



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

David Tauzin, Chair  
Willie Newton, Secretary  
Pete Konos

Joe Harris, Vice Chair  
Matthew Chatagnier  
Alt Member - Vacant

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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, July 18, 2022  
**TIME:** 5:00 PM  
**PLACE:** Terrebonne Parish 2<sup>nd</sup> 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 June 13, 2022
5. New Business:
  - a) Structure Variance: Rear yard setback variance from the required 25' to 12.6" and side yard variance from the required 15' to 12.8" for placement of a new residential structure in an R-1 zoned area located at 301 Palm Avenue; (Council District 5; City of Houma Fire District) *Phillip J. Labit, applicant.*
  - b) Structure Variance: Variance to allow for the placement of two additional façade signs at 40 sq. ft. each and front elevation wall sign at 40 sq. ft. giving the total proposed sign square footage of 120 sq. ft. (increase from maximum allowed 22 sq. ft.) in an Overlay District in a C-2 zoned area located at 1781 Martin Luther King Boulevard (Council District 3; Bayou Cane Fire District) *Signworx, LLC, applicant.*
7. Next Meeting Date: Monday, August 15, 2022
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn

**MINUTES**  
**HOUMA BOARD OF ADJUSTMENT**  
**MEETING OF JUNE 13, 2022**

1. The Chairman, Mr. David Tauzin, called the meeting of June 13, 2022 of the Houma Board of Adjustment to order at 5:01 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Joe Harris.
2. Upon Roll Call, present were: Mr. David Tauzin, Chairman; Mr. Joe Harris, Vice Chairman, Mr. Matthew Chatagnier and Mr. Willie Newton, Secretary. Absent at the time of Roll Call were: Mr. Pete Konos. Also present were Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:  

Mr. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of May 16, 2022."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Chatagnier and Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Konos. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. OLD BUSINESS:  

Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Old Business be removed from the table and be considered at this time."

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

  - A. Structure Variance: Rear Yard Setback Variance from the required 5' to 2' for the placement of a 16' x 21' storage shed and a Driveway Width Variance from 36' max to 56' for an R-1 lot located at 205 Shay Drive.
    - 1) The Chairman recognized Mr. Barry Voisin of 205 Shay Drive. He stated the Rear Yard Setback Variance from the required 5' to 2' is for the placement of a 16' x 21' storage shed and a Driveway Width Variance from 36' to 56' is to extend the driveway located at 205 Shay Drive.
    - 2) The Chairman recognized Mr. Pulaski who read an email received from an adjacent property owner requesting that the Board condition the approval, mandating that the property owner incorporate mitigation practices to enhance drainage and prevent runoff to adjacent landowners.
    - 3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request on the conditions that the applicant install gutters and downspouts on the shed to direct roof runoff towards the side street, that the driveway addition be sloped to ensure water flows towards the side street and that the shed be constructed in accordance with the subdivision covenants.
    - 4) The Chairman recognized Mr. Chatagnier who questioned the façade of the building in relation to the subdivisions covenant restrictions.
    - 5) The Chairman recognized Mrs. Dawn Voisin of 205 Shay Drive. She stated that the variance for the placement of the shed is for extra storage space and the variance for the driveway is to allow for parking in the yard instead of the roadside. She also stated that the shed would have gutters and downspouts to look esthetically pleasing in relation to the rest of the subdivision.
    - 6) The Chairman recognized Mr. Williams, Legal Advisor who stated that the Boards roll is to review the variance and not to get specific about the façade of the building.
    - 7) Mr. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of the application for the Rear Yard Setback Variance from the

required 5' to 2' for placement of a 16' x 21' storage shed and a Driveway Width Variance from 36' to 56' in an R-1 zoned area located at 205 Shay Drive conditioned that the applicant install gutters and downspouts on the shed to direct roof runoff towards the side street, that the driveway addition be sloped to ensure water flows towards the side street and that the shed be constructed in accordance with the subdivision covenants."

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

6. NEW BUSINESS:

A. Structure Variance: Rear Yard Setback Variance from the required 30' to 17.5' for the placement of a four-unit townhome complex in a proposed R-3 zoned area located at 361 Dixie Avenue.

1) The Chairman recognized Mr. Cory Williams of 901 Beaumont Drive, Gonzales. He stated that the Rear Yard Setback Variance from the required 30' to 17.5' is for the placement of a four-unit townhome complex located at 361 Dixie Avenue and that there is an adjacent property that has an existing four-unit townhome with the same rear setback and he would like to request the equivalent for his location.

2) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for the rear yard setback variance from the required 30' to 17.5' for the placement of a four-unit townhome complex in a proposed R-3 zoning district.

3) Mr. Chatagnier moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of the application for the Rear Yard Setback Variance from the required 30' to 17.5' for placement of a four-unit townhome complex in a proposed R-3 zoned area located at 361 Dixie Avenue."

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

7. NEXT MEETING DATE:

A. The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is July 18, 2022.

8. BOARD OF ADMUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT: None

10. Mr. Harris moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:29 p.m."

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

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*Mr. Willie Newton, Secretary  
Houma Board of Adjustment*

34.64

M2 Lynn  
2836 Park Ave  
Summit Blg-

TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT  
P.O. BOX 2768 HOUMA, LA 70361  
(985) 873-6569

Notice to  
P. Robichaux

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:

Phillip J. Labit

3. Applicant's Address:

301 PALM AVE HOUMA 70364

4. Applicant's Phone:

985 870 1662  
985 855 4893 - NEICE Handling Pectie Robichaux

5. Applicant's Email:

probi.chaux2@att.net  
dmpr3347@gmail.com

6. Physical Address Of Request:

301 Palm Avenue  
HOUMA LA 70364

7. Interest in Ownership:

OWN

7. Date of Application:

6/21/2022

8. Explanation of Request:

Requesting VARIANCE due to  
Extreme ~~se~~ circumstances of  
Size of lot, & FEMA Trailer  
on Property & Inability to  
Relocate see Attached Letter  
Limitation of Funds, Age of Applicant

See Attached  
Letter please  
+  
Amended  
Plan

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

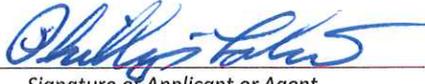
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

Phillip J. Labit

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

Phillip J. Labit

Printed Name of Owner

6/21/2022

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:

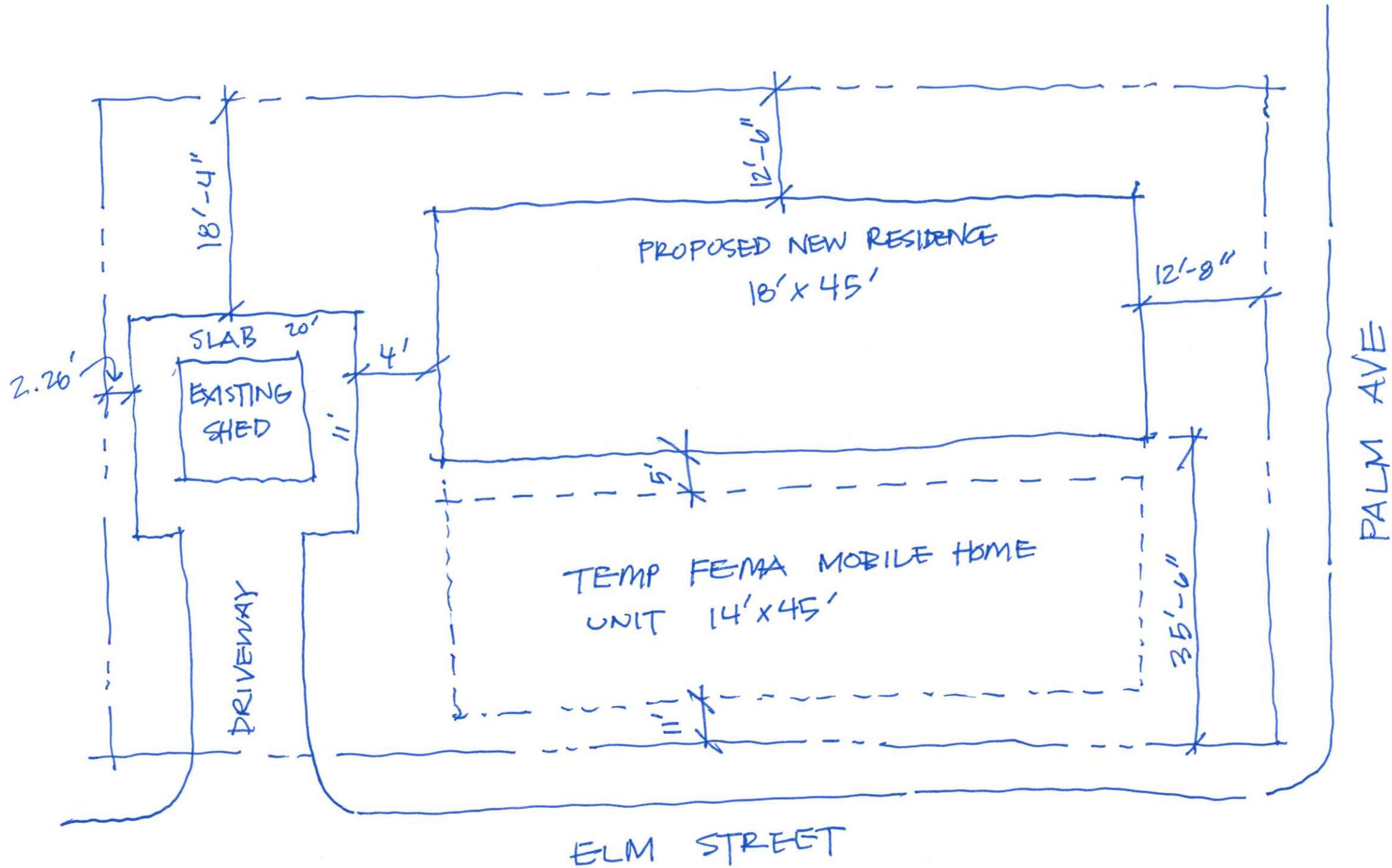
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost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



Elm St.

301 Palm Ave

Palm Ave.





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:

DeAnna Silliker/ Signworx Contractor

3. Applicant's Address:

2527 Hickory Av.  
Metairie, LA. 70003

4. Applicant's Phone:

504 616 5462

5. Applicant's Email:

abcdone.ds@gmail.com

6. Physical Address  
Of Request:

1781 Martin Luther King Blvd.  
Houma, La.

7. Interest in Ownership:

Sign Contractor

7. Date of  
Application:

6/30/2022

8. Explanation of  
Request:

To approve 2 additional facade wall signs  
@ 40sf each, and the front elevation wall  
sign @ 40sf giving the total proposed  
sign SF @ 120sf

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

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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:

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

DeAnna Silliker

\_\_\_\_\_  
*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,

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

Michael Anderson, Authorized Signatory/ The  
Necessity Retail Reit

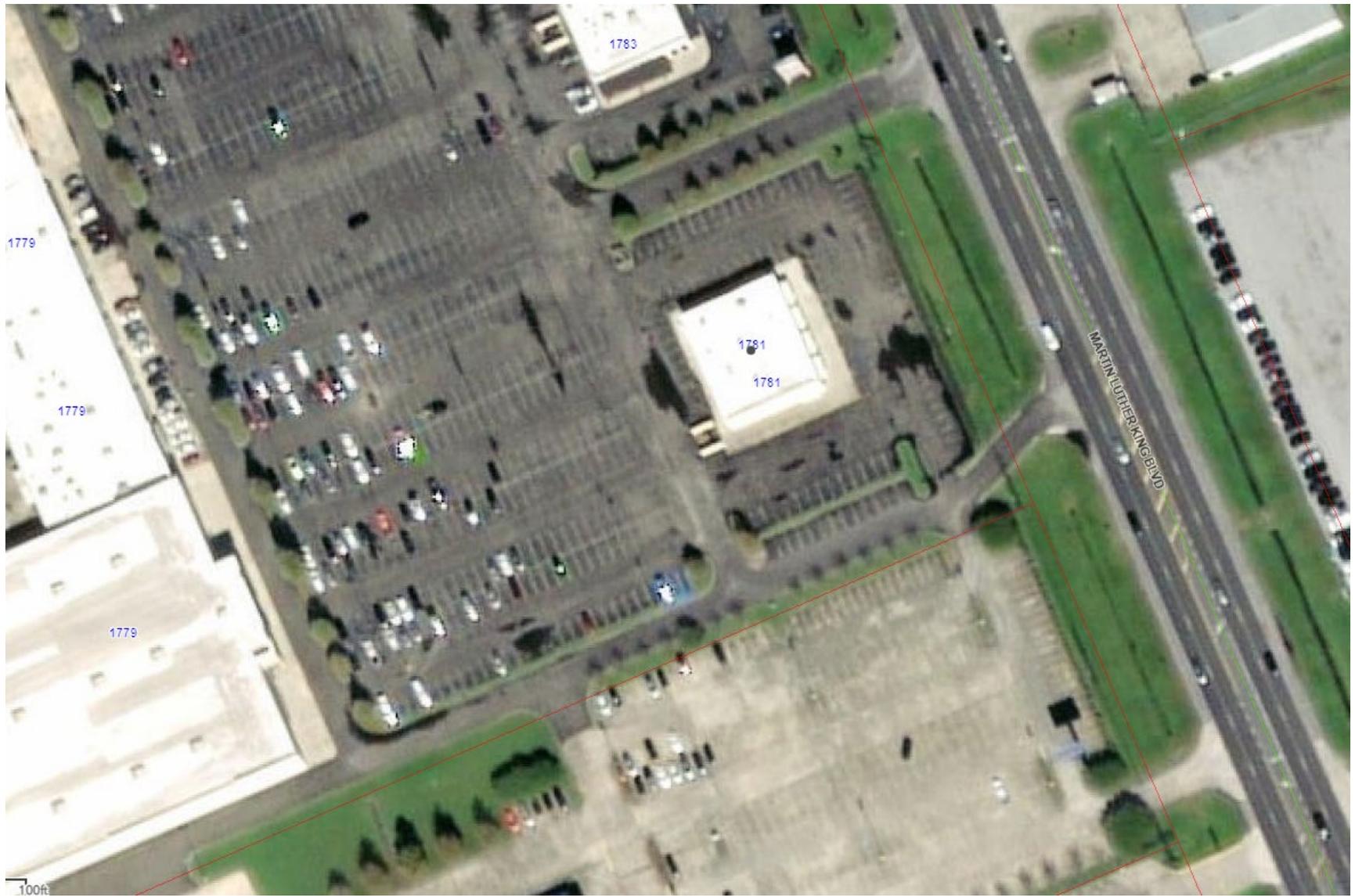
\_\_\_\_\_  
*Printed Name of Owner*

July 14, 2022

\_\_\_\_\_  
*Date*

9. Adjacent Property Owners:

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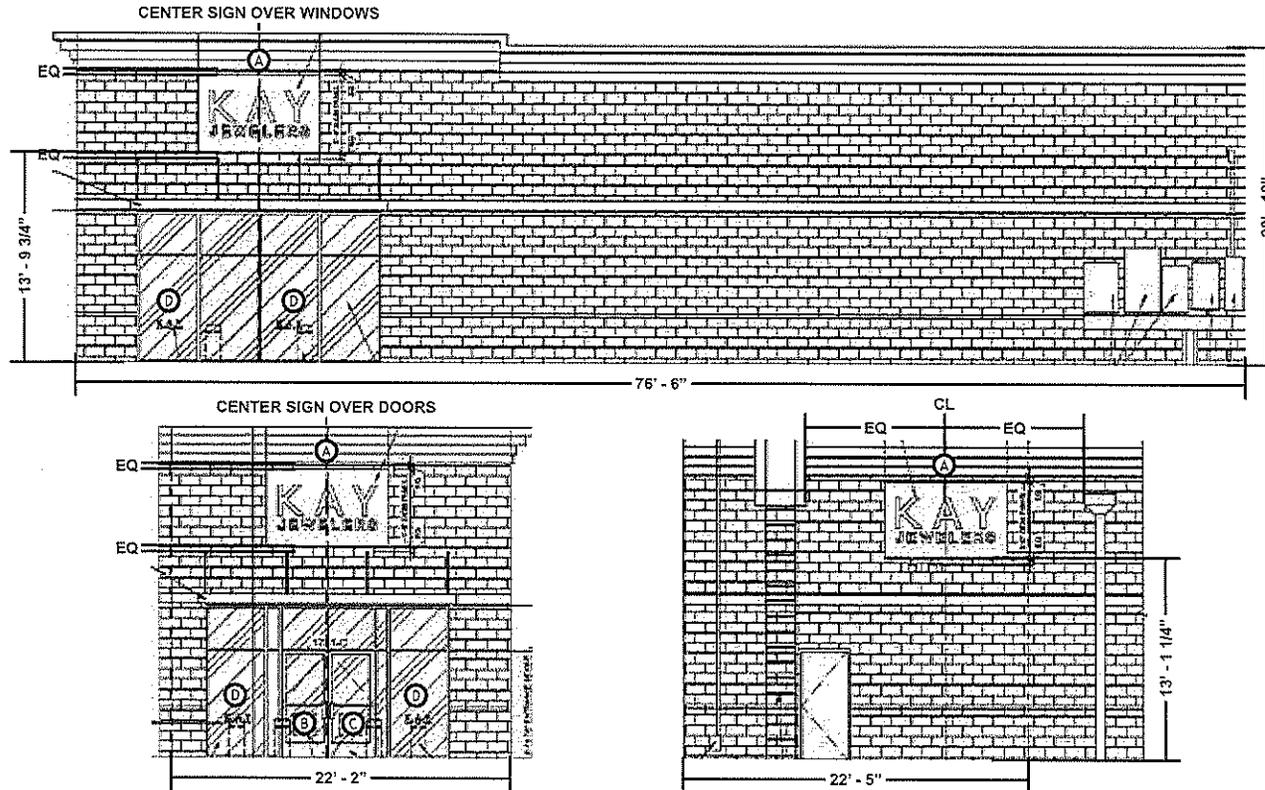
# Ruggles/Kay Jewelers



2527 HICKORY AVE. METAIRIE, LA 70003  
 OFFICE: 504-737-7446 FAX: 504-737-3299  
 TOLL FREE: 1-888-737-7446  
 VISIT OUR WEB SITE: WWW.SIGNWORX.NET

ILLUMINATED CABINET SIGN-QTY:(3)

STOREFRONT - ELEVATION



**CLIENT:**  
 Ruggles/Kay Jewelers

**ADDRESS:**  
 Houma Crossing SC  
 1781-C Martin Luther King Blvd  
 Houma, Louisiana 70360

**DATE:** 5/6/22

**JOB NUMBER:**

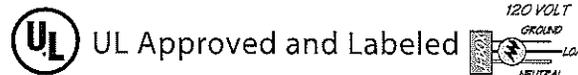
**DESIGNER:** AT

**SIGNAGE DETAILS:**

THIS DRAWING IS THE PROPERTY OF SIGNWORX. ANY ALTERATIONS ARE PROHIBITED WITHOUT WRITTEN CONSENT OF SIGNWORX. THIS DRAWING HAS BEEN MADE AVAILABLE TO THE CLIENT TO ILLUSTRATE DESIGN OR PRODUCTION DETAILS AND ARE NOT TO BE DISTRIBUTED FOR BID WITHOUT THE WRITTEN CONSENT OF SIGNWORX.

These plans and/or specifications have been prepared by or under my close supervision. I have researched the building and related construction codes of Terrebonne Parish and the Louisiana State Uniform Construction Code and to the best of my or my consultants knowledge and belief these drawings are in compliance therein. And that I am not administering the work.

Signage shall meet requirements of 2015 IBC Appendix H and related chapters.  
 Signage shall meet requirements of ASCE 7.



**140 mph wind load**

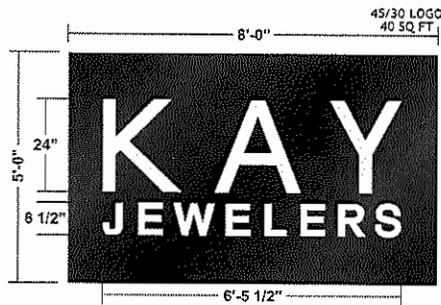
# Ruggles/Kay Jewelers



ILLUMINATED CABINET SIGN-QTY:(3)

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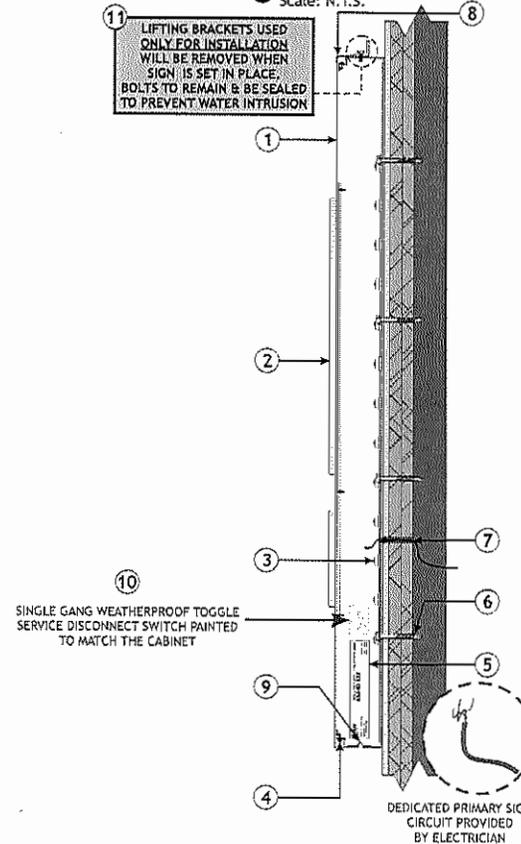
**A** ILLUMINATED CABINET SIGN - ELEVATION  
 Scale: 1/2" = 1' - 0"



**SIGN - DETAILS**

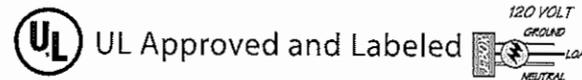
- 1 3" DEEP, FABRICATED ALUMINUM EXTRUSION CABINET WITH ROUTED ALUMINUM, HINGED FACE PAINTED HIGH GLOSS BLACK (SW 95794) ON ALL SIDES. ALL INTERIOR LETTER SURFACES PAINTED HIGH GLOSS WHITE
- 2 3/4" THICK, ROUTED CLEAR ACRYLIC PUSH THRU LETTERS WITH FROSTED FACES AND 1/4" BEVELED FLAMED EDGES. LETTERS BACKED WITH 3/16" THICK WHITE LIGHT DIFFUSING POLYCARB PANEL
- 3 SLOAN SIGN BOX 5000K WHITE LED LATTICE SYSTEM
- 4 ALUMINUM ANGLE ATTACHED TO BACK OF SIGN FACE, AND COUNTERSUNK SCREW HIDDEN IN REVEAL, SCREW REMOVED TO OPEN FACE FOR SERVICE ACCESS
- 5 BITRO ASU-60-12U LED DRIVER (120-277 VOLT) CONTAINED INSIDE CABINET
- 6 SIGN MOUNTS FLUSH TO SURFACE WITH 5/8" DIA. x 6" LONG LAG BOLT FASTENERS
- 7 POWER PROVIDED TO SIGN BY OTHERS
- 8 BROKE ALUMINUM CAP PAINTED HIGH GLOSS BLACK (SW 95794), TO SHIELD REVEAL FROM WATER LEAKAGE, SECURED TO TOP OF SIGN WITH COUNTERSUNK SCREWS
- 9 DRAIN HOLES AT BOTTOM RETURN WITH LIGHT COVERS
- 10 SINGLE GANG WEATHERPROOF TOGGLE SERVICE DISCONNECT SWITCH PAINTED TO MATCH CABINET
- 11 LIFTING BRACKETS USED ONLY FOR INSTALLATION, WILL BE REMOVED WHEN SIGN IS SET IN PLACE, BOLTS TO REMAIN AND BE SEALED TO PREVENT WATER INTRUSION

ILLUMINATED CABINET SIGN - SECTION  
 Scale: N.T.S.



These plans and/or specifications have been prepared by or under my close supervision. I have researched the building and related construction codes of Terrebonne Parish and the Louisiana State Uniform Construction Code and to the best of my or my consultants knowledge and belief these drawings are in compliance therein. And that I am not administering the work.

Signage shall meet requirements of 2015 IBC Appendix H and related chapters. Signage shall meet requirements of ASCE 7.



**140 mph wind load**

**CLIENT:**  
 Ruggles/Kay Jewelers

**ADDRESS:**  
 Houma Crossing SC  
 1781-C Martin Luther King Blvd  
 Houma, Louisiana 70360

**DATE:** 5/6/22

**JOB NUMBER:**

**DESIGNER:** AT

**SIGNAGE DETAILS:**



THIS DRAWING IS THE PROPERTY OF SIGNWORX. ANY ALTERATIONS ARE PROHIBITED WITHOUT WRITTEN CONSENT OF SIGNWORX. THIS DRAWING HAS BEEN MADE AVAILABLE TO THE CLIENT TO ILLUSTRATE DESIGN OR PRODUCTION DETAILS AND ARE NOT TO BE DISTRIBUTED FOR BID WITHOUT THE WRITTEN CONSENT OF SIGNWORX.

verizon

KAY  
JEWELERS

1781

1781-C

Verizon  
1  
Curbside  
Pickup

Verizon  
2  
Curbside  
Pickup

every KISS  
begins with KAY

every KISS  
begins with KAY

KAY  
JEWELERS

KAY  
JEWELERS

KAY  
JEWELERS

KAY  
JEWELERS

every KISS  
begins with KAY

KAY  
JEWELERS

CHARTS



KAY  
JEWELERS

Academy  
SPORTS+OUTDOORS