

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:

- ✓ sideline variance*
- | | | |
|--|--|--|
| <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:

Henry J. Richard

3. Applicant's Address:

P.O. Box 4035
Houma, LA 70360

4. Applicant's Phone:

985-856-5203

5. Applicant's Email:

henry@richarddevelopment.com

6. Physical Address
Of Request:

6190 West Main Street

7. Interest in Ownership:

100%

7. Date of
Application:

5/11/2011

8. Explanation of
Request:

sideline variance
to 5' on north property

SETBACK VARIANCE
FROM REQUIRED 25'
TO 5' FOR PROPOSED
TOWNHOME P.U.D.

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;
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- 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

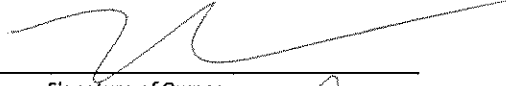


Print Name of Applicant or Agent


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.

6190 WEST MAIN ST

Legend

 6190 W Main St

 6190 W Main St

Google Earth

© 2021 Google

1000 ft



RICHARD' DEVELOPMENT

Lease & Sale Land, Buildings, Suites, Residential, Multifamily

www.richarddevelopment.com

P.O. Box 4035

Ph: 985-223-6012 # 227

Houma , Louisiana 70361

Fax: 985-872-9160

May 11, 2021

Attention Linda Henderson

TPCG Board of Adjustments

Ref: 6190 West Main Street

CYPRESS GARDENS TOWNHOMES

Variance Request

I am planning a new Townhome Development in the Bayou Cane area for 55+ community.
Baby Boomers, Retirees, Widowers, Empty Nesters, Down Sizing from large houses.

Putting this land into use for the benefit of the retirement community.

Attached you will find a Rendering of the "Proposed Concept"

50 Single level Townhomes offering both 2 and 3 bedrooms, 2 baths

Grand entry, Street Scape, Decorative Light Poles & Signs and Lush Landscaping.

Safe Entry & Exit, Right turn in & Right turn out, No cross streets.

Security fencing thru out development.

Private 4 Acre stock pond, Fountain and Walking Tract, Outlook deck.

Central Gazebo gathering area with Community Garden

Center of Houma growth area, high elevations, close to services, shopping & restaurants

The site is now shouvel ready for develoopment, but requires a slight variance:

Neighbors on South side, Bellair Dr.

is Zoned R-1

Neighbors on North side, Bayou Cane Fire Dept.

is Zones R-1

Our site "proposed townhome development", not commercial

is Zoned C-2

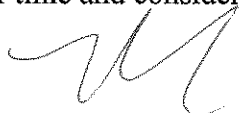
I am requesting side line variance to 5', same as neighbors to the South and North have.

Because we are zoned C-2, our side line is currently at 25', makes sense if commercial.

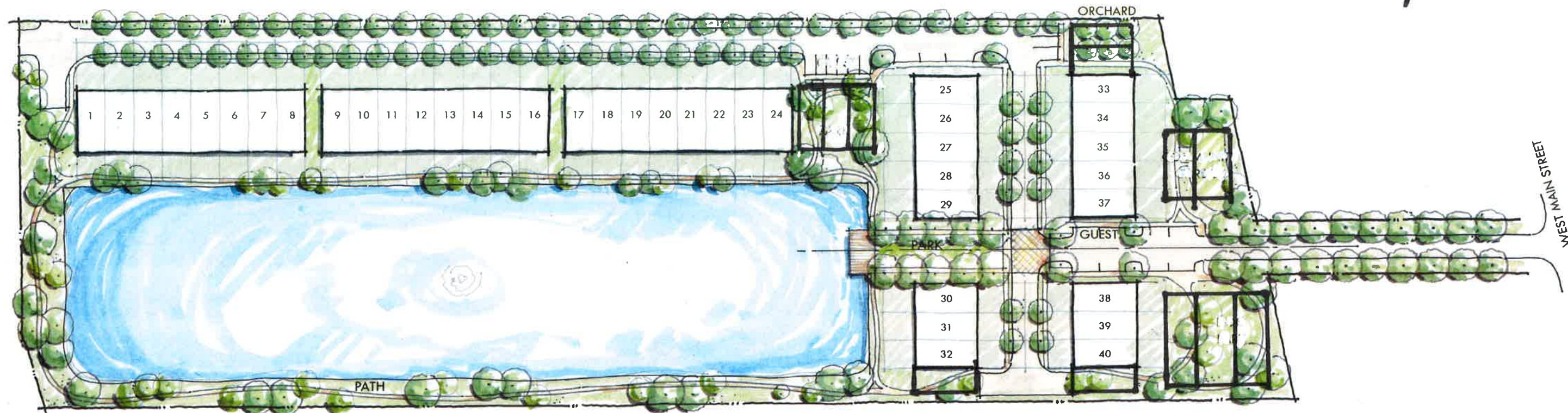
We are not building Commercial, but will enhance the Residential aspect.

Thank you for your time and consideration,

Henry J. Richard



5/13/2021
CONCEPTUAL



DETAILS

58 TO 52 with variance

40 TOWNHOME LOTS 27' X 134' = 3,618 S.F.

2 BEDROOM, SINGLE STORY TOWNHOMES, 27' X 60' = 1,620 S.F. (HOMES SET BACK 25' FROM SIDEWALK.)

BACKYARD 27' X 29' = 783 S.F.

DRIVES ARE 24' WITH A 40' R.O.W.

AMENITIES

EVERY UNIT HAS A LAKE OR GARDEN VIEW.

ACCESS TO SMALL POCKET PARKS, COMMUNITY GARDEN, ORCHARD.

SHADED PATHS KNIT TOWNHOMES WITH GATHERING AREAS.

MODIFICATIONS

UNITS 1-24: BULKHEAD EXTENDS 25' +/- INTO THE EXISTING LAKE. BACKYARDS CONTAIN THE RELOCATED 15' MAINTENANCE SERVITUDE.

UNITS 25-32: BULKHEAD EXTENDS 20' +/- INTO THE EXISTING LAKE.

40 Drawn in
+ 12 with variance
52 Total

RICHARD
DEVELOPMENT

Henry J. Richard
Principal

Ph: 985-223-6012 ext. 227

Cell: 985-856-5203

Fax: 985-872-9160

CYPRESS GARDENS TOWNHOMES

SCHEMATIC MASTER PLAN
12.21.20

P.O. Box 4035
Houma, Louisiana 70361

henry@richarddevelopment.com
www.richarddevelopment.com

6190 WEST MAIN STREET



June 22, 2021

5:00 pm.

Tuesday

Council Meeting Room

2nd Floor

Linda Henderson

985-873-6567

lhenderson@tpeq.org

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☒

Structure Variance

☐

Administrative Review

☐

Interpretation

☐

Use Variance

☐

Non-Conforming Structure Variance

2. Applicant's Name:

Juan FISCAL

3. Applicant's Address:

816 Cottage Mill Lane

4. Applicant's Phone:

985-647-5885

5. Applicant's Email:

Jm.fiskal89@gmail.com

6. Physical Address
Of Request:

Same

7. Interest in Ownership:

Full

7. Date of
Application:

05-26-21

8. Explanation of
Request:

Side yard variance from
reg. 5' to 0' for addition-
patio and fence.

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Juan M Fiscal
Signature of Applicant or Agent

Juan Fiscal
Print Name of Applicant or Agent

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_____ 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,

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Juan M Fiscal
Signature of Owner

Juan Fiscal
Printed Name of Owner

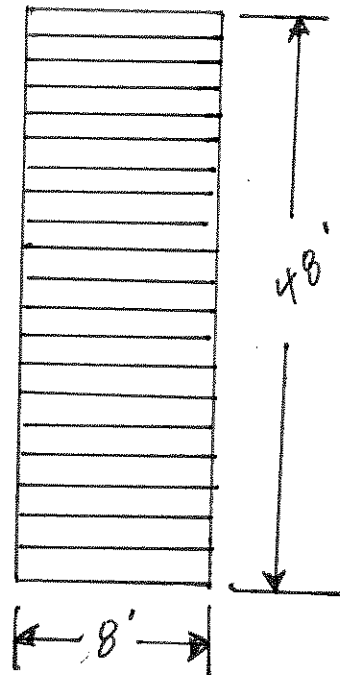
05-26-2021
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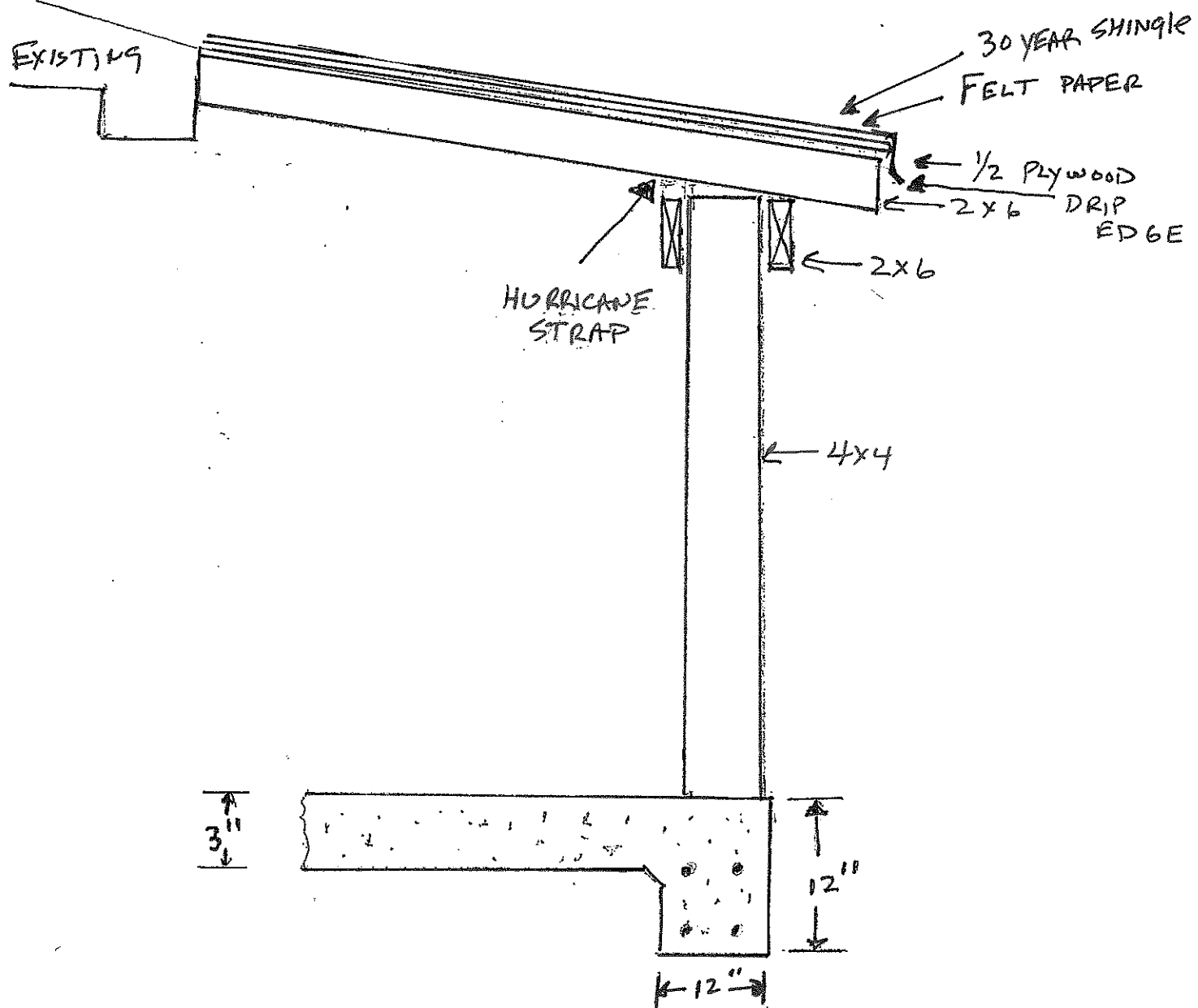


RAFTERS
16' ON CENTER

ROOF FRAMING PLAN

$$\frac{1}{16} = 1'$$

Add gutters



ELEVATION

816 COTTAGEMILL LANE



812 Cottagemill Lane



113 Quatermill Lane