



P.O. BOX 6097  
HOUMA, LOUISIANA 70361  
(985) 868-5050



P.O. BOX 2768  
HOUMA, LOUISIANA 70361  
(985) 868-3000

## TERREBONNE PARISH CONSOLIDATED GOVERNMENT

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### MEMBERS

Trudy Hebert, Chair  
Willie Newton, Vice Chair  
Joe Harris, Secretary

Pete Konos  
David Tauzin  
Matthew Chatagnier

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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.

## HOUMA BOARD OF ADJUSTMENT MEETING NOTICE

**DATE:** Monday, May 21, 2018  
**TIME:** 3:30 PM  
**PLACE:** Terrebonne Parish Council Meeting Room  
2<sup>nd</sup> Floor, Government Tower  
8026 Main Street, Houma, LA 70360

### A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements: NONE
4. Approve Minutes of April 16, 2018
5. New Business:
  - a. Structure Variance: Side yard variance from 5' to 18" for placement of unattached awning at residence located at 494 Grand Caillou Road; (*Council District 5; City of Houma Fire District*); *Gerard Luke, applicant.*
6. Next Meeting Date: June 18, 2018
7. Board of Adjustment Member Comment
8. Public Comment
9. Adjourn

**HOUMA BOARD OF ADJUSTMENT**  
**Official Proceedings**  
**of**  
**April 16, 2018**

*Government Tower*  
*2<sup>nd</sup> Floor, Terrebonne Parish Council Meeting Room*

1. The Chairman, Trudy Hebert, called the April 16, 2018 meeting of the Houma Board of Adjustments to order at 3:30 p.m., followed by the Pledge of Allegiance led by Mr. Matt Chatagnier.
2. Upon Roll Call, those members present were Mr. David Tauzin, Mrs. Trudy Hebert, and Mr. Matt Chatagnier. Also present was Mr. Christopher Pulaski, TPCG Planning Director.
3. Announcements: NONE
- 4.
5. Approval of Minutes of March 19, 2018:  
Motion was made by Mr. David Tauzin, seconded by Mr. Matt Chatagnier that the minutes of March 19, 2018 be APPROVED. THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.
6. NEW BUSINESS:
  - c. Structure Variance : Side yard and rear yard setback variances from the required 5' and 20' to 2' for an existing structure to allow for a lot line adjustment for the purposes of conveyance of the property.  
Chair recognized Ms. Amber Plessela of T. Baker Smith, LLC, representing the applicant, who stated that TGMC wishes to adjust the property line for conveyance purposes.  
Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a proposed side and rear yard setback variance from the required 5' and 20' to 2' for an existing structure to allow for a lot line adjustment for the purposes of conveyance of the property. The structure (Parish Morgue) already exists. The applicant would like to adjust the lot line between the morgue and CIS building such that the entire CIS parking lot is within the CIS property. No new structures are intended to be built. The resulting lot line shift would require a setback variance. A similar setback variance request was granted by the BOA for a property along Saint Charles Street at 112 Old Towne Court. The granting of the variance would have no significant impact on the uses of adjacent property or alter the character of the district. Hospital District No. 1 owns all property adjacent to and within a 250' radius of the subject property. Staff received no calls regarding the request. Staff recommends **APPROVAL** of the request.

**MOTION to APPROVE** was made by Mr. David Tauzin, seconded by Mr. Matt Chatagnier.

**ROLL CALL VOTE:**  
YEAS: Tauzin, Chatagnier, Hebert  
NAYS: NONE  
ABSTAINED: None  
NOT VOTING: None

**THE CHAIRMAN DECLARED THE MOTION APPROVED.**

Next Meeting Date: May 21, 2018
7. Board of Adjustment Member Comment: None
9. Public Comment: NONE
10. There being no further business, Mr. Matt Chatagnier made the **MOTION** to

**ADJOURN**, seconded by Mr. David Tauzin.

There being NO OPPOSITION, **MOTION CARRIED**; Chairman declared **MOTION ADOPTED** and the meeting **ADJOURNED**.

---

Mr. Willie Newton, Secretary

DRAFT

TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768  
HOUMA, LA 70361

May 21, 2018  
3:30 pm  
Council Mtg. Room  
Chenderson@tpcg.org  
985-873-6567

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

Special Exception  Structure Variance  Administrative Appeal

2. Applicant's Name:
3. Applicant's Address:
4. Applicant's Phone:
5. Physical Address Of request:
6. Interest in Ownership:  7. Date of Application:
8. Explanation of Request:

Art. 59, 12  
Cash

POLICY

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

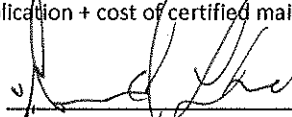
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

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

Special Exception: \$ 10.00 per application + cost of certified mailings.

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

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

*The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.*

  
\_\_\_\_\_  
*Signature of Owner*

04-25-2018  
\_\_\_\_\_  
*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.

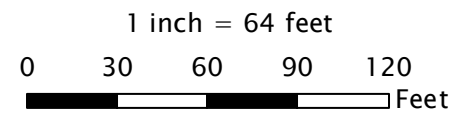


# 494 Grand Caillou Road

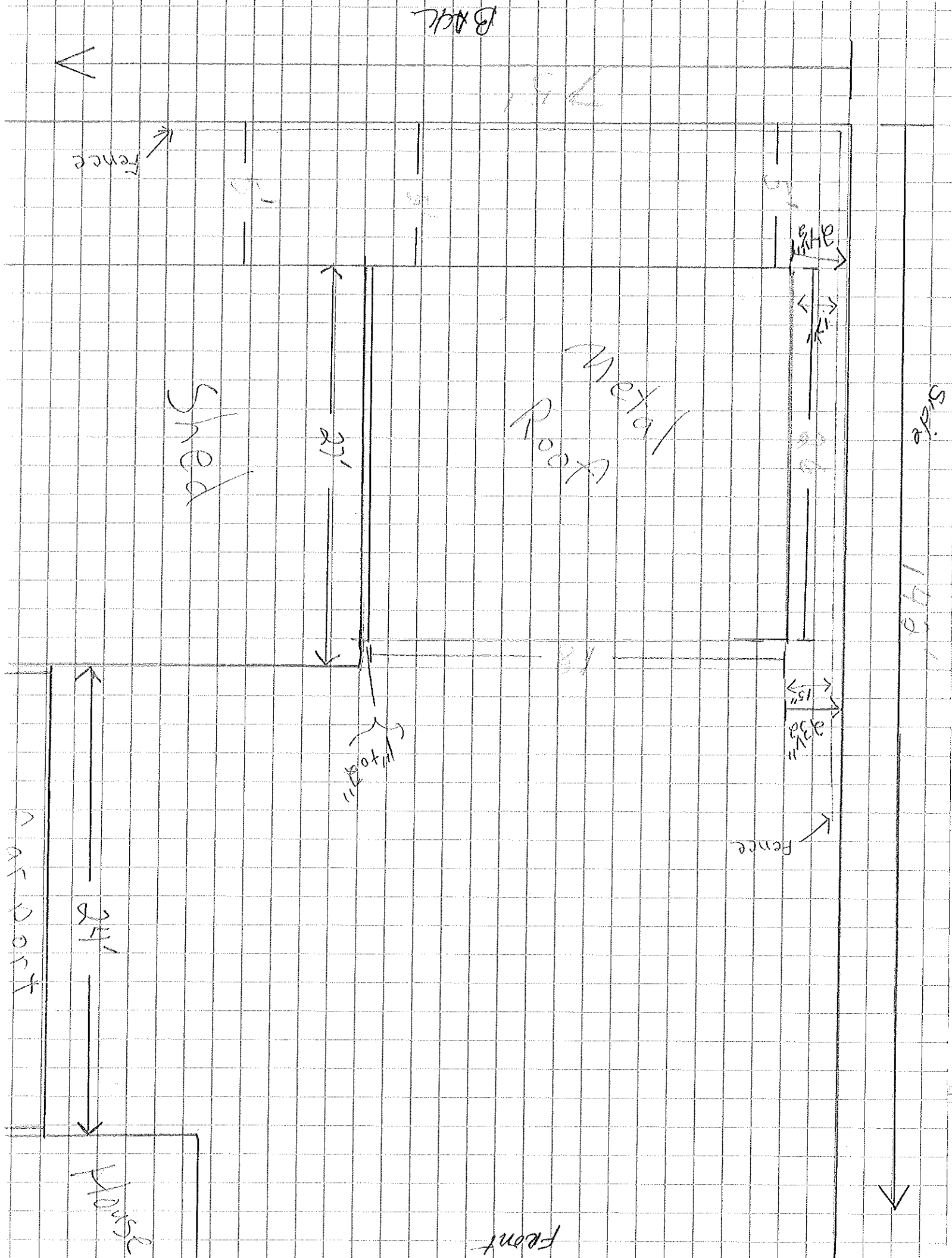


DISCLAIMER: Terrebonne Parish makes no warranty as to the reliability or accuracy of the base maps, their associated data tables or the original data collection process and is not responsible for the inaccuracies that could have occurred due to errors in the original data input or subsequent update process. User assumes all responsibility for verifying accuracy of data for any intended use.

April 23, 2018







Back

27'



Fence

Shed

27'

Metal Roof Room

23'

27'

Side

27'

Photo

23'

27'

Fence

27'

27'

Photo

Front



Gerard Luke

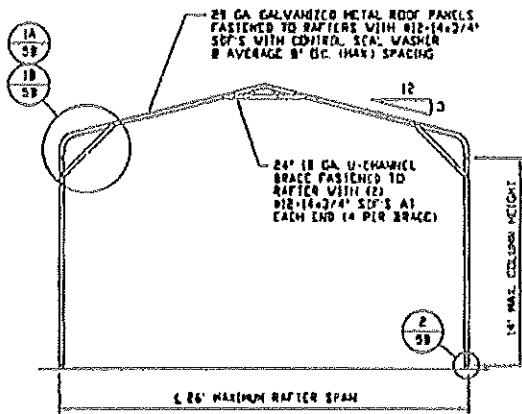


Regular Roof System

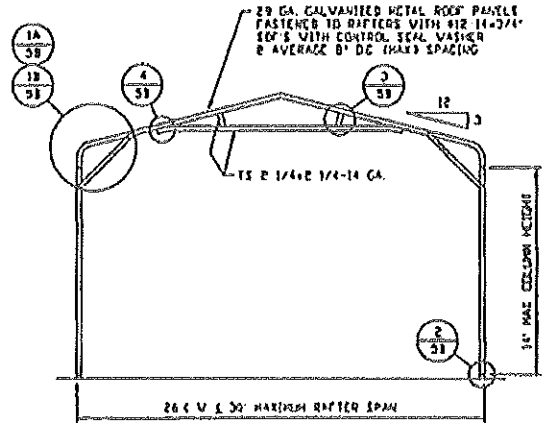
Width	Center Brace Clearance	Peak Height
12'	2'3"	2'9"
18'	2'9"	3'3"
20'	2'8"	3'4"
22'	2'8"	3'6"
24'	3'1"	3'11"
26'	2'5"	4'6"
28'	2'4"	4'6"
30'	2'4"	4'9"



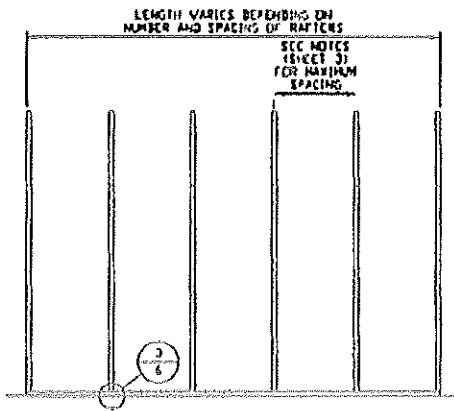




**TYPICAL RAFTER/COLUMN END FRAME SECTION**  
SCALE: NTS



**TYPICAL RAFTER/COLUMN END FRAME SECTION**  
SCALE: NTS



**TYPICAL RAFTER/COLUMN SIDE FRAMING SECTION**  
SCALE: NTS

**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JRS

CHECKED BY: PDM

PROJECT MGR: VSM

CLIENT: -

CAROLINA CARPORTS, INC  
187 CARDINAL RIDGE TRAIL  
DOBSON, NC 27017  
30'X30' FULLY OPEN STRUCTURE

DATE: 11-10-16

SHT. 5A

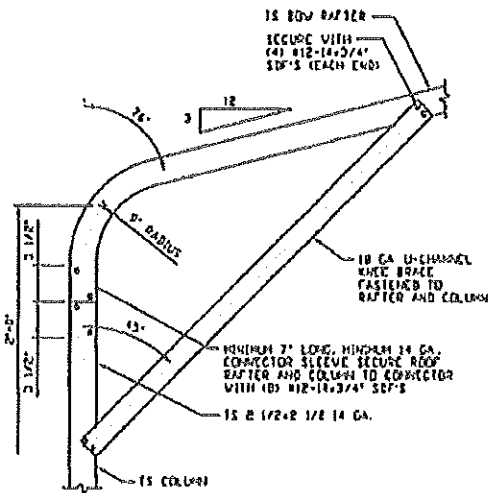
SCALE: NTS

DWG. NO. SK-1

JOB NO. 151565  
161255

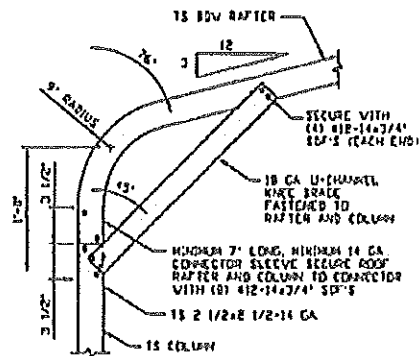
REV. 5

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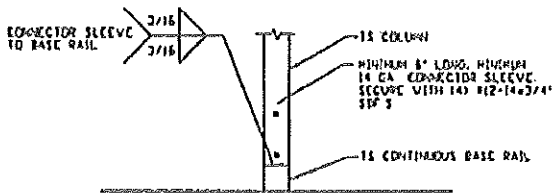
**BOW RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS 8' < TO ≤ 14'**

**1A**  
SCALE: NTS



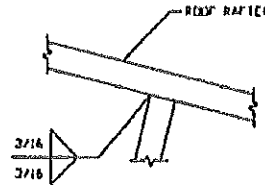
**BOW RAFTER COLUMN CONNECTION DETAIL FOR HEIGHTS ≤ 8'**

**1B**  
SCALE: NTS



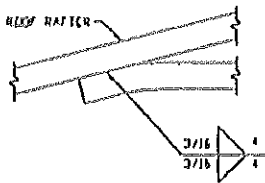
**2 RAFTER COLUMN/BASE RAIL CONNECTION DETAIL**

**2**  
SCALE: NTS



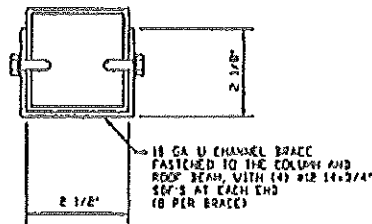
**3 RAFTER TO CHORD CONNECTION DETAIL**

**3**  
SCALE: NTS



**4 COLLAR TIE CONNECTION DETAIL**

**4**  
SCALE: NTS



**BRACE SECTION**

SCALE: NTS

**MOORE AND ASSOCIATES ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JES

CHECKED BY: PDH

PROJECT NO: WSH

CLIENT: -

**CAROLINA CARPORTS, INC.**  
187 CARDINAL RIDGE TRAIL  
DOBSON, NC 27017  
30'X20' FULLY OPEN STRUCTURE

DATE: 11-10-16

SHT. 3B

SCALE: NTS

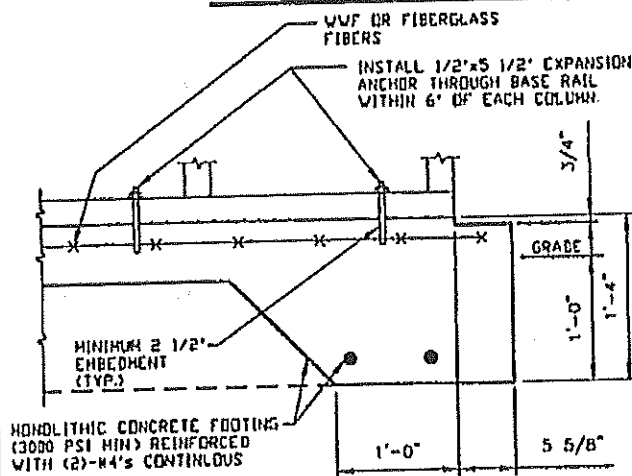
DWG. NO: SK-1

JOB NO: 191965  
161355

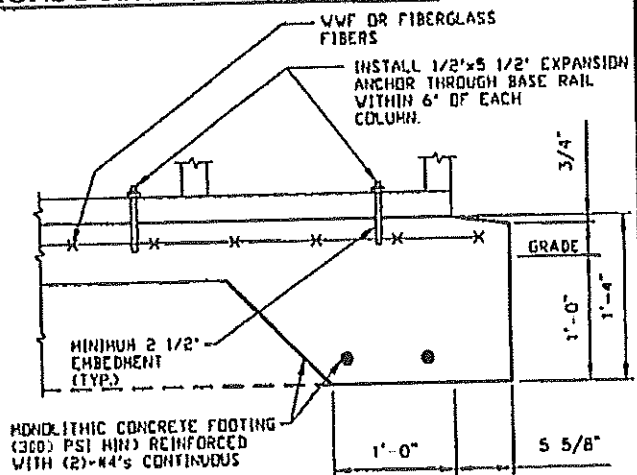
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## BASE RAIL ANCHORAGE OPTIONS FOR HIGH WIND SPEEDS



**3A** CONCRETE MONOLITHIC SLAB  
BASE RAIL ANCHORAGE  
SCALE: NTS  
MINIMUM ANCHOR EDGE DISTANCE IS 6 3/4"



**3B** CONCRETE SLAB BASE  
RAIL ANCHORAGE  
SCALE: NTS  
MINIMUM ANCHOR EDGE DISTANCE IS 6 3/4"

### GENERAL NOTES

#### CONCRETE:

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS

#### COVER OVER REINFORCING STEEL:

FOR FOUNDATIONS, MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE PER ACI-308

3" IN FOUNDATIONS WHERE THE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER, AND 1 1/2" ELSEWHERE

#### REINFORCING STEEL:

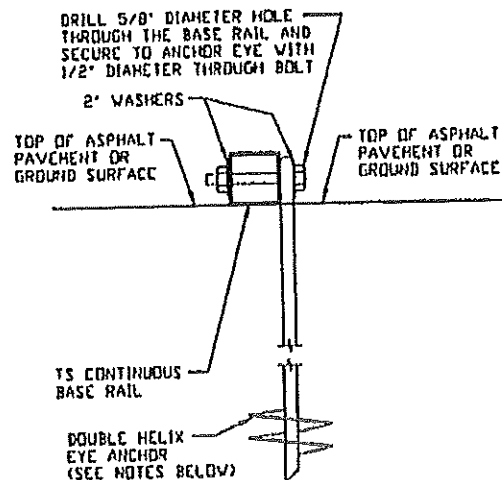
THE TURNDOWN REINFORCING STEEL SHALL BE ASTM A615 GRADE 60. THE SLAB REINFORCEMENT SHALL BE WELDED WIRE FABRIC MEETING ASTM A185 OR FIBERGLASS FIBER REINFORCEMENT

#### REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED:

- 1 REINFORCEMENT IS BENT COLD
- 2 THE DIAMETER OF THE BEND, MEASURED ON THE INSIDE OF THE BAR, IS NOT LESS THAN SIX-BAR DIAMETERS
- 3 REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT.

#### HELIX ANCHOR NOTES:

- 1 FOR VERY DENSE AND/OR CEMENTED SANDS, COARSE GRAVEL AND COBBLES, CALICHE, PRELOADED SILTS AND CLAYS, USE MINIMUM (2) 4" HELICES WITH MINIMUM 30' EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50' EMBEDMENT
- 2 FOR CORAL USE MINIMUM (2) 4" HELICES WITH MINIMUM 30' EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50' EMBEDMENT.
- 3 FOR MEDIUM DENSE COARSE SANDS, SANDY GRAVELS, VERY STIFF SILTS, AND CLAYS USE MINIMUM (2) 4" HELICES WITH MINIMUM 30' INCH EMBEDMENT OR SINGLE 6" HELIX WITH MINIMUM 50' EMBEDMENT.
- 4 FOR LOOSE TO MEDIUM DENSE SANDS, FIRM TO STIFF CLAYS AND SILTS ALLUVIAL FILL, USE MINIMUM (2) 6" HELICES WITH MINIMUM 50' EMBEDMENT
- 5 FOR VERY LOSE TO MEDIUM DENSE SANDS, FIRM TO STIFFER CLAYS AND SILTS, ALLUVIAL FILL, USE MINIMUM (2) 8" HELICES WITH MINIMUM 60' EMBEDMENT



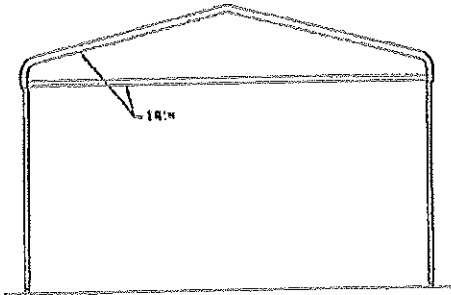
**3C** GROUND BASE HELIX ANCHORAGE  
SCALE: NTS (CAN BE USED FOR ASPHALT)

**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.**

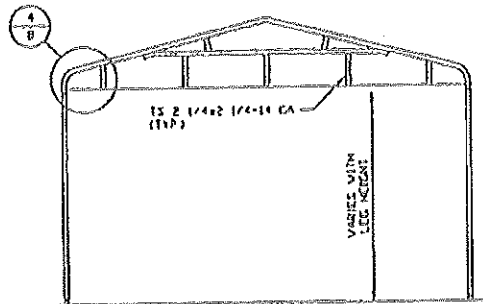
DRAWN BY: JRS	CAROLINA CARPORTS, INC 187 CARDINAL RIDGE TRAIL DOBSON, NC 27017 30'X20' FULLY OPEN STRUCTURE		
CHECKED BY: PMH	DATE: 11-10-16	SCALE: NTS	JOB NO: 151565 161295
PROJECT: HAN USH	SHT. 6	DRG. NO: SK-1	REV: 5
CLIENT: -			

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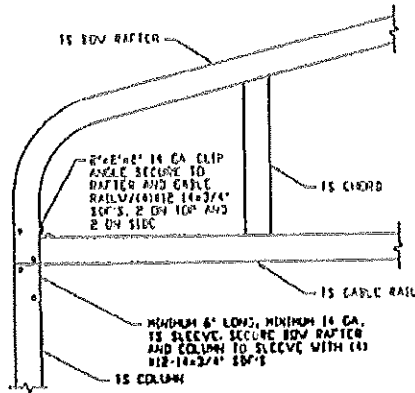
## BOW RAFTER GABLE END OPTION



**TYPICAL BOW RAFTER  
GABLE END ELEVATION**  
SCALE: HTS



**TYPICAL BOW RAFTER GABLE  
END FRAMING SECTION**  
SCALE: HTS



**4 BOW RAFTER GABLE RAIL TO  
RAFTER/COLUMN CONNECTION DETAIL**  
SCALE: HTS

**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JRS

CHECKED BY: PDH

PROJECT MGR: VEH

CLIENT: -

CAROLINA CARPORTS, INC  
187 CARDINAL RIDGE TRAIL  
DOBSON, NC 27017  
30'X20' FULLY OPEN STRUCTURE

DATE: 11-10-16

SHT. 8

SCALE: HTS

DWG. NO SK-1

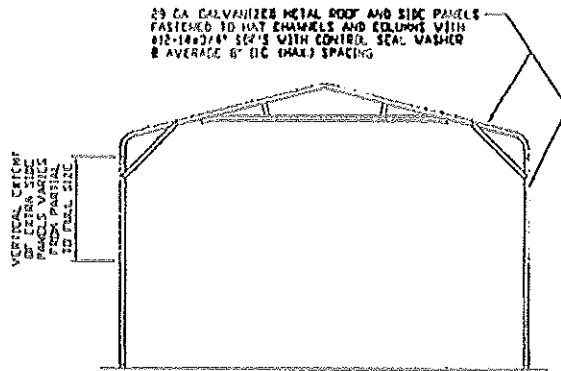
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REV: 5

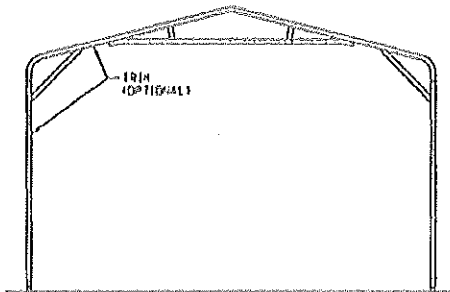
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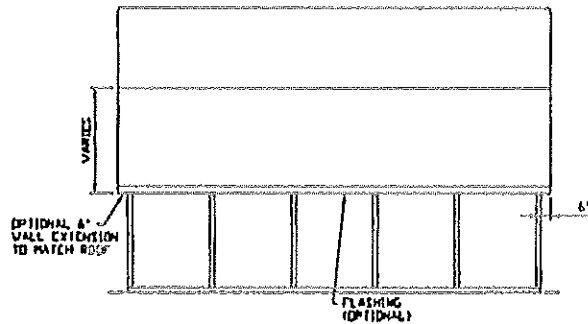
## BOW RAFTER EXTRA SIDE PANEL OPTION



**TYPICAL RAFTER/COLUMN FRAME SECTION - EXTRA SIDE PANELS**  
SCALE: NTS



**TYPICAL END ELEVATION  
EXTRA SIDE PANELS**  
SCALE: NTS



**TYPICAL SIDE ELEVATION  
EXTRA SIDE PANELS**  
SCALE: NTS

**MOORE AND ASSOCIATES  
ENGINEERING AND CONSULTING, INC.**

DRAWN BY: JRS

CHECKED BY: PDH

PROJECT NO: VSM

CLIENT: -

CAROLINA CARPORTS, INC  
187 CARDINAL RIDGE TRAIL  
DOBSON, NC 27017  
30'X20' FULLY OPEN STRUCTURE

DATE: 11-10-16

SCALE: NTS

DWG. NO SK-1

JOB NO: 151365  
151355

SHT. 10

REV: 5

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## 494 GRAND CAILLOU ROAD



Red flags depict placement of the posts. There is a cement border all the way down the property line on both sides of the fence.



**View depicting that the applicant's fence is 5" into his property.**