



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 Rev. Corion Gray

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: Tuesday, December 20, 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 November 21, 2022
5. New Business:
 - a) Structure Variance: Variance from 15' side yard setback to 10' and height max from 3' to 6' for a fence addition in an R-3M zoned area located at 203 South French Quarter Drive; (Council District 5; Bayou Cane Fire District) *Edward P. Rome, applicant.*
 - b) Structure Variance: Variance from the minimum building site area, building height limit, parking, and setback requirements for a proposed 55-unit senior rental apartments in a C-3 zoned area located at 7600 Main Street and 193 Naquin Street; (Council District 2; City of Houma Fire District) *HRI Communities, LLC, applicant.*
6. Election of Officers for 2023
7. Adoption of 2023 Meeting Dates
8. Next Meeting Date: Tuesday, January 17, 2023
9. Board of Adjustment Member's Comments
10. Public Comments
11. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF NOVEMBER 21, 2022

1. The Chairman, Mr. David Tauzin, called the meeting of November 21, 2022, of the Houma Board of Adjustment to order at 5:00 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. Willie Newton, Secretary; Mr. Matthew Chatagnier, Mr. Pete Konos and Reverend Corion Gray. Absent at the time of Roll Call were: None. 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. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of October 17, 2022."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, Mr. Chatagnier and Mr. Konos; NAYS: None; ABSTAINING: Mr. Tauzin and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Front yard setback variance from the required 25' to 23' and rear yard setback variance from the required 30' to 12' for the placement of a mobile home in an R-3 zoned district located at 512 Saadi Street.
 - 1) The Chairman recognized Mrs. Laurie Billiot of 128 Oak Forest Drive, Gibson who stated the variance is for the placement of a new mobile home in an R-3 zoned area.
 - 2) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for a front yard setback variance from the required 25' to 23' and rear yard setback variance from the required 30' to 12' for the placement of a mobile home in an R-3 zoned district located at 512 Saadi Street.
 - 3) Mr. Harris moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment grant approval of the request for the front yard variance from the required 25' to 23' and rear yard setback variance from the required 30' to 12' for the placement of a mobile home in an R-3 zoned district located at 512 Saadi Street."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Chatagnier, Mr. Konos & Mr. Harris; NAYS: None; ABSTAINING: Mr. Tauzin and Reverend Gray; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Structure Variance: variance from the minimum building site area, building height limit and parking requirements for the construction of a proposed 64 multifamily unit community in a C-3 zoned area located at 1368 West Tunnel Blvd.
 - 1) The Chairman recognized Mr. Chris Clements of HRI Communities, LLC who stated that the request for variance from the minimum building site area, building height limit and parking requirements is for the construction of a proposed 64 multifamily unit community in a C-3 zoned area located at 1368 West Tunnel Blvd.
 - 2) The Chairman recognized Ms. Kellie Cunningham, TPCG Director of Housing & Human Services Department who stated that there is a need for additional housing in the area and she was in favor of the development.
 - 3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for a variance from the minimum building site area, building height limit and parking requirements is for the construction of a proposed 64 multifamily unit community in a C-3 zoned area located at 1368 West Tunnel Blvd.

4) Mr. Chatagnier moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of the request for a variance from the minimum building site area, building height limit and parking requirements for the construction of a proposed 64 multifamily unit community in a C-3 zoned area located at 1368 West Tunnel Blvd."

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

C. Special Exception: Exception to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue.

1) The Chairman recognized Mr. Prosper Toups of Delta Coast Consultants, LLC who stated that the exception is to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue.

2) The Chairman recognized Ms. Dorothy Murry, building owner at Carlos Street and Park Avenue, who stated that she feels the placement of a self-storage facility isn't the right fit for the area and objects this request.

3) The Chairman recognized Ms. Pamela Rhodes of Bayouside Drive, who questioned why a special exception was needed for this type of development in a C-3 zoned area and where she could find this information in the Terrebonne Parish Codes.

4) The Chairman recognized Ms. Ann Dufrene of 7131 Park Avenue who expressed her concerns of a sight obstruction and after further discussion, objected to the special exception.

5) The Chairman recognized Mr. Mitch Brien, applicant, who stated that security cameras and additional lighting would be added to the storage building to help with making the area safer.

6) Discussion continued between the Board Members and Public.

7) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request for a special exception to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue.

8) Discussion continued about C-3 zoned districts and what's allowed in the district.

9) Mr. Chatagnier moved, "THAT the Houma Board of Adjustment grant approval of the special exception to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue." Motion died due to the lack of a second.

10) Mr. Newton moved, seconded by Mr. Chatagnier: "THAT the Houma Board of Adjustment grant approval of the special exception to allow for the placement of a self-storage facility in a C-3 zoned area located at 7149 Park Avenue conditioned that the facility be reduced from 11 units to 10 and that a fence be installed and tied into the corners of the self-storage facility.

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

D. Administrative Review: Review concerning the placement of a mobile home in an R-1 zoned area located at 207 Marcel Lane.

1) The Chairman recognized Mr. Allen Courteau, Jr., applicant for the administrative review who stated that the review is to allow for the placement of a mobile home in an R-1 zoned area located at 207 Marcel Lane.

2) The Chairman recognized Mrs. Jessica Domangue, Councilwoman District 5 who supports the placement of a mobile home at 207 Marcel Lane.

3) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the request conditioned that the applicant removes their mobile home should all the mobile homes on the properties along Marcel Lane be removed.

4) Mr. Chatagnier moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment grant approval of the request to place a mobile home at 207 Marcel Lane conditioned that the applicant removes their mobile home should all the mobile homes on the properties along Marcel Lane be removed."

The Chairman called for a vote on the motion offered by Mr. Chatagnier. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, Mr. Konos & Mr. Chatagnier; NAYS: None; ABSTAINING: Mr. Tauzin; and Reverend Gray; ABSENT: None. 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 December 20, 2022.

8. BOARD OF ADMUSTMENT MEMBER COMMENT: None

9. PUBLIC COMMENT: None

10. Mr. Harris moved, seconded by Mr. Chatagnier: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 6:02 p.m."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, Mr. Konos & Mr. Chatagnier; NAYS: None; ABSTAINING: Mr. Tauzin and Reverend Gray; ABSENT: None. 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

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:

EDWARD P. ROME

3. Applicant's Address:

303 S. FRENCH QUARTER DR
HOUMA, LA 70364

4. Applicant's Phone:

(985) 209-4344

5. Applicant's Email:

EROME07@gmail.com

6. Physical Address
Of Request:

303 S. FRENCH QUARTER DR
HOUMA, LA 70364

7. Interest in Ownership:

100%

7. Date of
Application:

11/28/22

8. Explanation of
Request:

MAKE 20' OF FENCE
5' TOWARDS ROAD
FENCE 6' TALL

VARIANCE FROM 15' SIDE
YARD SETBACK TO 10' AND
HEIGHT MAX FROM 3' TO 6'
FOR FENCE ADDITION
MAP

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

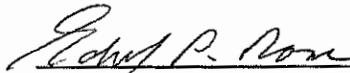
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

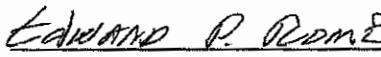
Application Fee: Make checks payable to TPCG.

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

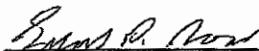


Print Name of Applicant or Agent

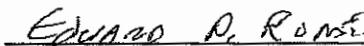
The undersigned certifies one of the following by placement of their initials:

ER 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,

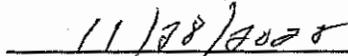
ER 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.



Signature of Owner



Printed Name of Owner



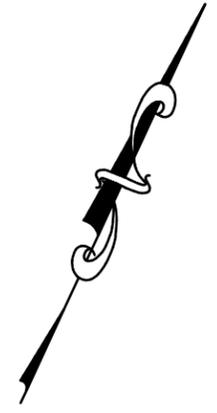
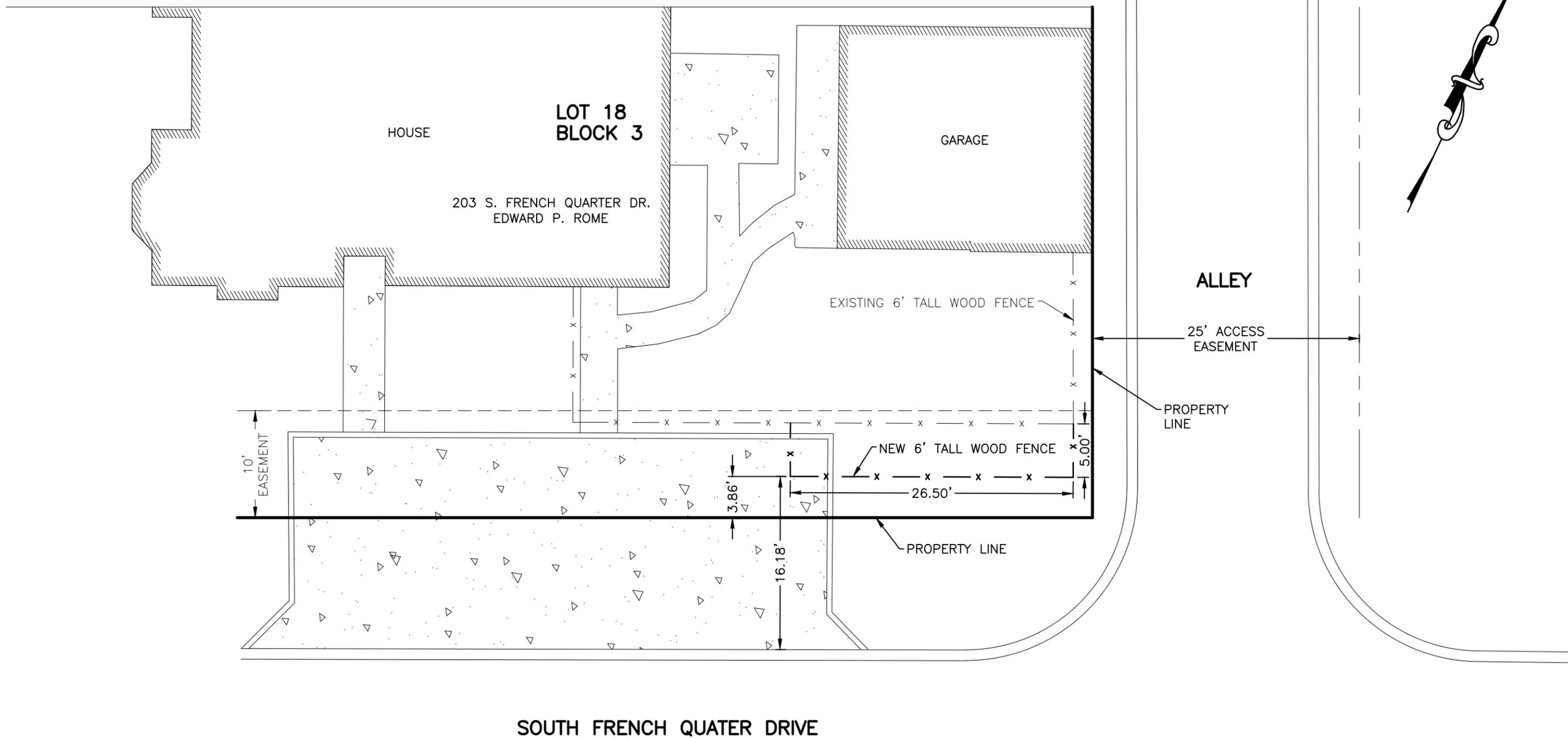
Date

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.



203 South French Quarter Drive



NOTE:
THIS EXHIBIT WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

PREPARED BY:
DAVID A. WAITZ
ENGINEERING AND SURVEYING, INC.
Civil Engineers & Professional Land Surveyors
1107 Canal Blvd., Thibodaux, Louisiana 70301 (985) 447-4017
(985) 447-1998 FAX DWAITZ@WAITZENGINEERING.COM

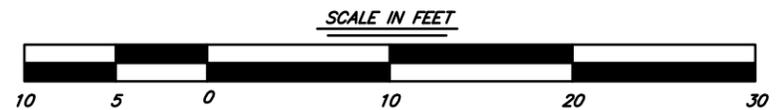


EXHIBIT SHOWING THE PROPOSED RELOCATION OF AN EXISTING 6' TALL WOOD FENCE ON PROPERTY BELONGING TO EDWARD P. ROME LOCATED IN SECTION 5, T17S-R17E TERREBONNE PARISH, LOUISIANA

DATE OF EXHIBIT: DECEMBER 19, 2022

S. FRENCH QUARTER DR

ALLEY WAY

PROPOSED NEW FENCE

EXISTING FENCE

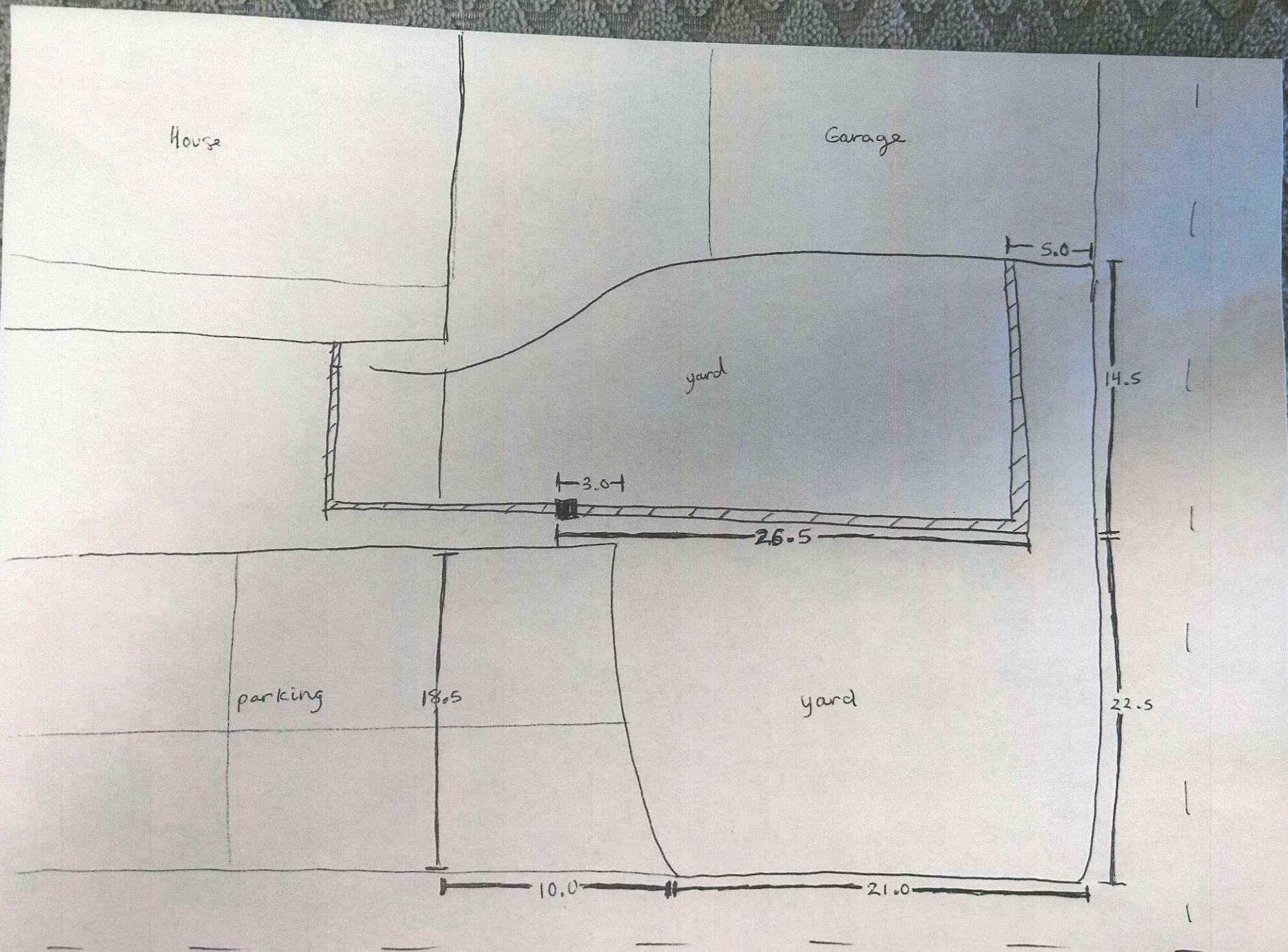
PARKING

GARAGE

TOWN HOME

1.5'

1.5'



S. French Quarter

■ = post
 ▨ = original fence
 feet*

203 South French Quarter Drive



203 South French Quarter Drive



203 South French Quarter Drive



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:

3. Applicant's Address:

4. Applicant's Phone:

5. Applicant's Email:

6. Physical Address Of Request:

7. Interest in Ownership: 7. Date of Application:

8. Explanation of Request:

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

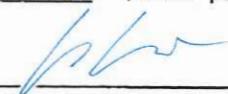
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

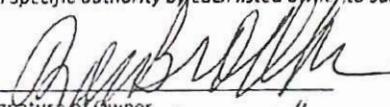
Christopher Clement, HRI Communities, LLC

Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:

X 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.



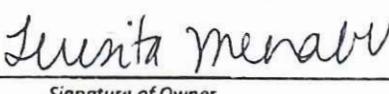
Signature of Owner

Ron Brooks

Printed Name of Owner

10-22-22

Date



Signature of Owner

Teresita McNabb

Printed Name of Owner

11-28-22

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.



Structure Variance Request – Narrative

Applicant: HRI Communities, LLC

Primary contact: Chris Clement, (504)566-0204

Physical address of request: 7600 Main Street & 193 Naquin Street, Houma

Proposed multifamily development overview

HRI Communities, LLC (“HRIC”) is a New Orleans based real estate development firm with more than 40 years of experience in building, managing, and owning high-quality, and resident-focused multifamily projects in Louisiana, including four projects in downtown Houma.

HRIC is under contract to acquire two properties in downtown Houma at 7600 Main Street and 193 Naquin Street for combined approximate size of 0.85 acres. Both properties – a paved, vacant lot and a two-unit rental house – are in a C-3 zoning district and will be combined for use as a single lot. HRIC envisions a high-quality, disaster-resilient senior rental development that provides 55 one-bedroom apartment units. The proposed development will neighbor the four multifamily and senior projects HRIC has owned and operated in downtown Houma since developing them in the late 1990s and early 2000s.

Like the rest of Louisiana and the United States, the need for quality, attainable housing in the City of Houma and Terrebonne Parish has never been greater. This need is especially acute when it comes to housing for our elderly, whose fixed income often leaves them choosing between paying the rent and buying other necessities such as food and medicine. HRIC’s two existing senior multifamily projects in downtown Houma – 51-unit Bonne Terre Village I & 64-unit Bonne Terre Village II- have seen a sustained strong rental demand and very low vacancy. The proposed 55-unit senior community will offer another attractive and accessible option for elderly citizens seeking a rental home, especially those who today remain displaced after Hurricane Ida. Hurricane Ida severely heightened that need for senior housing in the Parish when the 300-unit Bayou Towers public housing complex for seniors and elderly disabled residents sustaining damage so extensive that the premises became uninhabitable in a time of escalating market rent. Through this proposed new-construction development in downtown Houma, HRIC seeks to be a responsive partner to the City of Houma and Terrebonne Parish in providing high-quality rental homes to seniors currently struggling to find and afford new apartments.

With community development block grant-disaster recovery funds from the US Department of Housing and Urban Development slated to become available for Ida-impacted parishes in 2023, the construction of attainable, disaster-hardy senior developments will be a paramount step toward achieving housing stability for elderly citizens, who are among the most vulnerable populations in the aftermath of a natural disaster. The proposed 55-unit, new-construction development in downtown Houma will be one of the first projects in Houma highlighting the ability and importance of realizing this goal.

The development will be built to the industry-leading sustainability standards of Enterprise Green Communities (“EGC”) and with the structural enhancements of the Insurance Institute for Business and Home Safety (“IBHS”)’s FORTIFIED Gold programs, which collectively provide for energy/water efficiency, stormwater management and storm resilience. In an area of our state prone to severe natural disasters which displace residents for prolonged periods of time, constructing the development to meet EGC and FORTIFIED certifications will not only minimize physical storm damage to the building in the event of a storm, but will enable residents to quickly and safely return to their apartment homes once a storm passes. The EGC and FORTIFIED criteria the proposed development will incorporate include – but are not limited to – an emergency power generator that supports critical systems in a blackout; an emergency potable water supply; pervious paving and native-plant landscaping to alleviate flooding;

812 Gravier St., Suite #200, New Orleans, LA 70112

hricommunities.com



and a continuous load path, which connects the roof to the foundation to mitigate roof damage in high-wind events such as hurricanes.

Furthermore, aside from customary unit amenities such as a range, refrigerator and microwave oven, the spacious 700-square-foot units will be equipped with an in-unit washer/dryer and dishwasher, among other appliances, to meet seniors' needs for independent living. The appliances will be Energy Star appliances, whose energy efficiency will enable residents to save on electricity cost. Furthermore, the development will boast project amenities such as a community lounge and a park.

A pioneer in building well-amenitized, high-quality and storm-resilient senior apartment housing, HRIC intends to construct the proposed downtown Houma development to be a model of these qualities, which are becoming ever more important amid a rapidly aging population, intensifying natural disasters, growing housing supply shortages and rising housing costs. To enable this vision, HRIC is seeking the Houma Board of Adjustment approval of the below outlined variance requests.

HRIC will also apply to the Houma-Terrebonne Regional Planning Commission for a parking plan approval in early 2023. We look forward to working with any and all TPCG agencies and authorities required to advance the development plans, including drainage, landscaping, utilities, and all other project elements subject to TPCG review and approval.

Variance requests and rationale

The two subject properties are directly adjoining each other and include a long-vacant lot on Main St. with paving associated with its previous use(s) and a duplex on Naquin St. Both are located within a C-3 Neighborhood Commercial District, which specifically identifies Residential/Multiple-Family Residential as a permitted use by right. Multifamily uses within a C-3 district are subject to R-3 requirements for density, height, and yard/setbacks. Combined, the subject properties maintain access to Main Street and Naquin Street. The subject properties abut the 51-unit Bonne Terre Village I project and the 64-unit Bonne Terre Village II community to the east and a residential property to the south, all of which have the same C-3 zoning and each would have required variance consideration similar to that requested herein.

The requested variances seek acknowledgement of the properties' commercial character and accommodation of the already permitted multifamily residential use in a scale and efficiency in site usage corresponding to the property circumstances and surroundings. Variance requests and responses to the ordinance's stated conditions include:

1. [Minimum Building Site Area Waiver](#)
2. [Building Height Limit Waiver](#)
3. [Front Yard Requirements Waiver](#)
4. [Parking Waiver](#)

	Requirement	Proposed/Provided	Waiver Requested
Minimum building site area	First 2 dwelling units – 7,200 SF Each additional dwelling unit – 2,000 SF Required for a 55-unit project: 113,200 SF	Downtown Houma project area: 37,136 SF	76,064 SF
Building Height Limit	Structure height of no more than 35 feet	Downtown Houma project building height: 49 feet	14 feet
Front Yard Requirements	Front yard – 25 feet	Downtown Houma site: Front yard – 5 feet	20 feet
Parking	2 spaces per unit (110 spaces for a 55-unit project)	Downtown Houma project parking spaces: 47 spaces	63 spaces

Sec. 28 -178(4): Variance Condition	Proposed Development Satisfaction of Condition
<p>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;</p>	<p>The proposed senior rental residential use of the property is authorized by the C-3 zoning district. These variance requests will not result in the authorization of a prohibited use. Rather, the requested variances aim to allow the development of a permitted residential use at an appropriate density and scale while avoiding the loss of buildable site and the increased drainage impact caused by over-building parking areas.</p>
<p>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;</p>	<p>Both adjacent properties represent similar uses, density, scale height, and parking counts as those that would result from TPCG's approval of the subject project's requested similar waivers. Given the mixed-use nature of its location, adjacent uses, and land size, successfully developing the subject properties for a feasible and viable use necessitates a scale and density consistent with the immediately adjacent Bonne Terre Village I and Bonne Terre Village II properties. Under the minimum building site area and maximum height limit for the C-3 zoning district, and while consuming site area to meet the stated parking requirement, this project could accommodate approximately less than 1/3 of the proposed unit count needed to (a) achieve sufficient rental income for private lender underwriting mandates and; (b) ensure the development's long-term financial sustainability. Construction cost escalation, extreme volatility in property insurance costs, and responsible budgeting for successful property management all impart financial influences/demands on realistic development underwriting and create difficulty only remedied through sufficient unit density.</p>
<p>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;</p>	<p>Caused in no part by action of either the owners or applicant, the properties' size, shape, and orientation along Main Street and Naquin Street serve as existing and unique circumstances that substantially limit responsible development scenarios for the subject site. These conditions are not a result of general stipulations of the C-3 zoning district but rather are related to the district's expectations for modest residential density despite the properties' limited development potential due to size, corner orientation and separate ownership preclude a viable commercial use of the property.</p>
<p>d. That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;</p>	<p>The sought minimum building site area, building height, front yard and parking variances will not injure the appropriate use of adjacent properties with which the proposed project will share similar characteristics in</p>

	<p>terms of scale and intensity of use. The proposed development will maintain wider than required side and rear yard separation with adjacent uses, which are predominantly comprised of only multifamily properties with similar characteristics and located in the same C-3 zoning district. The subject properties share no common border or connection with any residential districts defined by ordinance.</p>
<p>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;</p>	<p>The sought variances will not alter the essential character of the C-3 zoning district. To the contrary, the applicant respectfully offers that the variance approval allows healthy and much needed residential density that mirrors that of the immediately adjacent land uses and enhances the mixed-use character of Main Street.</p>
<p>f. That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;</p>	<p>The applicant suggests that granting the variances will promote the general purpose of TPCG's zoning ordinance as pertinent to C-3 zoning district. As stated previously, the proposed project provides for the residential/commercial mixed-use intentions of the district and does so while respecting the district's stated concern to prevent the nuisance of overdevelopment on low density residential areas.</p>
<p>g. That the variance will be in harmony with the spirit and purposes of this chapter;</p>	<p>The requested minimum building site area, building height, front yard and parking variances remain consistent with the spirit and purpose of the TPCG zoning ordinance and C-3 zoning district rules. The proposed development is a permitted use that will meet the general purpose of the district, namely creating convenient mixed-use areas that protect abutting neighborhoods. The unique circumstances of the project site justify the variances, all of which serve to permit needed density without setting precedent to weaken the ordinance and regulations.</p>
<p>h. That the variance will not adversely affect the public health, safety, or welfare or the master plan.</p>	<p>The requested variances for minimum building site area, building height limits, front yard and parking will not have any adverse effects on the public health, safety, welfare or the master plan. Rather the proposed project relies upon the appropriate utility of a small site within a commercial district to create senior residential opportunities in areas well-served by sufficient infrastructure, public transportation, and access to community services.</p>



1. Variance Overview: Minimum Building Site Area

The 7600 Main Street property and the 193 Naquin property have a combined size of 0.85 acres (37,136 square feet). Constructing 55 one-bedroom units on the combined sites translates into 1 unit per approximately 675 square feet of site area. This provided density is ample for a senior rental development of the scale and scope that HRIC respectfully suggests is appropriate for this property. The proposed development will take advantage of a rare opportunity to transform two underutilized sites in downtown Houma, where prime buildable acreage is limited, into much-needed senior housing, while enhancing the mixed-use character of Main Street, with neighboring uses ranging from multifamily communities to single-family houses to small businesses. In design and density, the senior project will align with the four successful properties HRIC owned and operates in downtown Houma (51-unit Bonne Terre Village I, 64-unit Bonne Terre Village II, 57-unit Barataria Station I, and 43-unit Barataria Station II), which average 54 units per development.

The Board's approval of the requested minimum building site area waiver will enable HRIC to effectively and efficiently leverage private financing to build a 55-unit senior rental project and provide much-needed, quality housing to elderly citizens. Without a waiver, the minimum building site area requirement would prohibitively limit the unit count at the site, the construction of which would not only be financially unfeasible in a market environment of rising construction costs and interest rates, but, more importantly, it will fall regrettably short of realizing the site's potential to provide high-quality and attainable senior apartments following the sharp reduction in housing supply in the City and Parish following recent natural disasters.

2. Variance Overview: Building Height Limit

The proposed senior project in downtown Houma will be 4 stories with a flat roof for a height of 49 feet from the ground to the peak of the roof. The design of the building will complement existing structures on and around Main Street. A flat roof moderates the height of the building, which would otherwise be even taller if a pitched roof was utilized. Hence, a flat roof ensures the building will not negatively impact surrounding uses in that its height and orientation on the site will not obstruct views and natural light in the vicinity.

Furthermore, the building will feature ample side yard setback along Main Street, which will ensure that the proposed senior development does not compete with the established street frontage. The senior building will front Naquin Street, with the parking facility tucked behind the structure so that vehicular traffic and needed signage and lighting do not interfere with residential neighbors' enjoyment of the area.

The Board's approval of the building height limit waiver will enable the construction of a visually appealing building that takes design cues from surrounding Main Street uses, while enhancing storm resilience, increasing rental housing opportunities for seniors and conforming to other C-3 district regulations such as side and back yards, signs and landscaping.

3. Variance Overview: Front Yard

The proposed senior project will be located on a corner lot bounded by Main Street and Naquin Street, which is considered the front street. Due to the size of the site and the needed density and scale to achieve a financially feasible project that also generates the highest positive impact for seniors in Houma and Terrebonne Parish, the proposed front yard along Naquin Street is 5 feet. This shortfall in the front yard setback is mitigated by two design features: (a) as outlined above, the parking facility is positioned behind the building so that it is out of sight for the Naquin Street neighbors. Meanwhile, the Naquin Street frontage is activated through an urban design that positions the structure closer to the road to offer an engaging pedestrian experience aligned with a vibrant downtown community. (b) The side and rear yard requirements heed the C-3 district requirements to ensure ample separation



from the directly adjacent uses and match the yard space of Bonne Terre Village I along Main Street, providing a uniform Main Street look and treatment between the two communities.

The Board's approval of the front yard waiver will enable the proposed project to maintain the density and scale required for financial feasibility and positive impact on the community, while maintaining sufficient separation between uses and activating both Main Street and Naquin Street for a truly urban, downtown development.

4. Variance Overview: Parking

The proposed development will have 55 one-bedroom units, each measuring 700 square feet in size. HRI's affiliate HRI Management, LLC ("HRIM") will manage the development. HRIM has over 30 years of experience in the successful management of multifamily and senior apartment communities in Louisiana, including the existing four projects with 215 units in downtown Houma alone. That track record and institutional knowledge show that senior residents needed much less parking spaces than what local zoning codes often require. Compared to the general population, fewer seniors own vehicles; and those who do, drive less often, especially in areas such as downtown Houma that afford walkable access to shopping, entertainment and other services. For example, the existing elderly project Bonne Terre Village I features 51 rental units and 45 parking spaces that our experience proves are sufficient for residents at any given time. The proposed 55-unit senior development, which will be adjacent to Bonne Terre Village I to the west, will have a similar parking space ratio, which translates into a total of 47 parking spaces.

Moreover, HRI intends to execute a formal agreement between Bonne Terre Village I and the proposed new senior community so that residents in either of the two projects can use the amenities and parking spaces of the other development. The ability to share amenities and parking will further enhance tenants' quality of life, while providing more opportunities for pervious, landscaped site design that reduces stormwater runoff and enhances drainage, features that are critical in flood-prone areas such as south Louisiana.

The Board's approval of the parking waiver will ensure that the senior project remains financially sustainable and features more pervious space, without negatively impacting the availability of parking for residents.



About HRI Communities, LLC

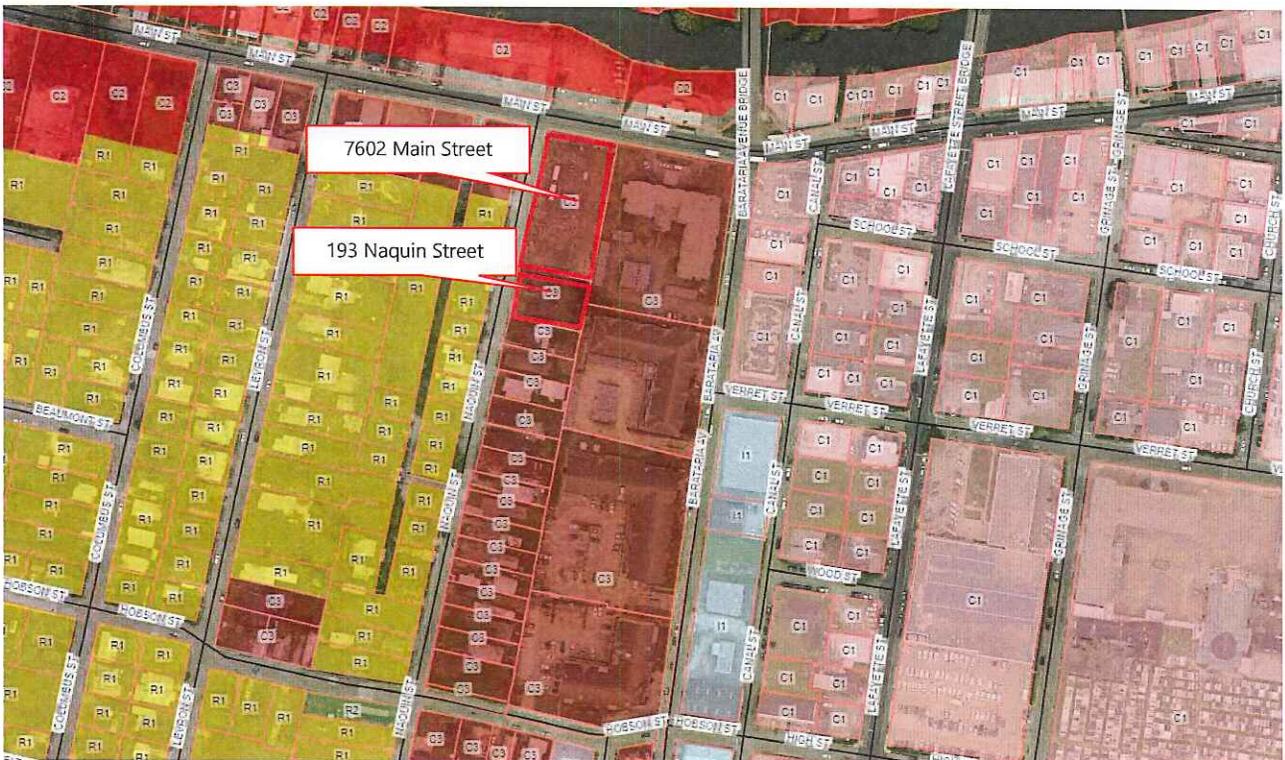
HRIC is a Louisiana-based real estate company focused on creating high-quality mixed-income and affordable housing communities. HRIC is based in New Orleans, LA and is the successor entity to Historic Restoration, Incorporated ("HRI"), which was formed in 1982. HRIC is a "one stop shop" for the development of real estate projects that have a larger synergistic impact on a community. From conceptualizing to designing, structuring and sourcing capital; managing regulatory requirements; managing construction and operating the completed project; HRIC and its affiliates possess, in-house, the expertise needed to deliver large-scale projects and to ensure successful outcomes and continued efficient operations. Since 1982, HRIC has completed 56 housing projects in Louisiana creating 5,177 total apartments (2,814 affordable) with a total development cost of approximately \$1.1 billion.

Exhibit B

Location

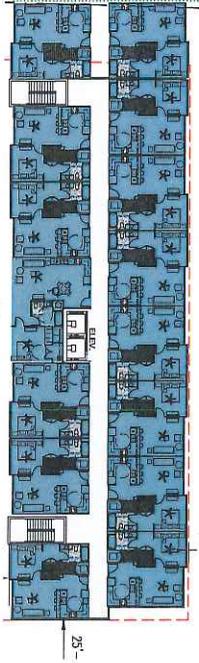


Current Sites Zoning





1 SITE / FIRST FLOOR PLAN
 1/8" = 1' = 0"



2 TYPICAL FLOOR PLAN
 1/8" = 1' = 0"

SITE AREA		GROSS AREA (SQ. FT.)	
FLOOR	38,095 SQ. FT.	1ST FLOOR	18,700 (700 sq. ft.) 2BR (1,060 sq. ft.)
1ST	15	2ND	13,033
2ND	15	3RD	13,033
3RD	0	4TH	13,033
4TH	0	5TH	13,033
5TH	0	TOTAL	45,775
TOTAL	59		
PARKING SPACES	47		

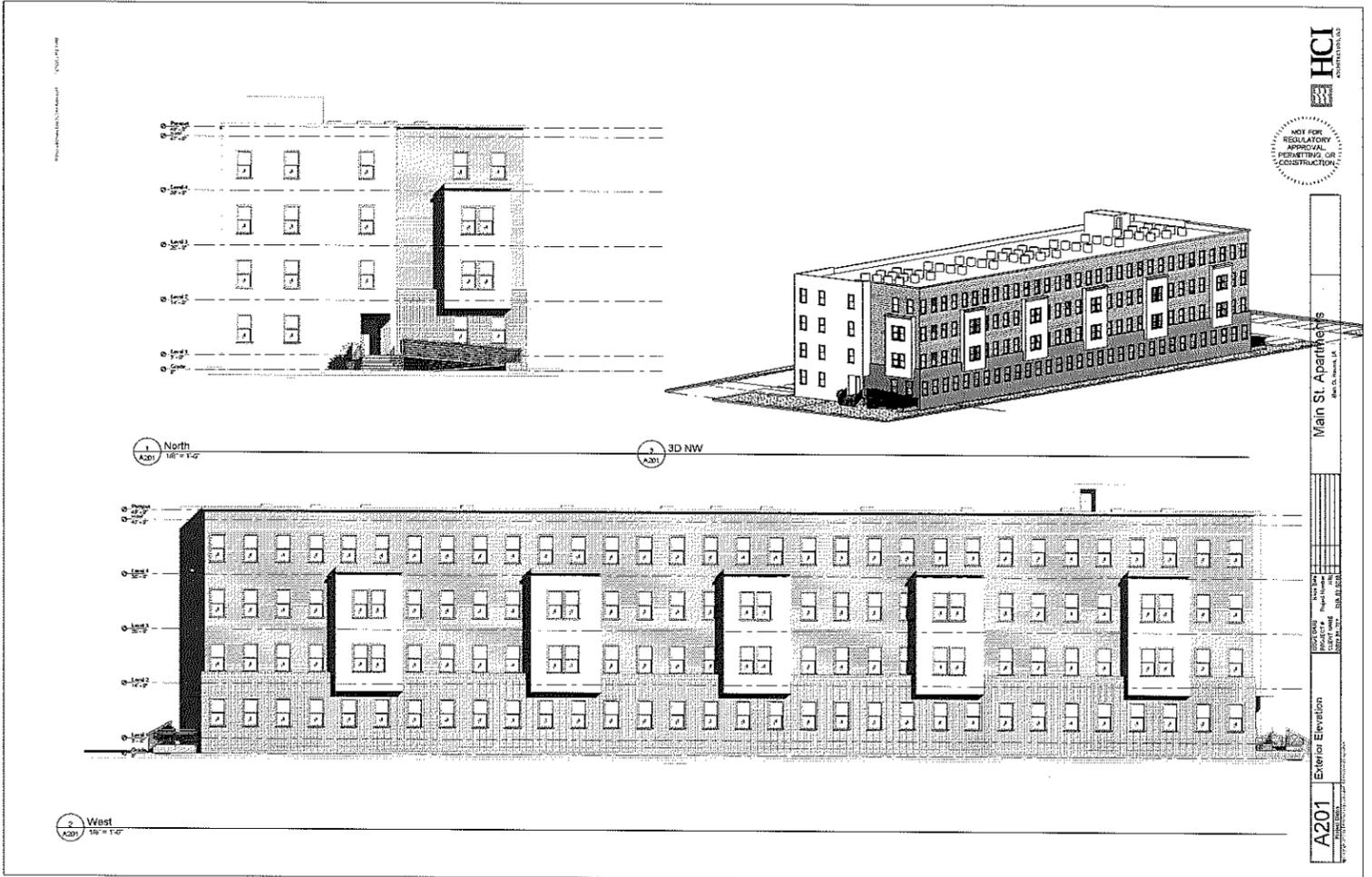


ASIO1

SCHEMATIC
 SITE PLAN

SITE DATE: 10/2017
 PROJECT NO: 100-0000
 DRAWING FILE NUMBER: 100-0000-001
 SHEET NO: 001

APARTMENT PROPOSAL
 7630 MAIN STREET HOUMA, LA





7600 Main Street

7600 Main Street



7600 Main Street



7600 Main Street



193 Naquin Street



193 Naquin Street



193 Naquin Street



193 Naquin Street



Houma Board of Adjustment Proposed 2023 Meeting Dates

Meeting Date	Deadline Date
Tuesday, January 17 (due to MLK Holiday)	Thursday, December 29, 2022 (12/30 Holiday)
Tuesday, February 28 (due to Mardi Gras Holiday & Committee Mtg)	Friday, February 10, 2023
Monday, March 20	Friday, March 3, 2023
Monday, April 17	Friday, March 31, 2023
Monday, May 15	Friday, April 28, 2023
Tuesday, June 20 (due to Juneteenth)	Friday, June 2, 2023
Monday, July 17	Friday, June 30, 2023
Tuesday, August 22 (due to Committee Mtg)	Friday, August 4, 2023
Monday, September 18	Friday, September 1, 2023
Monday, October 16	Friday, September 29, 2023
Monday, November 20	Friday, November 3, 2023
Tuesday, December 19 (due to Committee Mtg)	Friday, December 1, 2023