



DEPARTMENT OF PLANNING & ZONING

Terrebonne Parish Consolidated Government

P.O. Box 2768
Houma, Louisiana 70361-2768

tpcg.org
PHONE 985-868-5050

MEMBERS

Matthew Chatagnier, Chair
Willie Newton, Secretary
Pete Konos

Joe Harris, Vice Chair
David Tauzin
Katie Sims, Alt Member

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, June 17, 2024
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 May 20, 2024
5. New Business
 - a) Special Exception: Exception to allow for the placement of a 16x80 mobile home on an R-2 zoned lot located at 217 Henderson Street; (Council District 2; City of Houma Fire District) *Ernest & Ann Jones, applicant.*
 - b) Special Exception: Exception to allow for the placement of a 14x70 mobile home on an R-2 zoned lot located at 112 Banks Ave; (Council District 1; City of Houma Fire District) *Sandra Washington, applicant.*
 - c) Structure Variance: Rear yard setback variance from the required 25' to 6' on an R-1 zoned lot located at 8351 Park Ave; (Council District 9; City of Houma Fire District) *Louisiana Reality Development, LLC, applicant.*
 - d) Structure Variance: Front yard setback variance from the required 20' to 9' and a rear yard setback variance from 25' to 9' for a new residential construction on an R-1 zoned lot located at 166 Smith Lane. (Council District 2; City of Houma Fire District) *Ares Construction. applicant.*
6. Next Meeting Date: Monday, July 15, 2024
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF MAY 20, 2024

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of May 20, 2024, 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. Joe Harris.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, David Tauzin, and Mr. Pete Konos. Absent at the time of Roll Call were: Mr. Willie Newton, Secretary and Ms. Katie Sims. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Brighton “BJ” Schmill, Planner I, Department of Planning & Zoning and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Konos: “THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of April 15, 2024.”

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Tauzin and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Special Exception and Structure Variance: Exception to allow for the placement of a 16x76 mobile home on an R-2 zoned lot and rear yard setback variance from the required 25’ to 3’ located at 233 Henderson Street.
 - 1) The Chairman recognized Mr. Juan Clara Gomez, who stated that the request for the exception and structure variance is to allow for the placement of a new 16x76 mobile home on an R-2 zoned lot located at 233 Henderson Street.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Tauzin: “THAT the Public Hearing be closed.”

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Tauzin, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a 16x76 mobile home on an R-2 zone lot. He stated Staff recommends approval of the request on the condition that the mobile home is a model 2014 or newer. He also stated that Staff recommends approval of the rear yard setback variance from the required 25’ to 3’.
 - 5) Mr. Tauzin moved, seconded by Mr. Harris: “THAT the Houma Board of Adjustment approve the request for a special exception to allow for the placement of a 16x76 mobile home on an R-2 zoned lot on the condition that the mobile home be a model of 2014 or newer and also approved the rear yard setback variance from the required 25’ to 3’.”

The Chairman called for a vote on the motion offered by Mr. Tauzin. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Harris, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: Rear yard setback variance from the required 25’ to 15’ for new residential construction through the Restore LA Program on an R-1 zoned lot located at 1151 Church Street.

1) The Chairman recognized Mr. Jonathan Miron of Star Recovery, LLC, who stated that the variance is to allow for new residential construction through the Restore LA Program on an R-1 zoned lot located at 1151 Church Street.

2) There was no one from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Tauzin: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Tauzin, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that Staff recommends approval of the request on the condition that gutters and or downspouts are installed to the rear of the structure to allow for the rainwater to drain to the street as the site is designed to drain.

5) Mr. Harris moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment approve the rear yard setback variance from the required 25' to 15' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 1151 Church Street on the condition that gutters and or downspouts are installed to the rear of the structure to allow for the rainwater to drain to the street as the site is designed to drain."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Harris, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton and Ms. Sims. THE 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 Monday, June 17, 2024.

9. BOARD OF ADMUSTMENT MEMBER COMMENT: None

10. PUBLIC COMMENT: None

11. Mr. Harris moved, seconded by Mr. Tauzin: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:11 p.m."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Tauzin, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Newton and Ms. Sims. 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

1. Indicate Type of Request:

- Special Exception Structure Variance Administrative Review
- Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name:

Ernest & Ann Jones

3. Applicant's Address:

117 Edgewood Blvd 70363

4. Applicant's Phone:

985-860-5734 - Ann
337-292-8073 Ernest

5. Applicant's Email:

Jonesannt66@yahoo.com

6. Physical Address Of Request:

217 Henderson St.

7. Interest in Ownership:

Owner

7. Date of Application:

5-8-24

8. Explanation of Request:

Specil exception to place ²⁰²⁴ a 16x80 mobile Home on an R-2 zoned lot.

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.

x Anna Jones
Signature of Applicant or Agent

x Ann Jones
Print Name of Applicant or Agent

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

x AJ 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 AJ 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 Anna Jones
Signature of Owner

x Ann Jones
Printed Name of Owner

5-8-24
Date

9. Adjacent Property Owners:

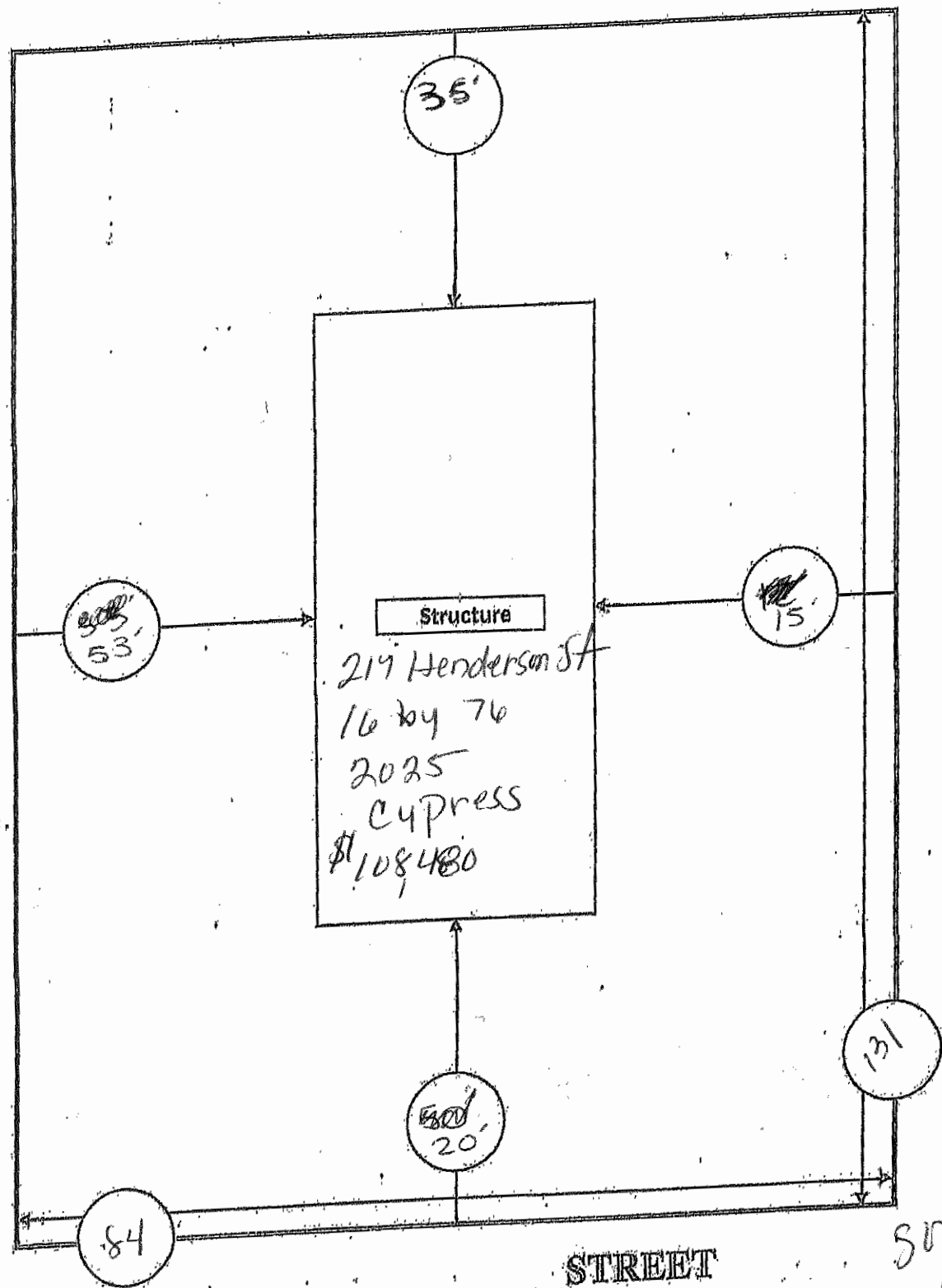
Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners 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.



217 Henderson Street

217 Henderson St. Houma

SITE PLAN



North eastern
84 by 129.84

South eastern
94 by 131.94

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:

- Special Exception Structure Variance Administrative Review
- Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name: Sandra Washington

3. Applicant's Address: 112 Banks Ave.
Houma, LA 70363

4. Applicant's Phone: 985 346-7791 - 985-262-4778

5. Applicant's Email: None

6. Physical Address Of Request: 112 Banks Ave.

7. Interest in Ownership: Owner 7. Date of Application: 5/9/24

8. Explanation of Request: Special Exception to place a 2024, 14 x 70 mobile Home on an R-2 zoned lot.

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;
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- 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.

Sandra Washington
Signature of Applicant or Agent

Sandra Washington
Print Name of Applicant or Agent

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

SW 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,

SW 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.

Sandra Washington
Signature of Owner

Sandra Washington
Printed Name of Owner

5-9-24
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:

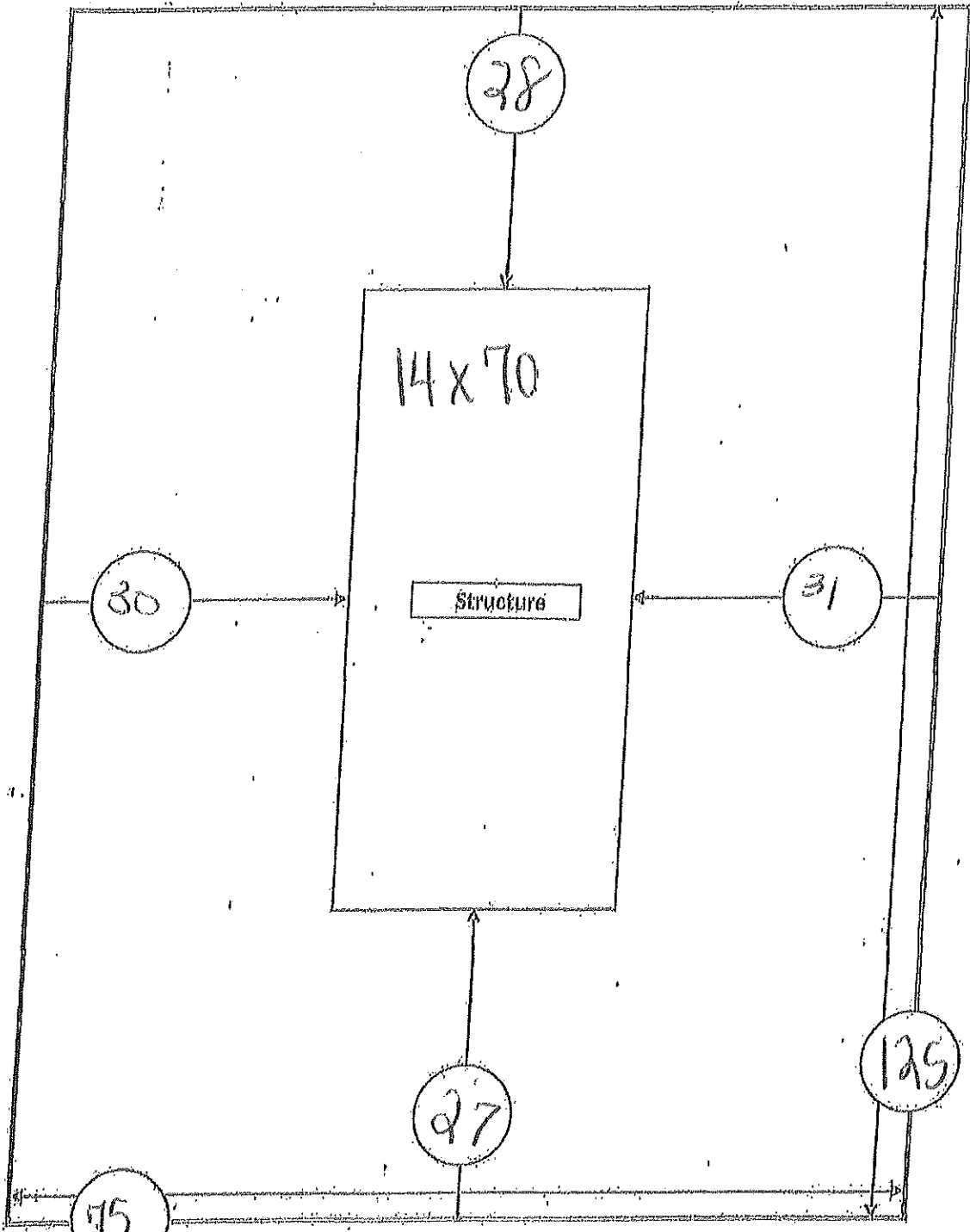
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost 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.



112 Banks Avenue

112601

SITE PLAN



112 Banks STREET

2418

**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:

3. Applicant's Address:

4. Applicant's Phone:

5. Applicant's Email:

6. Physical Address Of Request:

7. Interest in Ownership: 7. Date of Application:

8. Explanation of Request:

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

Special Exception

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- 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:

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- 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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- 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

KENETH L. REMBERT

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 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

STEVE R. LAYNE

Printed Name of Owner

5/20/24

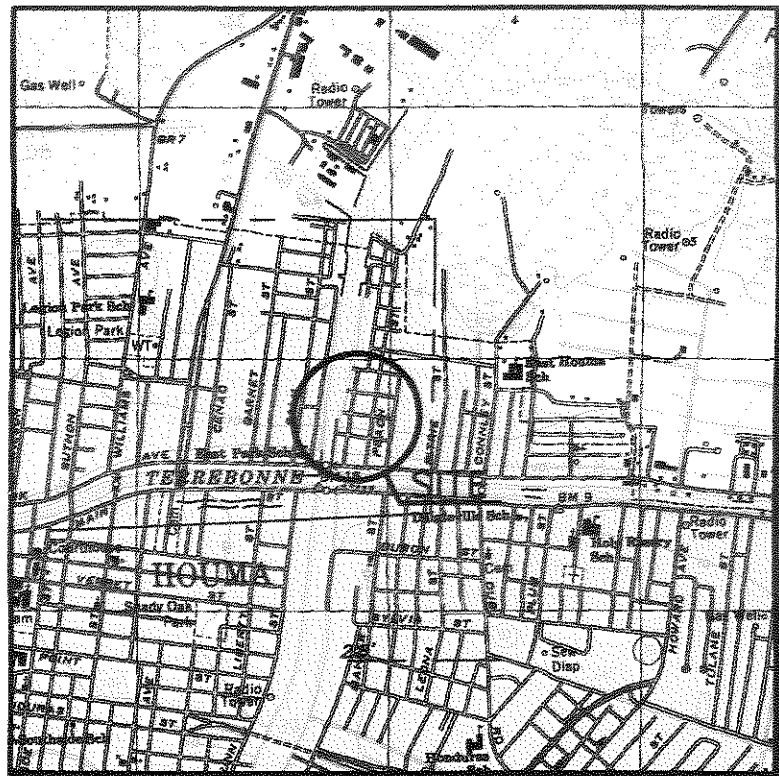
Date

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.

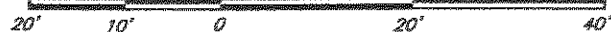


8351 Park Avenue, 201 & 203 Ash Street

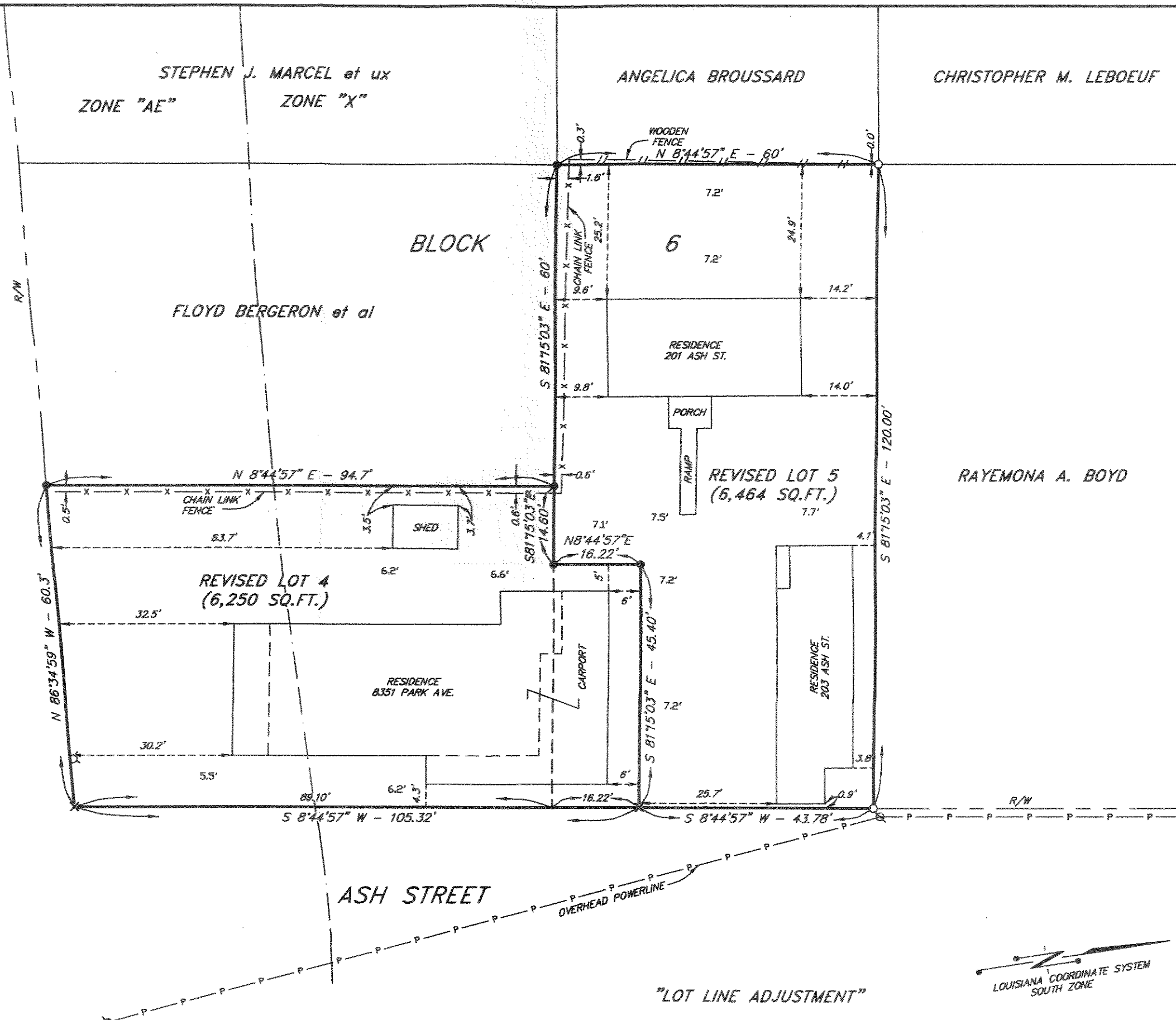


VICINITY MAP

GRAPHIC SCALE



PARK AVENUE



LEGEND:

- X CHISELED "X" SET IN CONCRETE
- INDICATES 5/8" IRON ROD PREV. SET
- INDICATES 5/8" IRON ROD FOUND
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING POWER POLE WITH LIGHT
- ⊙ EXISTING FIRE HYDRANT
- 3.3 INDICATES SPOT ELEVATION (BASED ON NAVD '88, C4G DATUM)

"LOT LINE ADJUSTMENT"

SURVEY OF REVISED LOTS 4 & 5
OF BLOCK 6, CONNELLY SUBDIVISION
BEING A REDIVISION OF PROPERTY BELONGING
TO LOUISIANA REALTY DEVELOPMENT, LLC



APPROVED AND ACCEPTED ADMINISTRATIVELY THIS DATE _____
BY THE HOUMA - TERREBONNE REGIONAL PLANNING COMMISSION

**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:

Ares Construction

3. Applicant's Address:

**306 W Montgomery St
Willis TX 77378**

4. Applicant's Phone:

985-381-7320

5. Applicant's Email:

ops@aresbuild.com

6. Physical Address
Of Request:

**166 Smith Lane
Houma, LA 70360**

7. Interest in Ownership:

N/A

7. Date of
Application:

5/28/24

8. Explanation of
Request:

Proposed house will be 9.5' from front property line and 9.5' from the back property line, there are no issues pertaining side setbacks.

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

Special Exception

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- 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;
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- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- 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

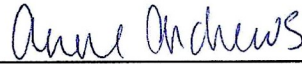
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

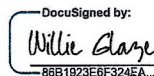
Anne Andrews

Print Name of Applicant or Agent

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

aa 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,

aa 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

Willie Glaze

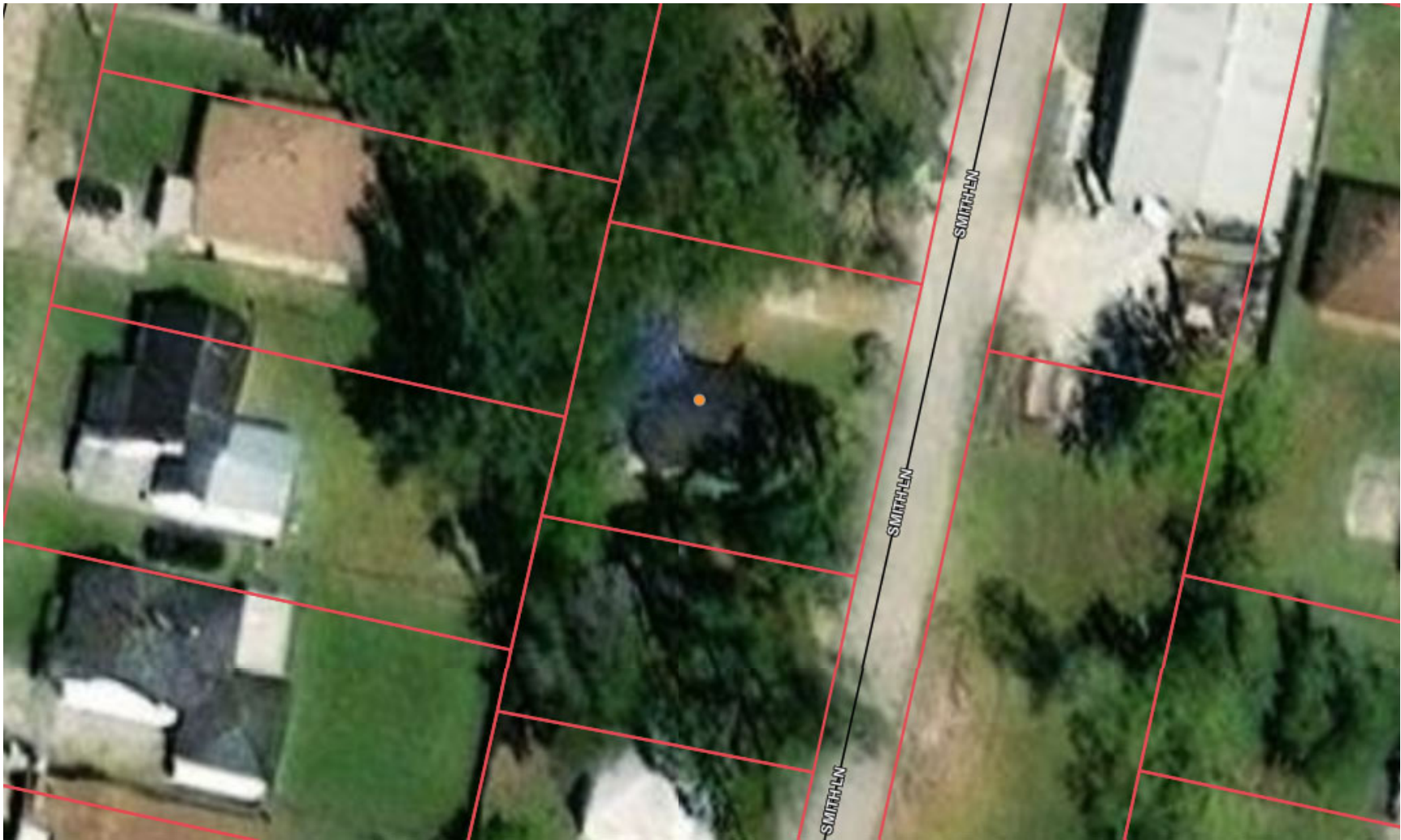
Printed Name of Owner

5/28/2024

Date

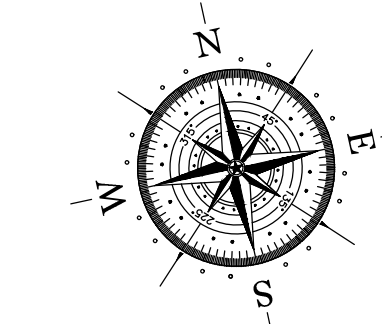
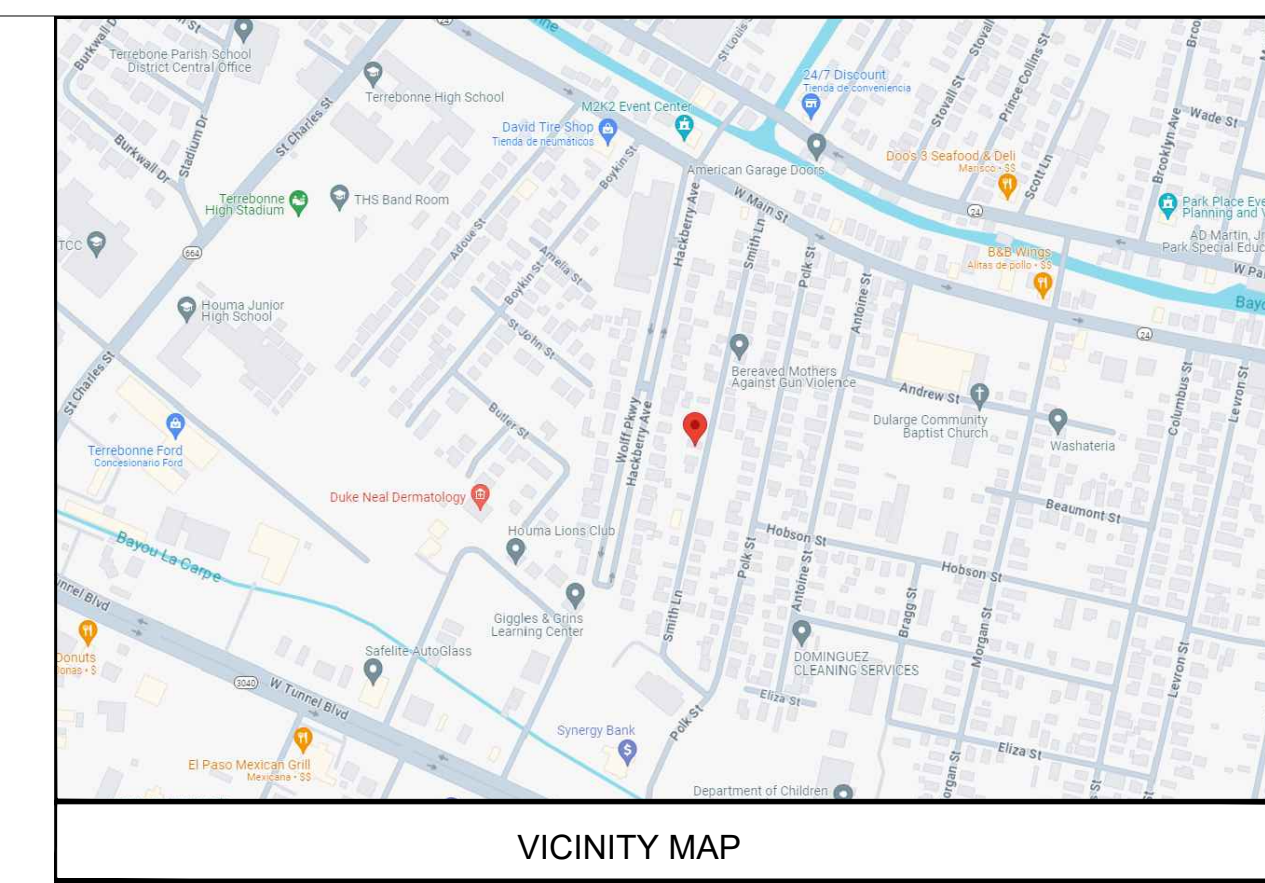
9. Adjacent Property Owners:

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.



166 Smith Lane

LINE TABLE		
#	BEARING	DISTANCE
L1	S 12° 08' 49" W	75.00'



SCALE: 3/32" = 1'-0"

LEGAL DESCRIPTION:
A CERTAIN TRACT OF LAND IN HOUMA, TERREBONNE PARISH, LOUISIANA, DESCRIBED IN A DEED RECORDED IN BOOK 70, PAGES 192, CLERK OF COURT RECORDS OF TERREBONNE PARISH, LOUISIANA.

LEGEND

⊗ GAS METER(GM)	⊗ CORRUGATED METAL PIPE
⊗ GAS VALVE(GV)	⊗ REINFORCED CONCRETE PIPE
⊗ FIRE HYDRANT(FH)	⊗ POLYVINYL CHLORIDE PIPE
⊗ WATER METER(WM)	⊗ CORRUGATED PLASTIC PIPE
⊗ WATER VALVE(WV)	⊗ SANITARY SEWER EASEMENT
⊗ GRATE INLET(GI)	⊗ SANITARY SEWER EASEMENT
⊗ SANITARY MANHOLE(SAN.M.H.)	⊗ A.E. = AERIAL EASEMENT
⊗ PRESSURE VALVE(PV)	⊗ B.O.C. = BACK OF CURB
⊗ LIGHT POLE(LP)	⊗ B.L. = BUILDING LINE
⊗ WATER WELL(WW)	⊗ C.P. = CONTROL POINT
⊗ TRAFFIC SIGNAL POLE(TSP)	⊗ D.E. = DRAINAGE EASEMENT
⊗ CLEAN OUT(CO)	⊗ F.F.E. = FINISH FLOOR ELEV.
⊗ BURIED CABLE MARKER(BCM)	⊗ I.P. = IRON PIPE
⊗ POWER POLE(PP)	⊗ I.R. = IRON ROD
⊗ UTILITY POLE(UP)	⊗ R.O.W. = RIGHT-OF-WAY
⊗ SERVICE POLE(SP)	⊗ T.B.M. = TEMPORARY BENCHMARK
⊗ ELECTRIC BOX(EB)	⊗ U.E. = UTILITY EASEMENT
⊗ ELECTRIC METER(EM)	⊗ W.L.E. = WATER LINE EASEMENT
⊗ ELECTRIC METER(EM)	⊗ ASPHALT
⊗ SPOT ELEVATION(SE)	⊗ CONCRETE
⊗ ELECTRIC SHUTOFF	⊗ GRAVEL
⊗ KNOX BOX	⊗ WOOD-DECK
⊗ EXISTING TREE	⊗ WOOD FENCE
⊗ PROPOSED TREE	⊗ CHAIN-LINK
	⊗ IRON FENCE
	⊗ PIPELINE
	⊗ BUILDING LINE
	⊗ EASEMENT LINE
	⊗ OVERHEAD POWER

B.F.E. - BASE FLOOD ELEVATION (100 YEAR)
D.F.E. - DESIGNATED FLOOD ELEVATION (500 YEAR)
F.F.E. - FINISHED FLOOR ELEVATION
P.A.S. - PILING AND STRINGER
S.O.G. - SLAB ON GRADE
H.A.G. - HIGHEST ADJACENT GRADE
L.A.G. - LOWEST ADJACENT GRADE

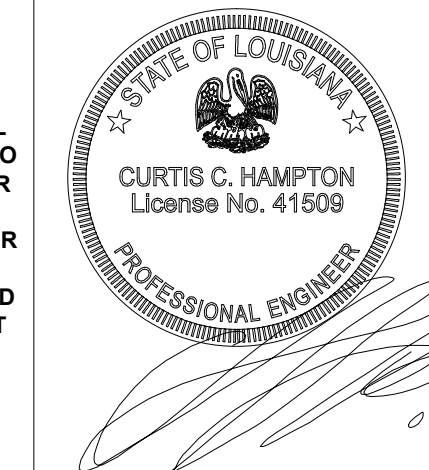
NOTES

1. THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM 2'-0" ABOVE B.F.E.
2. THE FINISHED GRADE AT HOUSE FOUNDATION SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND SHALL START A MINIMUM OF 6" BELOW FINISHED FLOOR OF SLAB OR MINIMUM 6" BELOW PIER FOOTINGS FOR ELEVATED FLOOR.
3. GRADING BELOW ELEVATED FLOOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE FOOTPRINT AND PREVENT POOLING UNDER HOUSE.
4. NO BUILD LINES OR EASEMENTS SHOWN ON PLAT BEYOND THE R.O.W.
5. FINISHED CONSTRUCTION GRADING PATTERN SHALL CONVEY WATER RUN-OFF AWAY FROM ADJACENT PROPERTIES.
6. WETLAND AREA TO REMAIN UNDISTURBED DURING CONSTRUCTION.

Revisions:		
#	DATE	DESCRIPTION OF CHANGE
0	05/31/2024	ISSUED FOR CONSTRUCTION

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT".

THIS DRAWING AND ALL OF ITS CONTENTS ARE TO BE STRICTLY USED FOR THE ADDRESS SHOWN AND USE FOR ANY OTHER PURPOSE AND/OR LOCATION IS PROHIBITED AND COBALT DOES NOT AUTHORIZE SUCH USE.



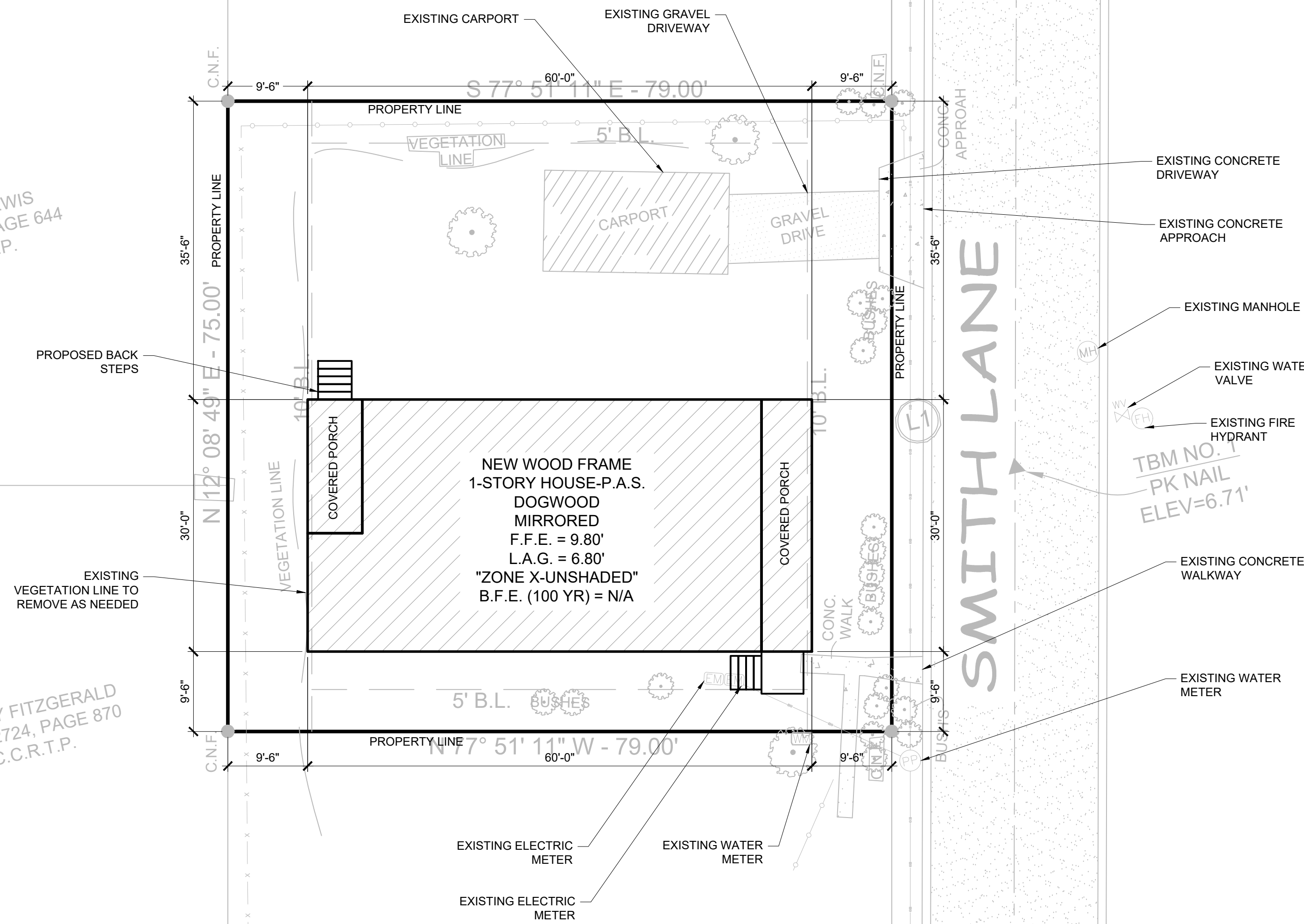
NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES



CLIENT:
ARES CONSTRUCTION
PROJECT LOCATION OR ADDRESS:
166 SMITH LN.
HOUMA, LA 70360

SITE PLAN

DRAWN BY:	G.T.	CHECKED BY:	CCH
PROJECT #:	23-0035-54	SCALE:	3/32" = 1'-0"
DATE:	05/31/2024		23-0035-DGW-PAS-C-1.00



CELESTE CHAMPAGNE
DEED INFO
UNAVAILABLE

MICHAEL LEWIS
BOOK 2341, PAGE 644
C.C.R.T.P.

JEREMY FITZGERALD
BOOK 2724, PAGE 870
C.C.R.T.P.

JOHN JEFF
BOOK 117, PAGE 365
C.C.R.T.P.

IMPERVIOUS SQUARE FOOTAGE	
PROPOSED SQUARE FOOTAGE	
LOT AREA	5,609 SQFT
PROPOSED 1ST FLOOR	1,517 SQFT
FRONT PORCH	180 SQFT
REAR PORCH	103 SQFT
EXISTING CARPORT	264 SQFT
EXISTING GRAVEL DRIVEWAY	145.2 SQFT
EXISTING CONCRETE DRIVEWAY	19.3 SQFT
EXISTING CONCRETE WALKWAY	36.5 SQFT
TOTAL COVERED	2,265 SQFT
APPROXIMATE LAND TABULATION	
LOT AREA	5,609 SQFT
TOTAL COVERED AREA	2,265 SQFT
IMPERVIOUS PERCENTAGE	40.38 %