



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

MEMBERS

David Tauzin, Chair
Willie Newton, Secretary
Pete Konos

Joe Harris, Vice Chair
Matthew Chatagnier
Alt Member - Vacant

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, September 19, 2022
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 July 18, 2022
5. New Business:
 - a) Special Exception: Placement of a new mobile home in an R-2 zoned district located at 2603 Payne Street; (Council District 1; City of Houma Fire District). *Joyce Martin, applicant.*
 - b) Structure Variance: Rear yard setback variance from the required 5' to 32" and side yard setback variance from the required 5' to 35.6" for the placement of a storage shed in an R-1 zoned area located at 111 Saxony Drive; (Council District 5; Bayou Cane Fire District) *Laura Martin, applicant.*
 - c) Structure Variance: Front yard setback variance from the required 25' to 10' for the placement of a 40'x40' metal building in an I-2 zoned area located at 1408 Honduras Street; (Council District 1; City of Houma Fire District) *Joseph Boudreaux, applicant.*
 - d) Structure Variance: Variance from the required 205 parking spaces to allow for the use of 125 standard, compact and motorcycle spaces as part of the parking count for proposed restaurant and event space in an I-1 zoned area located at 805 Dunn Street; (Council District 1; City of Houma Fire District) *River Point LLC, applicant.*
6. Next Meeting Date: Monday, October 17, 2022
7. Board of Adjustment Member Comment
8. Public Comment
9. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF JULY 18, 2022

1. The Chairman, Mr. David Tauzin, called the meeting of July 18, 2022, of the Houma 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. Pete Konos.
2. Upon Roll Call, present were: Mr. David Tauzin, Chairman; Mr. Matthew Chatagnier; Mr. Pete Konos; and Mr. Willie Newton, Secretary. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman. 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. Chatagnier: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of June 13, 2022."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Chatagnier and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Harris. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Rear Yard Setback Variance from the required 25' to 12.6" and Side Yard Setback Variance from the required 15' to 12.8" for the placement of a new residential structure in an R-1 zoned area located at 301 Palm Avenue.
 - 1) The Chairman recognized Mrs. Patricia Robichaux of 253 Ciera Drive who stated she is a niece and advocate for the applicant. Mrs. Robichaux stated that the Rear Yard Setback Variance from the required 25' to 12.6" and Side Yard Setback Variance from the required 15' to 12.8" is for the placement of a new residential structure. She stated that the previous residential structure was damaged by Hurricane Ida and had to be demolished. She also stated that a FEMA unit was place for temporary housing and due to the size of the lot, the new residence will not meet the setback requirements as before.
 - 2) The Chairman recognized Mr. Phillip Labit of 301 Palm Avenue who stated his variance request is to replace a previous home damaged by Hurricane Ida.
 - 3) 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 25' to 12.6" and side yard setback variance from the required 15' to 12.8" for the placement of a new residential structure in a proposed R-1 zoning district.
 - 4) Mr. Konos moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment grant approval of the application for the Rear Yard Setback Variance from the required 25' to 12.6" and Side Yard Setback Variance from the required 15' to 12.8" for the placement of a new residential structure in an R-1 zoned area located at 301 Palm Avenue."

The Chairman called for a vote on the motion offered by Mr. Konos. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos & Mr. Chatagnier; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Harris. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - 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 a total proposed sign square footage of 120 sq. ft. in an Overlay District in a C-2 zoned area located at 1781 Martin Luther King Jr. Boulevard.
 - 1) The Chairman recognized Ms. Dawn Ricks of Signworx, LLC who stated that the requested variance is 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 a total proposed sign square footage of 120 sq. ft..

2) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the variance request 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 a total proposed sign square footage of 120 sq. ft. in an Overlay District in a C-2 zoning district.

3) Mr. Chatagnier moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment grant approval of the application for the 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 a total proposed sign square footage of 120 sq. ft. in an Overlay District in a C-2 zoned area located at 1781 Martin Luther King Jr. Boulevard."

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

6. NEXT MEETING DATE:

A. The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is August 15, 2022.

7. BOARD OF ADMUSTMENT MEMBER COMMENT:

A. Mr. Newton asked the Board to have a moment of silence and pay tribute to Parish Council Clerk, Suzette Thomas who recently passed.

8. PUBLIC COMMENT: None

9. Mr. Newton moved, seconded by Mr. Chatagnier: "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. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos & Mr. Chatagnier; NAYS: None; ABSTAINING: Mr. Tauzin; ABSENT: Mr. Harris. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

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

1. Indicate Type of Request:

- | | | |
|--|---|--|
| <input checked="checked" type="checkbox"/> Special Exception | <input 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:

Joyce Martin

3. Applicant's Address:

132 achlen avenue
Houma, LA 70363

4. Applicant's Phone:

985-347-1276

5. Applicant's Email:

janap517@gmail.com

6. Physical Address
Of Request:

2603 Payne St. Houma LA 70363

7. Interest in Ownership:

Owner

7. Date of
Application:

8/10/22

8. Explanation of
Request:

Placing mobile home on Property Zoned R-2

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;
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- 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.

Joyce Martin
Signature of Applicant or Agent

Joyce Martin
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.

Joyce Martin
Signature of Owner

Joyce Martin
Printed Name of Owner

8-10-22
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.

521

23

5

2601

2605

PAYNE ST

2607

2609

2613

2608

2610

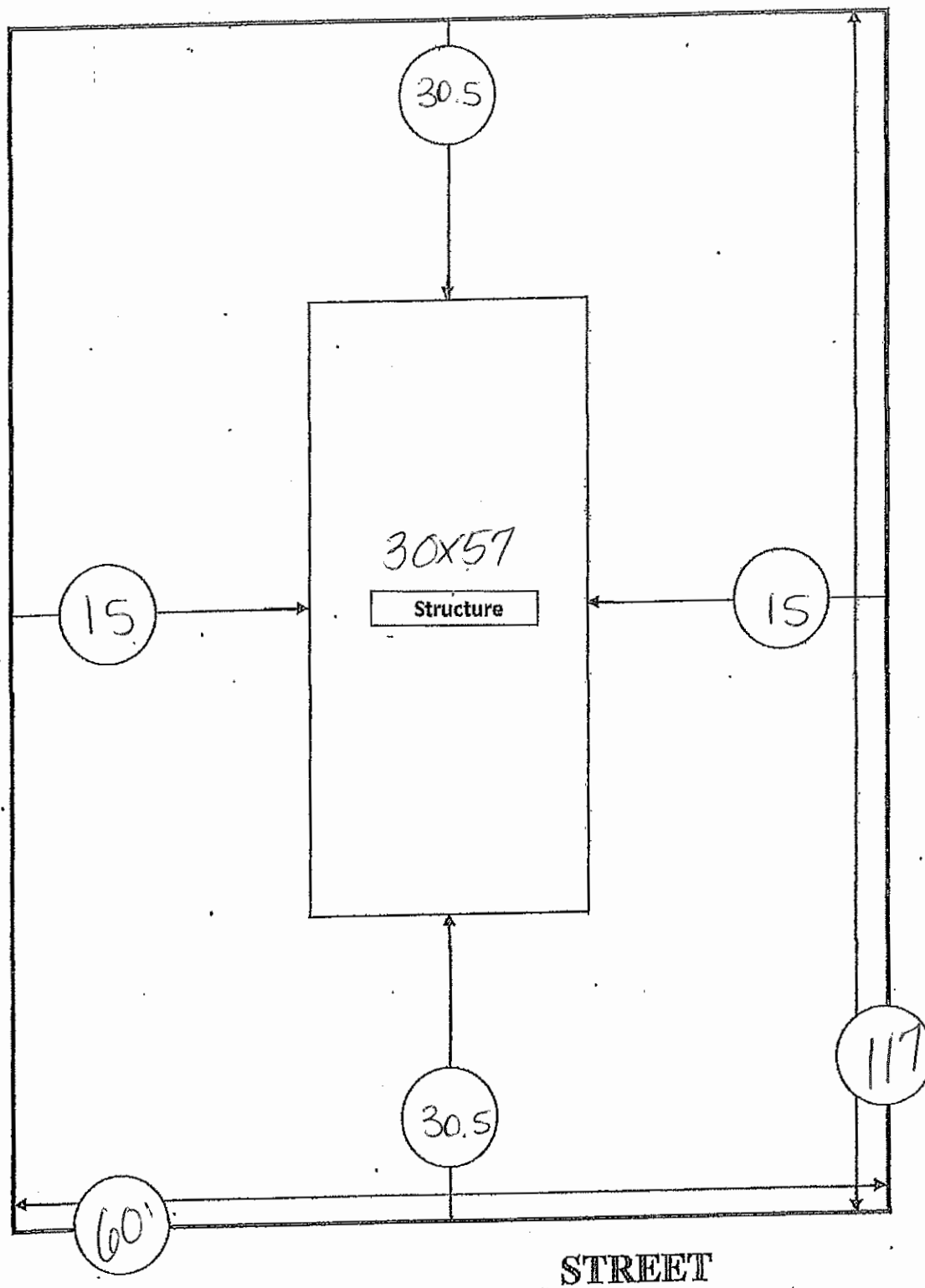




2603 Payne Street

2603 Payne St

SITE PLAN



2603 Payne St





**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

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

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:

Laura Martin

3. Applicant's Address:

111 Saxony Dr.
Houma, LA 70364

4. Applicant's Phone:

985 232-4246

5. Applicant's Email:

lauramartin1046@gmail.com

6. Physical Address
Of Request:

SAME.

7. Interest in Ownership:

own

7. Date of
Application:

8/24/2022

8. Explanation of
Request:

I have an 8x8 wooden shed built in my yard and it is 36" from property line. Shed is anchored to the ground. Shed is used for garden tools. No electricity and no gas.

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

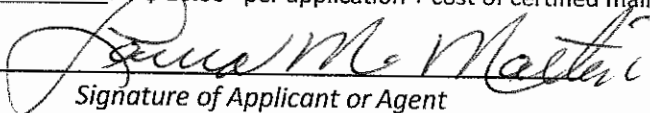
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

LAURA M. MARTIN
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.

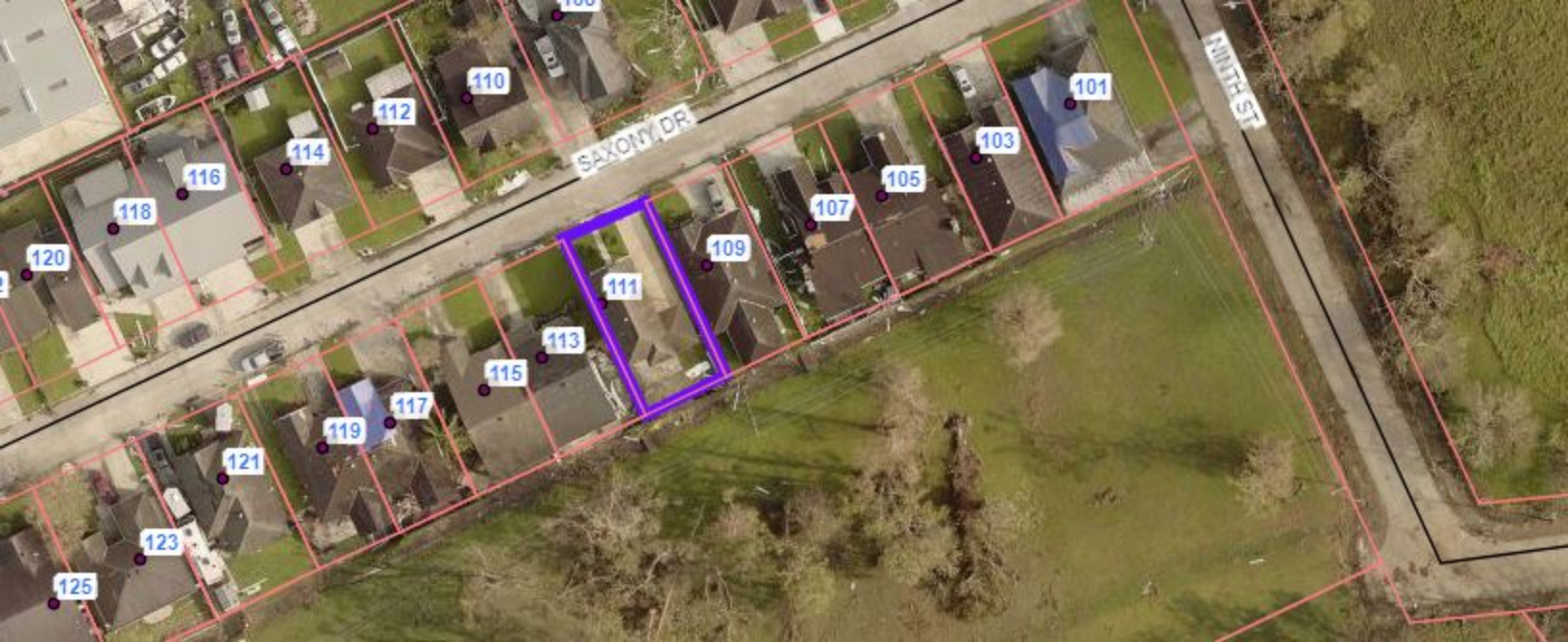

Signature of Owner

LAURA M. MARTIN
Printed Name of Owner

8-24-22
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.



NINTH ST

SAXONY DR

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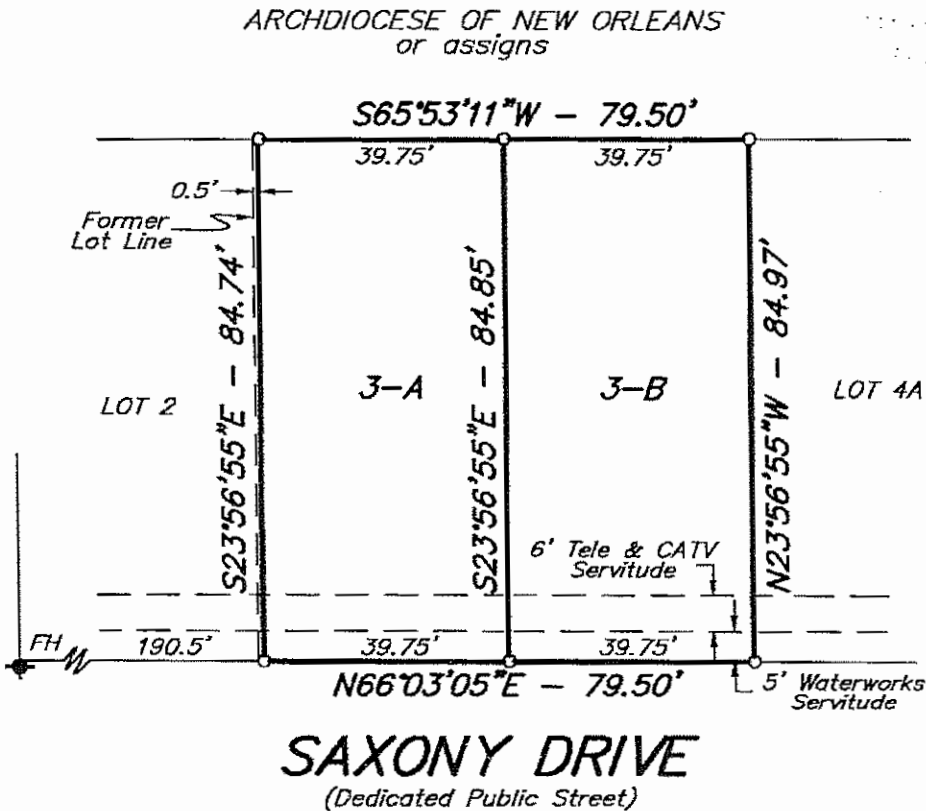
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NOTE: BEARINGS INDICATED HEREON ARE
BASED ON THE REFERENCED SURVEY MAP(S).

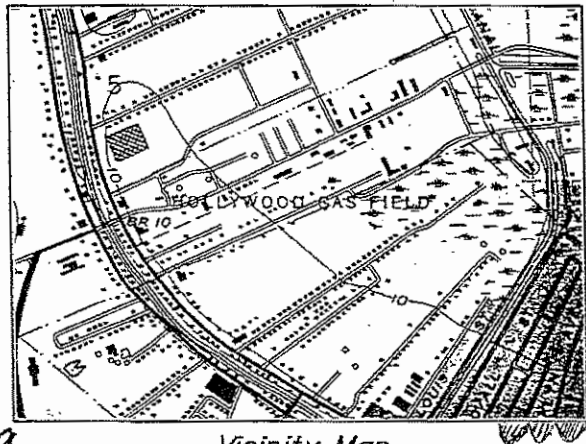
NINTH STREET
(Dedicated Public Street)



Reference Map:
MAP SHOWING THE REDIVISION OF LOTS 4, 5 & 8,
BLOCK 1 OF HOLLYWOOD OAKS SUBDIVISION

Proposed Land Use:
Single Family Residential

NOTE: This property is situated within ZONE "C",
as shown on the F.E.M.A. Flood Insurance Rate
Map dated MAY 1, 1985. (Map No. 225206 0285 C)



Vicinity Map

APPROVED AND ACCEPTED THIS DATE: 5/20/99
BY THE HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION

BY Jeannette Hubbard FOR Final APPROVAL

o Indicates 1/2" iron rod set
unless noted

MAP SHOWING THE REDIVISION OF LOT 3
OF HOLLYWOOD OAKS SUBDIVISION
LOCATED IN SECTION 5, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

SCALE: 1" = 30'

19 APRIL 1999



CHARLES L. McDONALD
LAND SURVEYOR, INC.
HOUMA, LOUISIANA

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY FOR SUBMITTAL
TO THE HOUMA TERREBONNE REGIONAL PLANNING COMMISSION. IT IS NOT IN FULL
COMPLIANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY
SURVEYS. THE PRELIMINARY DOCUMENT SHALL NOT BE USED FOR CONSTRUCTION,
BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE
OF A PERMIT.

APPROVED:

Galen Bollinger

REG. P.L.S. No. 4850

CAD # 3628

Laura Martin

111 Savary Dr.

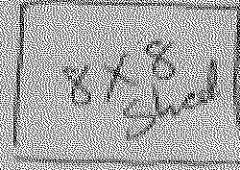
Houma, LA 70364

985-232-4246

laura.martin.1046@gmail.com

- 30' -

32"
to
fence



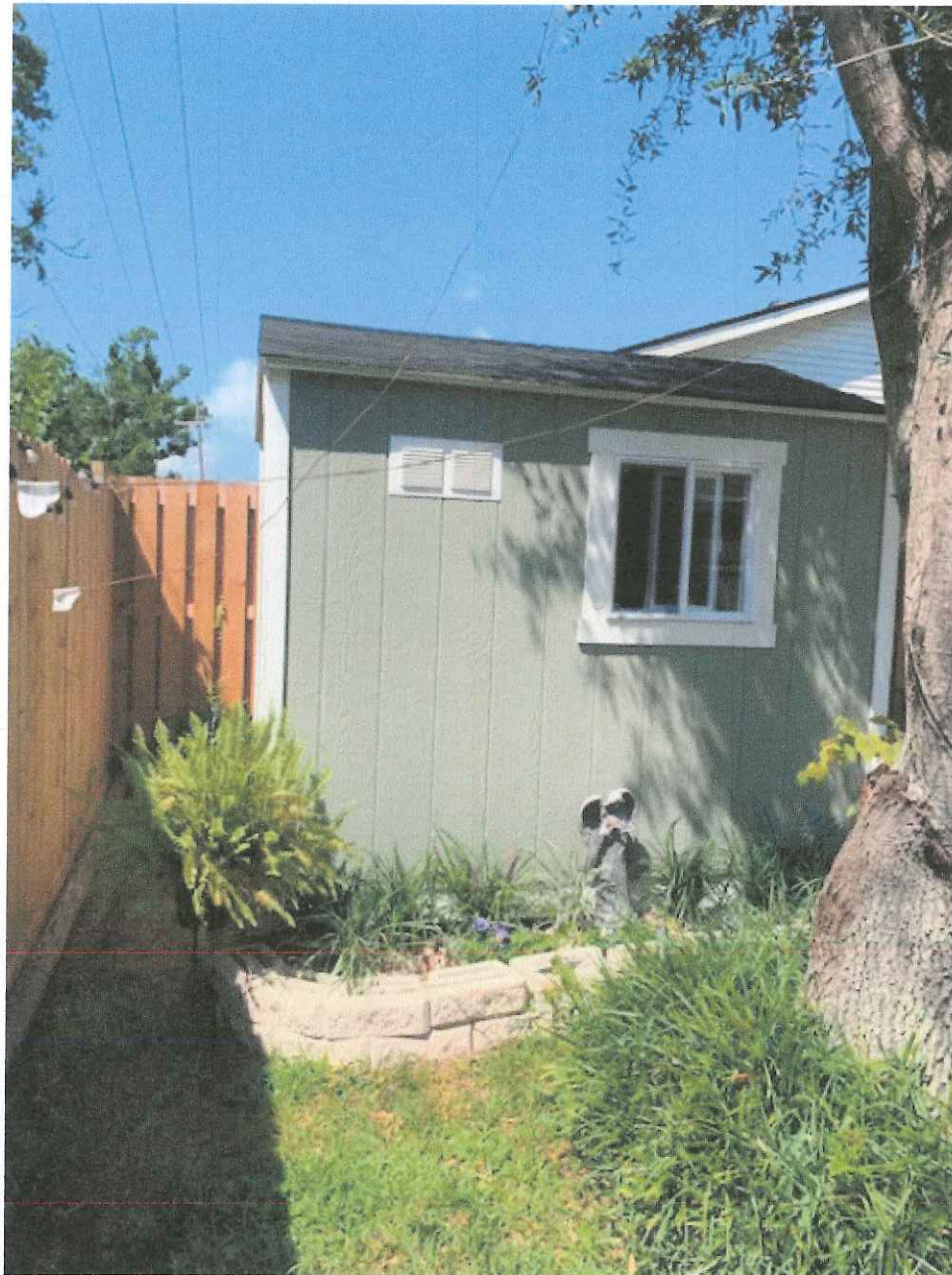
35' 6"
to fence

- 15.6' -

Drive way

House





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:

JOSEPH BOUDREAU

3. Applicant's Address:

1408 HONDURAS ST.
HOUMA, LA 70360

4. Applicant's Phone:

(504) 915-0993

5. Applicant's Email:

jboudreaux@esandh.com

6. Physical Address
Of Request:

1408 HONDURAS ST.
HOUMA, LA 70360

7. Interest In Ownership:

OWNER

7. Date of
Application:

09/1/22

8. Explanation of
Request:

SEE ATTACHED LETTER

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

Special Exception

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- 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;
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- 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:

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- 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;
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- 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.

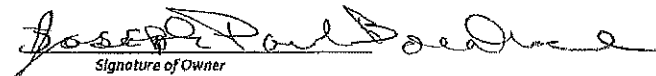

Signature of Applicant or Agent

ALISA CHAMPAGNE
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

JOSEPH PAUL BOUDREAU
Printed Name of Owner

9-5-2022
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.



1009

1403

1012

TUNNEL

RAS ST

1100

HONDURAS ST

1402

DUNN ST

1404

1406

1408

1103

1105

1107

1109

WILLOW ST

1201



**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:

River Point LLC

3. Applicant's Address:

805 Dunn Street
Houma, LA 70360

4. Applicant's Phone:

985-860-0025

5. Applicant's Email:

sosanil@aol.com

6. Physical Address
Of Request:

805 Dunn Street
Houma, LA 70360

7. Interest in Ownership:

100%

7. Date of
Application:

September 1, 2022

8. Explanation of
Request:

Approval of both the number and size of parking spaces. To allow the use of compact and motorcycle spaces as part of the parking count.

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
Floyd E. Milford, III

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

Anil K. Chagarlamudi

Printed Name of Owner

September 2, 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.



1407

1409

1411

1413

1408

1410

1412

1415

1419

1416

705

707

709

711

1500

805

DUNN ST

POINT ST

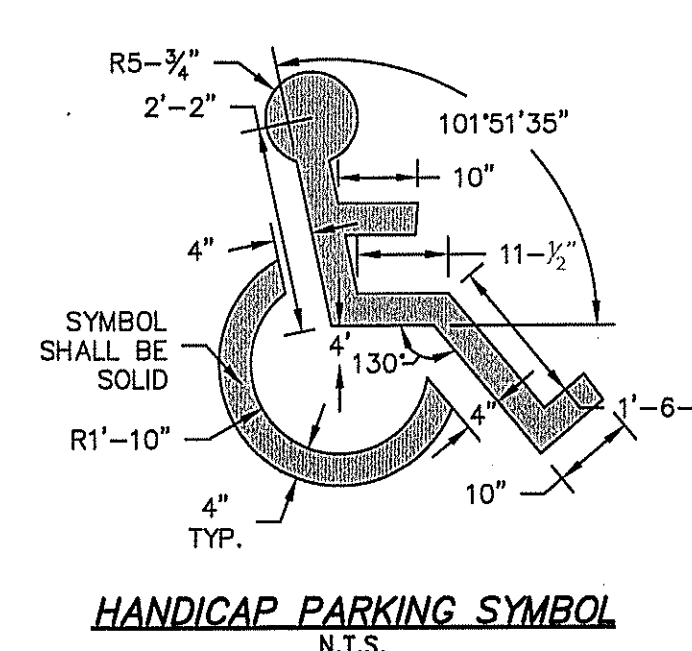
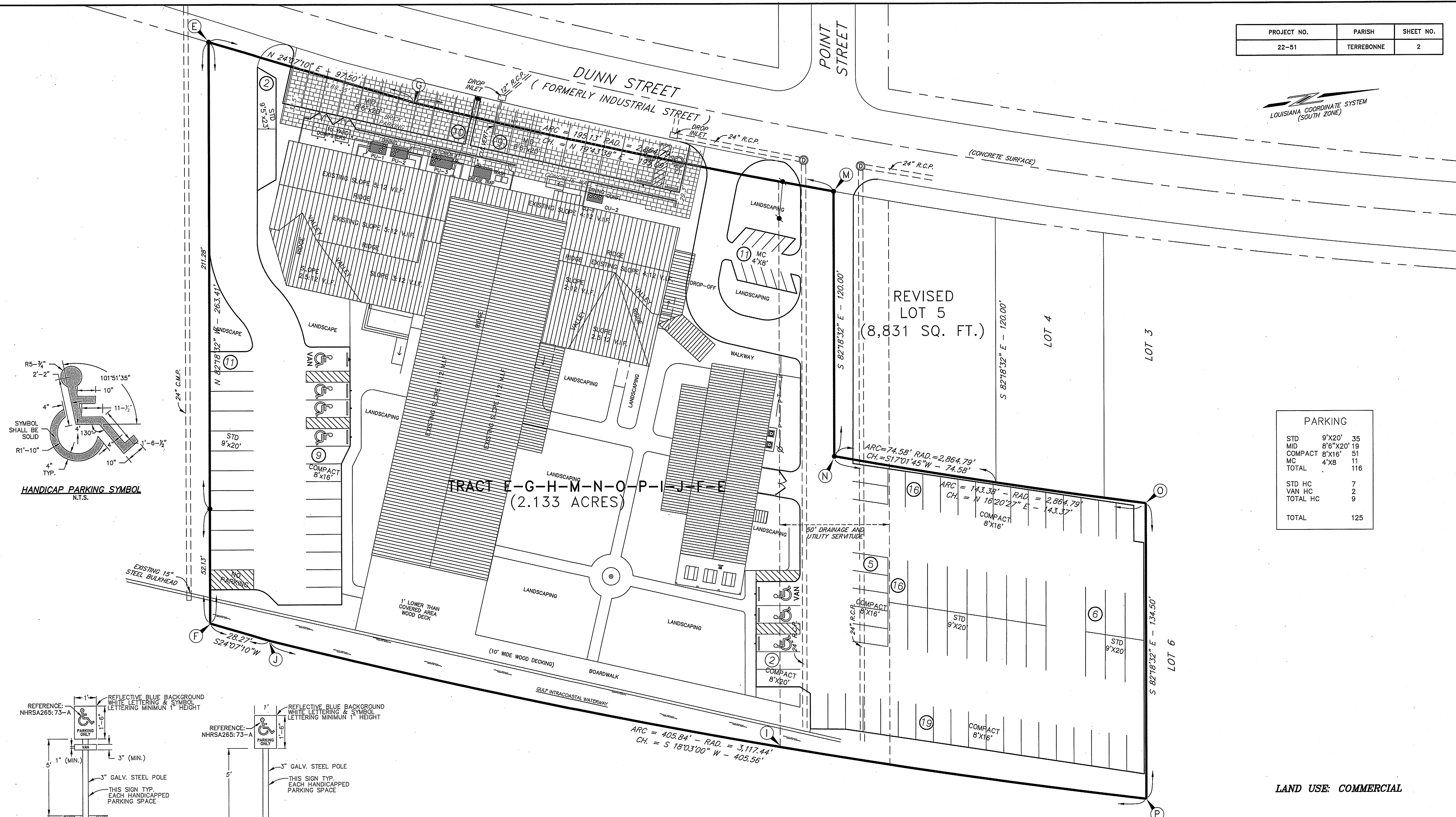
POINT ST

ACADEMY ST

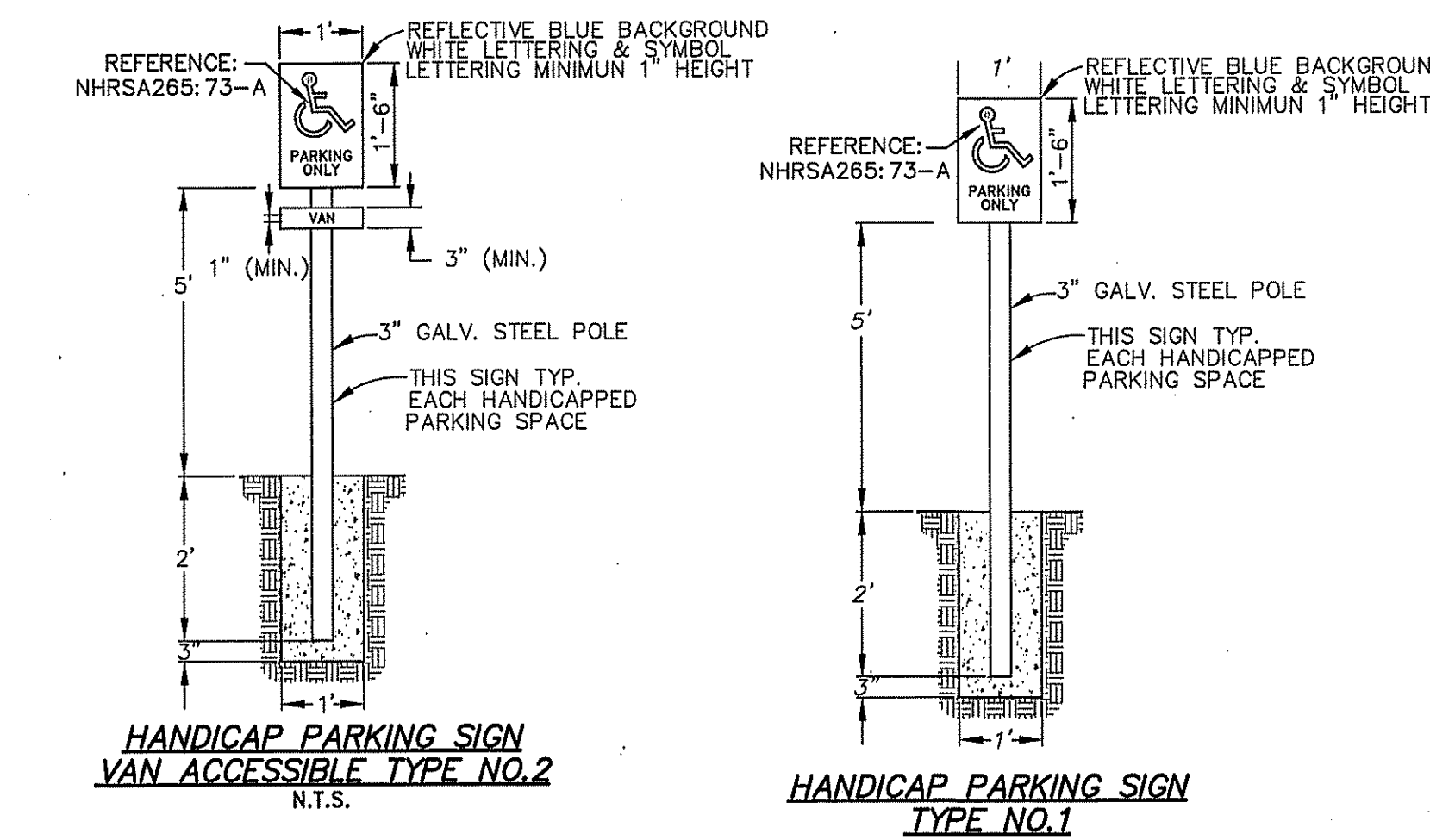
DUNN ST

ACADEMY ST

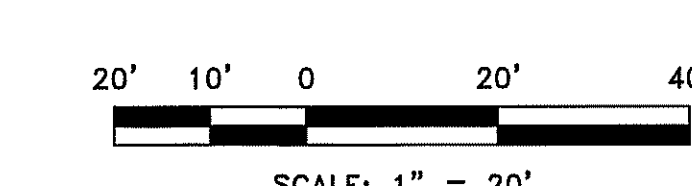
LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)



PARKING			
STD	9'x20'	35	
MID	8'6"x20'	19	
COMPACT	8'x16'	51	
MC	4'x8'	11	
TOTAL		116	
STD HC		7	
VAN HC		2	
TOTAL HC		9	
TOTAL		125	



- STRIPING SHALL BE 4" WIDE STRIPES & 18" CENTER TO CENTER.
- COLOR SHALL BE HANDICAP BLUE
- PAINT TYPE SHALL BE TRAFFIC AKALYD
- PAINTED TEXT SHALL BE 30" TALL & FONT SHALL BE ROMAN



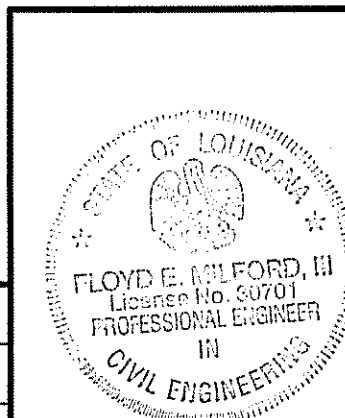
LAND USE: COMMERCIAL

PARKING LOT PLAN

RIVER POINT, L.L.C. - DEVELOPER
805 DUNN ST. HOUMA
LOCATED IN SECTION 39, T17S-R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC.
CONSULTING ENGINEERS HOUMA, LOUISIANA
APPROVED BY: *[Signature]*
DATE: 7JULY22

DATE	REVISION	BY



JOB # 22-51 CAD # 2251 PARKING FILE #

