



## 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**  
**Tyler Legnon**

**Joe Harris, Vice Chair**  
**David Tauzin**

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**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.

### BOARD OF ADJUSTMENT MEETING NOTICE

**DATE:** Monday, April 21, 2025  
**TIME:** 5:00 PM  
**PLACE:** Terrebonne Parish 2<sup>nd</sup> 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 March 17, 2025
5. Old Business
  - a. Structure Variance: Parking Space Variance from the required 240 spaces to 190 spaces for a multifamily development on a C-2 zoned lot located at 5041 Imperial Dr; (Council District 6; Bayou Cane Fire District) *Aaron Baudoin. applicant.* -**WITHDRAWN**
6. New Business
  - a. Structure Variance: Rear yard setback variance from the required 25' to 15' for a single-family residence through the Restore LA Program on a R-1 zoned lot located 265 Garnet St; (Council District 5; City of Houma Fire District) *Joni Stone for Donna Grabert, Applicant*
7. Next Meeting Date: Monday, May 19, 2025
8. Board of Adjustment Member's Comments
9. Public Comments
10. Staff Report:
  - Review ordinance revisions
  - Review fee changes
  - Review Bylaws
11. Adjourn

**MINUTES**  
**BOARD OF ADJUSTMENT**  
**MEETING OF March 17, 2025**

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of March 17, 2025, of the Board of Adjustment to order at 5:08 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, Mr. Willie Newton, Secretary, Mr. David Tauzin and Mr. Tyler Legnon. Absent at the time of Roll Call were: None. 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:
  - a) The Chairman recognized Councilman Clyde Hamner of Council District 6 for being in attendance.
  - b) Staff stated that agenda items 5b, 335 Grace Street and 6a, 221 Peters Street were withdrawn upon the applicant’s request.
4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Legnon: “THAT the Board of Adjustment accept the minutes as written, for the regular meeting of February 18, 2025.”

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, Mr. Tauzin, and Mr. Legnon; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. OLD BUSINESS:
  - A. Special Exception: Exception to allow for “liquor sales not to be consumed on the premises” on a C-3 zoned located at 1317 Savanne Road.
    - 1) The Chairman recognized Councilman Clyde Hamner who expressed his concerns about clustering of alcohol sales and traffic issues on Savanne Road.
    - 2) The Chairman recognized Ms. Kelly Guidry, representing the applicant. Ms. Guidry discussed the benefits of solar power and stated that liquor sales were allowed in a C-3 zoning district.
    - 3) The Chairman recognized Mr. Bernard Sanders of Bellingrath Drive who questioned why another establishment of this type was needed in the area.
    - 4) The Chairman recognized Ms. Ann Bourg of Nottoway Drive who agreed with Councilman Hamner and Mr. Sanders concerns. Ms. Bourg expressed her concerns about traffic issues and her supporting the local business owner at the Cypress Stop at the corner of Hwy 311 and Savanne Road.
    - 5) The Chairman recognized Mr. Mark Duplantis of Godchaux Drive who questioned the benefit of granting the special exception for this location.
    - 6) The Chairman recognized Mr. Troy Cunningham of Compton Place who expressed his concerns about demolishing the existing building and fuel spills.
    - 7) The Chairman recognized Mr. Kelly Guidry who asked the Board to consider only the special exception for liquor sales not to be consumed on the premises.
    - 8) The Chairman recognized Councilman Clyde Hamner who asked the Board to deny the request due to Section 28-178(f)(3)(a)(b)(h). of the Terrebonne Parish Code of Ordinances.
    - 9) The Chairman recognized Mr. Troy Cunningham who expressed his concerns for the sale of liquor.

10) The Chairman recognized Mr. Pulaski who stated that C-3 zoning is a Neighborhood Commercial Zone and does not allow for a bar or tavern and that the liquor license is specific for this applicant.

11) The Chairman recognized Ms. Kelly Guidry who expressed that a C-3 zoning district allows this type of request. She also stated that this location was chosen due to price and zoning.

12) The Chairman recognized Mr. John Benoit of Bellingrath Drive who questioned asked who's the applicant applying for the liquor license and who's the property owner.

13) The Chairman recognized Ms. Kelly Guidry who stated she was there to represent the applicant due to the applicant not being able to attend the meeting.

14) The Chairman recognized Jeremy Rau of Godchaux Drive who expressed his concerns about the this special exception.

15) The Chairman recognized Ms. Cheryl Ledet of Godchaux Drive who expressed her concerns on traffic issues.

16) The Chairman recognized Ms. Ann Bourg of Nottoway Drive who expressed her concerns about cluster of alcohol sales and the possibility of hurting the existing business at the corner of Hwy 311 and Savanne Road.

17) The Chairman recognized Mr. Kelly Guidry to stated that C-3 zoning allows for fuel stations, restaurants, and liquor sales.

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

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

19) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a special exception for "liquor sales not to be consumed on the premises" at a fuel station on a C-3 zoned lot. He stated that the Board has approved similar requests in C-3 zoning districts in the past. He stated that Staff recommends approval of the request.

20) Mr. Harris moved, seconded by Mr. Newton: "THAT the Board of Adjustment deny the special exception request on the basis that the request does not meet review criteria identified in the standards and conditions as stated in Sec. 28-178(f)(3)(a)(b)(h) as listed below:

*(a) That the exception will not authorize the operation of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought.*

*(b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained.*

*(h) That the exception will not adversely affect the public health, safety or welfare or the master plan."*

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

B. Structure Variance: Side yard setback variance from the required 5' to 2' for the placement of a mobile home on an R-3 zoned lot located at 335 Grace Street.

1) The Chairman recognized under announcements that Mr. Brighton Schmill stated this application was withdraw at the request of the applicant and a variance was no longer needed.

6. NEW BUSINESS

- A. Structure Variance: Front yard setback variance from the required 25' to 8' for the construction of a Restore LA home on a C-2 zoned lot located at 221 Peters Street.

1) The Chairman recognized under announcements that Mr. Brighton Schmill stated this application was withdraw at the request of the applicant and a variance was no longer needed.

- B. Structure Variance: Rear yard setback variance from the required 25' to 8' for the construction of a Restore LA home on an R-1 zoned lot located at 209 Saint Malo Street.

1) The Chairman recognized Ms. Stacy St Pierre of Partners in Construction, LLC who stated that the request is to allow for the construction of a Restore LA home on an R-1 zoned lot located at 209 Saint Malo Street.

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

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

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

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a rear yard setback variance from the required 25' to 8' for the construction of a Restore LA home on an R-1 zoned lot located at 209 Saint Mao Street. He stated that Staff recommends approval of the variance request.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the rear yard setback variance from the required 25' to 8' for the construction of a Restore LA home on an R-1 zoned lot located at 209 Sant Malo Street."

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

- C. Structure Variance: Parking space variance from the required 240 spaces to 190 spaces for a multifamily development on a C-2 zoned lot located at 5041 Imperial Drive.

1) The Chairman recognized Mr. Victor Smeltz of Renaissance Neighborhood Development Corporation who stated that parking variance is to allow for the construction of a multifamily development on a C-2 zoned lot located at 5041 Imperial Drive.

2) The Chairman recognized Mr. David Landry of 315 South Hollywood Road who express his concerns on an increase to the traffic flow on South Hollywood Road.

3) The Chairman recognized Ms. Mary Hipp of 504 Raquet Lane who expressed traffic concerns on South Hollywood Road.

4) The Chairman recognized Councilman Clyde Hamner who expressed his concerns regarding parking and narrow streets on Imperial Drive.

5) The Chairman asked the applicant if a prior traffic study was conducted.

6) The Chairman recognized Ms. Pamela Porche of 500 Raquet Lane who express concerns on increase of traffic, decrease in property value, parking, noise and asked that the Board deny the request.

7) The Chairman recognized Mr. Victor Smeltz who stated that a traffic study was not required for this development.

8) The Chairman recognized Jeannette with Volunteers of America who stated that this development was possible through CDBG funding.

9) The Chairman recognized Ms. Pamela Porche who questioned why the residents are just finding out about this project.

10) The Chairman recognized David Landry who expressed his concern on the increase of traffic between 7:30 am – 5:00 pm

11) The Chairman recognized Mr. Rick Price of WoodmenLife who questioned the parking variance and if a fence would be constructed with the development and what's the plan if the request was denied.

12) The Chairman recognized Ms. Connie Bourg of 5953 Alma Street, who stated that she is a concerned citizen and agrees with the residents on the traffic concerns but stated that there is a need for additional housing in Houma.

13) The Chairman recognized Mr. Victor Smeltz who stated that they would like to work together with the residents for this development.

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

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

15) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a parking variance from the required 240 to 190 spaces for the construction of a new multifamily development on a C-2 zoned lot located at 5041 Imperial Drive. Mr. Pulaski stated that the applicant is required to obtain Planned Building Group Approval from the Houma Terrebonne Regional Planning Commission. Mr. Pulaski stated that Staff recommends approval of the request.

16) Mr. Harris moved, seconded by Mr. Legnon: "THAT the Board of Adjustment continue this item until the next scheduled meeting to allow time to gather more information."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Tauzin, Mr. Legnon, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: None. THE CHAIRMAN DECLARED THE ITEM BE CONTINUED TO THE NEXT SCHEDULED MEETING.

D. Structure Variance: Rear yard setback variance from the required 25' to 7' on an R-1 zoned lot located at 203 Ash Street.

1) The Chairman recognized Ms. Mr. Keneth Rembert of Keneth L. Rembert Land Surveyors who stated that the applicant is asking for a rear yard setback variance from the required 25' to 7' due to a redivision of property, to create 2 lots at 201 and 203 Ash Street. He stated the location currently has 2 dwellings on 1 lot and the applicant wants to divide the lot into 2 separate lots.

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

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

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

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a rear yard setback variance from the required 25' to 7' on an R-1 zoned lot located at 203 Ash Street. He stated that due to a redivision of property, to create 2 lots at 201 and 203 Ash Street and that the location currently has 2 dwellings on 1 lot and the applicant wants to divide the lot into 2 separate lots but by doing that a rear yard setback would be required on 203 Ash Street. He stated that Staff recommends approval of the request.

5) Mr. Legnon moved, seconded by Mr. Harris: "THAT the Board of Adjustment approve the rear yard setback variance from the required 25' to 7' on an R-1 zoned lot located at 203 Ash Street."

The Chairman called for a vote on the motion offered by Mr. Legnon. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Harris, Mr. Newton, and Mr. Legnon; NAYS:

None; ABSTAINING: Mr. Chatagnier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

7. NEXT MEETING DATE:
- a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, April 21, 2025.
8. BOARD OF ADMUSTMENT MEMBER COMMENT: None
9. PUBLIC COMMENT: None
10. Mr. Harris moved, seconded by Mr. Newton: “THAT” there being no further business to come before the Board of Adjustment, the meeting be adjourned at 6:55 p.m.”
- The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, and Mr. Harris, Mr. Legnon and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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*Mr. Willie Newton, Secretary  
Board of Adjustment*



TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

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

2. Applicant's Name:	Aaron Baudoin	
3. Applicant's Address:	3377 North Boulevard Baton Rouge, Louisiana 70806	
4. Applicant's Phone:	225-387-4414	
5. Applicant's Email:	abaudoin@cparch.com	
6. Physical Address Of Request:	5041 Imperial Drive Houma, Louisiana 70360	
7. Interest in Ownership:	Architect	7. Date of Application: February 26, 2025
8. Explanation of Request:	The applicant is seeking a waiver for the parking requirements in relation to a proposed 120 unit new construction multifamily development. See attached Exhibit A Narrative for explanation of request and Exhibit B Site Plan.	

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

Special Exception

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

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

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

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

Application Fee: Make checks payable to TPCG.

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

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

*[Signature]*

Signature of Applicant or Agent

Aaron Baudoin

Print Name of Applicant or Agent

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

- DSG 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]*

Signature of Owner

Donald S Gervais Jr

Printed Name of Owner

Feb 27, 2025

Date

9. Adjacent Property Owners:

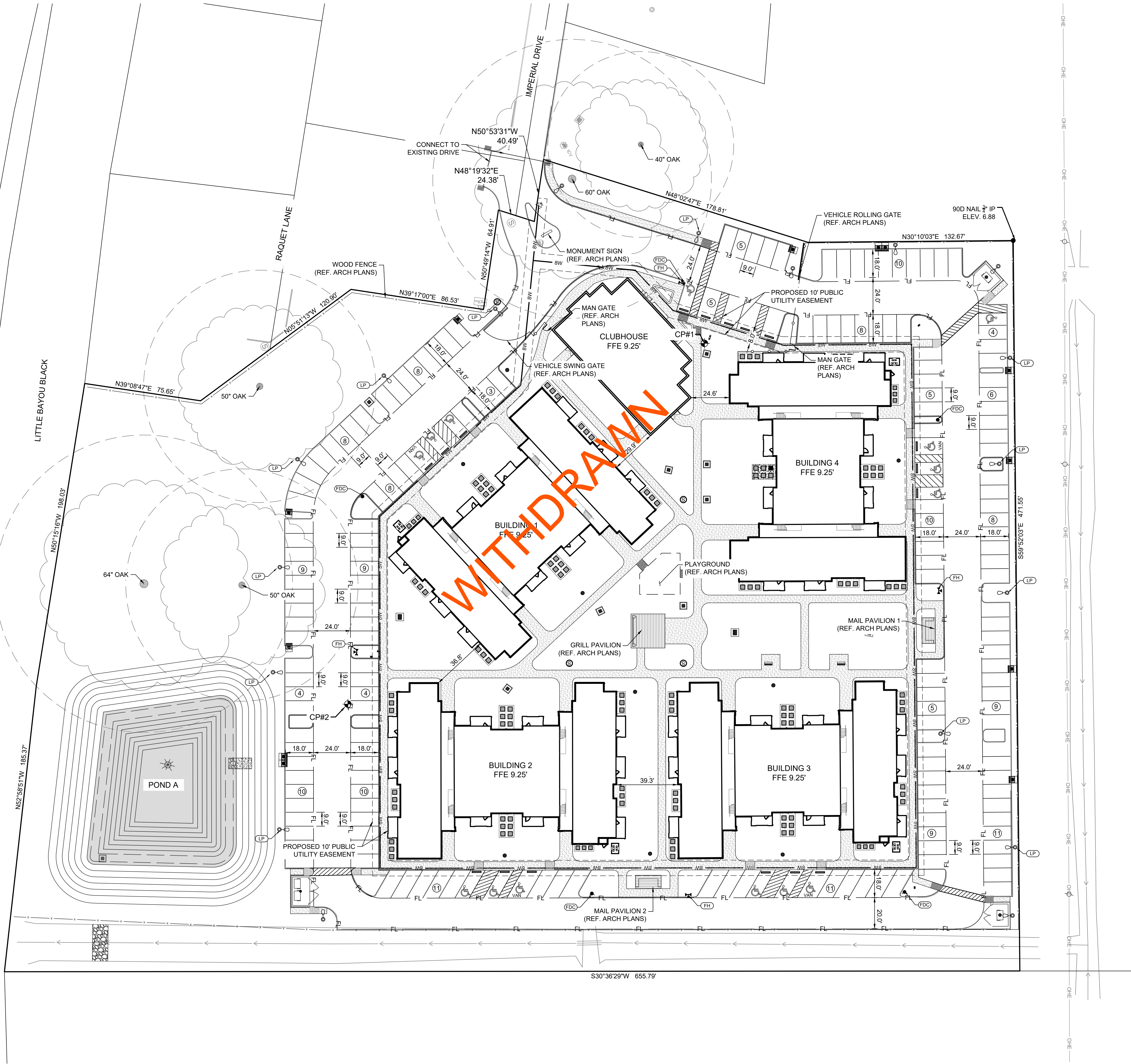
Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners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





**5041 Imperial Drive**











**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="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:

Joni Stone for Donna Grabert

3. Applicant's Address:

3045 Westfork Dr, Baton Rouge, LA 70816

4. Applicant's Phone:

225.975.3009 / 225.286.1220

5. Applicant's Email:

jstone@dynamicgrp.com

6. Physical Address  
Of Request:

265 Garnet St, Houma, LA 70364

7. Interest in Ownership:

100%

7. Date of  
Application:

03.14.2025

8. Explanation of  
Request:

Dynamic Group is requesting a rear yard  
setback variance in order to rebuild a LA  
Restore new single family residence  
  
from 25' to 15.6'

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

**Special Exception**

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

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.



## Variance

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

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

Application Fee: Make checks payable to TPCG.

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

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

  
\_\_\_\_\_  
*Signature of Applicant or Agent*

Joni J Stone  
\_\_\_\_\_  
*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*

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



**265 Garnet Street**



**BASIS OF BEARINGS:**  
BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM RTK GPS OBSERVATIONS PERFORMED ON 01/13/2025.

**REFERENCE PLAT:**

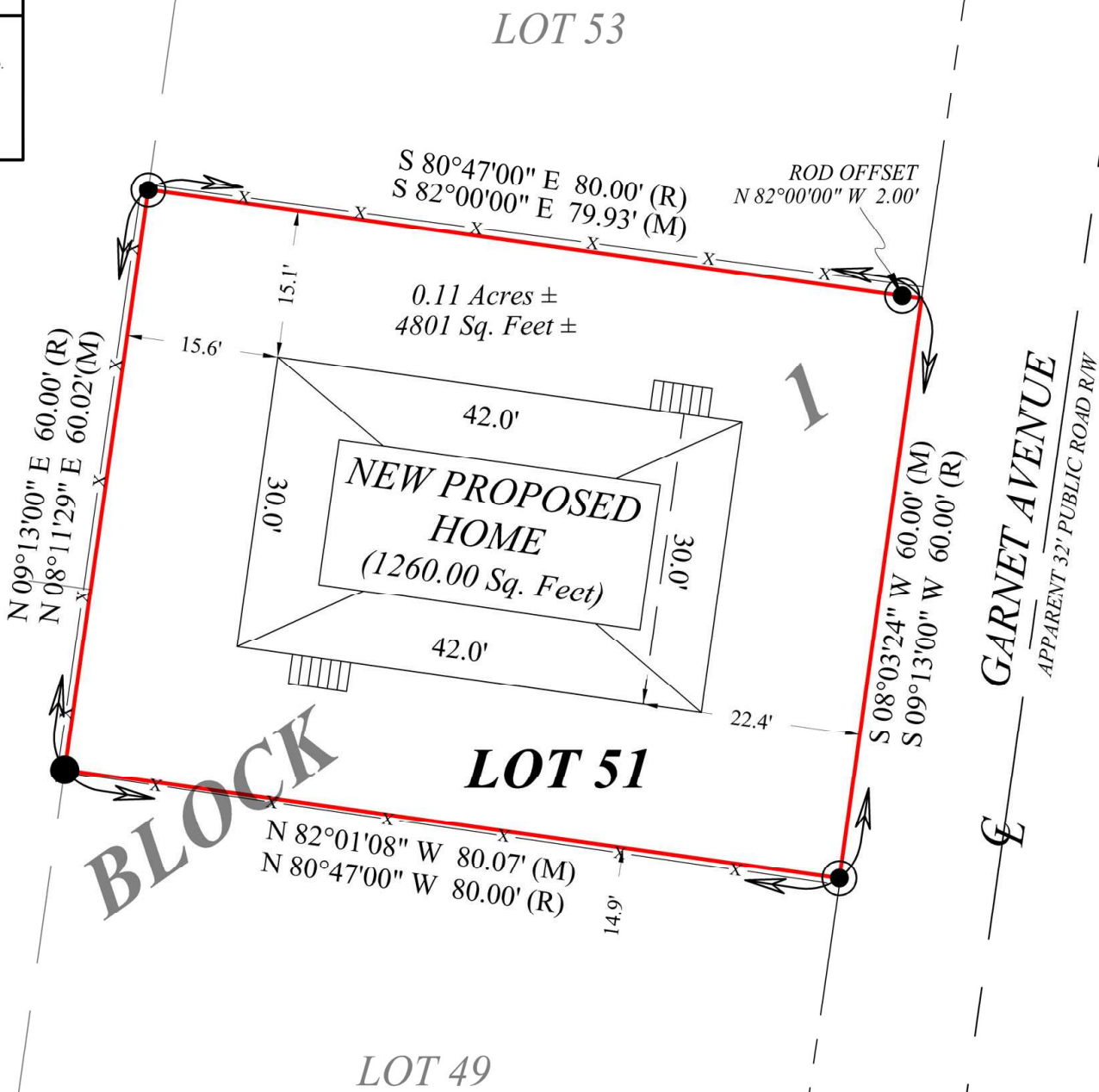
- HELLIER AND GARNET ADDITIONS
- PREFORMED BY T. BAKER SMITH, C.E.
- DATED 01/26/1937
- RECORDS OF TERREBONNE PARISH, LOUISIANA

**LEGEND**

- FOUND 5/8" IRON PIPE, UNLESS OTHERWISE NOTED.
- ⊙ SET 1/2" IRON ROD, UNLESS OTHERWISE NOTED.
- PROPERTY LINE
- - - APPARENT RIGHT OF WAY
- X- FENCE LINE

PLAT OF BOUNDARY SURVEY

FOR PROPERTY LOCATED IN:  
SECTION 7, TOWNSHIP 17 SOUTH, RANGE 17 EAST,  
SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND  
DISTRICT, ST. HELENA MERIDIAN,  
TERREBONNE PARISH, LOUISIANA



**PROPERTY DESCRIPTION:**

A PARCEL OF LAND LOCATED IN SECTION 7, TOWNSHIP 17 SOUTH, RANGE 17 EAST, SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT, ST. HELENA MERIDIAN, TERREBONNE PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 51 OF BLOCK 1 OF HELLIER AND GARNET ADDITIONS, BEING A SUBDIVISION AS PER PLAT RECORDED, RECORDS OF TERREBONNE PARISH, LOUISIANA;

CONTAINING 0.11 ACRES, MORE OR LESS, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS SITUATED THEREON.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE APPLICABLE PROFESSIONAL AND OCCUPATIONAL STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY PER LOUISIANA ADMINISTRATIVE CODE (LAC) TITLE 46, PART LXI, CHAPTER 29, AND IN ACCORDANCE WITH THE APPLICABLE STATUTES OF THE STATE OF LOUISIANA.

**GENERAL NOTES:**

- THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS/ IMPROVEMENTS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO THE SUBJECT PROPERTY.
- NO VISIBLE ENCROACHMENTS EXIST EITHER WAY ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN ABOVE, AND NO ENVIRONMENTAL ISSUES, EASEMENTS, OR SERVITUDES WERE ADDRESSED OTHER THAN THOSE SPECIFICALLY REQUESTED AND PROVIDED FOR REVIEW BY THE CLIENT.
- NO ATTEMPT HAS BEEN MADE BY E. LEO REDDOCH III, P.L.S. TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED TO) ALTER, MODIFY, OR OTHERWISE CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
- THE SURVEYOR RESERVES THE RIGHT TO SUPPLEMENT AND/OR EDIT THIS PLAT IF NEW INFORMATION IS DISCOVERED.
- THE AERIAL MAPS PROVIDED ARE FOR REFERENCE ONLY AND MAY NOT BE ACCURATE OR UP-TO-DATE.

**FLOOD ZONE NOTE:**

DETERMINED BY GRAPHICAL METHODS ONLY, THE ABOVE PROPERTY LIES WITHIN **ZONE AE** OF THE H. U. D. (F. I. A.) FLOOD HAZARD BOUNDARY MAP NO. 22109C0252E, WHICH BEARS AN EFFECTIVE DATE OF 09/07/2023. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**MUNICIPAL ADDRESS:** 265 GARNET STREET, HOUMA, LOUISIANA 70364

**VICINITY MAP**  
SCALE: NTS

<b>DRAWN BY:</b> EJP	<b>SURVEY PERFORMED FOR:</b> <b>DONNA GRABERT</b>
<b>CHECKED BY:</b> ACR	<b>PROPERTY LOCATED IN:</b> SECTION 7, TOWNSHIP 17 SOUTH, RANGE 17 EAST, SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT, ST. HELENA MERIDIAN, TERREBONNE PARISH, LOUISIANA
<b>APPROVED BY:</b> ELR	
<b>SCALE:</b> 1" = 20'	
<b>DATE OF PLAT:</b> JANUARY 23, 2025	
<b>REV. DATE:</b>	

**E. LEO REDDOCH III, P.L.S.**  
PROFESSIONAL LAND SURVEYOR  
NO. 4446 STATE OF LOUISIANA

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