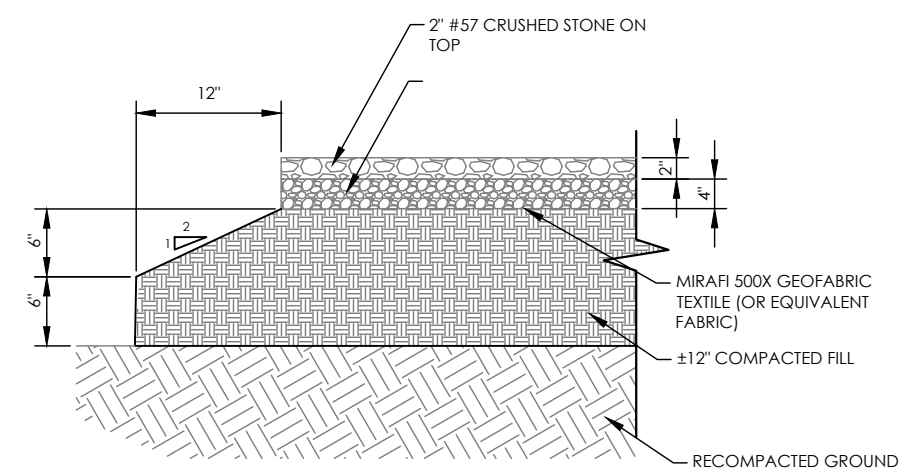
GRAPHIC SCALES



SCALE: 1" = 10'

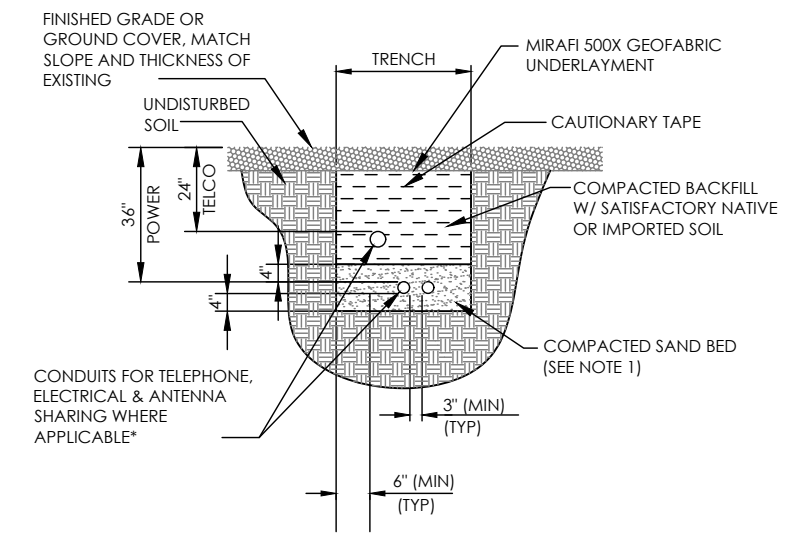
ELECTRICAL KEY NOTES:

- 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)



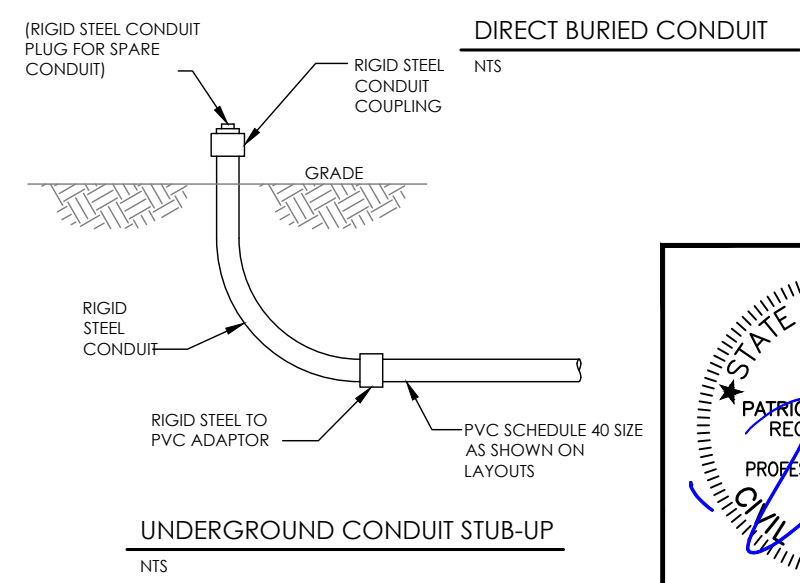
EQUIPMENT COMPOUND DETAILS
NTS

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



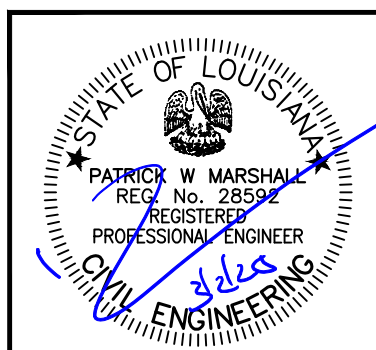
* CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS

EXISTING DRAINAGE DITCH



DIRECT BURIED CONDUIT
NTS

UNDERGROUND CONDUIT STUB-UP
NTS



P. MARSHALL & ASSOCIATES

ARGYLE

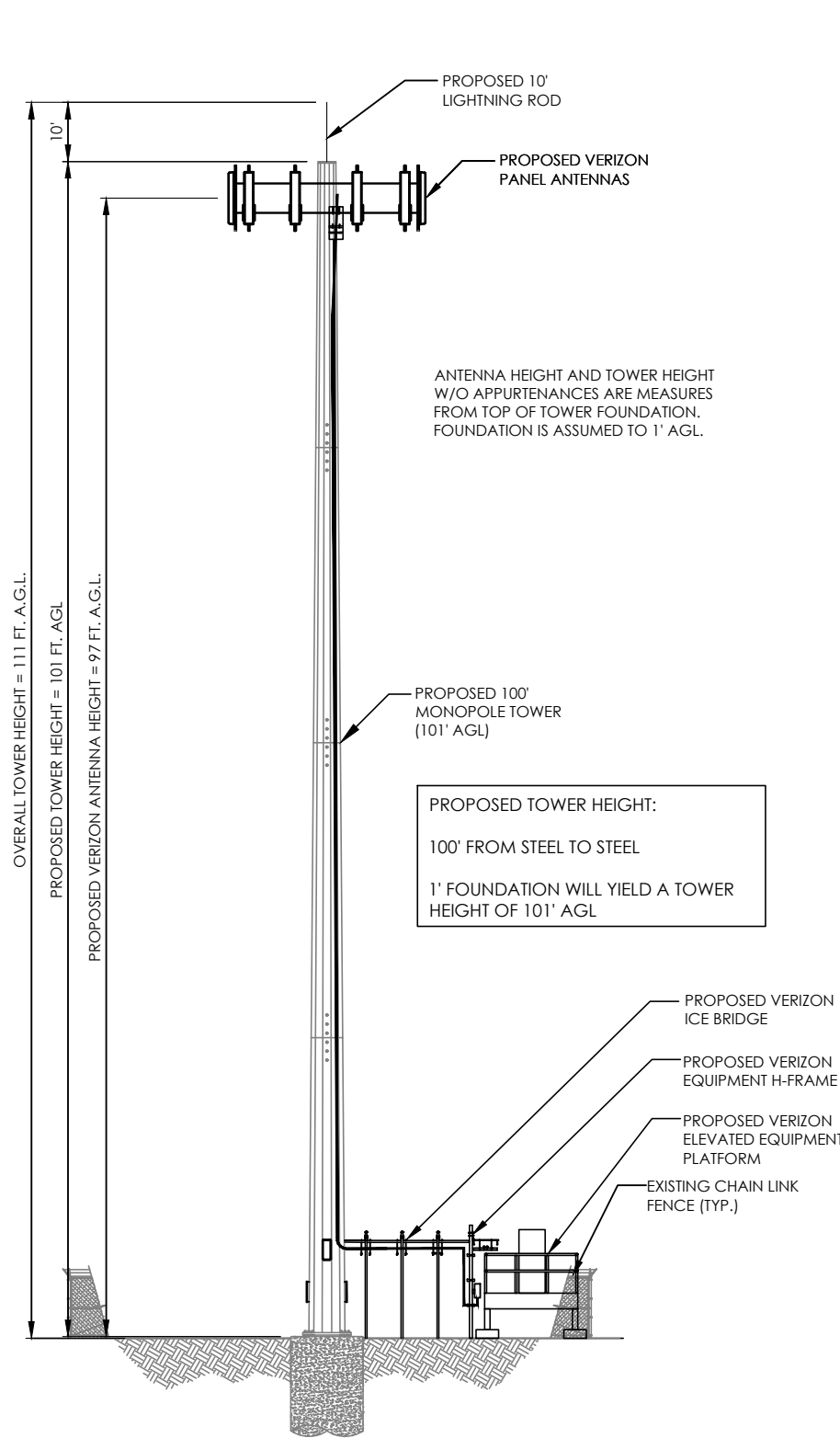
1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:
397396

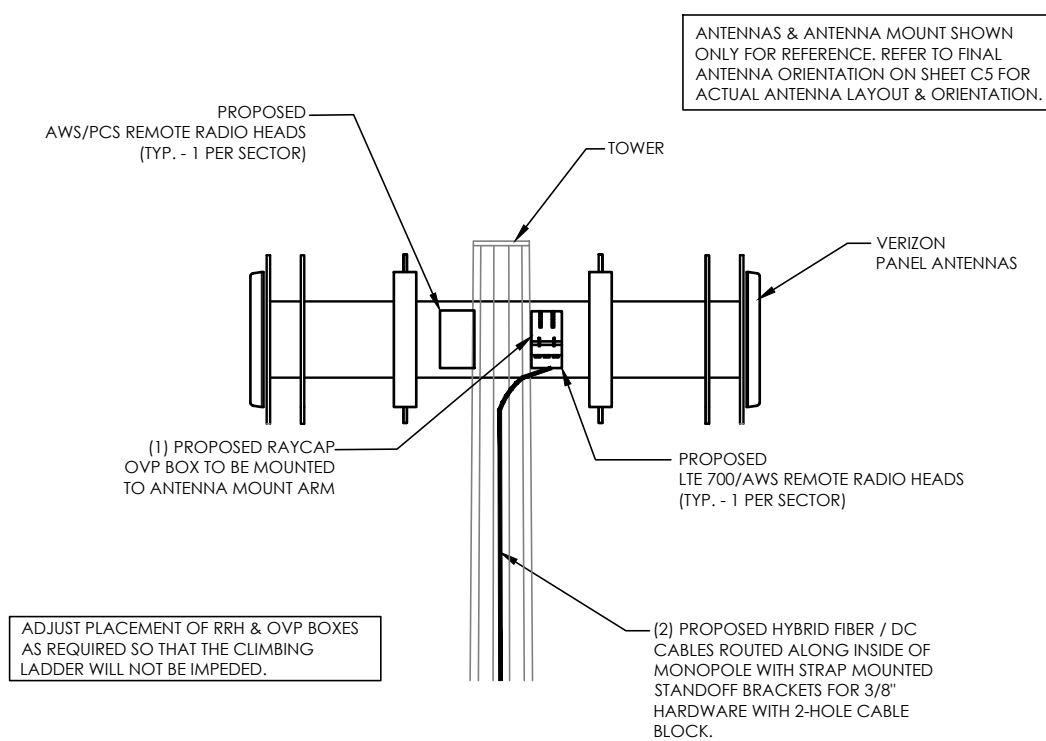
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1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING

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

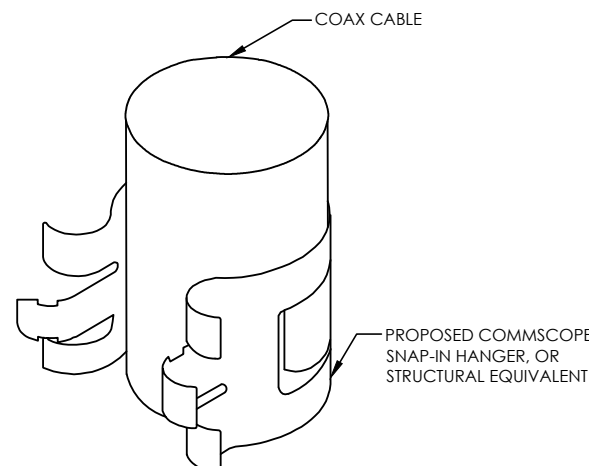
DETAILED
SITE PLAN



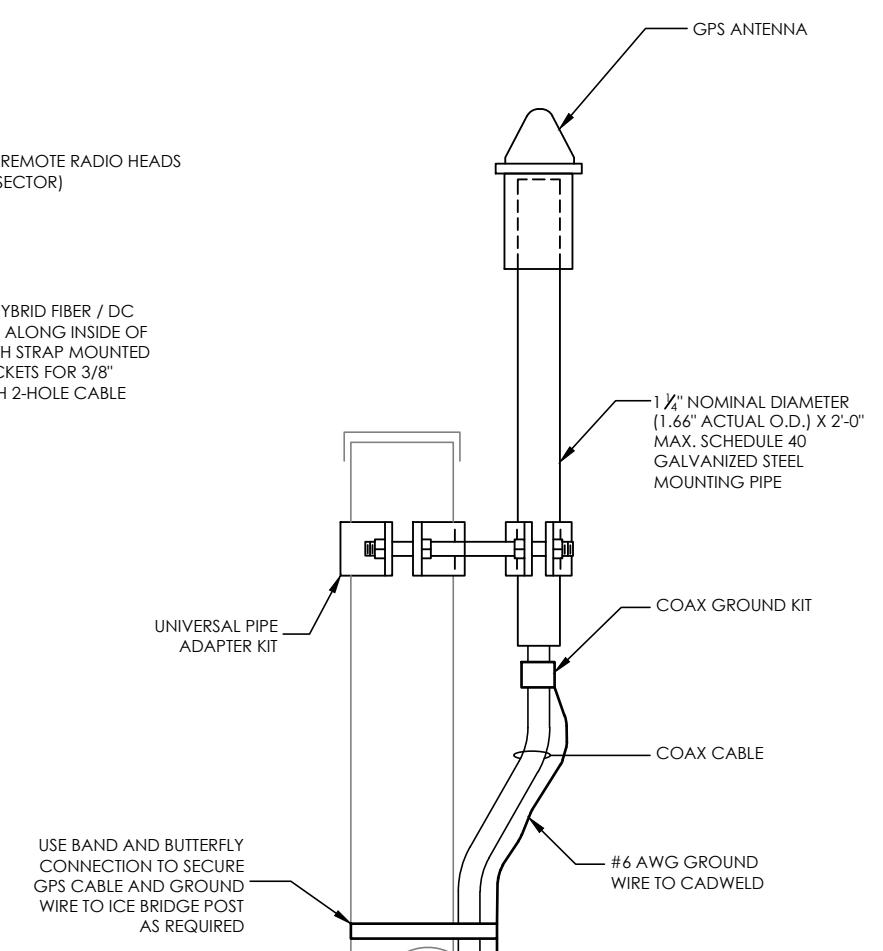
TOWER ELEVATION
NTS



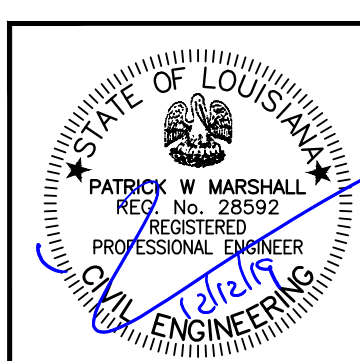
RRH & OVP MOUNTING DETAIL
NOT TO SCALE



SNAP-IN HANGER
NOT TO SCALE



GPS ANTENNA MOUNTING DETAIL
NOT TO SCALE



ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

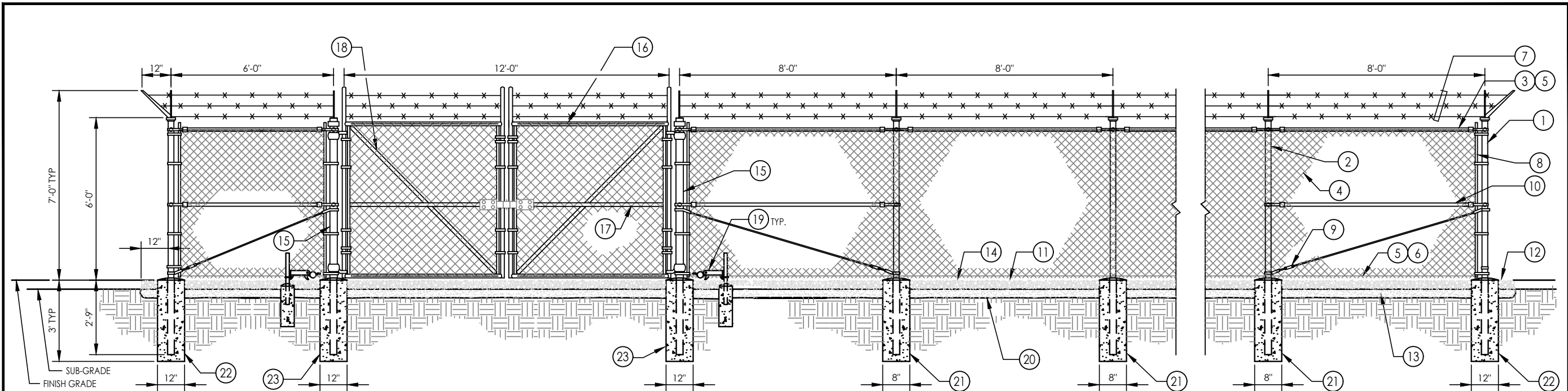
LOCATION CODE:
397396

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5	12/12/19	ZONING DRAWING

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

TOWER ELEVATION

C-4



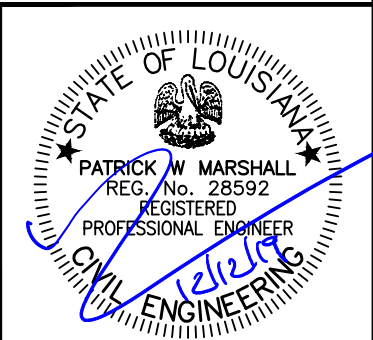
REFERENCE NOTES:

- 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.



verizon

PMA

P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

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4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

DESIGNED: RR
DRAWN: RR
CHECKED: PWM

JOB #:
VWT16-349

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

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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:

John S Welch

3. Applicant's Address:

1607 Chanfilly Dr
Houmas LA 70360

4. Applicant's Phone:

985 381 3302

5. Physical Address
Of request:

1607 Chanfilly Dr

6. Interest In Ownership:

100%

7. Date of
Application:

3/10/2020

8. Explanation of
Request:

Side yard variance
from 5' to 1' for new
carport construction.

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
Sherodesson
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:

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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;
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- 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;
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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.



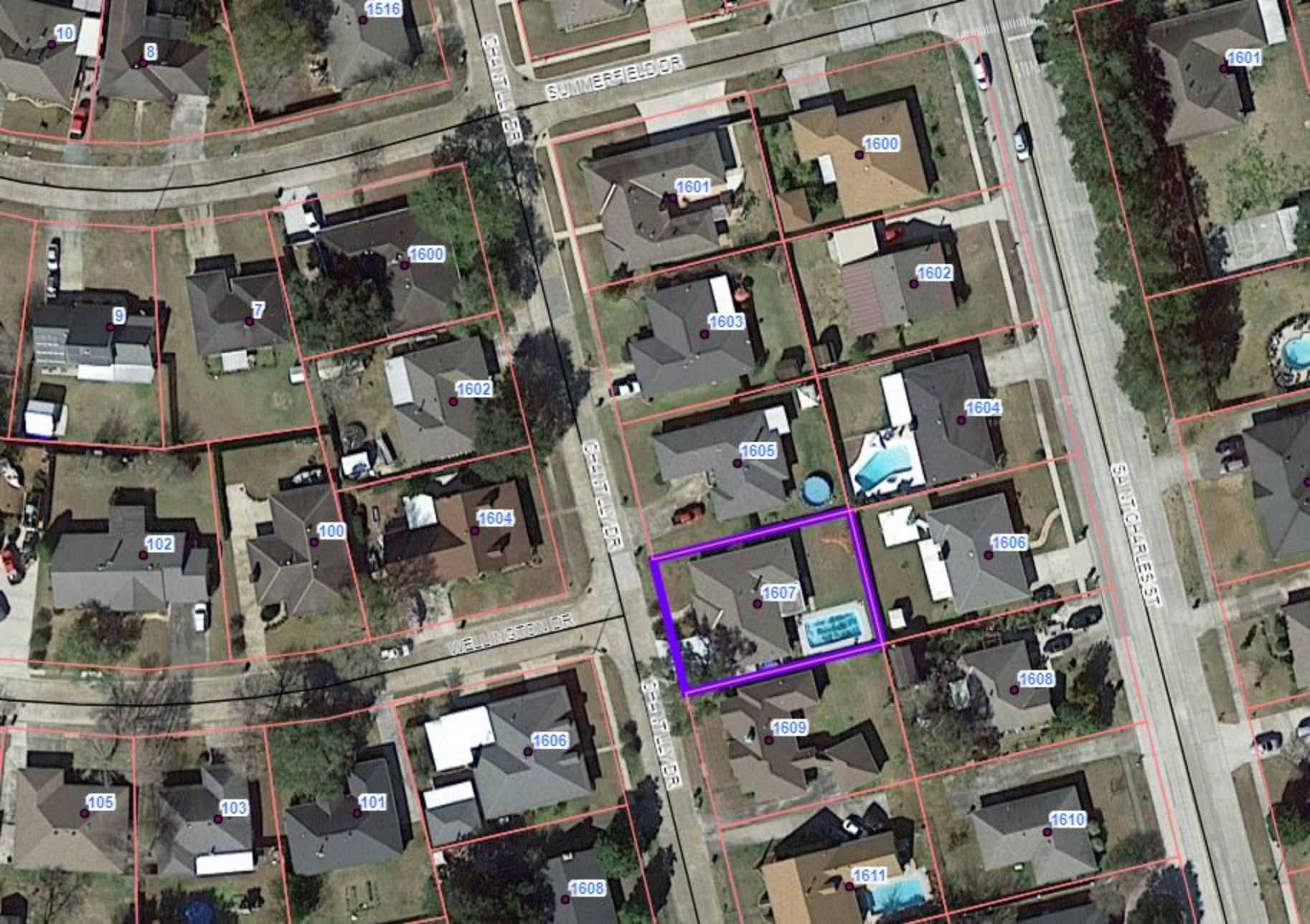
Signature of Owner

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.



10

8

1516

SUMMERFIELD DR

1601

1600

1600

1601

9

7

1602

1602

1603

102

100

1604

1604

1605

CENTVILLE DR

SAINT CHARLES DR

1607

1606

WELLINGTON DR

1609

1608

105

103

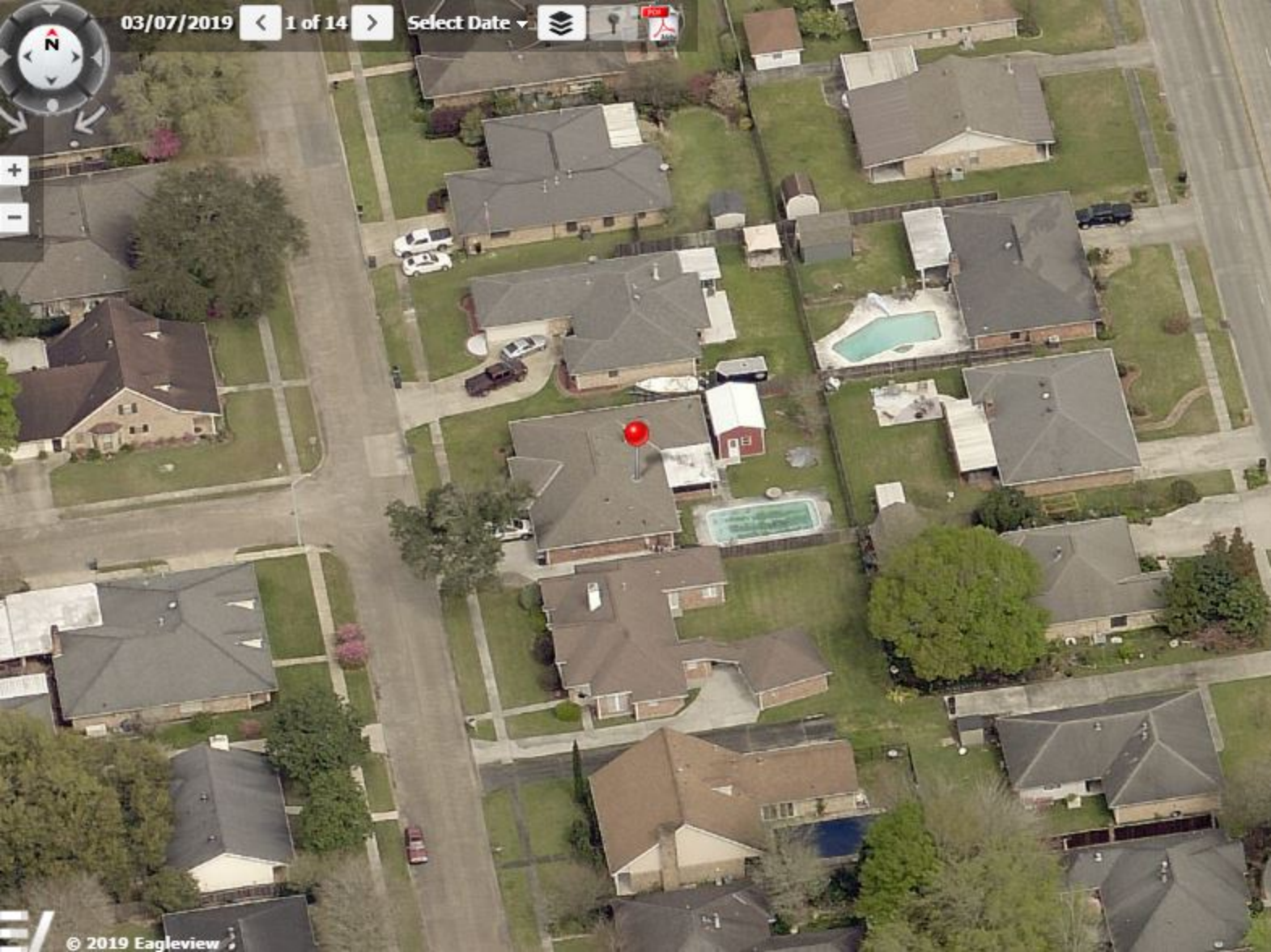
101

1606

1608

1610

1611



03/07/2019

< 1 of 14 >

Select Date ▾



From: [John S Welch](#)
To: [Christopher Pulaski](#); ad5yp@comcast.net
Subject: John Welch Variance request
Date: Monday, April 20, 2020 11:52:17 AM

External Sender

This email is from a sender outside of Terrebonne Parish Consolidated Government's email system. DO NOT click on any links, open any attachments, or reply unless you trust the sender and know the content is safe. If you are unsure or have questions, please contact Information Technology for assistance.

Chris,

Our our conversation, I am asking to postpone the request for the side yard variance until the May 18th meeting.

The reason is, I am asking to change the requested setback of 1 foot, to a setback of 2 feet.

Also I am ask for a change to show the request for a storage building/garage instead of a carport.

The building will have gutters and down spouts flowing into french drains, directed to the street, to keep my property water, off adjacent properties.

the building will be built to all current building code standards of Terrebonne Parish. This will be addressed in the permitting process.

Thank you for your time and consideration.

John S Welch

--

John S Welch
1607 Chantilly Dr
Houma LA 7360
985.381.3302
ad5yp@comcast.net

P-1
Johns Welch
Lot Plot
1607 Chantilly
Houma

Fence

Storage
Building

Storage
&
Garage

Patio

5'-6"

House

House

variance
request

Driveway

REVISED
5/12/2020



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:

Penchant Properties, LLC

3. Applicant's Address:

4924 Hwy. 311
Houma, La.
70360

4. Applicant's Phone:

985-655-3100

5. Physical Address
Of request:

631 South Hollywood Road
Houma, La. 70360

6. Interest in Ownership:

100%

7. Date of
Application:

4/30/2020

8. Explanation of
Request:

Request to add an additional 12' wide, entrance only driveway on Bridgeport Way. The purpose of this request is to allow visiting traffic traveling South on South Hollywood Road (from Hwy. 311 towards Valhi) to enter the visitor's parking area located in the front of the office without having to travel down to Valhi Blvd. and make a U-Turn to enter the visitors parking area. There are currently no curb-cuts through the median in South Hollywood Road between Bridgeport Way and Valhi Blvd.

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

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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

4/30/2020

Date

9. Adjacent Property Owners:

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631 South Hollywood Road

Legend

631 S Hollywood Rd

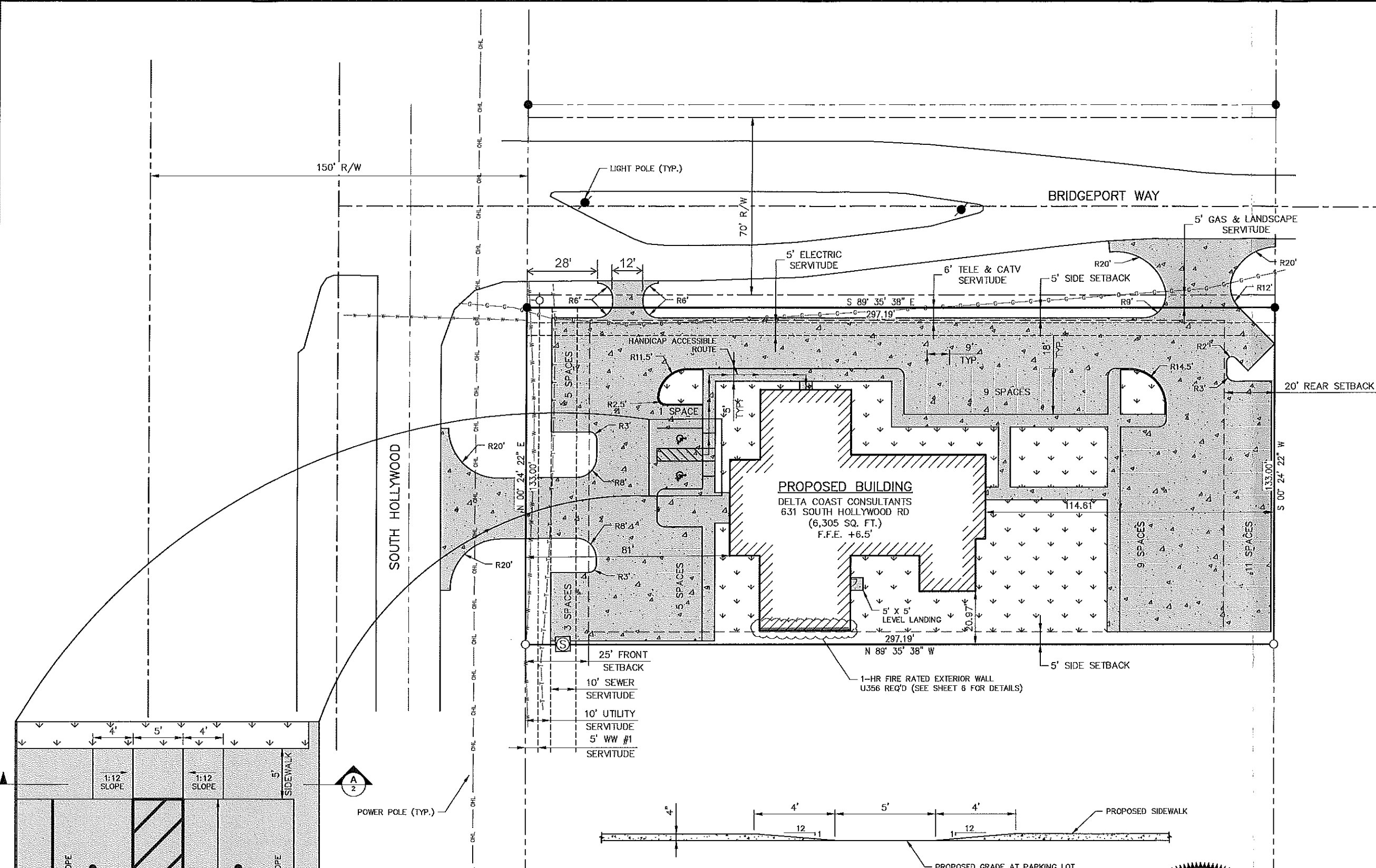
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Google Earth

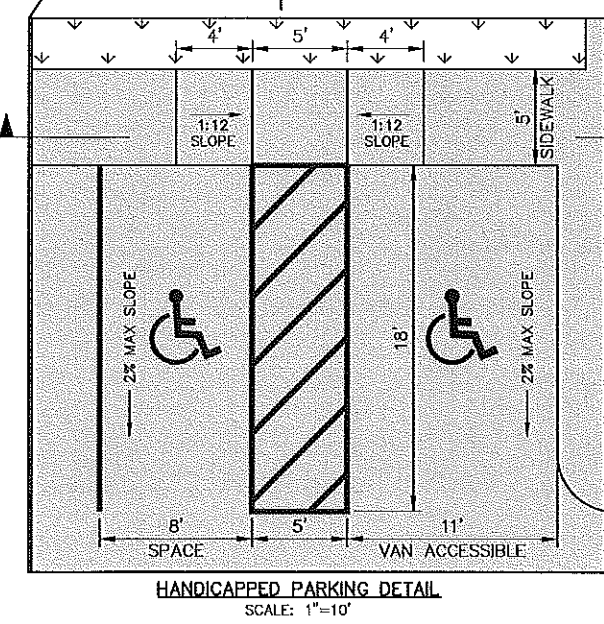
© SPOT IMAGE
© 2020 Europa Technologies
© 2020 Google

1000 ft

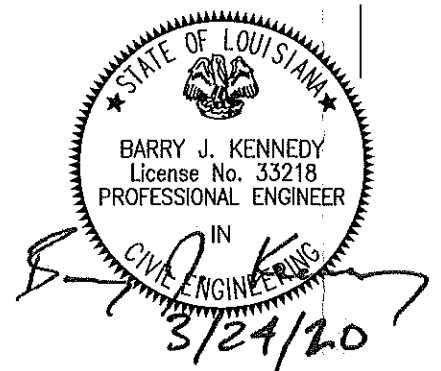
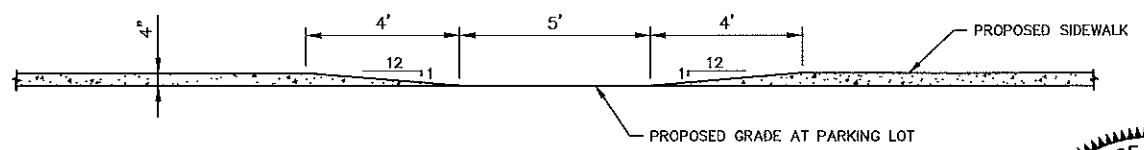




- LEGEND:**
- DENOTES 3/4" G.I.P. SET
 - DENOTES 3/4" G.I.P. FND.
 - ⊗ DENOTES POWER POLE
 - DENOTES LIGHT POLE
 - ⊙ DENOTES FIRE HYDRANT
 - ⊠ DENOTES TELEPHONE PEDESTAL
 - ⊙ DENOTES GAS METER
 - ⊙ DENOTES SEWER MANHOLE
 - ⊗ DENOTES WATER VALVE
 - ⊙ DENOTES WATER METER
 - PROPERTY LINE
 - OHL — DENOTES OVERHEAD ELECTRICAL
 - G — DENOTES GASLINE
 - W — W — DENOTES WATERLINE
 - T — T — DENOTES TELEPHONE LINE
 - DENOTES SERVITUDE
 - - - DENOTES SETBACK



PARKING SPACES	
PARKING SPACES	43
HANDICAPPED SPACES	2
TOTAL SPACES	45





DELTA COAST CONSULTANTS, LLC
4924 HWY 311 - HOUMA, LA 70360
PHONE: 985-655-3100 www.deltacoastllc.com

SITE PLAN	
SCALE: AS NOTED	DRAWN BY: TAA
DATE: MARCH 24, 2020	REVISION: 01
631 S HOLLYWOOD RD. HOUMA, LA 70360	SHEET NO. 2





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:

<input type="checkbox"/>	Special Exception	<input checked="" type="checkbox"/>	Structure Variance	<input type="checkbox"/>	Administrative Appeal
2.	Applicant's Name:	<div>Julio Hernandez</div>			
3.	Applicant's Address:	<div>P.O. Box 891 Thibodaux, LA 70301-2625</div>			
4.	Applicant's Phone:	<div>586-212-6044</div>			
5.	Physical Address Of request:	<div>1903, 1905, 1907, & 1909 Prospect Blvd.</div>			
6.	Interest in Ownership:	<div>100%</div>	7. Date of Application:	<div>May 1, 2020</div>	
8.	Explanation of Request:	<div>Reduce the rear setback to 10' to provide for adequate parking in front of the building.</div>			

POLICY

Special Exception

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



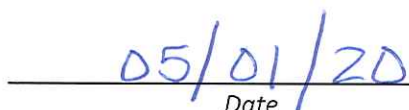
Signature of Applicant or Agent

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

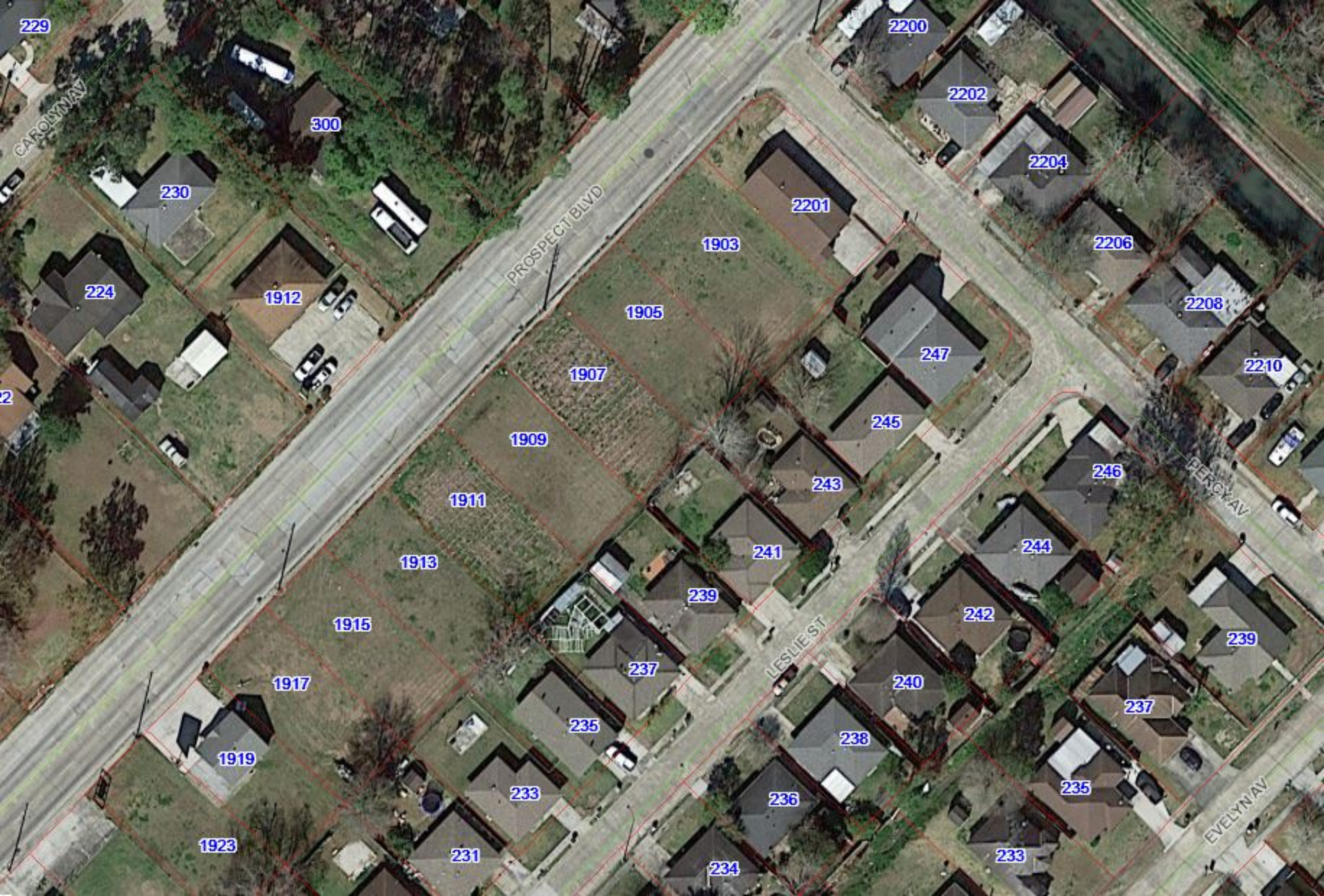


Date

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229

CAROLYN WAY

300

230

224

1912

PROSPECT BLVD

1903

2201

2200

2202

2204

2206

2208

2210

1905

1907

247

1909

245

1911

243

246

1913

241

244

1915

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237

LESLIE ST

1919

235

238

237

1923

231

236

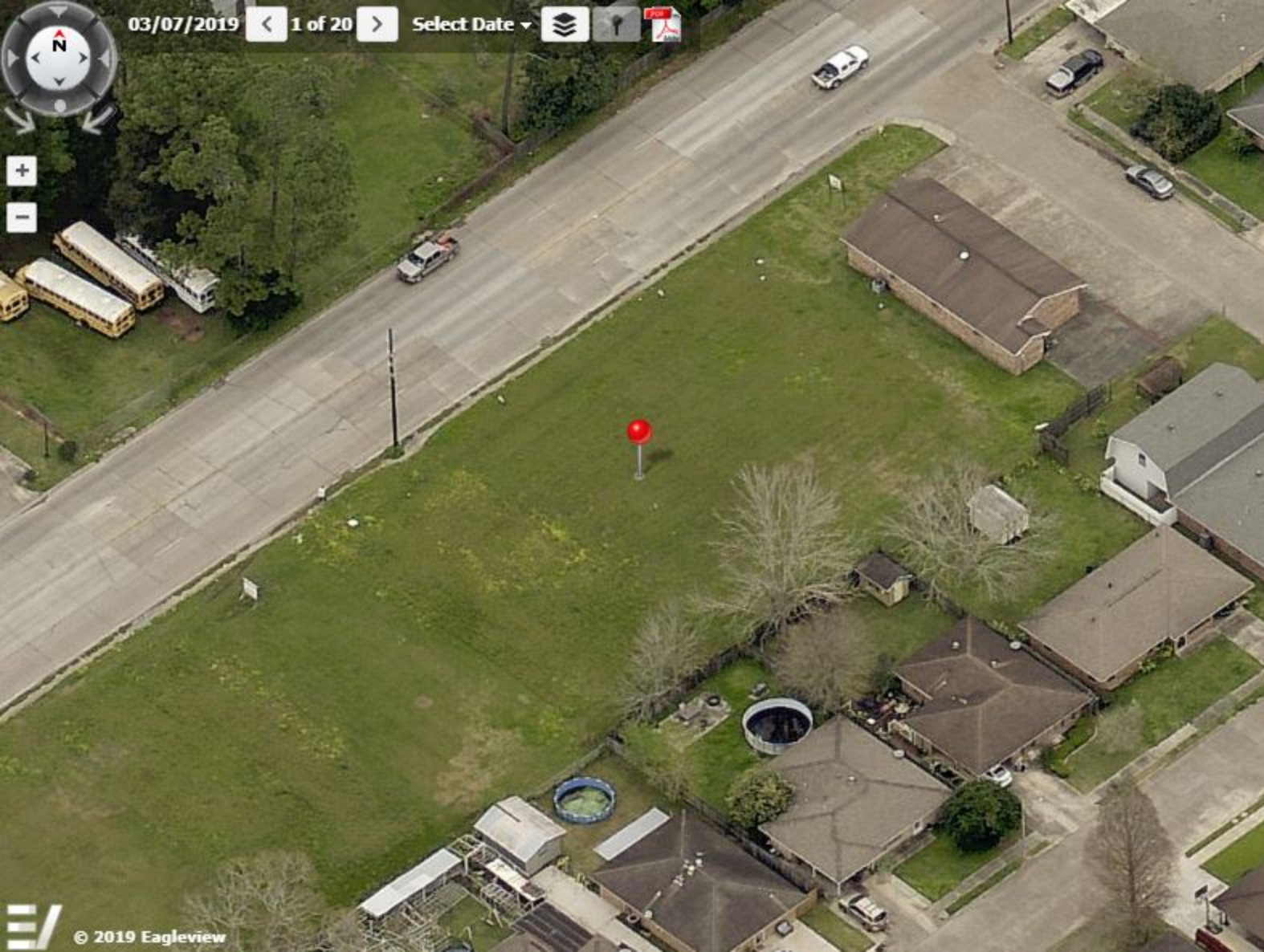
235

239

EVELYN WAY

234

233



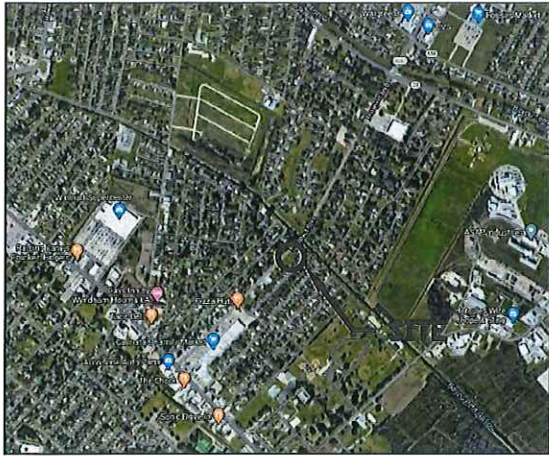
03/07/2019

< 1 of 20 >

Select Date ▾



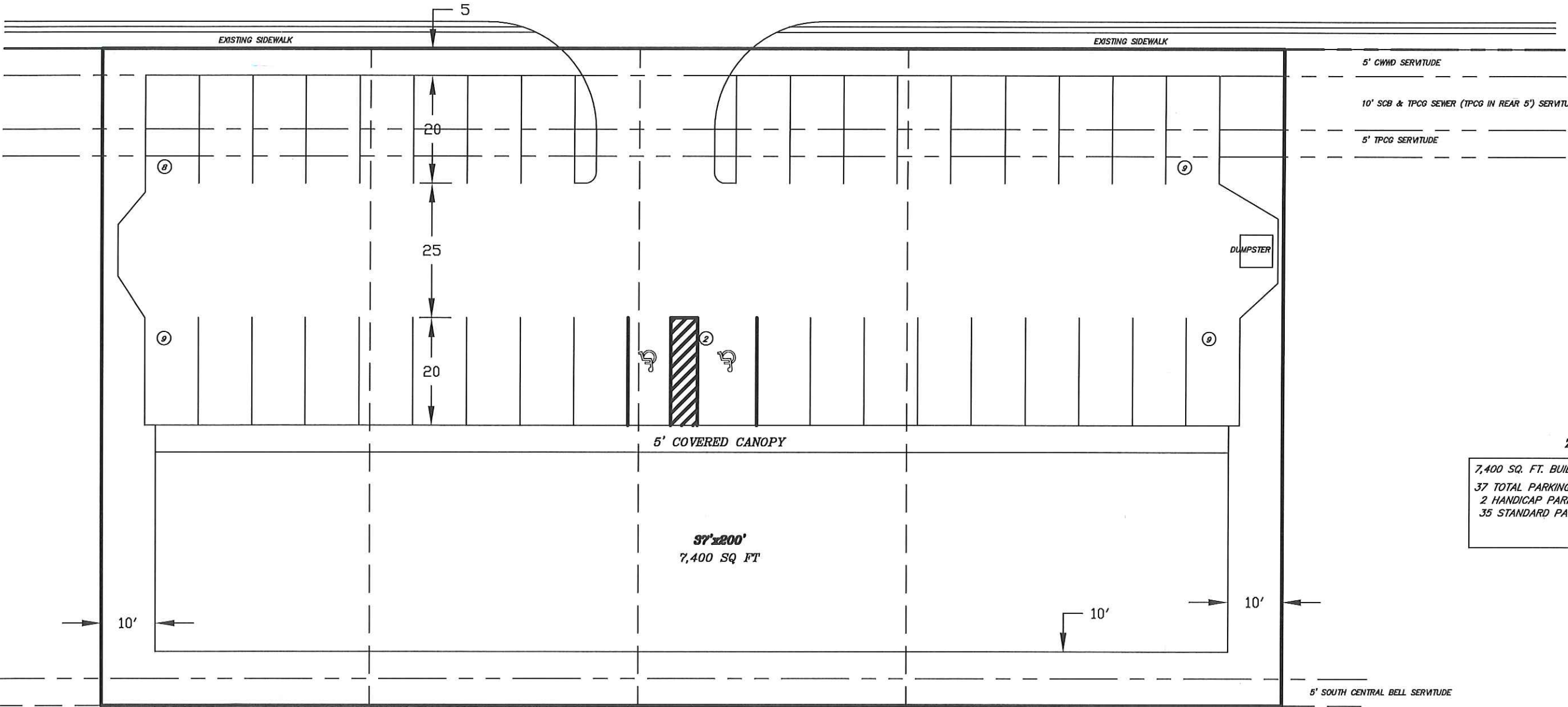
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PROJECT NO.	PARISH	SHEET NO.
20-24	TERREBONNE	SITE



PROSPECT BLVD.



ZONED C3

7,400 SQ. FT. BUILDING
37 TOTAL PARKING SPACES AVAILABLE
2 HANDICAP PARKING SPACES AVAILABLE
35 STANDARD PARKING SPACES AVAILABLE

PRELIMINARY

This drawing is not to be used for construction, recordation, conveyance, sales. This preliminary drawing has been prepared by F.E. Milford, III, LA #30701

DATE	REVISION	BY

SITE PLAN

JULIO N. HERNANDEZ
LOTS 21, 22, 23, 24 - BLOCK 1
LYNN PARK SUBDIVISION ADD NO. 2
SECTION 106, T17S - R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA

APPROVED BY:

DRAWN: FEM III
CHK'D.: F.E.M. III
SCALE: 1" = 21'
DATE: 4MAY20

JOB # 20-24 CAD # 2024_SITE FILE #

