

# Houma-Terrebonne Regional Planning Commission

Kyle Faulk.....	Chairman
Joseph Cehan, Jr.....	Vice-Chairman
Rachael Ellender.....	Secretary/Treasurer
L. A. "Budd" Cloutier, O.D.....	Member
Keith Kurtz.....	Member
Robbie Liner.....	Member
Phillip Livas.....	Member
Barry Soudelier.....	Member
Wayne Thibodeaux.....	Member

**SEPTEMBER 17, 2020, THURSDAY**

**6:00 P.M.**

**HOUMA-TERREBONNE CIVIC CENTER**  
**346 Civic Center Boulevard, Houma, Louisiana**  
*(Temperature Screening and Face Masks Required)*

**A • G • E • N • D • A**

## **I. CONVENE AS THE ZONING AND LAND USE COMMISSION**

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. CONFLICTS DISCLOSURE**

### **D. APPROVAL OF MINUTES:**

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of August 20, 2020

### **E. COMMUNICATIONS**

### **F. PUBLIC HEARING:**

1. *Public Hearing Postponed until October 15, 2020 due to publishing error by The Courier*  
Rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential) certain lots within Mechanicville Subdivision; Terrebonne Parish Consolidated Government, applicant; and calling a Public Hearing for said matter on Thursday, October 15, 2020 at 6:00 p.m. *(Council District 1 / City of Houma Fire)*

### **G. OLD BUSINESS:**

1. Establish an accounting business in an R-1 (Single-Family Residential) zoning district; 712 South Street; Samantha Falgout, applicant *(Council District 7 / City of Houma Fire)*

### **H. NEW BUSINESS:**

1. Home Occupation:
  - a) Establish a dog breeding business in an R-1 (Single-Family Residential) zoning district; 8177 Gum Street; Tiffany Lovell, applicant *(Council District 5 / City of Houma Fire)*

### **I. STAFF REPORT**

### **J. COMMISSION COMMENTS:**

1. Planning Commissioners' Comments
2. Chairman's Comments

### **K. PUBLIC COMMENTS**

### **L. ADJOURN**

## **II. CONVENE AS THE REGIONAL PLANNING COMMISSION**

### **A. INVOCATION & PLEDGE OF ALLEGIANCE**

### **B. ROLL CALL**

### **C. CONFLICTS DISCLOSURE**

### **D. ACCEPTANCE OF MINUTES:**

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of August 20, 2020

### **E. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 17, 2020 INVOICES AND THE TREASURER'S REPORT OF AUGUST 2020**

**F. COMMUNICATIONS**

**G. OLD BUSINESS:**

- 1. a) Subdivision: Resubdivision of Tract A-B-C-D-A into Tracts A & B, Marvin R. Picou  
 Approval Requested: Process D, Minor Subdivision  
 Location: 152 Gouaux Avenue, Terrebonne Parish, LA  
 Government Districts: Council District 5 / City of Houma Fire District  
 Developer: Regal Remodelers, L.L.C.  
 Surveyor: Acadia Land Surveying, LLC
- b) Consider Approval of Said Application

**H. APPLICATIONS:**

- 1. a) Subdivision: Lots A, B, & C, A Redivision of Lot 1, Block 1, Winder Addition and the Northernmost portions of Lots 4 & 5, Block 2, Honduras Townsite Addition to the City of Houma  
 Approval Requested: Process D, Minor Subdivision  
 Location: 624, 626, 628 Liberty Street, Terrebonne Parish, LA  
 Government Districts: Council District 5 / City of Houma Fire District  
 Developer: Brooke S. Guidry  
 Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
- c) Variance Request: Variance from the minimum lot size requirement for Lots B & C
- d) Consider Approval of Said Application
- 2. a) Subdivision: Redivision of Property belonging to Jerry T. Gonsoulin (Tracts A, B, & C)  
 Approval Requested: Process D, Minor Subdivision  
 Location: 240 Company Canal Road, Bourg, Terrebonne Parish, LA  
 Government Districts: Council District 9 / Bourg Fire District  
 Developer: Jerry T. Gonsoulin  
 Surveyor: Charles L. McDonald Land Surveyor, Inc.
- b) Public Hearing
- c) Consider Approval of Said Application
- 3. a) Subdivision: Evangeline Estates, Phase B  
 Approval Requested: Process C, Major Subdivision-Final  
 Location: Rue des Affaires, Terrebonne Parish, LA  
 Government Districts: Council District 3 / Bayou Cane Fire District  
 Developer: Evangeline Business Park, LLC  
 Engineer: David A. Waitz Engineering & Surveying, Inc.
- b) Consider Approval of Said Application

**I. STAFF REPORT:**

- 1. Discussion and possible action regarding presenting a draft of revisions to certain portions of Chapter 17, Article II, Section 17-28 of the Parish Code of Ordinances
- 2. Discussion and possible action with regard to the purchase of iPads or tablets for Planning Commissioner use versus hard copy meeting packets

**J. ADMINISTRATIVE APPROVAL(S):**

- 1. Lot Line Shift between Lot 1 & Lot 2, Block 3 of Addendum No. 5 to Patrick LeBlanc Subdivision, Section 72, T15S-R16E, Terrebonne Parish, LA
- 2. Revised Lot F-2 of Houma Development Tract One and Revised Lot 6, Block 1 of Krumbhaar Subdivision into Rev. 2 Lot F-2 of Houma Development Tract One and Rev. 2 Lot 6, Block 1 of Krumbhaar Subdivision, Section 101, T17S-R17E, Terrebonne Parish, LA
- 3. Lot Line Shift between Lots 7 & 8 of Block 6 of Sunshine Acres Development, Sections 22 & 27, T20S-R17E, Terrebonne Parish, LA
- 4. Revised Lot 8, Block 3 of Southland Woods Subdivision and Revised Lot 12, Block 1 of Bayou Gardens Subdivision, Add. No. 13, Section 9, T16S-R17E, Terrebonne Parish, LA
- 5. Tracts A & B, A Redivision of Property belonging to Joseph T. Caprito, et al, Section 50, T19S-R18E, Terrebonne Parish, LA
- 6. Revised Lots 1-A & 1-B, A Redivision of Revised Lot 1, Block 1, Add. #3 of Woodlawn Ranch Acres, Sections 6 & 19, T17S-R18E, Terrebonne Parish, LA

**K. COMMITTEE REPORT:**

- 1. Subdivision Regulations Review Committee

**L. COMMISSION COMMENTS:**

- 1. Planning Commissioners' Comments
- 2. Chairman's Comments

**M. PUBLIC COMMENTS**

**N. ADJOURN**

## MINUTES

### HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)

#### ZONING & LAND USE COMMISSION

#### MEETING OF AUGUST 20, 2020

- A. The Chairman, Mr. Kyle Faulk, called the meeting of August 20, 2020 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. at the Houma-Terrebonne Civic Center with the Invocation led by Dr. Cloutier and the Pledge of Allegiance led by him.
- B. Upon Roll Call, present was: Mr. Joseph “Joey” Cehan, Vice-Chairman; Dr. L.A. “Budd” Cloutier, Jr.; Ms. Rachael Ellender; Mr. Kyle Faulk, Chairman, Mr. Keith Kurtz; Mr. Robbie Liner; Mr. Barry Soudelier; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. Phillip Livas. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Laddie Freeman, Legal Advisor.
- C. **CONFLICTS DISCLOSURE:** The Chairman reminded the Commissioners that if at any time tonight, a conflict of interest exists, arises or is recognized, as to any issue during this meeting, he or she should immediately disclose it, and is to recuse himself or herself from participating in the debate, discussion, and voting on that matter. *Mr. Cehan recused himself from Item F.2.*
- D. **APPROVAL OF THE MINUTES:**
1. Mr. Thibodeaux moved, seconded by Dr. Cloutier: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of July 16, 2020.”
- The Chairman called for a vote on the motion offered by Mr. Thibodeaux. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Livas. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- E. **COMMUNICATIONS:** None.
- F. **NEW BUSINESS:**
1. Home Occupation:
- a) The Chairman called to order the Home Occupation application by Step By Step Tutoring, LLC, c/o Danielle Houston, to establish a tutoring business at 240 Lake Crescent Circle.
- (1) Ms. Houston, applicant, stated she would be tutoring math to high school and college students and would only have one individual at a time and only two sessions per evening Monday through Thursday. She indicated she had enough parking to accommodate vehicles during the sessions or for drop off and pick up.
- (2) No one from the public was present to speak on the matter.
- (3) Mr. Pulaski discussed the Staff Report and stated Staff would recommend Home Occupation Approval.
- (4) Discussion was held with regard to signage being allowed and not to exceed one square foot in area.
- (5) Dr. Cloutier moved, seconded by Mr. Cehan: “THAT the HTRPC, convening as the Zoning & Land Use Commission, grant Home Occupation Approval for an application by Step By Step Tutoring, LLC to establish a tutoring business at 240 Lake Crescent Circle.”
- The Chairman called for a vote on the motion offered by Dr. Cloutier. **THERE WAS RECORDED: YEAS:** Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; **NAYS:** None; **ABSTAINING:** Mr. Faulk; **ABSENT:** Mr. Livas. **THE CHAIRMAN DECLARED THE MOTION ADOPTED.**
- b) The Chairman called to order the Home Occupation application by Samantha Falgout, to establish an accounting business at 712 South Street.
- (1) There wasn’t anyone present to represent the application.
- (2) Mr. Pulaski indicated he had not heard from anyone that they would not be present at tonight’s meeting and he recommended tabling the matter until the next meeting.
- (3) Dr. Cloutier moved, seconded by Mr. Liner: “THAT the HTRPC, convening as the Zoning & Land Use Commission, table the Home Occupation application by Samantha Falgout to establish an accounting



business at 712 South Street until the next regular meeting of September 17, 2020.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

2. Preliminary Hearing:

Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to rezone from R-1 (Single-Family Residential) to R-2 (Two-Family Residential); certain lots within Mechanicville Subdivision for Thursday, September 17, 2020 at 6:00 p.m.”

- (a) Discussion was held with regard to the Councilman John Navy, Terrebonne Parish Council, initiating the request to rezone the properties in Mechanicville Subdivision. Discussion ensued with regard to rezoning to R-2 rather than R-3 so that if mobile homes were to be placed, a Special Exception would have to be obtained from the Board of Adjustment.

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Cehan and Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

G. STAFF REPORT:

1. Mr. Pulaski stated he again obtained prices from Information Technology to purchase iPads for the Commissioners as to eliminate the hard copies for meeting packets. He discussed the cost difference between having a data plan versus using wireless internet which would be cheaper at \$299. Most Commissioners were okay with purchasing the cheaper wireless internet version but concerns were brought up of damage or lost and responsibility of the same. More information would be provided at the next meeting after research on responsibility and what the Terrebonne Parish Council is currently doing.

H. COMMISSION COMMENTS:

1. Planning Commissioners’ Comments: None.
2. Chairman’s Comments:
- (a) Mr. Freeman was congratulated on his retirement as this was his last zoning meeting with the Planning Commission after 16 years and was wished well by everyone. Mr. Christian St. Martin was introduced as his replacement.

I. PUBLIC COMMENTS: None.

- J. Dr. Cloutier moved, seconded by Mr. Thibodeaux: “THAT there being no further business to come before the HTRPC, convening as the Zoning and Land Use Commission, the meeting be adjourned at 6:21 p.m.”

The Chairman called for a vote on the motion offered by Dr. Cloutier. THERE WAS RECORDED: YEAS: Mr. Cehan, Dr. Cloutier, Ms. Ellender, Mr. Kurtz, Mr. Liner, Mr. Soudelier, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Mr. Faulk; ABSENT: Mr. Livas. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

Kyle D. Faulk, Chairman  
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk  
Zoning & Land Use Commission

**CERTIFICATION**

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE ZONING AND LAND USE COMMISSION MEETING OF AUGUST 20, 2020.**

**CHRISTOPHER PULASKI, PLA, DIRECTOR  
PLANNING & ZONING DEPARTMENT**

**PRELIMINARY  
HEARING  
ONLY**

**PUBLIC HEARING**  
scheduled for:

***Thursday, October 15, 2020***

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***@ 6:00 p.m.***

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***ZLU/F.1***

*Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission*

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

**PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE**

Date: 8/13/2020

TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
Applicant's Name

PO BOX 2768 HOUMA LA 70360  
Address City State Zip

(985) 873-6569  
Telephone Number (Home) (Work)

NONE  
Interest in Ownership (Owner, etc.)

SEE ATTACHED SHEETS (EXHIBIT, LEGAL DESCRIPTION, ADDRESSES)  
Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)

Zoning Classification Request:

From: R-1 To: R-2

Previous Zoning History: X No Yes

If Yes, Date of Last Application: \_\_\_\_\_



5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

**PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)**

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

**SIGNATURES REQUIRED**

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

SEE ATTACHED SHEET

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2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

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3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

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**APPLICATION FEE SCHEDULE**

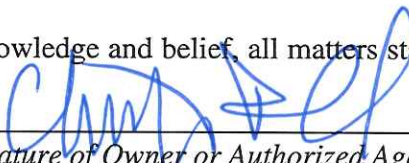
Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre  
\$ 3.50 / every acre thereafter, up to fifteen (15) acres
- Minimum Charge - \$25.00; Maximum Charge - \$100.00

I (We) own \_\_\_\_\_ acres. A sum of \_\_\_\_\_ dollars is enclosed and made a part of this application.

**DECLARATION**

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.

  
\_\_\_\_\_  
Signature of Owner or Authorized Agent

## **Mechanicville Subdivision – Between Acklen Ave and Samuel St and between E Main Street and Percy Gabriel Ln**

### **Proposed Rezone Narrative**

#### Reason for Amendment.

Currently, the subject area is a blend of R-1, R-2, and R-3 zoning districts. The subject properties are all zoned R-1 (single family residential).

The Zoning Regulations state that in order to rezone property, one of the following conditions must apply:

1. *Error.*
2. *Change in conditions.*
3. *Increase in need for sites for business or industry.*
4. *Subdivision of land.*

TPCG Staff believes that this proposal complies with Condition #2 Change in Conditions. Since 1976, there have been 19 rezones from R-1 to R-2 or R-1 to R-3 in the Mechanicville Subdivision presumably to allow for placement of mobile homes as most of the lots are not large enough for duplexes. There have been other similar rezones in nearby Catherine Subdivision. Although there are minimum size requirements for rezoning of property, many of the rezones in the past resulted in only one or two lots which is indicative of spot zoning. This has not been the case in the past 10 years, however many recent rezones have been exempt from the minimum size requirement because of the rezones that occurred in the past.

#### Limitations on Proposed Amendments.

Because there are already a number of R-2 and R-3 zones amongst the adjacent lots, this application is exempt from the minimum size requirement as described in Section 28-201(b).

#### Public Need.

Mobile homes are a form of affordable housing. The Mechanicville Subdivision and surrounding areas include a large number of low to moderate income residents. In 2019, the Zoning and Land Use Commission suggested that if the desire amongst the Council member and residents is to support these rezones and allow for mobile homes then what the Parish and Council could consider is to rezone the neighborhood so it would not have to be done property by property.

#### Effect of Amendment.

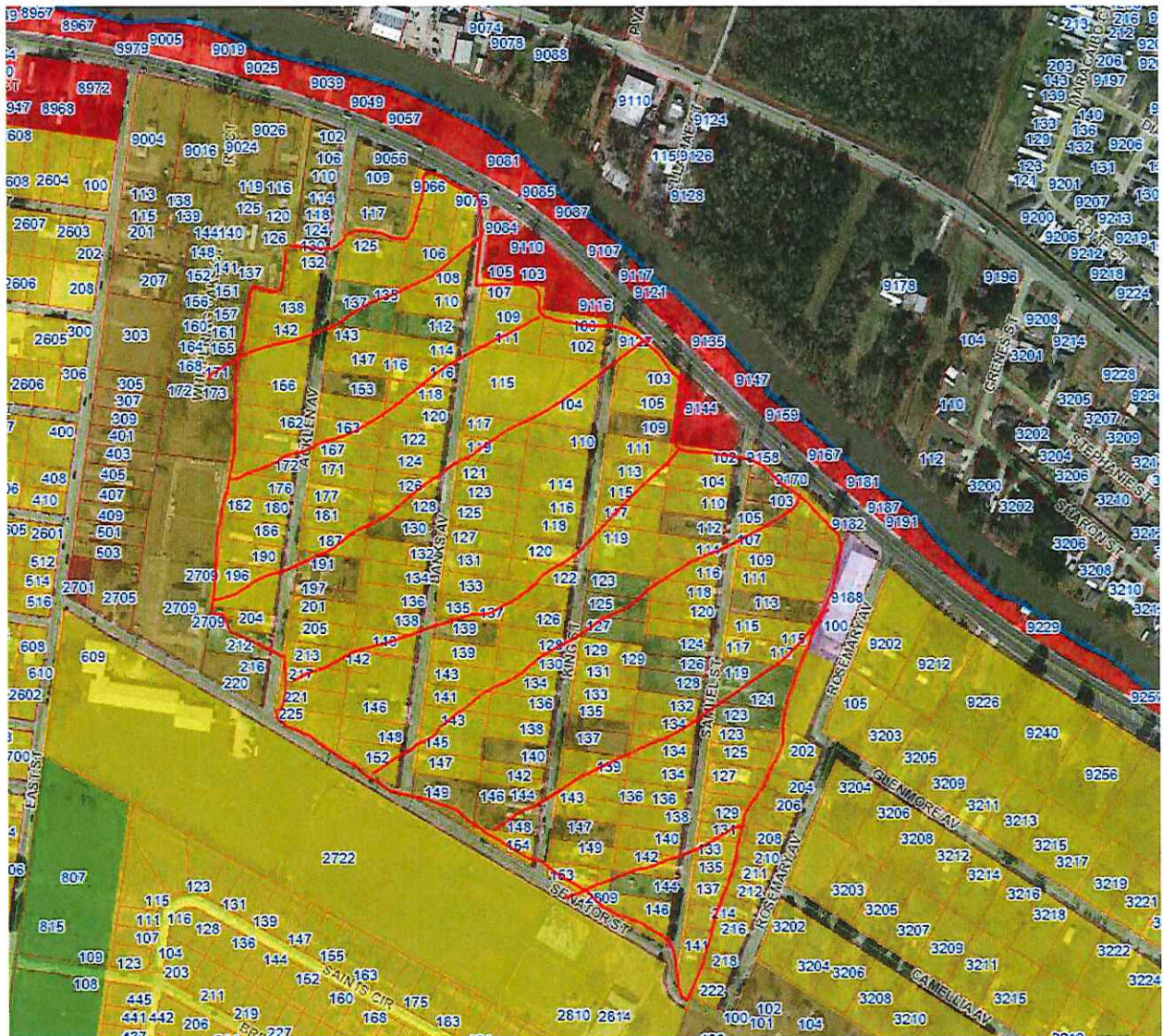
Staff suggested that a consideration be given for R-2 zoning which allows for mobile homes provided that they obtain a Special Exception from the Houma Board of Adjustment which would involve a public notice and public hearing so the area residents would have an opportunity to express their comments or concerns in each instance.

8/13/2020



**Mechanicville Subdivision – Between Acklen Ave and Samuel St and between E Main Street and Percy Gabriel Ln**

**Proposed Rezone Preliminary Exhibit**



The subject properties are only the ones currently zoned R-1 (Single Family Residential) shown in yellow within the Mechanicville Subdivision outlined and hatched in red.



SHARON BREAUX DOWELL

MECHANICVILLE-EMMANUEL BAPTIST CHURCH

TERREBONNE PARISH SCHOOL BOARD

SENATOR STREET

TERREBONNE PARISH SCHOOL BOARD

HOUSING AUTHORITY OF HOUMA, LA.

PLAN SHOWING AREA WITHIN MECHANICVILLE SUBDIVISION PRESENTLY ZONED R1 TO BE REZONED R2 SECTION 9, T17S - R17E TERREBONNE PARISH, LOUISIANA AUGUST 17, 2020 SCALE: 1" = 100'

FROM THE OFFICE OF: KENETH L. REMBERT, SURVEYOR 635 SCHOOL ST., HOUMA, LA. PH. (985) 879-2782

THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 658572 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.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

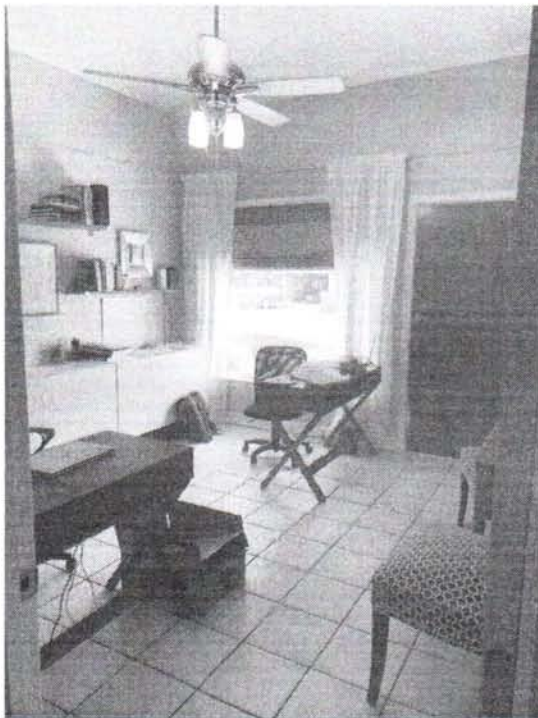
JOB NO. : 326 FIELD BOOK : NONE ADDRESS : SENATOR STREET CAD NAME : PULASKI-MECHANICVILLE-SUBD-RE-ZONE\_20-326 DRAWN BY : BM PAGES : NONE SURVEY FILE : MECH2020 FOLDER : MECHANICVILLE SUBD.

LEGEND:

- INDICATES AREA ZONED C-2
INDICATES AREA ZONED R-2
INDICATES AREA ZONED R-3

THIS MAP WAS DRAWN FROM CALCULATIONS FOR REZONING PURPOSES AND IS NOT A SURVEY MADE ON THE GROUND. BEARINGS AND DISTANCES ARE SUBJECT TO ADJUSTMENTS IF SURVEYED.





Interior view of office space.

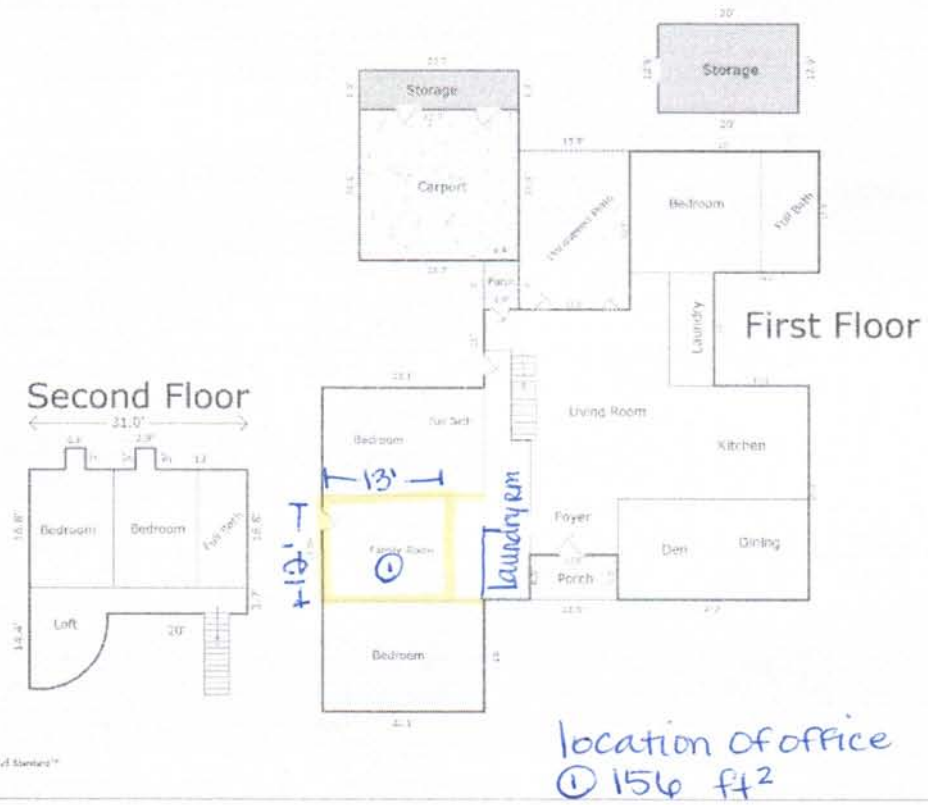


View of office entrance and parking available.  
The driveway can fit 6 vehicles.



## Building Sketch

Borrower	Matthew Falgout & Samantha Falgout						
Property Address	712 South St						
City	Houma	County	Terrebonne	State	LA	Zip Code	70360
Lender/Client	Quicken Loans, Inc.						



Event by Area Search of Standard\*\*

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	3274.71	
	Second Floor	752.43	4027.14
GAR	Carport	490.32	490.32
P/P	Porch	34.30	
	Porch	78.75	
	UnCovered Patio	358.66	471.71
OTH	Storage	124.85	
	Storage	252.00	376.85
<b>Net LIVABLE Area</b>		(rounded)	4027

LIVING AREA BREAKDOWN		
	Breakdown	Subtotals
<b>First Floor</b>		
	16.0 x 23.1	369.03
	23.1 x 46.1	13.86
	6.3 x 27.2	171.36
	23.8 x 69.3	1648.90
	29.6 x 6.3	186.33
	0.5 x 16.0 x 0.0	0.10
	0.5 x 23.8 x 0.0	0.22
	0.5 x 6.3 x 0.0	0.02
	5.3 x 12.1	64.13
	32.8 x 10.7	350.96
	17.4 x 27.0	469.80
<b>Second Floor</b>		
	3.0 x 2.9	8.70
	3.0 x 2.9	8.70
	31.0 x 16.8	520.80
	31.0 x 3.7	114.70
	0.5 x 10.7 x 11.0	58.94
	Curve 17.7 x 105.0*	40.59
<b>17 Items</b>		(rounded) 4027

156

$$\frac{156}{4027} = 3.87\%$$

**Houma-Terrebonne Regional Planning Commission  
Zoning & Land Use Commission**

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

**Zoning & Land Use Commission  
Application**

Name: Samantha Fulgont

Address: 712 South Street, Houma, LA 70360

Phone: 985-860-4630

Application For: \_\_\_\_\_ Planning Approval X Home Occupation  
\$10.00/application \$10.00/application  
\_\_\_\_\_ Parking Plan \_\_\_\_\_ Special Plan  
\$50.00/plan \$10.00/application

The premises affected are situated at 712 South Street, 70360 in a  
R1 Zoning District. The legal description of the property involved in this application  
is: Lots 10, 11, 12 & 13 Block 8 Barrios  
Subdivision #4

Has any previous application been filed in connection with these premises? \_\_\_\_\_ Yes X No

Applicant's interest in the premises affected: owner

Approximate cost of work involved: na

Explanation of property use: dwelling / accounting office

Plot Plan attached: X Yes \_\_\_\_\_ No Drainage Plan attached: \_\_\_\_\_ Yes \_\_\_\_\_ No

Ground Floor Plan and Elevations attached: \_\_\_\_\_ Yes \_\_\_\_\_ No

Address of adjacent property owners:

1. 714 South St.  
Houma, LA 70360      2. 407 Greenway  
Houma, LA 70360

3. 409 Greenway      408 Fern St.  
Houma, LA 70360      Houma, LA 70360

Samantha Fulgont  
Signature of Applicant or Agent

9858604630  
Phone Number

The undersigned is the owner of the entire land area included in the proposal and, in signing, indicates concurrence with the application.

Samantha Fulgont  
Signature of Applicant or Agent

8/16/2020  
Date

**Houma-Terrebonne Regional Planning Commission**  
**Zoning & Land Use Commission**

P.O. Box 1446  
Houma, Louisiana 70361-1446  
Bus (985) 873-6793 - Fax (985) 580-8141

**Zoning & Land Use Commission**  
**Application**

ZLU<sup>20</sup>/9  
Dist. 5/COH

Name: Tiffany Lovell  
Address: 8177 Gum St. Houma, La 70364  
Phone: (985) 804-2521

Application For: \_\_\_\_\_ Planning Approval  Home Occupation  
\$10.00/application \$10.00/application  
\_\_\_\_\_ Parking Plan \_\_\_\_\_ Special Plan  
\$50.00/plan \$10.00/application

The premises affected are situated at 8177 Gum St. in a  
R-1 Zoning District. The legal description of the property involved in this application  
is: lot 5 lot 6 Garnet addition #2

Has any previous application been filed in connection with these premises? \_\_\_\_\_ Yes  No

Applicant's interest in the premises affected: Own

Approximate cost of work involved: \$5,000+

Explanation of property use: Dog breeding

Plot Plan attached:  Yes \_\_\_\_\_ No Drainage Plan attached: \_\_\_\_\_ Yes  No

Ground Floor Plan and Elevations attached: \_\_\_\_\_ Yes  No

Address of adjacent property owners:

1. Meridy Linc 2. Zana Callahan  
8183 Gum St. 8173 Gum St.  
Houma, LA 70364 Houma, LA 70364

3. Robert Mayfield  
816 Elder St.  
Houma, LA 70364

Tiffany Lovell  
Signature of Applicant or Agent

(985) 804-2521  
Phone Number

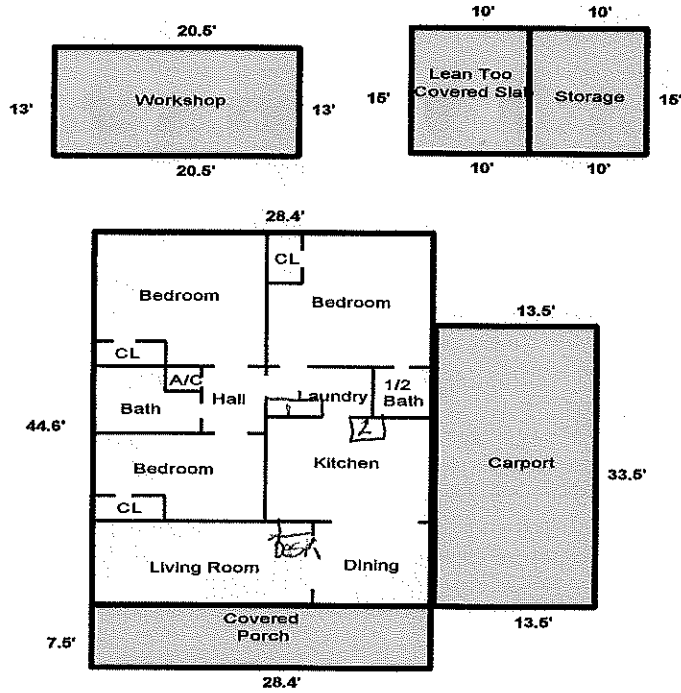
The undersigned is the owner of the entire land area included in the proposal and, in signing,  
indicates concurrence with the application.

Tiffany Lovell  
Signature of Applicant or Agent

8-21-20  
Date

**SKETCH ADDENDUM**

Borrower or Owner **Case & Tiffany Lovell**  
 Property Address **8177 Gum Street**  
 City **Houma** County **Terrebonne** State **LA** Zip Code **70364-3441**  
 Client **Southwest Funding-Houma**



SUMMARY	SQ. FT. AREA	PERIMETER	AREA CALCULATION DETAILS
Living Area First Floor	1267	146	First Floor 28.4 X 44.6 = 1266.6
Porch Porch	213	72	Kennel #1 2x4 = 8
Garage/Carport Carport	452	94	Desk 2x3 = 6
Accessory Buildings			Kennel #2 2x3 = 6
Lean To	150	50	
Storage	150	50	
Workshop	267	67	
Kennel #1	8		
Desk	6		
Kennel #2	6		
	<u>20</u>		