



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

**ALL ATTENDEES will be required to have their temperatures taken prior to entering the proceedings. Individuals with a temperature higher than 100.4 will not be allowed to attend the meeting.**

**ALL ATTENDEES MUST WEAR MASKS.**

**DATE:** Monday, July 20, 2020  
**TIME:** 3:30 PM  
**PLACE:** Dumas Auditorium, 300 Tunnel Boulevard, Houma, LA- and 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 June 15, 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); *Verizon Wireless, applicant.*
6. New Business:
  - a. Structure Variance: Rear yard setback from required 25' to 10' for new residential construction located at 214 Judith Street; (Council District 05; City of Houma Fire District) *Joseph Mitchell, applicant.*
7. Next Meeting Date: August 17, 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 7/06/2020\*\*\*

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.

1. Meeting will be held in-person at the Dumas Auditorium, 300 Tunnel Blvd., Houma, LA at 3:30 p.m. and is open to the public to attend as per COVID-19 best practices and requirements as described on the meeting agenda.

#### 2. 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.

#### 1. 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 968 8538 2080 ; Password is 219368.** You will not be able to address the Board during this meeting unless you follow instructions;

##### 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/96885382080?pwd=aEhuSTk3RHFXOU51Y3BvRnIrUEhjdz09>. When prompted, enter the password which is 219368.
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

iPhone one-tap:

Dial US: + 112532158782, 96885382080 or +13462487799, 96885382080# OR  
Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or 1 301 715 8592 or 1 312 626 6799 or 1+ 929 205 6099

When prompted, enter the Webinar ID 968-8538-2080

International numbers available: <https://zoom.us/u/ab1guWffh1>



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## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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### 2. 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](mailto:cpulaski@tpcg.org) and/or [lhenderson@tpcg.org](mailto: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.

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: July 20, 2020**

Please complete this card prior to the start of the meeting and email to [cpulaski@tpcg.org](mailto:cpulaski@tpcg.org) and/or [lhenderson@tpcg.org](mailto: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 6.a. – Variance at 214 Judith Street**

**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

TERREBONNE PARISH BOARD OF ADJUSTMENT

(985) 873-6569

\* \* \* \* \*

**HOUMA BOARD OF ADJUSTMENT**  
**Official Proceedings**  
**of**  
**June 15, 2020**

**Houma Municipal Auditorium, Zoom and Facebook**

1. The Chairman, Pete Konos, called the June 15, 2020 meeting of the Houma Board of Adjustments to order at 3:40 p.m., followed by the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, those members present were Mrs. Trudy Hebert, Mr. Joe Harris, Mr. Pete Konos, Mr. Willie Newton, Mr. David Tauzin and Mr. Matt Chattagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Assisting with the Parish Online Facebook publishing was Mr. Brian Rodrigue.
3. ANNOUNCEMENTS: NONE
4. Approval of Minutes of May 18, 2020: **MOTION** was made by Mrs. Trudy Hebert; seconded by Mr. Joe Harris, to approve the minutes of May 18, 2020.

**THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.**

**OLD 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.

Chair recognized Doria Durham, representing Verizon Wireless. Mrs. Durham explained all of the particulars of the variance request, using the power point provided by the Parish Planning and Zoning Department to demonstrate.

Chair recognized Dr. Eric Swanson who was in attendance via Zoom. Dr. Swanson explained the scientific consensus view of the health effects of radiofrequency radiation.

Chair recognized Mrs. Mindy Daigle, 821 Lee Avenue who voiced health and safety concerns regarding the tower at this location.

Chair recognized Mr. Robert Landry, Lois Lane, who voiced his concerns about unsightliness of the tower.

Chair recognized Ms. Courtney Ezzo, 306 Port Royal Way, who voiced her concerns about health issues.

Chair recognized Mr. Frank Davis, 314 Mandalay West Drive, who voiced his concerns about the unsightliness of the Tower in the area.

Chair recognized Councilman Darrin Guidry, who spoke on behalf of residents with whom he has been communicating regarding the variance. Councilman Guidry requested that the Board Continue this to the next BOA Meeting in July to allow more time for him to communicate with his constituents and with Verizon to perhaps consider a different location for the tower and/or other issues of concern to them.

Chair recognized Mr. Christopher Pulaski, who recommended that the Board comply with the wishes of the Councilman and CONTINUE this matter until the July 20, 2020 meeting. Mr. Pulaski stated that history has shown that the routine procedure is to comply with the wishes of a Council member who attends as representative of his constituents.

Motion was made by Mrs. Trudy Hebert, seconded by Mr. Joe Harris to TABLE the application until the July 20, 2020 meeting.

**ROLL CALL VOTE:**

**YEAS: Hebert, Harris, Tauzin, Newton**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: Pete Konos, Matt Chattagnier**

**CHAIR DECLARED THE APPLICATION TABLED and the MOTION APPROVED.**

b. Structure Variance: Placement of a 3<sup>rd</sup> driveway (12; wide entrance only) for a new commercial office building located at 631 South Hollywood Road.

Applicant requested that this variance application be TABLED.

A MOTION was made by Mr. Willie Newton, seconded by Mr. Joe Harris to TABLE this application.

ROLL CALL VOTE:

**YEAS: Hebert, Harris, Tauzin, Newton**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: Pete Konos, Matt Chattagnier**

**CHAIR DECLARED THE APPLICATION TABLED and the MOTION APPROVED.**

c. Structure Variance: Rear yard setback variance from the required 25' to 10' for a new commercial building in a C-3 zoned district.

Chair recognized Mr. Gene Milford who stated that the applicant had requested to Table this application; however, after communicating with the applicant it was decided that he should attend the meeting and request that the variance be approved so that work could begin on the project. Mr. Milford explained the request by using the assistance of the power point program developed by the Planning and Zoning Department.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 25' to 10' for a new commercial building in a C-3 zoned district.

Zoning regulations require that the setback for commercial development adjacent to residential be the same as the residential district which is 25'. The buffer fence already exists. This commercial subdivision was approved in 1984. The applicant is requesting a variance to allow for room to park the required number of vehicles (presuming 1 space/200 sq. ft). At this time, staff is unaware as to the proposed uses, but all proposed uses would have to meet zoning requirements including parking. The lot depth is approximately 122' and other commercial developments have operated in the area without the need for variances. The applicant has indicated that the proposed structure will have gutters and downspouts to direct the water away from adjacent properties. Based upon the proposed site plan, it would seem that the development will result in more than 10,000 sq. ft. of impervious surfaces which will require a drainage plan to be submitted to TPCG Engineering for approval prior to the issuance of a building permit. Any drainage concerns as it pertains to the proposed development and its impact on adjacent properties will be addressed thru that review and approval process.

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

Staff recommends APPROVAL of the item at this time.

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

ROLL CALL VOTE:

**YEAS: Hebert, Harris, Tauzin, Newton**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: Konos, Chattagnier**

**CHAIR DECLARED THE MOTION APPROVED.**

6. **Next Meeting Date: July 20, 2020**

7. Board of Adjustment Member Comment: NONE

8. Public Comment: NONE

9. There being no further business, Mr. Joe Harris made the **MOTION to ADJOURN**, seconded by Mr. Willie Newton.

There being NO OPPOSITION, MOTION CARRIED; Chairman declared **MOTION ADOPTED and the meeting ADJOURNED.**

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**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

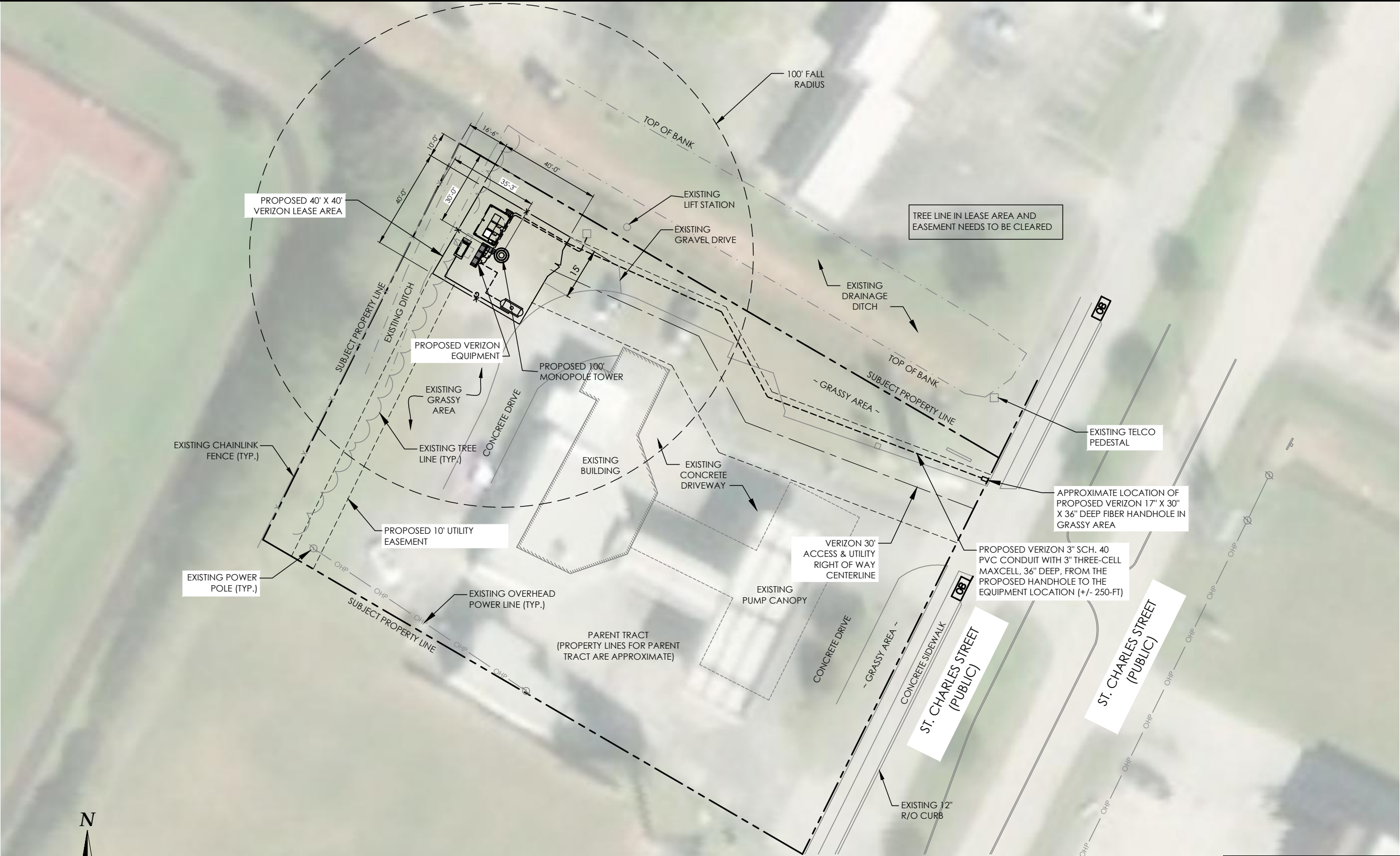


© 2019 Eagleview









verizon



P. MARSHALL &  
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET  
HOUMA, LA 70360

LOCATION CODE:

397396

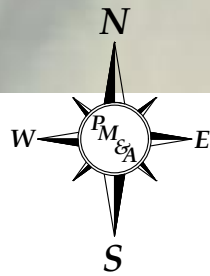
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1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING

DESIGNED: RR  
DRAWN: RR  
CHECKED: PWM

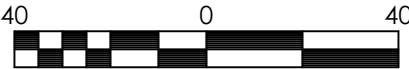
JOB #:  
VWT16-349

OVERALL  
SITE PLAN

C-2A



GRAPHIC SCALES



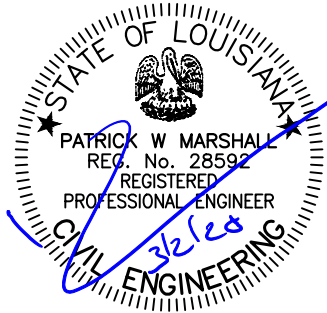
SCALE: 1" = 40'

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.

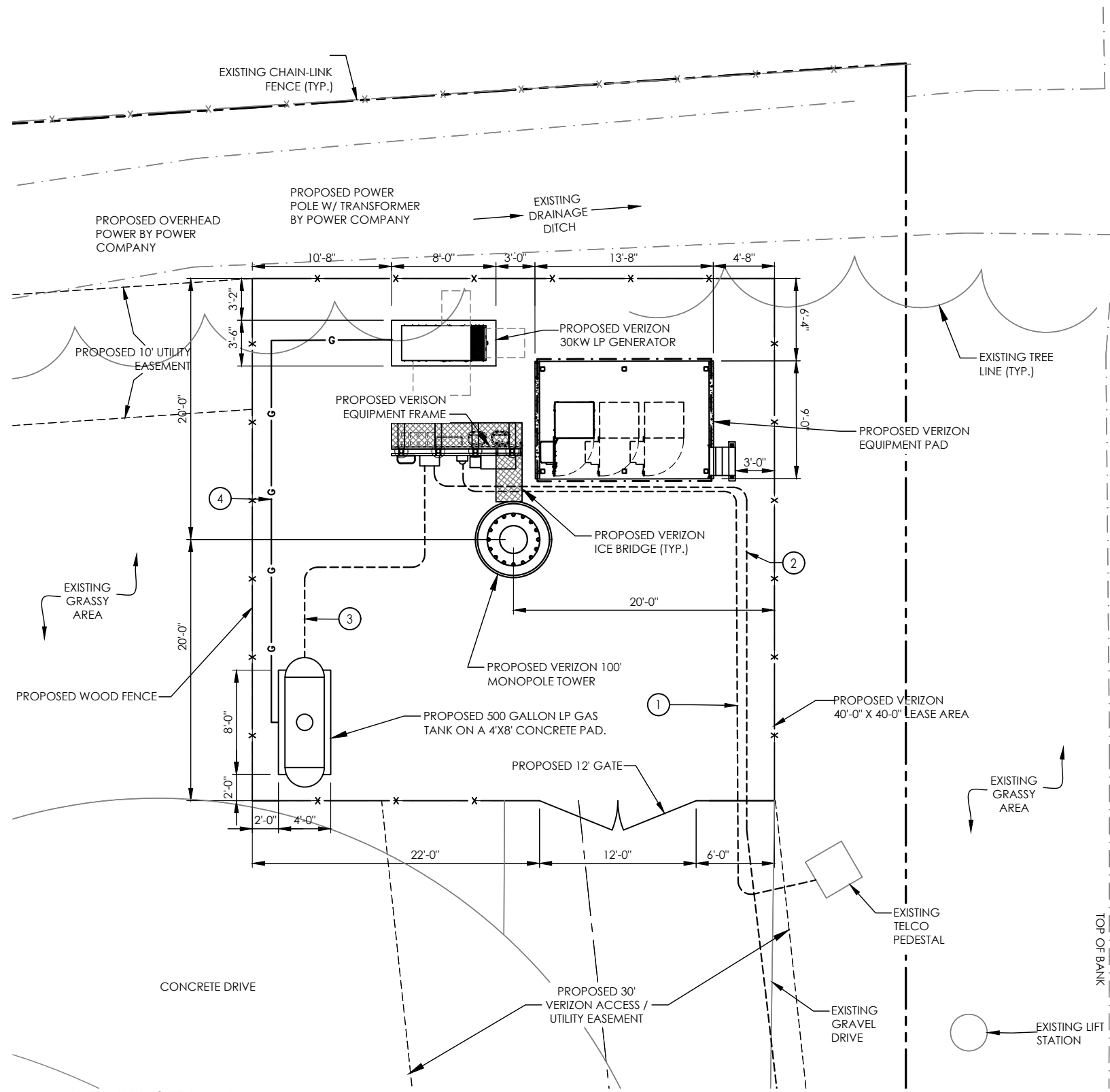
PROPOSED MONOPOLE TOWER:  
LATITUDE: 29° 35' 13.6" NORTH (NAD 83)  
LONGITUDE: 90° 44' 42.3" WEST (NAD 83)  
GROUND ELEV: 10.9' (NAVD 88)

OVERALL SITE PLAN

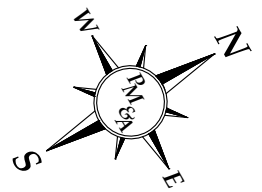
SCALE: 1" = 40'





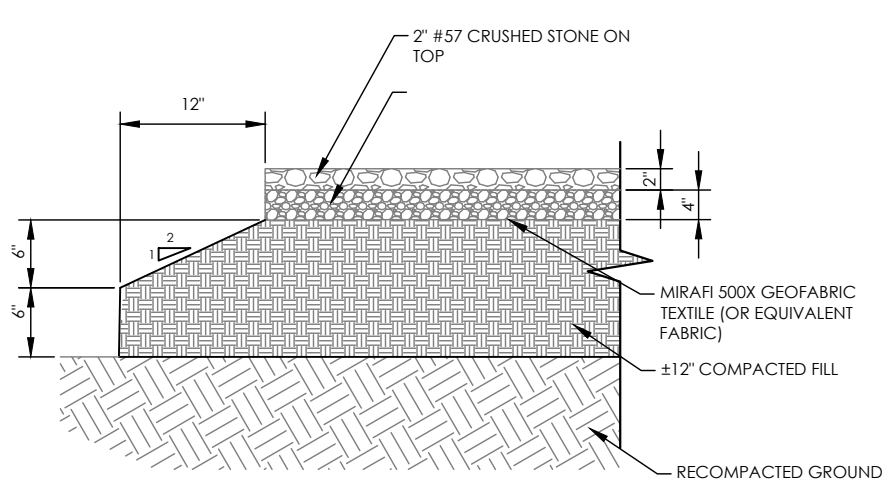


DETAILED SITE PLAN  
SCALE: 1" = 10'



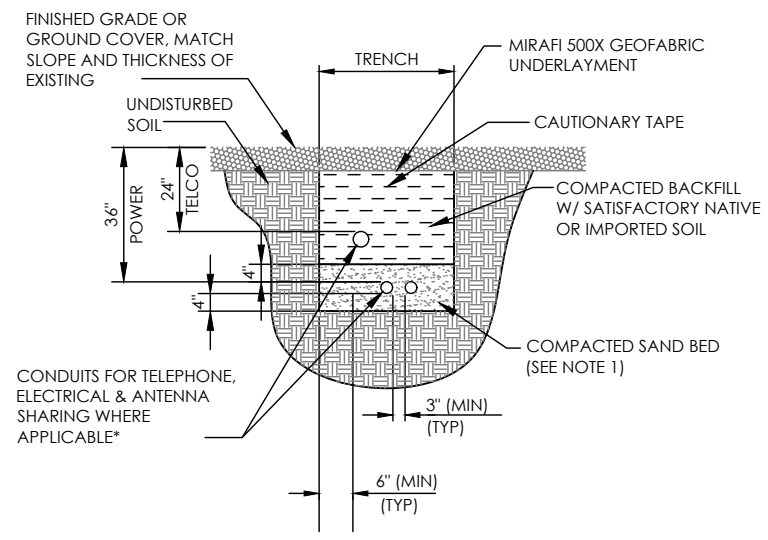
ELECTRICAL KEY NOTES:

- 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)



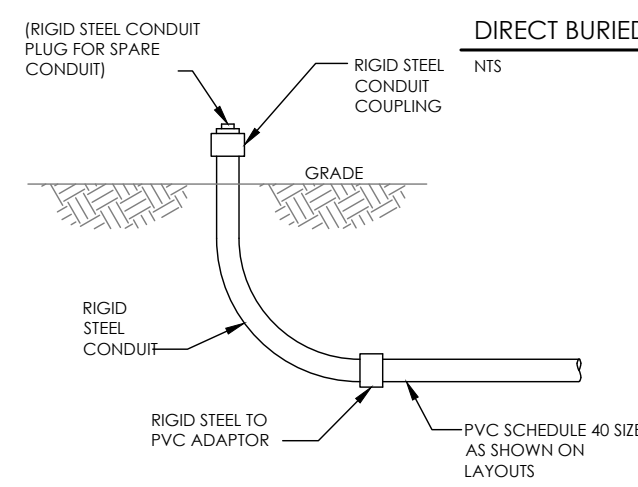
EQUIPMENT COMPOUND DETAILS  
NTS

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



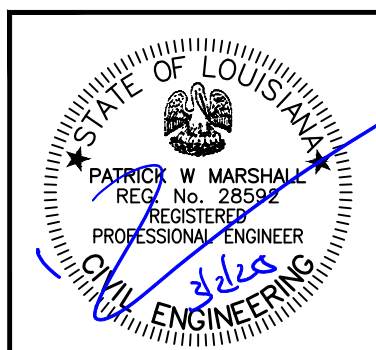
\* CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS

EXISTING DRAINAGE DITCH



DIRECT BURIED CONDUIT  
NTS

UNDERGROUND CONDUIT STUB-UP  
NTS



P. MARSHALL & ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET  
HOUMA, LA 70360

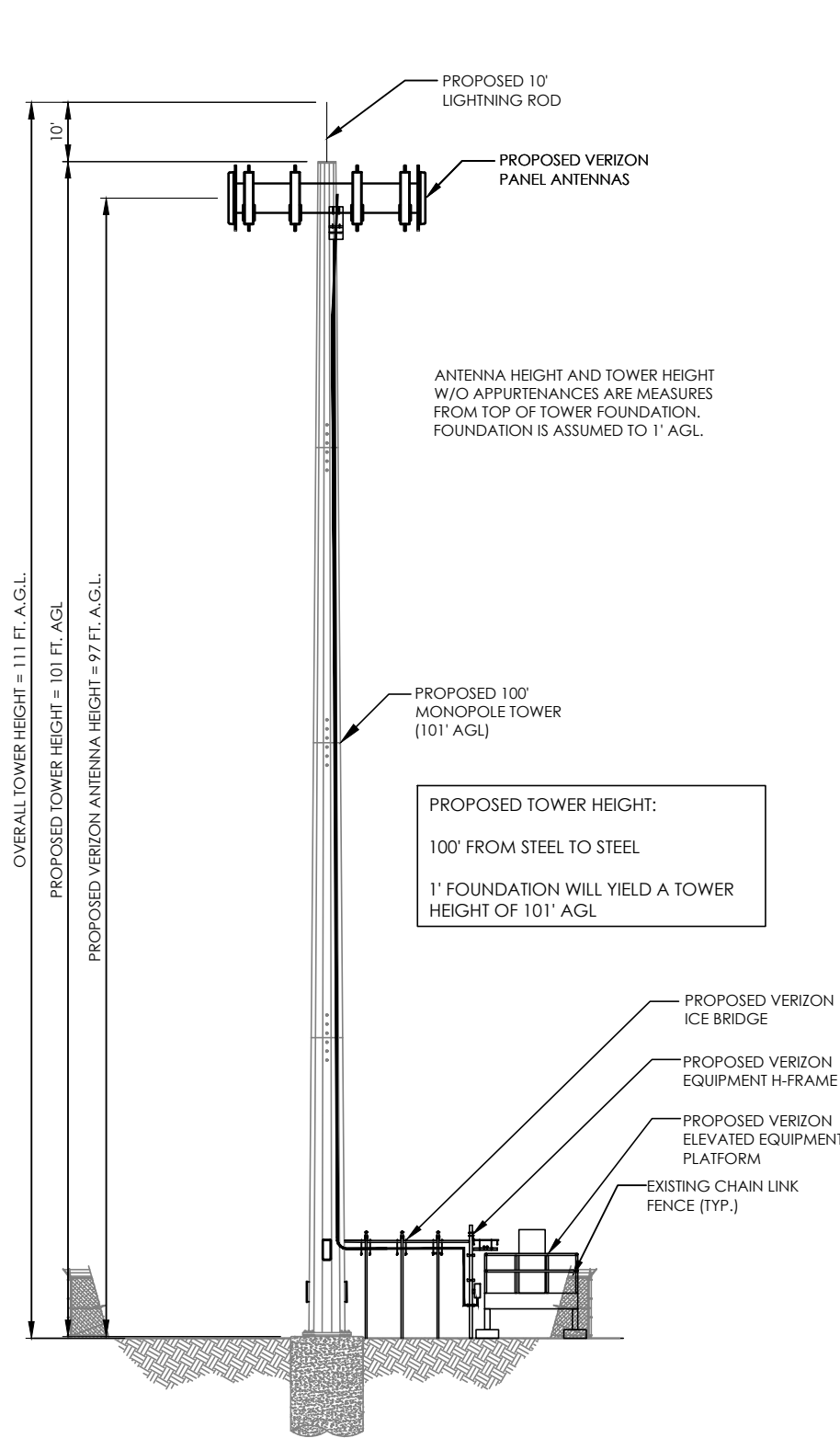
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397396

NO.	DATE	DESCRIPTION:
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6	03/02/20	ZONING DRAWING

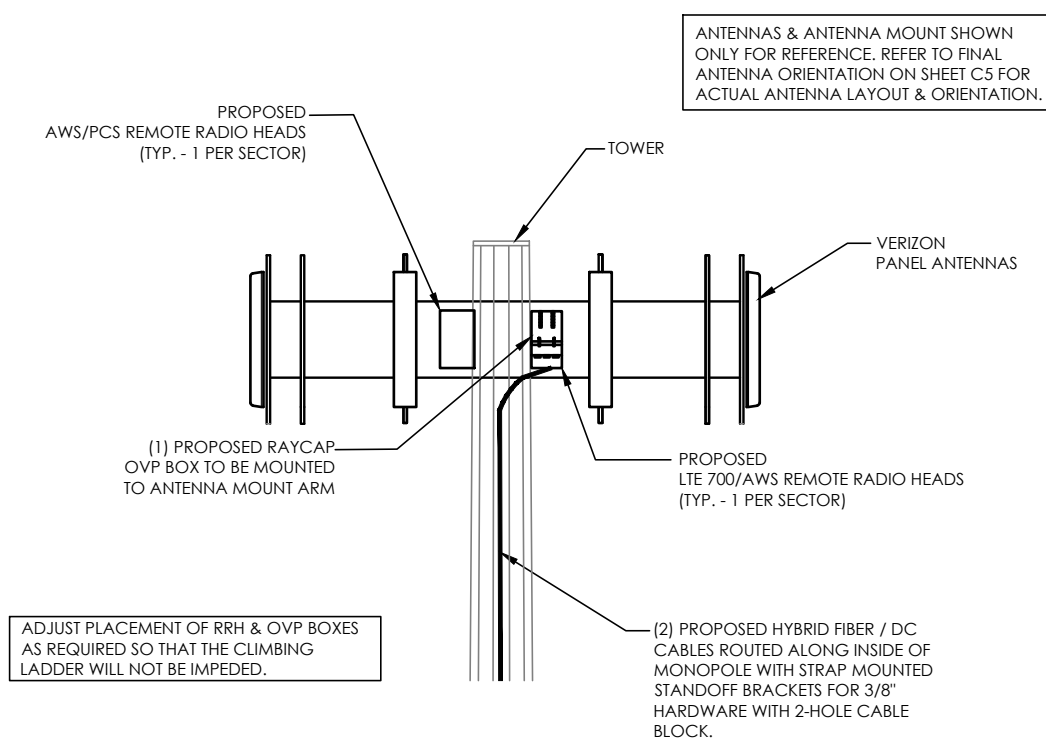
DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

DETAILED  
SITE PLAN

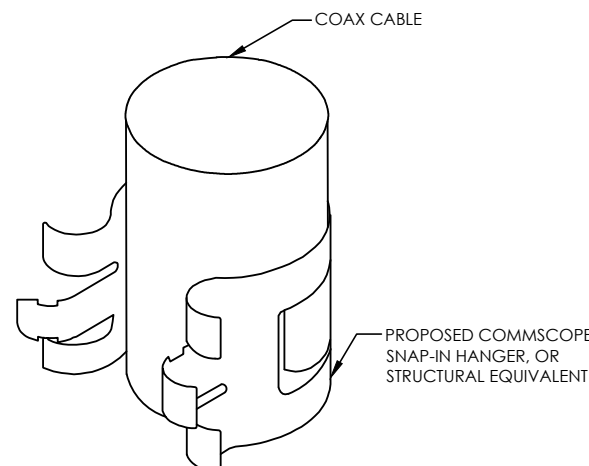




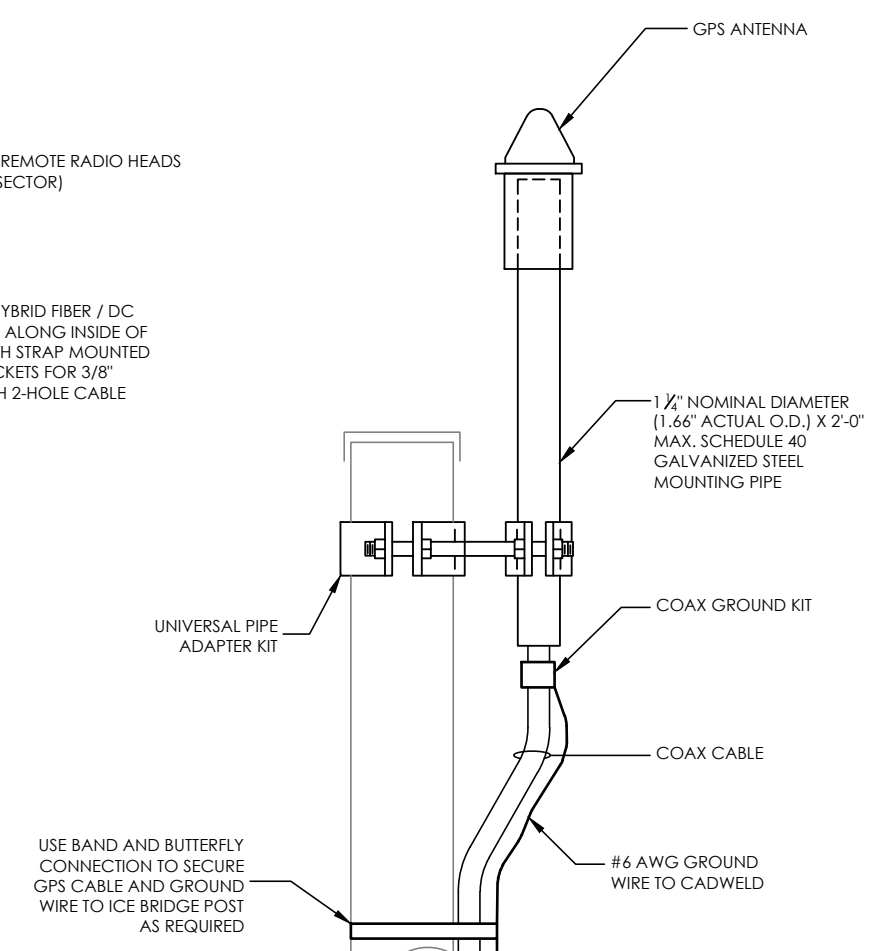
TOWER ELEVATION  
NTS



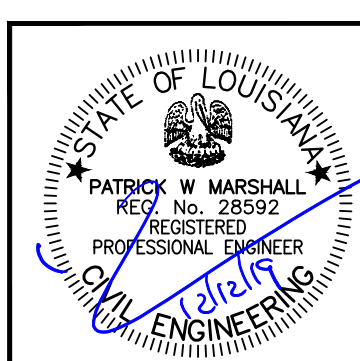
RRH & OVP MOUNTING DETAIL  
NOT TO SCALE



SNAP-IN HANGER  
NOT TO SCALE



GPS ANTENNA MOUNTING DETAIL  
NOT TO SCALE



## ARGYLE

1280 ST. CHARLES STREET  
HOUMA, LA 70360

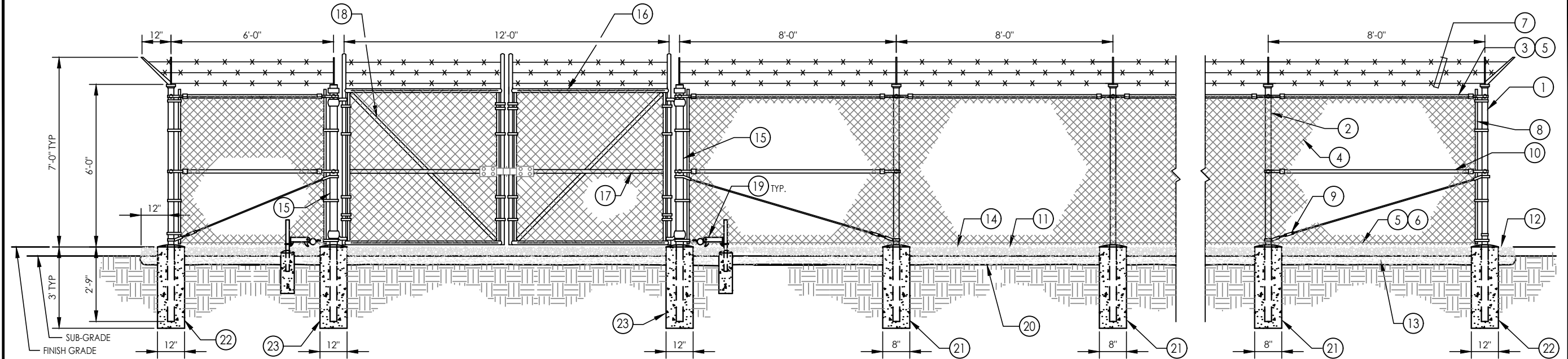
LOCATION CODE:  
**397396**

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

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

## TOWER ELEVATION

**C-4**



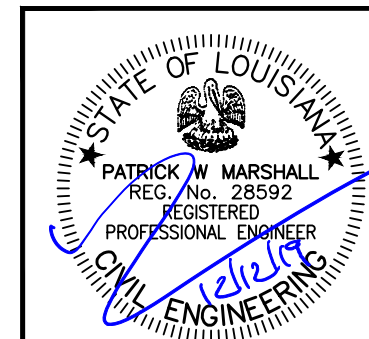
#### REFERENCE NOTES:

- 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**

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

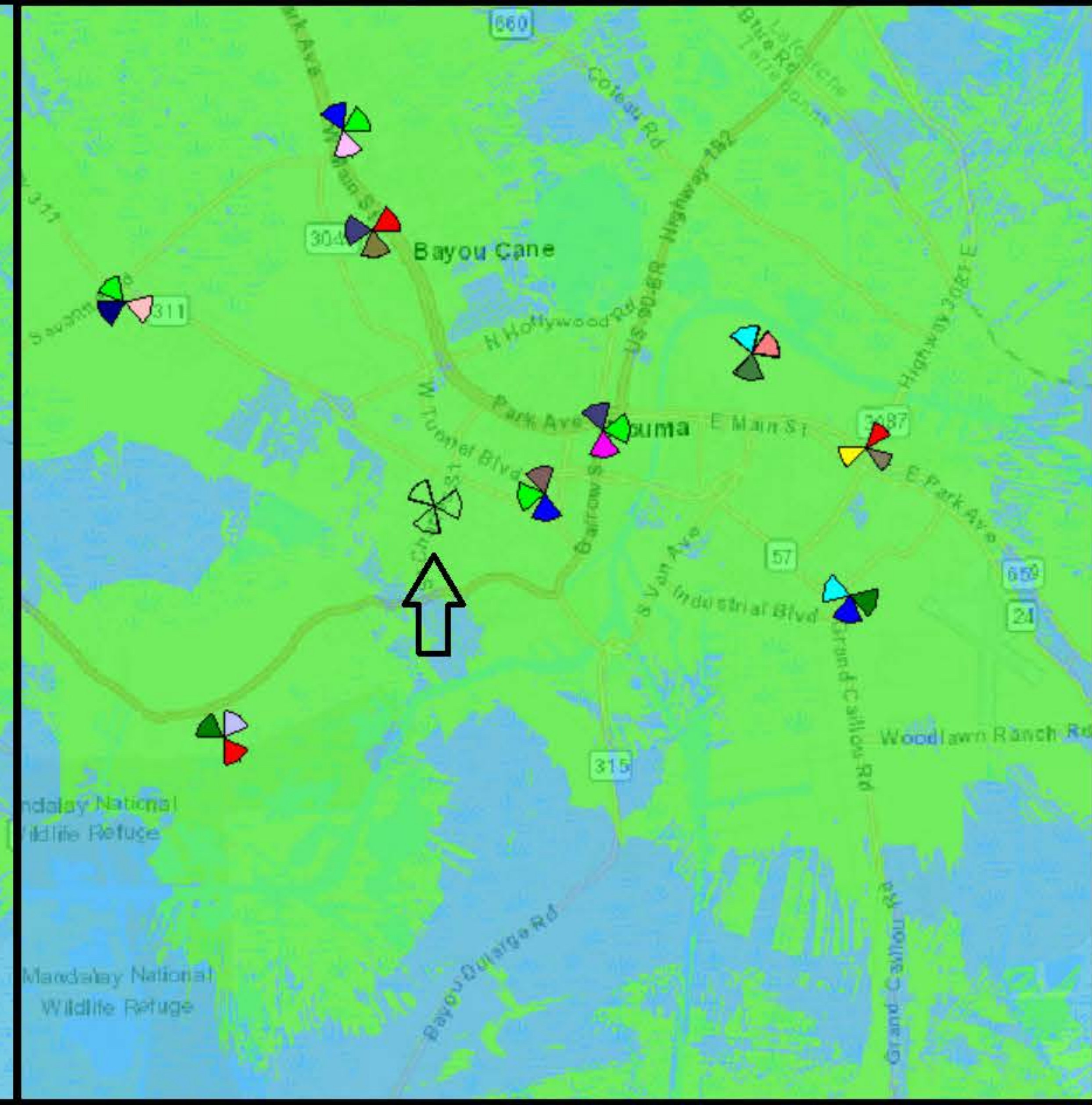
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DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

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:	JOSEPH MITCHELL
3.	Applicant's Address:	13799 CANTERBURY AVENUE DENHAM SPRINGS, LA 70726
4.	Applicant's Phone:	504-635-8208
5.	Physical Address Of request:	214 JUDITH STREET HOUMA, LA 70363
6.	Interest in Ownership:	100%
	7. Date of Application:	6/12/2020
8.	Explanation of Request:	OWNER WOULD LIKE TO DECREASE REAR SETBACK REQUIREMENT OF 25' TO 10'. THE HOUSE HE PLANS TO BUILD NEEDS THIS ADJUSTMENT TO FIT ON THIS LOT.

*Zone - R-1*

**POLICY**    *Canals 5*  
*Fire - City*

**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.

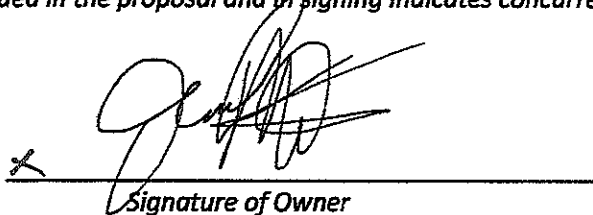
Structure Variance: \$ 20.00 per application + cost of certified mailings.

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

x 06-17-20  
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.



214 Judith Street

Legend

N29°35'44.16"

214 Judith St





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

June 22, 2020

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

Att: Ms. Linda Henderson

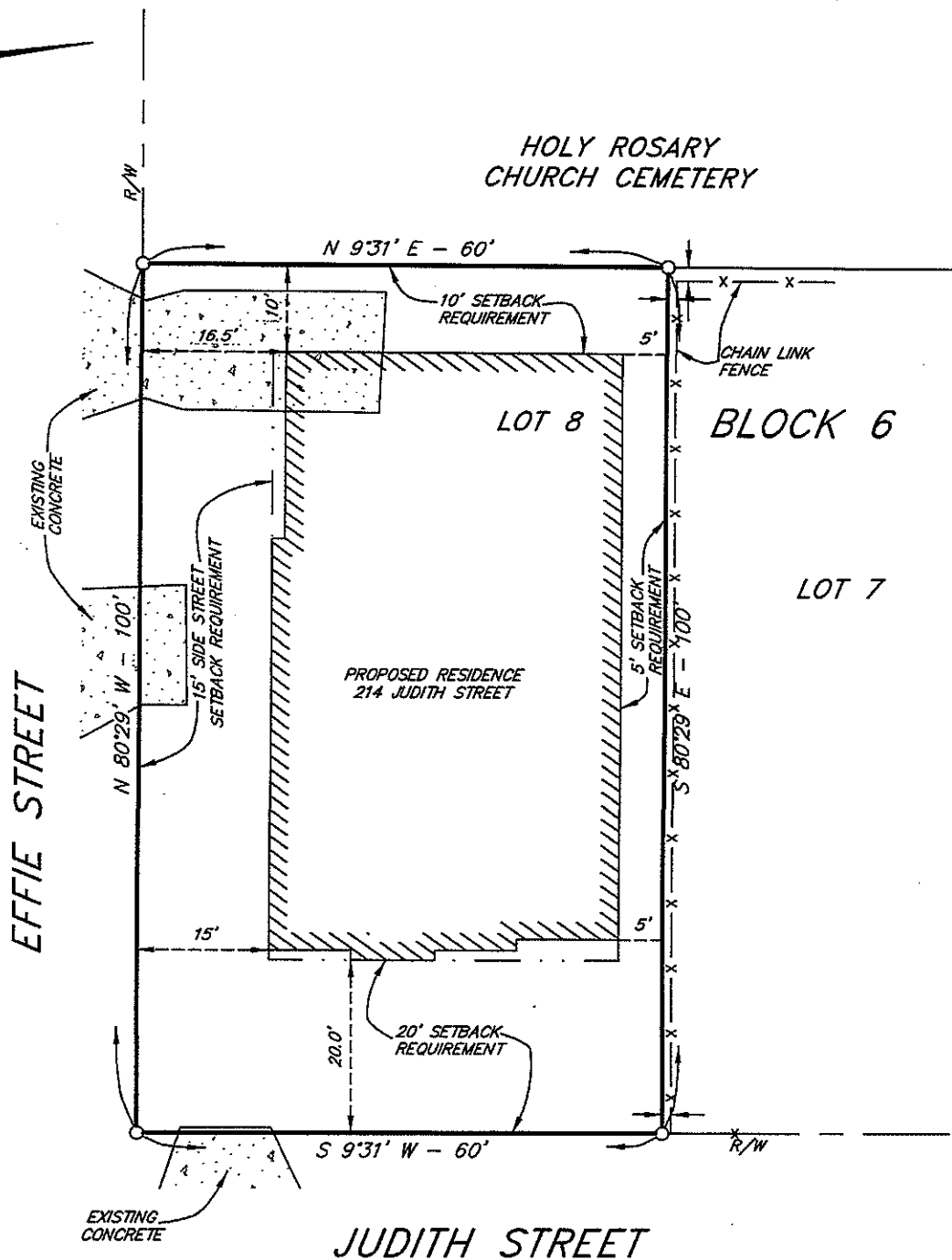
Re: Board of Adjustment Setback Adjustment at Lot 8, Block 6, Add. No.2 to Belleview Place  
Subdivision

Dear Ms. Henderson:

Mr. Joseph Mitchell would like to construct a new home on the above referenced lot. We are requesting to decrease the rear setback requirement from 25' to 10'. The home he wants to construct only leaves 10' from the rear property line in order to fit on the lot. The adjacent neighbor at the rear property line is the Holy Rosary Church Cemetery. Thank you for your consideration.

Sincerely,

  
Keneth L. Rembert, PLS



PLAT SHOWING LOT 8, BLOCK 6, ADD. NO. 2  
TO BELLEVIEW PLACE SUBDIVISION  
LOCATED IN SECTION 105, T17S-R17E,  
TERREBONNE PARISH, LOUISIANA

JUNE 17, 2020

SCALE: 1" = 20'



KENETH L. REMBERT, SURVEYOR  
635 SCHOOL ST., HOUMA, LA.



LEGEND:

○ INDICATES 1" IRON PIPE FOUND

JOB NO. : 195 FIELD BOOK : OLD ADDRESS : JUDITH STREET CAD NAME : L8B6-ADD2-BELLEVIEW-PLACE-SUBD-JUDITH-ST\_20-195  
DRAWN BY : AP PAGES : MAP SURVEY FILE : 214JUDIT FOLDER : BELLEVIEW PLACE SUBDIVISION

## 214 JUDITH STREET

