DATE: Tuesday, August 22, 2023
TIME: 5:00 PM
PLACE: Terrebonne Parish 2nd Floor Council Meeting Room
       8026 Main Street, Houma, LA 70360

AGENDA

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of July 17, 2023
5. New Business
   a) Structure Variance: To allow for the placement of a second facade sign on an existing
      commercial building on a C-2 zoned lot located within the Overlay District at 1520
      Martin Luther King Jr. Blvd.; (Council District 3; Bayou Cane Fire District) ALDI Inc.,
      applicant.
   b) Structure Variance: Front yard setback variance from the required 25’ to 14’ and rear
      yard setback variance from the required 30’ to 7” for the placement of a 16x80 Mobile
      Home on an R-3 zoned lot located at 634 Marmande Street; (Council District 5; City of
      Houma Fire District) Teri LeBoeuf, applicant.
   c) Structure Variance: Front yard setback from the required 25’ to 11’ and rear yard setback
      variance from the required 30’ to 5’ for a proposed Residential Duplex on an R-5M
      zoned lot located at 110 Marcel Lane; (Council District 5; Bayou Cane Fire District)
      Ironman Properties of America LLC, applicant.
   d) Structure Variance: Rear yard setback variance from the required 20’ to 10’ for a
      Warehouse Addition on a C-2 zoned lot located at 201 Westside Blvd.; (Council District
      3; Bayou Cane Fire District) J E Boudreaux Services, Inc., applicant.
6. Next Meeting Date: Monday, September 18, 2023
7. Board of Adjustment Member’s Comments
8. Public Comments
9. Adjourn
MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF July 17, 2023

1. The Chairman, Mr. David Tauzin, called the meeting of July 17, 2023, of the Houma Board of Adjustment to order at 5:12 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Willie Newton.

2. Upon Roll Call, present were: Mr. David Tauzin, Chairman, Mr. Joe Harris, Vice Chairman, and Mr. Willie Newton, Secretary. Absent at the time of Roll Call were: Mr. Matthew Chatagnier, and Mr. Konos. Also present was Mr. Christopher Plaski, 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. Newton: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of June 20, 2023."

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

5. NEW BUSINESS:

A. Structure Variance: Side yard setback variance from the required 5' to 0' for the construction of a new patio cover on an R-1 zoned lot located at 102 Mary Ann Avenue.

1) The Chairman recognized Jaime Gutierrez Saezudo of 102 Mary Ann Avenue, Houma who stated that the variance is to allow for the construction of a new patio cover on an R-1 zoned lot located at 102 Mary Ann Avenue.

2) There was no one from the public present to speak on the matter.

3) Mr. Newton moved, seconded by Mr. Harris: "THAT the Public Hearing be closed."

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

4) Mr. Plaski discussed the Staff Report and stated that Staff would recommend approval of the variance request conditioned that the applicant installs gutters and downspouts along the carport to direct roof runoff towards the street and away from the adjacent property.

5) Mr. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of the side yard setback variance from the required 5' to 0' for the construction of a new patio cover on an R-1 zoned lot located at 102 Mary Ann Avenue on the condition that gutters and downspouts be installed along the carport to direct roof runoff towards the street and away from the adjacent property."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton & Mr. Tauzin; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier and Mr. Konos. 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 August 22, 2023.

7. BOARD OF ADJUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None
Mr. Harris moved, seconded by Mr. Newton: “THAT” there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:18 p.m.”

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

____________________________________
Mr. Willie Newton, Secretary
Houma Board of Adjustment
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2764 HOUma, LA 70361
(985) 873-6609

NO APPLICATION ACCEPTED UNLESS COMPLETE

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

2. Applicant’s Name: 
   ALDI #91 Cody McCleary

3. Applicant’s Address: 
   1520 MCK Blvd.
   Houma

4. Applicant’s Phone: 
   985-873-8880

5. Applicant’s Email: 
   Cody @ Commercial Signs Inc

6. Physical Address
   Of Request: 
   1520 MCK Blvd.
   Houma

7. Interest in Ownership: [ ] Name/Agent
   7. Date of Application: 7-20-23

8. Explanation of
   Request: 
   ALDI WOULD LIKE TO ADD 1-18’ X 10’ ALUM
   SIGN. ALL LOCATIONS HAVE 2-
   SIGN, IT IS PART OF THEIR BRAND
   LOOK OF STORES. SIGN IS FOR
   FRONT ELEVATION

Review Criteria (See Sec. 28-1280) 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 it 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 it 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 therein
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

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 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. Variance 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 or use other than those use 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 denied 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 owner of the property for which the variance is sought is due to 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 certified mailings.

Signature of Applicant or Agent

Print Name of Applicant or Agent

The undersigned certifies one of the following by placing their Initial:

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 with 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 concurs with 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 7-20-23

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.
1520 Martin Luther King Jr. Blvd
FRAME & LAMP DETAIL
NOT TO SCALE

CROSS SECTION A-A
NOT TO SCALE

2 1/2" REVERSE ALUM ANGLE RETRO FRAME HINGED OPEN

2 5/16" ALUMINUM RETAINER COVERS FRAME EDGE AND FASTENERS, HOLDS FRAME CLOSED AFTER INSTALLATION

Specifications:
- 1 1/2" X 1 1/2" X 3/16" REVERSE ALUMINUM ANGLE FRAME
- 2 1/2" X 2 1/2" X 3/16" REVERSE ALUMINUM ANGLE RETRO FRAME
- 2 5/16" X 3 1/16" X .063" ALUMINUM RETAINER
- .063" ALUMINUM SKIN
- .040" ALUMINUM BACK
- EXTERIOR FINISH: ALDI SLATE GRAY
- INTERIOR FINISH: PRIME STEEL COMPONENTS WHITE, MILL FINISH ALUMINUM
- RETAINER REMOVABLE FOR SERVICE ACCESS
- FACE HINGED FOR SERVICE ACCESS
- DISCONNECT SWITCH LOCATED INSIDE CABINET
- ELECTRICAL OUT: THROUGH BACK IN LOWER RIGHT CORNER OF CABINET
- GE 4100K WHITE LED'S AS REQUIRED
- U.L. LISTED
- FLUSH WALL MOUNT
- 3M ENVISION F5-1 FLEXIBLE FACE
- DIGITALLY PRINTED DECORATION (1ST SURFACE)
- 3M 3658G GLOSS OVERLAMINATE (1ST SURFACE)

ALDI SINGLE FACE WALL SIGN STANDARD SIZES

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<tr>
<th>ITEM NUMBER</th>
<th>CABINET HEIGHT</th>
<th>CABINET LENGTH</th>
<th>CABINET DEPTH</th>
<th>ELECTRICAL REQUIREMENTS</th>
<th>SQUARE FOOTAGE</th>
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<td>9'-5 5/8&quot;</td>
<td>7'-11 1/4&quot;</td>
<td>9 1/4&quot;</td>
<td>20A/120V CIRCUIT</td>
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</table>

Customer: ALDI
Date: 09/15/22
Prepared By: RA
Modeled By: ARA

Note: Color output may not be exact when viewing or printing this drawing. All color used are PMS on the closest CMYK equivalent. If these colors are incorrect please provide the correct PMS and ARA will revise this drawing per your need.
1520 Martin Luther King Jr. Blvd.
1. Indicate Type of Request:
   - [ ] Special Exception
   - [X] Structure Variance
   - [ ] Administrative Review
   - [ ] Interpretation
   - [ ] Use Variance
   - [ ] Non-Conforming Structure Variance

2. Applicant's Name:
   - Teri LeBouef

3. Applicant's Address:
   - 515 Louise St
   - Houma, LA 70363

4. Applicant's Phone:
   - 985-712-3174

5. Applicant's Email:
   - terilebouef173@gmail.com

6. Physical Address
   Of Request:
   - 634 Masmance St

7. Interest in Ownership:
   - Rent to Own

8. Date of Application:
   - 8/1/23

8. Explanation of Request:
   - Structure Variance, Front Yard Setback variance from 25' to 14'
   - Rear Yard Setback variance from 30' to 7'
   - to place a 16x80 Mobile Home

Review Criteria (See Sec. 28-178(f) 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 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;
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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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Application Fee: Make checks payable to TPCG.

Variances: $20.00 per application + cost of certified mailings.
Special Exception, Interpretation, & Administrative Review: $10.00 per application + cost of certified mailings.

Signature of Applicant or Agent

Print Name of Applicant or Agent

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

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 with 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 concurs with 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

Print Name of Owner

Date

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.
1634 Marmande St

Property = 102' x 52' 6"

Street

Drive

Property line

18'

18'

will be moved

SHED

Back fence

Property line

80'

8'
634 Marmande Street
634 Marmande Street
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

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: Ironman Properties of America LLC
   "Terry Gold"

3. Applicant’s Address:
   1966 Bienville Blvd.
   Bourg, LA. 70343

4. Applicant’s Phone:
   (985) 804-0090

5. Applicant’s Email:
   goldcompanies@yahoo.com

6. Physical Address
   Of Request:
   110 Marcel Lane
   Houma, LA. 70360

7. Interest in Ownership:
   100%  7. Date of
   Application:

8. Explanation of
   Request:
   Front Yard Set Back
   25' to 11'
   Rear Yard Set Back
   30' to 5'

Review Criteria (See Sec. 28-178[f] of the Parish Zoning Code of Ordinances for more info)

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Variance

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Application Fee: Make checks payable to TPCG.

<table>
<thead>
<tr>
<th>Variance(s)</th>
<th>Special Exception, Interpretation, &amp; Administrative Review</th>
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<tbody>
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<td>$20.00 per application + cost of certified mailings</td>
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</tbody>
</table>

Signature of Applicant or Agent

John Terry Gold Jr.
Print Name of Applicant or Agent

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

___1. That he/she is the owner of the entire land area included in the proposal and signing indicates concurrence with the application;

___2. That he/she has submitted with this Application a complete, true, and current listing of all owners of the entire land included in the proposal, that each of the listed owners concurs with 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

John Terry Gold Jr.
Printed Name of Owner

Date: August 3, 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:

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.
110 Marcel Lane
TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
P.O. BOX 2768 HOUMA, LA 70361
(985) 873-6569

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: J E Boudreaux Services, Inc.

3. Applicant’s Address: 241 Oakdale Loop
   Houma, LA 70360

4. Applicant’s Phone: 985-873-5703

5. Applicant’s Email: jebsrental@gmail.com

6. Physical Address
   Of Request: 201 Westside Blvd.
   Houma, LA 70360

7. Interest in Ownership: Contractor
   Date of Application: 8/7/23

8. Explanation of Request: Add 20'x 60' warehouse to side of building. Addition to be same depth as existing building. Rear yard setback variance from the required 20' to 10'.

   Review Criteria (See Sec. 28-178(f) 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:

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c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;

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

________________________________________
Signature of Applicant or Agent

Joe Boudreaux II
Print Name of Applicant or Agent

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

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 with 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 concurrs with 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

Joe Boudreaux
Printed Name of Owner

8/7/23
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.
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