



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

David Tauzin, Chair  
Willie Newton, Secretary  
Pete Konos

Joe Harris, Vice Chair  
Matthew Chattagnier  
Natalie Pittman-Lirette, Alternate

**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, August 16, 2021  
**TIME:** 5:00 PM  
**PLACE:** Government Tower, 2nd Floor Council Meeting Room  
8026 Main Street, Houma, LA 70360

### A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of July 19, 2021
5. Old Business:
  - a. Special Exception: For a self-storage facility in a C-3 zoned district located at 135 & 149 Valhi Lagoon Crossing; (Council District 6; City of Houma Fire District), *Marlin Properties, LLC, applicant.*
    - 1) Need motion and 2<sup>nd</sup> to take Old Business off the Table
    - 2) Applicant present request
    - 3) Call for public who have completed speaker cards. (Limit 3 minutes each)
    - 3) Staff report and recommendation
    - 4) Board discussion and action
6. New Business:
  - a. Structure Variance: Front setback variance for pylon sign from required 21'-9" to 1'-11" for placement of pylon sign in the (C-2) Overlay District located at 1798 Martin Luther King Blvd., Ste. A; (Council District 3; Bayou Cane Fire District), *M&P Holdings, LLC, applicant.*
    - 1) Applicant present request
    - 2) Call for Public Hearing
    - 3) Staff report and recommendation
    - 4) Board discussion and action
  - b. Structure Variance: Side yard setback variance from required 5' to 1' for open carport addition in an R-1 zoned district located at 606 Highland Drive., (Council District 5; Bayou Cane Fire District: *Jason Dunn, applicant.*
    - 1) Applicant present request
    - 2) Call for Public Hearing
    - 3) Staff report and recommendation
    - 4) Board discussion and action
  - c. Special Exception: For placement of a mobile home in an R-2 zoned district located at 110 Banks Avenue; (Council District 1; City of Houma Fire District), *Geraldine Miller, applicant.*
    - 1) Applicant present request
    - 2) Call for Public Hearing
    - 3) Staff report and recommendation
    - 4) Board discussion and action

7. Next Meeting Date: **TUESDAY**, September 21, 2021, 5:00 p.m. (due to conflict with Council Committee meeting)
8. Board of Adjustment Member Comment
9. Public Comment
10. Pursuant to LA R.S. 42:16-17, the Board of Adjustment, upon a 2/3 affirmative vote, may convene into Executive Session in order to discuss litigation titled: Cellco Partnership d/b/a Verizon Wireless vs CA No. 21-1402 Terrebonne Parish Consolidated Government and the Houma Board of Adjustment, United States District Court, Eastern District, Louisiana
11. Adjourn

**HOUMA BOARD OF ADJUSTMENT**  
**Official Proceedings**  
**of**  
**July 19, 2021**

**Government Tower**  
**Council Meeting Room**

The Chairman, David Tauzin, called the July 19, 2021 meeting of the Houma Board of Adjustments to order at 5:05 p.m..

1. Pledge of Allegiance: Mr. Willie Newton
2. Upon Roll Call, those members present were Mr. David Tauzin, Mr. Pete Konos, Mr. Willie Newton and Mr. Joe Harris. Also present was Mr. Christopher Pulaski, TPCG Planning Director and Linda Henderson.

3. **ANNOUNCEMENTS:** Mr. Pulaski reminded members of the mandatory sexual harassment training. He has training on jump drives for the members.

4. Approval of Minutes of June 22, 2021.

**MOTION** was made by Mr. Joe Harris **SECONDED** by Mr. Willie Newton to **APPROVE** the minutes of the June 22, 2021 meeting.

ROLL CALL VOTE:

**YEAS:** Newton, Konos, Harris

**NAYS:** NONE

**ABSTAINED:** None

**NOT VOTING:** Tauzin

**MOTION** to take Old Business off the table was made by Mr. Joe Harris, **SECONDED** by Mr. Willie Newton Motion **PASSED** unanimously.

5. Old Business:

- a. Structure Variance: Side yard variance from required 5' to 1' for a covered patio addition in an R-1 zoned district.

Chair recognized Mr. Juan Fiscal who stated that he is back with a revised plan to add gutter and downspout.

Chair recognized Mr. Christopher Pulaski who stated that applicant submitted a variance request in June 2021 for a side yard setback from 5' to 0' for construction of a covered patio addition in an R-1 zoned district. At the June Board of Adjustment meeting, the board voted to **TABLE** the request asking the applicant to revise his plan and submit drawings to reflect the use of gutter(s) and downspout(s) and the distance of the post to the property line. While the concrete patio and fence would not require a variance since the setback does not apply to them, the patio cover does. The distance is measured from the property line to the closest vertical surface – the support post in this case. The eave and gutter is allowed to extend closer to the property line but not over it. Applicant's drawings indicate the outermost portion of the gutter is up to the property line. Staff recommends **APPROVAL** on the **CONDITION** that he install gutter and downspout as indicated to direct the flow of water runoff to the street.

After a brief discussion, **MOTION** to **APPROVE** with the **CONDITION** recommended by staff, was made by Mr. Joe Harris, **SECONDED** by Willie Newton.

ROLL CALL VOTE:

**YEAS:** Harris, Newton, Konos

**NAYS:**

**ABSTAINED:** None

**NOT VOTING:** Tauzin

6. New Business:

- a. Structure Variance: Rear yard setback variance from required 25' to 5' for construction of an open carport and storage addition to a residence in a R-1 district located at 221 Inglewood Way.

Chair recognized Mr. Dwayne Bergeron who stated that due to the shape of his lot, being in a cul-de-sac, he is limited as to how he can build a storage shed and carport in the rear of his lot. So, he is requesting this variance.

Chair declared opening of Public Hearing.

There being no one to speak on this matter, a **MOTION** was made by Mr. Joe Harris, **SECONDED** by Mr. Willie Newton, to close public hearing. **MOTION PASSED** unanimously.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a rear yard setback from 25' to 5' for construction of an enclosed carport and storage area in an R-1 district. Applicant wishes to add a carport and storage shed. The property is in a cul-de-sac and the back yard is odd shaped and the original placement of the home does not take advantage of the lot dept. The applicant is aware that a detached structure would not require a variance but would prefer to tie it into the existing roofline rather than construct a freestanding structure in essentially the same footprint. Although, there appears to be sufficient distance from the front of the existing carport to the front property line to construct the addition and still meet the 20' front setback, but the existing roofline would not align. Since the property backs up to a 100' wide Parish drainage servitude, the proposed structure would not encroach onto adjacent properties to the rear. Additionally, the view of the structure from the street would not be altered. For these reasons, staff feels that the variance will not alter the essential character of the district in which it is located, nor would it weaken the general purposes of this ordinance or the regulations herein established for the specific district. 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 pertaining to this application. Staff recommends **APPROVAL** on the **CONDITION** that the applicant modify the driveway width not to exceed 30' from the front property line to the curb.

A **MOTION** to **APPROVE** on the **CONDITION** recommended by staff was made by Mr. Joe Harris, **SECONDED** by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Harris, Newton, Konos

NAYS:

ABSTAINED: None

NOT VOTING: Tauzin

b. Administrative Review: Approval of an on-premise consumption liquor license (New Orleans Original Daiquiris) located at 1798 Martin Luther King Blvd., Ste. B., within 1,000 feet from a recreation area in an Overlay District.

Chair recognized Mr. Scott Marks who stated that he had submitted his application along with a letter regarding his business being within 1,000 feet from a recreational district.

Chair declared opening of Public Hearing.

There being no one to speak, **MOTION** to close public hearing was made by Mr. Joe Harris, **SECONDED** by Mr. Willie Newton. **MOTION PASSED** unanimously.

Chair recognized Mr. Christopher Pulaski who stated

Applicant is in the process of opening a New Orleans Original Daquiri in the Overlay District. Section 28-76(a)(2)(a) states that in the overlay district, nightclubs, bars, lounges, taverns and any other use that generates more than fifty (50) percent of its revenue through the sale of alcohol may not locate within one thousand (1,000) feet of any school, church, recreation area or playground, or any residentially zoned district, as measured from the front property line of the business along the highway corridor in any direction. This information is also listed on Page 9 of the TPCG Customer Service Division's Liquor License application packet. In March 2021, the applicant had applied for and received a commercial renovation permit online to complete the interior building out of the suite space. In the permit system there is a Specific Use category that applicants are required to select from at the time of the permit application. At the time, the use of "Bar, Tavern, or Lounge" was not an option, so the applicant chose "Retail" as opposed to the category of "Other". This led to confusion during the permit review process since the zoning review was for the use and not necessarily the liquor license. Although it is evident that the construction plans do show the daquiri business logo and the zoning application lists New Orleans Original Daiquiris as the owner, the zoning administrator conducting the review approved the construction plans. It was not until June 2021 when the applicant applied for their liquor license that it was discovered that they did not meet the setback distance requirement from a recreational area. Staff had no choice but to deny the liquor license application for not meeting

the setback distance requirement as the subject property is 200' from the Rec 2-3 Girls Softball Complex along MLK Blvd. It was at this point that the applicant was informed of his right to appeal Staff's decision.

Section 28-178(1) of the Parish Code of Ordinances states that one of the powers of the Board of Adjustment is "to hear and decide appeals where it is alleged by the appellant that there is error in any order, requirement, permit, decision or refusal made by the building inspector or zoning administrator or administrative official in the carrying out of enforcement of any provision of this chapter."

Staff recognizes while it would have been a much more improved situation had the setback requirement been recognized and discussed at the time of the building permit review and approval process in March before construction began and costs incurred, it still would not have changed things for the applicant as it relates to the setback requirement. Staff also has concerns that, if approved, this may set a bad precedent that may lead to others looking for similar allowances on future liquor license applications in the Overlay Districts.

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 pertaining to this application.

If the Board's decision is to approve, then it needs to be made publicly clear that the decision is being made for this particular instance, and in no way represents a leniency nor does it set a precedent for future similar requests as applications to the Board of Adjustment and the subsequent decisions by the Board are specific to the subject property and are not intended to change nor do they represent a change in the zoning regulations.

After a brief discussion, **MOTION** to **APPROVE** based on the recommendation of staff, was made by Mr. Joe Harris, **SECONDED** by Mr. Willie Newton.

ROLL CALL VOTE:

YEAS: Harris, Newton,

NAYS: Konos

ABSTAINED: None

NOT VOTING: Tauzin

c. Special Exception to construct a boat and R.V. storage in a C-3 zoned district.

Chair recognized Mr. Henry Richard who stated that he is representing Marlin Properties to build large storage units for R.V.'s. and boats.

Chair declared opening of Public Hearing

Chair recognized Erica LeBouef, 149 Windsong, who voices her opposition of this construction based on increased traffic in the area and affect on property value of homes in the adjacent residential subdivision.

Chair recognized Mr. Cyrus Theriot, Jr., 5150 Pinehurst, who voiced same concerns.

Chair recognized Rudolph Valentine, 5139 Pinehurst, who voices same concerns.

Chair recognized Mr. John Blanchard, Pinehurst, who voiced concerns regarding aesthetics.

Chair recognized Mr. Henry Richard who answered speakers concerns.

Chair recognized Erica LeBouef who voiced concerns about drainage.

Chair recognized Mr. Cyrus who voiced same concerns as Erica LeBouef.

Chair recognized Mr. Christopher Pulaski who read an email by Jenny Cunningham who stated similar concerns as the speakers present.

**MOTION** was made by Mr. Joe Harris, **SECONDED** by Mr. Willie Newton, to close Public Hearing. **MOTION PASSED** unanimously.

Chair recognized Mr. Christopher Pulaski who stated that Sec. 28-178(3) states that one of the powers of the Board of Adjustment is 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.

Sec. 28-47(a)(1)(c) of the Parish Code of Ordinances requires that self-storage warehouses with individual units not to exceed 750 sq ft in C-3 districts obtain a special exception from 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 provisions surrounding a special exception. No exception shall be authorized unless the board shall find that all of the following conditions exist: 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.

The applicant is seeking to develop a 44 unit self-storage facility. The applicant currently owns and operates other similar facilities in the area. In Jan 2008, a similar request was made and to alleviate concerns of adjacent residential property owners, the applicant agreed to landscape the facility in an effort to improve the view from the street and the surrounding properties.

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 email pertaining to this application, and those who have attended this meeting.

After discussion a **MOTION** to **TABLE** until the August 16, 2021 meeting was made by Mr. Pete Konos, **SECONDED** by Mr. Willie Newton. Board recommended that applicant meet with Planning staff to revise a plan that will address the concerns of the residents who attended.

ROLL CALL VOTE:

YEAS: Harris, Newton, Konos

NAYS:

ABSTAINED: None

NOT VOTING: Tauzin

7. Next meeting date: August 16, 2021 at the Government Tower, second floor Council Meeting Room.

8. BOA Member comments: NONE

9. Public Comments: NONE

10. Adjourn: **MOTION** was made by Mr. Willie Newton, **SECONDED** by Mr. Joe Harris to adjourn. **MOTION** passed unanimously.

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Mr. Willie Newton, Secretary

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:

Marlin Properties LLC

3. Applicant's Address:

P.O. Box 4035  
Houma, La 70361

4. Applicant's Phone:

985-856-5299

5. Applicant's Email:

dustin@galley.com

6. Physical Address  
Of Request:

135,149 Valhi Lagoon Crossing

7. Interest in Ownership:

100%

7. Date of  
Application:

6/30/21

8. Explanation of  
Request:

Build Boat & RV Storage

B-1  
Zoning - City  
Council - 6

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

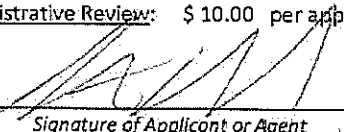
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

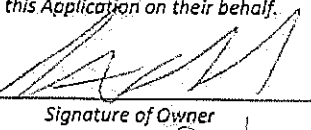
Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

  
\_\_\_\_\_  
Signature of Applicant or Agent  
Dustin Richard  
\_\_\_\_\_  
Print Name of Applicant or Agent

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

DR 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.

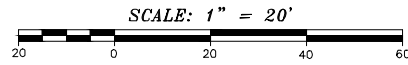
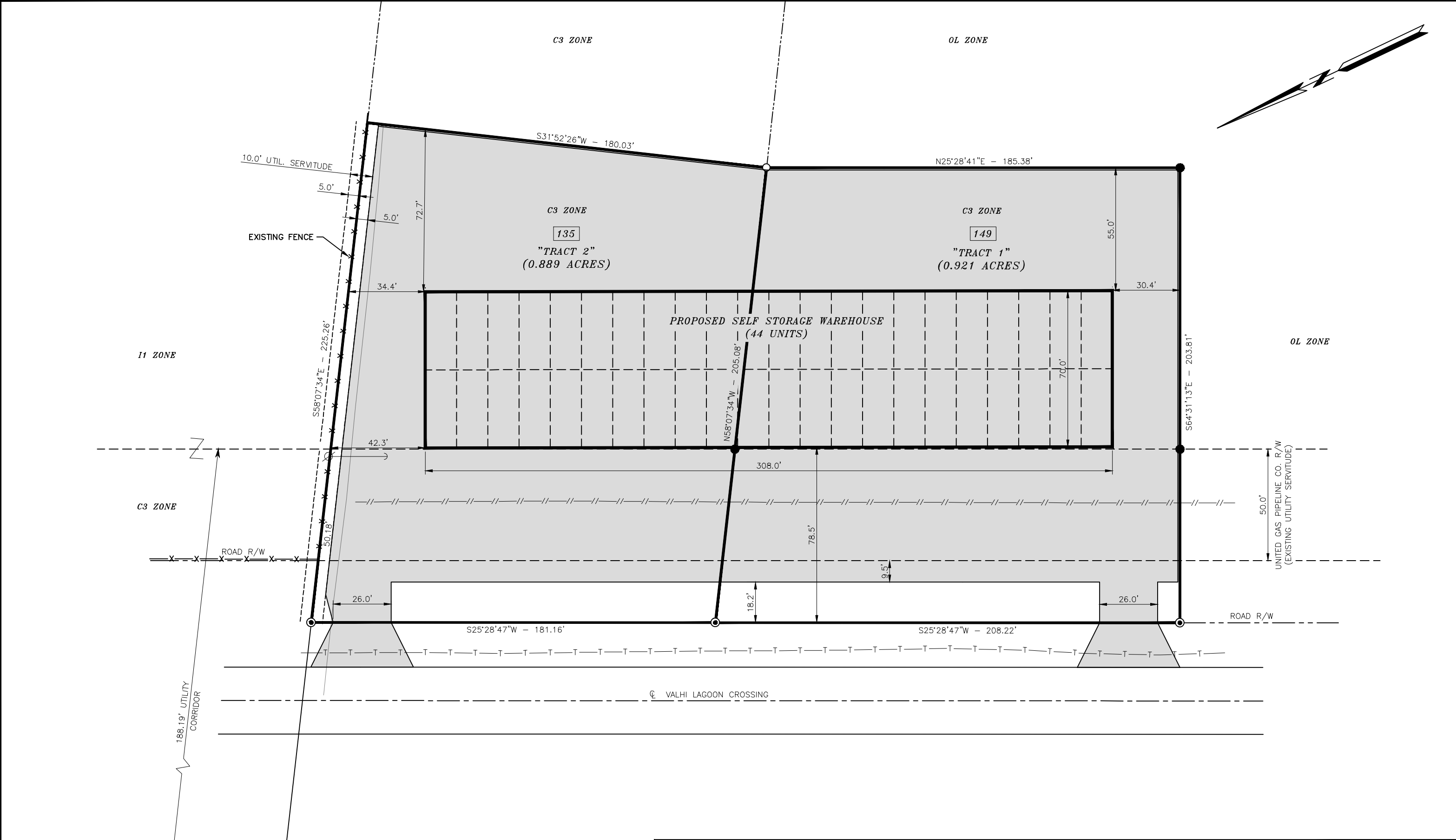
  
\_\_\_\_\_  
Signature of Owner  
Dustin Richard  
\_\_\_\_\_  
Printed Name of Owner  
6/30/21  
\_\_\_\_\_  
Date

### 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.







NO.	REVISION	DATE



**DELTA COAST**  
CONSULTANTS, LLC  
631 S. HOLLYWOOD RD.  
HOUMA, LA 70360  
PHONE: 985-655-3100    [www.deltacoastllc.com](http://www.deltacoastllc.com)

DESIGNED BY KPR	DRAWN BY KSP	CHECKED BY KPR
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SCALE 1" = 20'
DATE 6/22/21
PROJECT 21.029
FIELD BOOK

PRELIMINARY SITE PLAN	
VALHI LAGOON CROSSING SELF STORAGE FOR MARLIN PROPERTIES, LLC	
HOUMA, LOUISIANA	TERREBONNE PARISH

SHEET NO.
1
OF
1



## 135, 149 Valhi Lagoon Crossing







13

14

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18









FOR  
LEASE  
1,500 S.F.  
up to  
4,000 S.F.  
856-5203

K





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7

















T&T

UNDERGROUND  
CABLE



CALL BEFORE  
YOU DIG



811  
Call Before You Dig













state  
WATER HEATERS

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TEXAS

WATER WORKS &  
MUNICIPAL SUPPLIES  
KITCHEN & BATH  
DESIGNER SHOWROOM  
RESIDENTIAL  
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ELECTRICAL

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**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 type="checkbox"/> Interpretation    | <input type="checkbox"/> Use Variance       | <input checked="" type="checkbox"/> Non-Conforming Structure Variance |

**2. Applicant's Name:**

M&P Holdings, LLC.

**3. Applicant's Address:**

1900 Destrehan Ave  
Harvey, LA 70058

**4. Applicant's Phone:**

504-347-1196 office  
504-329-1301 cell

**5. Applicant's Email:**

pj@petevicari.com & office@petevicari.com

**6. Physical Address  
Of Request:**

1798 Martin Luther King Blvd  
Houma, LA 70360

**7. Interest in Ownership:**

Owner

**7. Date of  
Application:**

7-9-21

**8. Explanation of  
Request:**

Requesting variance for pylon type sign; The front setback for the sign is 1'11" (road elevation +3.1); therefore, need a front setback variance from the required 21'9" to 1'11".

**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;
- 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.

*C-2 Overlay Dist  
Gravel - 3  
Fire Boyer Cause*

### 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*

Peter J. Vicari

\_\_\_\_\_  
*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*

Peter J. Vicari

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

7-12-21

\_\_\_\_\_  
*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.



1798 MLK BLVD

Legend



1798 Martin Luther King Blvd



1798 Martin Luther King Blvd

Google Earth



1000 ft





1798 MARTIN LUTHER KING BLVD  
HOUMA, LA

APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL		Date
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**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

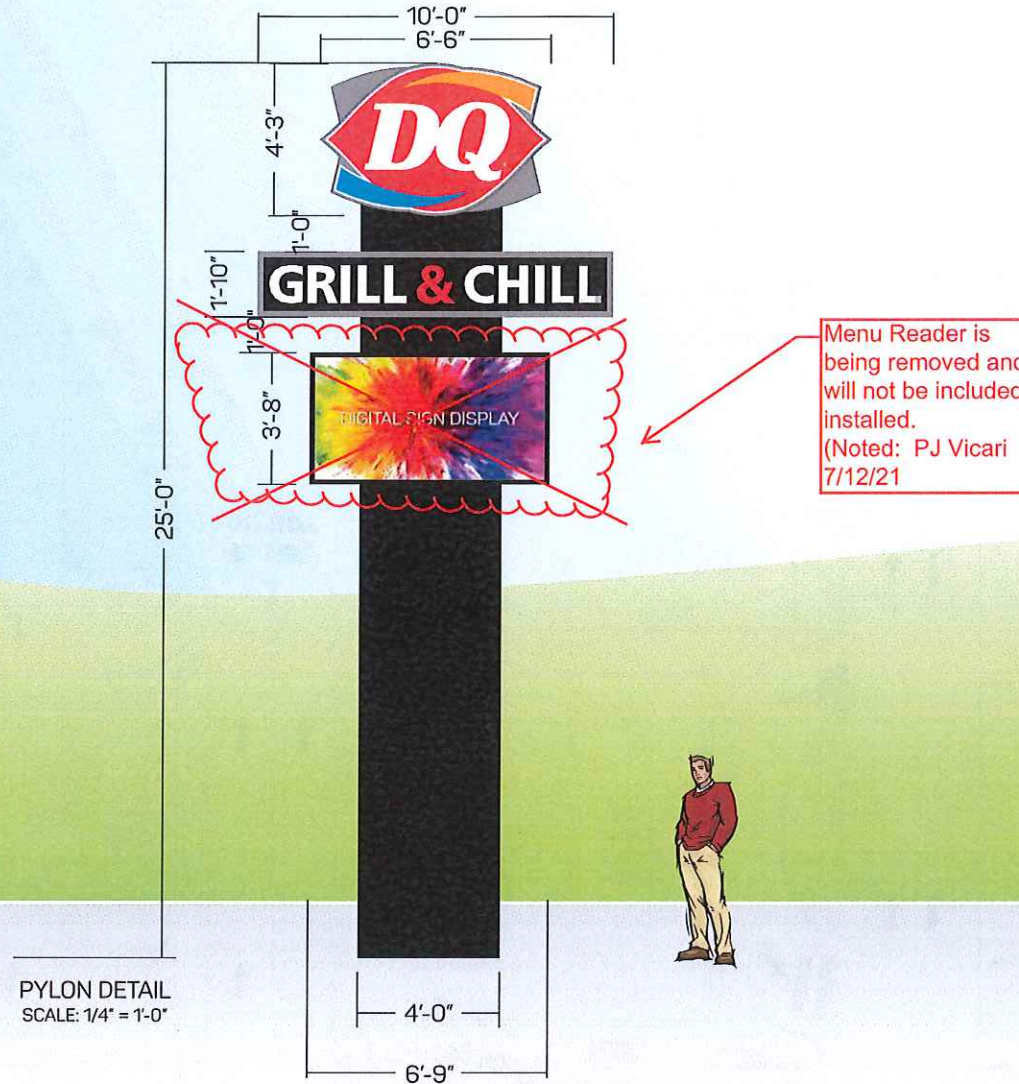
Customer: <b>DAIRY QUEEN</b>	Date: <b>05/11/20</b>	Prepared By: <b>KH</b>	Eng: <b>-</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: <b>HOUMA, LA</b>	File Name: <b>243604 - R5 - HOUMA, LA</b>			

**persona**  
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 • www.personasigns.com

3  
OPTION 1

Sign 3 Option 1 Square Footage:  
MBL Boxed = 27.63, Actual 21.93  
Grill & Chill: 18.33  
EMC: 24.75



APPROVAL BOX - PLEASE INITIAL

CUSTOMER APPROVAL

Date

**NOTE:** Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: <b>DAIRY QUEEN</b>	Date: <b>04/28/21</b>	Prepared By: <b>CTM</b>	Eng: <b>-</b>	<small>Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.</small>
Location: <b>HOUMA, LA</b>	File Name: <b>243604 - R5 - HOUMA, LA</b>			

**persona**  
SIGNS | LIGHTING | IMAGE

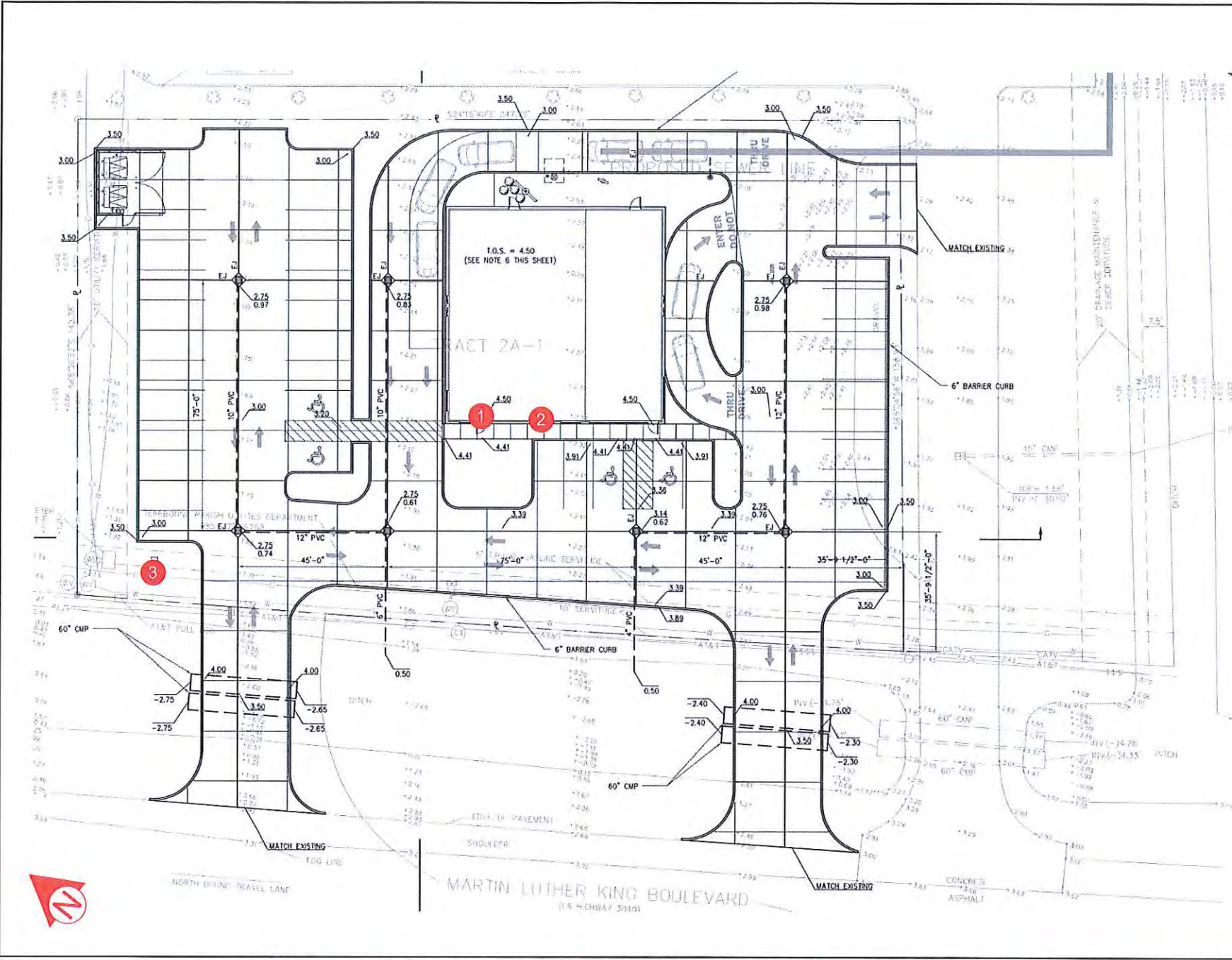
DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 • www.personasigns.com



DAIRY QUEEN #243604  
1798 MARTIN LUTHER KING BLVD  
HOUMA, LA

PROPOSED SIGNS:

- 1 5'-6 1/4" X 8'-5 9/16" MBL
- 2 22" CHANNEL LETTERS
- 3 OPTION 1: 4'-3" X 6'-6" MBL  
W/ 1'-8" X 9'-1" GRILL & CHILL BOWTIE &  
3'-8" X 6'-9" EMC AT 25'-0" OAH
- OPTION 2: 3'- 0" X 4'-7 3/8" MBL  
W/ 10" X 4'-6 1/2" GRILL & CHILL BOWTIE &  
3'-8" X 6'-9" EMC AT 7'-0" OAH



APPROVAL BOX - PLEASE INITIAL		
CUSTOMER APPROVAL		Date

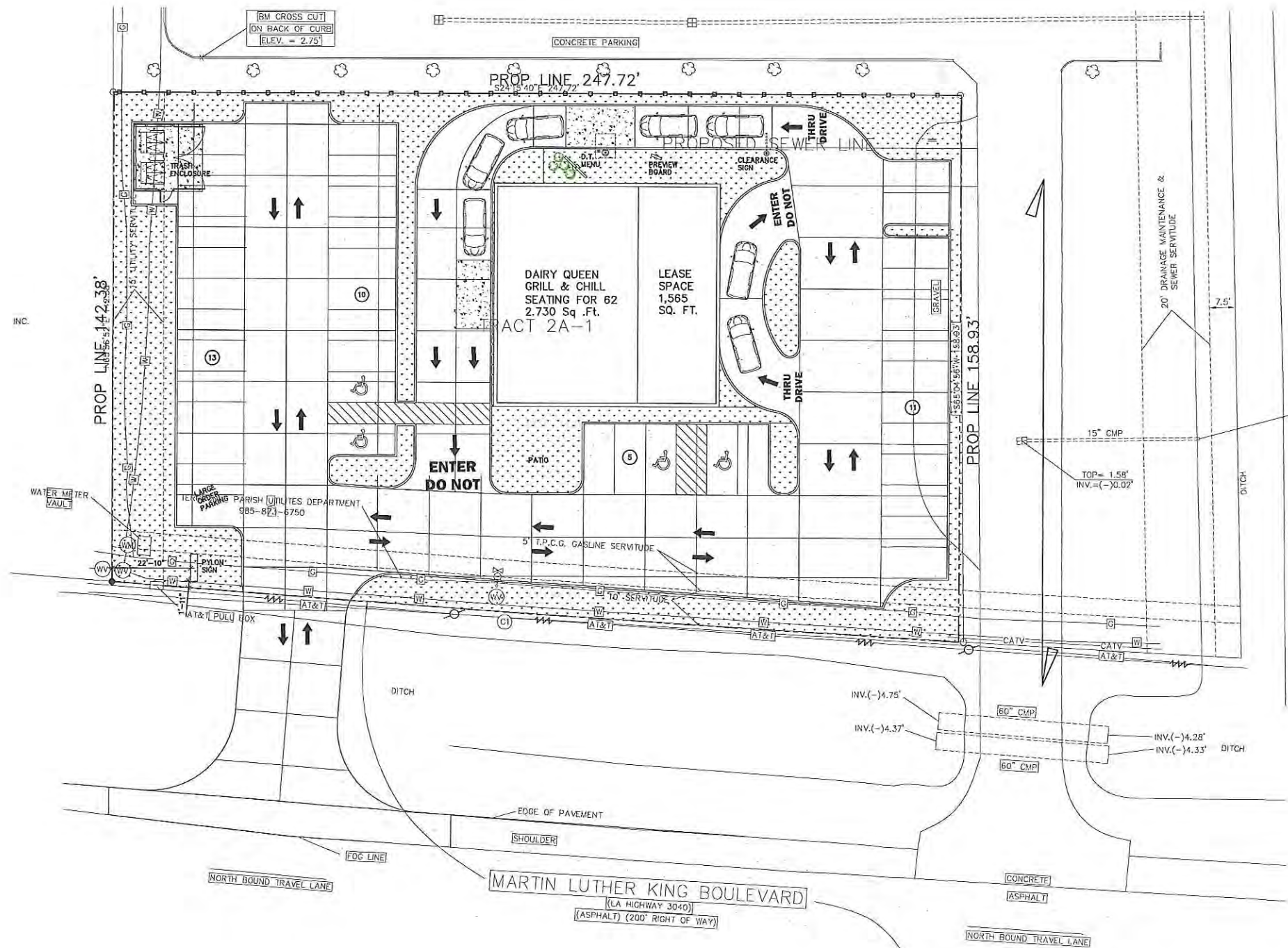
NOTE: Elevation drawings are for customer approval only, drawings are not to be used as any installation guide, all dimensions must be verified before installation.

Customer: DAIRY QUEEN	Date: 04/28/21	Prepared By: KH/CTM	Eng: -	Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.
Location: HOUMA, LA	File Name: 243604 - R5 - HOUMA, LA			

**persona**  
SIGNS | LIGHTING | IMAGE

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**1798 MARTIN LUTHER KING BLVD.**







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

2. Applicant's Name:

Jason Lane Dunn

3. Applicant's Address:

606 Highland Drive  
Houma, LA 70364

4. Applicant's Phone:

985-637-5630

5. Applicant's Email:

jdunn86@ymail.com

6. Physical Address  
Of Request:

606 Highland Drive  
Houma, LA 70364

7. Interest in Ownership:

100% owner

7. Date of  
Application:

7/29/21

8. Explanation of  
Request:

R-1  
Council - 5  
Fare - B. Cane

4044.9  
pd.  
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.

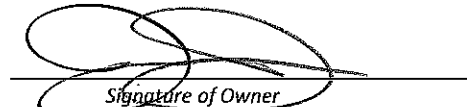
Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

  
\_\_\_\_\_  
Signature of Applicant or Agent  
Jason Dunn  
\_\_\_\_\_  
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  
Jason Dunn  
\_\_\_\_\_  
Printed Name of Owner  
7/29/21  
\_\_\_\_\_  
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.



606 HIGHLAND DRIVE

Legend

606 Highland Dr





## 606 Highland Drive Structure Variance Hardship statement

To whom it may concern,

I, Jason Dunn, at 606 Highland Drive in Houma, La would like to respectfully request permission to install a cement slab, 6' wooden privacy fence, and an awning/covering on the side of my house in which would require putting fixed support approximately 1' from the property boundary line. I have the property properly staked (courtesy of Kenneth Rembert) and plan to remove the existing chain link fence that exists between my home and my neighbor (604 Highland). See included diagram as a visual description to better aid in understanding this plan. My neighbor at 604 Highland is in agreeance with what I would like to do. I also plan to install a gutter system on the awning and ensure watershed is redirected towards the street and not directly dumped onto the neighboring property. The reason for the awning on the side is to open options for parking as we are a multivehicle family. My wife drives a Ford Transit Van as her personal vehicle. These are very long vehicles and would take up the majority of the existing driveway. My wife also feels safer parking on the side of the house if at all possible. Not only would it be safer/more convenient to park on the side of the house, but I feel it will give the house a better look in general.

### **Measurements:**

**My House to property line – approximately 13'6"**

**Neighboring house (604 Highland) to property line – approximately 11'**

**Proposed Cement Slab – Approximately 3" from property line**

**Proposed Fence line – Approximately 6" from property line (3" inward from edge of slab)**

**Proposed support for awning – approximately 1' from property line**

Please let me know if you have any questions or concerns.

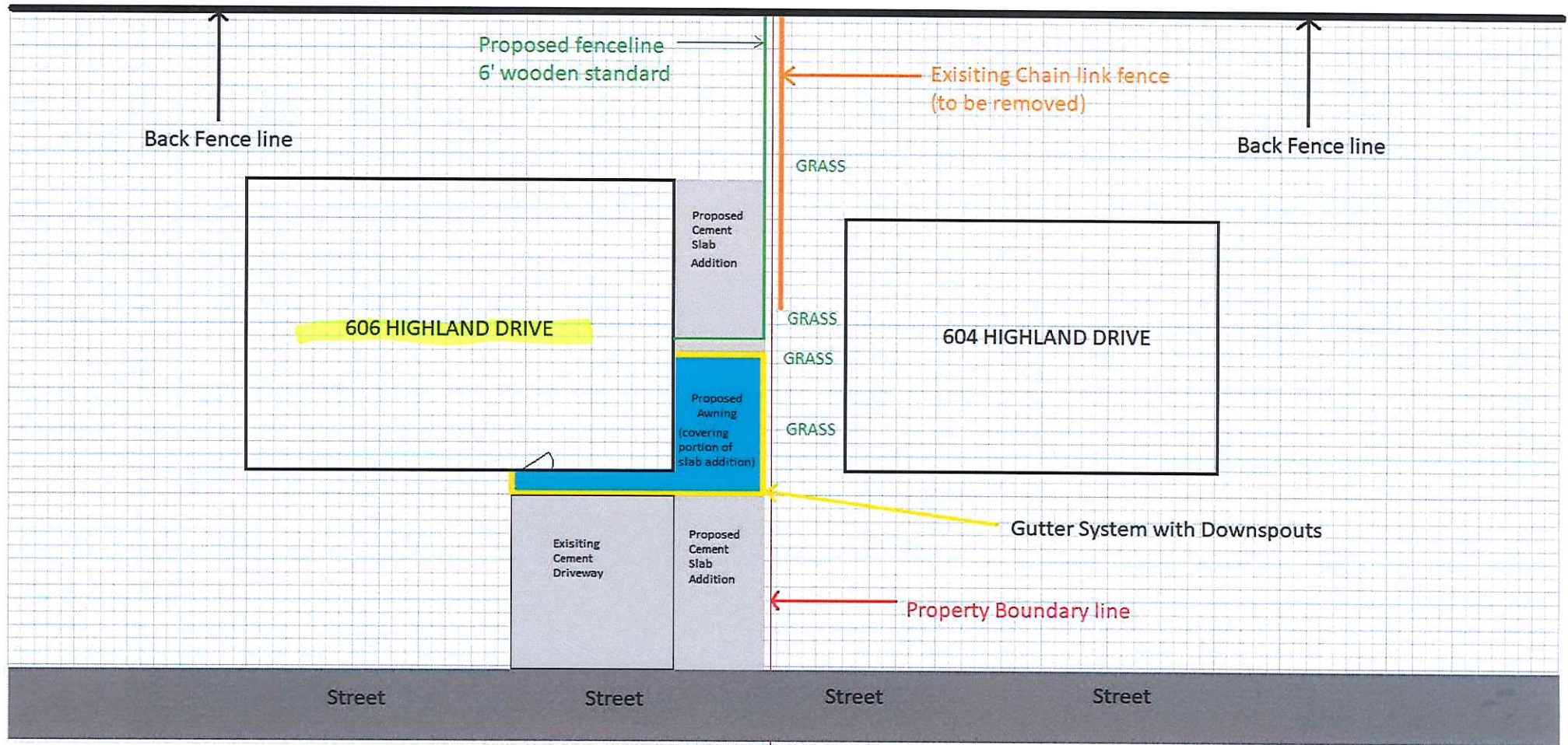
Jason Dunn

606 Highland Drive, Houma, LA 70360

985-637-5630

Jdunn86@ymail.com

606 Highland Drive



R-1 District  
5. Council  
Ann - Bryan Case



## Highland Drive





TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

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

MONDAY AUG 16  
5pm  
2<sup>nd</sup> FL COUNCIL  
MTG ROOM  
GOVT TOWER

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

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

2. Applicant's Name:

GERALDINE & GAZELDA LYONS  
Lyons Miller

3. Applicant's Address:

PO BOX 826  
HOUMA, LA 70361

4. Applicant's Phone:

(985) 872-2169

5. Applicant's Email:

N/A

6. Physical Address  
Of Request:

110 BANKS AVE  
HOUMA, LA 70363

7. Interest in Ownership:

50/50

7. Date of  
Application:

8. Explanation of  
Request:

SEE FOR PLACEMENT OF A  
MOBILE HOME in R-2 DISTRICT.

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

Special Exception

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

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

\$ 30.00

X Geraldine Lyons Miller  
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,

X H.M. 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.

X Geraldine Lyons Miller  
Signature of Owner

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

\_\_\_\_\_  
Date

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110 BANKS AVE

Legend  
110 Banks Ave

110 Banks Ave

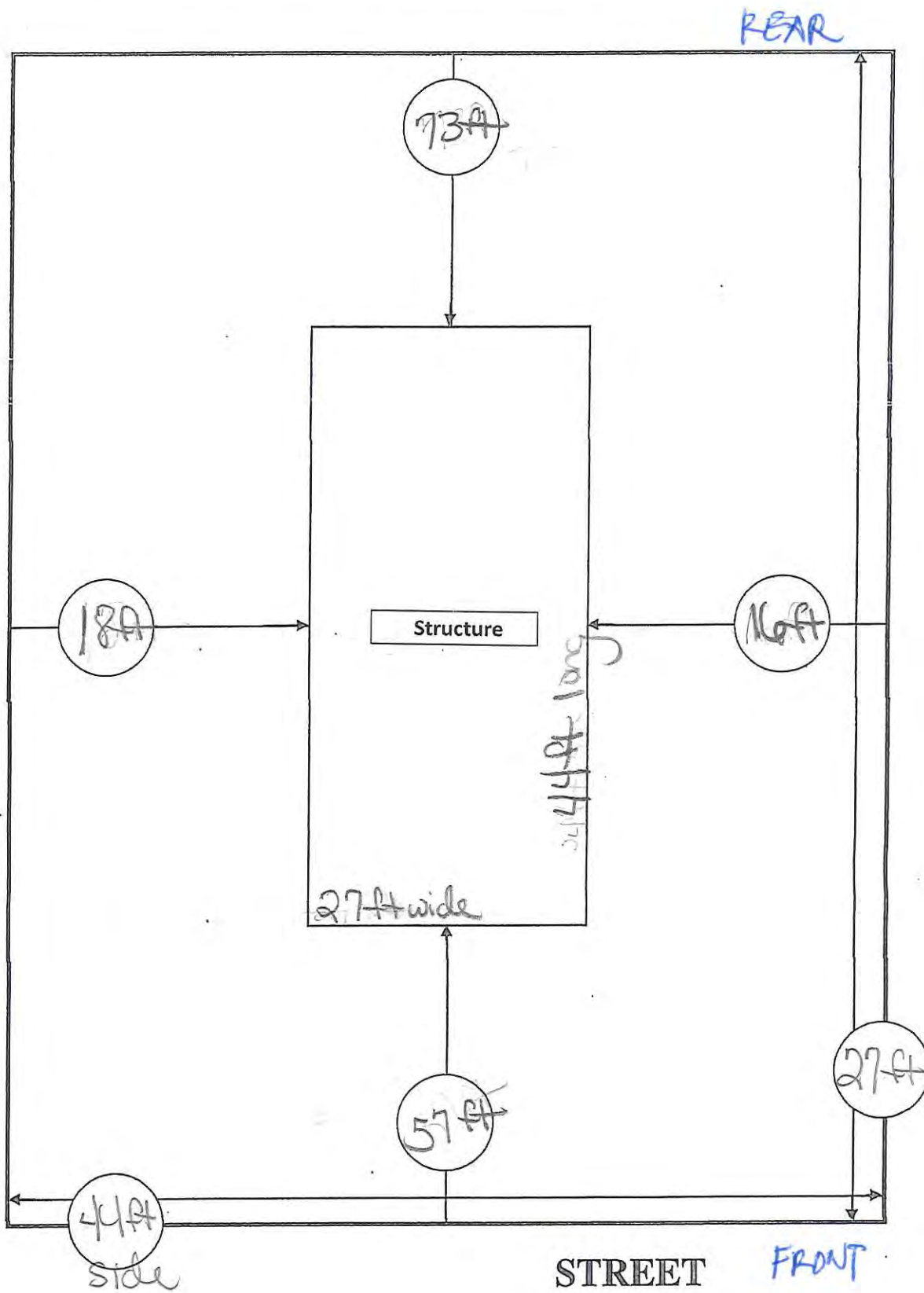
Google Earth

1000 ft





SITE PLAN



110 BANKS AVE

## 110 BANKS AVENUE

