



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

Matthew Chatagnier, Chair
Willie Newton, Secretary
Pete Konos

Joe Harris, Vice Chair
David Tauzin
Katie Sims, Alt Member

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, February 20, 2024
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 January 16, 2024
5. New Business
 - a) Structure Variance: Rear yard setback variance from the required 25' to 5' for the construction of a patio cover on an R-1 zoned lot located at 338 Shelby Claire Drive.; (Council District 6; City of Houma Fire District) *Kimberly H. Theriot, applicant.*
 - b) Special Exception: Exception to allow for the placement of a new 16x80 mobile home on an R-2 zoned lot located at 204 Henderson Street; (Council District 2; City of Houma Fire District) *Gelene Allen, applicant.*
 - c) Structure Variance: Front yard setback variance from the required 20' to 7' for the construction of a porch addition on an R-1 zoned lot located at 104 Saxony Drive; (Council District 2; Bayou Cane Fire District) *Blayne Bergeron, applicant.*
 - d) Structure Variance: Front yard setback variance from the required 20' to 7' and rear yard setback variance from the required 25' to 7' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 113 Connely Street; (Council District 9; City of Houma Fire District) *Star Recovery Services LLC, applicant.*
 - e) Structure Variance: Rear yard setback variance from the required 25' to 20' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 124 Jackson Street; (Council District 1, City of Houma Fire District) *Isaiah Stewart, applicant.*
6. Next Meeting Date: Monday, March 18, 2024
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

MINUTES
HOUMA BOARD OF ADJUSTMENT
MEETING OF JANUARY 16, 2024

1. The Chairman, Mr. Matt Chatagnier, called the meeting of January 16, 2024, 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. Willie Newton.
2. Upon Roll Call, present were: Mr. Matt Chatagnier, Chairman, Mr. Willie Newton, Secretary, and Mr. David Tauzin. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman, Ms. Katie Sims, and Mr. Pete Konos. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Brighton "BJ" Schmill, Planner I, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:

Mr. Tauzin moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of December 19, 2023."

The Chairman called for a vote on the motion offered by Mr. Tauzin. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Newton, and Mr. Chatagnier, NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris, Mr. Konos, and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Structure Variance: Variance to allow for the placement of a facade sign in excess of 70 square foot on a commercial building on a C-2 zoned lot located in the Overlay District at 1643 Martin Luther King Blvd.

Note: Mr. Joe Harris, Vice Chairman entered the meeting at 5:04 pm.

- 1) The Chairman recognized Mr. Pete Hatcher of 6847 Hillard Drive, Canal Winchester, OH 43110, who stated that the request for the variance is to allow of the placement of a façade sign in excess of 70 square foot on a commercial building on a C-2 zoned lot located in the Overlay District at 1643 Martin Luther King Blvd.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Tauzin moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Tauzin. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Newton, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the variance amount is 12.04 square feet and that the previous sign at this location was already legal non-conforming. He stated that Staff recommends approval of the variance request.
 - 5) Mr. Tauzin moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment approve the request for a structure variance to allow for the placement of a façade sign in excess of 70 square foot on a commercial building on a C-2 zoned lot located in the Overlay District at 1643 Martin Luther King Blvd."

The Chairman called for a vote on the motion offered by Mr. Tauzin. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
- B. Structure Variance: Rear yard setback variance from the required 25' to 10' for a proposed meeting room on an R-1 zoned lot located at 501 Kenney Street.
 - 1) The Chairman recognized Mr. Joe Boudreaux of J E Boudreaux Services, who stated that the request for the rear yard setback variance from the required 25' to 10' is to

allow for the construction of a meeting room on an R-1 zoned lot located at 501 Kenney Street.

2) The Chairman recognized Mrs. Connie Bourg of 5953 Alma Street who expressed her concerns about adequate drainage.

3) There was no one additional from the public present to speak on the matter.

3) Mr. Harris moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the meeting room will have its own entrance on the parking lot side of the building and would not alter the characteristics of the neighborhood. He stated that Staff recommends approval of the variance request on the condition that gutters and downspouts be installed on the rear side of the structure to direct water away from the adjacent property and towards the drainage servitude in the rear or to the street as the site is designed to drain.

5) Ms. Harris moved, seconded by Mr. Tauzin: "THAT the Houma Board of Adjustment approve the request for a rear yard setback variance from the required 25' to 10' for the construction of a meeting room at 501 Kenney Street on the condition that gutters and downspouts be installed on the rear side of the structure to direct water away from the adjacent property and towards the drainage servitude in the rear or to the street as the site is designed to drain."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Newton, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. 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 Tuesday, February 20, 2024.

9. BOARD OF ADMUSTMENT MEMBER COMMENT: None

10. PUBLIC COMMENT: None

11. 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 5:11 p.m."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris Mr. Newton, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. 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: Kimberly H. Theriot aka Kimberly H. Leblanc

3. Applicant's Address: 338 Shelby Claire Drive, Houma, LA 70360

4. Applicant's Phone: 985-772-1844

5. Applicant's Email: kimc@craiglandry.com

6. Physical Address Of Request: 338 Shelby Claire Drive, Houma, LA 70360

7. Interest in Ownership: 100% 7. Date of Application: 1/5/24

8. Explanation of Request: See Attached

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

Kim Theriot

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

Kim Theriot

Printed Name of Owner

1-5-24

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.

Kimberly H. Theriot
338 Shelby Claire Drive
Houma, LA 70360
985-772-1844

January 5, 2024

Terrebonne Parish Consolidated Government
Attn: Board of Adjustment

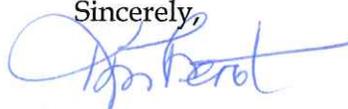
Re: Variance for Patio
338 Shelby Claire Drive

Dear Sir/Madam:

We are seeking a obtain a rear property variance for an open patio at the above referenced property. Currently the detached storage shed that was there at the time of purchase does not meet the 5 foot sideline setback and will be removed. The current covered patio is leaking and will be torn down. We would like to extend the patio from the main structure to add the additional storage under the proposed patio to store the yard and pool equipment.

Thank you for your consideration.

Sincerely,

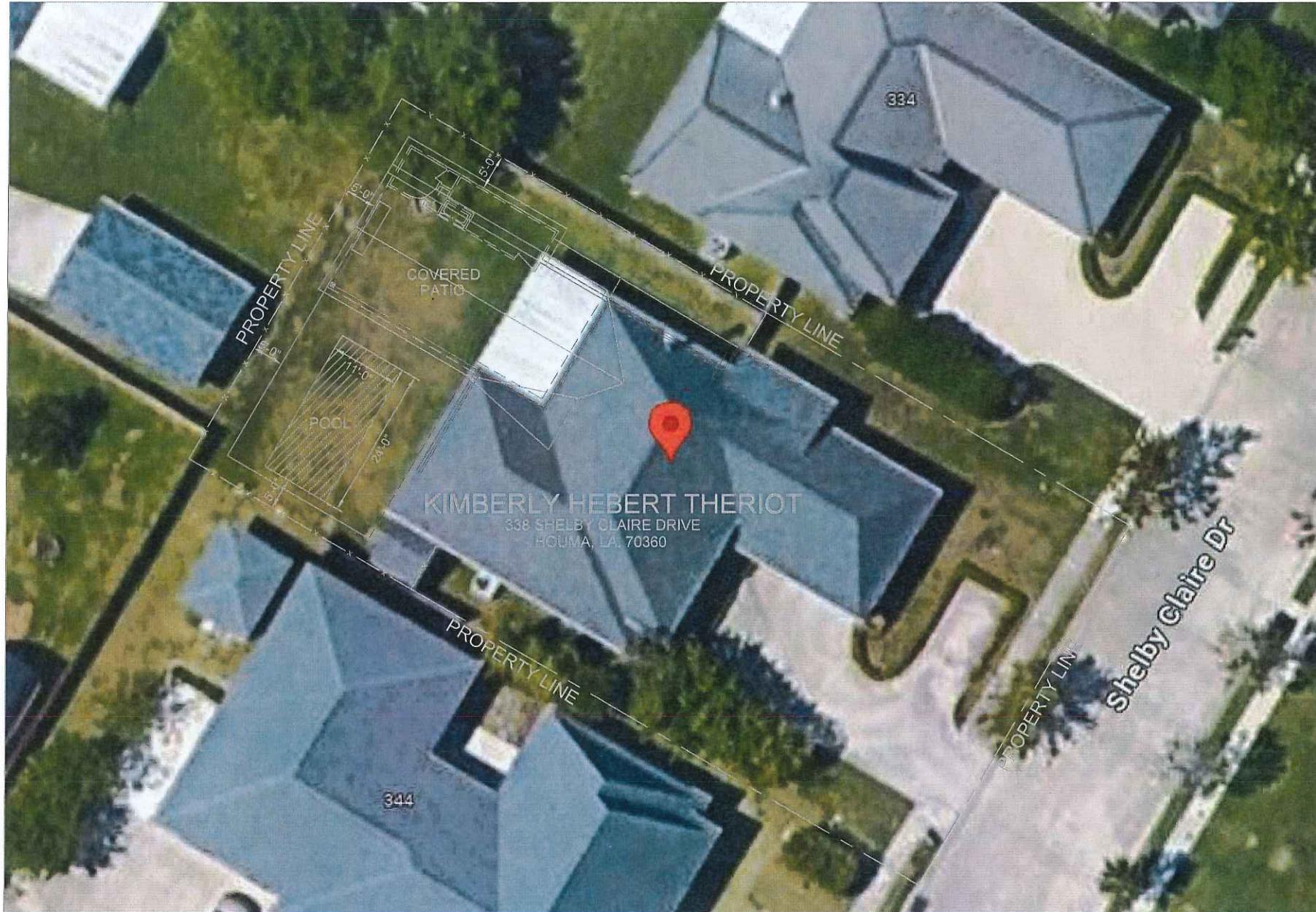


Kim Theriot

/kt
Encl.



338 Shelby Claire Drive



KIMBERLY HEBERT THERIOT
 338 SHELBY CLAIRE DRIVE
 HOUMA, LA, 70360

SITE PLAN
 NTS

		SITE PLAN	
		CANTER'S SERVICES LLC (985) 226-1804	
988 SQUARE FEET			
COVERED PATIO		988 SQUARE FEET	
0	1-3-24	FOR CONSTRUCTION	
REV	DATE	BY	DESCRIPTION
REVISIONS			
COVERED PATIO:			
KIMBERLY HEBERT THERIOT 338 SHELBY CLAIRE DRIVE HOUMA, LA, 70360			
DR	DATE	SCALE:	DWG NUMBER
FC	1-3-24	1/4" = 1'-0"	1818-1
			REV 0



338 Shelby Claire Drive



338 Shelby Claire 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:

Gelene Allen

3. Applicant's Address:

204 Henderson St.
Houma, LA 70364

4. Applicant's Phone:

985-870-5021

5. Applicant's Email:

6. Physical Address
Of Request:

204 Henderson St.
Houma, LA 70364

7. Interest in Ownership:

owner

7. Date of
Application:

8. Explanation of
Request:

Approval to replace storm
damaged mobile home with
new mobile home

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

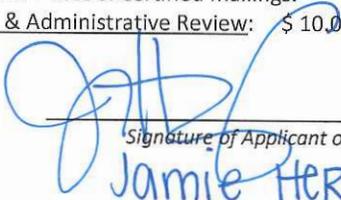
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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



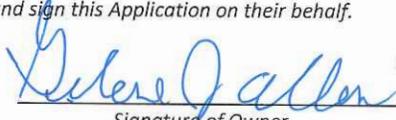
Signature of Applicant or Agent
Jamie Hermecz

Print Name of Applicant or Agent

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

MA 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,

MA 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
Celeste ALLEN

Printed Name of Owner
1/18/24

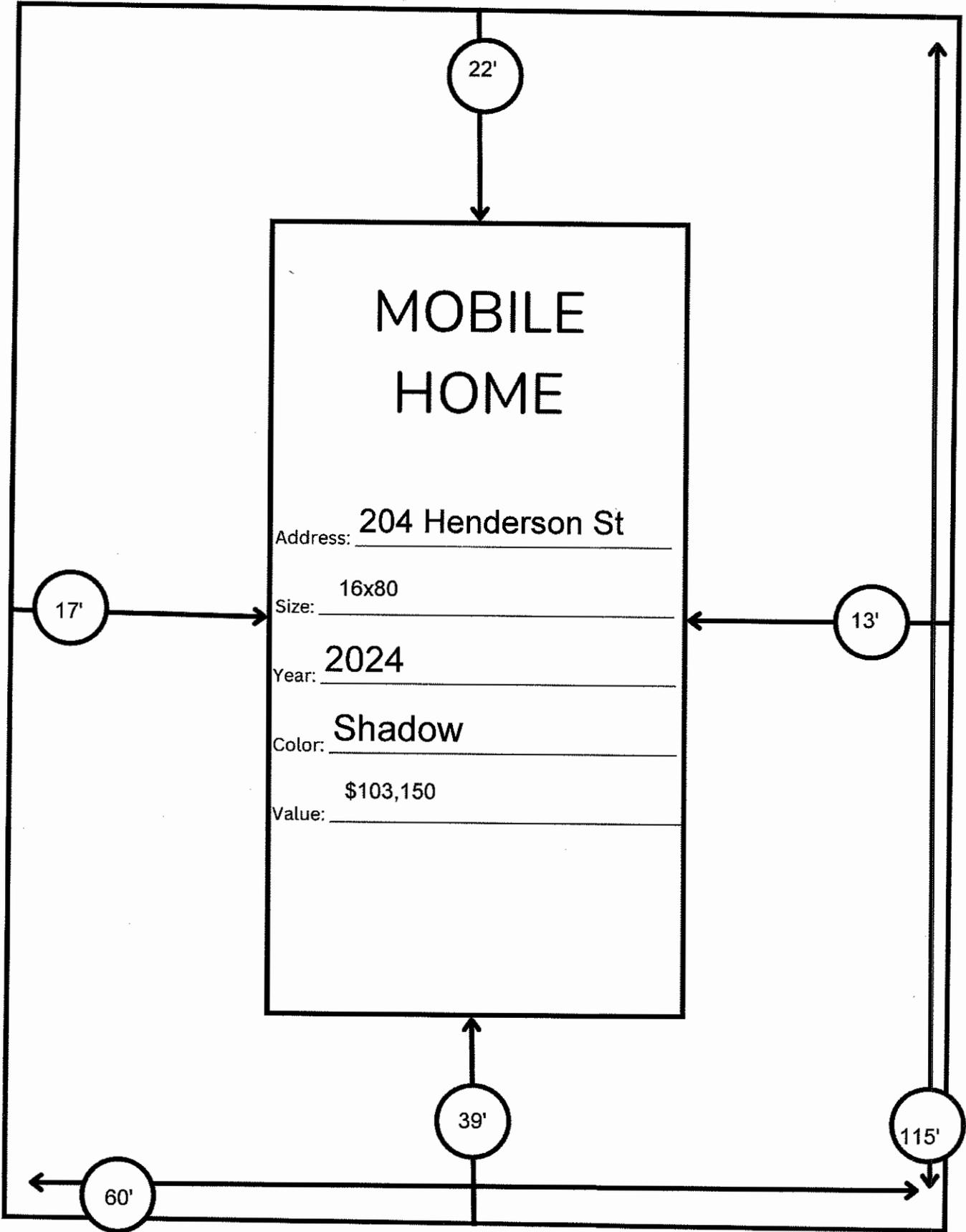
Date

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.



204 Henderson Street





204 Henderson Street

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:

Blayne Bergeron

3. Applicant's Address:

104 SAXONY Dr.
HOUMA, LA 70364

4. Applicant's Phone:

985-856-6285

5. Applicant's Email:

blayne.bergeron@yhdoo.com

6. Physical Address
Of Request:

104 SAXONY Dr.
HOUMA, LA 70364

7. Interest in Ownership:

owned

7. Date of
Application:

1/25/24

8. Explanation of
Request:

Project# 2023-111010
Requesting front yard variance
FROM 20ft to 7ft for placement
of a residential addition
(porch roof) ON the front of the house

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.

Blayne Bergeron
Signature of Applicant or Agent

Blayne P. Bergeron
Print Name of Applicant or Agent

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

BB 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,

BB 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.

Blayne Bergeron / Carol Bergeron
Signature of Owner

Printed Name of Owner

1/25/2024
Date

9. Adjacent Property Owners:

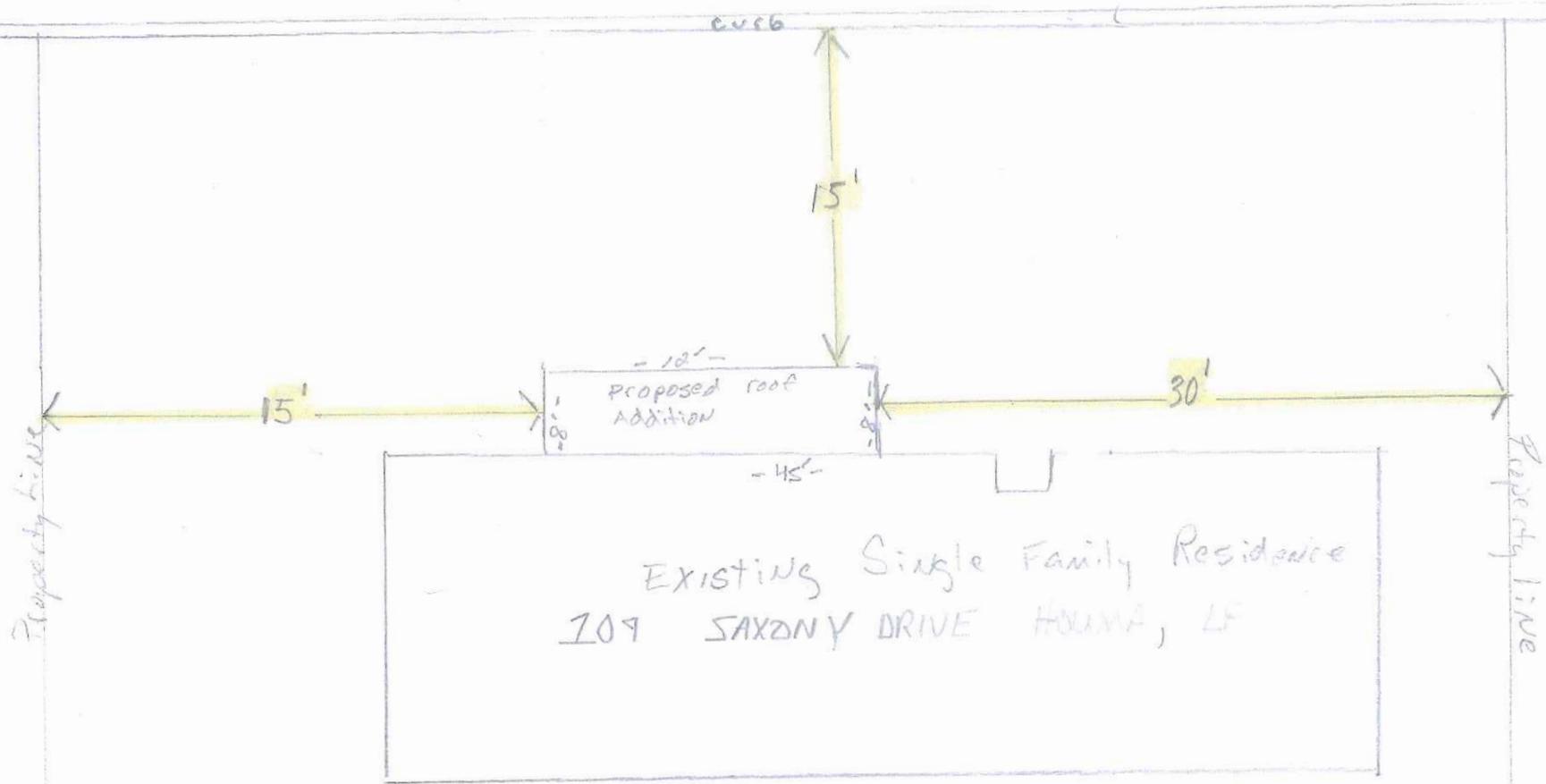
Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners 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.



104 Saxony Drive

STREET (SAXONY DR.)

c.u.s.b



Existing Single Family Residence
109 SAXONY DRIVE HOUMA, LA

12' x 8' proposed roof addition
N.T.S.



104 Saxony Drive



104 Saxony 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:

<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:

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

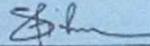
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

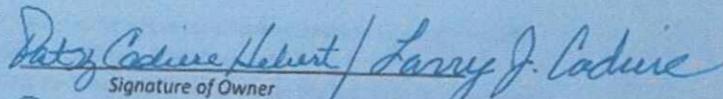
Sandy Fisher

Print Name of Applicant or Agent

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

pat 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

Patsy Cadere Hebert / Larry J. Cadere

Printed Name of Owner

1-29-24

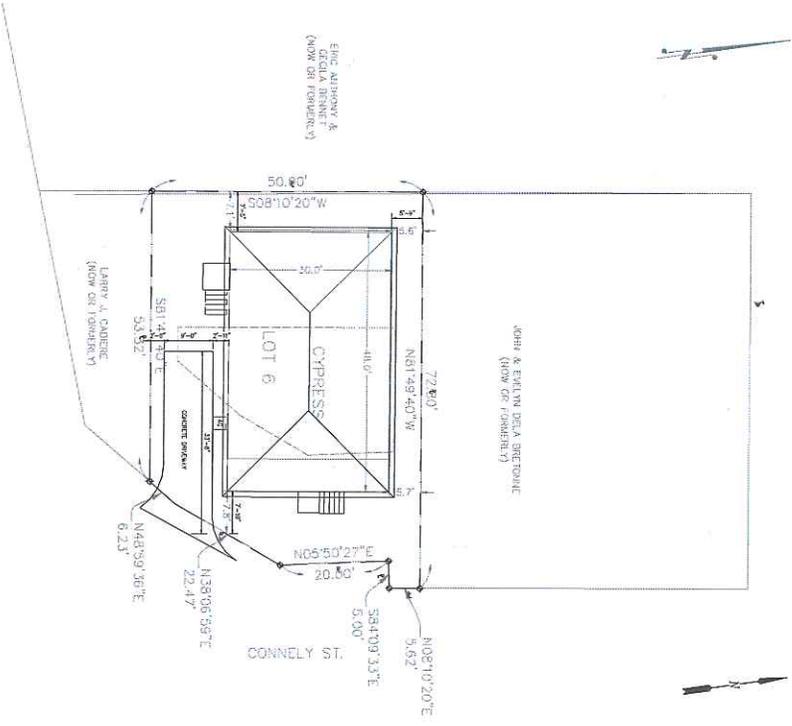
Date

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.



113 Connely Street



PARK AVE.
SITE PLAN
SCALE 1/8"=1'-0"



STAR RECOVERY SERVICES LLC CYPRESS PROTOTYPE 113 CONNELLY STREET SITE PLAN		LOUISIANA PROFESSIONAL ENGINEER STATE OF LOUISIANA NO. 10828 EXPIRES 12/31/2023 2023-04-20-01N
SHEET C10	DATE 04/20/23	TITLE SITE PLAN
PROJECT 2023-04-20-01N	CLIENT STAR RECOVERY SERVICES LLC	ENGINEER [Signature]

NO.	DATE	BY	DESCRIPTION
A	10/23/2023	WTD	FOR APPROVAL



113 Connely Street



113 Connely Street

**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:

Isaiah Stewart

3. Applicant's Address:

124 Jackson St.
Houma LA 70363

4. Applicant's Phone:

985-647-3368

5. Applicant's Email:

stewart1301985@gmail.com

6. Physical Address
Of Request:

124 Jackson St.
Houma LA 70363

7. Interest in Ownership:

100%

7. Date of
Application:

01/30/2024

8. Explanation of
Request:

New home to replace current home that was damaged by Hurricane Ida. House being built by Restore LA Homeowners Assistance Program. Current floorplan designated by the program breaches the rear setback of 25' by 5' (see attached site plan). Requesting a variance of 20' in the rear yard instead of 25'.

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

Mark St.Pierre - Partners In Construction

Print Name of Applicant or Agent

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

I.S. 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

Isaiah Stewart

Printed Name of Owner

1-30-24

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.



124 Jackson Street



124 Jackson Street



124 Jackson Street