



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, December 16, 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 November 18, 2025
5. Old Business:
 - a. 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 7; City of Houma Fire District) *Start Corporation, applicant.*
6. New Business:
 - a. Special Exception: Exception to allow for the construction of a Boat & RV Storage Facility on C-3 zoned lots located at 135 & 149 Valhi Lagoon Crossing. (Council District 6; City of Houma Fire Department) *Stingray Rentals, LLC, applicant.*
7. Election of Officers for 2026
8. Adoption of 2026 Meeting Dates
9. Next Meeting Date: Tuesday, January 20, 2026
10. Board of Adjustment Member's Comments
11. Public Comments
12. Adjourn

MINUTES

BOARD OF ADJUSTMENT

MEETING OF November 18, 2025

1. The Secretary, Mr. Willie Newton, called the meeting of November 18, 2025, of the Board of Adjustment to order at 5:02 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Tyler Legnon.
2. Upon Roll Call, present were: Mr. Willie Newton, Secretary, Mr. Tyler Legnon, and Mrs. Connie Bourg. Absent at the time of Roll Call were: Mr. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, and Mr. A'ron Wolfe. 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: None

4. APPROVAL OF THE MINUTES:

Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of October 20, 2025."

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

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.

- 1) The Secretary recognized Mr. Brandon Smith of 105 Thetford Drive, who stated that the request for the rear yard setback variance from the required 5' to 2' and side yard setback variance from the required 5' to 2' is to allow for the construction of a storage building on an R-1 zoned lot at 105 Thetford Drive

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

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

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

- 4) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a rear yard setback variance from the required 5' to 2' and a side yard setback variance from the required 5' to 2' to allow for the construction of a storage building to provide ample space to store a motorcoach, boats and ATV at 105 Thetford Drive. Mr. Pulaski stated that typical concerns of Staff and the BOA have been roof runoff so that will be a part of the recommendation from Staff. Mr. Pulaski stated that Staff recommends approval of the request on the condition that the applicant places gutters and downspouts on the storage building direct water away from the adjacent properties.

- 5) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Board of Adjustment approve the rear yard setback variance from the required 5' to 2' and a side yard setback variance from the required 5' to 2' to allow for the construction of a storage building located 105 Thetford Drive on the condition that the applicant places gutters and downspouts on the storage building to direct water away from the adjacent properties."

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

- 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.

1) The Secretary recognized Mr. Leland Neil of Start Corporation, 440 Magnolia Street, who stated that the variance request is to allow for the construction of a 2-unit apartment for low income housing through HUD funding. He stated that Start Corporation is hoping to construct another unit in the front of this unit in the future and this variance request would help to accommodate the second unit on the lot located at 440 Magnolia Street.

2) The Secretary recognized Mr. James Goodwin of 323 Sunset Avenue, who expressed his concerns of additional low income housing, crime and the homeless in the area. Mr. Goodwin asked the Board to consider not approving the request.

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

4) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Public Hearing be closed."

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

5) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a rear yard setback variance from the required 30' to 10' on a C-2 zoned lot to allow for the construction of a 2-unit apartment located at 440 Magnolia Street. He stated that this was the first he was hearing about Mr. Goodwin's concerns and recommended that Staff be given additional time to do some research on crime states, etc. for the area. Mr. Pulaski stated that Staff recommends this item be continued to the December 16, 2025 Board of Adjustment meeting to allow Staff additional time to research crime states, etc. for the area.

6) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Board of Adjustment continue this item until the December 16, 2025 meeting to allow additional time for Planning & Zoning Staff to research crime stats, etc. for the area."

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

- C. Structure Variance: Side yard setback variance from the required 15' to 0' for a proposed 6' wooden fence for an existing generator on a C-2 zoned lot located at 1217 Museum Drive.

1) The Secretary recognized Mr. Keneth L Rembert of Keneth L. Rembert Land Surveyors, who stated that the side yard setback variance from the required 15' to 0' is to allow for the construction of a 6' wooden fence at 1217 Museum Drive.

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

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

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

4) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a side yard setback variance from the required 15' to 0' to allow for a 6' wooden fence to provide visual screening for an existing generator on the intersection side of the office building. He stated that Parish Code Section 28-74 (c) requires side yard setbacks be 15' for corner lots. He stated that Staff recommends approval of the request on the conditions that the proposed fence does not cause a site obstruction at the intersection of Museum

Drive and Rue Saint Courtney and for safety and proper ventilation, the gates on the fence must remain open during generator operation.

5) Mr. Bourg expressed concerns about safety and ventilation during generator operation.

6) The Secretary recognized Mrs. Pricilla Larpenfer of Anthony J. Alford Rentals, LLC, who stated that the fence will have gates on the street side to allow for maintenance access and on the building side where it can be open for ventilation when in use.

7) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Board of Adjustment approve the side yard setback variance from the required 15' to 0' to allow for a 6' wooden fence on the condition that the proposed fence does not cause a site obstruction at the intersection of Museum Drive and Rue Saint Courtney and for safety and proper ventilation, the gates on the fence remain open during generator operation."

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

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.

1) The Chairman recognized Mr. Darryl Hebert of 135 Bocage Drive, who stated that the rear yard setback variance from the required 25' to 11' is to allow for new residential construction on an irregular shaped R-1 zoned lot located at 116 Clearwater Lane.

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

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

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

4) Mr. Pulaski discussed the Staff Report and stated that the applicant is requesting a rear yard setback variance from the required 25' to 11' to allow for new residential construction on an irregularly shaped lot. He stated that this is a sizable lot and has sufficient width, but the rear property line is set at an angle making it difficult to keep a consistent setback. Mr. Pulaski stated that Staff recommends approval of the request on the condition that the applicant install gutters and downspouts to direct water runoff away from the adjacent properties.

5) Mr. Legnon moved, seconded by Mrs. Bourg: "THAT the Board of Adjustment approve the rear yard setback variance from the required 25' to 11' for new residential construction on an irregular shaped lot on the condition that the applicant places gutters and downspouts to direct water away from the adjacent properties."

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

6. NEXT MEETING DATE:

1) The Secretary stated that the next scheduled meeting date of the Board of Adjustment is Tuesday, December 16, 2025.

7. BOARD OF ADJUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENTS: None

9. Mr. Legnon moved, seconded by Mrs. Bourg: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:35 p.m."

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

<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:

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:

100%

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

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

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:

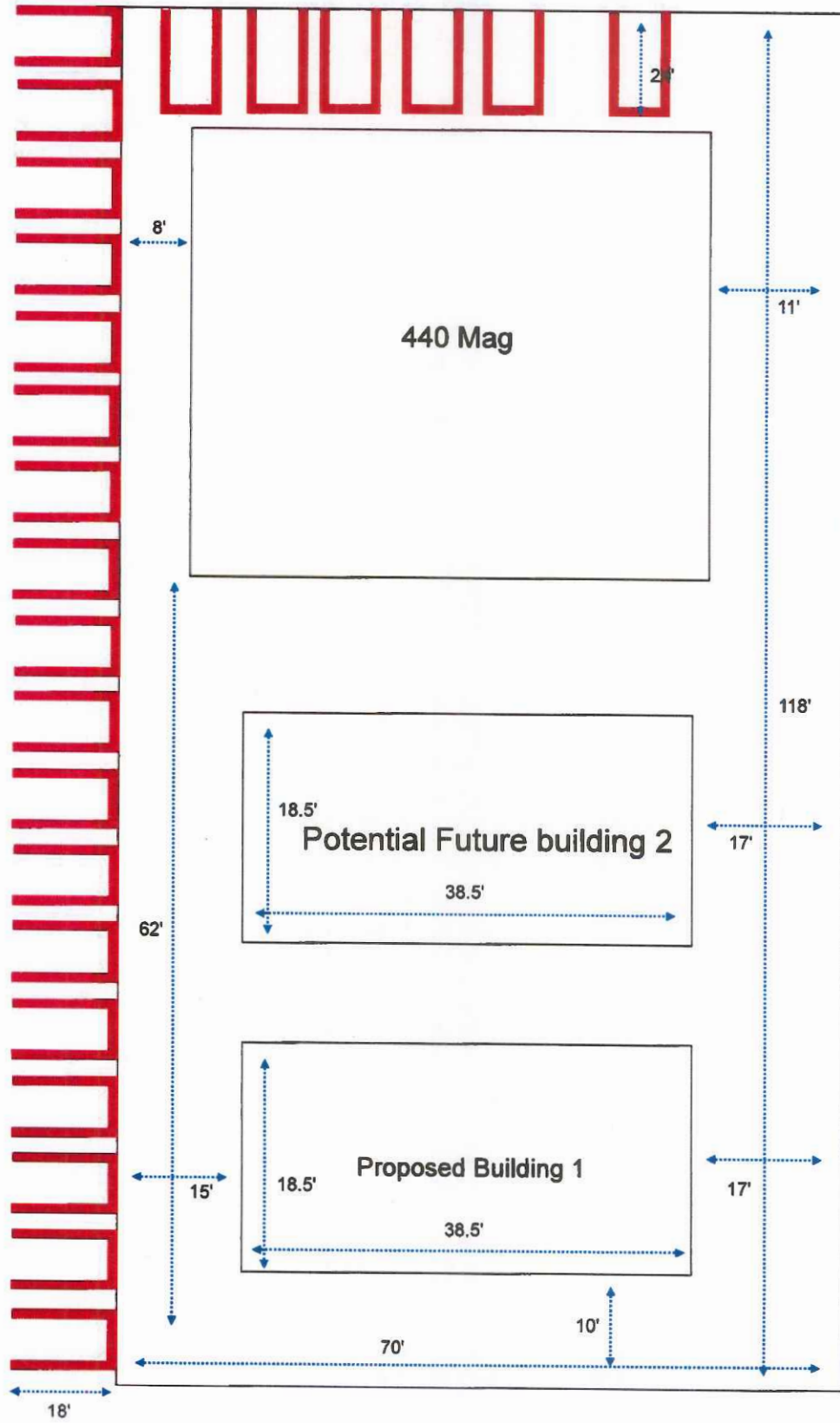
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost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



440 Magnolia Street

Magnolia St

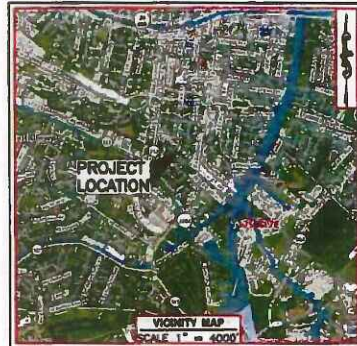
Roussell St.



LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○	EXISTING SEWER MANHOLE	⊙
SET 5/8" IRON ROD (UNLESS NOTED OTHERWISE)	●	EXISTING SEWER CLEANOUT	○
EXISTING POWER POLE	⊗	EXISTING AREA INLET CATCH BASIN	■
EXISTING POWER POLE WITH LIGHT	⊗	EXISTING CURB INLET CATCH BASIN	■
EXISTING ELECTRIC PEDESTAL	⊞	EXISTING WATER METER	⊞
EXISTING OVERHEAD UTILITY LINE	—OL—	EXISTING WATER VALVE	⊞
EXISTING TELEPHONE PEDESTAL	⊞	EXISTING WOOD FENCE	—WF—
EXISTING GAS METER	⊞	STREET MUNICIPAL NUMBER	(253)

ELEVATIONS:
Based on the "North American Vertical Datum of 1988-NAVD 88" (Geoid 12a) using GPS C4Gnet-RTN System.

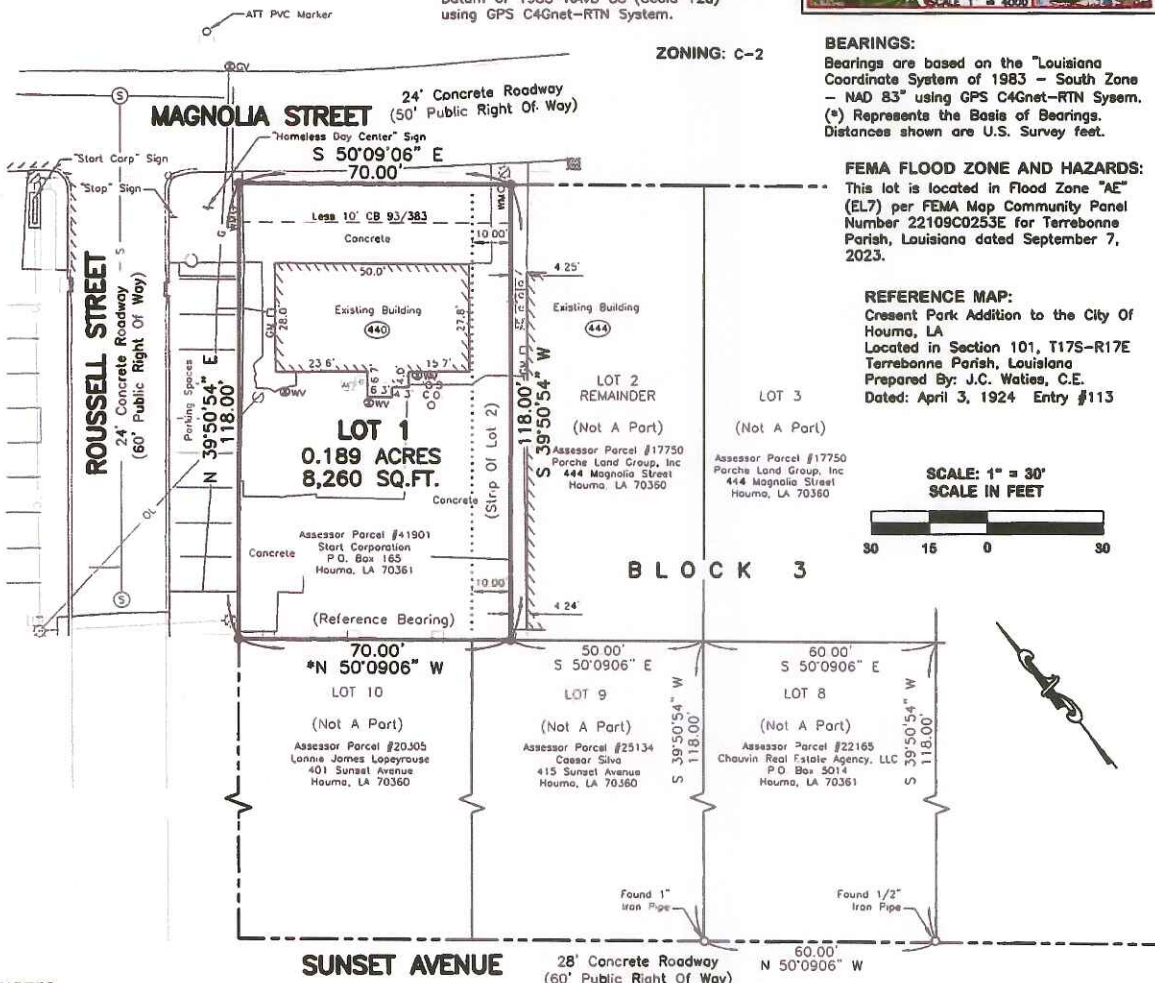


BEARINGS:
Bearings are based on the "Louisiana Coordinate System of 1983 - South Zone - NAD 83" using GPS C4Gnet-RTN System.
(*) Represents the Basis of Bearings.
Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:
This lot is located in Flood Zone "AE" (EL7) per FEMA Map Community Panel Number 22109C0253E for Terrebonne Parish, Louisiana dated September 7, 2023.

REFERENCE MAP:
Crescent Park Addition to the City of Houma, LA
Located in Section 101, T17S-R17E
Terrebonne Parish, Louisiana
Prepared By: J.C. Waties, C.E.
Dated: April 3, 1924 Entry #113

SCALE: 1" = 30'
SCALE IN FEET



NOTES:

- 1.) No attempt has been made by Acadia Land Surveying, LLC. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used hereon is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute no guarantee nor a warranty, expressed or implied.
- 3.) The utilities shown have been located from visible utility features and makes no guarantee that what is shown comprises all such utilities in the area or are in the exact location indicated.

CERTIFICATION:

This is to certify that this survey was done by me or under my direct supervision and that the survey was done on the ground and was done in accordance with the Standards of Practice for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

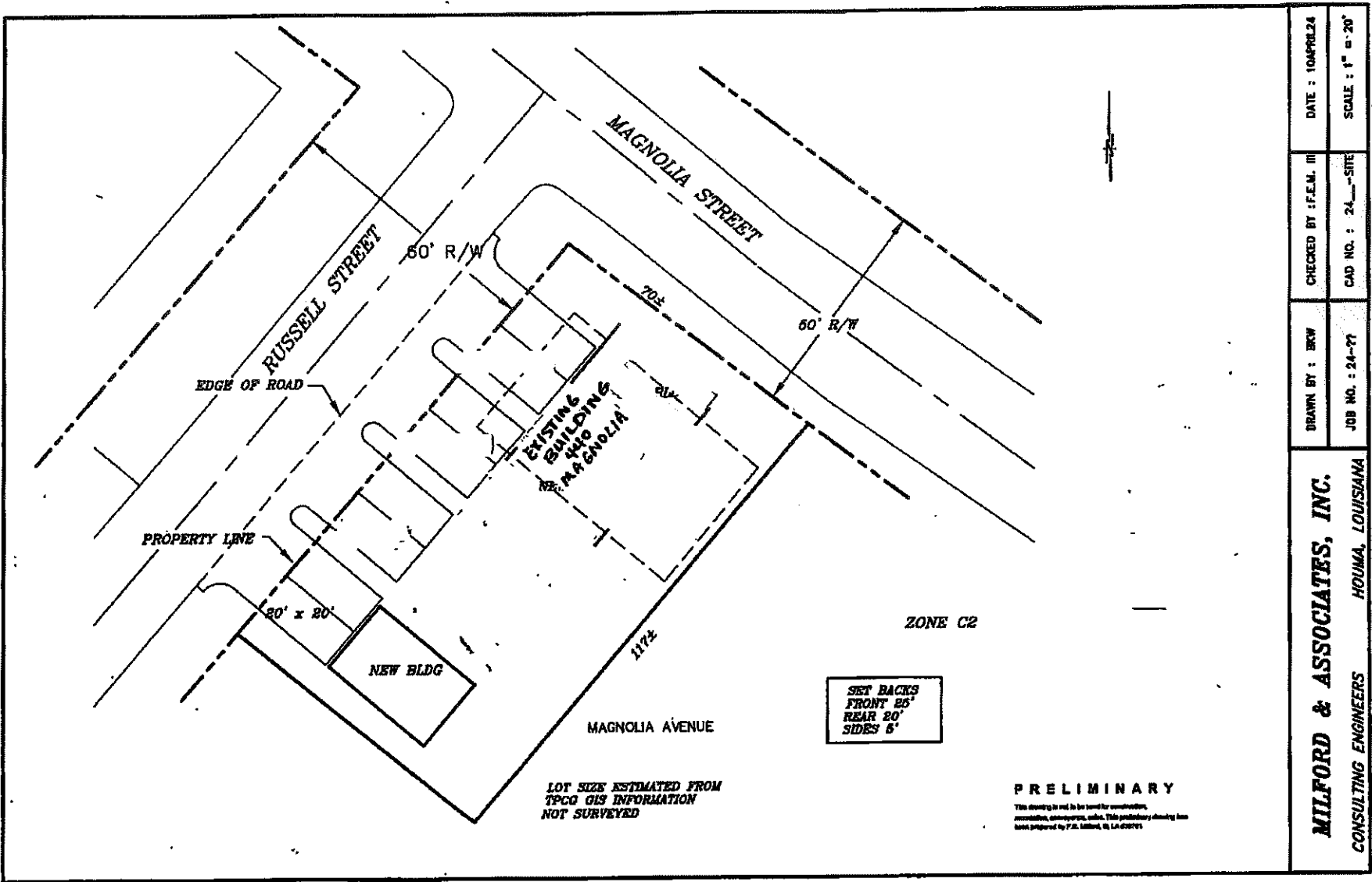
Michael P. Blanchard, P.L.S.,
Reg. No. 4861
07/01/2025

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

PLAT SHOWING BOUNDARY SURVEY
OF
LOT 1 & A 10' STRIP OF LOT 2,
BLOCK 3
CRESCENT PARK ADDITION
LOCATED IN SECTION 101,
TOWNSHIP 17 SOUTH, RANGE 17 EAST
CITY OF HOUMA,
TERREBONNE PARISH, LOUISIANA

ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • ALABAMA • TEXAS
208 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0084 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

FIELD WORK COMPLETED ON: JUNE 24, 2025



MILFORD & ASSOCIATES, INC.		DRAWN BY : BKW	CHECKED BY : F.E.M. III	DATE : 10APRIL24
CONSULTING ENGINEERS	HOUMA, LOUISIANA	JOB NO. : 24-77	CAD NO. : 24-___-SITE	SCALE : 1" = 20'



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

1. Indicate Type of Request:

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

2. Applicant's Name:

Stingray Rentals LLC

3. Applicant's Address:

408 Tigerlily Dr
Houma, La 70360

4. Applicant's Phone:

985-856-5299

5. Applicant's Email:

dustin@galley.com

6. Physical Address
Of Request:

135 + 149 Valhi Lagoon Crossing

7. Interest in Ownership:

Owner

7. Date of
Application:

11/6/25

8. Explanation of
Request:

Build Boat + RV Storage
facility.

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

Special Exception

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

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

Variance

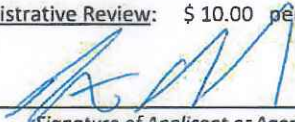
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

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

Application Fee: Make checks payable to TPCG.

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

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



Signature of Applicant or Agent
Dustin Richard

Print Name of Applicant or Agent

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

DR 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,

DR 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.



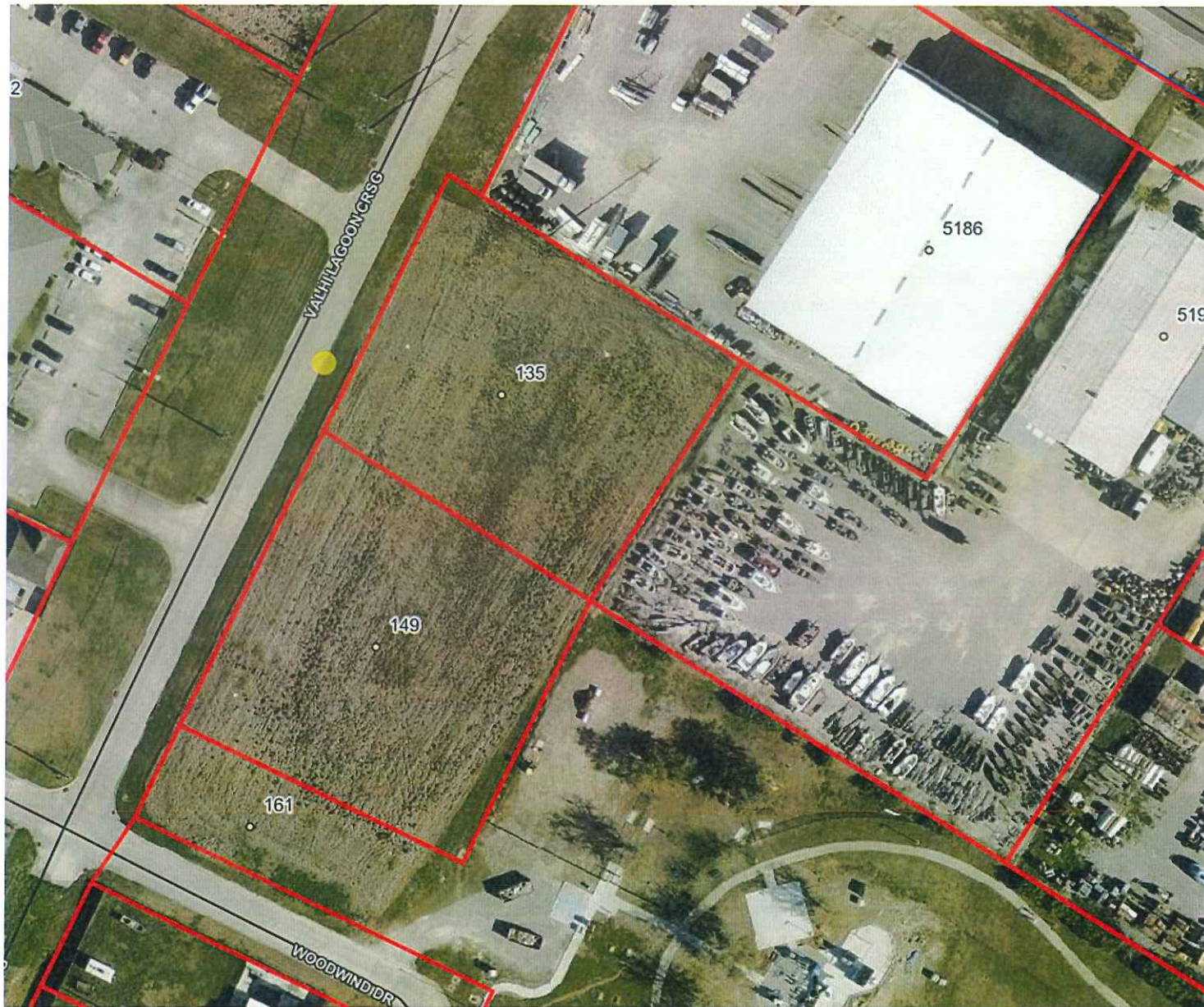
Signature of Owner
Dustin Richard

Printed Name of Owner
11/6/25

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.



135 & 149 Valhi Lagoon Crossing

BUILDING CODE SUMMARY

OCCUPANCY CLASS:	STORAGE (S-1)
CONSTRUCTION CLASS:	TYPE II-B
GROSS BUILDING 1 AREA:	5,400 S.F.
GROSS BUILDING 2 AREA:	9,450 S.F.
GROSS BUILDING 3 AREA:	5,250 S.F.
FIRE SUPPRESSION SYSTEM:	PORTABLE FIRE EXTINGUISHERS

C3 ZONE
H&H MARINE, INC.

OL ZONE
TERREBONNE PARISH
CONSOLIDATED GOVERNMENT

II ZONE
CSPM, LTD.

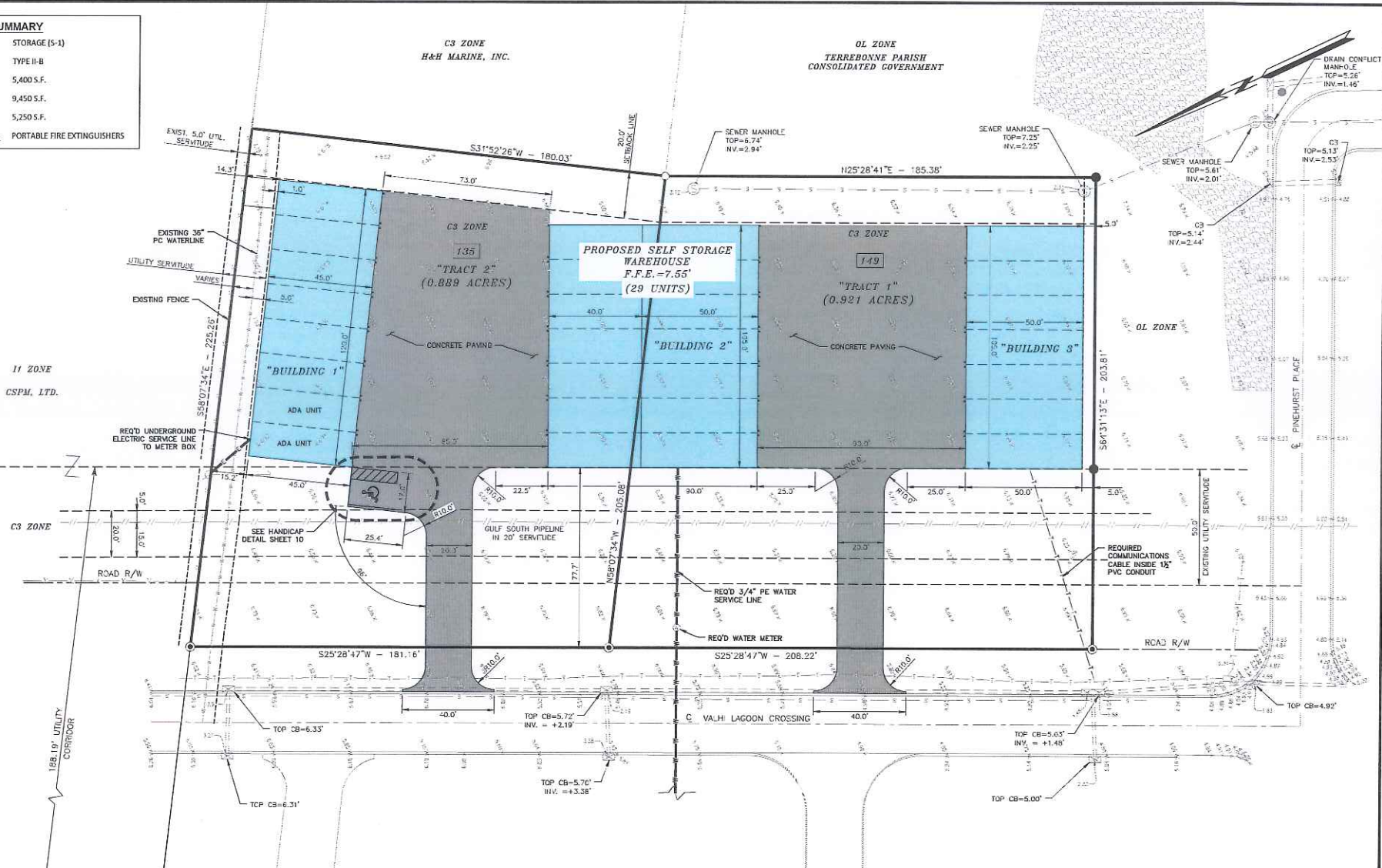
C3 ZONE

148' 10" UTILITY
CORRIDOR



SCALE: 1" = 20'

FILE: P:\2025\2025.085\DWG\PRODUCTION\PERMIT PLANS\00_SHT 02_SITE PLAN.DWG



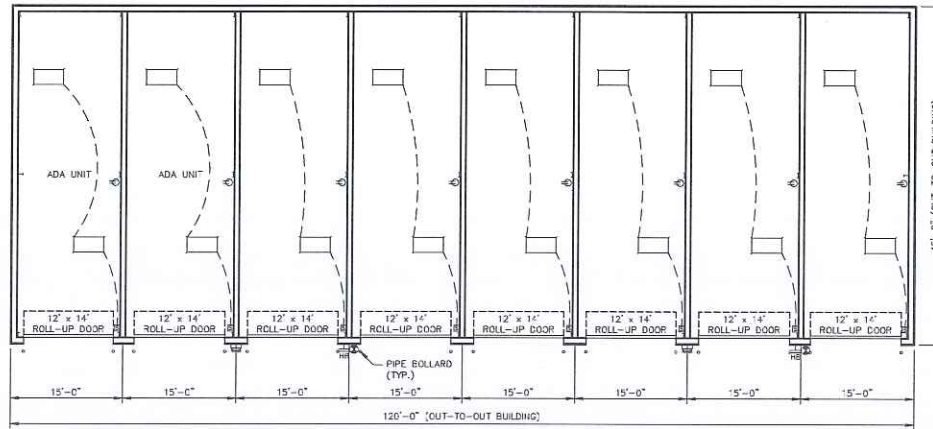
NO.	REVISION	DATE	SCALE	SHOWN	SITE PLAN	SHEET NO.
0	ISSUED FOR PERMITTING	12/9/25				2
						OF
						10

DELTA COAST
CONSULTANTS, LLC
631 S. HOLLYWOOD RD.
HOUMA, LA 70360
PHONE: 985-655-3100
www.deltacoastllc.com

DESIGNED BY: KPR
DRAWN BY: EMV
CHECKED BY: KPR

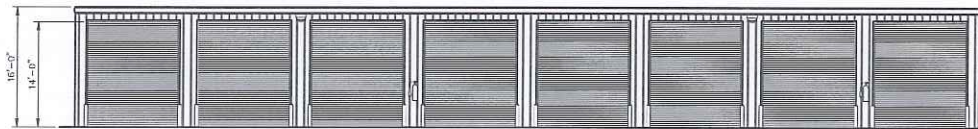
DATE: 10/31/2025
PROJECT: 2025.085
FIELD BOOK

SELF STORAGE BUILDING
STINGRAY RENTALS, LLC
135 & 149 VALH LAGOON CROSSING
HOUMA, LOUISIANA
TERREBONNE PARISH



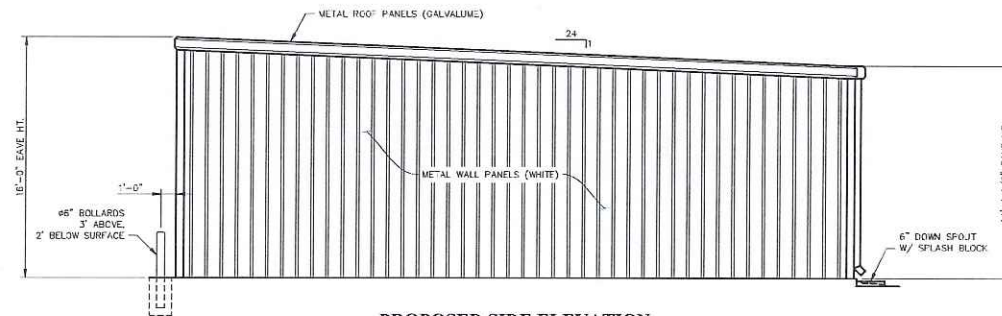
PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND	
	APPROVED HAND HELD FIRE EXTINGUISHER LOCATION
	FREEZE PROOF HOSE BIBS
	110V DUPLEX GROUNDED ELECTRIC OUTLET
	50 MINUTE TIMER SWITCH
	4' FLUORESCENT LIGHT FIXTURE
	250W LIGHT FIXTURE (WALLPACK) LOCATION



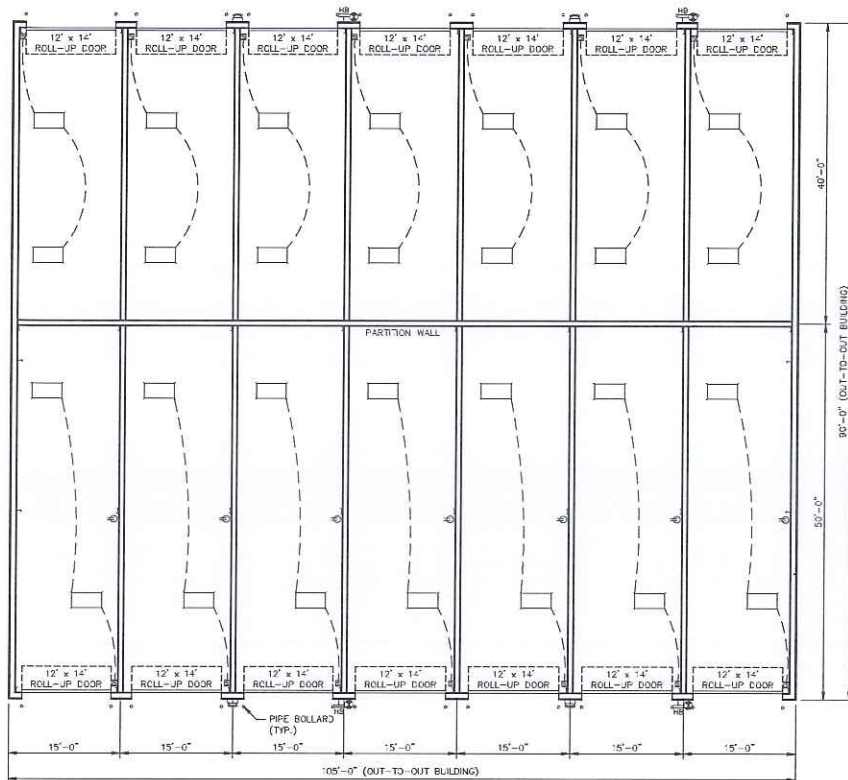
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NO.	REVISION	DATE
0	ISSUED FOR PERMITTING	10/31/25



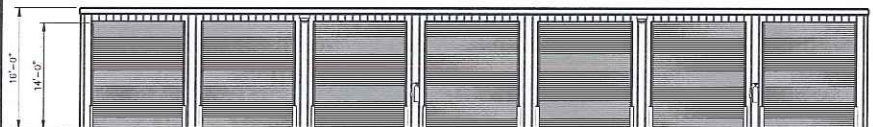
DESIGNED BY KPR	DRAWN BY EMV	CHECKED BY KPR
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SCALE SHOWN	FLOOR PLAN / ELEVATION - BUILDING #1	SHEET NO.
DATE 10/31/2025	SELF STORAGE BUILDING STINGRAY RENTALS, LLC 135 & 149 VALHI LAGOON CROSSING	3 OF 10
PROJECT 2025.085		
FIELD BOOK	HOUMA, LOUISIANA	TERREBOHNE PARISH



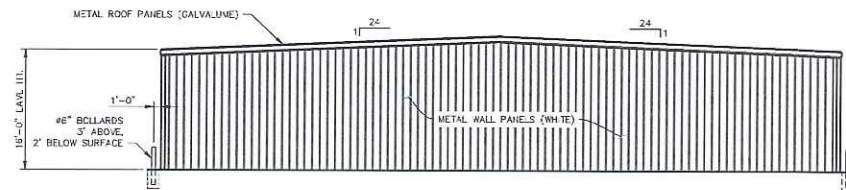
PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE: 1/8" = 1'-0"



PROPOSED SIDE ELEVATION

SCALE: 1/8" = 1'-0"

LEGEND

- APPROVED HAND HELD FIRE EXTINGUISHER LOCATION
- FREEZE PROOF HOSE BIBS
- 110V DUPLEX GROUNDED ELECTRIC OUTLET
- 60 MINUTE TIMER SWITCH
- 4' FLUORESCENT LIGHT FIXTURE
- 250W LIGHT FIXTURE (WALLPACK) LOCATION



FILE: P:\2025\2025.085\DWG\PRODUCTION\PERMIT PLANS\00_SHT 03-05_FLOOR PLAN & ELEVATIONS.DWG

NO.	REVISION	DATE
0	ISSUED FOR PERMITTING	10/31/25



DELTA COAST CONSULTANTS, LLC
631 S. HOLLYWOOD RD.
HOUMA, LA 70360
PHONE: 985-655-3100
www.deltacoastllc.com

DESIGNED BY: KPR
DRAWN BY: EMV
CHECKED BY: KPR

SCALE SHOWN:
DATE: 10/31/2025
PROJECT: 2025.085
FIELD BOOK:

FLOOR PLAN / ELEVATION - BUILDING #2

SELF STORAGE BUILDING
STINGRAY RENTALS, LLC
135 & 149 VALHI LAGOON CROSSING

HOUMA, LOUISIANA

TERRIBONE PARISH

SHEET NO.

4
OF

10



135 & 149 Valhi Lagoon Crossing



135 & 149 Valhi Lagoon Crossing



135 & 149 Valhi Lagoon Crossing

Board of Adjustment
Approved 2026 Meeting Dates & Deadlines

Meeting Date	Deadline Date
Tuesday, January 20, 2026	Friday, January 2, 2026
Tuesday, February 10, 2026	Friday, January 23, 2026
Monday, March 16, 2026	Friday, February 27, 2026
Monday, April 20, 2026	Friday, April 3, 2026
Monday, May 18, 2026	Friday, May 1, 2026
Monday, June 15, 2026	Friday, May 29, 2026
Monday, July 20, 2026	Thursday, July 2, 2026
Monday, August 17, 2026	Friday, July 31, 2026
Monday, September 21, 2026	Friday, September 4, 2026
Monday, October 19, 2026	Friday, October 2, 2026
Tuesday, November 17, 2026	Friday, October 30, 2026
Tuesday, December 15, 2026	Friday, November 30, 2026

Monthly meetings are held at the Terrebonne Parish Government Tower Council Meeting Room, 8026 Main Street, 2nd floor at 5:00 pm.