MEMBERS

Pete Konos, Chair          Trudy Hebert, Vice Chair
Willie Newton, Vice Chair       David Tauzin
Joe Harris, Secretary       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); Penschant 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
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/ipcg.org](https://www.facebook.com/ipcg.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=OE0wbGZwUjh1SVJGSWoxWElkNGloUT09](https://zoom.us/j/93266886911?pwd=OE0wbGZwUjh1SVJGSWoxWElkNGloUT09)
   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.
3. **Public Addressing the Board**

   Individuals “Wishing to Address the Board” will have to fill out a speaker card and email the card to epulaski@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](https://zoom.us/signup). To sign into your Zoom account, go to [https://zoom.us/signin](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.**
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 12th day of May 2020.

[Signature]
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 recommends 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
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:

X Special Exception □ Structure Variance □ Administrative Appeal

2. Applicant’s Name:
   Verizon Wireless

3. Applicant’s Address:
   14123 Cicero Rd. Houston, TX 77095

4. Applicant’s Phone:
   713-507-1658 / 504-214-1653

5. Physical Address
   Of request:
   (Assigned E911 Address for Proposed Tower)
   1276 St. Charles Street, Houma, LA 70360

6. Interest in Ownership:
   □ Lessor
   □ Owner
   □ Other
   7. Date of Application: 2/28/20

8. Explanation of Request:
   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.

POLICY

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;

b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;

c) That the exception is essential to maintain the functional design and architectural integrity of the development;

d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;

e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;

f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;

g) That the exception will be in harmony with the spirit and purposes of this ordinance;

h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.
Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
g) That the variance will be in harmony with the spirit and purposes of this chapter;
h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.
Structure Variance: $ 20.00 per application + cost of certified mailings.
Special Exception: $ 10.00 per application + cost of certified mailings.

[Signature of Applicant or Agent]

[Signature of Applicant or Agent]

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

[Signature of Owner]

[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.
**DETAILED SITE PLAN**

**SCALE: 1" = 10'**

**GRAPHIC SCALES**

**SCALE: 1" = 10'**

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**ELECTRICAL KEY NOTES:**

1. **PROPOSED 3" SCH. 40 PVC CONDUIT FROM THE VERIZON METER TO EXISTING TELCO PEDESTAL (± 60').**

2. **PROPOSED 3" SCH. 40 PVC CONDUIT FROM THE PROPOSED HAND HOLE TO THE EQUIPMENT LOCATION (± 247').**

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**DIRECT BURIED CONDUIT**

**RIGID STEEL CONDUIT TO PVC ADAPTOR**

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**UNDERGROUND CONDUIT STUB-UP**

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**NOTES:**

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

2. **COMPACTED SAND BED (SEE NOTE 1)**

3. **CAUTIONARY TAPE**

4. **COMPACTED BACKFILL W/ SATISFACTORY NATIVE OR IMPORTED SOIL**

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**PROPOSED VERIZON 3" SCHEDULE 40 PVC CONDUIT WITH 3" THREE-CELL MAXCELL, 36" DEEP, FROM THE PROPOSED HAND HOLE TO THE EQUIPMENT LOCATION (± 247').**

**PROPOSED 3" SCH. 40 CONDUIT FROM THE VERIZON METER TO EXISTING TELCO PEDESTAL (± 60').**
**GENERAL NOTES:**

1. Install runways per ASTM F-597
2. Install swing gates per ASTM F-900
3. Local ordinances of barred wire permit requirements shall be complied if required.
4. Post & gate pipe sizes are industry standards. All pipe to be 1 1/2" galv. (not dip. ASTM A53 grade "A" steel).
5. All gate frames shall be welded.
6. All signs shall be mounted with (3) coats of cold galv. (chrome).
7. All open posts shall have end-caps.

**REFERENCE NOTES:**

1. Corner end or pull post 2' nominal schedule 40 pipe.
2. Line post 2 1/2" schedule 40 pipe per ASTM F-1833.
3. Line posts shall be equally spaced at maximum 8'-0" O.C.
4. Top rail & brace rail 1 1/2" pipe per ASTM F-1833.
5. Fabric 5-ga core wire size 2" mesh, conforming to ASTM A-920.
6. Tie wire: minimum 1 1/2" galvanized steel at posts and rails.
7. A single wrap of fabric tie and at tension wire by hog rings spaced max. 16" interrail.
8. Tension wire 5-ga galvanized steel.
9. Barbed wire: double strand 1 1/2" O.D. twisted wire to match with fabric 1 ga. 4 ft. bars spaced on approx. 6" centers.
10. Stretch bar.
11. One diagonal rod: 1 1/2" dia. X 2" galvanized steel turnbuckle or diagonal threaded rod.
12. Fence corner post brace: 1 1/4" dia. each corner each way.
13. 1 1/2" maximum clearance from grade.
14. 3' finish or as determined by construction manager during bid walk.
15. 4' compacted 95% base material or as determined by construction manager during bid walk.
16. Finish grade shall be uniform and level.
17. Gate post 4" schedule 40 pipe per ASTM F-1833.
18. Gate rail 1 1/2" pipe per ASTM F-1833.
19. Gate: diagonal galvanized steel 1 1/2" pipe.
20. Slip bolt gate holder. Verify location in field prior to installation.
24. Gate post: concrete foundation (2000 psi)

**FINISH GRADE:**

- 12" finish or as determined by construction manager during bid walk.
- 8" maximum clearance from grade.

**SUB-GRADE:**

- 22" compacted 95% base material or as determined by construction manager during bid walk.

**FENCE CORNER POST BRACE:**

- 1 5/8" dia. each corner each way.
- 1 1/2" maximum clearance from grade.
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 Chantilly Dr
   Houmas, LA 70360

4. Applicant's Phone:  
   985-381-3304

5. Physical Address
   Of request:  
   1607 Chantilly Dr

6. Interest In Ownership:  
   100%  
   7. Date of Application:  3/10/2010

8. Explanation of Request:
   Side yard variance from 10 to 1' for new eaves construction.

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 appropriate use of adjacent conforming property in the same district;
e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
f) That the exception will not weaken the general purposes of this ordinance or the regulations 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;

ea) 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

Date 3-10-2023

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:

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External Sender

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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
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  X Structure Variance  ☐ Administrative Appeal

2. Applicant’s Name:
   Pechant 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

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

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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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  X Structure Variance  ☐ Administrative Appeal

2. Applicant’s Name:
   Julio Hernandez

3. Applicant’s Address:
   P.O. Box 891
   Thibodaux, LA 70301-2625

4. Applicant’s Phone:
   588-212-6044

5. Physical Address
   Of request:
   1903, 1905, 1907, & 1909 Prospect Blvd.

6. Interest in Ownership:
   100%  7. Date of Application:
   May 1, 2020

8. Explanation of Request:
   Reduce the rear setback to 10’ to provide for adequate parking in front of the building.

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:

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c) That the exception is essential to maintain the functional design and architectural integrity of the development;

d) That the exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;

e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;

f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;

g) That the exception will be in harmony with the spirit and purposes of this ordinance;

h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.
Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

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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.

Julia Hernandez
Signature of Owner

05/01/20
Date

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