NOTICE TO THE PUBLIC: If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones, pagers or electronic devices used for communication for the duration of the meeting.

HOUMA BOARD OF ADJUSTMENT
MEETING NOTICE

DATE: Tuesday, December 20, 2022
TIME: 5:00 PM
PLACE: Terrebonne Parish 2nd Floor Council Meeting Room
       8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of November 21, 2022
5. New Business:
   a) Structure Variance: Variance from 15' side yard setback to 10' and height max from 3' to 6' for a fence addition in an R-3M zoned area located at 203 South French Quarter Drive; (Council District 5; Bayou Cane Fire District) Edward P. Rome, applicant.
   b) Structure Variance: Variance from the minimum building site area, building height limit, parking, and setback requirements for a proposed 55-unit senior rental apartments in a C-3 zoned area located at 7600 Main Street and 193 Naquin Street; (Council District 2; City of Houma Fire District) HRI Communities, LLC, applicant.
6. Election of Officers for 2023
7. Adoption of 2023 Meeting Dates
8. Next Meeting Date: Tuesday, January 17, 2023
9. Board of Adjustment Member’s Comments
10. Public Comments
11. Adjourn
MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF NOVEMBER 21, 2022

1. The Chairman, Mr. David Tauzin, called the meeting of November 21, 2022, of the Houma Board of Adjustment to order at 5:00 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Joe Harris.

2. Upon Roll Call, present were: Mr. David Tauzin, Chairman; Mr. Joe Harris, Vice Chairman; Mr. Willie Newton, Secretary; Mr. Matthew Chatagnier, Mr. Pete Konos and Reverend Corion Gray. Absent at the time of Roll Call were: None. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and, Mr. Gary Williams, Legal Advisor.

3. ANNOUNCEMENTS: None

4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Chatagnier: “THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of October 17, 2022.”

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, Mr. Chatagnier and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. NEW BUSINESS:

A. Structure Variance: Front yard setback variance from the required 25’ to 23’ and rear yard setback variance from the required 30’ to 12’ for the placement of a mobile home in an R-3 zoned district located at 512 Saadi Street.

1) The Chairman recognized Mrs. Laurie Billiot of 128 Oak Forest Drive, Gibson who stated the variance is for the placement of a new mobile home in an R-3 zoned area.

2) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for a front yard setback variance from the required 25’ to 23’ and rear yard setback variance from the required 30’ to 12’ for the placement of a mobile home in an R-3 zoned district located at 512 Saadi Street.

3) Mr. Harris moved, seconded by Mr. Chatagnier: “THAT the Houma Board of Adjustment grant approval of the request for the front yard variance from the required 25’ to 23’ and rear yard setback variance from the required 30’ to 12’ for the placement of a mobile home in an R-3 zoned district located at 512 Saadi Street.”

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Chatagnier, Mr. Konos & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

B. Structure Variance: variance from the minimum building site area, building height limit and parking requirements for the construction of a proposed 64 multifamily unit community in a C-3 zoned area located at 1368 West Tunnel Blvd.

1) The Chairman recognized Mr. Chris Clements of HRI Communities, LLC who stated that the request for variance from the minimum building site area, building height limit and parking requirements is for the construction of a proposed 64 multifamily unit community in a C-3 zoned area located at 1368 West Tunnel Blvd.

2) The Chairman recognized Ms. Kellie Cunningham, TPCG Director of Housing & Human Services Department who stated that there is a need for additional housing in the area and she was in favor of the development.

3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for a variance from the minimum building site area, building height limit and parking requirements is for the construction of a proposed 64 multifamily unit community in a C-3 zoned area located at 1368 West Tunnel Blvd.
4) Mr. Chatagnier moved, seconded by Mr Harris: “THAT the Houma Board of Adjustment grant approval of the request for a variance from the minimum building site area, building height limit and parking requirements for the construction of a proposed 64 multifamily unit community in a C-3 zoned area located at 1368 West Tunnel Blvd.”

The Chairman called for a vote on the motion offered by Mr. Chatagnier. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, Mr. Konos & Mr. Chatagnier; NAYS: None; ABSTAINING: Mr. Tauzin; and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

C. Special Exception: Exception to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue.

1) The Chairman recognized Mr. Prosper Toups of Delta Coast Consultants, LLC who stated that the exception is to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue.

2) The Chairman recognized Ms. Dorothy Murry, building owner at Carlos Street and Park Avenue, who stated that she feels the placement of a self-storage facility isn’t the right fit for the area and objects this request.

3) The Chairman recognized Ms. Pamela Rhodes of Bayouside Drive, who questioned why a special exception was needed for this type of development in a C-3 zoned area and where she could find this information in the Terrebonne Parish Codes.

4) The Chairman recognized Ms. Ann Dufrene of 7131 Park Avenue who expressed her concerns of a sight obstruction and after further discussion, objected to the special exception.

5) The Chairman recognized Mr. Mitch Brien, applicant, who stated that security cameras and additional lighting would be added to the storage building to help with making the area safer.

6) Discussion continued between the Board Members and Public.

7) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for a special exception to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue.

8) Discussion continued about C-3 zoned districts and what’s allowed in the district.

9) Mr. Chatagnier moved, “THAT the Houma Board of Adjustment grant approval of the special exception to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue.” Motion died due to the lack of a second.

10) Mr. Newton moved, seconded by Mr. Chatagnier: “THAT the Houma Board of Adjustment grant approval of the special exception to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue conditioned that the facility be reduced from 11 units to 10 and that a fence be installed and tied into the corners of the self-storage facility.

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Chatagnier & Mr. Tauzin; NAYS: Mr. Konos; ABSTAINING: Mr. Harris; and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. Administrative Review: Review concerning the placement of a mobile home in an R-1 zoned area located at 207 Marcel Lane.

1) The Chairman recognized Mr. Allen Courteau, Jr., applicant for the administrative review who stated that the review is to allow for the placement of a mobile home in an R-1 zoned area located at 207 Marcel Lane.

2) The Chairman recognized Mrs. Jessica Domangue, Councilwoman District 5 who supports the placement of a mobile home at 207 Marcel Lane.
3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request conditioned that the applicant removes their mobile home should all the mobile homes on the properties along Marcel Lane be removed.

4) Mr. Chatagnier moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment grant approval of the request to place a mobile home at 207 Marcel Lane conditioned that the applicant removes their mobile home should all the mobile homes on the properties along Marcel Lane be removed."

The Chairman called for a vote on the motion offered by Mr. Chatagnier. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, Mr. Konos & Mr. Chatagnier; NAYS: None; ABSTAINING: Mr. Tauzin; and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

6. NEXT MEETING DATE:
   A. The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is December 20, 2022.

8. BOARD OF ADJUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT: None

10. Mr. Harris moved, seconded by Mr. Chatagnier: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 6:02 p.m."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, Mr. Konos & Mr. Chatagnier; NAYS: None; ABSTAINING: Mr. Tauzin and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Mr. Willie Newton, Secretary
Houma Board of Adjustment

Houma Board of Adjustment
November 21, 2022
Page 3
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT
BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUA, LA 70362
(985) 873-0509

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:
   [ ] Special Exception  [ ] Structure Variance  [ ] Administrative Review
   [ ] Interpretation  [ ] Use Variance  [ ] Non-Conforming Structure Variance

2. Applicant's Name: Edward P. Rene

3. Applicant's Address: 908 S French Quarter Dr
   Houma, LA 70360

4. Applicant's Phone: (985) 209-4344

5. Applicant's Email: cromeot@gmail.com

6. Physical Address Of Request: 908 S French Quarter Dr

7. Interest in Ownership: 100%

8. Explanation of Request: Variance from 15' side yard setback to 10' and
   height max from 3' to 6'
   FOR FENCE ADDITION

Review Criteria (See Sec. 18-7710 of the Parish Zoning Code of Ordinances for more info)

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 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 impair 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 is in harmony with the spirit and purpose of this ordinance;

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

Whereby, by reason 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 physical 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 the use other than those uses specifically enumerated for the district
in which the property for which the variance is sought;
b) That the development or use of the property for which the variance is sought, is less desirable, in general,
enforcement of the provisions of this chapter, cannot yield a reasonable return on the investment or less than the
income from the use of a nonconforming property in the same district;
c) That the plan of the owner of the property for which the variance is sought is one to achieve
circumstances, existing on the property, which 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 substantially or permanently improve 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 it 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 in the master plan.

Application Fee: Make checks payable to TPCG.
Variance: $20.00 per application + cost of certified mailings.
Segregation, Determination, & Administration Hearing: $30.00 per application + cost of
certified mailings.

[Signature of Applicant or Agent]

[Print Name of Applicant or Agent]

The undersigned certifies one of the following displacements of their tract:

[Tract #1]

[Tract #2]

9. Adjoining Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with the
application. These property owners shall be notified in the following manner:

Notification shall be sent by certified mail to adjoining property owners located within the area
notified in the manner described above. The cost of such mailing shall be borne by the applicant. Cost for each will be
consistent with the USPS current rates. Application fees are non-refundable once public notice has been posted.
EXHIBIT SHOWING THE PROPOSED RELOCATION OF AN EXISTING 6' TALL WOOD FENCE ON PROPERTY BELONGING TO EDWARD P. ROME LOCATED IN SECTION 5, T17S-R17E TERRBONNE PARISH, LOUISIANA
203 South French Quarter Drive
203 South French Quarter Drive
1. Indicate Type of Request:

☑ Special Exception  ☑ Structure Variance  ☐ Administrative Review
☐ Interpretation  ☐ Use Variance  ☐ Non-Conforming Structure Variance

2. Applicant’s Name: HRI Communities, LLC

3. Applicant’s Address: 812 Gravier Street, Suite 200
New Orleans, LA 70112

4. Applicant’s Phone: 504-556-0204

5. Applicant’s Email: ccozenet@hriproPERTIES.com

6. Physical Address Of Request: 7600 Main Street, Houma, LA 70360
193 Bayou Street, Houma, LA 70360


8. Explanation of Request: The applicant is seeking waivers for the minimum building site area, building height limit, parking requirements and yard requirements in relation to a proposed 55-unit new construction senior multifamily occupying its zoning district C-3. See the attached Exhibit A for the requested waivers and Exhibit B for the site plan.

Review Criteria (See Sec. 28.1781) of the Parish Zoning Code of Ordinances for more info)

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 purpose of this ordinance;
h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.
Variance

Whereby, by reason 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 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 or 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 height 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.

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

Special Exception, Interpretation, & Administrative Review: $10.00 per application + cost of

Signature of Applicant or Agent

Christopher Clement, MRI Communities, LLC

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

X 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence
   with the application, or,

   2. That he/she has submitted this Application a complete, true and current listing of all owners of the entire
      land included within the proposal, that each of the listed owners consents to this Application, and that he/she has been
      given specific authority by each listed owner to submit and sign this Application on their behalf.

Signature of Owner

Printed Name of Owner

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 postage 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.
Structure Variance Request – Narrative

Applicant: HRI Communities, LLC
Primary contact: Chris Clement, (504)566-0204
Physical address of request: 7600 Main Street & 193 Naquin Street, Houma

Proposed multifamily development overview

HRI Communities, LLC ("HRIC") is a New Orleans based real estate development firm with more than 40 years of experience in building, managing, and owning high-quality, and resident-focused multifamily projects in Louisiana, including four projects in downtown Houma.

HRIC is under contract to acquire two properties in downtown Houma at 7600 Main Street and 193 Naquin Street for combined approximate size of 0.85 acres. Both properties—a paved, vacant lot and a two-unit rental house—are in a C-3 zoning district and will be combined for use as a single lot. HRIC envisions a high-quality, disaster-resilient senior rental development that provides 35 one-bedroom apartment units. The proposed development will neighbor the four multifamily and senior projects HRIC has owned and operated in downtown Houma since developing them in the late 1990s and early 2000s.

Like the rest of Louisiana and the United States, the need for quality, attainable housing in the City of Houma and Terrebonne Parish has never been greater. This need is especially acute when it comes to housing for our elderly, whose fixed income often leaves them choosing between paying the rent and buying other necessities such as food and medicine. HRC’s two existing senior multifamily projects in downtown Houma — 51-unit Bonne Terre Village I & 64-unit Bonne Terre Village II— have seen a sustained strong rental demand and very low vacancy. The proposed 55-unit senior community will offer another attractive and accessible option for elderly citizens seeking a rental home, especially those who today remain displaced after Hurricane Ida. Hurricane Ida severely heightened that need for senior housing in the Parish when the 300-unit Bayou Towers public housing complex for seniors and elderly disabled residents sustaining damage so extensive that the premises became uninhabitable in a time of escalating market rent. Through this new new-construction development in downtown Houma, HRIC seeks to be a responsive partner to the City of Houma and Terrebonne Parish in providing high-quality rental homes to seniors currently struggling to find and afford new apartments.

With community development block grant-disaster recovery funds from the US Department of Housing and Urban Development slated to become available for Ida-impacted parishes in 2023, the construction of attainable, disaster-hardy senior developments will be a paramount step toward achieving housing stability for elderly citizens, who are among the most vulnerable populations in the aftermath of a natural disaster. The proposed 55-unit, new-construction development in downtown Houma will be one of the first projects in Houma highlighting the ability and importance of realizing this goal.

The development will be built to the industry-leading sustainability standards of Enterprise Green Communities ("EGC") and with the structural enhancements of the Insurance Institute for Business and Home Safety ("IBHS")'s FORTIFIED Gold programs, which collectively provide for energy/water efficiency, stormwater management and storm resilience. In an area of our state prone to severe natural disasters which displace residents for prolonged periods of time, constructing the development to meet EGC and FORTIFIED certifications will not only minimize physical storm damage to the building in the event of a storm, but will enable residents to quickly and safely return to their apartment homes once a storm passes. The EGC and FORTIFIED criteria the proposed development will incorporate include — but are not limited to — an emergency power generator that supports critical systems in a blackout; an emergency potable water supply; pervious paving and native-plant landscaping to alleviate flooding; 812 Gracey St., Suite #200, New Orleans, LA 70112
hricomunities.com
and a continuous load path, which connects the roof to the foundation to mitigate roof damage in high-wind events such as hurricanes.

Furthermore, aside from customary unit amenities such as a range, refrigerator and microwave oven, the spacious 700-square-foot units will be equipped with an in-unit washer/dryer and dishwasher, among other appliances, to meet seniors’ needs for independent living. The appliances will be Energy Star appliances, whose energy efficiency will enable residents to save on electricity cost. Furthermore, the development will boast project amenities such as a community lounge and a park.

A pioneer in building well-amenity, high-quality and storm-resilient senior apartment housing, HRIC intends to construct the proposed downtown Houma development to be a model of these qualities, which are becoming ever more important amid a rapidly aging population, intensifying natural disasters, growing housing supply shortages and rising housing costs. To enable this vision, HRIC is seeking the Houma Board of Adjustment approval of the below outlined variance requests.

HRIC will also apply to the Houma-Terrebonne Regional Planning Commission for a parking plan approval in early 2023. We look forward to working with any and all TPCG agencies and authorities required to advance the development plans, including drainage, landscaping, utilities, and all other project elements subject to TPCG review and approval.

Variance requests and rationale

The two subject properties are directly adjoining each other and include a long-vacant lot on Main St. with paving associated with its previous use(s) and a duplex on Naquin St. Both are located within a C-3 Neighborhood Commercial District, which specifically identifies Residential/Multiple-Family Residential as a permitted use by right. Multifamily uses within a C-3 district are subject to R-3 requirements for density, height, and yard/setbacks. Combined, the subject properties maintain access to Main Street and Naquin Street. The subject properties abut the 51-unit Bonne Terre Village I project and the 64-unit Bonne Terre Village II community to the east and a residential property to the south; all of which have the same C-3 zoning and each would have required variance consideration similar to that requested herein.

The requested variances seek acknowledgement of the properties’ commercial character and accommodation of the already permitted multifamily residential use in a scale and efficiency in site usage corresponding to the property circumstances and surroundings. Variance requests and responses to the ordinance’s stated conditions include:

1. Minimum Building Site Area Waiver
2. Building Height Limit Waiver
3. Front Yard Requirements Waiver
4. Parking Waiver

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Proposed/Provided</th>
<th>Waiver Requested</th>
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<tbody>
<tr>
<td>Minimum building site area</td>
<td>First 2 dwelling units – 7,200 SF</td>
<td>76,064 SF</td>
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<td>Each additional dwelling unit – 2,000 SF</td>
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<td>Required for a 55-unit project: 113,200 SF</td>
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<tr>
<td>Building Height Limit</td>
<td>Structure height of no more than 35 feet</td>
<td>14 feet</td>
</tr>
<tr>
<td>Front Yard Requirements</td>
<td>Front yard – 25 feet</td>
<td>20 feet</td>
</tr>
<tr>
<td>Parking</td>
<td>2 spaces per unit (110 spaces for a 55-unit project)</td>
<td>63 spaces</td>
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812 Grouver St., Suite #200, New Orleans, LA 70112
hricomunities.com
<table>
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<tr>
<th>Sec. 28-178(4): Variance Condition</th>
<th>Proposed Development Satisfaction of Condition</th>
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<tbody>
<tr>
<td>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;</td>
<td>The proposed senior rental residential use of the property is authorized by the C-3 zoning district. These variance requests will not result in the authorization of a prohibited use. Rather, the requested variances aim to allow the development of a permitted residential use at an appropriate density and scale while avoiding the loss of buildable site and the increased drainage impact caused by over-building parking areas.</td>
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<td>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;</td>
<td>Both adjacent properties represent similar uses, density, scale height, and parking counts as those that would result from TPCG's approval of the subject project's requested similar waivers. Given the mixed-use nature of its location, adjacent uses, and land size, successfully developing the subject properties for a feasible and viable use necessitates a scale and density consistent with the immediately adjacent Bonne Terre Village I and Bonne Terre Village II properties. Under the minimum building site area and maximum height limit for the C-3 zoning district, and while consuming site area to meet the stated parking requirement, this project could accommodate approximately less than 1/3 of the proposed unit count needed to (a) achieve sufficient rental income for private lender underwriting mandates and; (b) ensure the development's long-term financial sustainability. Construction cost escalation, extreme volatility in property insurance costs, and responsible budgeting for successful property management all impart financial influences/demands on realistic development underwriting and create difficulty only remedied through sufficient unit density.</td>
</tr>
<tr>
<td>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;</td>
<td>Caused in no part by action of either the owners or applicant, the properties' size, shape, and orientation along Main Street and Naquin Street serve as existing and unique circumstances that substantially limit responsible development scenarios for the subject site. These conditions are not a result of general stipulations of the C-3 zoning district but rather are related to the district's expectations for modest residential density despite the properties' limited development potential due to size, corner orientation and separate ownership preclude a viable commercial use of the property.</td>
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<tr>
<td>d. That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;</td>
<td>The sought minimum building site area, building height, front yard and parking variances will not injure the appropriate use of adjacent properties with which the proposed project will share similar characteristics in</td>
</tr>
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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;

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.

terms of scale and intensity of use. The proposed development will maintain wider than required side and rear yard separation with adjacent uses, which are predominantly comprised of only multifamily properties with similar characteristics and located in the same C-3 zoning district. The subject properties share no common border or connection with any residential districts defined by ordinance.

The sought variances will not alter the essential character of the C-3 zoning district. To the contrary, the applicant respectfully offers that the variance approval allows healthy and much needed residential density that mirrors that of the immediately adjacent land uses and enhances the mixed-use character of Main Street.

The applicant suggests that granting the variances will promote the general purpose of TPCS’s zoning ordinance as pertinent to C-3 zoning district. As stated previously, the proposed project provides for the residential/commercial mixed-use intentions of the district and does so while respecting the district’s stated concern to prevent the nuisance of overdevelopment on low density residential areas.

The requested minimum building site area, building height, front yard and parking variances remain consistent with the spirit and purpose of the TPCS zoning ordinance and C-3 zoning district rules. The proposed development is a permitted use that will meet the general purpose of the district, namely creating convenient mixed-use areas that protect abutting neighborhoods. The unique circumstances of the project site justify the variances, all of which serve to permit needed density without setting precedent to weaken the ordinance and regulations.

The requested variances for minimum building site area, building height limits, front yard and parking will not have any adverse effects on the public health, safety, welfare or the master plan. Rather, the proposed project relies upon the appropriate utility of a small site within a commercial district to create senior residential opportunities in areas well-served by sufficient infrastructure, public transportation, and access to community services.
1. **Variance Overview: Minimum Building Site Area**

The 7600 Main Street property and the 193 Naquin property have a combined size of 0.85 acres (37,136 square feet). Constructing 55 one-bedroom units on the combined sites translates into 1 unit per approximately 675 square feet of site area. This provided density is ample for a senior rental development of the scale and scope that HRI respectfully suggests is appropriate for this property. The proposed development will take advantage of a rare opportunity to transform two underutilized sites in downtown Houma, where prime buildable acreage is limited, into much-needed senior housing, while enhancing the mixed-use character of Main Street, with neighboring uses ranging from multifamily communities to single-family houses to small businesses. In design and density, the senior project will align with the four successful properties HRI owned and operates in downtown Houma (51-unit Bonne Terre Village I, 64-unit Bonne Terre Village II, 57-unit Barataria Station I, and 43-unit Barataria Station II), which average 54 units per development.

The Board’s approval of the requested minimum building site area waiver will enable HRI to effectively and efficiently leverage private financing to build a 55-unit senior rental project and provide much-needed, quality housing to elderly citizens. Without a waiver, the minimum building site area requirement would prohibitively limit the unit count at the site, the construction of which would not only be financially unfeasible in a market environment of rising construction costs and interest rates, but, more importantly, it will fall regretfully short of realizing the site’s potential to provide high-quality and attainable senior apartments following the sharp reduction in housing supply in the City and Parish following recent natural disasters.

2. **Variance Overview: Building Height Limit**

The proposed senior project in downtown Houma will be 4 stories with a flat roof for a height of 49 feet from the ground to the peak of the roof. The design of the building will complement existing structures on and around Main Street. A flat roof moderates the height of the building, which would otherwise be even taller if a pitched roof was utilized. Hence, a flat roof ensures the building will not negatively impact surrounding uses in that its height and orientation on the site will not obstruct views and natural light in the vicinity.

Furthermore, the building will be feature ample side yard setback along Main Street, which will ensure that the proposed senior development does not compete with the established street frontage. The senior building will front Naquin Street, with the parking facility tucked behind the structure so that vehicular traffic and needed signage and lighting do not interfere with residential neighbors' enjoyment of the area.

The Board’s approval of the building height limit waiver will enable the construction of a visually appealing building that takes design cues from surrounding Main Street uses, while enhancing storm resilience, increasing rental housing opportunities for seniors and conforming to other C-3 district regulations such as side and rear yards, signs and landscaping.

3. **Variance Overview: Front Yard**

The proposed senior project will be located on a corner lot bounded by Main Street and Naquin Street, which is considered the front street. Due to the size of the site and the needed density and scale to achieve a financially feasible project that also generates the highest positive impact for seniors in Houma and Terrebonne Parish, the proposed front yard along Naquin Street is 5 feet. This shortfall in the front yard setback is mitigated by two design features: (a) as outlined above, the parking facility is positioned behind the building so that it is out of sight for the Naquin Street neighbor; Meanwhile, the Naquin Street frontage is activated through an urban design that positions the structure closer to the road to offer an engaging pedestrian experience aligned with a vibrant Downtown community. (b) The side and rear yard requirements heed the C-3 district requirements to ensure ample separation...
from the directly adjacent uses and match the yard space of Bonne Terre Village I along Main Street, providing a uniform Main Street look and treatment between the two communities.

The Board’s approval of the front yard waiver will enable the proposed project to maintain the density and scale required for financial feasibility and positive impact on the community, while maintaining sufficient separation between uses and activating both Main Street and Naquin Street for a truly urban, downtown development.

4. Variance Overview: Parking

The proposed development will have 55 one-bedroom units, each measuring 790 square feet in size. HRIC’s affiliate HRI Management, LLC ("HRIM") will manage the development. HRIM has over 30 years of experience in the successful management of multifamily and senior apartment communities in Louisiana, including the existing four projects with 215 units in downtown Houma alone. That track record and institutional knowledge show that senior residents needed much less parking spaces than what local zoning codes often require. Compared to the general population, fewer seniors own vehicles; and those who do, drive less often, especially in areas such as downtown Houma that afford walkable access to shopping, entertainment and other services. For example, the existing elderly project Bonne Terre Village I features 51 rental units and 45 parking spaces that our experience proves are sufficient for residents at any given time. The proposed 55-unit senior development, which will be adjacent to Bonne Terre Village I to the west, will have a similar parking space ratio, which translates into a total of 47 parking spaces.

Moreover, HRIC intends to execute a formal agreement between Bonne Terre Village I and the proposed new senior community so that residents in either of the two projects can use the amenities and parking spaces of the other development. The ability to share amenities and parking will further enhance tenants’ quality of life, while providing more opportunities for pervious, landscaped site design that reduces stormwater runoff and enhances drainage, features that are critical in flood-prone areas such as south Louisiana.

The Board’s approval of the parking waiver will ensure that the senior project remains financially sustainable and features more pervious space, without negatively impacting the availability of parking for residents.
About HRI Communities, LLC

HRI is a Louisiana-based real estate company focused on creating high-quality mixed-income and affordable housing communities. HRI is based in New Orleans, LA and is the successor entity to Historic Restoration, Incorporated ("HRI"), which was formed in 1982. HRI is a "one stop shop" for the development of real estate projects that have a larger synergistic impact on a community. From conceptualizing to designing, structuring and sourcing capital; managing regulatory requirements; managing construction and operating the completed project; HRI and its affiliates possess, in-house, the expertise needed to deliver large-scale projects and to ensure successful outcomes and continued efficient operations. Since 1982, HRI has completed 56 housing projects in Louisiana, creating 5,177 total apartments (2,814 affordable) with a total development cost of approximately $1.1 billion.
Current Sites Zoning

[Map with highlighted areas labeled 7602 Main Street and 193 Naquin Street]
## Houma Board of Adjustment

### Proposed 2023 Meeting Dates

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