



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, Secretary

David Tauzin
Matthew Chatagnier

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

HOUMA BOARD OF ADJUSTMENT MEETING NOTICE (revised 9/16/20)

ALL ATTENDEES will be required to have their temperatures taken prior to entering the proceedings. Anyone with a temperature higher than 100.4 will not be allowed to enter.

ALL ATTENDEES MUST WEAR MASKS.

DATE: Tuesday, September 22, 2020
TIME: 5:00 PM
PLACE: Houma Civic Center, 346 Civic Center Blvd., Houma, LA 70360 and Facebook (information on how to view is included on subsequent pages in this agenda)

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements: Resolution pertaining to simple majority vote. (in board packets)
4. Approve Minutes: of August 17, 2020
5. Old Business:
 - a. Special Exception: Placement of a new mobile home in an R-2 zoned district located at 229 Henderson Street. (Council District 5; Bayou Cane Fire District). *Elaine Patterson, applicant.*
 - b. Structure Variance: Placement of a 3rd driveway (12' wide entrance only) for a new commercial office building located at 631 Hollywood Road; (Council District 6; City of Houma Fire Department); *Penchant Properties, LLC, applicant.*
6. New Business:
 - a. Election of Vice Chairman
 - b. Board vacancies
 - c. Structure Variance: Rear yard setback from req. 25' to (1) 7.2' on Lot A, (2) 11' on Lot B, and (3) 14.3' on Lot C located at 624 and 626 Liberty Street and 952 Wood Street; (Council District 5; City of Houma Fire District); *Brooke S. Guidry, applicant.*
7. Next Meeting Date: October 19, 2020
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn

Following the Declaration of Public Health Emergency, La RS 29:766, by the Governor of the State of Louisiana, John Bel Edwards, and pursuant to Proclamations 27-JBE-2020, the Parish President for Terrebonne Parish, Gordon E. Dove, has declared a State of Emergency within Terrebonne Parish.

1. Meeting will be held in-person at the Houma Civic Center 346 Civic Center Blvd., Houma, LA at 5:00 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.

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
August 17, 2020

Houma Civic Center

1. The Chairman, Pete Konos, called the August 17, 2020 meeting of the Houma Board of Adjustments to order at 3:48 p.m., followed by the Pledge of Allegiance led by Mr. David Tauzin.
2. Upon Roll Call, those members present were Mr. Pete Konos, Mr. David Tauzin and Mr. Matthew Chattagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
3. ANNOUNCEMENTS: Mr. Pulaski announced that Mrs. Trudy Hebert, vice chair, submitted her resignation. He also announced that the time of the meetings will change to 5:00 p.m. . He mentioned that we may have someone interested in filling that vacancy.

Chair recognized the presence of Councilman Danny Babin.

4. Approval of Minutes of July 20, 2020:

MOTION was made by Mr. David Tauzin; seconded by Mr. Matthew Chattagnier, to approve the minutes of the July 20, 2020 meeting.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

5. A. Old Business: None

6. New Business:

- a. Special Exception: Request for addition to an existing elementary school in an R-1 district located at 450 Cougar Drive.

Chair recognized Mr. Merlin Lirette who stated that he is the architect for this project. Mr. Lirette, with the assistance of a prepared power point, explained the project in its' entirety.

Chair recognized Stacey Henry, 15 Texas Avenue, who stated that her backyard abuts the property on which the addition is being built. She requested that the Board TABLE the project until which time some of the residents who object to the project have time to meet with the school officials and architect to discuss some possible negotiations and revisions. Her major concern was the traffic, noise and trash. (see attached pictures presented)

Chair recognized Dwayne Adams, 19 Texas Avenue, who requested that the Board TABLE the applicant until which time that some of the residents who object to the project have time to meet with school officials and architect to discuss possible revisions.

Chair recognized JoAnn Griffin, 25 Texas Avenue who voiced her concerns about the three (30 lane road, privacy and traffic issues.

Chair recognized Mr. Danny Babin, Councilman who voiced concerns about issues such as access/egress, installation of a buffer, and Board quorum.

Chair recognized Mr. Dale Dehart, School Board Representative, who stated that he will do anything, within his authority, to work with the residents to reach some compromises regarding their concerns.

Chair called Mr. Lirette to the podium asking him to work with the residents to regarding their concerns.

Chair recognized Councilman Danny Babin who wanted to assure the residents that the architects have met all requirements for this project.

Chair recognized Stacey Henry, 15 Texas Avenue, who stated that she has gotten no cooperation from the school board regarding negotiations or compromises.

Chair recognized JoAnne Griffin, 25 Texas Avenue, who suggested that the increase of population of students should be considered to attend the newly renovated Southdown Elementary School. She also voices concerns of the dangerous traffic conditions that may arise from increased traffic.

Chair recognized Dwayne Adams who requested the opportunity to meet with all parties to reach some possible compromises.

Chair recognized Mr. Christopher Pulaski who stated that Applicant is request a special exception to allow for an addition to an existing elementary school in an R-1 district. Sec. 28-47(a)(1)(c) of the Parish Code of Ordinances requires that elementary schools in R-1 districts obtain a special exception form the Board of Adjustment so that the Board may be able to determine if any terms or conditions may be required to ensure the best compliance with the previsions surrounding a special exception.

No exception shall be authorized unless the board shall find that all of the following conditions exist:

- a. That the exception will not authorize the operation 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 chapter or the regulations herein established for the specific district;
- g. That the exception will be in harmony with the spirit and purposes of this chapter;
- h. That the exception will not adversely affect the public health, safety or welfare or the master plan.

In regards to the above items a-c and e-h, the use as a school is listed amongst the allowed uses in an R-1 district and would serve many of the children who live in the surrounding residential areas. The expansion is needed to replace the aging pod classrooms and provide additional area for many decades and has become an essential fixture of the community and the identity of the neighborhood. In regards to item d, the driveway that has the double lane staging area would seem to alleviate a lot of the stacking that historically has occurred along Cougar Drive. However, having cars, SUVs and trucks, so close to the backyards of the adjacent homes may cause some privacy or sound issues. There appears to be enough of a buffer zone between the drive and the drainage ditch along the property that a landscape buffer such as an evergreen hedge may be installed to help diffuse some of the visual and audio disturbances. The zoning definition of screen planting reads: *Screen planting shall, in all cases where herein required or permitted to be used in lieu of other protection, be of sufficient height, but in no case less than eight (8) feet, two (2) years after planting, and density to afford protection from the glare of lights, from blowing papers, dust and debris, from visual encroachment and from excessive transmission of noise.*

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received five calls objecting to the request however, two of the callers responded favorably to the suggestion of a landscape buffer.

Staff recommends **APPROVAL** on the **CONDITION** that a landscape buffer meeting the definition of screen planting be installed along the north property line that abuts the adjacent properties along Texas Avenue.

A MOTION was made by David Tauzin to APPROVE on the CONDITION that a landscape buffer be installed along Texas Avenue, as per staff recommendations; SECONDED by Matthew Chattagnier.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

b. Special Exception: Placement of two (2) mobile homes in an R-2 zoned district.

Chair recognized Mr. Juan Clara-Gomez who stated that he wishes to place mobile homes on his two properties at 132 and 134 Henderson Street.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a Special Exception to allow for placement of two (2) mobile homes in an R-2 zoned district.

Applicant two lots on which he wishes to place 16 X 80 mobile homes. The depth of the lots are sufficient to accommodate the size of the mobile homes (16X 80) without setback variances. Staff feels that the exception will not alter the essential character of the district in which it is located since there are a number of mobile homes and mobile home parks in the area. The exception will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district. The exception will not adversely affect the public health, safety, or welfare of the district. The Board has approved special exceptions for mobile homes on Henderson Street before.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received one call with concerns about the condition and age of the mobile home. In February 2017, the Board approved a Special Exception for a mobile home along Henderson Street with the condition that it is to be a new model (2008 or newer). Staff would recommend a similar condition be set forth for this request.

Staff recommends APPROVAL of the request on the CONDITION that the mobile home be model 2008 or newer.

A MOTION was made by David Tauzin, SECONDED by Matthew Chattagnier to APPROVE with the CONDITION that the mobile home be a model 2008 or newer.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

c. Special Exception: Placement of a new mobile home in an R-1 zoned district.

Applicant requested that the application be TABLED until the September 21, 2002 meeting.

A MOTION was made by David Tauzin, SECONDED by Matthew Chattagnier to APPROVE with the CONDITION that the mobile home be a model 2008 or newer.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

d. Interpretation Ruling: Ruling on 716 feet setback vs. required 1000 feet setback from a school for an on-premise liquor license in overlay district located at 1107 Tunnel Blvd.

Chair recognized Chad Smedley, who stated that wishes to purchase the property to open a night Club and he needs assurance that he will be able to sell liquor. He stated that he meets the State Guide lines.

Chair recognized Mr. Christopher Pulaski who stated that the applicant and staff are requesting an Interpretation of the zoning regulations regarding the required 1000' for on-premise liquor licenses for a location in an overlay district.

The applicant is in the process of selling this property. The original use of the building was a night club. In the 90's/early 2000s the nightclub was closed and the structure became an equipment rental business. In recent years, the rental business closed and the building has remained unoccupied. The new owner wishes to renovate the existing commercial structure back into a nightclub which is a permitted use in the C-2 zoning district and would require an on-premise liquor license. However, the property is 716' from Southdown Elementary School. This distance met the requirements in the past when the setback was 300' in 2007. Overlay Districts were created and West Tunnel Blvd. is one of them. In Overlay District the minimum setback for on-premise consumption is 1000'. All other locations, both in zoned areas and parish wide, require a minimum of 300' setback. The distance is measured closest property corner to closest property corner along the public right of way which is 716'. However, the structure is setback another 450' from the right of way so the overall distance is over 1,100 feet.

Sec. 28-178(2) of the Parish Code of Ordinances states that one of the powers of the Board of Adjustment is "to interpret the zoning map and to pass upon disputed questions as they arise in the administration of the zoning regulations". Staff has brought this matter to the Board for their interpretation of the setback requirement in this unique situation.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls regarding this request.

Staff recommends that the Board allow for the on-premise consumption license and that it be granted zoning approval since the existing structure which was historically a nightclub has not moved closer to the school property and since it is set over 450' from the right of way it would seem that it would not create any conflict or issue with the operation of the school.

A MOTION was made by David Tauzin, SECONDED by Matthew Chattagnier to APPROVE.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

7. Next Meeting Date: September 21, 2022

8. Board of Adjustment Member Comment: Mr. Pulaski reminded the Board that the time of the meeting will change to 5:00 p.m. and as of this date it will be at the Civic Center again.

9. Public Comment: None

10: Adjourn:

A MOTION was made by David Tauzin, seconded by Matthew Chattagnier to ADJOURN.

ROLL CALL VOTE:

YEAS: Tauzin, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

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:

Elaine Patterson

3. Applicant's Address:

124 RILEY DR - HOUMA, LA 70361

4. Applicant's Phone:

985 872-6256

5. Physical Address
Of request:

229 HENDERSON
HOUMA, LA 70364

6. Interest in Ownership:

OWNER

7. Date of
Application:

07-31-20

8. Explanation of
Request:

To put a mobile home on ~~at~~
229 Henderson!
R-2
zoned
district

POLICY

Special Exception

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

- That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- That the exception is essential to maintain the functional design and architectural integrity of the development;
- That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- That the exception will be in harmony with the spirit and purposes of this ordinance;
- That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

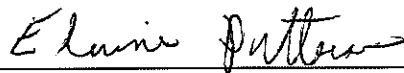
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, 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.

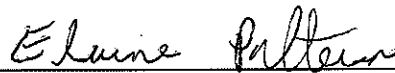


Signature of Applicant or Agent



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

07-31-20


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.

229 Henderson Street

Legend

 229 Henderson St

Google Earth

© 2020 Europa Technologies

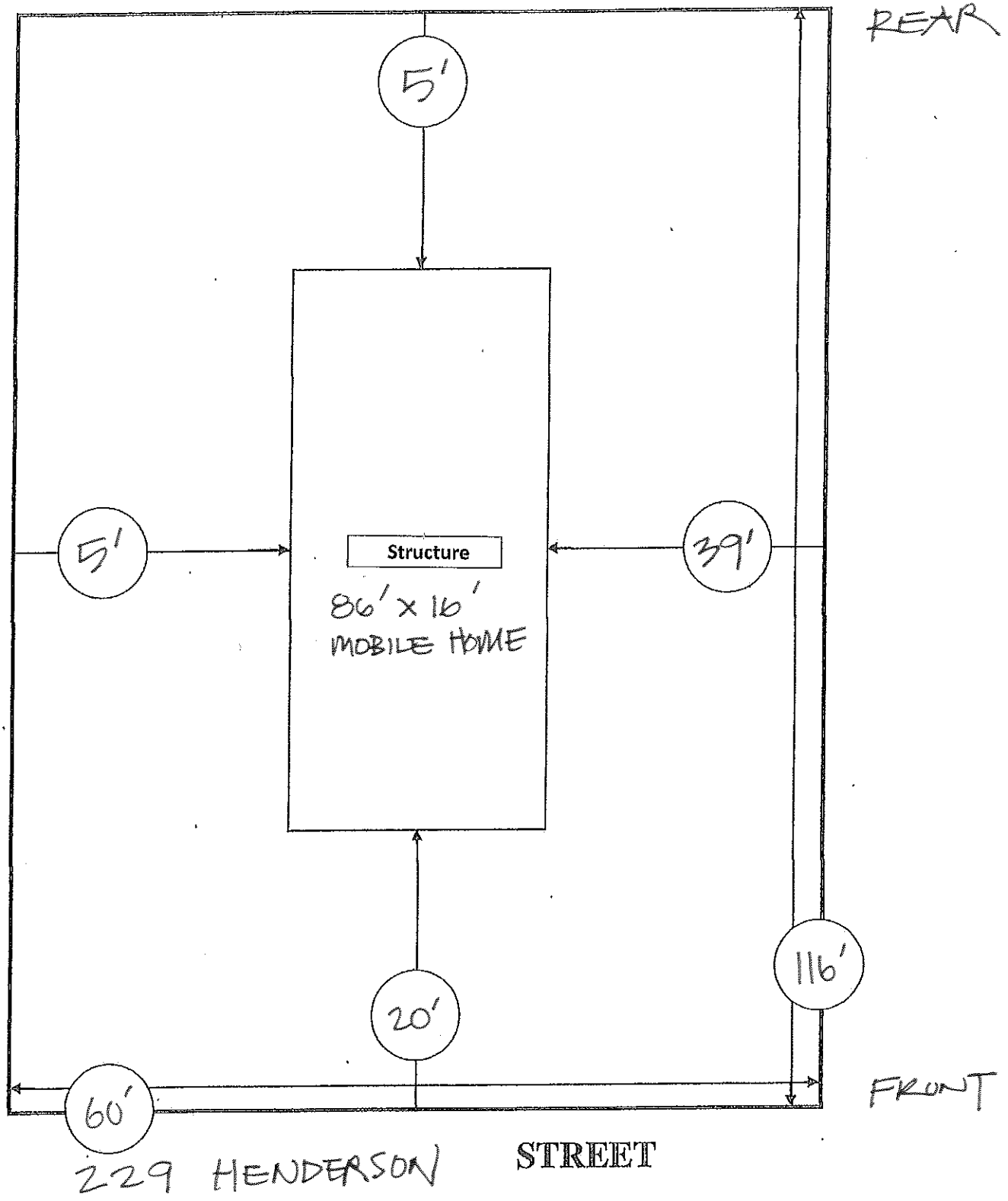
© 2020 Google

N29°36'10.08"

1000 ft



SITE PLAN



229 Henderson Street



229 Henderson Street



TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☐ Special Exception

☒ Structure Variance

☐ Administrative Appeal

2. Applicant's Name:

Penchant Properties, LLC

3. Applicant's Address:

4924 Hwy. 311
Houma, La.
70360

4. Applicant's Phone:

985-655-3100

5. Physical Address
Of request:

631 South Hollywood Road
Houma, La. 70360

6. Interest in Ownership:

100%

7. Date of
Application:

4/30/2020

8. Explanation of
Request:

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

POLICY

Special Exception

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

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

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

4/30/2020
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.

631 South Hollywood Road

Legend

631 S Hollywood Rd

$W 90^{\circ}45'34.56''$

Google Earth

3/10/20

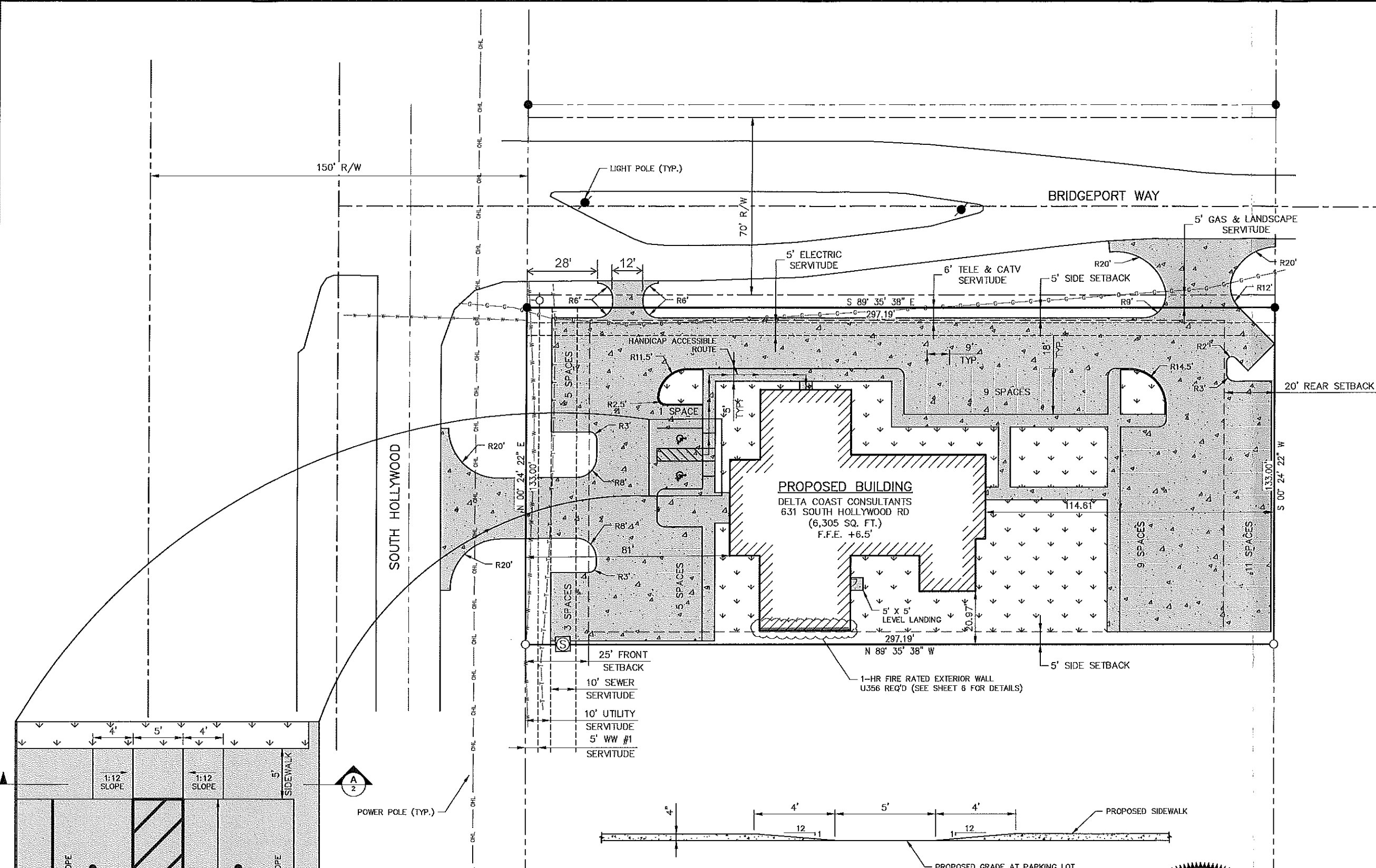
© SPOT IMAGE

© 2020 Europa Technologies

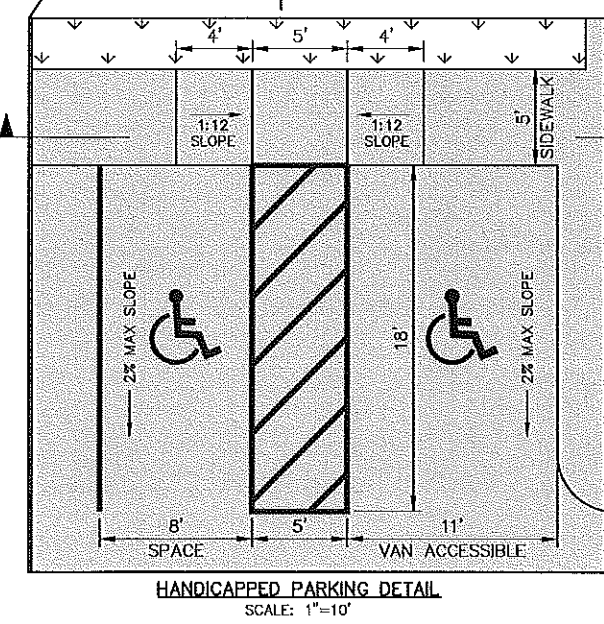
© 2020 Google

1000 ft

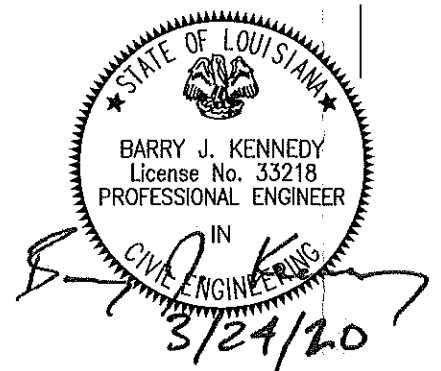
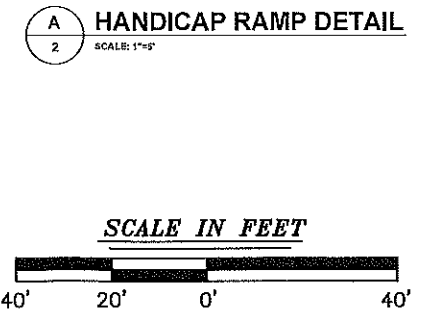
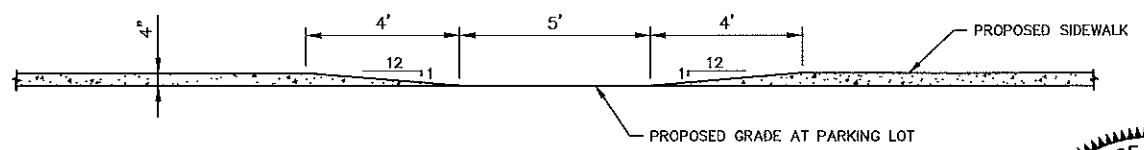




- LEGEND:**
- DENOTES 3/4" G.I.P. SET
 - DENOTES 3/4" G.I.P. FND.
 - ⊗ DENOTES POWER POLE
 - DENOTES LIGHT POLE
 - DENOTES FIRE HYDRANT
 - ⊞ DENOTES TELEPHONE PEDESTAL
 - ⊙ DENOTES GAS METER
 - ⊙ DENOTES SEWER MANHOLE
 - ⊗ DENOTES WATER VALVE
 - ⊙ DENOTES WATER METER
 - PROPERTY LINE
 - OHL — DENOTES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



PARKING SPACES	
PARKING SPACES	43
HANDICAPPED SPACES	2
TOTAL SPACES	45





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

SITE PLAN

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



**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

BOARD OF ADJUSTMENT

P.O. BOX 2768
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☐ Special Exception ☒ Structure Variance ☐ Administrative Appeal

2.	Applicant's Name:	<div style="border: 1px solid black; padding: 2px;">BROOKE S. GUIDRY</div>
3.	Applicant's Address:	<div style="border: 1px solid black; padding: 2px;">402 SAN ANTONIO BLVD HOUMA, LA 70360</div>
4.	Applicant's Phone:	<div style="border: 1px solid black; height: 30px;"></div>
5.	Physical Address Of request:	<div style="border: 1px solid black; padding: 2px;">624, 626 LIBERTY ST & 952 WOOD ST</div>
6.	Interest in Ownership:	<div style="border: 1px solid black; padding: 2px;">1/3 %</div>
	7. Date of Application:	<div style="border: 1px solid black; padding: 2px;">8/28/2020</div>
8.	Explanation of Request:	<div style="border: 1px solid black; padding: 5px;"><p>WE ARE REQUESTING A 7.2' REAR YARD SETBACK BEHIND THE HOUSE ON LOT A, AN 11' REAR YARD SETBACK BEHIND THE HOUSE ON LOT B AND A 14.3' REAR YARD SETBACK BEHIND THE HOUSE ON LOT C WHICH WILL FACE WOOD STREET.</p></div>

*Council - 5
True - City*

POLICY

2-1

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

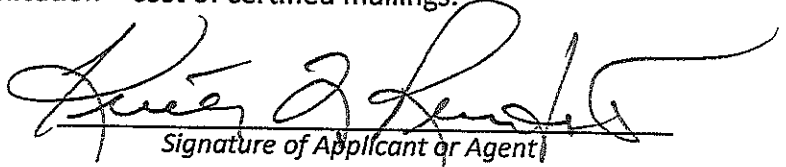
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, 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.

x 
Signature of Owner

9/3/2020
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.

624, 626 Liberty Strteet

Legend

W 90°42'46"08

624 Liberty St

Division Ave

Center Ave

Wood St

High St

Verret St

Liberty St

Google Earth

© 2020 Google

© 2020 Europa Technologies



400 ft



Aerial View Liberty St.

Legend

Wood St

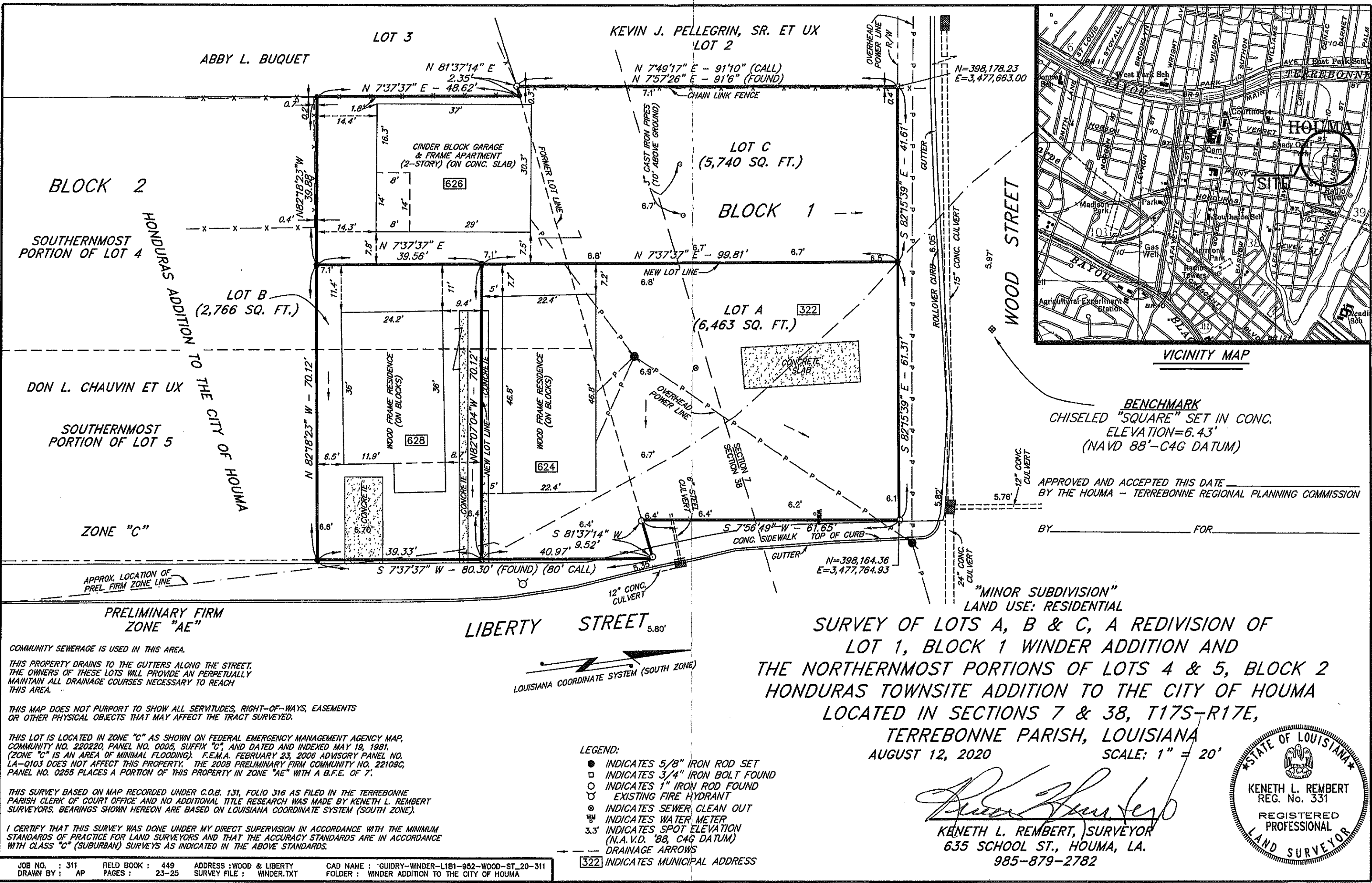
624 Liberty St

Google Earth

©2020 Google



100 ft



COMMUNITY SEWERAGE IS USED IN THIS AREA.

THIS PROPERTY DRAINS TO THE GUTTERS ALONG THE STREET. THE OWNERS OF THESE LOTS WILL PROVIDE AN PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THIS AREA.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED AND INDEXED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. FEBRUARY 23, 2006 ADVISORY PANEL NO. LA-0103 DOES NOT AFFECT THIS PROPERTY. THE 2008 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0255 PLACES A PORTION OF THIS PROPERTY IN ZONE "AE" WITH A B.F.E. OF 7'.

THIS SURVEY BASED ON MAP RECORDED UNDER C.O.B. 131, FOLIO 316 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON LOUISIANA COORDINATE SYSTEM (SOUTH ZONE).

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 3/4" IRON BOLT FOUND
 - INDICATES 1" IRON ROD FOUND
 - ⊙ EXISTING FIRE HYDRANT
 - ⊕ INDICATES SEWER CLEAN OUT
 - ⊗ INDICATES WATER METER
 - 3.3' INDICATES SPOT ELEVATION (N.A.V.D. '88, C4G DATUM)
 - DRAINAGE ARROWS
 - 322 INDICATES MUNICIPAL ADDRESS

SURVEY OF LOTS A, B & C, A REDIVISION OF LOT 1, BLOCK 1 WINDER ADDITION AND THE NORTHERNMOST PORTIONS OF LOTS 4 & 5, BLOCK 2 HONDURAS TOWNSITE ADDITION TO THE CITY OF HOUMA LOCATED IN SECTIONS 7 & 38, T17S-R17E, TERREBONNE PARISH, LOUISIANA

AUGUST 12, 2020

SCALE: 1" = 20'

Keneth L. Rembert

KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.
985-879-2782



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

August 28, 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 Lots A, B & C

Dear Ms. Henderson:

Attached herewith is a map being presented to the planning commission to divide this property into three lots with lot lines between the existing houses. The owner would like to have each house on a separate lot. By placing new lot lines between the houses we can't satisfy the 25' rear yard setback requirement. We would request to be allowed to have a 7.2' rear yard setback behind the house on Lot A, an 11' rear yard setback behind the house on Lot B and a 14.3' rear yard setback behind the house on Lot C which will face Wood Street. Thank you for your kind attention.

Sincerely,



Keneth L. Rembert, PLS

624 & 626 Liberty St. and 952 Wood St.

