



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:** Monday, March 18, 2024  
**TIME:** 5:00 PM  
**PLACE:** Terrebonne Parish 2<sup>nd</sup> 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 February 20, 2024
5. New Business
  - a) Structure Variance: Rear yard setback from 25' to 10' for 409 Authement Street and a rear yard setback from 25' to 7' for 411 Authement Street on R-1 zoned lots.; (Council District 1; City of Houma Fire District) *Joseph Mitchell, applicant.*
  - b) Structure Variance: Exception to allow for the placement of 3 additional façade signs from the allowed 1 at 1629 Martin Luther King Boulevard located in the Overlay District on a C-2 zoned lot; (Council District 3; Bayou Cane Fire District) *Gina Penney, applicant.*
  - c) Structure Variance: Front yard setback from 25' to 15', side yard setback from 5' to 3', and rear yard setback from 30' to 12' for new residential construction through the Restore LA Program on a C-2 zoned lot located at 115 Scott Lane.; (Council District 2; City of Houma Fire District) *Ares Construction LLC, applicant.*
  - d) Use Variance: Landscape vehicular use variance from the required 8% to 1% located in the Overlay District on a C-2 zoned lot at 1506 Martin Luther King Blvd (190 South Hollywood Road); (Council District 3; Bayou Cane Fire District) *Murphy Oil USA, Inc., applicant.*
6. Next Meeting Date: Monday, April 15, 2024
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

**MINUTES**  
**HOUMA BOARD OF ADJUSTMENT**  
**MEETING OF FEBRUARY 20, 2024**

1. The Chairman, Mr. Matt Chatagnier, called the meeting of February 20, 2024, 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. Matt Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, and Mr. Pete Konos and Ms. Katie Sims. Absent at the time of Roll Call were: Mr. David Tauzin. 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. Harris moved, seconded by Mr. Newton: “THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of January 16, 2024.”

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Newton, and Mr. Konos, NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
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.
    - 1) The Chairman recognized Mr. Mickey Theriot of 338 Shelby Claire Drive, who stated that the request for the rear yard setback variance from the required 25’ to 5’ is to allow of the construction of a patio cover at 338 Shelby Claire Drive.
    - 2) There was no one from the public present to speak on the matter.
    - 3) Mr. Harris moved, seconded by Ms. Sims: “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. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
    - 4) Mr. Schmill discussed the Staff Report and stated that the applicant will be removing an existing storage shed that does not meet the setback requirements and tearing down the damaged existing patio connected to the house. He stated that Staff recommends approval of the request on the condition that the applicant agrees to install gutters and downspouts on the rear of the patio to direct water away from the adjacent property and towards the street as the site is designed to drain.
    - 5) Mr. Konos moved, seconded by Mr. Harris: “THAT the Houma Board of Adjustment approve the request for a 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, on the condition that gutters and downspouts be installed on the rear of the patio to direct water away from the adjacent property and towards the street as the site is designed to drain.”

The Chairman called for a vote on the motion offered by Mr. Konos. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Harris, and Mr. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  - B. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot located at 204 Henderson Street.

1) The Chairman recognized Mrs. Gelene Allen of 204 Henderson Street, who stated that the special exception is to allow for the placement of a new 16x80 mobile home on an R-2 zoned lot located at 204 Henderson Street.

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

3) Mr. Harris moved, seconded by Mr. Sims: "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. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant will be replacing a storm-damaged mobile home with a model year 2024 mobile home. He stated that Staff recommends approval of the exception on the condition that the proposed mobile home be a model year of 2014 or newer to remain consistent with past requests.

5) Ms. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment approve the special exception to allow for the placement of a 16x80 mobile home on an R-2 zoned lot located at 204 Henderson Street on the condition that the proposed mobile home be a model year of 2014 or newer to remain consistent with past requests."

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

C. Structure Variance: Front yard setback variance from the required 20' to 7' for the construction of a porch addition on an R-1 zone lot located at 104 Saxony Drive.

1) The Chairman recognized Mr. Blayne Bergeron of 104 Saxony Drive, who stated that the front yard variance request from 20' to 7' is to allow for the construction of a porch addition located at 104 Saxony Drive.

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

3) Mr. Harris moved, seconded by Mr. Sims: "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. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that there are many properties along Saxony Drive with similar legal, nonconforming setbacks. He stated that Staff recommends approval of the variance request.

5) Ms. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment approve the request for the 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."

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

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.

1) The Chairman recognized Mr. Tom Reeves of Star Recovery Services LLC, who stated that the front yard variance request from 20' to 7' and the rear yard variance request

from 25' to 7' is to allow for new residential construction through the Restore LA Program on an R-1 zoned lot located at 113 Connely Street.

2) The Chairman recognized Mr. John Soloman of 123 Judith Street, who stated he was in support of the request.

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

4) Mr. Harris moved, seconded by Mr. Sims: "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. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

5) Mr. Schmill discussed the Staff Report and stated that the existing structure is to be torn down and a new house through the Restore LA Program will be built. He stated that Staff recommends approval of the variance request on the condition that the applicant place gutters and downspouts on the rear of the house as to direct the roof runoff towards the street and away from the adjacent lots. He also stated that a call was received concerning the sheds on the property within 5' of the rear property line and mentioned that it was not part of this variance application.

6) Mr. Reeves stated that the sheds will not fit on the current site plan and would not remain on the property.

7) Ms. Harris moved, seconded by Mr. Konos: "THAT the Houma Board of Adjustment approve the request for the front yard setback variance from the required 20' to 7' and rear yard setback from 25' to 7' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 113 Connely Street on the condition that the applicant places gutters and downspouts on the rear of the house as to direct the roof runoff towards the street and away from the adjacent lots."

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

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.

1) The Chairman recognized Mr. Mark St. Pierre of Partners in Construction, who stated that the rear yard variance request from 25' to 20' is to allow for the construction of new residential structure through the Restore LA Program on an R-1 zoned lot located at 124 Jackson Street.

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

3) Mr. Harris moved, seconded by Mr. Sims: "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. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the original home at 124 Jackson Street was destroyed during Hurricane Ida. He stated that Staff recommends approval of the variance request on the condition that the applicant agrees to install gutters and downspouts to the rear of the house to direct water away from adjacent properties and to the street as the site is designed to drain.

5) Ms. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment approve the request for the 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 on the condition that the applicant agrees to install gutters

and downspouts on the rear of the house to direct water away from adjacent properties and to the street as the site is designed to drain.”

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. 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 Monday, March 18, 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 5:21 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. Konos; NAYS: None; ABSTAINING: Mr. Chatagnier and Ms. Sims; ABSENT: Mr. Tauzin. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

Received

FEB 05 2024

Planning & Zoning

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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

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

2. Applicant's Name: JOSEPH MITCHELL

3. Applicant's Address: 214 JUDITH ST HOUMA, LA 70363

4. Applicant's Phone: 504-615-3613

5. Applicant's Email: dimpboy16@gmail.com

6. Physical Address Of Request: 409 & 411 AUTHEMENT ST

7. Interest in Ownership:       7. Date of Application: 2/1/24

8. Explanation of Request: CUSTOMER REQUESTS SMALLER SETBACK REQUIREMENTS LOT ARE SMALLER AND IS REQUESTING A 5' SETBACK FOR THE SIDE AND 7' FROM THE REAR AND 20' FROM FROM THE FRONT.

**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

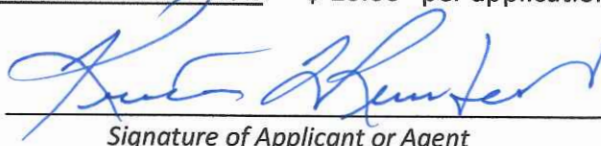
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

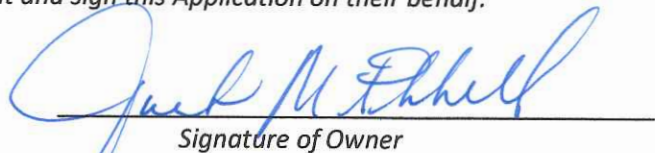
KENETH L. REMBERT

\_\_\_\_\_  
*Print Name of Applicant or Agent*

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

\_\_\_\_\_ 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

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

  
\_\_\_\_\_  
*Signature of Owner*

JOSEPH MITCHELL

\_\_\_\_\_  
*Printed Name of Owner*

2/1/24

\_\_\_\_\_  
*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.

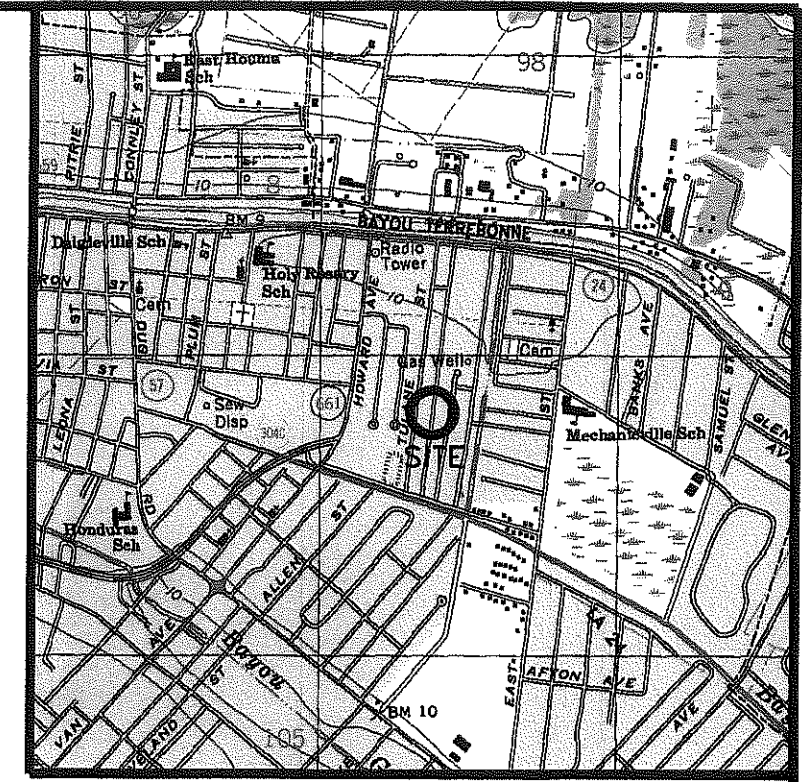
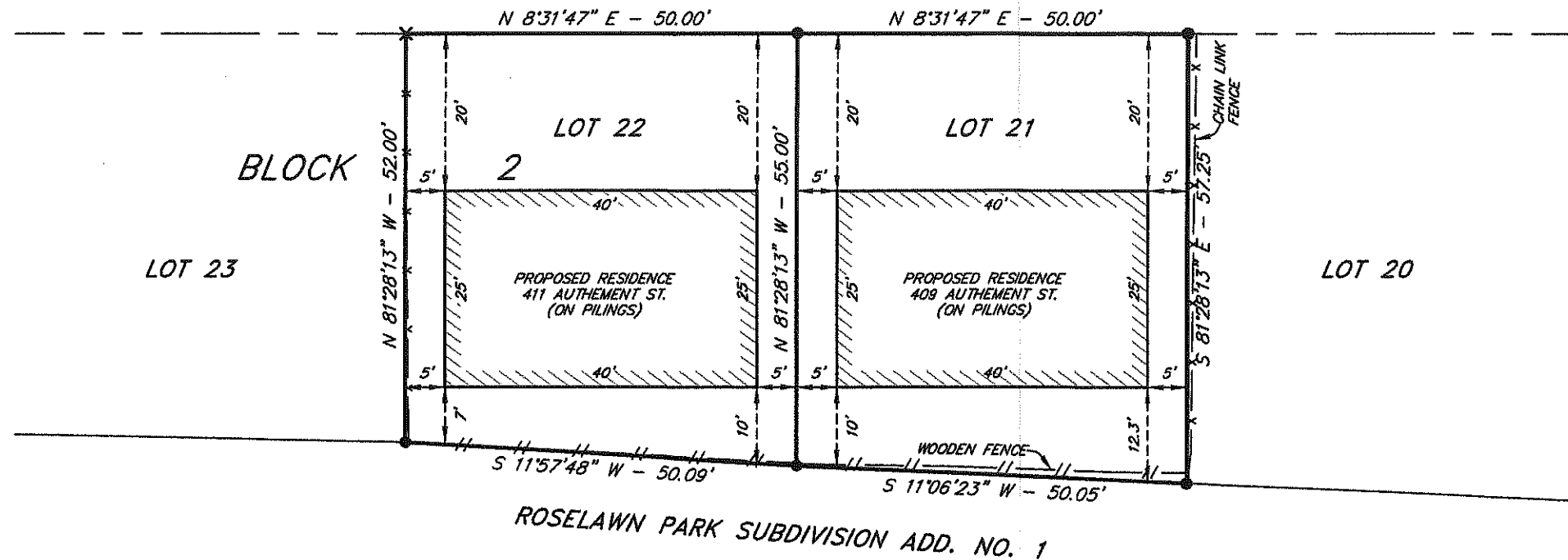


**409 & 411 Authement Street**





# AUTHEMENT STREET



VICINITY MAP

THIS SURVEY BASED ON MAP PREPARED BY CARL E. HECK, CIVIL ENGINEER, ENTITLED "PLAT SHOWING AUTHEMENT SUBDIVISION, PROPERTY OF HORACE J. AUTHEMENT, SITUATED IN SECTION 8, T17S-R17E, TERREBONNE PARISH, LOUISIANA" AND DATED JULY 16, 1948. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THESE LOTS ARE LOCATED IN ZONE "AE" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 22109C, PANEL NO. 0254, SUFFIX "E", AND DATED MAY 1, 1985. (ZONE "AE" HAS A BASE FLOOD REQUIREMENT OF 9').

I CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AND THAT THE ACCURACY STANDARDS ARE IN ACCORDANCE WITH CLASS "C" (SUBURBAN) SURVEYS AS INDICATED IN THE ABOVE STANDARDS.

THIS MAP DOES NOT PURPORT TO SHOW ALL SERVITUDES, RIGHT-OF-WAYS, EASEMENTS OR OTHER PHYSICAL OBJECTS THAT MAY AFFECT THE TRACT SURVEYED.

- LEGEND:
- X CHISELED "X" FOUND IN CONCRETE
  - INDICATES 5/8" IRON ROD SET

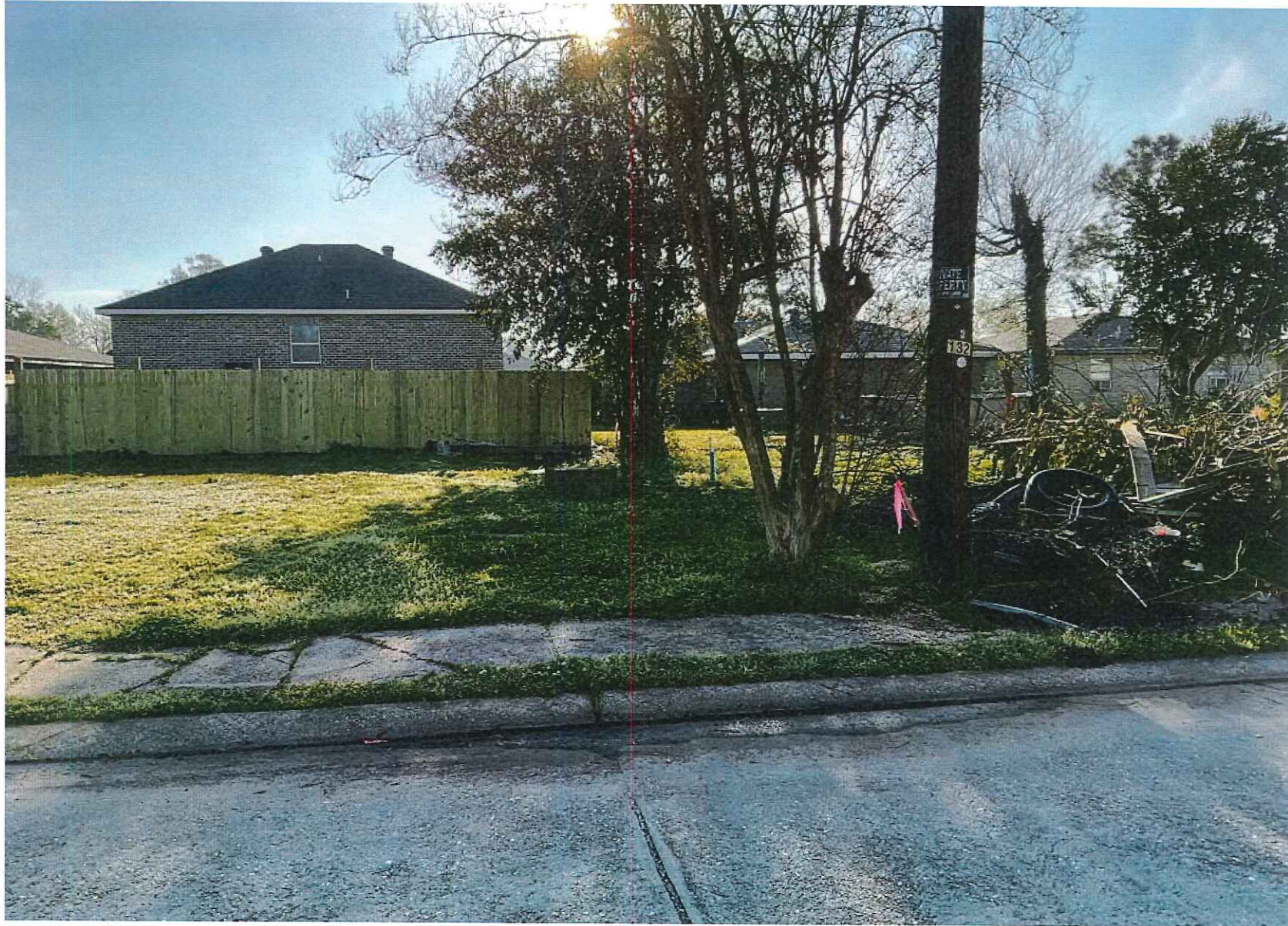


PROPOSED SETBACK REMOVAL FOR  
 LOTS 21 & 22 OF BLOCK 2 TO  
 AUTHEMENT SUBDIVISION  
 LOCATED IN SECTION 105, T17S-R17E  
 TERREBONNE PARISH, LOUISIANA

JANUARY 24, 2024

SCALE: 1" = 20'

KENETH L. REMBERT, SURVEYOR  
 635 SCHOOL ST., HOUMA, LA.  
 985-879-2782



**409 Authement Street**  
**409 & 411 Authement Street**



**411 Authement Street**  
**409 & 411 Authement Street**



**409 & 411 Authement 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:

Gina Penney

3. Applicant's Address:

1077 W. Blue Heron Blvd.  
West Palm Beach, FL. 33404

4. Applicant's Phone:

561-720-6936

5. Applicant's Email:

gina.p@atlasbtw.com

6. Physical Address Of Request:

<sup>1629</sup>  
~~1633~~ Martin Luther King Jr. Blvd.  
Houma, LA. 70360

7. Interest in Ownership:

Agent

7. Date of Application:

8. Explanation of Request:

We are requesting an exception from section 28-76 (c) (6) d. "Main building (attached) sign in the Major Corridor Overlay. This section allows one wall sign per street facing facades, this building only has one main street facade but each elevation does face an interior access roads. We are requesting an allowance to have a wall sign on each facade of the building.

**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

Gina Penney  
\_\_\_\_\_  
Print Name of Applicant or Agent

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

AD 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,

AD 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

Aaron Douglas  
\_\_\_\_\_  
Printed Name of Owner

2/20/2024  
\_\_\_\_\_  
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.



BRANDING THE WORLD

national headquarters  
1077 West Blue Heron Blvd.  
West Palm Beach, FL 33404  
800.772.7932  
www.atlasbtw.com

February 23, 2024.

Terrebonne Parish Consolidated Government  
Urban Service District  
Board of Adjustments  
PO Box 2768  
Houma, LA. 70361

1129

RE: Panda Express - ~~1633~~ Martin Luther King Jr. Blvd. Houma, LA - Justification Statement.

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:

We are requesting an exception to the code requirements in Sec.28-76(6)d.1. specifically, how many signs we are allowed. The property in question fronts Martin Luther King Blvd. and has access roads on both sides of the building along with an access road along the back of the building. The code allows one wall sign per street facing façade. Since the access roads are not considered streets, my client is limited to one façade sign. This is very limiting considering they are a standalone building with four open elevations each visible from different vantage points of the roadway, access roads and parking lot. This variance request is in line with other similar businesses within this municipality and this shopping center. Without the approval of this variance my client's space will be unidentifiable from inside the shopping plaza and will leave them with no identification on the main entrance of the building. The allowance of the additional signage will make it easier to find when traveling in a vehicle through the large property which will create a smoother, safer traffic flow for customers looking for the restaurant.

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;

The requested variance is to increase the number of signs allowed on the building and will not affect the use of the other tenants on the property. Other tenants on this property have multiple wall signs on multiple elevations. We are asking for the same consideration for my client.

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;

The enforcement of the regulation will create a hardship for my client that is not applied to other standalone tenants within this shopping plaza. My client is looking for an exception to the major corridor overlay Sec.28.76.(6)d. Code allows each business on the site one (1) wall signs mounted flat on the street façade of the building. The building in question is a standalone and has vehicular traffic ways on all four elevations of the building. We are requesting you to place channel letters with a logo on one elevation and then one logo on the remaining three elevations. The surrounding standalone businesses within the same shopping plaza have signs on all elevations of their building due to the special circumstances of the property layout.



BRANDING THE WORLD

national headquarters

1077 West Blue Heron Blvd.

West Palm Beach, FL 33404

800.772.7932

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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;

The circumstances of this property are not created by the owner. This is a large property with in-line tenants and standalone tenants. There are access roads between the standalone buildings and the large parking lot, the additional signage is needed to clearly identify the businesses while traveling on the property.

d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;

The approval of the variance will not injure the appropriate use of adjacent properties, the adjacent properties have multiple wall signs on their buildings so asking to allow my client the same privilege awarded to the surrounding tenants would be in line with the appropriate use of the property.

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;

The approval of this variance will not alter the character of the district. The proposed additional signage is similar to surrounding businesses in this shopping plaza.

f) That the variance will not weaken the general purposes of this chapter, or the regulations herein established for the specific district;

The variance will not weaken the general intent of the sign code. The proposed signage is in line with the intent of the sign code. The requested branding on all elevations properly brands the building from all vantage points making it easier to identify while driving through the shopping plaza. Having proper business identification creates a smoother flow of traffic.

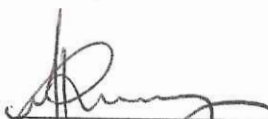
g) That the variance will be in harmony with the spirit and purposes of this chapter;

The requested variance is minimal, and all signs are under the max allowed square footage. The signs will provide necessary visibility to locate the restaurant while traveling within the shopping center.

h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

We do not see anything that would affect the public health, safety, welfare, or master plan. The variance is to allow one sign on each elevation a total of 4 signs, this will create a safer traffic flow and will be beneficial to potential customers trying to locate the restaurant.

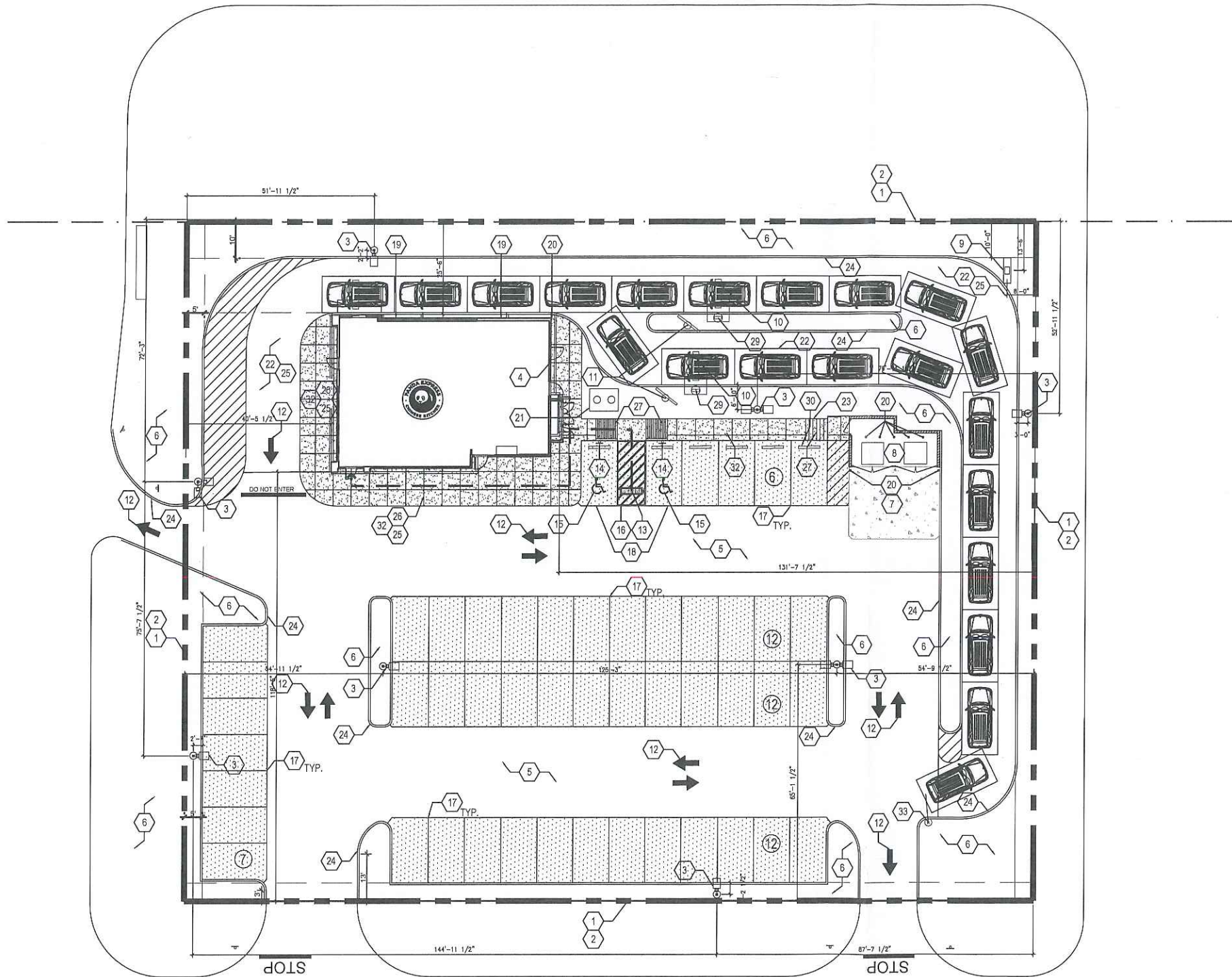
Thank you,

 2.23.24  
Gina Penney Director of Permitting





**1629 Martin Luther King Blvd**



**DEMOLITION NOTE:**  
G.C. TO REMOVE ALL EXISTING ABOVE/GROUND STRUCTURAL WALLS, FOUNDATION, ASPHALT, CONC. CURBS AND DEBRIS PRIOR TO NEW CONSTRUCTION.

- GENERAL NOTE:**
- G.C. TO VERIFY AND PROVIDE ALL UNDERGROUND WIRING AND CONDUIT (INSTALLED BY LOCAL UTILITY COMPANY) FROM TRANSFORMER TO ELECTRICAL MAIN SWITCHGEAR, DRIVE THRU MENU BOARD, BY G.C. VERIFY WITH PANDA PM.
  - WATER METER FOR IRRIGATION SHALL BE A SEPARATE METER THAN MAIN WATER METER, G.C. TO REFERENCE CIVIL UTILITY PLAN FOR SIZE AND LOCATION.
  - PROVIDE & INSTALL CAGE AND COVER FOR THE BACK-FLOW PREVENTER AT 4" CONCRETE CURB IN LANDSCAPE AREA. GORILLA CAGE, MANUFACTURED BY HOUSTON IRRIGATION SERVICES SPRING, TEXAS (281-765-9701), PROVIDE INSULATED COVER, AQUA SHIELD MODEL # BFPI-S FOR COLDER REGIONS OF US. COORDINATE WITH PANDA PM. REFER TO DETAIL 11/A-407
  - FOR HORIZONTAL CONTROL PLAN REFER TO CIVIL DRAWINGS

- 1 LIMIT OF CONSTRUCTION
- 2 PROPERTY LINE
- 3 SITE LIGHTING
- 4 NEW SWITCHGEAR
- 5 PAVING - SEE CIVIL PLAN
- 6 IRRIGATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
- 7 HEAVY DUTY CONCRETE APRON FOR DUMPSTER ENCLOSURE. REFERENCE CIVIL DRAWINGS FOR SPECIFICATIONS
- 8 TRASH ENCLOSURE, CONFIRM BIN SIZE WITH LOCAL WASTE MANAGEMENT COMPANY. (01/24/07)
- 9 NEW PYLON SIGN
- 10 DRIVE THRU LANE SENSOR LOOP, INSTALL POSITION SO LOOP IS CENTERED ON ACTIVE PANEL OF DRIVE THROUGH WINDOW. SEE DETAIL (01/24/07)
- 11 DRIVE THROUGH MENU BOARD-INSTALLED BY SIGN COMPANY, VERIFY WITH PANDA PM (SEE GENERAL NOTE ABOVE)
- 12 DIRECTIONAL ARROW
- 13 ACCESSIBLE PATH OF TRAVEL →
- 14 ACCESSIBLE PARKING POLE SIGN
- 15 INTERNATIONAL ACCESSIBILITY SYMBOL @ PARKING SPACE
- 16 ACCESSIBLE PARKING SPACE AND LOADING ZONE PAINT LOADING ZONE W 4' WIDE STRIPES @ 3'-0" O.C.
- 17 PAINT 4" WIDE SOLID PARKING STRIPING W TWO (2) COATS HIGHWAY WHITE PAINT
- 18 DESIGNATED HANDICAP PARKING SPACE
- 19 ROOF DRAIN AND OVERFLOW DRAIN FROM ROOF TO EXIT TO DAYLIGHT THRU FACE OF WALL. COLD CLIMATES WILL REQUIRE CONNECTION TO STORM SEWER, ARCHITECT TO VERIFY WITH LOCAL JURISDICTION. (15/12/07)
- 20 STEEL PIPE BOLLARD. BOLLARDS TO BE PAINTED SAFETY YELLOW PRIOR TO APPLICATION OF LDPE SLEEVE. (15/12/07)
- 21 UNDERGROUND GREASE INTERCEPTOR - SEE PLUMBING/CIVIL DRAWINGS
- 22 CONC. DRIVEWAY
- 23 EDGE OF SIDEWALK AT PLANTER
- 24 CONCRETE CURB AT LANDSCAPE AREA.
- 25 NOT USED
- 26 TOOLED JOINTS @ 5'-0"x5'-0" O.C. EXPANSION JOINT @ 25'-0" O.C.
- 27 ACCESSIBLE RAMP
- 28 NOT USED
- 29 ORDER CONFIRMATION BOARD
- 30 RUBBER WHEEL STOP, REF. CIVIL DRAWINGS
- 31 NOT USED
- 32 SEALED CONC SIDEWALK, (AQUA MIX SEALER'S CHOICE GOLD), CONCRETE TO BE LIGHT BROOM TEXTURE FINISH, PROVIDE UNDER SLAB TREATMENT PER SOIL REPORT, PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG.
- 33 CLEARANCE BAR/BASE INSTALLED BY SIGN VENDOR.
- 34 NOT USED



PANDA EXPRESS, INC.  
1683 Walnut Grove Ave.  
Rosemead, California  
91770  
Telephone: 626.799.9898  
Facsimile: 626.372.8288

**REVISIONS:**

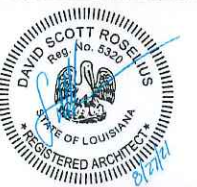
△ HEALTH COMMENTS	12-07-21
△ DT REVISIONS	01-14-22
△ HOOD REVISIONS	02-07-22

**ISSUE DATE:**

1ST PERMIT	11-17-21
2ND HEALTH SUBMITTAL #2	12-07-21
3RD BID SET	02-07-22

DRAWN BY: CB

PANDA PROJECT #: SB-22-D7955  
PANDA STORE #: D7955  
ARCH PROJECT #: 20228-003



**Heights Venture**  
ARCHITECTURE • DESIGN

HOUSTON 1111 North Loop West, Suite 600 Houston, Texas 77008 713 609 1103 V  
DALLAS 6741 Legacy Drive, Suite 320 Plano, Texas 75024 972 450 7262 V

**PANDA EXPRESS**

TRUE WARM & WELCOME  
1629 MLK BLVD.  
HOUMA, LA 70360

**A-100**

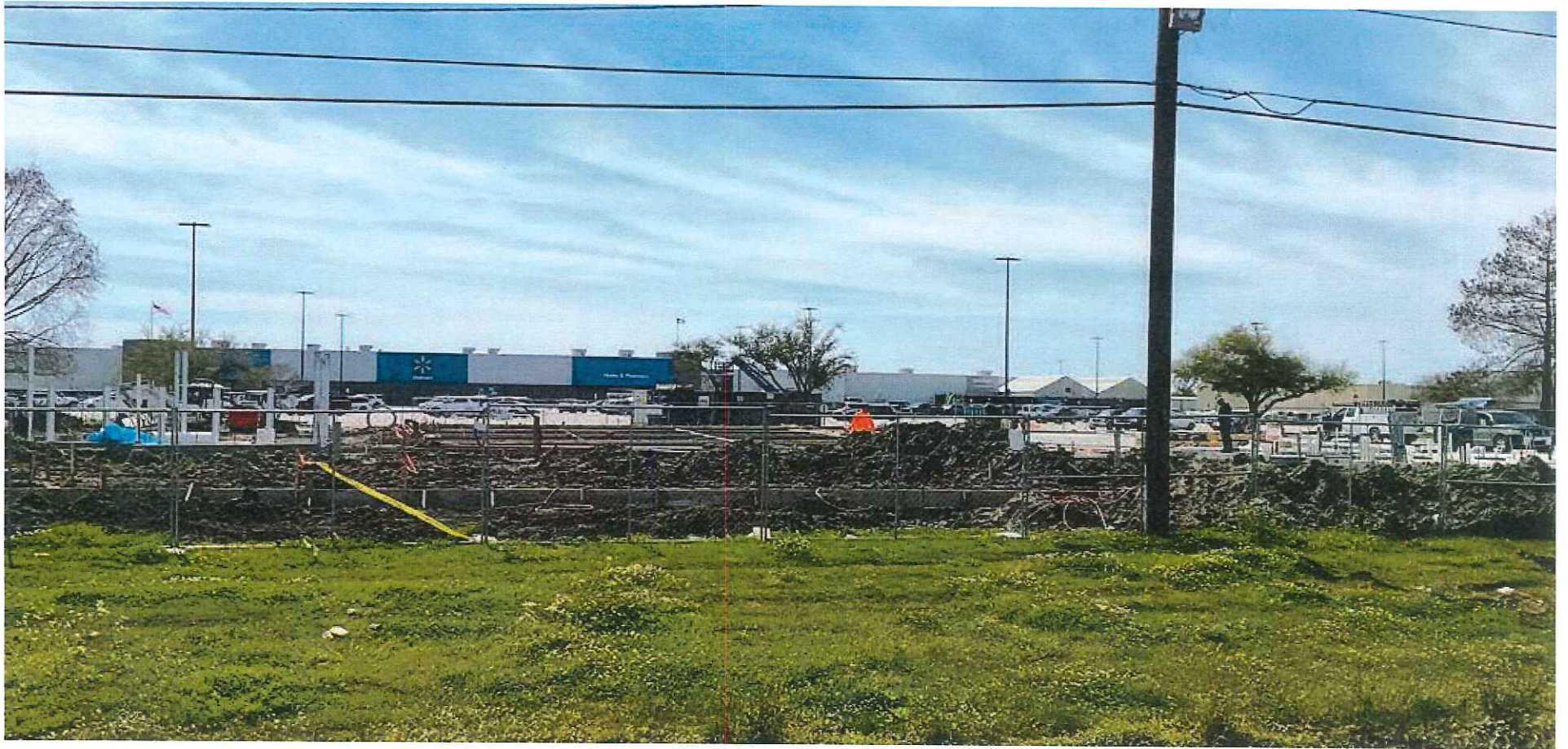
SITE PLAN  
ARCHITECTURAL

SITE PLAN 1  
Scale= 1/16" = 1'-0" A-100

KEY NOTES A  
Scale= NTS A-100

TRUE WARM & WELCOME 2300 R6

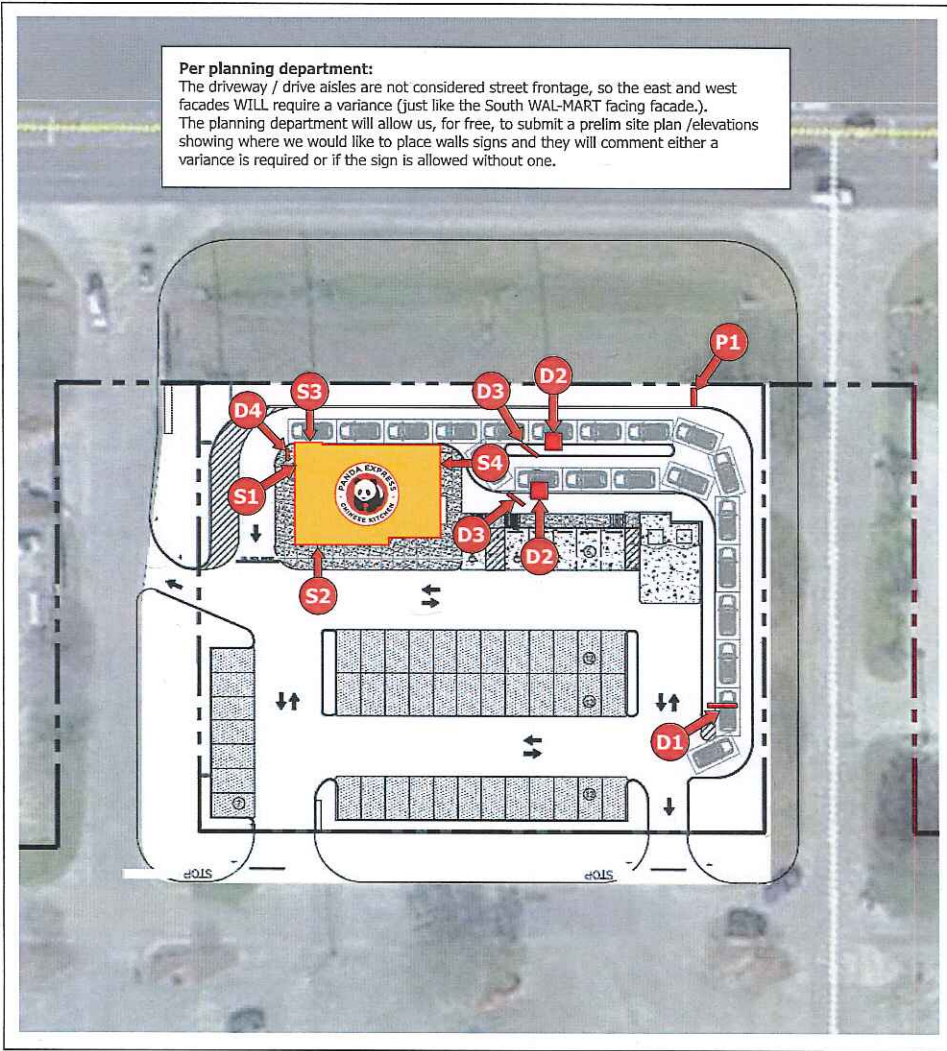
PERMIT/BID ISSUE



**1629 Martin Luther King Blvd**

**Per planning department:**

The driveway / drive aisles are not considered street frontage, so the east and west facades WILL require a variance (just like the South WAL-MART facing facade.). The planning department will allow us, for free, to submit a prelim site plan /elevations showing where we would like to place walls signs and they will comment either a variance is required or if the sign is allowed without one.



# PANDA EXPRESS

**S1** 2'-6" Channel Letter Set



**S2 S3 S4** 6' Lockup

## ONLINE PICK-UP

**I1** 3" FCO - Interior



**D1** DT Clearance

**D2** OCU Canopy (2) Required



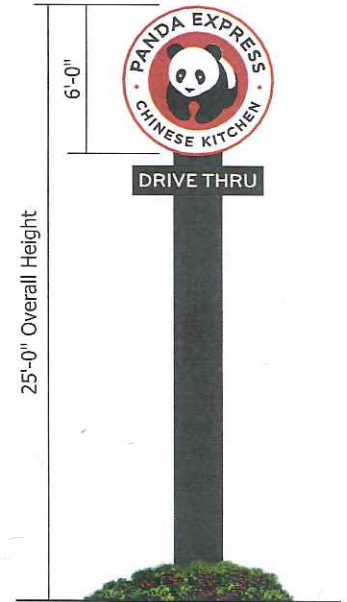
**D3** DT Menu (2) Required

**D4** Directional



**D5** Parking Sign (2) Required

**D6** Parking Sign (2) Required



**P1** Pylon Sign @ 42.14 sq ft  
Evergreen landscaping around pole cover



National Headquarters: 1077 West Blue Heron Blvd.  
West Palm Beach, Florida 33404  
800.772.7932  
www.atlasbtv.com

Revisions:

PM: Karen V.

Address: D7955 - ~~1633~~ MLK Blvd

Drawn By: JS

City: Houma

State: LA

Date: 10/06/2021

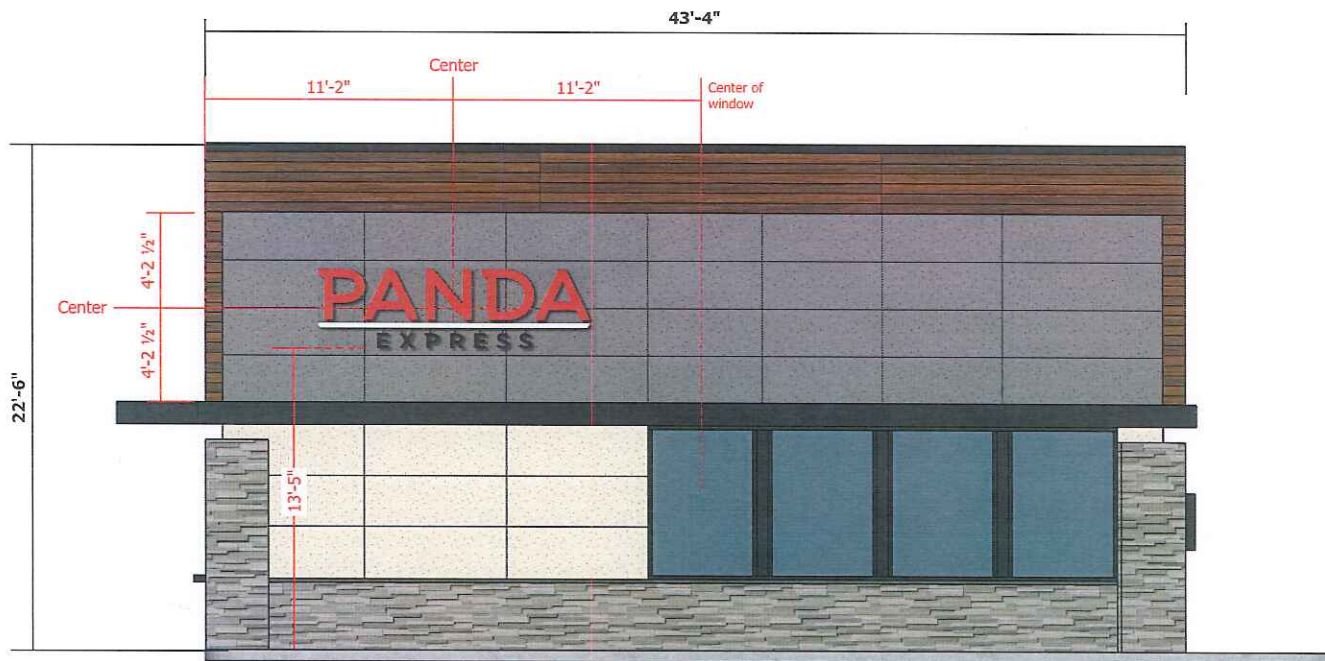
SO#: 127628

Page Number: 2

1629



SIGNS	ELEVATION	SIGN CODE	SIZE	ALLOWED	PROPOSED	BALANCE
S1	Front		3'-6 1/4" x 12'-0 1/4" 42.39 Sq Ft			



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



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West Palm Beach, Florida 33404  
800.772.7932  
www.atlasbtw.com

Revisions:

PM: Karen V.

Address: D7955 - ~~1629~~ 1629 MLK Blvd

Drawn By: JS

City: Houma

State: LA

Date: 10/06/2021

SO#: 127628

Page Number: 3

1629



6'-0"

SIGNS	ELEVATION	SIGN CODE	SIZE	ALLOWED	PROPOSED	BALANCE
S2	Entrance		6'-0" x 6'-0" 36.0 Sq Ft			

**NOTE:** A Variance will be required for this sign.



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

1629



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West Palm Beach, Florida 33404  
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Revisions:

PM: Karen V.

Address: D7955 - ~~1633~~ MLK Blvd

Drawn By: JS

City: Houma

State: LA

Date: 10/06/2021

SO#: 127628

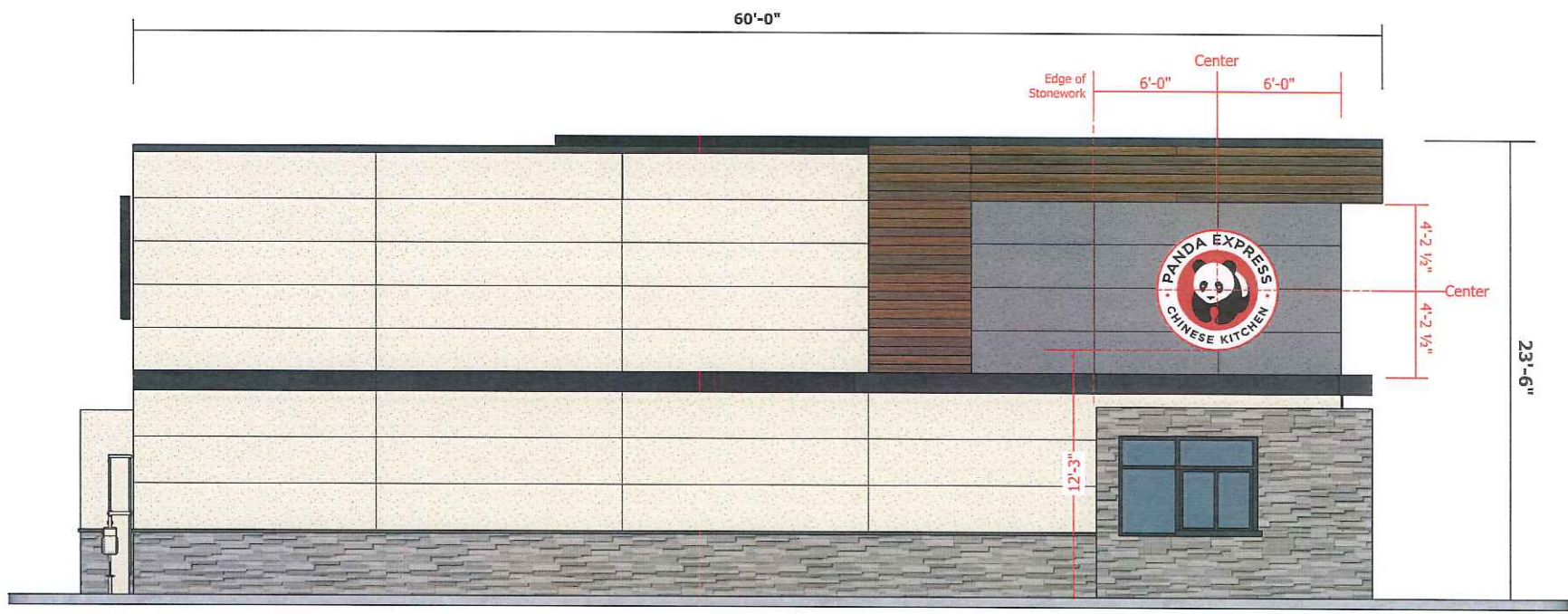
Page Number: 4



6'-0"

SIGNS	ELEVATION	SIGN CODE	SIZE	ALLOWED	PROPOSED	BALANCE
S3	Drive Thru		6'-0" x 6'-0" 36.0 Sq Ft			

**NOTE:** A Variance will be required for this sign.



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



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Revisions:

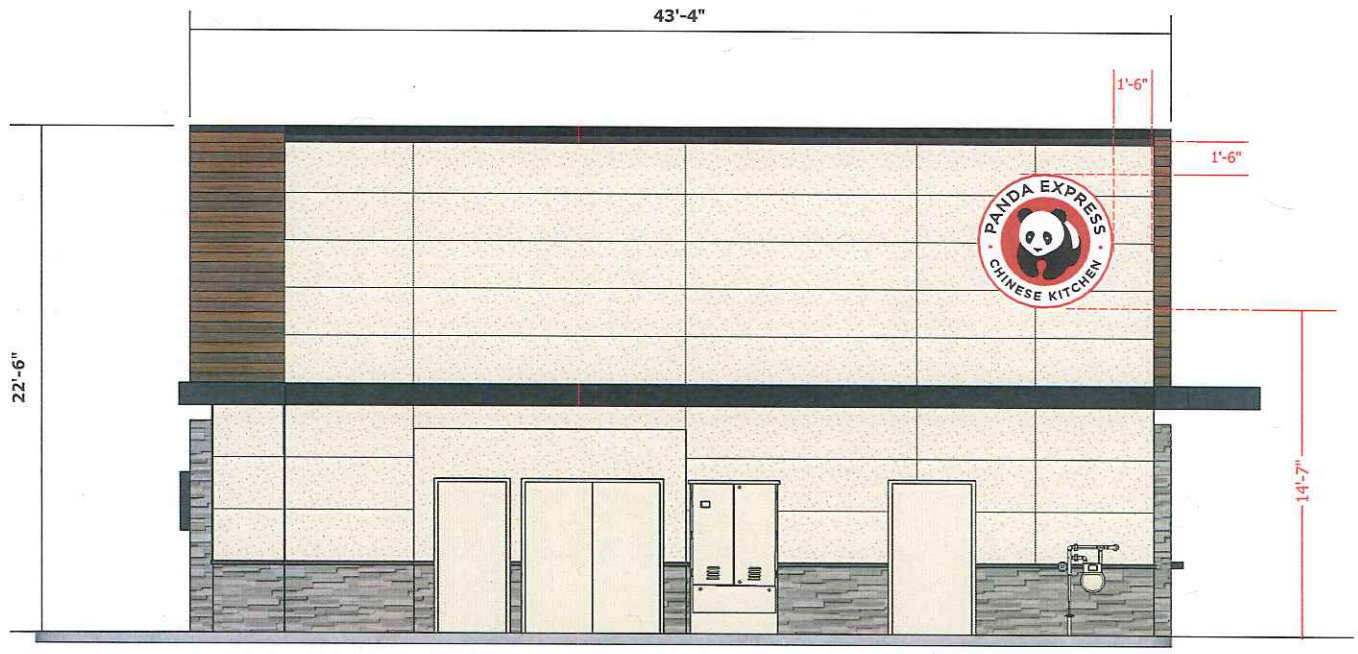
PM: Karen V.	Address: D7955 - <del>1603</del> 1629 MLK Blvd
Drawn By: JS	City: Houma State: LA
Date: 10/06/2021	SO#: 127628



6'-0"

SIGNS	ELEVATION	SIGN CODE	SIZE	ALLOWED	PROPOSED	BALANCE
S4	Rear		6'-0" x 6'-0" 36.0 Sq Ft			

**NOTE:** A Variance will be required for this sign.



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

1629



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West Palm Beach, Florida 33404  
800.772.7932  
www.atlasbtw.com

Revisions:	PM: Karen V.	Address: D7955 - <del>1639</del> MLK Blvd	
	Drawn By: JS	City: Houma	State: LA
	Date: 10/06/2021	SO#: 127628	



TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

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

1. Indicate Type of Request:

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

2. Applicant's Name:

Ares Construction LLC

3. Applicant's Address:

306 W. Montgomery St. Willis, TX 77378

4. Applicant's Phone:

850-960-4422

5. Applicant's Email:

anne@aresbuild.com

6. Physical Address Of Request:

115 Scott Lane  
Houma, LA 70364

7. Interest in Ownership:

n/a

7. Date of Application:

2/28/24

8. Explanation of Request:

Proposed new residential construction through the Restore LA program. New house will sit almost exactly in footprint of old house. Proposed site plan will maintain a 3.9' setback on sides and 12' 4" rear, front of home proposed to be set 15' from property line. This is the most compriable size home for what was previously was on the lot.

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

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.

*Anne Andrews*

Signature of Applicant or Agent

Anne Andrews

Print Name of Applicant or Agent

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

AA 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,

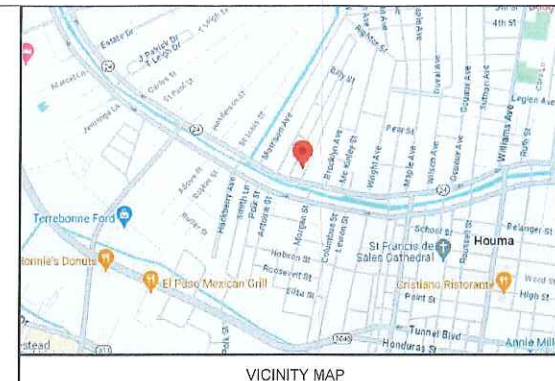
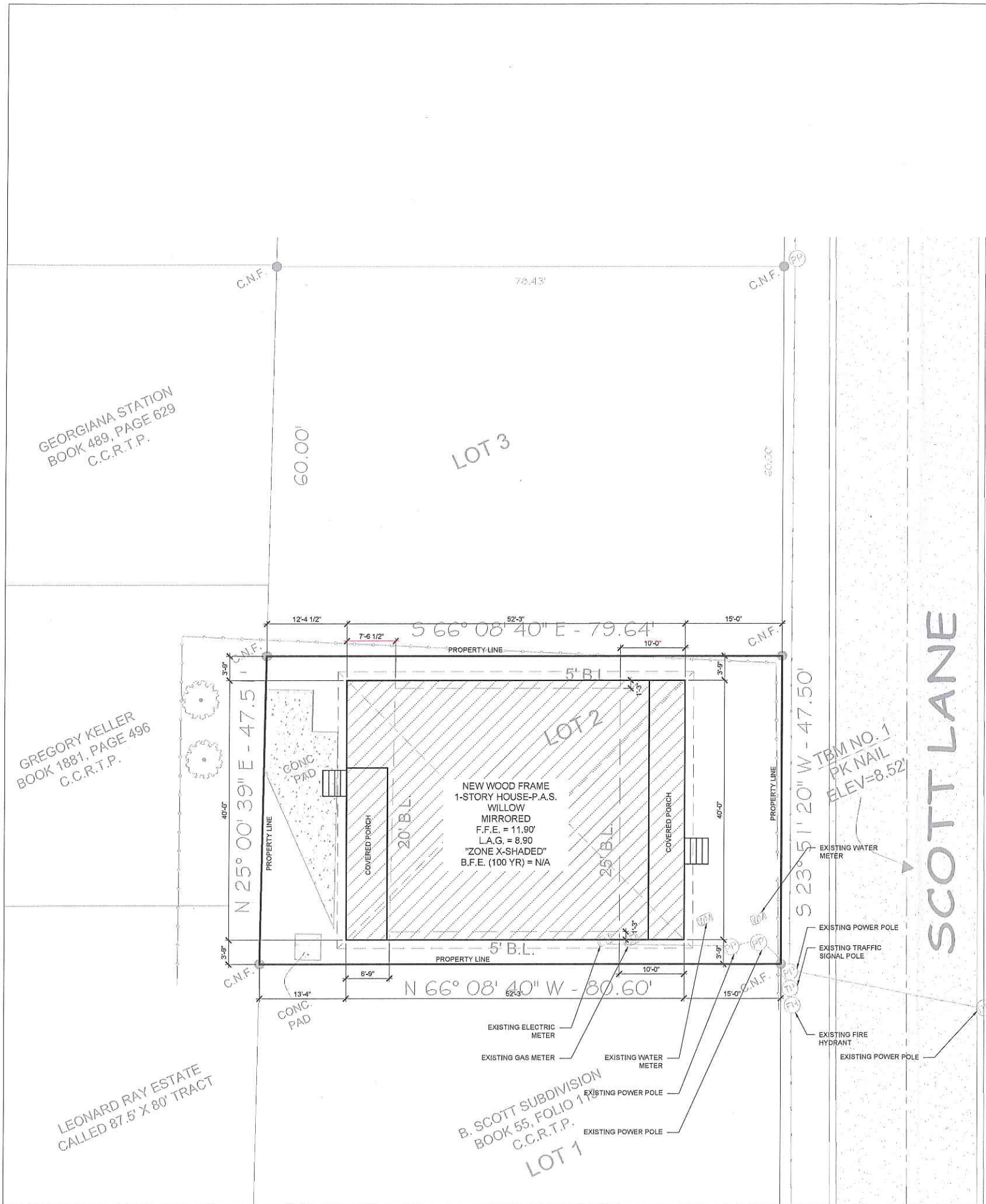
AA 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and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

*Jemilee Forest*

Signature of Owner



**115 Scott Lane**



SCALE: 1/8" = 1'-0"

LEGAL DESCRIPTION:  
LOT 2, OF THE B.SCOTT SUBDIVISION IN HOUMA, TERREBONNE PARISH, LOUISIANA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 55, FOLIO 113, OF THE CLERK OF COURT RECORDS OF TERREBONNE PARISH, LOUISIANA, REFERENCED IN A DEED RECORDED IN BOOK 1836, PAGE 848, CLERK OF COURT RECORDS OF TERREBONNE PARISH, LOUISIANA.

IMPERVIOUS SQUARE FOOTAGE	
PROPOSED SQUARE FOOTAGE	
LOT AREA	3,806 SQFT
PROPOSED 1ST FLOOR	1,702 SQFT
FRONT PORCH	220 SQFT
REAR PORCH	168 SQFT
EXISTING CONCRETE PAD	269 SQFT
TOTAL COVERED	2,359 SQFT
APPROXIMATE LAND TABULATION	
LOT AREA	3,806 SQFT
TOTAL COVERED AREA	2,359 SQFT
IMPERVIOUS PERCENTAGE	61.98 %

### LEGEND

⊕ GAS METER(GM)	⊕ CORRUGATED METAL PIPE
⊕ GAS VALVE(GV)	⊕ REINFORCED CONCRETE PIPE
⊕ FIRE HYDRANT(FH)	⊕ POLYETHYLENE GLYCOL PIPE
⊕ WATER METER(WM)	⊕ CORRUGATED PLASTIC PIPE
⊕ WATER VALVE(WV)	⊕ SANITARY SEWER EASEMENT
⊕ GRATE INLET(GI)	⊕ STORM SEWER EASEMENT
⊕ SANITARY MANHOLE(SAN.M.H.)	⊕ BACK OF CURB
⊕ STORM MANHOLE(S.M.H.)	⊕ BUILDING LINE
⊕ WATER WELL(WW)	⊕ CONTROL POINT
⊕ TRAFFIC SIGNAL POLE(TSP)	⊕ BRIDGE EASEMENT
⊕ CLEAN OUT(CO)	⊕ FINISH FLOOR ELEV.
⊕ BURIED CABLE MARKER(BCM)	⊕ SLOTTED
⊕ POWER POLE(PP)	⊕ IRON PIPE
⊕ UTILITY POLE(UP)	⊕ NOT-TO-PASS
⊕ SERVICE POLE(SP)	⊕ TEMPORARY BENCHMARK
⊕ ELECTRIC BOX(EB)	⊕ UTILITY EASEMENT
⊕ ELECTRIC METER(EM)	⊕ WATER LINE EASEMENT
⊕ ELECTRIC SHUTOFF	⊕ TREE PROTECTION
⊕ KNOX BOX	⊕ D.B.T.L. DIAMETER BREAK HEIGHT
⊕ EXISTING TREE	⊕ WOOD FENCE
⊕ PROPOSED TREE	⊕ CHAIN-LINK
	⊕ IRON FENCE
	⊕ PIPELINE
	⊕ BUILDING LINE
	⊕ EASEMENT LINE
	⊕ OVERHEAD POWER
	⊕ TREE PROTECTION FENCE
	⊕ HIGH BANK

B.F.E. - BASE FLOOD ELEVATION (100 YEAR)  
D.F.E. - DESIGNATED FLOOD ELEVATION (500 YEAR)  
F.F.E. - FINISHED FLOOR ELEVATION  
P.A.S. - PILING AND STRINGER  
S.O.G. - SLAB ON GRADE  
H.A.G. - HIGHEST ADJACENT GRADE  
L.A.G. - LOWEST ADJACENT GRADE

- ### NOTES
- THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM 2'-0" ABOVE B.F.E.
  - THE FINISHED GRADE AT HOUSE FOUNDATION SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND SHALL START A MINIMUM OF 6" BELOW FINISHED FLOOR OF SLAB OR MINIMUM 6" BELOW PIER FOOTINGS FOR ELEVATED FLOOR.
  - GRADING BELOW ELEVATED FLOOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE FOOTPRINT AND PREVENT POOLING UNDER HOUSE.
  - NO BUILD LINES OR EASEMENTS SHOWN ON PLAN BEYOND THE R.O.W.
  - FINISHED CONSTRUCTION GRADING PATTERN SHALL CONVEY WATER RUN-OFF AWAY FROM ADJACENT PROPERTIES.
  - WETLAND AREA TO REMAIN UNDISTURBED DURING CONSTRUCTION.

Revisions:

#	DATE	DESCRIPTION OF CHANGE
0	02/29/2024	ISSUED FOR CONSTRUCTION

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT".

THIS DRAWING AND ALL OF ITS CONTENTS ARE TO BE STRICTLY USED FOR THE ADDRESS SHOWN AND USE FOR ANY OTHER PURPOSE AND/OR LOCATION IS PROHIBITED AND COBALT DOES NOT AUTHORIZE SUCH USE.

02/29/2024

NOTE: SIGNATURES VALID FOR ONE YEAR ONLY AFTER DATE OF SIGNATURES

COBALT  
ENGINEERING AND INSPECTIONS, LLC  
phone: 409-354-5925 email: info@cobalt-engineering.com

CLIENT:  
ARES CONSTRUCTION  
PROJECT LOCATION OR ADDRESS:  
115 SCOTT LANE,  
HOUMA, LOUISIANA 70364

### SITE PLAN

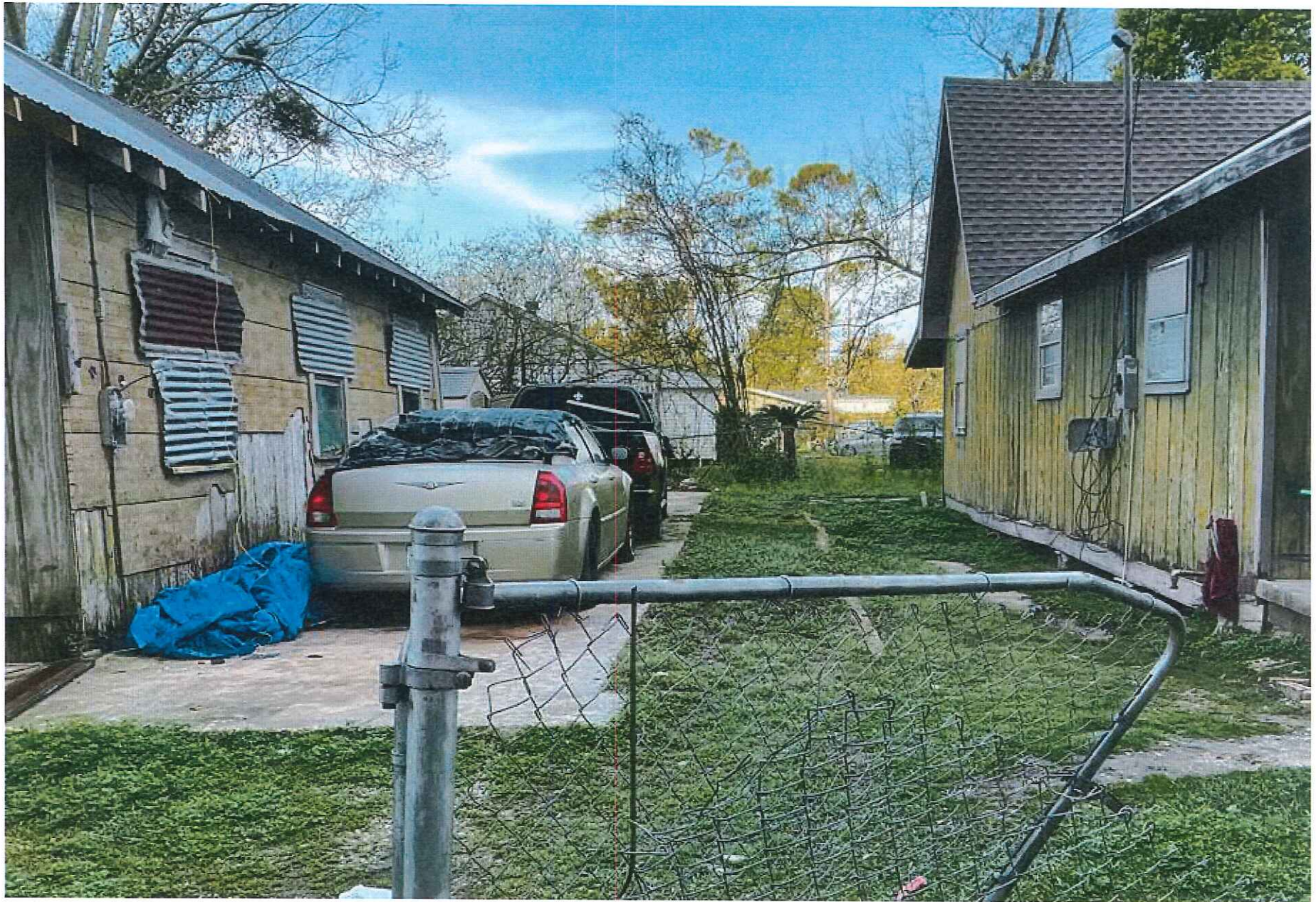
DRAWN BY:	J.R.M.	CHECKED BY:	CCH
PROJECT #:	23-0035-37	SCALE:	1/8" = 1'-0"
DATE:	02/29/2024	SCALE:	23-0035-WLW-PAS- C-1.00



**115 Scott Lane**



**115 Scott Lane**



**115 Scott Lane**



**115 Scott 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:

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

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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;
- 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

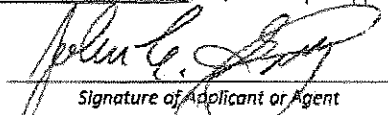
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

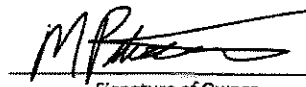
Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

  
 \_\_\_\_\_  
 Signature of Applicant or Agent  
 JOHN C. GUTIERREZ  
 \_\_\_\_\_  
 Print Name of Applicant or Agent

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

MP 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,

MP 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  
 Matt Peterson  
 Liano Houma Hollywood LLC  
 \_\_\_\_\_  
 Printed Name of Owner

02/27/2024

\_\_\_\_\_  
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.

February 29, 2024



**PAN AMERICAN  
ENGINEERS, LLC**

Consulting Professional  
Engineers and Land Surveyors

Terrebonne Parish Consolidated Government  
P.O. Box 2768  
Houma, LA 70361

Attention: Board of Adjustments  
(985) 873-6569

Re: **Murphy USA**  
**Use Variance Request**  
1506 Martin Luther King Blvd.  
Houma, Louisiana  
PAE Job No. 12942

Murphy Oil USA intends to construct a fueling station at the above referenced site. The proposed construction involves the complete demolition of the existing commercial building, pavement, associated infrastructure, etc. and the construction of a new 2,824 s.f. Murphy USA building with 8 fuel islands under the canopy and associated infrastructure.

The following variance or special exception is being requested:

(1). Allow a variance from the interior landscaping ordinance (sec. 28-76.4 Interior Landscaping), which requires 8 % of vehicular use areas to be landscaped.

The proposed site layout provides for minimum pavement as we only have drive isles and parking. There is no "unused" paved area that could be converted to interior landscaping. The only possible way to provide additional interior landscaping would be to increase the paved area of the site only to provide additional landscape islands within.

The proposed site provides 37% total site green space. Additionally, the proposed layout meets all other landscaping requirements such as Martin Luther King Boulevard frontage requirements of 1 tree per 25' of frontage, buffers, etc. The proposed layout provides 2 landscaped islands near the building and parking areas.

The existing site (previous uses included a restaurant and car lot) does not meet the interior landscaping requirements. Additionally, the existing site is 90% impervious. The proposed site plan would reduce the impervious area to 63% which represents a 30% reduction in impervious area.

The granting of this variance will not have a negative impact on the neighborhood or cause a public safety issue. As shown on the enclosed site plan, the proposed layout is the only feasible way to allow the customer traffic and fuel trucks to safely navigate through the proposed Murphy USA site without congestion or safety issues.

(Continued)

February 29, 2024

**Re: Murphy USA  
Variance Request**  
1506 Martin Luther King Blvd.  
Houma, Louisiana  
PAE Job No. 12942

Page 2

Enclosed herewith are the following:

- TPCG Urban Services District BOA Application.
- One Scaled Site Plan.
- Murphy USA Site Rendering.
- List of Property Owners withing 250' radius.
- PAE check # 23754 in the amount of \$20.00 for application fee.

Please place the request on the agenda for the upcoming Board of Adjustment Meeting.

If you have any questions, please contact our office for assistance.

Yours very truly,

PAN AMERICAN ENGINEERS, LLC.

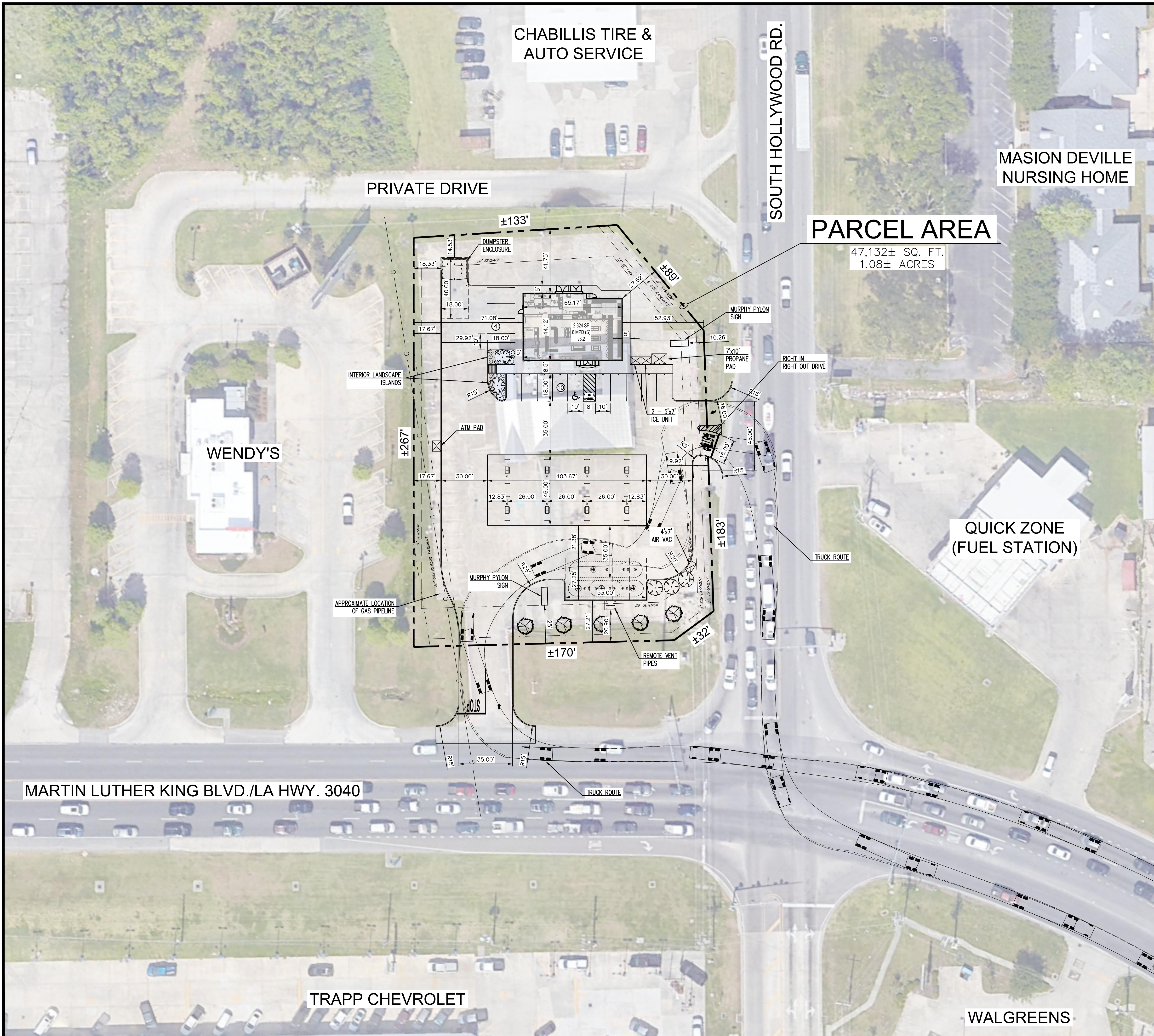


Wesley D. Miller P.E.

WDM/ejl  
Enclosures

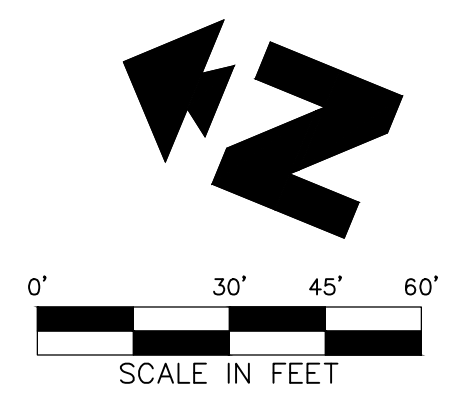


**1506 Martin Luther King Blvd**  
**(also 190 South Hollywood Road)**



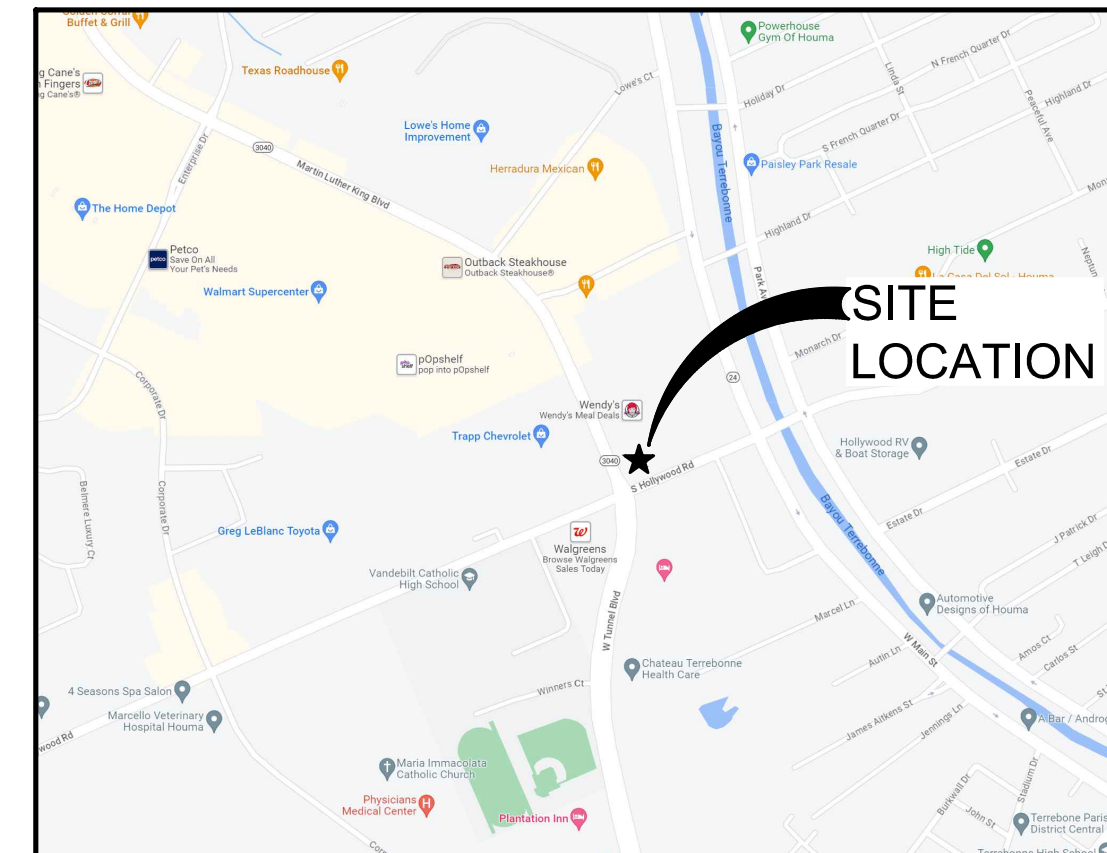
**PARCEL AREA**

47,132± SQ. FT.  
1.08± ACRES



**PARCEL DATA**

	S.F.	ACRES
MURPHY PARCEL	47,132.00	1.08
GREENSPACE PROVIDED	37%	
PARKING	1 SP./200 S.F. (15 REQ'D)	
PARKING SPACES PROVIDED	14 + 16 UNDER CANOPY	
ZONING	C-2 (GENERAL COMMERCIAL DISTRICT)	
BLDG. SETBACKS		
FRONT:	25'	
SIDES:	5' (15' SIDE ROAD)	
REAR:	20'	
SIGN	PYLON, 35' HT. MAX	



**PLANT MATERIAL LIST**  
N.T.S.

QNTY.	ITEM
5	BRADFORD PEAR / PYRUS CALLERYANA
5	'NATCHEZ WHITE' CRAPE MYRTLE / LAGERSTROEMIA INDICA
26	CARRISSA HOLLY / ILEX X CARRISSA

	REQUIRED	PROVIDED
TOTAL GREEN SPACE	-	17,463 SF (37%)
LANDSCAPE VEHICULAR USE AREA	28,487 SF x 8% = 2,279 SF	333 SF (1.2%)
MLK LANDSCAPE FRONTAGE	1 TREE PER 25' OF STREET FRONTAGE = 8 TREES	8

REVISION	DATE	DESCRIPTION
REV-0	10/31/23	2,824 SF 6 MPD CONCEPTUAL
REV-1	11/1/23	2,824 SF 8 MPD CONCEPTUAL
REV-2	11/10/23	MOVED SITE 10' BACK FOR PYLON SIGN ALONG MLK

**SHEET NO. SITE PLAN**

**MURPHY OIL USA, INC.**  
200 PEACH STREET  
EL DORADO, AR 71730

**MURPHY OIL USA**

**PAN AMERICAN ENGINEERS, LLC**  
P.O. BOX 88 / 1717 JACKSON STREET  
ALEXANDRIA, LA. 71309  
(504) 478-2100  
CONTACT: WEBLEY MILLER

**MURPHY OIL USA (NTJ)**  
190 SOUTH HOLLYWOOD AVE.  
HOUMA LOUISIANA

PAE JOB NO. 12942  
REV-2  
DATE 11/10/23  
TCD PRN PM DES DRW  
JNS JNS JNS

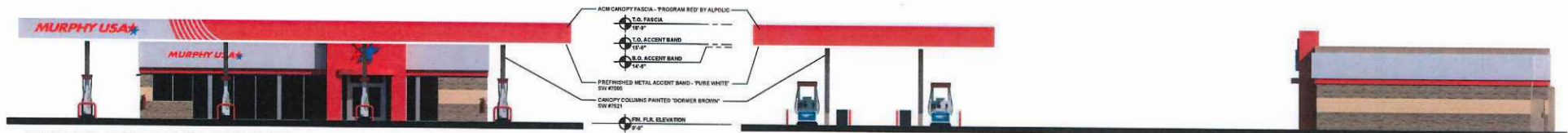


**1506 Martin Luther King Blvd  
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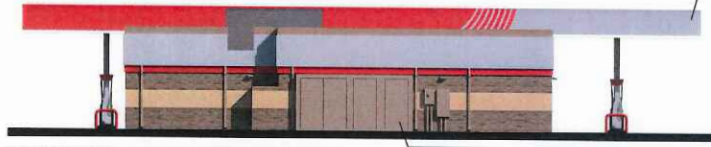
**1506 Martin Luther King Blvd  
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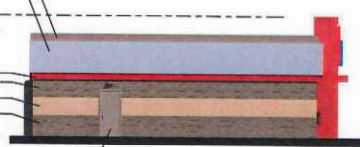


1 ELEVATION - FRONT (FACING SOUTH-WEST)

2 ELEVATION - RIGHT (FACING SOUTH-EAST)



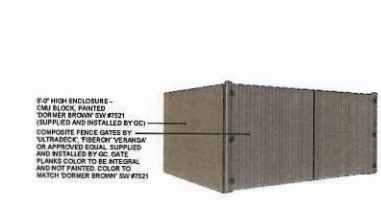
3 ELEVATION - REAR (FACING NORTH-EAST)



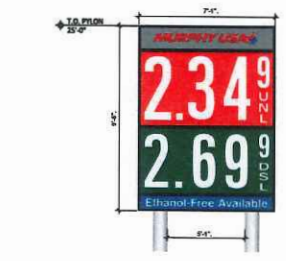
4 ELEVATION - LEFT (FACING NORTH-WEST)



5 ELEVATION - FRONT BUILDING ONLY (FACING SOUTH-WEST)



6 TRASH ENCLOSURE



7 PYLON SIGN 01 - MARTIN LUTHER KING BLVD



8 PYLON SIGN 02 - SOUTH HOLLYWOOD ROAD

BUILDING & CANOPY SIGNS:	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY USA BLDG. LOGO SIGN	1			28.76	28.76
MURPHY USA CHANNEL STAR SIGN	1			34.00	34.00
MURPHY USA CANOPY LOGO SIGN	1			47.99	47.99
BUILDING & CANOPY SIGNS TOTAL SIGNAGE: 110.75 S.F.					
PYLON SIGN 01: MARTIN LUTHER KING BLVD	1	114.00"	81.00"	97.20	97.20
LOADED UNLOADED ETHANOL - FREE AVAILABLE					
PYLON SIGNS TOTAL SIGNAGE: 47.29 S.F.					
PYLON SIGN 02: SOUTH HOLLYWOOD ROAD	1	105.00"	141.00"	102.81	102.81
UNLOADED W/LOO					
DECEL	1	43.00"	80.00"	25.45	25.45
ETHANOL-FREE AVAILABLE	1	23.00"	81.00"	18.53	18.53
PYLON SIGNS TOTAL SIGNAGE: 146.89 S.F.					
TOTAL SIGN AREA: 304.93 S.F.					

SIGNAGE COLOR CHART	
BUILDING - ROUTED SIGNS FURNISHED AND INSTALLED BY FMS	
MURPHY USA	BLUE EASTMAN BLUE, PANTONE 287 BLUE, 3M 360-47 ROYAL BLUE
	RED PROGRAM RED, PANTONE 485 RED, 3M 360-43 RED
	WHITE EASTMAN WHITE
BUILDING - CHANNEL LETTER SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR	
STAR LOGO	BLUE GRACAL 8001-005 MIDDLE BLUE
	RED GRACAL 8001-031 RED
	RETURNED WHITE
	TRIMCAP WHITE JEWELITE
CANOPY - ROUTED SIGNS FURNISHED AND INSTALLED BY FMS	
MURPHY USA	BLUE EASTMAN BLUE, PANTONE 287 BLUE, 3M 360-47 ROYAL BLUE
STAR LOGO	RED PROGRAM RED, PANTONE 485 RED, 3M 360-43 RED
	WHITE EASTMAN WHITE
PYLON - PRICE SIGNS FURNISHED AND INSTALLED BY THE SIGN VENDOR	
MURPHY USA	BLUE 3M 3532-157
	RED 3M 3532-26
STAR LOGO	SILVER 3M 3094-121
	CABINET BLACK
UNLOADED	RED 3M 3532-73
	WHITE 3M 3532-26
	DIGIT. RES/WHITE
DECEL	CABINET BLACK
	GREEN 3M 3532-28
	SHIF. GREEN/WHITE
	CABINET BLACK
ETHANOL-FREE	BLUE 3M 3532-157
	WHITE 3M 3532-26
	SHIF. BLUE/WHITE
	CABINET BLACK



**MURPHY USA**

HOUMA, LA (1506 MARTIN LUTHER KING BLVD)  
MURPHY #23201  
NOVEMBER 20, 2023