



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 Chatagnier
Alt Member Rev. Corion Gray

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

HOUMA BOARD OF ADJUSTMENT
MEETING NOTICE

DATE: Monday, October 17, 2022
TIME: 5:00 PM
PLACE: Terrebonne Parish 2nd Floor Council Meeting Room
8026 Main Street, Houma, LA 70360

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of September 19, 2022
5. Old Business:
 - a) Structure Variance: Variance from the required 205 parking spaces to allow for the use of 125 standard, compact and motorcycle spaces as part of the parking count for proposed restaurant and event space in an I-1 zoned area located at 805 Dunn Street; (Council District 1; City of Houma Fire District) *River Point LLC, applicant.*
6. New Business:
 - a) Special Exception: Request to amend the conditioned of the 2020 Special Exception to allow for a privacy fence buffer in lieu of landscape hedge for an existing elementary school in an R-1 zoned area located at 450 Cougar Drive. (Council District 7; City of Houma Fire District); *Merlin A. Lirette, applicant.*
7. Next Meeting Date: Monday, November 21, 2022
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF SEPTEMBER 19, 2022

1. The Vice Chairman, Mr. Joe Harris, called the meeting of September 19, 2022, of the Houma Board of Adjustment to order at 5:00 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Pete Konos.
2. Upon Roll Call, present were: Mr. Joe Harris, Vice Chairman; Mr. Pete Konos; and Mr. Willie Newton, Secretary. Absent at the time of Roll Call were: Mr. David Tauzin, Chairman, Mr. Matthew Chatagnier and Mr. Corian Gray. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Newton moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of July 19, 2022."

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Tauzin, Mr. Chatagnier and Mr. Gray. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Special Exception: Exception to allow for the placement of a new mobile home in an R-2 zoned district located at 2603 Payne Street.
 - 1) The Vice Chairman recognized Mrs. Joyce Martin of 132 Acklen Avenue who stated the special exception is for the placement of a new mobile home in an R-2 zoned area.
 - 2) The Vice Chairman recognized Mrs. Gladys Simons of 3220 Camilla Street who stated that she was 1/2 owner of 2603 Payne Street, and she was in favor of the special exception request.
 - 3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend conditional approval of the request for a special exception for the placement of a new mobile home in an R-2 zoned district located at 2603 Payne Street provided that the applicant remove the abandoned vehicle and properly dispose of it at a suitable salvage yard or similar prior to the issuance of the mobile home permit.
 - 4) Mr. Newton moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment grant conditional approval of the request for a Special Exception to allow for the placement of a new mobile home in an R-2 zoned district located at 2603 Payne Street, provided that the applicant remove the abandoned vehicle and properly dispose of it at a suitable salvage yard or similar prior to the issuance of the mobile home permit."

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos & Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Tauzin, Mr. Chatagnier & Mr. Gray. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Rear yard setback variance from the required 5' to 32" and side yard setback variance from the required 5' to 35.6" for the placement of a storage shed in an R-1 zoned area located at 111 Saxony Drive.
 - 1) The Vice Chairman recognized Ms. Laura Martin of 111 Saxony Drive who stated that the variance request is to bring a storage shed in compliance placed at 111 Saxony Drive.
 - 2) The Vice Chairman recognized Mr. Kevin Lyons of The Home Depot who helped the applicant with her storage shed placement.

3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend conditional approval of the variance request from the required 5' to 32" and side yard setback variance from the required 5' to 35.6" for the placement of a storage shed in an R-1 zoned area located at 111 Saxony Drive provided that the applicant install gutters and downspouts and direct the runoff to outfall into the parish-maintained drainage ditch in the adjacent property to the rear in keeping with the original drainage plan approved by the Houma-Terrebonne Regional Planning Commission.

4) Mr. Konos moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment grant conditional approval of the application for a rear yard setback variance from the required 5' to 32" and side yard setback variance from the required 5' to 35.6" for the placement of a storage shed in an R-1 zoned area located at 111 Saxony Drive, provided that gutters and downspouts be installed to direct the runoff to outfall into the parish-maintained drainage ditch in the adjacent property to the rear in keeping with the original drainage plan approved by the Houma-Terrebonne Regional Planning Commission."

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

C. Structure Variance: Front yard setback variance from the required 25' to 10' for the placement of a 40'x40' metal building in an I-2 zoned area located at 1406 Honduras Street.

1) The Vice Chairman recognized Ms. Alisa Champagne of Charles L. McDonald Land Surveyor, Inc. who stated that the front yard setback variance request from the required 25' to 10' is for the placement of a 40'x40' metal building at 1406 Honduras Street.

2) The Vice Chairman recognized Mr. Joseph Boudreaux of 1408 Honduras Street who stated his reason for the variance request.

3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval for a front yard setback variance request from the required 25' to 10' is for the placement of a 40'x40' metal building at 1406 Honduras Street.

4) Mr. Newton moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment grant approval of the application for a front yard setback variance request from the required 25' to 10' for the placement of a 40'x40' metal building located at 1406 Honduras Street."

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

D. Structure Variance: Variance from the required 205 parking spaces to allow for the use of 125 standard, compact and motorcycle spaces as part of the parking count for proposed restaurant and event space in an I-1 zoned area located at 805 Dunn Street.

1) The Vice Chairman recognized Mr. Gene Milford of Milford & Associates, Inc. who stated that the variance from the required 205 parking spaces is to allow for the use of 125 standard, compact and motorcycle spaces as part of the parking count for a proposed restaurant and event space located at 805 Dunn Street.

2) The Vice Chairman recognized Mr. Norman Simon of 901 Liberty Street who had various questions about drainage, parking and noise relating to this request.

3) The Vice Chairman recognized Ms. Brenda Parson of 807 Liberty Street who also had various questions about drainage, parking and noise relating to this request.

4) The Board Members and Public continued questioning Mr. Milford about drainage, parking and noise relating to this variance request. Mr. Milford explained that he was the Engineer on the project and didn't have the answers everyone was looking for.

5) Mr. Newton moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment table the request until the October 17, 2022 Meeting for the variance from the required 205 parking spaces to allow for the use of 125 standard, compact and motorcycle spaces as part of the parking count for proposed restaurant and event space located at 805 Dunn Street to offer an opportunity for the developer and their architect to attend and provide additional information and respond to questions.

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

6. NEXT MEETING DATE:

A. The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is October 17, 2022.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT: None

9. Mr. Konos moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:52 p.m."

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

*Mr. Willie Newton, Secretary
Houma Board of Adjustment*

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

BOARD OF ADJUSTMENT
P.O. BOX 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:

River Point LLC

3. Applicant's Address:

805 Dunn Street
Houma, LA 70360

4. Applicant's Phone:

985-860-0025

5. Applicant's Email:

sosanil@aol.com

6. Physical Address
Of Request:

805 Dunn Street
Houma, LA 70360

7. Interest in Ownership:

100%

7. Date of
Application:

September 1, 2022

8. Explanation of
Request:

Approval of both the number and size of parking spaces. To allow the use of compact and motorcycle spaces as part of the parking count.

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.

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
Floyd E. Milford, III

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

Anil K. Chagarlamudi

Printed Name of Owner

September 2, 2022

Date

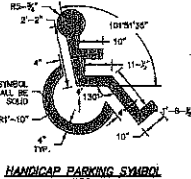
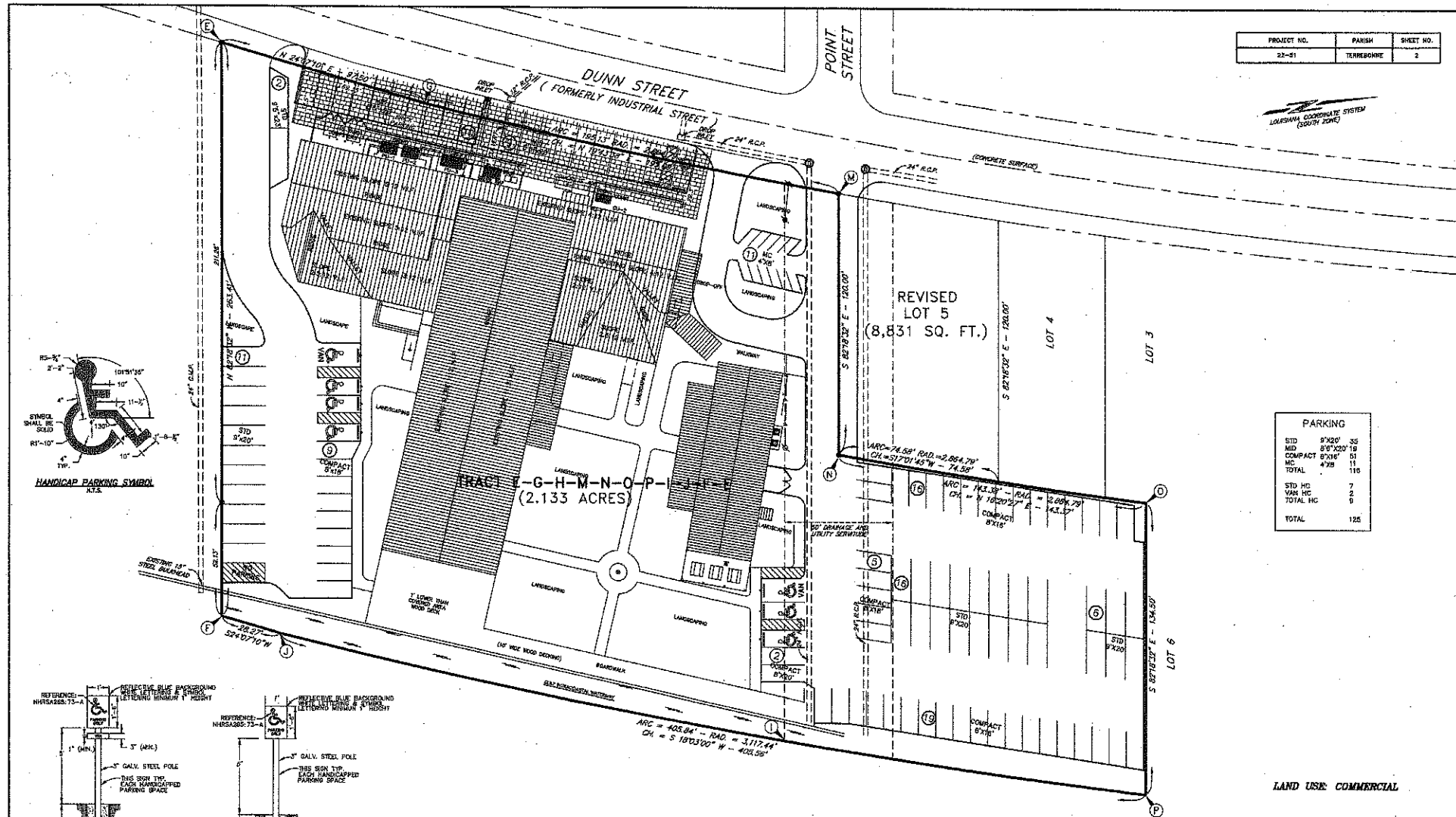
9. Adjacent Property Owners:

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.



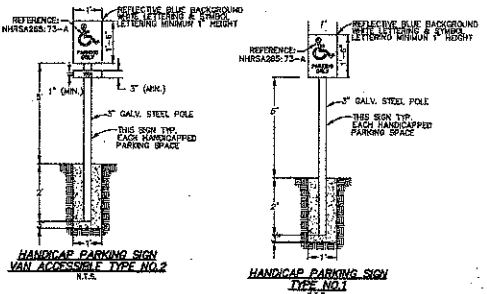
PROJECT NO.	PARISH	SHEET NO.
22-51	TERREBONNE	2

LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)



PARKING

STD	9'x20'	35
MIN	8'6"x20'	18
COMPACT	8'0"x16'	51
MC	4'7"	11
TOTAL		115
STD HC		7
VAN HC		2
TOTAL HC		9
TOTAL		125



- STRIPING SHALL BE 4" WIDE STRIPES & 18" CENTER TO CENTER.
- COLOR SHALL BE HANDICAP BLUE.
- PAINT TYPE SHALL BE DIPPING GRADED.
- PAINTED TEXT SHALL BE 3/4" TALL & FONT SHALL BE ROMAN.

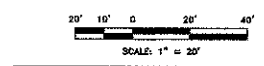
LAND USE COMMERCIAL

PARKING LOT PLAN

RIVER POINT, L.L.C. - DEVELOPER
805 DUNN ST. HOUMA
LOCATED IN SECTION 30, T17S-R17E
TERREBONNE PARISH, LOUISIANA



MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN: GAB CHECKED: F.L.M. II SCALE: 1" = 20' DATE: 7/8/22
APPROVED BY: _____ DATE: 7/8/22	JOB # 22-51 CAD # 2251 PARKING FILE #



DATE	REVISION	BY









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:

MERLIN A. LIRETTE

3. Applicant's Address:

PO BOX 7013
HOUMA, LA 70361

4. Applicant's Phone:

(985) 876-4218

5. Applicant's Email:

6. Physical Address
Of Request:

MULBERRY ELEMENTARY
450 COUGAR DR
HOUMA, LA 70360

7. Interest in Ownership:

ARCHITECT

7. Date of
Application:

10/1/22

8. Explanation of
Request:

REQUEST AMENDING CONDITION
OF APPROVAL 8/2020 TO ALLOW
FOR PRIVACY FENCE IN LIEU
OF LANDSCAPE HEDGE.

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.

Variance

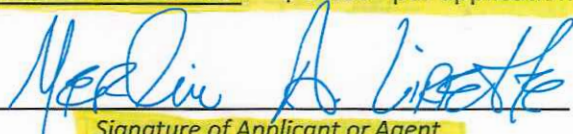
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

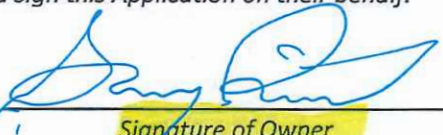

Signature of Applicant or Agent

MERLIN LRETTE
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,

ML 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

SAMMY POIENCOT
Printed Name of Owner


10/11/22
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.

450 Cougar Drive

Legend

 450 Cougar Dr



Google Earth

© USFWS

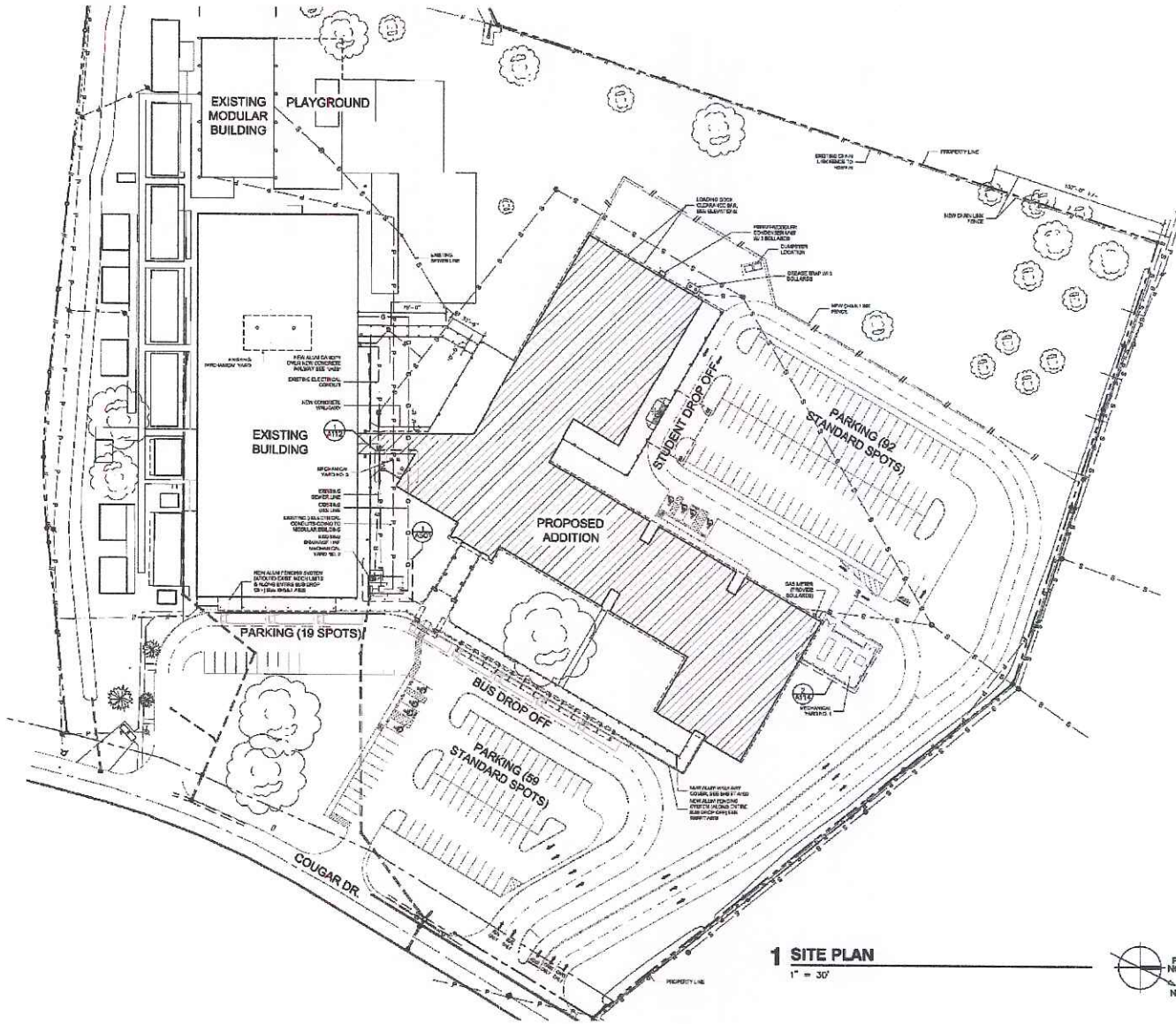
© 2020 Google

© 2020 Europa Technologies

N29°34'0.48"

1000 ft

OVERALL SITE PLAN



1 SITE PLAN

1" = 30'



THE **MERLIN GROUP** LTD.
A PROFESSIONAL CORPORATION

ARCHITECTURE ■ INTERIORS









