

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 Connie Bourg, 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 or electronic devices used for communication for the duration of the meeting.

BOARD OF ADJUSTMENT MEETING NOTICE

DATE:

Tuesday, November 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 October 20, 2025
- 5. New Business:
 - a. Structure Variance: Rear yard setback variance from the required 5' to 2' and side yard setback variance from the required 5' to 2' for the construction of a storage building on an R-1 zoned lot located at 105 Thetford Drive; (Council District 6; Bayou Cane Fire District) *Brandon M. Smith, applicant*.
 - b. Structure Variance: Rear yard setback variance from the required 30' to 10' for the construction of a 2-unit apartment building on a C-2 zoned lot located at 440 Magnolia Street: (Council District 6; City of Houma Fire District) *Start Corporation, applicant.*
 - c. Structure Variance: Side yard setback variance from the required 15' to 0' for a proposed fence for an existing generator on an R-1 zoned lot located at 1217 Museum Drive; (Council District 6; Bayou Cane Fire District) Anthony J. Alford Rentals, LLC, applicant.
 - d. Structure Variance: Rear yard setback variance from the required 25' to 11' to allow for new residential construction on an irregular shaped R-1 zoned lot located at 116 Clearwater Lane; (Council District 6; Bayou Cane Fire District) *Darryl Hebert Builders, Inc., applicant.*
- 6. Next Meeting Date: Tuesday, December 16, 2025
- 7. Board of Adjustment Member's Comments
- 8. Public Comments
- 9. Adjourn

MINUTES

BOARD OF ADJUSTMENT

MEETING OF October 20, 2025

- The Chairman, Mr. Matthew Chatagnier, called the meeting of October 20, 2025, of the Board of Adjustment to order at 5:01 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Tyler Legnon.
- Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, Mr. Tyler Legnon, Mr. A'ron Wolfe and Mrs. Connie Bourg. Absent at the time of Roll Call were: None. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Henri Lucio, Planner I, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.

3. ANNOUNCEMENTS:

Mr. Pulaski introduced Mr. Henri Lucio as the new Planner I for the Planning & Zoning Department. Mr. Pulaski also recognized and congratulated Mr. Tyler Legnon on being the 2026 King for the Terreanians Mardi Gras Krew.

4. APPROVAL OF THE MINUTES:

Mr. Harris moved, seconded by Mr. Newton: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of September 15, 2025."

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

5. NEW BUSINESS:

- A. Structure Variance: Front yard setback variance from the required 20' to 10' and rear yard setback variance from the required 25' to 15' for the construction of a new home on an R-2 zoned lot located at 122 Pecan Street.
 - There was no one from the public present to speak on the matter.
 - 2) Mr. Legnon moved, seconded by Mr. Wolfe: "THAT the Public Hearing be closed."

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

- 3) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a front yard setback variance from the required 20' to 10' and a rear yard setback variance from the required 25' to 15' to allow for the construction of a new home at 122 Pecan Street. Mr. Pulaski noted that a letter had been provided to the Department summarizing the historical content of the shallow lot issues for Pecan Street. He stated that Staff recommends approval of the request on the condition that the applicant places gutters and downspouts on the new home to direct water away from the adjacent properties.
- 4) Mr. Legnon moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve front yard setback variance from the required 20' to 10' and a rear yard setback variance from the required 25' to 15' to allow for the construction of a new home at 122 Pecan Street on the condition that the applicant places gutters and downspouts on the new home to direct water away from the adjacent properties.

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

6. NEXT MEETING DATE:

1) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Tuesday, November 18, 2025.

- 7. BOARD OF ADMUSTMENT MEMBER COMMENT: None
- 8. PUBLIC COMMENTS: None
- 9. Mr. Newton moved, seconded by Mr. Wolfe: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:09 p.m."

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

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:	
	Special Exception	Structure Variance Administrative Review
	Interpretation	Use Variance Non-Conforming Structure Variance
2.	Applicant's Name:	Brandon Mrang Smith
3.	Applicant's Address:	105 Thethord Dr.
		Hours, LA 70360
4.	Applicant's Phone:	(985) 855-3210
5.	Applicant's Email:	Smith & Smith agency ins Lec. com
		3 \
6.	Physical Address	105 Thethord Dr.
	Of Request:	Houng, LA 7636
7.	Interest in Ownership:	7. Date of Application: 10 08 35
8.	Explanation of Request:	my motor coch, boats, and ATV.

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

Special Exception

- 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;
- d) 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;
- 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.

<u>Variance</u>

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:

- 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;
- 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:

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.

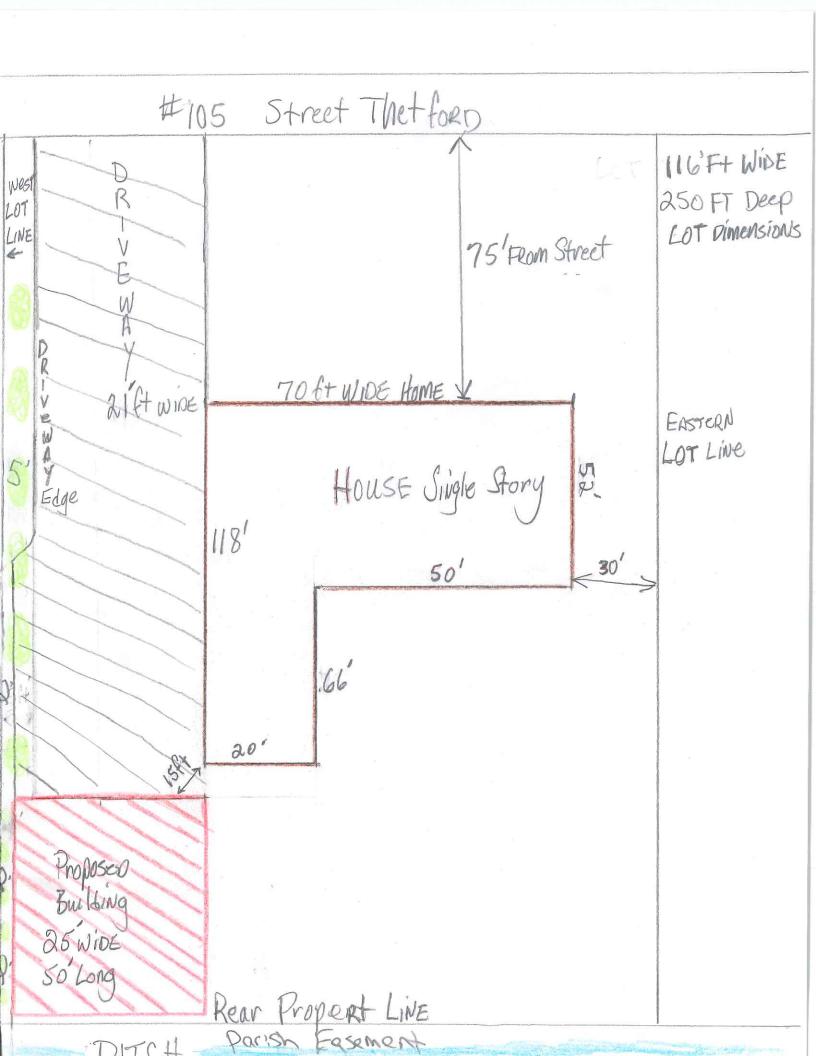
Explanation of Request:

We request a set back variance of two feet from the west property line and the rear property line. The reason for my request is to provide ample space for my motorcoach (RV), two boats, and an ATV.

Bank M Jones 10-08-2025

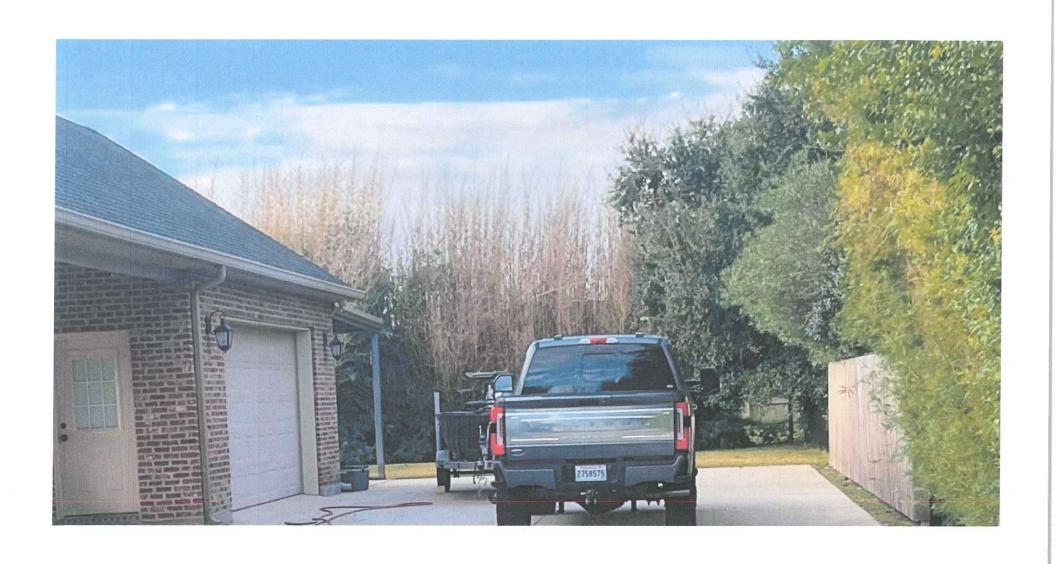


105 Thetford Drive





105 Thetford Drive



105 Thetford Drive



105 Thetford 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:	
	Special Exception	X Structure Variance Administrative Review
	Interpretation	Use Variance Non-Conforming Structure Variance
2.	Applicant's Name:	
		Start Corporation
3.	Applicant's Address:	P.O. Box 165
		Houma, LA 70361
4.	Applicant's Phone:	(985) 333-2020
5.	Applicant's Email:	leland.neil@startcorp.org
6.	Physical Address Of Request:	440 Magnolia Street
		Houma, LA 70360
7.	Interest in Ownership:	7. Date of Application: 10/29/2025
8.	Explanation of Request:	Request variance to build 2-unit apartment building
		10 feet from property line instead of standard
		20 feet from property line.

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

Special Exception

- 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;
- 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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<u>Application Fee</u>: Make checks payable to TPCG.

<u>Variances</u>: \$ 20.00 per application + cost of certified mailings.

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

Cusing Budy

Casey Guidry

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

Casey Guidry

Printed Name of Owner

10/29/2025

Date

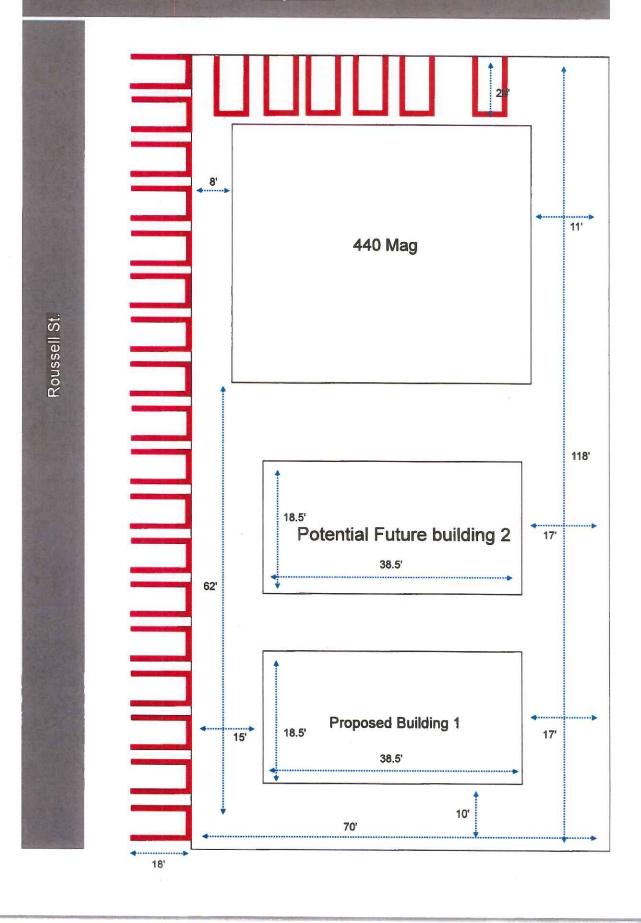
9. Adjacent Property Owners:

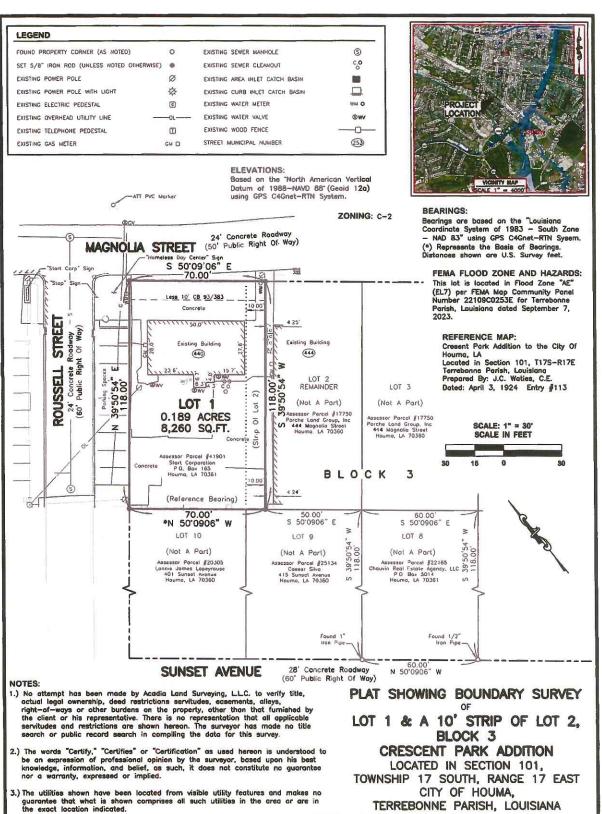
Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:

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440 Magnolia Street





CERTIFICATION:

This is to certify that this survey was done by me or under my direct supervision and tempty. The the survey was done on the ground and was done in acceptance with the stands of Practice for Land Surveyors as set forth by the state of Louisians, Board of Registration for Professional Engineers and Land Surveyors and this the accuracy specification and positional tolerances are in accordance with Class 2° surveys indicated in the above standards. I also cealing there are no visible-encroachments across any property lines except as standards. Plant the surveys indicated the survey indicated the surveys indicated the

07/01/2025 Reg. No. 4861

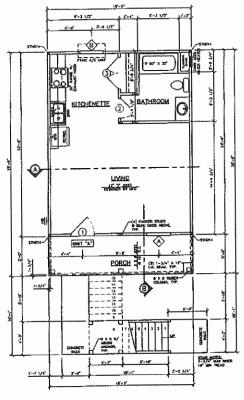
his survey plot is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

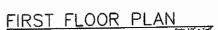


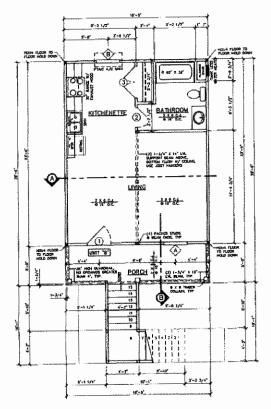
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

FIELD WORK COMPLETED ON. JUNE 24, 2025

ALS FILE: 2025/25-01-242s/25-242s dwg







SECOND FLOOR PLAN

SCHEDULE OF OPENINGS

HARK	SIZE	DESCRIPTION
(1)	1-0" x 6'-8" x 1-3/4"	S.C., RAND PAREL "COMPOSITE" DOOR
(2)	2'-6' x 4'-6' x 1-3/6"	H.C., RASED PAREL "COMPOSITE" DOOR
Ŏ	4'-0" x 6'-0" x 1-3/8"	PAR 2'-0", H.C., RUSED PANEL "COMPOSITE" DOCKS
A	3-0" x 5'-0" telC	SINGLE HUNG, VIEW, FRAME, INSULATED GLASS INCOM
<u></u>	2-0, x 70, 240	SHOLE HUNG, WITH FRAME INSULATED GLASS WHOOM

-THR FRIEZE PROOF, EARDEN HOSE FAILS

FOOTAGE DATA

rt "A"			(R6T "8"		
MG AREA	433	SQ, FII.	LENDIG APPEA	433	3G FF.
ROH	P2	SQ FT.	PORCH	92	5Q. FT.
TAL	525	SO. FT.	INTAL	323	50. FT.
40 101A	<u>. </u>			1.050	90. F1.

PRELIMINARY

PROJECT OF GCCS, LLC

PROPOSED RESIDENTIAL DUFLEX FOR:
START
CORPORATION
256 MAGNOLIA ST HOUMA, LA. 70360

	250 EAGNOLLA ST. HOURIS, E.
r	DRAWN LOUIS
	OKO. AP.
	SCALE MOND
	APPROVED BY: 0ATE: 27NAR2J
DATE REVISION SY	JOS 1 2319 CAD 1 2319-71-000 PILE 1



440 Magnolia Street



440 Magnolia 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

	manage type of modern	
	Special Exception	Structure Variance Administrative Review
	Interpretation	Use Variance Non-Conforming Structure Variance
2.	Applicant's Name:	ANTHONY J. ALFORD RENTALS, L.L.C. by: Priscilla Larpenter
3.	Applicant's Address:	1217 MUSEUM DR
4.	Applicant's Phone:	209-9530
5.	Applicant's Email:	SERVICE@ALFORDLLC.COM
6.	Physical Address Of Request:	1217 MUSEUM DR
7.	Interest in Ownership:	7. Date of 10/30/2025 Application:
8.	Explanation of Request:	GET APPROVAL FOR LEAVING THE GENERATOR IN PLACE. IT VIOLATES THE SETBACK REQUIREMENTS.

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

Special Exception

Indicate Type of Request:

- 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;
- 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;
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Variance

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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.

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,

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 Mamo of Owner

Date

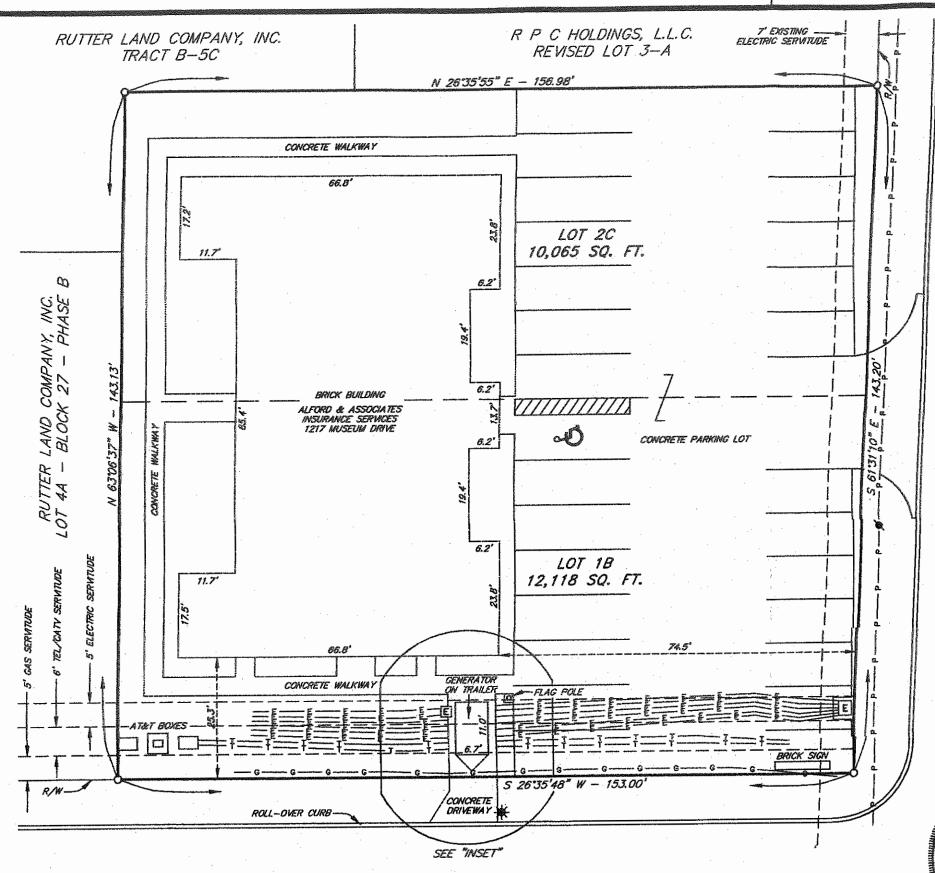
9. Adjacent Property Owners:

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.



1217 Museum Drive



RUE ST. COURTNEY

LOUISIANA COORDINATE SYSTEM

IM DRIV.

02408 03408 0

LEGEND:

O INDICATES 5/8" IRON ROD FOUND

EXISTING POWER POLE

EXISTING POWER POLE WITH LIGHT

INDICATES DECORATIVE LIGHT POLE

INDICATES ELECTRIC BOX

E INDICATES UNDERGROUND POWER LINES

P - INDICATES OVERHEAD POWER LINES

T — T — INDICATES UNDERGROUND TELEPHONE CABLES — G — INDICATES GAS LINE

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1342600 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

THIS OFFICE WAS NOT FURNISHED WITH AN ABSTRACT OF THE PROPERTY THEREFORE THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE PROPERTY SURVEYED.

SURVEY OF LOTS 1-B & 2-C,

BLOCK 27 TO

SUGAR MILL OLDE TOWNE

PROPERTY BELONGING TO

ANTHONY J. ALFORD RENTALS, L.L.C.

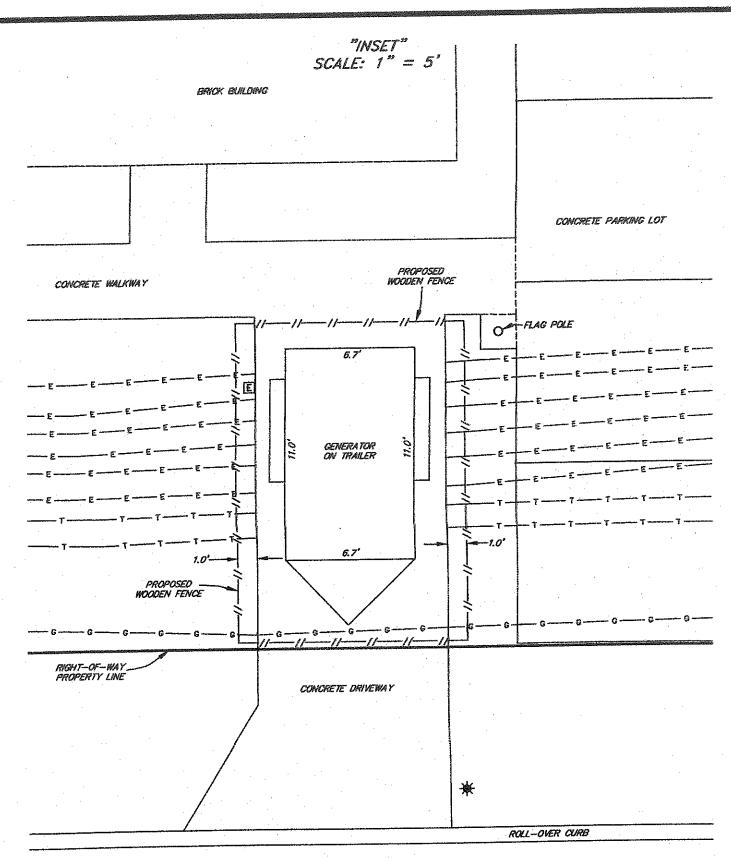
SECTION 102, T17S - R17E

TERREBONNE PARISH, LOUISIANA

OCTOBER 20, 2025 SCALE: 1" = 20'

KENETH L. REMBERT REG. No. 331 REGISTERED PROFESSIONAL

KENETH L. REMBERT, SURVEYOR 635 SCHOOL ST., HOUMA, LA. PH. (985) 879-2782



RUE ST. COURTNEY

ALL SURVEY CONTROL IS US FEET, ESTABLISHED BY GPS OBSERVATIONS AND POST PROCESSED WITH NGS C4G USING GEOID 18. THE VERTICAL DATUM IS NAVD '88 AND THE HORIZONTAL DATUM IS NAD 83, LOUISIANA SOUTH ZONE 1702.

JOB NO. : 362 FIELD BOOK : 477 ADDRESS : 1217 MUSEUM CAD NAME : ANTHONY-ALFORD-RENTALS-MUSEUM-DR-GENERATO DRAWN BY : BM PAGES : 46-50 SURVEY FILE : "ALFORD-A" FOLDER : CRD: ANTHONY ALFORD RENTAL



1217 Museum Drive

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	X Structure Variance Administrative Review	
	Interpretation	Use Variance Non-Conforming Structure	· Variance
2.	Applicant's Name:	Darryl Hebert Builder Inc.	4
3.	Applicant's Address:	135 Bocage On Houma, LA 70360	
4.	Applicant's Phone:	985-688-1285	
5.	Applicant's Email:	dphebert8@hotmail.com	
6.	Physical Address Of Request:	116 ClearWater Lane Hoama, LA 70360	
7.	Interest in Ownership:	100% (Purchasing) 7. Date of Application: 14-4-2025	
8.	Explanation of Request:	Rear Set back Variance. from 25 to 11	

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

Special Exception

- 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;
- 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;
- 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.

Dany Lefet
Signature of Applicant or Agent

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

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

X Connur Cheramie

Printed Name of Owner

11-4-2025 Date

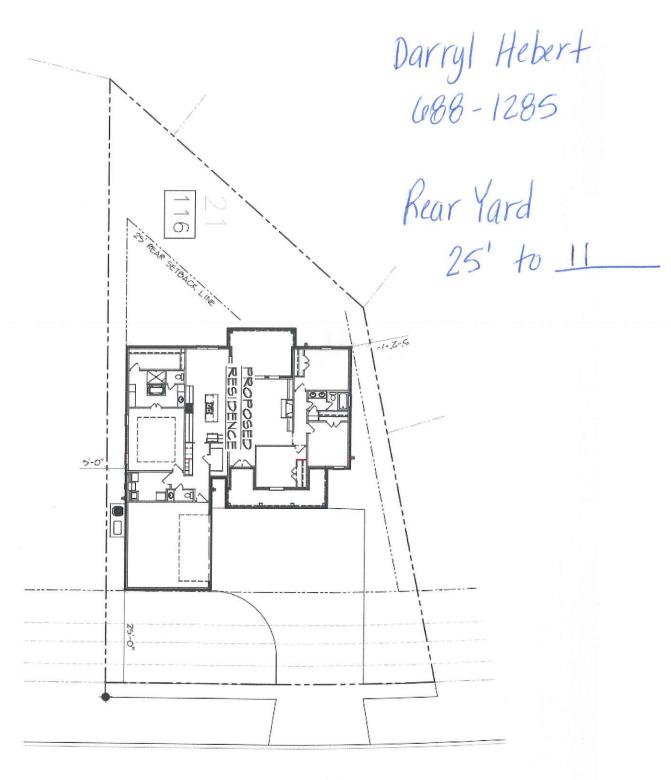
Adjacent Property Owners:

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.



116 Clearwater Lane



CLEARWATER LANE



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