



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
(Revised 1/10/2024)**

DATE: Tuesday, January 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 December 19, 2023
5. New Business
 - a) Structure Variance: Variance to allow for the placement of a facade signs in excess of 70 square foot on a commercial building on a C-2 zoned lot located in the Overlay District at ~~1539 Martin Luther King Blvd.~~ 1643 Martin Luther King Blvd.; (Council District 3; Bayou Cane Fire District) *Expedite The Diehl LLC, applicant.*
 - b) Structure Variance: Rear yard setback variance from the required 25' to 10' for a proposed meeting room on a R-1 zoned lot located at 501 Kenney Street; (Council District 3; Bayou Cane Fire District) *St. Bernadette Roman Catholic Church, applicant.*
6. Next Meeting Date: Tuesday, February 20, 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

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

Special Exception Structure Variance Administrative Appeal

2. Applicant's Name: Expedite The Diehl LLC

3. Applicant's Address: 6847 Hilliard Drive
Canal Winchester, OH 43110

4. Applicant's Phone: 614-828-8215

5. Physical Address Of request: ~~1539 Martin Luther King Blvd Suite 218 A, Houma, LA 70360~~
1643 Martin Luther King Blvd.

6. Interest in Ownership: Agent 7. Date of Application: 12/22/2023

8. Explanation of Request: Applicant is seeking a variance from 28-76(c)(6) d. to allow a wall sign that exceeds the maximum 70 sq. ft. The proposed wall sign is 245.07 sq. ft.

POLICY

Special Exception

Special Exception 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 Attached details

Where by reasons of exceptional narrowness, shallowness, or shape of a specified piece of property at the time of enactment of this ordinance, or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, to 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 the Zoning Ordinance. 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 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 appropriate 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.

Application Fee: \$ 20.00 per application + cost of certified mailings. Make checks payable to TPCG.


Signature of Applicant or Agent

Signature of Applicant or Agent

The undersigned is owner(s) of the entire land area included in the proposal and in signing indicates concurrence with the application.

Affidavit attached

Signature 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 postal fees associated with the notification process shall be borne by the applicant. The current cost for each mail is \$ 6.74.**



December 4, 2023

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
Post Office Box 2768
Houma, LA 70361

RE: Authorization to Obtain Approvals & Install Tenant Signage
Houma Shopping Center

To Whom It May Concern:

This letter authorizes Apex Signs and Expedite The Diehl to secure permits and/or variances and perform sign installations, removals, and sign maintenance specifically for the following Tenant:

Burlington, 1643 Martin Luther King, Jr Blvd, Houma, LA 70360

If you have any questions, please contact me at 678.617.3603.

Sincerely,

CPC Houma, LLC
Core Property MGMT, LLC

**Elizabeth
Weiner**

Elizabeth Weiner
Vice President/Construction

Digitally signed by Elizabeth
Weiner
Date: 2023.12.04 16:16:16
-05'00'

cc: Tenant
A. Pace



1643 Martin Luther King Blvd.



This rendering is the property of Apex Sign Group and is for the exclusive use of the client. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the written consent of Apex Sign Group. Please contact your account manager for additional information and services.
 apexsigngroup.com

Burlington Stores, Inc.
 Houma Shopping Center
 1539 Martin Luther King Blvd
 Suite 218A
 Houma, LA 70360

Project ID#: 135135
 Project Mgr: Daniel Murphy
 Designer: Danny Wells
 Created on: 08/21/2023

REVISION	R1 10/19/23 DW Revised Sign B
	R2 11/07/23 DW Revised Sign A Elevation page

17.6

3.9 2.5 3.3 2.4 3.9 4.2 2.5 2.9 3.9

Burlington

DEALS.17 BRANDS.17

1.3 1.6 1.5 1.0 1.8 1.4 1.5 1.5 1.6 1.3 1.8

WOW!

18.3

47.10

34.94

82.04 Total SF

Scale: 3/16" = 1'-0"



1643 Martin Luther King Blvd.



1643 Martin Luther King Blvd.

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: <input type="text" value="100%"/>	7. Date of Application: <input type="text" value="12/20/23"/>
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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

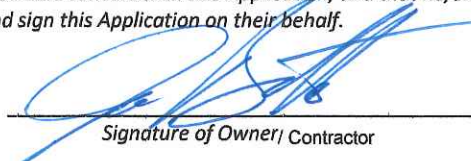
Joe Boudreaux II

Print Name of Applicant or Agent

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

JEBII 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,

JEBII 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/ Contractor

Joe Boudreaux II

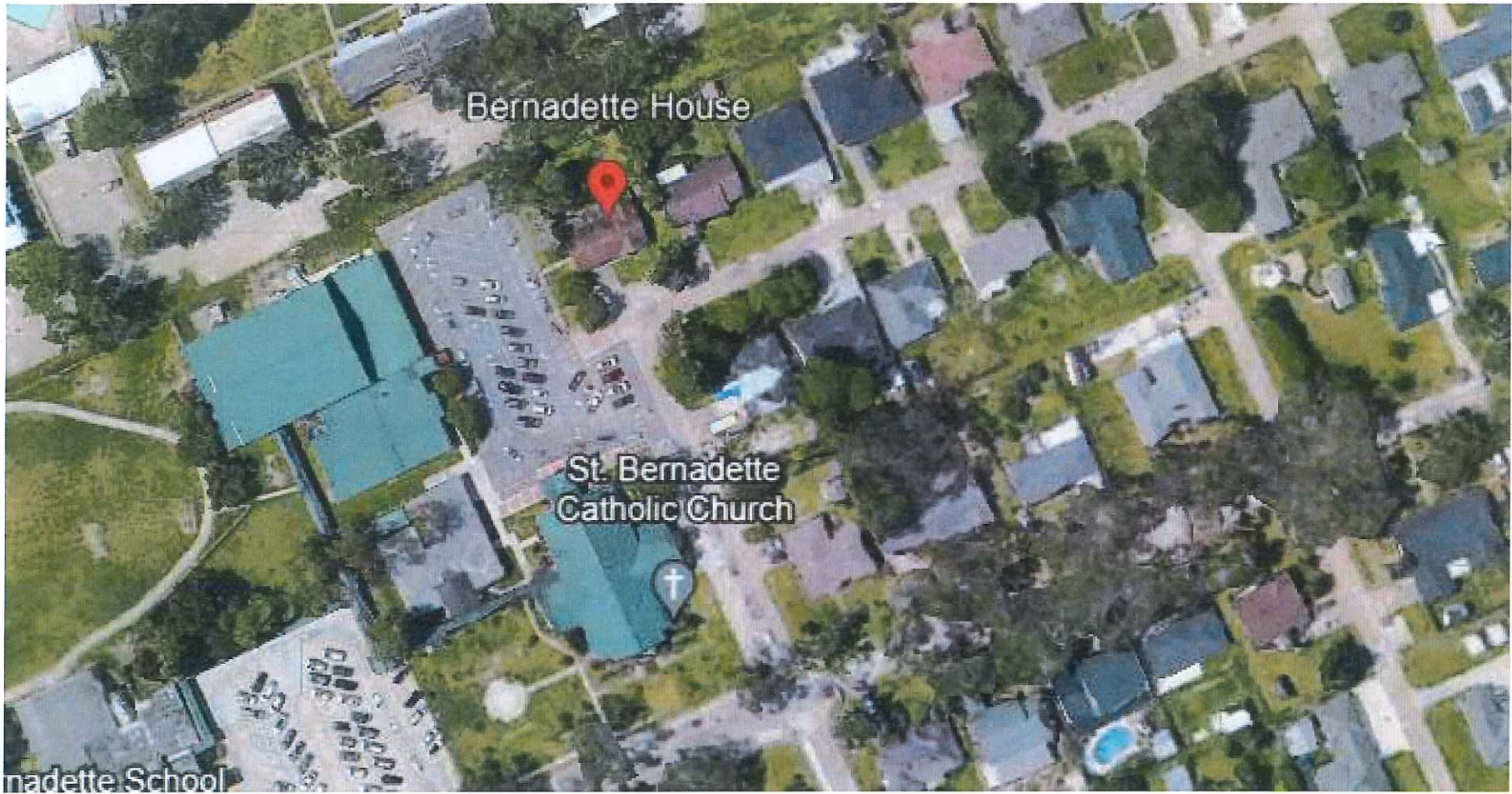
Printed Name of Owner / Contractor

12/20/23

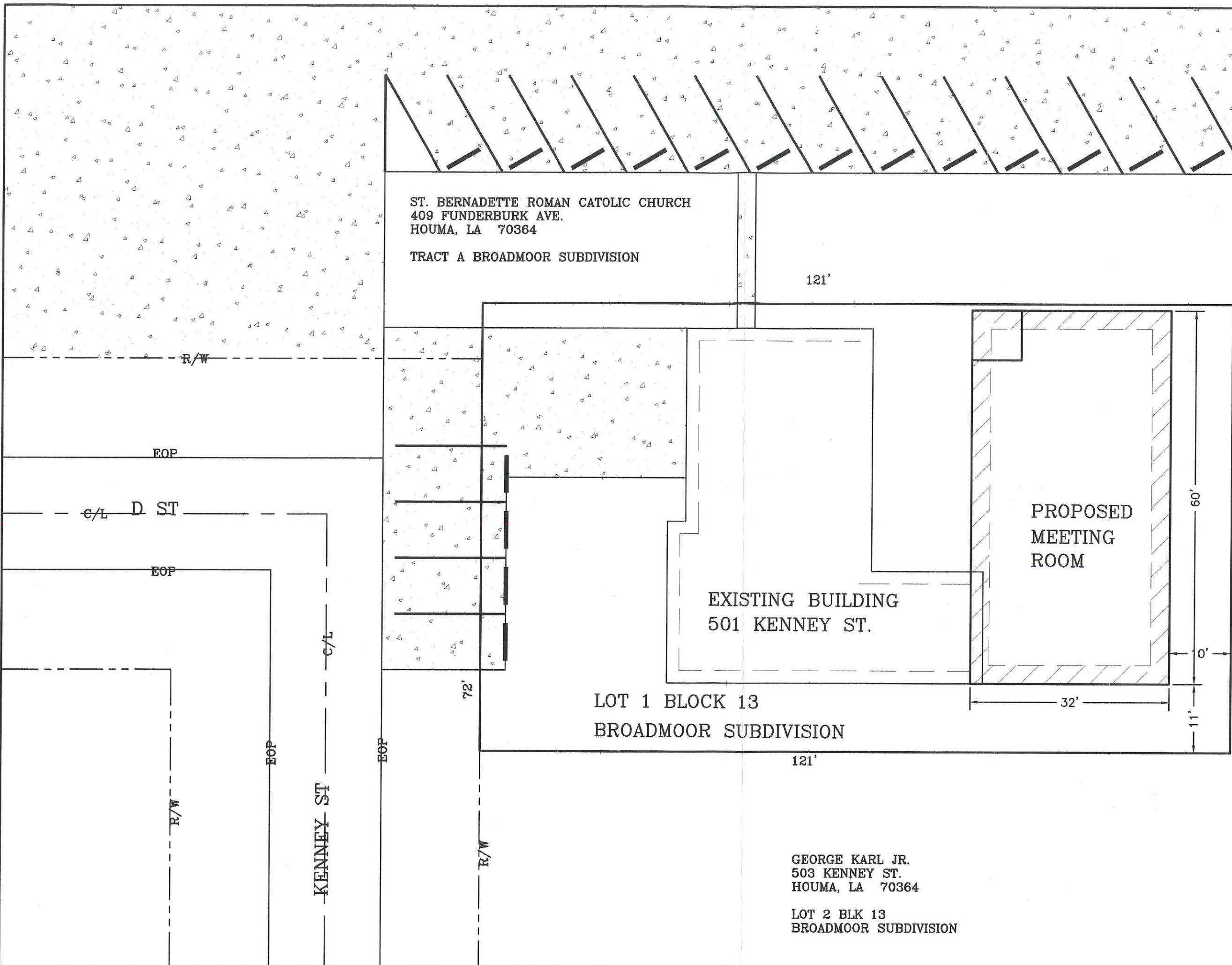
Date

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.



501 Kenney Street



ST. BERNADETTE ROMAN CATHOLIC CHURCH
 409 FUNDERBURK AVE.
 HOUMA, LA 70364

TRACT A BROADMOOR SUBDIVISION

EXISTING BUILDING
 501 KENNEY ST.

PROPOSED
 MEETING
 ROOM

LOT 1 BLOCK 13
 BROADMOOR SUBDIVISION

GEORGE KARL JR.
 503 KENNEY ST.
 HOUMA, LA 70364

LOT 2 BLK 13
 BROADMOOR SUBDIVISION

SOUTHLAND CIRCLE LLC
 2121 NORTH CAUSEWAY BLVD.
 SUITE 200
 METAIRIE, LA 70068

PARCEL A BLK 5 BAYOU GARDENS

BUILDER:

241 OAKDALE LOOP
 HOUMA, LA. 70360
 PHONE: 985-873-5703
 JEBSRENTAL@GMAIL.COM

ST. BERNADETTE
 501 KENNEY ST.
 HOUMA, LA. 70364

DATE:	11/21/23		
DRAWN BY:	JEBII		
CHK'D BY:	JEBII		
JOB NO.:			
NO.	DATE	REVISION DESCRIPTION	BY

DRAFTER:
 J E BOUDREUX
 SERVICES, INC.

SITE PLAN
 A1.0



501 Kenney Street



501 Kenney Street