



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  
Joe Harris  
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

**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:** Monday, October 19, 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: Joe Harris reappointment & Angele Poiencot withdrawal due to conflict of interest.
4. Approve Minutes: of September 22, 2020
5. Old Business:
  - a. Election of Vice Chair
6. New Business:
  - a. Structure Variance: Rear yard setback from 25' to 4'-2" and side yard setback from 5' to 4.5' for existing garage located at 121 Meandering Way; (Council District 6; City of Houma Fire District); *Mark & Elvie Duplantis, applicants.*
  - b. Structure Variance: Rear yard setback from 30' to 6' for placement of two (2) mobile homes on two (2) separate lots in an R-3 zoned district located at 1113 and 1115 Roussel St.; (Council District 1; City of Houma Fire District); *Vernon Alvis, Jr., applicant.*
  - c. Special Exception: Expansion of existing K-12 school in a C-5 zoned district located at 105 Valhi Blvd.; (Council District 6; City of Houma Fire District); *Living Word Church of Houma, Inc., applicant.*
  - d. Interpretation: Request interpretation for installation of 19' pylon signage along roadway in Major Corridor Overlay District located at 312 Bayou Gardens Blvd. (Council District 3; Bayou Cane Fire District); *Dawn Becker, applicant.*
7. Next Meeting Date: November 17, 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**  
**September 22, 2020**

**Houma Civic Center**

The Chairman, Pete Konos, called the September 22, 2020 meeting of the Houma Board of Adjustments to order at 5:03 p.m.

1. Pledge of Allegiance: Mr. Matthew Chatagnier
2. Upon Roll Call, those members present were Mr. Pete Konos, Mr. Willie Newton and Mr. Matthew Chattagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
3. ANNOUNCEMENTS: Mr. Pulaski announced that each member has a copy of the resolution pertaining to the change in quorum voting. The resolution states that a quorum consists of a majority vote of those members present at the meeting.
4. Approval of Minutes of August 17, 2020:  
**MOTION** was made by Mr. Willie Newton; **SECONDED** by Mr. Matthew Chattagnier, to approve the minutes of the August 17, 2020 meeting.

ROLL CALL VOTE:

**YEAS: Newton, Chattagnier, Konos**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: None**

5. Old Business:

- a. Special Exception: Placement of a new mobile home in an R-2 zoned district.

Chair recognized Mrs. Elaine Patterson, 124 Riley Dr., who stated that she wishes to place a mobile home on her property at 229 Henderson St., Houma. She stated that she applied for the application a month ago but needed to move some things in order to fit the mobile home and that she needs a rear yard setback variance.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a Special Exception to allow for placement of a mobile home in an R-2 zoned district as well as a rear yard setback variance from the required 25' to 5'. Applicant wishes to place a 86' X 16' mobile home on her property. The lot depth ranges between 110' and 117' so the shallow depth would require either a front or rear yard setback. The applicant has chosen to meet the front yard setback requirement (20') so she is in need of the rear yard setback. 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; nor would it 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 several special exceptions for mobile homes on Henderson Street with conditions placed on the model year of the home.

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 the request.

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

A MOTION to APPROVE with recommended CONDITION was made by Mr. Willie Newton, seconded by Mr. Matt Chattagnier.

ROLL CALL VOTE:

**YEAS: Newton, Chattagnier, Konos**

**NAYS: NONE**

ABSTAINED: None

b. Structure Variance: Placement of a third driveway for a new commercial office building.

Chair recognized Mr. David Boudreaux, Penchant Properties, who stated that Penchant Properties, LLC is requesting a variance to allow for an additional driveway at their office building on South Hollywood Road.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a variance to allow for a third driveway associated with a new commercial development in the Overlay District. Applicant is building a new 6,305 square foot office building (TPCG Permit # 2020-88490) and is requesting an additional 12' wide, entrance only, driveway on Bridgeport Way approximately 28' from the South Hollywood Road intersection. Section 28-76 (c )(1) of the Zoning code allows for up to two accessways per establishment. The purpose of this request is to allow visiting traffic traveling south on South Hollywood (from Hwy. 311 towards Valhi) to enter the visitor's parking area which is located in the front of the office without having to travel down to Valhi Blvd. and make a U-Turn to enter that area. There are currently no curb-cuts through the median in South Hollywood Road between Bridgeport Way and Valhi. There is a second driveway at the rear of the property, but the applicant has planned to utilize this ingress/egress for their employees and the large number of trucks, boats and other survey and engineering related equipment and keep it separate from their client and other visitor traffic.

This application was presented at the May 2020 BOA meeting at which time it was TABLED to allow applicant time to speak to the TPCG Public Works Department and Parish Engineering. Applicant has obtained a LONO 9# 3828) from Public Works and is now requesting approval to proceed with the remainder of the site work associated with the development.

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

Staff recommends APPROVAL on the CONDITION that the driveway be signed and striped for ingress only (same condition as listed in the LONO).

Matt Chatagnier made the MOTION, SECONDED by Mr. Willie Newton, to APPROVE on the CONDITION that the driveway be signed and striped for ingress only.

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

6. NEW BUSINESS:

a. Election of Vice Chairman: There was discussion regarding election of a vice chairman since Mr. Joe Harris has not yet been re-instated by the Council. It was decided to TABLE this vote until the October BOA meeting.

b. Board vacancies: Mr. Pulaski announced that the Council has approved Mr. Matthew Chattagnier as a permanent board member to take the place of the vacancy left by Mrs. Trudy Hebert. He also recognized Mrs. Angele Poiencot who has submitted her application for the position of alternate left by Mr. Chattagnier. Mrs. Poiencot's appointment is pending Council approval at their October 14, 2020 meeting.

c. Structure Variance: Rear yard setback from required 25' to (1) .2' on Lot A; (2) 11' on Lot B, and (3) 14.3' on Lot C.

Chair recognized Mr. Ken Rembert who stated that the new owner of this property wishes to separate this property into 3 separate lots and in doing so she will need rear yard setbacks for each of the lots.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting rear yard setback variances from the required 25' to 7' on Lot A, 11' on Lot B, and 14' on Lot C. All three structures are existing. Applicant is selling the property and the new owner wishes to renovate the structures and their lender is requiring each structure to be on a separate lot. The

proposed lot configuration is currently under review by the Houma-Terrebonne Regional Planning Commission and their next meeting is Thursday, October 15, 2020. The current lot configuration has lot lines thru some of the structures so the proposed re-division will bring them more into conformance. This is an older subdivision in the city and there are many legal, non conforming structures with similar setbacks. Staff feels that the variances will not substantially or permanently injure the use of adjacent conforming properties in the same district nor would it alter the essential character of the district in which it is located.

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 the request.

Staff recommends APPROVAL of the request.

7. Adjourn:

A MOTION was made by Matt Chattagnier, SECONDED by Willie Newton to ADJOURN

ROLL CALL VOTE:

YEAS: Newton, Chattagnier, Konos

NAYS: NONE

ABSTAINED: None

NOT VOTING: None

---

Mr. Willie Newton, Secretary

TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768  
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☐ Special Exception ☒ Structure Variance ☐ Administrative Appeal

2. Applicant's Name:

MARK + ELISE DUPLANTIS

3. Applicant's Address:

121 MEANDERING WAY  
HOUMA, LA 70360

4. Applicant's Phone:

(985) 852-5567

5. Physical Address  
Of request:

121 MEANDERING WAY  
HOUMA, LA 70360

6. Interest in Ownership:

OWNER

7. Date of  
Application:

9-11-20

8. Explanation of  
Request:

- Recent LAND SURVEY indicates that  
GARAGE built in 2014 was built  
INSIDE OF 5 foot setback from  
property line, on side AND BACK.  
- BACK is 4' 2" from property line, but 5' from back

25'

Fence.

POLICY

- SIDE is 4' 5" from property line, but 5' from side  
Fence.

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.

EOA-20-10

### Variance


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

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

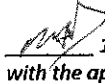
**Application Fee:** Make checks payable to TPCG.


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

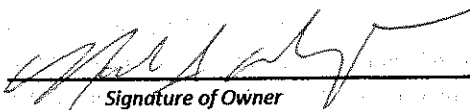
**Special Exception:** \$ 10.00 per application + cost of certified mailings.

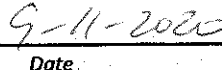
  
Signature of Applicant or Agent

The undersigned 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

  
Date

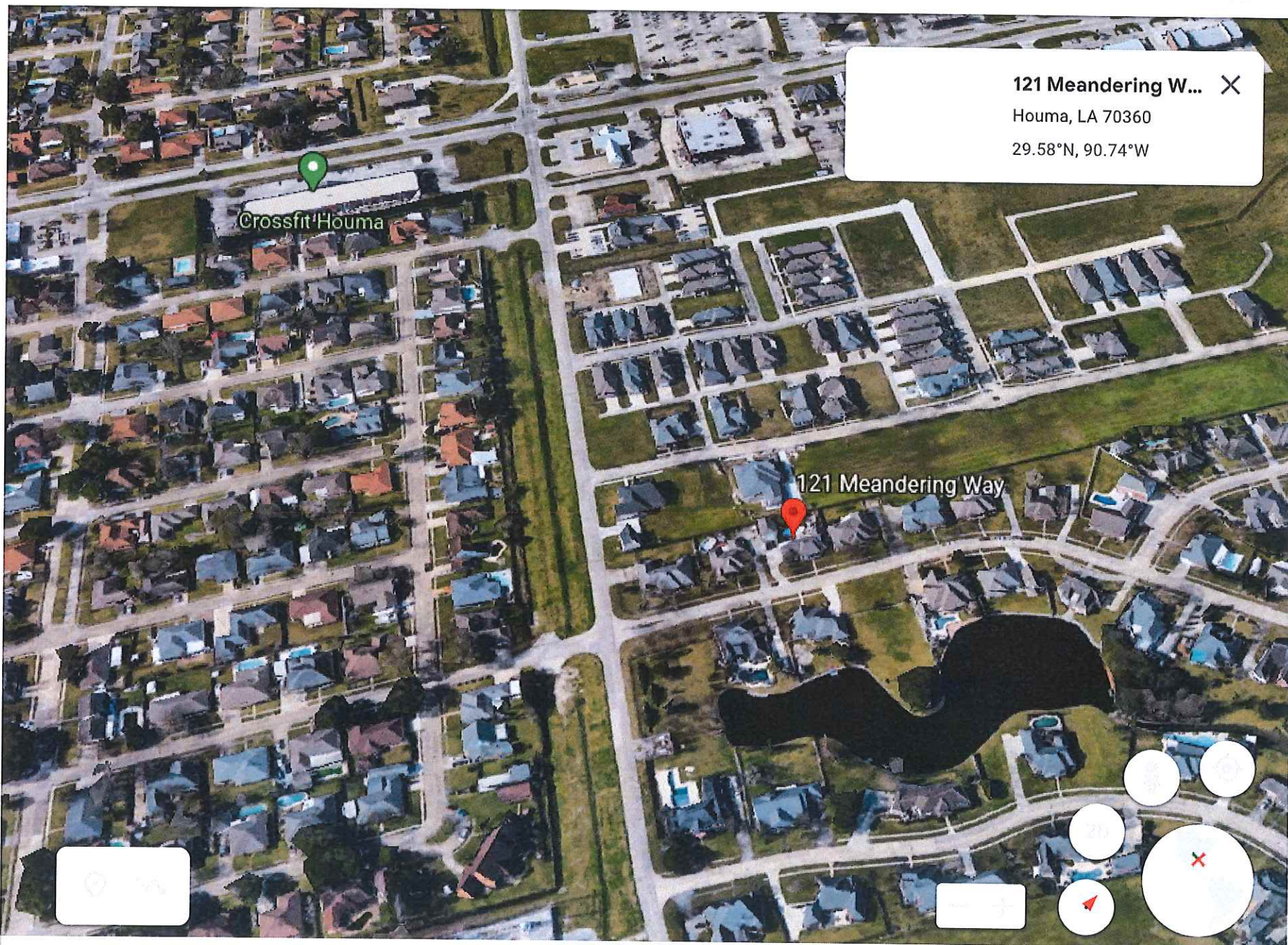
### 9. Adjacent Property Owners:

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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121 Meandering W... ✕

Houma, LA 70360

29.58°N, 90.74°W

Crossfit Houma

121 Meandering Way

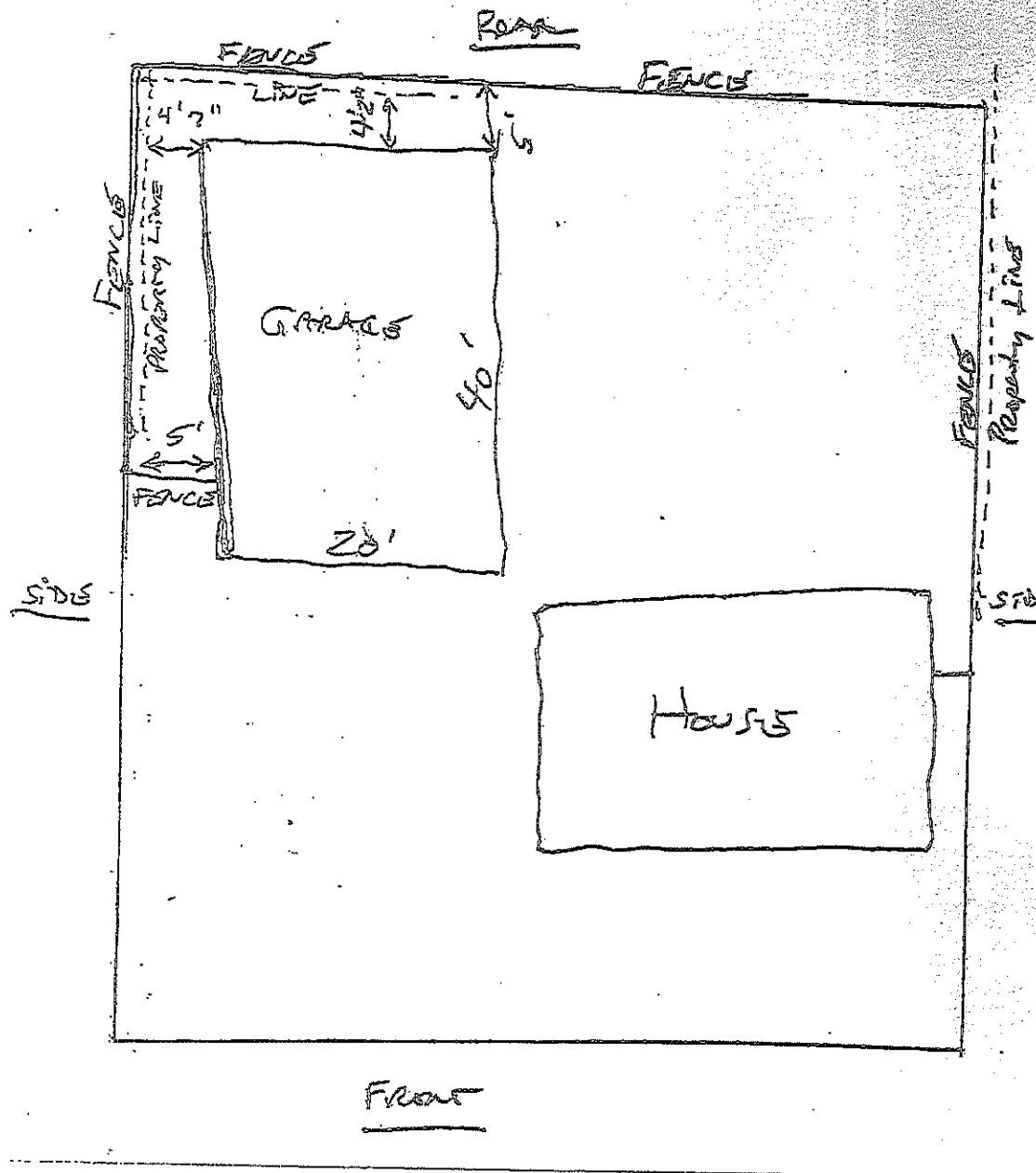
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Camera: 644 m 29°34'59"N 90°44'26"W 6 m



SITE PLAN

121 MEANDERING WAY  
HOUMA 70360













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:

Vernon C. Alvis Jr. & Pearl Lagarell

3. Applicant's Address:

395 monarch Dr Apt C  
Houma La, 70364  
392 monarch Dr Apt D

4. Applicant's Phone:

(985) 809-1996 / (985) 360-1078

5. Physical Address  
Of request:

1113 Russell St. Houma La.  
70360  
1115 Russell St. Houma La. 70360

6. Interest in Ownership:

future owner

7. Date of  
Application:

8. Explanation of  
Request:

POLICY

Special Exception

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- 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;
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- 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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- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.



## Variance

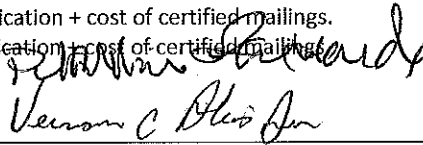
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

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- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

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

Special Exception: \$ 10.00 per application + cost of certified mailings.



Signature of Applicant or Agent

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

1 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 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

Peter Alois, Sr.

09-15-2020

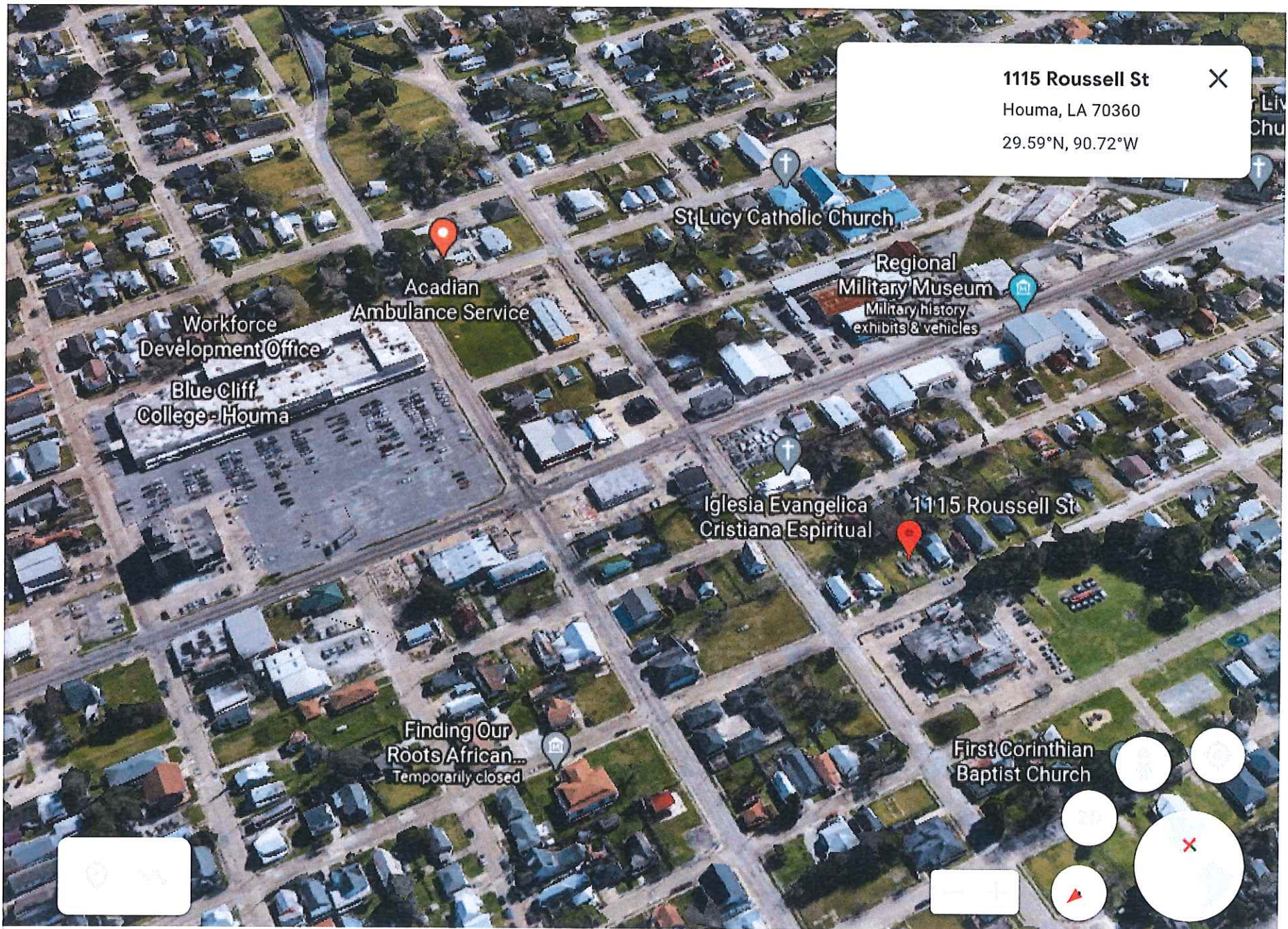
Date

## 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.



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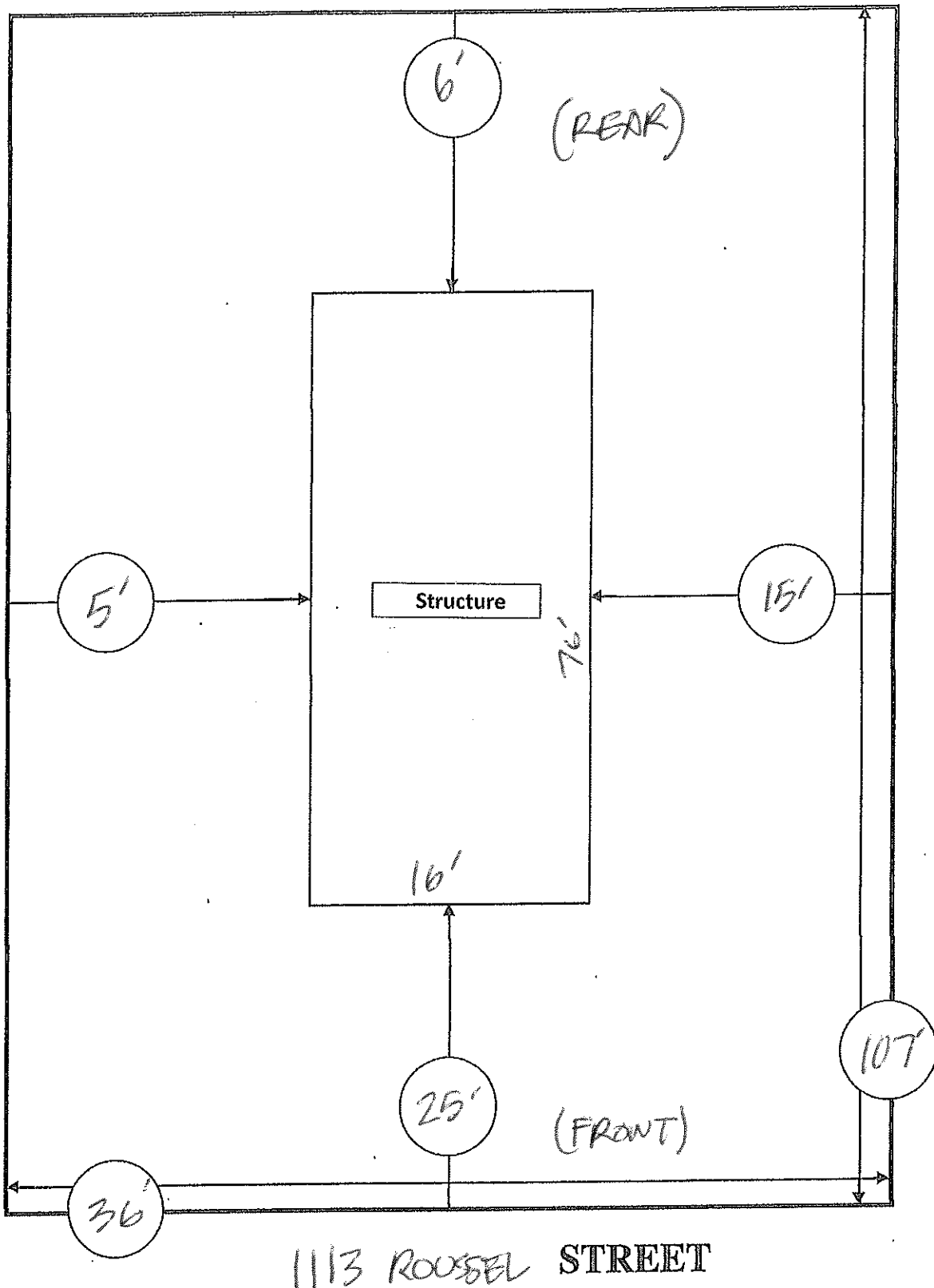
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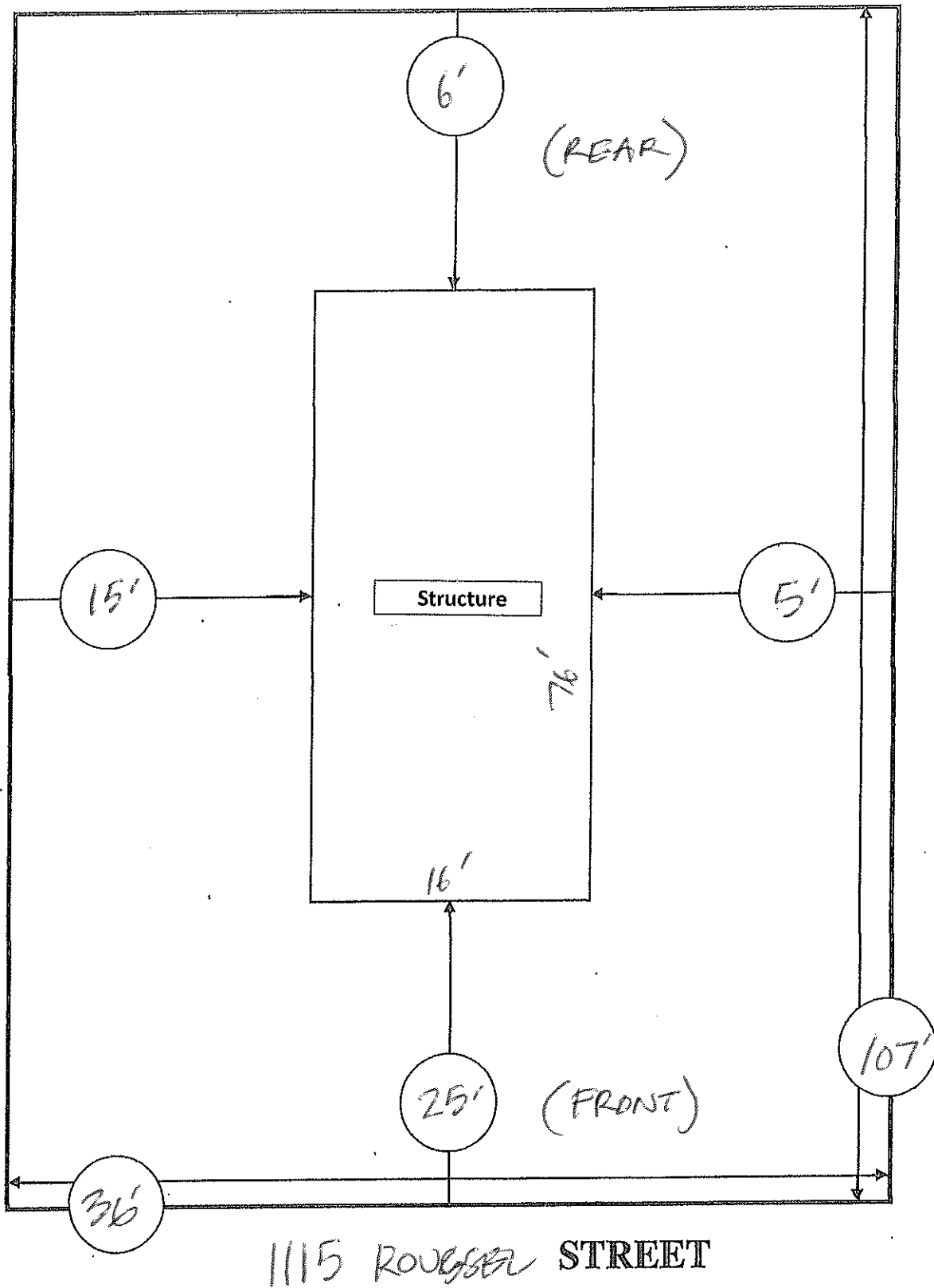


SITE PLAN



\* PERMIT #2020-89982 shows right setback as 51' which includes width of lot @ 1115 ROUSSEL ST.

SITE PLAN

























**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:

LIVING WORD CHURCH OF HOUMA, INC. (LWC, &  
HOUMA CHRISTIAN SCHOOL, HCS, A PART OF LWC)

3. Applicant's Address:

LWC Main address: 1916 Hwy. 311, Schriever, La. 70395

4. Applicant's Phone:

Living Word Church: 985-851-6915  
Houma Christian School: 985-851-7423

5. Physical Address  
Of request:

Parcel # 10696. Tracts 1, 2, 3, & 4 together forming one parcel of real estate,  
6.068 acres which is bound on the North by Valhi Boulevard; on the South by  
Contran Corp. or assigns; on the East by Tract 5 belonging to the James I.  
Buquet, Jr. Bayouland YMCA & on the West by the Living Word Church.

*105 Valhi*

6. Interest in Ownership:

7. Date of Application: 24-SEP-2020

8. Explanation of  
Request:

LWC/HCS is purchasing the 6 acres between HCS and the  
YMCA.  
The purpose of this purchase is to expand our facilities  
and continue operating as a private school. LWC/HCS  
therefore requests the Board of Adjustment to review  
and approve our plan to do so.

*Zone - MEO  
Fire - City  
Council - 6*

POLICY *BOA 30-21*

Special Exception

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- 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.

*Pa. 50-12*

### Variance

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

Special Exception: \$ 10.00 per application + cost of certified mailings.

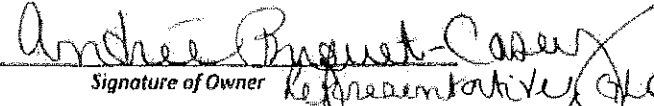
  
Signature of Applicant or Agent

Clyde Noel  
ADMINISTRATIVE PASTOR,  
LIVING WORD CHURCH  
30-SEP-20

  
Signature of Applicant or Agent

JIMMY CHAMPAGNE  
HCS PRINCIPAL  
30-SEP-20

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 Representative  
9/28/20  
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.

See attached list of adjacent property owners.



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100%

Camera: 643 m 29°34'50"N 90°43'52"W 3 m



## HISTORY

The Living Word Church was created in 1979 and has been a ministry to the Houma area since it opened. In 1985, the church grew, extending its ministry further in the form of the Houma Christian School. Since its conception, Houma Christian School has been a pillar of the community, exemplifying educational excellence while also integrating strong Christian values.

## A GOOD NEIGHBOR

Houma Christian High School will strive to be a good neighbor to the Summerfield and Southdown neighborhoods.

- Commit to limiting outdoor athletics to daylight hours to prevent intrusive light pollution into adjacent properties.
- Use storm detention strategies to reduce stormwater runoff. Stormwater runoff will be less than pre-development levels per Houma Zoning requirements.
- Preserve as many existing trees (along Valhi Boulevard and on site) as possible.
- Provide on-site car queuing for pedestrian friendly drop-off resulting in reduced congestion along Valhi Boulevard



site and floor plan



## SITE INFORMATION

Address: 108 Valhi Blvd. Houma, LA

Zoning District = C-5 Commercial  
Business Parks District

Building Height Limit = 35 Feet

### Yards Required

- Front Yard = 20 Feet
- Side Yard = 5 Feet
- Rear Yard = 20 Feet

### Parking Requirements

- Required Parking Spaces for Secondary Schools  
25 Classrooms x 6 Spaces = 150 Parking Spaces

### Classroom Addition

- 6 Classrooms x 6 Spaces = 36 Parking Spaces

Provided Parking Spaces  
186 Parking Spaces

## LEGEND

- administration
- academic
- athletics
- auxiliary

front elevation





main facade rendering



detain stormwater runoff



prevent light pollution



preserve existing trees

gym rendering



birds eye view



DDG

HCS  
WARRIORS

WORSHIP. WORK. WIN.











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:

<input type="checkbox"/> Special Exception	<input type="checkbox"/> Structure Variance	<input type="checkbox"/> Administrative Review
<input checked="" type="checkbox"/> Interpretation	<input type="checkbox"/> Use Variance	<input type="checkbox"/> Non-Conforming Structure Variance

2. Applicant's Name:

Southland Mall - Dawn Becker

3. Applicant's Address:

5953 West Park Avenue  
Houma, LA 70364

4. Applicant's Phone:

985-876-4765

5. Applicant's Email:

dbecker@morguard.com

6. Physical Address  
Of Request:

312 Bayou Gardens Boulevard  
Houma, LA 70364

7. Interest in Ownership:

Land Owner

7. Date of  
Application:

10/1/20

8. Explanation of  
Request:

Request to install 19' pylon signage along roadway for  
under construction soccer fields for Houma-Terrebonne  
Soccer Association.

C-6  
Council - 3  
File - Bryan Cane

BoA 20-22

**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:

- 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.

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*

Dawn Becker

\_\_\_\_\_  
*Print Name of Applicant or Agent*

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

DB 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,

DB 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*

Dawn Becker

\_\_\_\_\_  
*Printed Name of Owner*

10/1/20

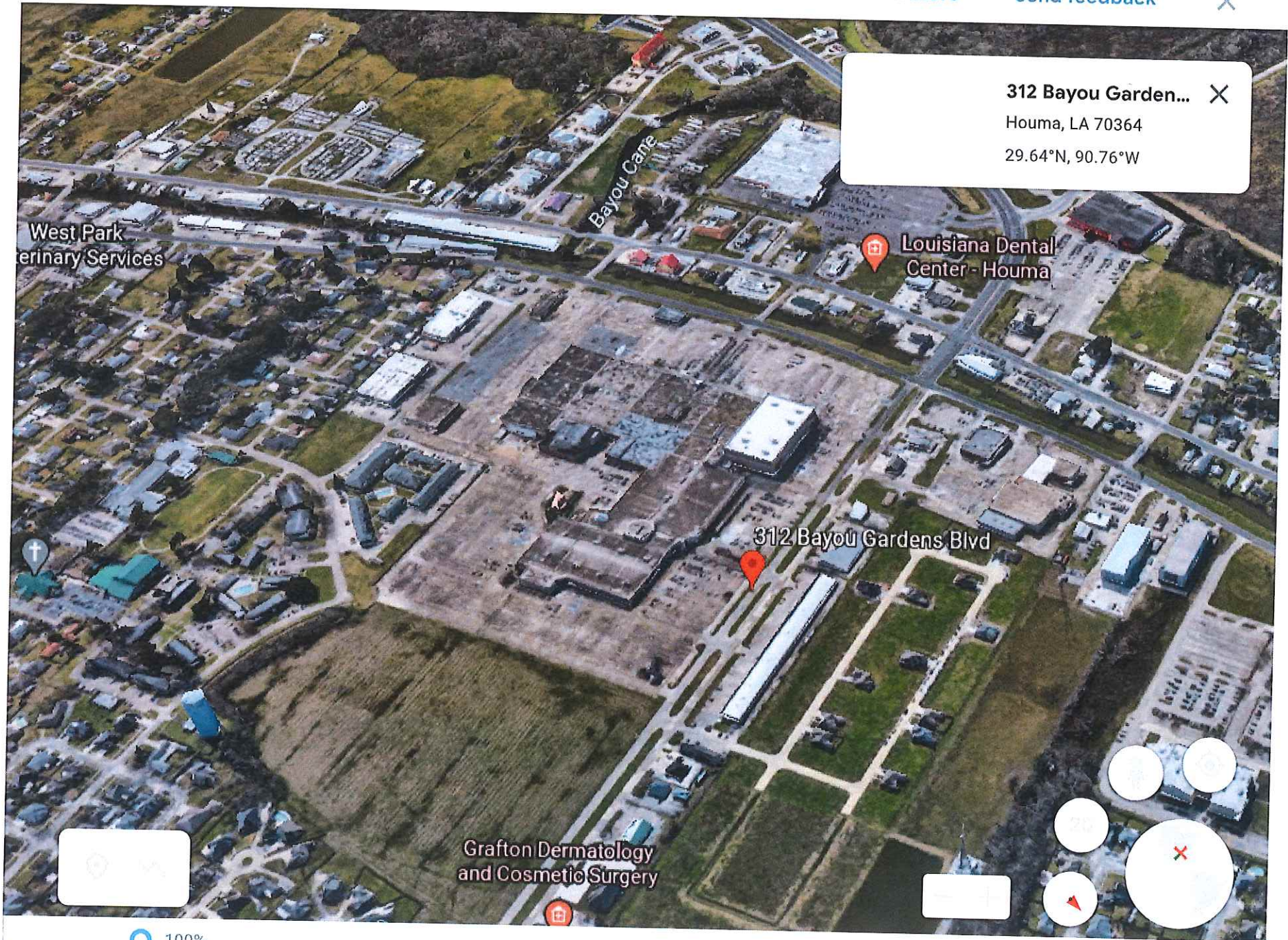
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*Date*

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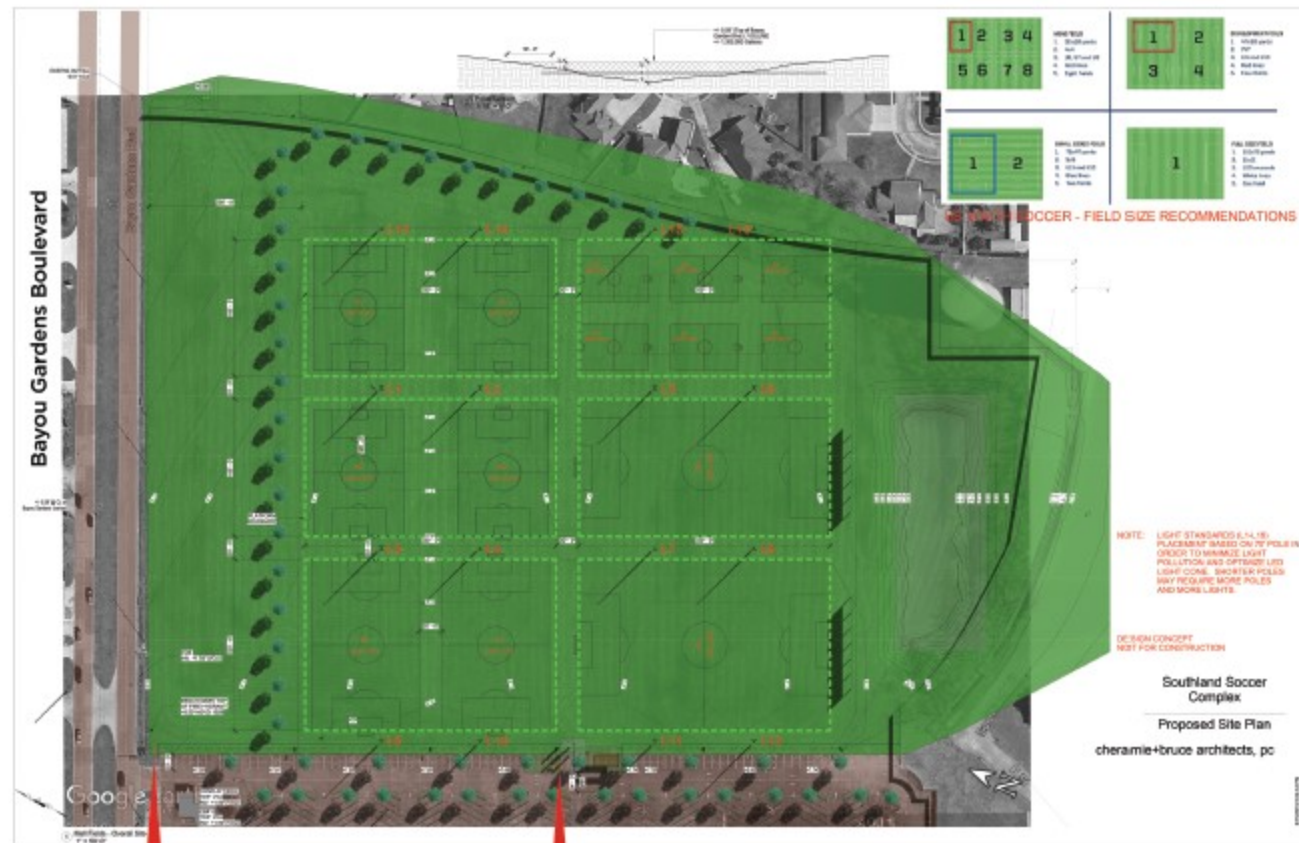
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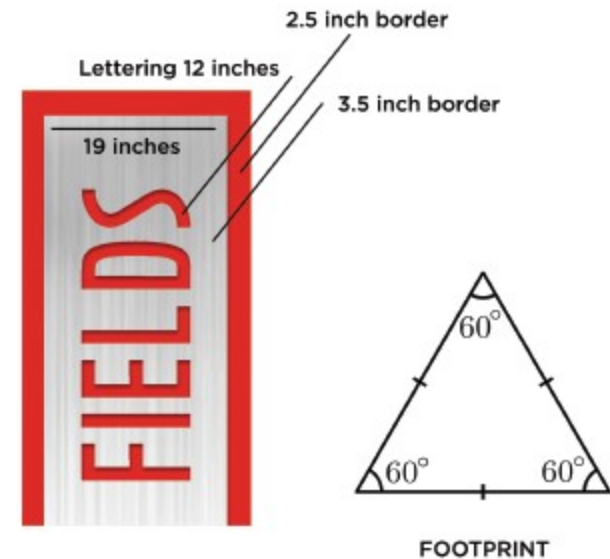
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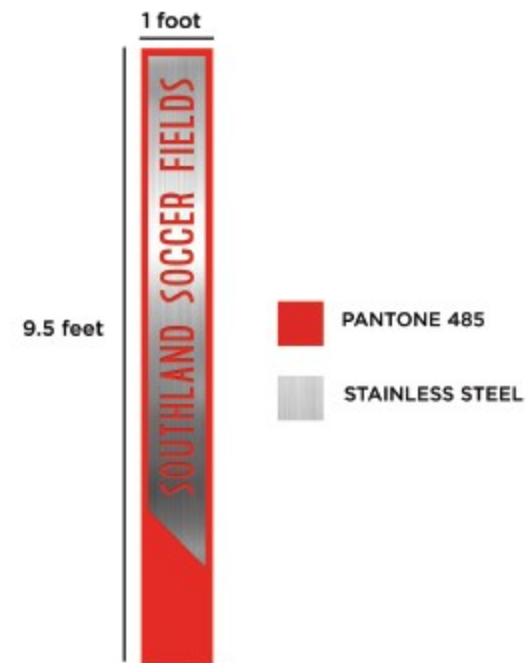




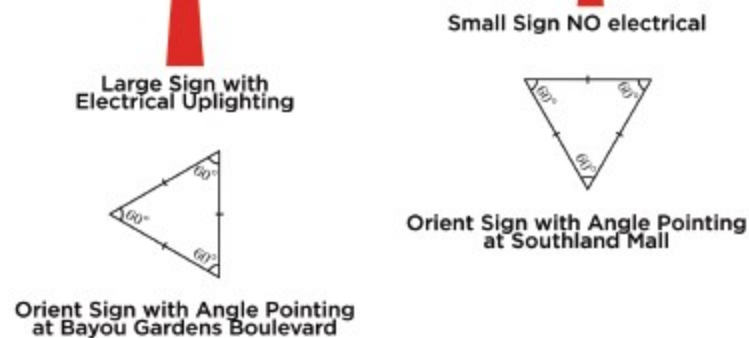
SIGN PLACEMENT



FOOTPRINT



MEASUREMENTS





# SOUTHLAND SOCCER FIELDS

