



DEPARTMENT OF PLANNING & ZONING

Terrebonne Parish Consolidated Government

P.O. Box 2768
Houma, Louisiana 70361-2768

tpcg.org
PHONE 985-868-5050

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.

BOARD OF ADJUSTMENT MEETING NOTICE

Revised 9/5/24

DATE: Monday, September 16, 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 August 19, 2024
5. New Business
 - a) Special Exception and Structure Variance: Exception to allow for the placement of a mobile home on R-2 zoned lot and a front yard setback variance from the required 20' to 8' and a rear yard setback variance from the required 25' to 3' located at 131 Square Wolfe Lane. (Council District 2; Bayou Cane Fire District) *Lois Banks, applicant.*
 - b) Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot located at 125 Jennings Lane. (Council District 3; Bayou Cane Fire District) *Melvin & Marilyn Robinson, applicant.*
 - c) Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot and a front yard setback from the required 20' to 14' located at 142 Jennings Lane. (Council District 3; Bayou Cane Fire District) *Jada Davis, applicant.*
 - d) Structure Variance: Parking variance from the required 134 spaces to 97 spaces to allow for the construction of a medical clinic on a C-2 zoned lot located at 1016 West Tunnel Blvd. (Council District 2; Bayou Cane Fire District) *TPCG, applicant.*
6. Next Meeting Date: Monday, October 21, 2024
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

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:

Lois Banks

3. Applicant's Address:

131 Square Wolfe Ln.

4. Applicant's Phone:

985 647-4050

5. Applicant's Email:

Nikki 18-2009 at Yahoo.Bsm.

6. Physical Address Of Request:

131 Square Wolfe Ln.

7. Interest in Ownership:

Renter

7. Date of Application:

8-2-2024

8. Explanation of Request:

I need your permission to place a bigger mobile home in the place of my old mobile home

± front yard Setback variance from 20' to 8'
± rear yard Setback variance from 25' to 3'

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

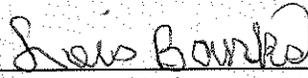
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

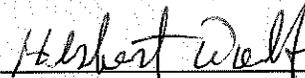
Lois Banks

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

Herbert Wolf

Printed Name of Owner

8-2-2024

Date

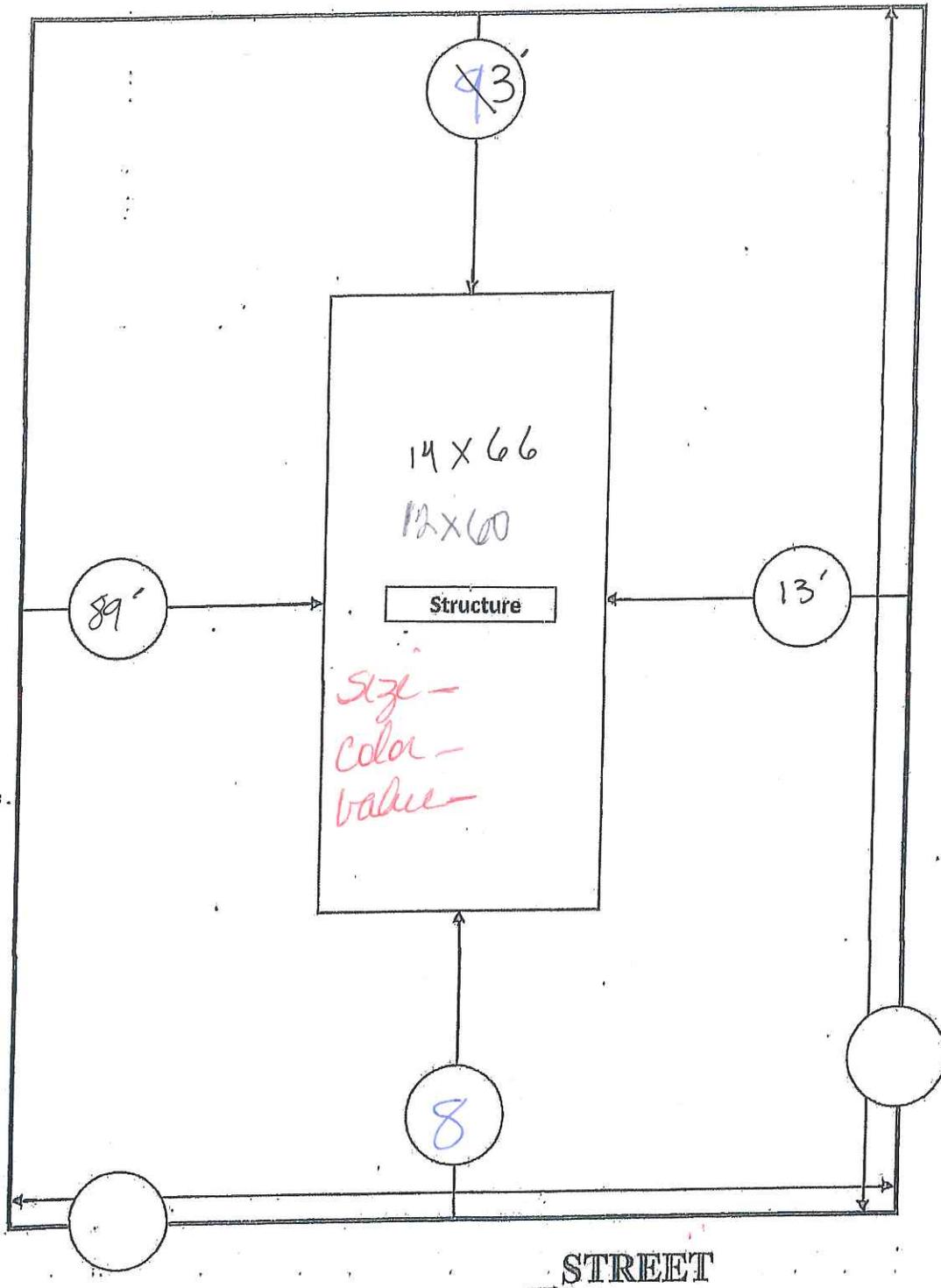
9. Adjacent Property Owners:

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.



131 Square Wolfe Lane

SITE PLAN





131 Square Wolfe Lane



131 Square Wolfe Lane

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:

Melvin Robinson &
Marilyn Robinson

3. Applicant's Address:

125 Jennings Lane, Houma LA
70364

4. Applicant's Phone:

985-665-9135 / 985-360-8374 (son)

5. Applicant's Email:

N/A

6. Physical Address
Of Request:

125 Jennings Lane

7. Interest in Ownership:

owner

7. Date of
Application:

8/12/24

8. Explanation of
Request:

Special exception to place a
mobile home on an R-2 zoned
lot. Existing mobile home will
be moved from lot.

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

Special Exception

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- 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;
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- 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;
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- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
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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.

X Marilyn P. Robinson
Signature of Applicant or Agent

X MARILYN P. ROBINSON
Print Name of Applicant or Agent

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

X MPR 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.

X Marilyn P. Robinson
Signature of Owner

X MARILYN P. ROBINSON
Printed Name of Owner

X 8-12-2024
Date

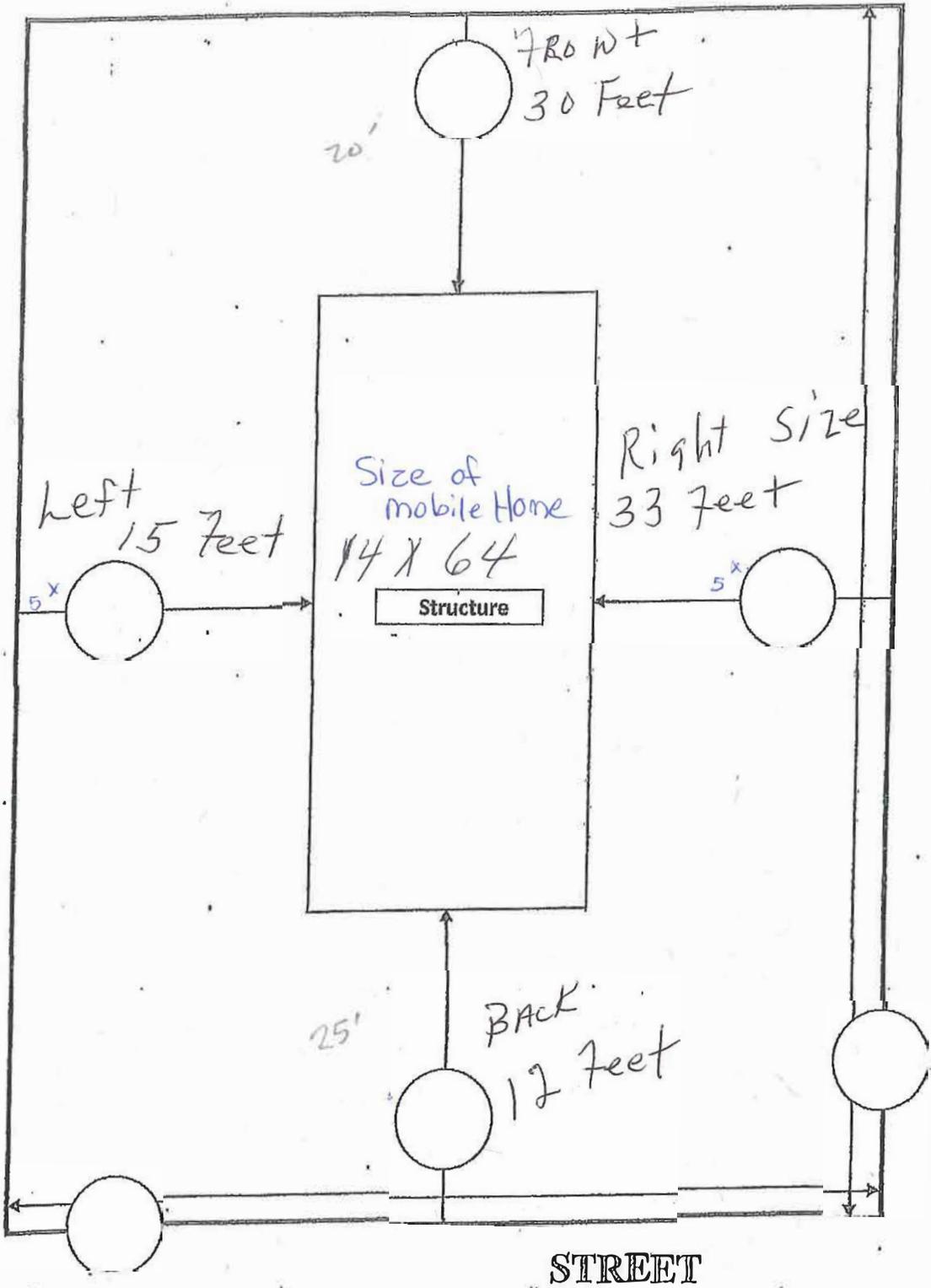
9. Adjacent Property Owners:

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125 Jennings Lane

SITE PLAN



125 Jennings Lane



125 Jennings Lane



125 Jennings Lane

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:

Jada Davis

3. Applicant's Address:

142 Jennings Lane
Houma LA 70360

4. Applicant's Phone:

985-664-7415

5. Applicant's Email:

actionloveactionlove@yahoo.com

6. Physical Address
Of Request:

142 Jennings Lane
Houma LA 70360

7. Interest in Ownership:

Rent

7. Date of
Application:

8/20/24

8. Explanation of
Request:

moving new trailer
on lot, old trailer
been there for over
30 years.

1/3 front yard variance
20' to 14'

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

Special Exception

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Variance

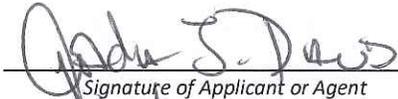
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Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.



Signature of Applicant or Agent

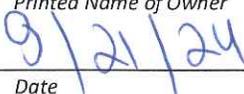

Print Name of Applicant or Agent

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Signature of Owner


Printed Name of Owner


Date

9. Adjacent Property Owners:

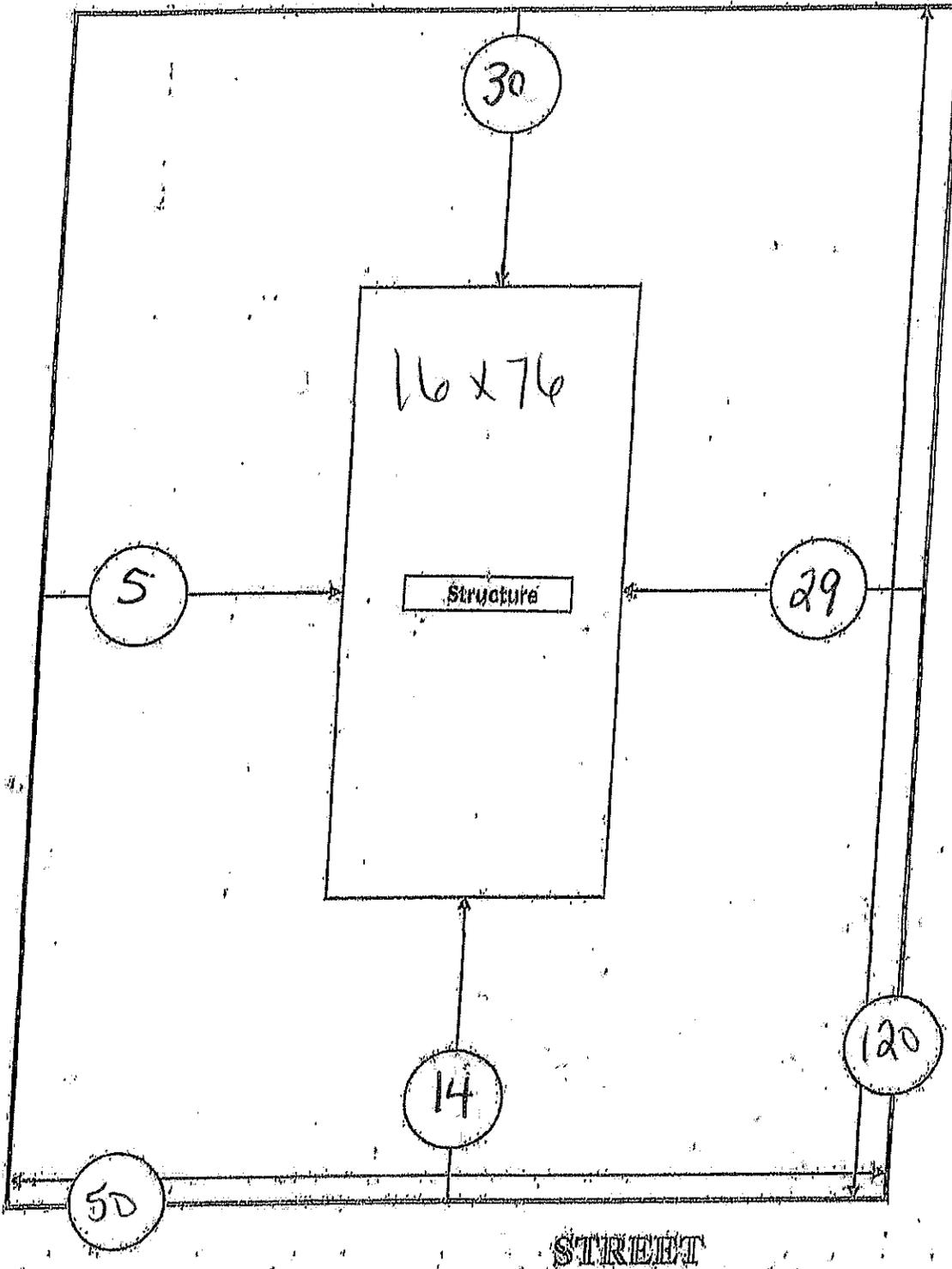
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142 Jennings Lane

142 Jennings Lane

SITE PLAN





142 Jennings Lane



142 Jennings Lane

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URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT
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(985) 873-6569

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1. Indicate Type of Request:

- Special Exception Structure Variance Administrative Review
 Interpretation Use Variance Non-Conforming Structure Variance

2. Applicant's Name:

Terrebonne Parish Consolidated
Government

Craig C. Hebert

3. Applicant's Address:

P.O. Box 2768, Houma, LA 70360

4. Applicant's Phone:

985-873-6407/985-873-7707

5. Applicant's Email:

craig@cch-arch.com

6. Physical Address
Of Request:

1016 West Tunnel Blvd.

7. Interest in Ownership:

Architect

7. Date of
Application:

9/5/24

8. Explanation of
Request:

Parking variance from required
134 spaces to 97 spaces

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

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Print Name of Applicant or Agent

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Signature of Owner

Printed Name of Owner

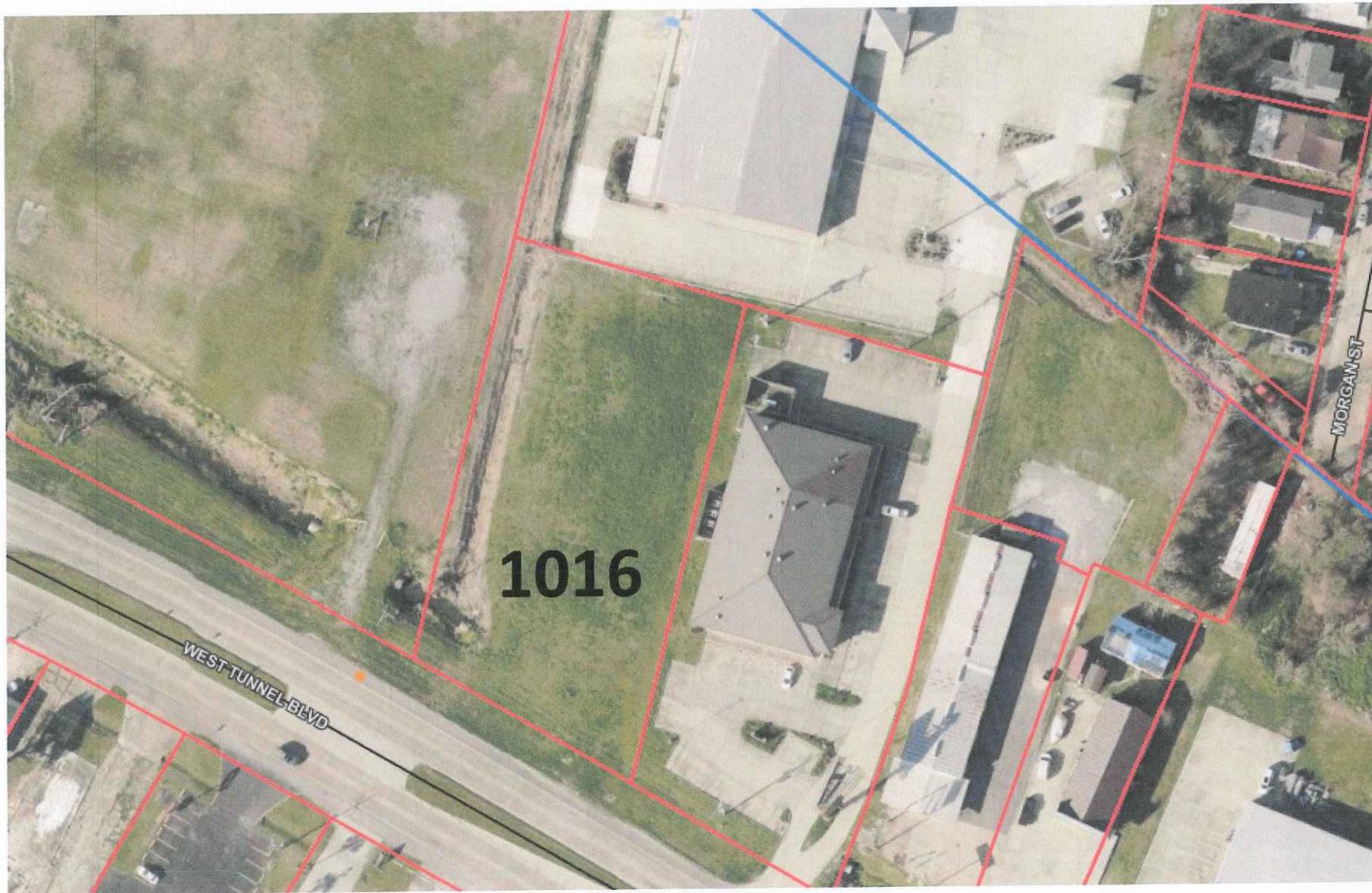
Date

9/6/24

Signature to be Completed Soon.

LH

located within 250 feet radius of the subject property along with this all be notified in the following manner:
by certified mail to the applicant and to the adjacent property owners property owners within a two hundred fifty-foot (250') radius. The notice 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.



1016 West Tunnel Blvd.



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