



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, November 21, 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 October 17, 2022
5. New Business:
 - a) Structure Variance: Front yard setback variance from the required 25' to 23' and rear yard setback variance from the required 30' to 12' for the placement of a mobile home in an R-3 zoned area located at 512 Saadi Street; (Council District 5; City of Houma Fire District) *Laurie Billiot, applicant.*
 - b) Structure Variance: Variance from the minimum building site area, building height limit and parking requirements for the construction of a proposed 64 multifamily unit community in a C-3 zoned area located at 1368 West Tunnel Blvd; (Council District 5; Bayou Cane Fire District) *HRI Communities, LLC, applicant.*
 - c) Special Exception: Exception to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue; (Council District 5; Bayou Cane Fire District) *Mitch Brien, applicant.*
 - d) Administrative Review: Review concerning the placement of a mobile home in an R-1 zoned area located at 207 Marcel Lane; (Council District 5; Bayou Cane Fire District) *Allen J. Courteau, Jr., applicant.*
6. Next Meeting Date: Tuesday, December 20, 2022
7. Board of Adjustment Member Comment
8. Public Comment
9. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF OCTOBER 17, 2022

1. The Chairman, Mr. David Tauzin, called the meeting of October 17, 2022, of the Houma Board of Adjustment to order at 5:09 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Joe Harris.
2. Upon Roll Call, present were: Mr. David Tauzin, Chairman; Mr. Joe Harris, Vice Chairman; Mr. Willie Newton, Secretary; and Reverend Corion Gray. Absent at the time of Roll Call were: Mr. Matthew Chatagnier and Mr. Pete Konos. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and remotely, Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

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

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

Mr. Harris moved, seconded by Mr. Newton: "THAT the Old Business be removed from the table and be considered at this time."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, & Reverend Gray; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Chatagnier and Mr. Konos. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - 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.
 - 1) The Chairman recognized Mrs. Shelly Olivier of 207 Equity Blvd. who stated that she was the Principal Architect for this development and that the structure 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 proposed restaurant and event space.

Mr. Chatagnier arrived at the meeting at this time – 5:27 p.m.

 - 2) The Chairman recognized Mrs. Isabel Tabor of 815 Liberty Street who expressed her concerns about parking and sound relating to this request.
 - 3) The Chairman recognized Mr. Tommy Tabor of 815 Liberty Street who expressed his concerns about parking and drainage relating to this request.
 - 4) Discussion continued between the Architect, Public and Board Members regarding drainage, parking, and sound.
 - 5) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request 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 in a I-1/C-2 zoning district.
 - 6) Gene Milford of Milford and Associates, 1538 Polk Street, stated that different options were visited for the parking layout.
 - 7) Mr. Newton expressed his concerns about a potential sound problem for neighboring residences. He posed that the exterior stage be positioned to face the Intracoastal Waterway.

8) Reverend Gray offered a suggestion that the Houma Board of Adjustment submit a resolution to Parish Administration requesting that improvements be made to the traffic and on street parking issues on Dunn Street.

9) Discussion continued regarding sound and parking.

10) Mr. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of the application for a 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, conditioned that outdoor stage area faces the Intracoastal Waterway to help create a sound buffer for neighboring residences and, the Board submit a resolution to Parish Administration and Parish Council to consider traffic calming measures on Dunn Street."

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

6. Special Exception: Request to amend the conditioned of the 2020 Special Exception to allow for a privacy fence buffer in lieu of a landscape hedge for an existing elementary school in an R-1 zoned area located at 450 Cougar Drive.

1) The Chairman recognized Mr. Merlin Lirette, representative for Terrebonne Parish School District who stated that the request for the special exception is to allow for the privacy fence buffer in lieu of a landscape hedge for an existing elementary school located at 450 Cougar Drive due to South Louisiana Electric Association not granting permission to plant the landscape hedge in their utility servitude.

2) Mr. Lirette confirmed that the Terrebonne Parish School District would maintain the fence at 450 Cougar Drive.

3) The Chairman recognized Mrs. Carol Kraemer of 3 Texas Avenue who expressed her concerns about pollution and debris coming through the cyclone fence from the parent pickup line at 450 Cougar Drive.

4) The Chairman recognized Mr. Billy Kraemer of 3 Texas Avenue who expressed his safety concerns with the fence blocking the back side of his property.

5) The Chairman recognized Councilman Danny Babin who stated that he has concerns about carbon monoxide from vehicles parked in the parent pickup line and suggested that Terrebonne Parish School District visit the possibility of reconfiguring the parking setup.

6) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the variance request to amend the original condition of approval to allow for a privacy fence (chain link with privacy slats) in lieu of a landscape hedge in an R-1 zoning district.

3) Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment amend the original condition of approval to allow for a privacy fence (chain link with privacy slats) in lieu of a landscape hedge in an R-1 zoning district located at 450 Cougar Drive."

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

7. NEXT MEETING DATE:

A. The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is November 21, 2022.

8. BOARD OF ADMUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT: None
10. Mr. Harris moved, seconded by Mr. Chatagnier: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 6:46 p.m."

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

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

2216

**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:

Laurie Billiot

3. Applicant's Address:

128 Oak Forest Dr
Gibson, LA 70356

4. Applicant's Phone:

(985) 852-0315

5. Applicant's Email:

laurie_billiot@yahoo.com

6. Physical Address
Of Request:

512 Saadi St
Houma, LA 70363

7. Interest in Ownership:

owner

7. Date of
Application:

10/26/22

8. Explanation of
Request:

front yard setback variance
from 25' to 23' and
rear yard setback variance
from 30' to 12' to
accommodate mobile home

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

Special Exception

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

- 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

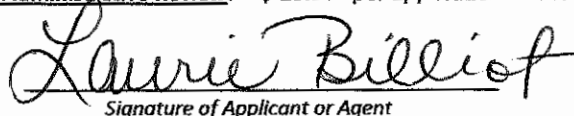
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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



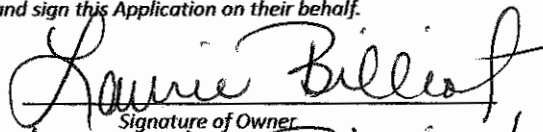
Signature of Applicant or Agent

Print Name of Applicant or Agent

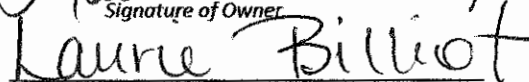
The undersigned certifies one of the following by placement of their initials:

WB 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

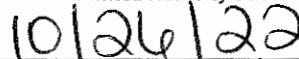
_____ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.



Signature of Owner



Printed Name of Owner



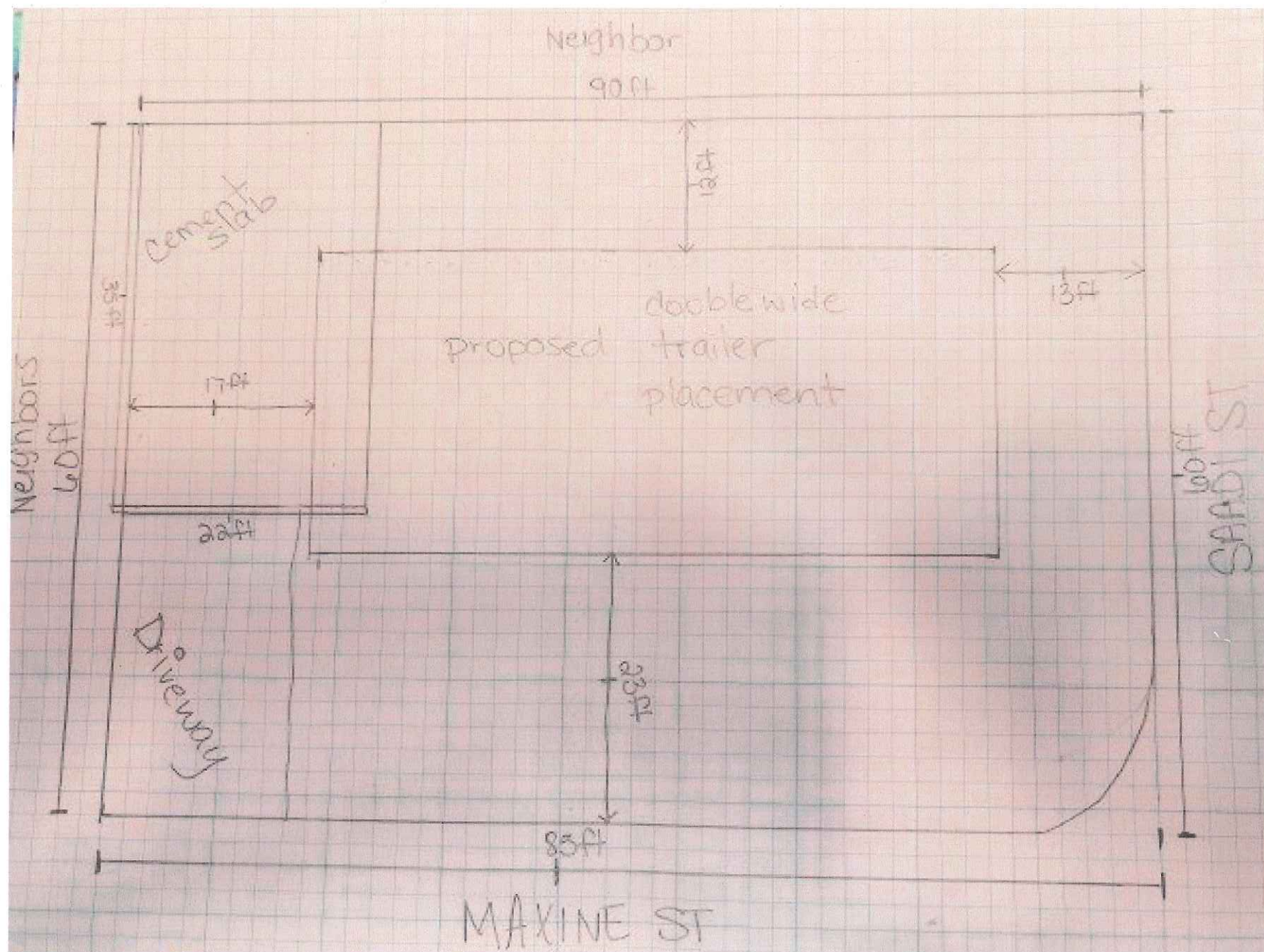
Date

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.



512 Saadi Street



512 Saadi Street



**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

<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:	<div>HRI Communities, LLC</div>
3. Applicant's Address:	<div>812 Gravier Street, Suite 200 New Orleans, LA 70112</div>
4. Applicant's Phone:	<div>(504)566-0204</div>
5. Applicant's Email:	<div>ccllement@hriproperties.com</div>
6. Physical Address Of Request:	<div>1368 West Tunnel Blvd. Houma, LA 70360</div>
7. Interest in Ownership:	<div>Under Contract: Purchase Agreement</div>
7. Date of Application:	<div>November 4, 2022</div>
8. Explanation of Request	<div>The applicant is seeking waivers for the minimum building site area, building height limit and parking requirements in relation to a proposed 64-unit new-construction multifamily community in zoning district C-3. See the attached Exhibit A for the requested waivers and Exhibit B for the site plan.</div>

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

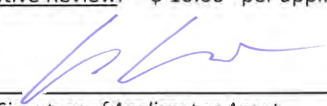
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, 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;
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- g) That the variance will be in harmony with the spirit and purposes of this chapter;
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Application Fee: Make checks payable to TPCG.

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

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



Signature of Applicant or Agent

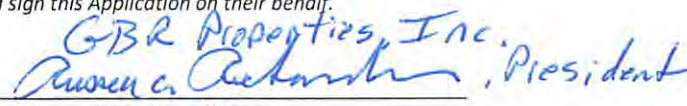
Christopher Clement; HRI Communities, LLC

Print Name of Applicant or Agent

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

X 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

Russell A. Richardson

Printed Name of Owner

2022.11.01

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.

Structure Variance Request – Narrative

Applicant: HRI Communities, LLC

Primary contact: Chris Clement, (504)566-0204

Physical address of request: 1368 West Tunnel Boulevard, Houma

Proposed multifamily development overview

HRI Communities, LLC (“HRIC”) is a New Orleans based real estate development firm with more than 40 years of experience in building, managing, and owning high-quality, and resident-focused multifamily projects in Louisiana, including four projects in downtown Houma.

HRIC is under contract to acquire a 1.9-acre site at 1368 West Tunnel Boulevard in Houma, located in a C-3 zoning district and the Tunnel Boulevard major corridor overlay district. HRIC envisions a high-quality, disaster-resilient rental development that respects the mixed-use character of the area and provides 64 apartment units (54 one-bedroom units and 10 two-bedroom units) that address a range of housing needs.

Like the rest of Louisiana and the United States, the need for quality, attainable housing in the City of Houma and Terrebonne Parish has never been greater. Hurricane Ida only heightened that need, with scores of homes and apartment buildings (including Bayou Towers and Senator Circle) sustaining damage so severe that the premises became uninhabitable. With fewer rental units available since Ida made landfall in late August 2021, rents in the Parish have escalated, disproportionately burdening workers of modest means. At the same time, many displaced citizens continue to live in FEMA trailers, unable to find any long-term housing at all.

Already owning and operating four multifamily and senior projects in downtown Houma, HRIC hopes to assist with the Terrebonne Parish Consolidated Government’s (“TPCG”) path of housing recovery that makes certain that our community emerges stronger and more resilient not only to the unfortunate aftermath of Ida, but also to the impact of future disaster events. With community development block grant-disaster recovery funds from the US Department of Housing and Urban Development slated to become available for Ida-impacted parishes in 2023, the construction of attainable, disaster-hardy housing will be a paramount step toward long-term disaster resilience and community vitality. The proposed 64-unit, new-construction development at 1368 West Tunnel Blvd. will be one of the first projects in Houma highlighting the ability and importance of achieving this goal.

The development will be built to the industry-leading sustainability standards of Enterprise Green Communities (“EGC”) and with the structural enhancements of the Insurance Institute for Business and Home Safety (“IBHS”)’s FORTIFIED Gold programs, which collectively provide for energy/water efficiency, stormwater management and storm resilience. In an area of our state prone to severe natural disasters which displace residents for prolonged periods of time, constructing the development to meet EGC and FORTIFIED certifications will not only minimize physical storm damage to the building in the event of a storm, but will enable residents to quickly and safely return to their apartment homes once a storm passes. The EGC and FORTIFIED criteria the proposed development will incorporate include – but are not limited to – an emergency power generator that supports critical systems in a blackout; an emergency potable water supply; pervious paving and native-plant landscaping to alleviate flooding; and a continuous load path, which connects the roof to the foundation to mitigate roof damage in high-wind events such as hurricanes.

Furthermore, aside from customary unit amenities such as a range, refrigerator and microwave oven, units will be equipped with an in-unit washer/dryer and dishwasher, among other appliances, to meet the home needs of a household, be it a single resident or a family. The appliances will be Energy Star appliances, whose energy efficiency

will enable residents to save on electricity cost. Furthermore, the development will boast project amenities such as a fitness center, a community lounge, and a park.

A pioneer in building well-amenitized, high-quality and storm-resilient multifamily housing, HRIC intends to construct the proposed 1368 W Tunnel Boulevard development to be a model of these qualities, which are becoming ever more important amid intensifying natural disasters, growing housing supply shortages and rising housing costs. To enable this vision, HRIC is seeking the Houma Board of Adjustment approval of the below outlined variance requests.

HRIC will also apply to the Houma-Terrebonne Regional Planning Commission for a parking plan approval in December 2022. We look forward to working with any and all TPCG agencies and authorities required to advance the development plans, including drainage, landscaping, utilities, and all other project elements subject to TPCG review and approval.

Variance requests and rationale

The subject property is an undeveloped tract of land comprising Parcel B-2 in Section 101, T17S-R17E and resides within a C-3 Neighborhood Commercial District which specifically identifies Residential/Multiple-Family Residential as a permitted use by right. Multifamily uses within a C-3 district are subject to R-3 requirements for density, height, and yard/setbacks. The subject property has access to West Tunnel Blvd. and is directly adjacent to only commercial development. The subject property does not abut any residential use or district.

The requested variances seek acknowledgement of the property's commercial character and accommodation of the already permitted multi-family residential use in a scale and efficiency in site usage corresponding to the property circumstances and surroundings. Variance requests and responses to the ordinance's stated conditions include:

1. [Minimum Building Site Area Waiver](#)
2. [Building Height Limit Waiver](#)
3. [Parking](#)

	Requirement	Proposed/Provided	Waiver Requested
Minimum building site area	First 2 dwelling units – 7,200 SF Each additional dwelling unit – 2,000 SF Required for a 64-unit project: 131,200 SF	1368 W Tunnel Blvd site area: 82,677 SF	48,523 SF
Building Height Limit	Structure height of no more than 35 feet	1368 W Tunnel Blvd building height: 52 feet	17 feet
Parking	2 spaces per unit (128 spaces for a 64-unit project)	1368 W Tunnel Blvd parking spaces: 78 spaces	50 spaces
Sec. 28 -178(4): Variance Condition		Proposed Development Satisfaction of Condition	
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;		The proposed multifamily residential use of the property is authorized by the C-3 zoning district. These variance requests will not result in the authorization of a prohibited use. Rather, the requested variances aim to allow the development of a permitted residential use at an appropriate density and scale while avoiding the loss of buildable site and the increased drainage impact caused by over-building parking areas.	

<p>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;</p>	<p>Given the commercial nature of its location, adjacent uses, and land size, successfully developing the subject property for a feasible and viable use necessitates a scale and density consistent with an application of more commercial rather than residential district requirements. Under the minimum building site area and maximum height limit for the C-3 zoning district, and while consuming site area to meet to the stated parking requirement, this project could accommodate approximately only ½ of the proposed unit count needed to; (a) achieve sufficient rental income for private lender underwriting mandates and; (b) ensure the development's long-term financial sustainability. Construction cost escalation, extreme volatility in property insurance costs, and responsible budgeting for successful property management all impart financial influences/demands on realistic development underwriting and create difficulty only remedied through sufficient unit density. While commercial development within this district is permitted by right at a financially feasible scale, limitations on the physical requirements for residential development, which limits are exacerbated by excessive surface parking, prohibits viable density at what would be considered a reasonable scale for similar commercial corridor properties elsewhere.</p>
<p>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;</p>	<p>Caused in no part by action of either the owner or applicant, the property's significant size, shape, and orientation off of West Tunnel Blvd. serve as existing and unique circumstances that substantially limit responsible development scenarios for the subject site. These conditions are not a result of general stipulations of the C-3 zoning district but rather are related to the district's expectations for limited residential density despite the property's large land area and limited development potential as further hindered by the lack of frontage on the West Tunnel commercial corridor that would favor a viable commercial use of the property.</p>
<p>d. That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;</p>	<p>The sought minimum building site area, building height, and parking variances will not injure the appropriate use of adjacent properties with which the proposed project will share similar characteristics in terms of scale and intensity of use. The proposed development will maintain all stipulated yard rules to ensure enough separation with adjacent uses, which include a drive-through restaurant, an auto parts store, a bank and an undeveloped parcel. The subject</p>

	property shares no common border or connection with any residential uses or districts. Additionally, visible buffers are provided by wooded areas separating non-adjacent residential uses from the subject property.
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;	The variance will not alter the essential character of the C-3 zoning district. To the contrary, the applicant respectfully offers that the variance approval allows healthy and much needed residential density that conforms to the surrounding land use intensity and enhances the district's intended mixed-use character.
f. That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;	The applicant suggests that granting the variances will promote the general purpose of TPCG's zoning ordinance as pertinent to C-3 zoning district. As stated previously, the proposed project provides for the residential/commercial mixed-use intentions of the district and does so while respecting the district's stated concern to prevent the nuisance of overdevelopment on low density residential areas.
g. That the variance will be in harmony with the spirit and purposes of this chapter;	The requested minimum building site area, building height, and parking variances remain consistent with the spirit and purpose of the TPCG zoning ordinance and C-3 zoning district rules. The proposed development is a permitted use that will meet the general purpose of the district, namely creating convenient mixed-use areas that protect abutting neighborhoods. The unique circumstances of the project site justify the variances, all of which serve to permit needed density without setting precedent to weaken the ordinance and regulations.
h. That the variance will not adversely affect the public health, safety, or welfare or the master plan.	The requested variances for minimum building site area, building height limits, and parking will not have any adverse effects on the public health, safety, welfare or the master plan. Rather the proposed project relies upon the appropriate utility of a large site within a commercial district to create residential opportunities in areas well-served by sufficient infrastructure, public transportation, and access to community services.

1. Variance Overview: Minimum Building Site Area

The 1368 West Tunnel Blvd. site is 1.898 acres (82,677 square feet). Constructing 64 units on it translates into 1 unit per approximately 1,300 square feet of site area. This provided density is ample for a multifamily development of the scale and scope that HRIC respectfully suggests is appropriate for this property. HRIC owns and operates four successful properties in downtown Houma (51-unit Bonne Terre Village I, 64-unit Bonne Terre Village II, 57-unit Barataria Station I, and 43-unit Barataria Station II), which we proudly suggest serve as precedent for successful implementation of the proposed development type and scale. The density of these four projects, which have continuously enjoyed high occupancy, is approximately 1 unit per 1,190 square feet of site area. Furthermore, the proposed 64-unit development on 1368 West Tunnel Blvd. will not be out of character for the mixed-use Tunnel Boulevard area, which features a variety of uses across a wide range of character and intensity, from drive-through restaurants and hotels to apartments and senior living facilities.

The Board's approval of the requested minimum building site area waiver will enable HRIC to effectively and efficiently leverage private financing to build a 64-unit multifamily project and provide much-needed, quality housing to hard-working Houma and Terrebonne Parish residents. Without a waiver, the minimum building site area requirement would prohibitively limit unit count at the 1368 West Tunnel Blvd. site, the construction of which would not only be financially unfeasible in a market environment of rising construction costs and interest rates, but, more importantly, it will fall regrettably short of realizing the site's potential to help the City and Parish recover from the long-lasting impacts of recent natural disasters that reduced the already tight housing supply in the region.

2. Variance Overview: Building Height Limit

The proposed project at 1368 West Tunnel Blvd. will be 3 stories with a pitched roof for a height of 52 feet from the ground to the peak of the roof. The design of the building will complement existing structures on and around West Tunnel Blvd., the majority of which have pitched roofs. Not only are pitched roofs common in the vicinity, but they could also provide added protection in high-wind events compared to single-ply flat roofs, as pitched roofs feature several layers of materials that protect the building interior from exposure to the elements.

Moreover, the building will be located on the northwest corner of the site in order to unobtrusively join the commercial and residential uses that front West Tunnel Blvd. Locating the building deep on the site and furthest from the Blvd. ensures that the development does not compete with the established street frontage, but provides a private community environment for residents, who will, at the same time, enjoy easy access to the many amenities the West Tunnel corridor has to offer.

The Board's approval of the building height limit waiver will enable the construction of a visually appealing building that takes design cues from the lively West Tunnel corridor, while enhancing storm resilience and conforming to other C-3 district regulations such as yards, signs and landscaping, which would otherwise be compromised if the building were to shrink in height and grow in horizontal massing to accommodate 64 units.

3. Variance Overview: Parking

The proposed development will have 54 one-bedroom units and 10 two-bedroom units. HRIC's affiliate HRI Management, LLC ("HRIM") will manage the development. HRIM has over 30 years of experience in the successful management of workforce, market-rate and mixed-income multifamily buildings in Louisiana, including four

projects with 215 units in downtown Houma alone. That track record and institutional knowledge lends confidence to an assumption that 1 parking space per bedroom results in the most efficient parking space count, which provides enough parking spaces for residents and guests, while reducing large, underutilized paved-over parking areas. Following the 1-space-per bedroom rule of thumb results in 74 parking spaces needed to accommodate the vehicular needs of the proposed 64-unit project. Beyond what would typically be assumed to be this project's parking demand, HRIC intends to provide 78 spaces to ensure ample parking for tenants. Furthermore, limiting the parking area to what is reasonably needed by residents provides more opportunities for pervious, landscaped site design that reduces stormwater runoff and enhances drainage, features that are critical in flood-prone areas such as south Louisiana.

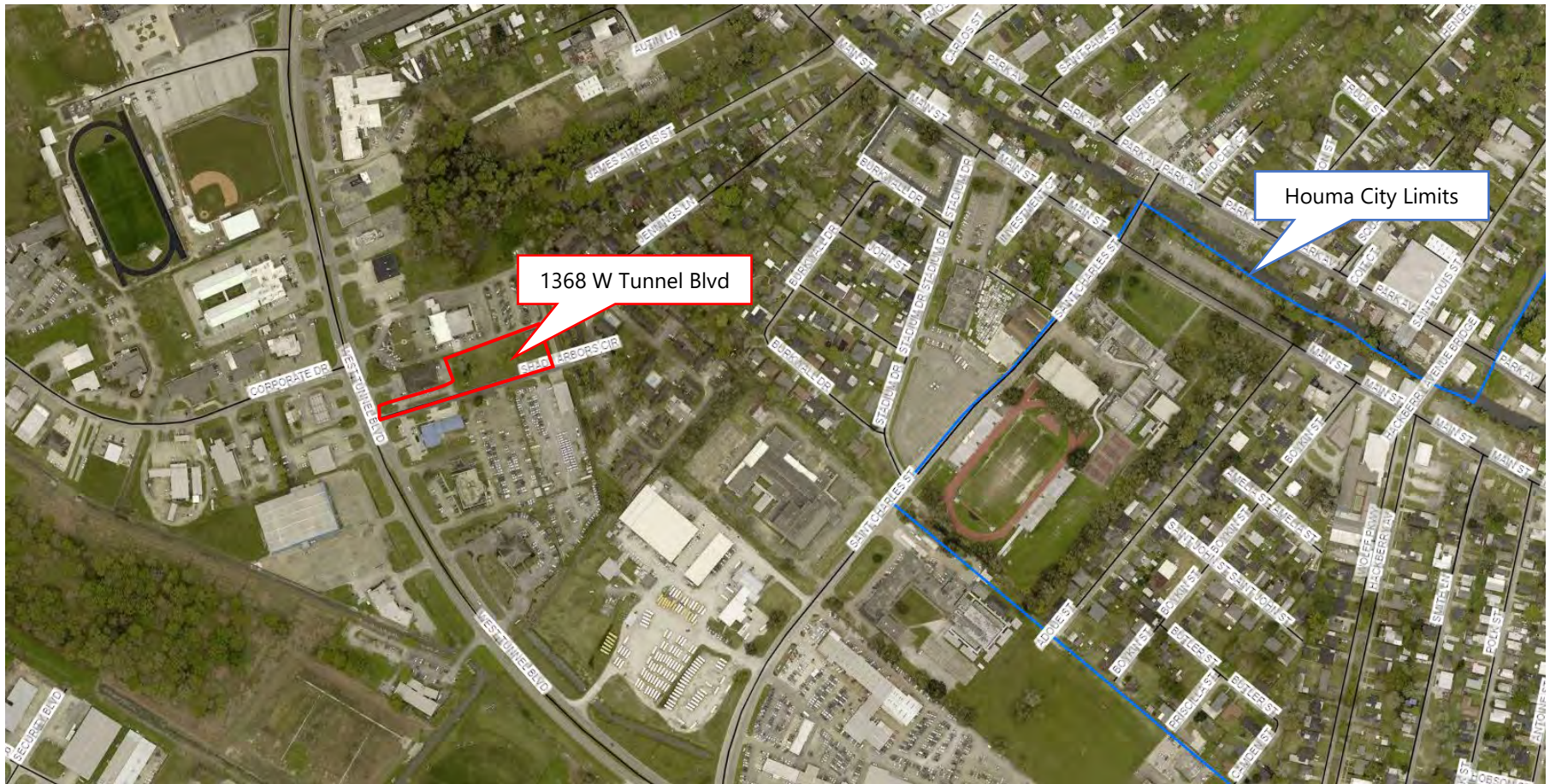
The Board's approval of the parking waiver will ensure that the project remains financially sustainable and features more pervious space, without negatively impacting the availability of parking for residents. The proposed project will conform with the Tunnel Boulevard major corridor overlay district requirement of having an interior landscaped areas of at least 8 percent of the vehicular use area, while further enhancing overall landscaping to include a pocket park that will offer recreational opportunities for tenants.

About HRI Communities, LLC

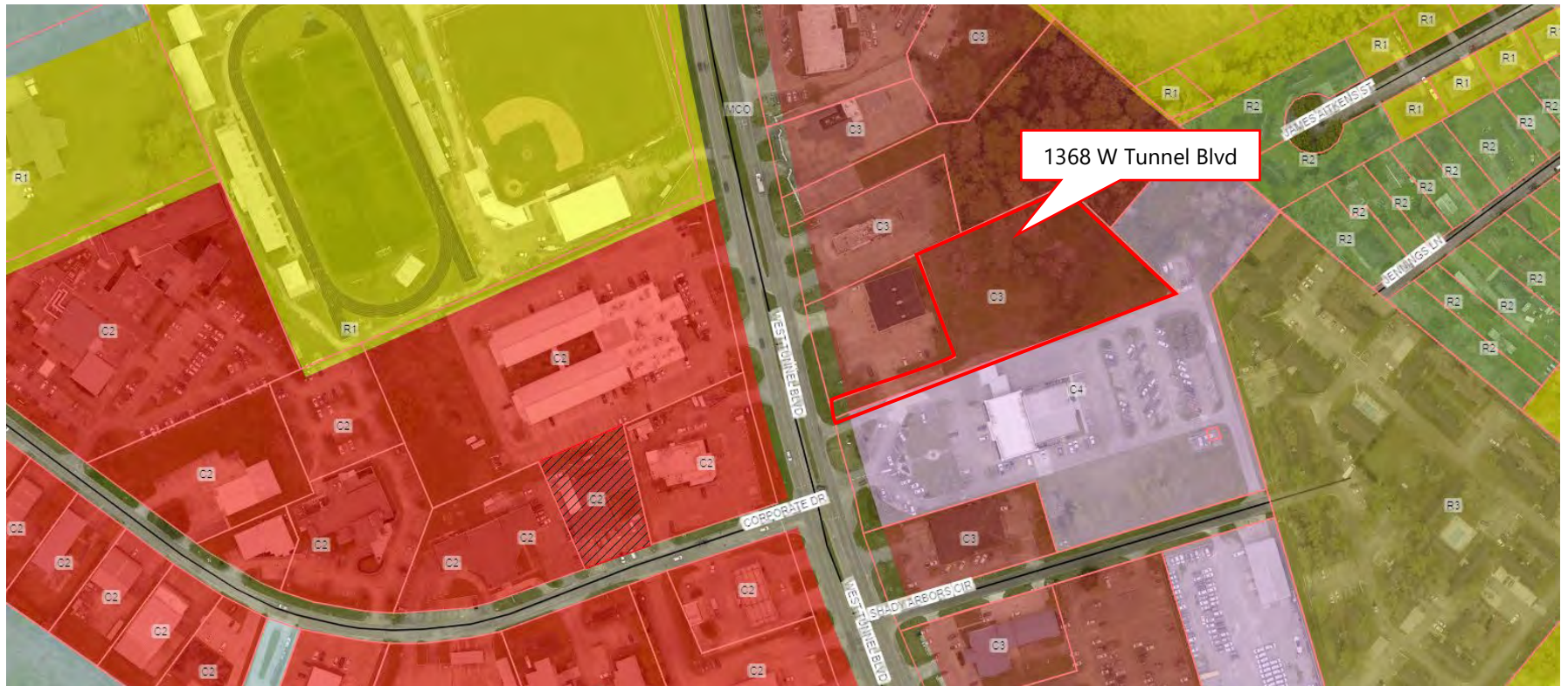
HRIC is a Louisiana-based real estate company focused on creating high-quality mixed-income and affordable housing communities. HRIC is based in New Orleans, LA and is the successor entity to Historic Restoration, Incorporated ("HRI"), which was formed in 1982. HRIC is a "one stop shop" for the development of real estate projects that have a larger synergistic impact on a community. From conceptualizing to designing, structuring and sourcing capital; managing regulatory requirements; managing construction and operating the completed project; HRIC and its affiliates possess, in-house, the expertise needed to deliver large-scale projects and to ensure successful outcomes and continued efficient operations. Since 1982, HRIC has completed 56 housing projects in Louisiana creating 5,177 total apartments (2,814 affordable) with a total development cost of approximately \$1.1 billion.

Exhibit B (Location, site plan, elevations)

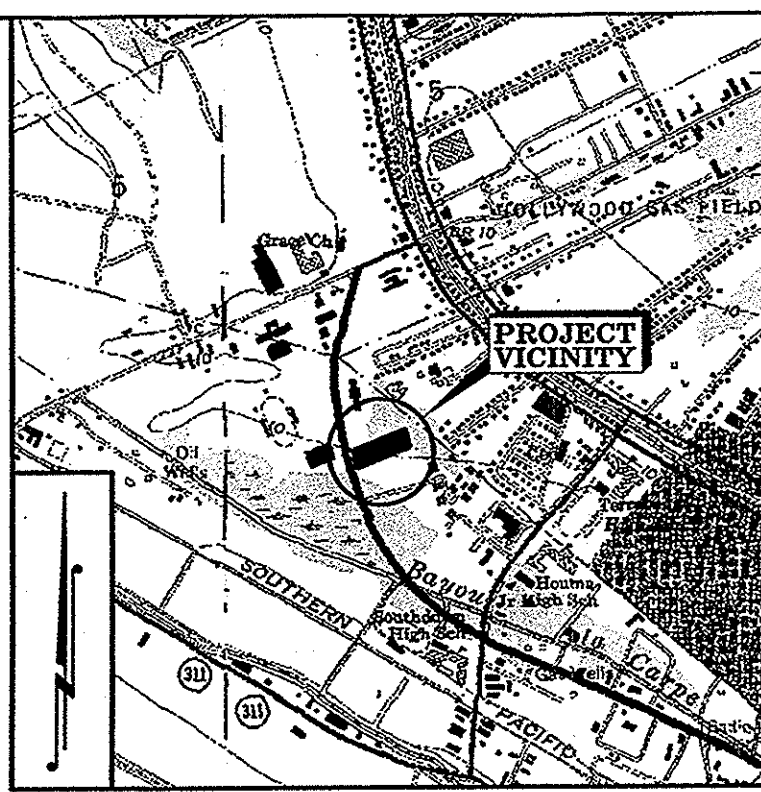
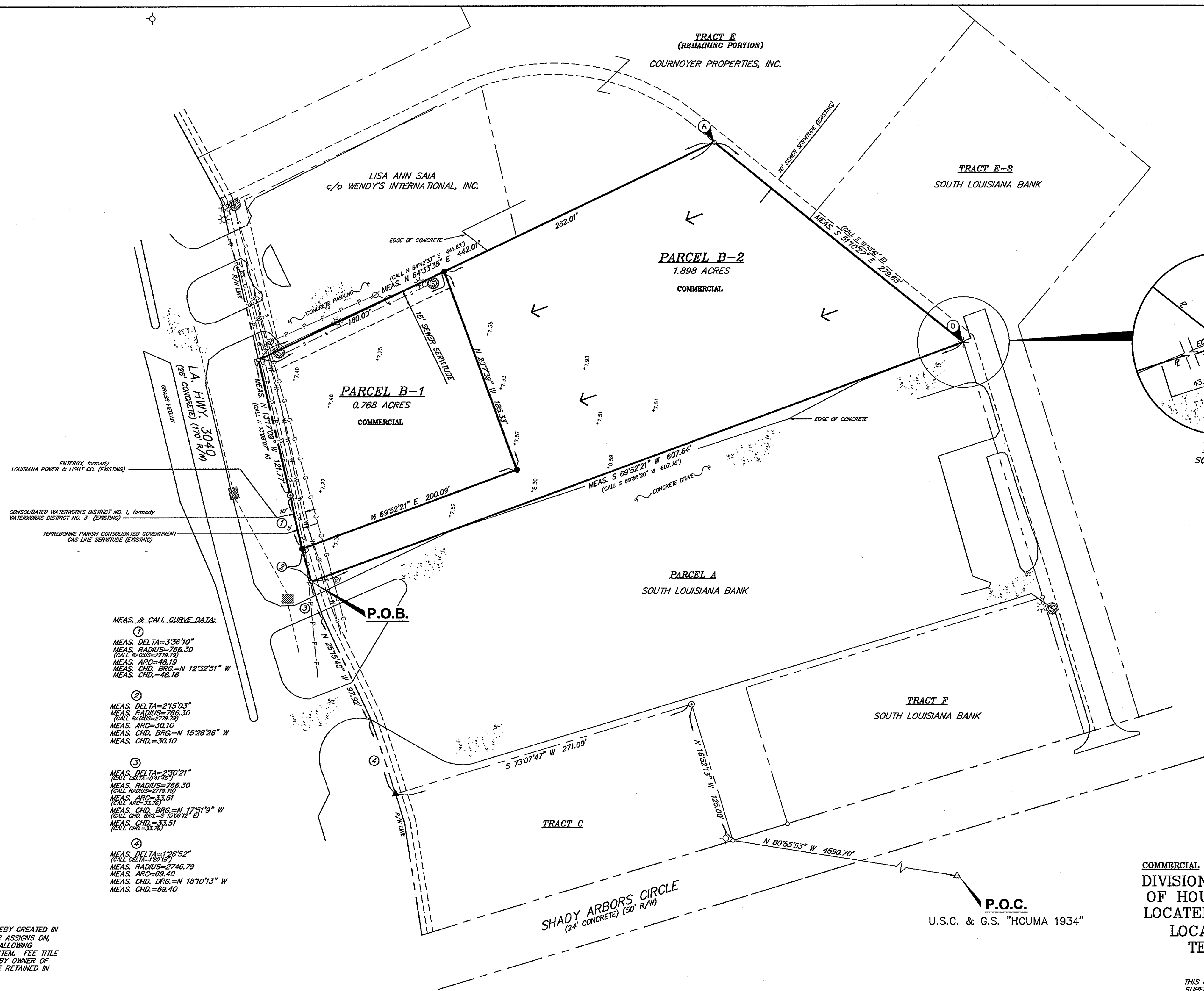
Site Location



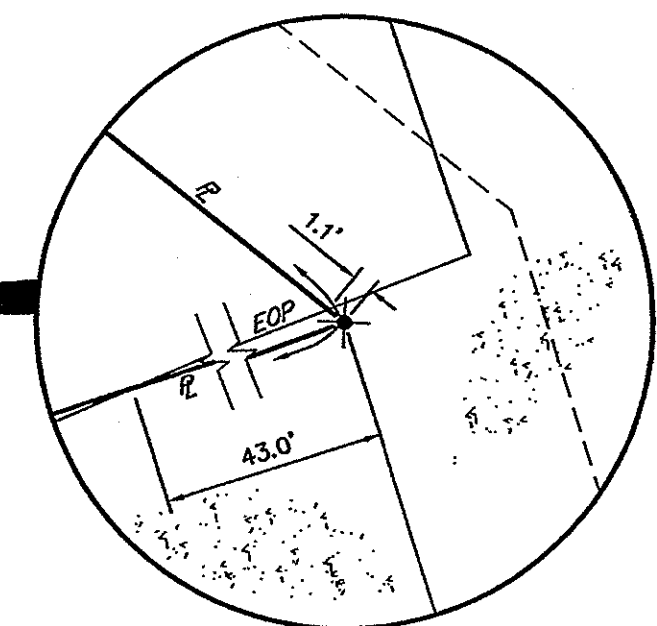
Current Site Zoning



LOUISIANA COORDINATE SYSTEM (GOUTH 2011)
(1983 DATUM)



VICINITY MAP
SCALE: 1" = 2000'



DETAIL A
SCALE: 1" = 10'

- LEGEND:
- DENOTES 3/4" G.I.P. SET
 - ✕ DENOTES CHISELED "X" FND.
 - DENOTES 1/2" G.I.P. FND.
 - ⊙ DENOTES 3/4" G.I.P. FND.
 - ▲ DENOTES 1/2" IRON ROD FND.
 - ⊕ DENOTES POWER POLE
 - ⊖ DENOTES POWER POLE ANCHOR
 - ⊗ DENOTES LIGHT POLE
 - ⊙ DENOTES FIRE HYDRANT
 - DENOTES TELEPHONE PEDESTAL
 - DENOTES CATCH BASIN
 - DENOTES STORM DRAIN LINE
 - G- DENOTES GAS LINE
 - T- DENOTES TELEPHONE LINE
 - W- DENOTES WATER LINE
 - P- DENOTES OVERHEAD POWER LINE
 - ⊕ DENOTES FIRE HYDRANT
 - 7.93 DENOTES SPOT ELEVATION
 - DENOTES DRAINAGE FLOW

THIS TRACT IS LOCATED IN ZONE C AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225206 0265C, DATED MAY 1, 1985.

THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT SAID PROPERTY EXCEPT AS OTHERWISE SHOWN HEREON.

PROPERTY CORNERS SHALL BE MARKED UPON FINAL APPROVAL OF THIS SUBDIVISION BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.

ALL DISTANCES SHOWN ARE IN FEET AND TENTHS OF A FOOT. ALL HORIZONTAL COORDINATES REFERENCE NAD83. ALL ELEVATIONS REFERENCE NAVD83 DATUM. ALL COORDINATES ARE DERIVED FROM TPCG MONUMENT "HOLLYWOOD AZ MK 1989".

PROPERTY CORNERS
POINT A X=3467934.96 Y=400898.92
POINT B X=3468152.82 Y=400724.59

REFERENCE BEARINGS TAKEN FROM "MAP SHOWING PARCEL A AND PARCEL B OF LOT N-1 OF HOUMA DEVELOPMENT TRACT 1, LOT N, LOCATED NORTH OF WESTWOOD BOULEVARD, IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA" BY T. BAKER SMITH AND SON, INC. DATED JUNE 20, 1979 RECORDED AT THE TERREBONNE PARISH CLERK OF COURT OFFICE UNDER ENTRY NO. 99919.

REFERENCE MAPS/DOCUMENTS
SURVEY OF PARCEL B OF HOUMA DEVELOPMENT TRACT 1, LOT N, LOCATED NORTH OF WESTWOOD BOULEVARD LOCATED IN SECTION 101, T17S-R17E, TERREBONNE PARISH, LOUISIANA, BY T. BAKER SMITH, INC. DATED JANUARY 19, 2007, REVISED MAY 31, 2007.

"CROSS SERVITUDE AGREEMENT" BETWEEN SOUTH LOUISIANA BANK (BANK) AND GBR PROPERTIES, INC. (GBR) RECORDED OCTOBER 12, 2007 AT THE TERREBONNE PARISH CLERK OF COURT OFFICE UNDER ENTRY NO. 107843, BOOK 205, PAGE 717. CREATING A PERPETUAL, NON EXCLUSIVE SERVITUDE OF PASSAGE ACROSS EXISTING PAVED DRIVEWAYS AND PARKING LOTS ON BANK PROPERTY IDENTIFIED AS PARCEL A ON THIS PLAT FOR THE PURPOSE OF PASSAGE BETWEEN BANK PROPERTY AND GBR PROPERTY.

COMMERCIAL
DIVISION OF PARCEL B-1 AND PARCEL B-2
OF HOUMA DEVELOPMENT TRACT 1, LOT N,
LOCATED NORTH OF WESTWOOD BOULEVARD
LOCATED IN SECTION 101, T17S-R17E
TERREBONNE PARISH, LOUISIANA

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE ON THE GROUND AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERS AND LAND SURVEYORS BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH URBAN AREA SURVEYS INDICATED IN THE ABOVE STANDARDS.

APPROVED: *John C. Mattingly*
JOHN C. MATTINGLY
L.A. LAND SURVEYOR REG. NO. 4710
DATE: DECEMBER 28, 2007
Rev: MARCH 17, 2008



T.B.S. T. BAKER SMITH
PROFESSIONAL CONSULTANTS SINCE 1913
(985) 868-1050 www.tbsmith.com
P.O. BOX 2265 HOUMA, LOUISIANA 70301

DEDICATION:
THIS IS TO CERTIFY THAT A PERPETUAL DRAINAGE SERVITUDE IS HEREBY CREATED IN FAVOR OF THE OWNER(S) OF PARCEL B-2, ITS SUCCESSORS AND/OR ASSIGNS ON, IN, OVER, UNDER, AND ACROSS PARCEL B-1 FOR THE PURPOSE OF ALLOWING DRAINAGE OF STORMWATER TO REACH TO THE PUBLIC DRAINAGE SYSTEM. FEE TITLE OWNERSHIP OF SAID DRAINAGE SERVITUDES IS EXPRESSLY RETAINED BY OWNER OF PARCEL B-1. MINERAL RIGHTS ARE SPECIFICALLY EXCLUDED AND ARE RETAINED IN FULL BY THE OWNER THEREOF.

BY: _____

GBR PROPERTIES, INC.

CERTIFICATION:
APPROVED AND ACCEPTED THIS DATE 4-15-08 BY THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION.
APPROVED: *Becky M. Beaul*
FOR: _____



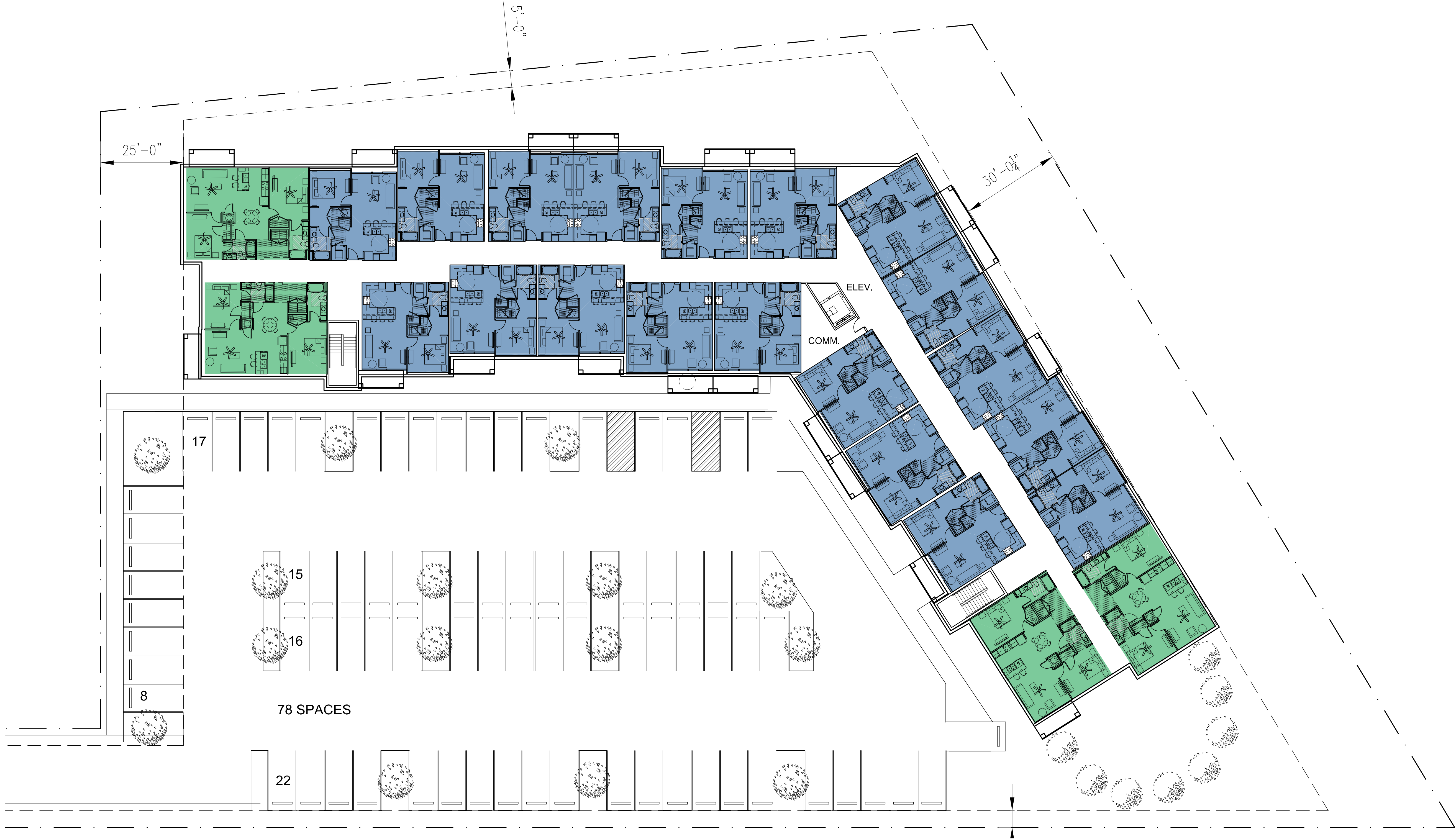


SITE AREA	83,427 SQ. FT.		
FLOOR	1BR (700 sq. ft.)	2BR (1,060s.f.)	GROSS AREA (SQ. FT.)
1ST	16	2	22,730
2ND	19	4	22,730
3RD	19	4	22,730
	54	10	68,190
TOTAL	64		
BEDROOMS	74		
PARKING SPACES	78 PAVED AREA 31,196		

AI
AI01

SITE PLAN

1/16" = 1'-0"



AI
AI02

TYPICAL FLOOR PLAN
1/16" = 1'-0"

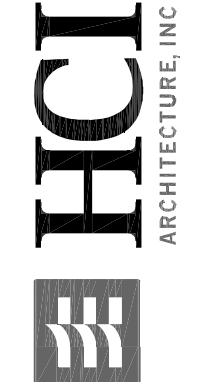
AI02

SCHEMATIC
SITE PLAN

ISSUE DATE
PROJECT NUMBER
DRAWING FILE NAME
DATE
000-0000
TEMPLATE 2007
MA
AKA

APARTMENT PROPOSAL
1368 W TUNNEL BLVD. HOUMA, LA

NOT FOR
REGULATORY
APPROVAL,
PERMITTING, OR
CONSTRUCTION
2-Nov-22





2 Southeast1
A201 3/32" = 1'-0"



1 South
A201 3/32" = 1'-0"



1368 West Tunnel 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:

☒ Special Exception

☐ Structure Variance

☐ Administrative Review

☐ Interpretation

☐ Use Variance

☐ Non-Conforming Structure Variance

2. Applicant's Name:

Mitch Brien (HABUB Rentals, LLC)

3. Applicant's Address:

104 Oakdale Loop
Houma LA 70360

4. Applicant's Phone:

985-226-3162

5. Applicant's Email:

brechiro@aol.com

6. Physical Address Of Request:

7149 Park Ave
Houma LA 70364

7. Interest in Ownership:

Buyer

7. Date of Application:

11/3/2022

8. Explanation of Request:

Special exeption to allow for placement of a self storage facility a on property in C-3 zone district

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;
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- 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.

Authentisign

Signature of Applicant or Agent

Mitch Brien (HABUB Rentals, LLC)

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.

Authentisign

Signature of Owner

Shannon Buquet - Owner/Member

Printed Name of Owner

11/04/22

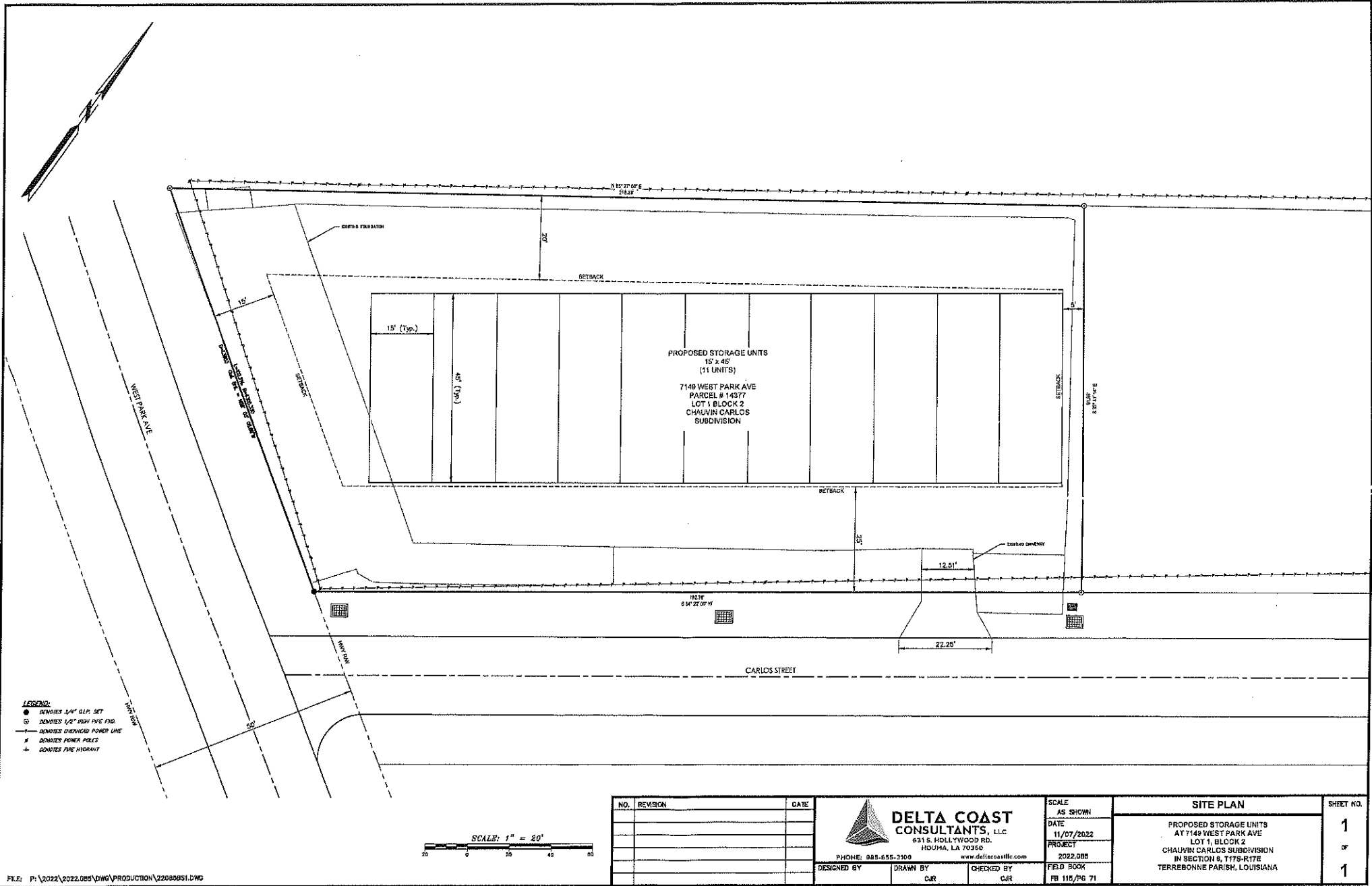
Date

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.



7149 Park Avenue



7149 Park Avenue







19092

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

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

1. Indicate Type of Request:

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

2. Applicant's Name:

ALLEN COURTEAU, JR

3. Applicant's Address:

PO BOX 3203
HOUMA, LA 70361

4. Applicant's Phone:

(985) 991-7264

5. Applicant's Email:

acourteaujr@gmail.com

6. Physical Address
Of Request:

207 MARCEL LANE (141 MARCEL LN)
HOUMA, LA 70360

7. Interest in Ownership:

100%

7. Date of
Application:

11/9/22

8. Explanation of
Request:

REVIEW IN CONSIDERATION OF
A MOBILE HOME PLACED IN AN
R-1 DISTRICT.

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

Special Exception

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

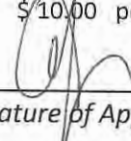
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Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.



Signature of Applicant or Agent
ALLEN COURTEAU, JR

Print Name of Applicant or Agent

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

- _____ 1. That he/she is the owner of the entire land area included in the proposal and 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
Allen S Courteau Jr

Printed Name of Owner
11/9/22

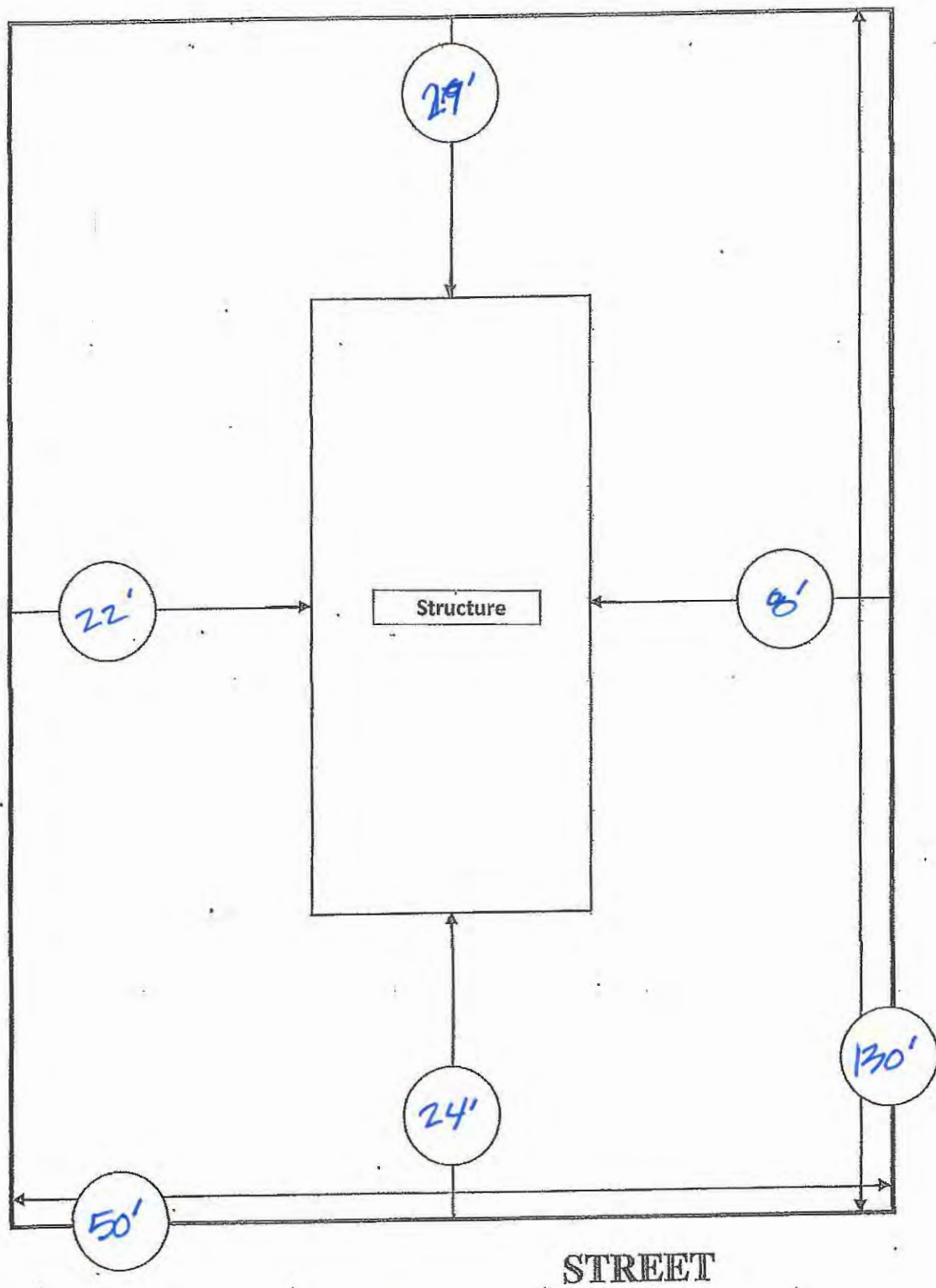
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207 Marcel Lane

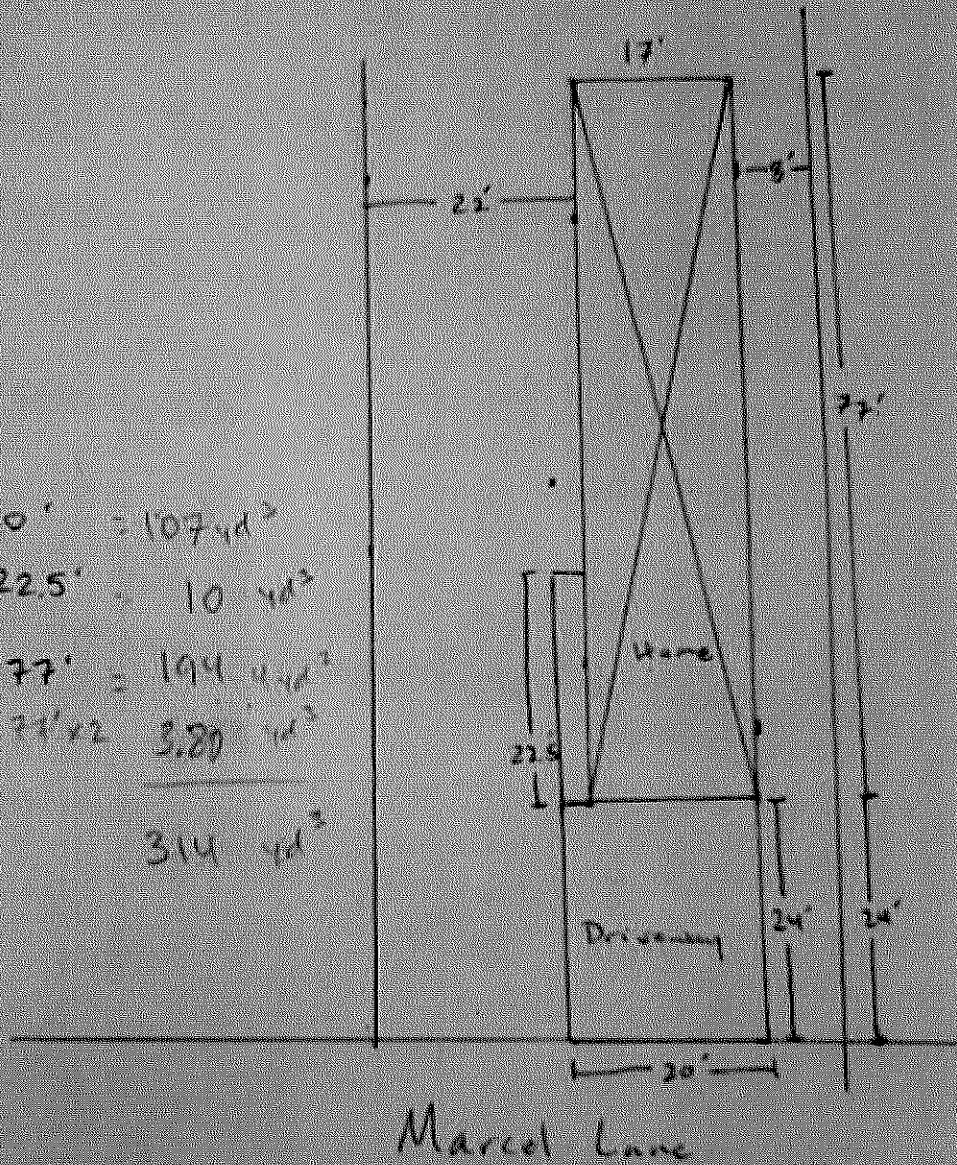
SITE PLAN



207 MARCEL LANE

6" Driveway $24' \times 20' = 107 \text{ yd}^2$
 4" Sidewalk $3' \times 22.5' = 10 \text{ yd}^2$
 1" Home $17' \times 77' = 194 \text{ yd}^2$
 1" Garage $17' \times 22.5' = 3.80 \text{ yd}^2$

 314 yd²



207 Marcel Lane



