



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
A'ron Wolfe
Vacant, Alternate 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.

BOARD OF ADJUSTMENT MEETING NOTICE

DATE: Monday August 18, 2025
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 July 21, 2025
5. New Business:
 - a. Special Exception and Structure Variance: Exception to allow for the placement of a mobile home on an R-2 zoned lot and front yard setback variance from the required 20' to 7' and rear yard setback variance from the required 25' to 7' located at 119 Square Wolfe Lane; (Council District 2; Bayou Cane Fire District) *Patricia Harris, applicant.*
6. Staff Report
 - Status of ordinance revisions and fee changes
7. Next Meeting Date: Monday, September 15, 2025
8. Board of Adjustment Member's Comments
9. Public Comments
10. Adjourn

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 checked="" 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:

Patricia Harris

3. Applicant's Address:

119 Square Wolfe Lane
Houma, LA 70364

4. Applicant's Phone:

985-360-7102

5. Applicant's Email:

harrispat13@gmail.com

6. Physical Address
Of Request:

119 Square Wolfe Lane

7. Interest in Ownership:

Family

7. Date of
Application:

7-18-25

8. Explanation of
Request:

Placement of a new 16x76
mobile home through Restore
LA Program.
Front yard variance from 20' to 12'
Rear yard variance from 25' to 12'

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.

Patricia A. Harris

Signature of Applicant or Agent

Patricia A. Harris

Print Name of Applicant or Agent

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

G.G.Jr. 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,

P.A.H. 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.

985-209-9806 - Graible Bauche Jr.

Signature of Owner

Graible Bauche Jr.

Printed Name of Owner

7-18-25

Date

9. Adjacent Property Owners:

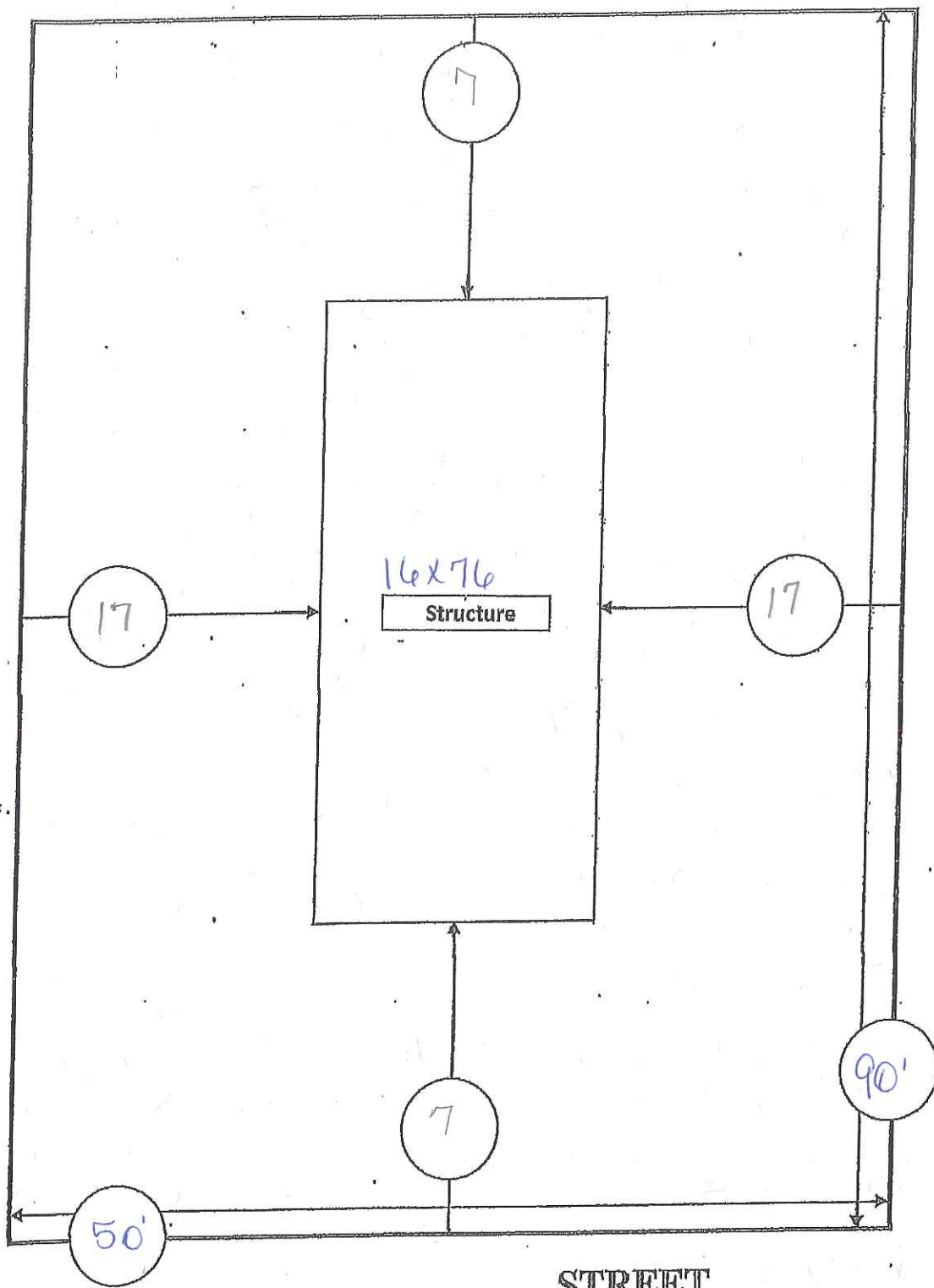
Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:

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.



119 Square Wolfe Lane

SITE PLAN



STREET

119 Square Wolfe Lane



119 Square Wolfe Lane



119 Square Wolfe Lane