



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

DATE: Monday, October 21, 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 September 16, 2024
5. New Business
 - a) Structure Variance: Rear yard setback variance from the required 30' to 12' on an R-3 zoned lot located at 8945B Norman Street. (Council District 1; City of Houma Fire District) *Lakashia Price, applicant.*
 - b) Structure Variance: Front yard setback variance from the required 20' to 10' and a rear yard setback variance from the required 25' to 10' on an R-1 zoned lot located at 500 Morgan Street. (Council District 2; City of Houma Fire District) *Anne Andrews, applicant.*
 - c) Structure Variance: Front yard setback variance from the required 25' to 14' and a rear yard setback variance from the required 30' to 21' on an R-3 zoned lot located at 116 Raymond Street. (Council District 1; City of Houma Fire District) *Kathy Bingham, applicant.*
 - d) Structure Variance: Rear yard setback variance from the required 25' to 11' on an R-2 zoned lot located at 515 Garnet Street. (Council District 5; City of Houma Fire District) *Cynthia Davis, applicant.*
 - e) Structure Variance: Front yard setback variance from the required 20' to 10' and a rear yard setback variance from the required 25' to 9' on an R-1 zoned lot located at 316 Brooklyn Ave. (Council District 2; City of Houma Fire District) *John Terry Gold, Jr., applicant*
6. Next Meeting Date: Tuesday, November 19, 2024
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

MINUTES
BOARD OF ADJUSTMENT
MEETING OF September 16, 2024

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of September 16, 2024, of the Board of Adjustment to order at 5:02 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, and Mr. David Tauzin. Absent at the time of Roll Call were: Mr. Pete Konos, and Ms. Katie Sims. 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 Board of Adjustment accept the minutes as written, for the regular meeting of September 16, 2024."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Newton and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. Special Exception: Exception to allow for the placement of a mobile home on an 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.
 - 1) The Chairman recognized Lois Banks of 131 Square Wolfe Lane, Houma, who stated that the request for special exception and front yard setback variance from the required 20' to 8' and rear year setback variance from the required 25' to 3' is to allow for the placement of a mobile home on an R-2 zoned lot located at 131 Square Wolfe Lane.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Harris moved, seconded by Mr. Tauzin: "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. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a mobile home on R-2 zone lot located at 131 Square Wolfe Lane. He stated that Staff recommends approval for the special exception on the condition that the mobile home is a model year 2014 or newer and Staff recommends approval of the front yard setback variance from the required 20' to 8' and rear year setback variance from the required 25' to 3'.
 - 5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the request for a special exception to allow for the placement of a mobile home on R-2 zoned lot located at 131 Square Wolfe Lane on the condition that the mobile home be a model year of 2014 or newer, and approves the front yard setback variance from the required 20' to 8' and the rear yard setback from the required 25' to 3'."

The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Tauzin; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Konos and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
 - B. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot located at 125 Jennings Lane.

1) The Chairman recognized Mrs. Marilyn Robinson of 125 Jennings Lane, Houma, who stated that the special exception is to allow for the placement of a mobile home on a R-2 zoned lot located at 125 Jennings Lane.

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

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

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

4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a mobile home on an R-2 zoned lot located at 125 Jennings Lane. He stated that Staff recommends approval of the request on the condition that the mobile home is a model year 2014 or newer.

5) Mr. Harris moved, seconded by Mr. Tauzin: "THAT the Board of Adjustment approve the request for a special exception to allow for the placement of a mobile home on R-2 zoned lots located at 125 Jennings Lane on the condition that the mobile home be a model year of 2014 or newer."

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

C. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot and a front yard setback variance from the required 20' to 14' located at 142 Jennings Lane.

1) The Chairman recognized Ms. Jada Davis of 142 Jennings Lane, Houma, who stated that the special exception and front yard setback variance from the required 20' to 14' is to allow for the placement of a mobile home on a R-2 zoned lot located at 142 Jennings Lane.

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

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

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

4) Mr. Schmill discussed the Staff Report and stated that the applicant wishes to place a mobile home on an R-2 zoned lot located at 142 Jennings Lane. He stated that Staff recommends approval of the special exception request on the condition that the mobile home is a model year 2014 or newer and Staff approves the front yard setback variance from the required 20' to 14'.

5) Mr. Harris moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the request for a special exception to allow for the placement of a mobile home on R-2 zoned lots located at 142 Jennings Lane on the condition that the mobile home be a model year of 2014 or newer and approves the front yard setback variance from the required 20' to 14'."

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

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.

1) The Chairman recognized Mr. Craig Hebert of 105 Lynwood Drive, Houma, who stated that the parking variance from 134 spaces to 97 spaces is to allow for the construction of a medical clinic on a C-2 zoned lot located at 1016 West Tunnel Blvd.

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

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

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

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting a 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. He stated that Staff approval of the parking variance request.

5) Mr. Tauzin moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the request for a parking variance from the required 134 spaces to 97 spaces for the construction of a medical clinic on a C-2 zoned lot located at 1016 West Tunnel Blvd."

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

6. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, October 21, 2024.

7. BOARD OF ADMUSTMENT MEMBER COMMENT: None

8. PUBLIC COMMENT:

a) The Chairman recognized Mr. Larry Williams who wanted to address the Board and advise them that he was looking for work in Terrebonne Parish.

b) Mr. Pulaski advised Mr. Williams on the required steps of becoming an authorized vendor with Terrebonne Parish Consolidated Government and who to contact to bid on Parish projects.

c) Mr. Craig Hebert also provided Mr. Williams with a few suggestions on how to obtain work in the community.

9. Mr. Tauzin moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:31 p.m."

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

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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

<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:

Lakashia Price

3. Applicant's Address:

8945 B Norman St
Houma, LA 70363

4. Applicant's Phone:

985-266-7174

5. Applicant's Email:

Keshiaaaprice@yahoo.com

6. Physical Address
Of Request:

8945 B Norman St.

7. Interest in Ownership:

rent

7. Date of
Application:

9-18-24

8. Explanation of
Request:

rear yard setback
from 30 to 12
Restore LA

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

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- That the exception is essential to maintain the functional design and architectural integrity of the development;
- That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- That the exception will be in harmony with the spirit and purposes of this ordinance;
- That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

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

Lakashia Price
Signature of Applicant or Agent

Lakashia Price
Print Name of Applicant or Agent

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

L.P. 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,

L.P. 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.

Judy Smith
Signature of Owner

Judy Smith
Printed Name of Owner

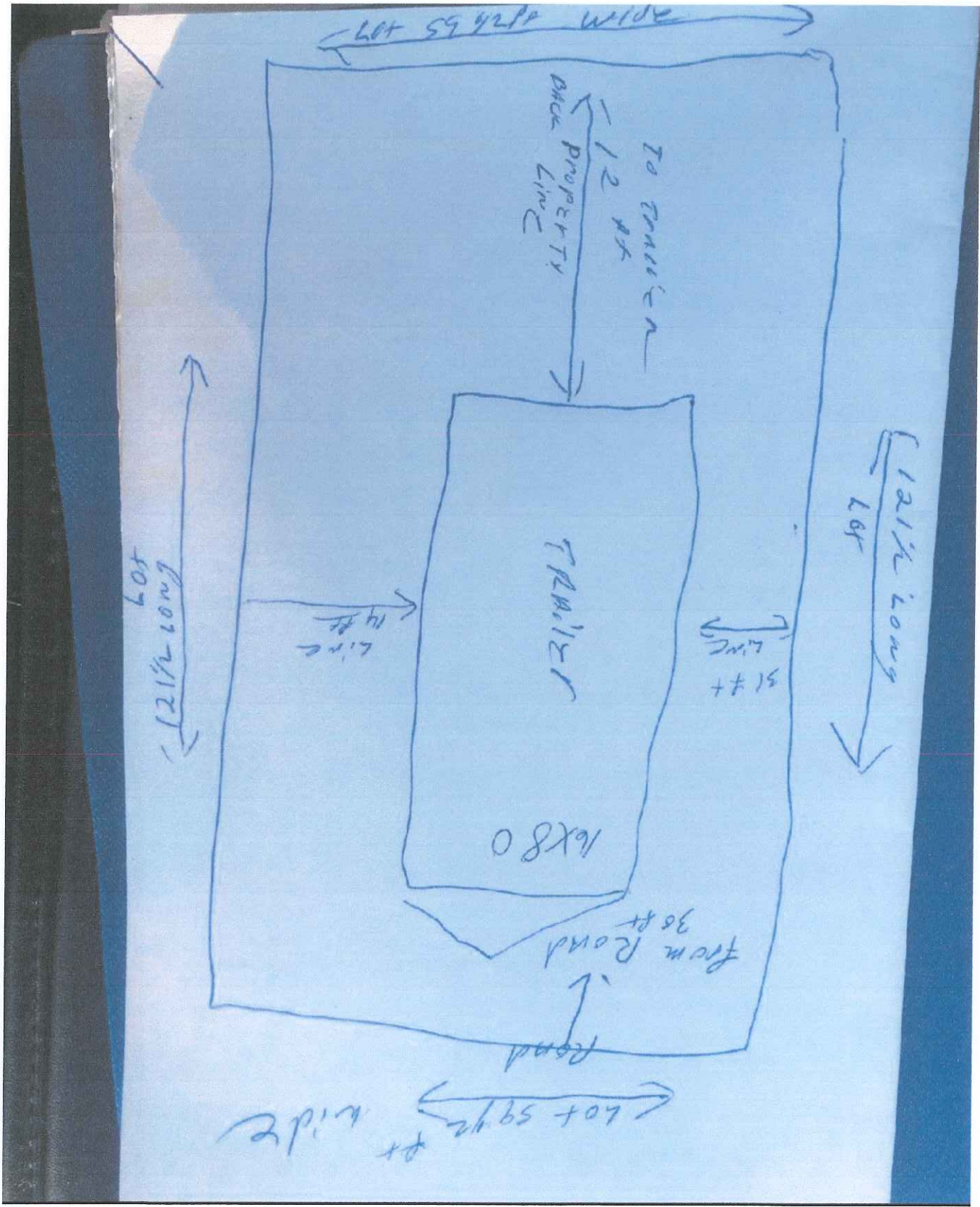
9-29-24
Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. **The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates.** Application fees are non-refundable once public notices have been issued.



8945 B Norman Street



8945-B Norman Street



8945 B Norman Street



8945 B Norman Street

**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:

- | | | |
|--|--|--|
| <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:

Anne Andrews

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:

500 Morgan Street Houma, LA 70360

7. Interest in Ownership:

7. Date of
Application:

9/13/24

8. Explanation of
Request:

Proposed new residential construction through the Restore LA program. Proposed site plan will extend past the 20' front setback by 10' still maintaining 10' from property line. Extends past the 25' rear set back by 15' still maintaining 10' from property lines. Side setbacks are maintained on both sides. This is the most compriable size home for what was previously 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.

Signed by:

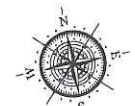
Sylvia Ross

48DABBAGET1F4AC

Signature of Owner



500 Morgan Street



SCALE: 3/32" = 1'-0"

LEGEND

⊕ GAS METER (G)	⊕ SANITARY MANHOLE (S.M.H.)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ GAS VALVE (GV)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ FIRE HYDRANT (FH)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ WATER METER (W)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ WATER VALVE (WV)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ GRATE INLET (GI)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ PRESSURE VALVE (PV)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ LIGHT POLE (LP)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ WATER WELL (W)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ TRAFFIC SIGNAL POLE (TSP)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ CLEAN DUTCH	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ BURIED CABLE MARKER (BCM)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ POWER POLE (PP)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ UTILITY POLE (UP)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ SERVICE POLE (SP)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ ELECTRIC BOX (EB)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ ELECTRIC METER (EM)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ SPOT ELEVATION (SE)	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ ELECTRIC SHUTOFF	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ INDEX BOX	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ EXISTING TREE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ PROPOSED TREE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE
⊕ HIGH BANK	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE	⊕ 1/2" - 1/4" CHAN-LINE

- 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.C. - 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 8" 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.
- RAMP TO SLOPE AT A MINIMUM OF 1" PER FOOT, PER AMERICANS WITH DISABILITIES ACT (ADA).
- GUTTERS AND DOWNSPOUTS
 - PLAIN HALF ROUND 6" WIDE AND 4" DIAMETER DOWNSPOUT.
 - MINIMUM 22 GAUGE GALVANIZED STEEL, PREFINISHED.
 - STANDARD KETTLE 8" WIDE AND 4"x4" DOWNSPOUT.
 - MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED.
 - PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT.
- WETLAND AREA TO REMAIN UNDISTURBED DURING CONSTRUCTION.

Revisions:	
#	DATE
1	09/11/2024
2	ISSUED FOR APPROVAL

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

FOR APPROVAL

APPROVED
 APPROVED AS NOTED
 REVISED AND RESUBMIT

SIGNATURE: _____

DATE: _____

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



CLIENT:
ARES CONSTRUCTION

PROJECT LOCATION OR ADDRESS:
500 MORGAN ST.,
HOUMA, LA 70360

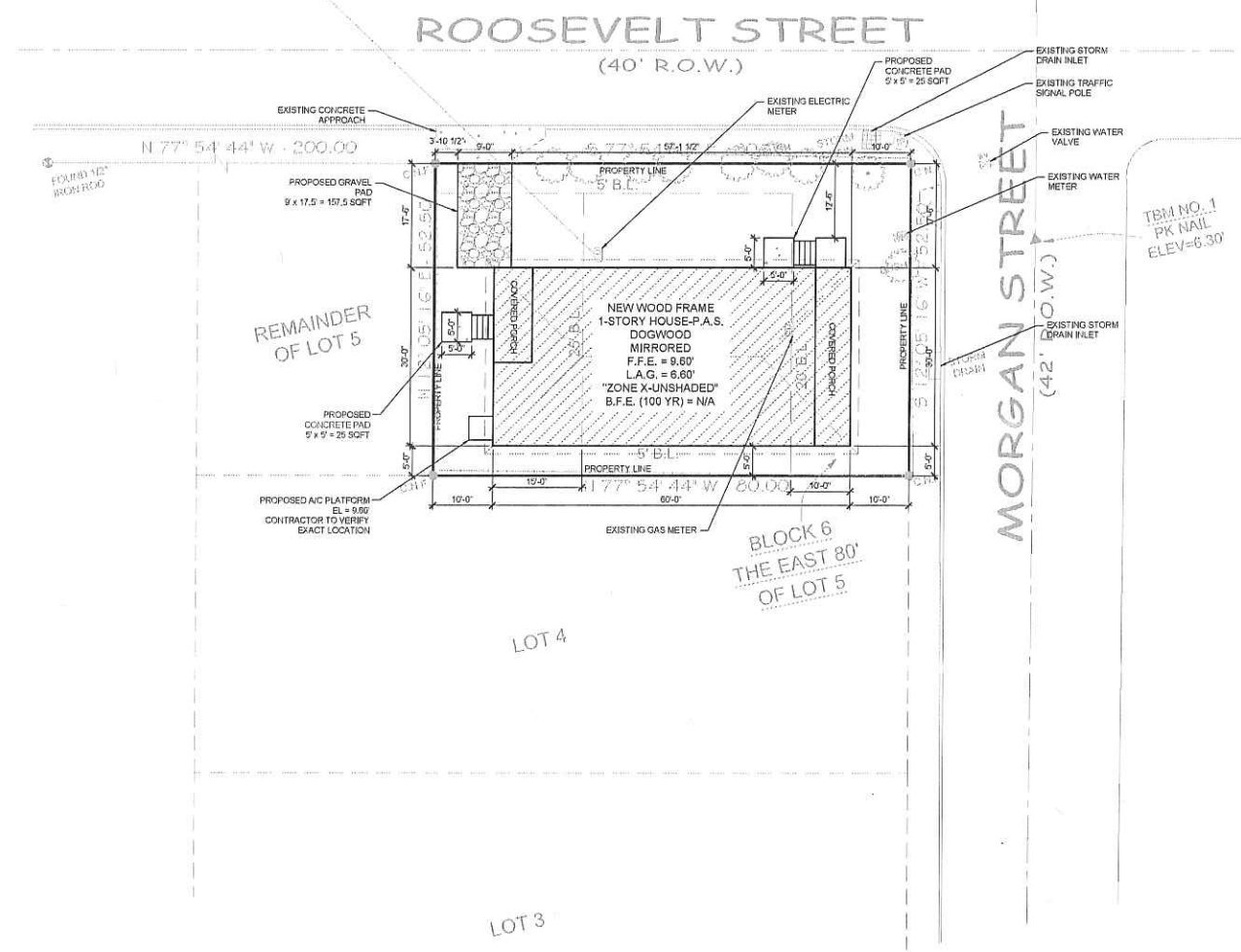
SITE PLAN

DRAWN BY:	G.T.	CHECKED BY:	CCH
PROJECT #:	23-0035-00	SCALE:	3/32" = 1'-0"
DATE:	09/11/2024		23-0035-DGW-PAS-C-1.00

LEGAL DESCRIPTION:
THE EAST 80' OF LOT 5, BLOCK 6, OF WEST END SUBDIVISION IN HOUMA, TERREBONE PARISH, LOUISIANA, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 98, PAGE 292, OF THE CLERK OF COURT RECORDS OF TERREBONE PARISH, LOUISIANA.

PROPOSED CONCRETE	
CONCRETE PAD	50 SQFT
TOTAL	50 SQFT

IMPERVIOUS SQUARE FOOTAGE	
PROPOSED SQUARE FOOTAGE	
LOT AREA	4,200 SQFT
PROPOSED 1ST FLOOR	1,517 SQFT
FRONT PORCH	180 SQFT
REAR PORCH	103 SQFT
GRAVEL DRIVEWAY	157.5 SQFT
CONCRETE PAD	50 SQFT
TOTAL COVERED	2,007.5 SQFT
APPROXIMATE LAND TABULATION	
LOT AREA	4,200 SQFT
TOTAL COVERED AREA	2,007.5 SQFT
IMPERVIOUS PERCENTAGE	47.80 %



TBM NO. 1
PK NAIL
ELEV=6.30'



500 Morgan Street



500 Morgan Street



500 Morgan Street

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- | | | |
|--|--|--|
| <input type="checkbox"/> Special Exception | <input checked="" type="checkbox"/> Structure Variance | <input type="checkbox"/> Administrative Review |
| <input type="checkbox"/> Interpretation | <input type="checkbox"/> Use Variance | <input type="checkbox"/> Non-Conforming Structure Variance |

2. Applicant's Name:

3. Applicant's Address:

4. Applicant's Phone:

5. Applicant's Email:

6. Physical Address Of Request:

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

8. Explanation of Request:

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

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Variance

Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property, the strict application of any regulation in this chapter would result in peculiar and exceptional or undue hardship upon the owner of such property, the Board may authorize, upon an appeal relating to such property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of this chapter. Variances shall be subject to such terms and conditions as may be fixed by the Board. No variance shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
- c) That the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on the property, that the unique circumstances were not created by the owner of the property and are not due to the result of general conditions in the district in which the property is located;
- d) That the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district;
- e) That the variance will not alter the essential character of the district in which is located the property for which the variance is sought;
- f) That the variance will not weaken the general purposes of this chapter or the regulations herein established for the specific district;
- g) That the variance will be in harmony with the spirit and purposes of this chapter;
- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPCG.

Variances: \$ 20.00 per application + cost of certified mailings.

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

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.

Signed by:

Kathy

Signature of Owner

Kathy Bingham

Printed Name of Owner

10/1/2024

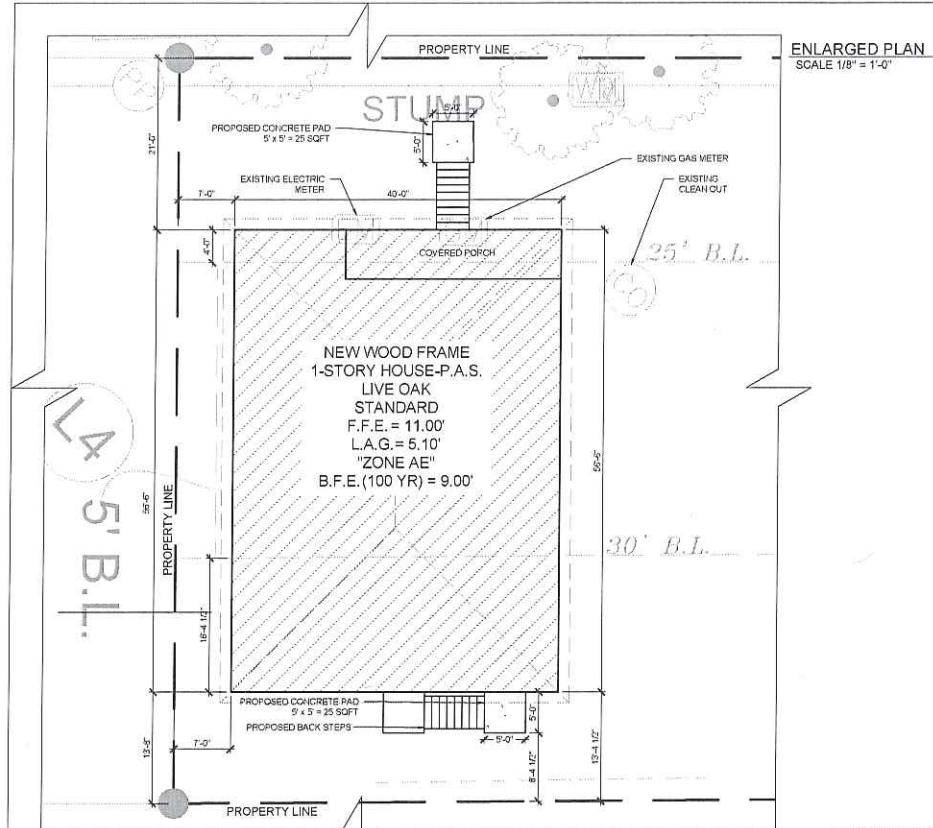
Date

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.



116 Raymond Street

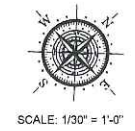


NOTE:
SITE PLAN BASED ON AN EXHIBIT DRAWING AND NOT BOUNDARY SURVEY, SO NO CLAIMS ARE MADE AS TO BOUNDARY LOCATIONS OR OWNERSHIP.



LEGEND

⊕ GAS METER (GM)	⊕ COMBUSTIBLE METAL PIPE
⊕ GAS VALVE (GV)	⊕ FIRE HYDRANT (FH)
⊕ FIRE HYDRANT (FH)	⊕ WATER METER (WM)
⊕ WATER METER (WM)	⊕ WATER VALVE (WV)
⊕ WATER VALVE (WV)	⊕ GRATE INLET (GI)
⊕ GRATE INLET (GI)	⊕ SANITARY MANHOLE (SMH)
⊕ SANITARY MANHOLE (SMH)	⊕ STORM MANHOLE (SMH)
⊕ STORM MANHOLE (SMH)	⊕ PRESSURE VALVE (PV)
⊕ PRESSURE VALVE (PV)	⊕ LIGHT POLE (LP)
⊕ LIGHT POLE (LP)	⊕ WATER WELL (WW)
⊕ WATER WELL (WW)	⊕ WATER SIGNAL POLE (WSP)
⊕ WATER SIGNAL POLE (WSP)	⊕ CLEAN OUT (CO)
⊕ CLEAN OUT (CO)	⊕ BURIED CABLE MARKER (BCM)
⊕ BURIED CABLE MARKER (BCM)	⊕ POWER POLE (PP)
⊕ POWER POLE (PP)	⊕ UTILITY POLE (UP)
⊕ UTILITY POLE (UP)	⊕ SERVICE POLE (SP)
⊕ SERVICE POLE (SP)	⊕ ELECTRIC BOX (EB)
⊕ ELECTRIC BOX (EB)	⊕ ELECTRIC METER (EM)
⊕ ELECTRIC METER (EM)	⊕ SPOT ELEVATION (SE)
⊕ SPOT ELEVATION (SE)	⊕ ELECTRIC SHUTOFF (ES)
⊕ ELECTRIC SHUTOFF (ES)	⊕ HOSE BOX
⊕ HOSE BOX	⊕ PROPOSED TREE
⊕ PROPOSED TREE	⊕ PROPOSED BENCH
⊕ PROPOSED BENCH	⊕ HIGH BANK



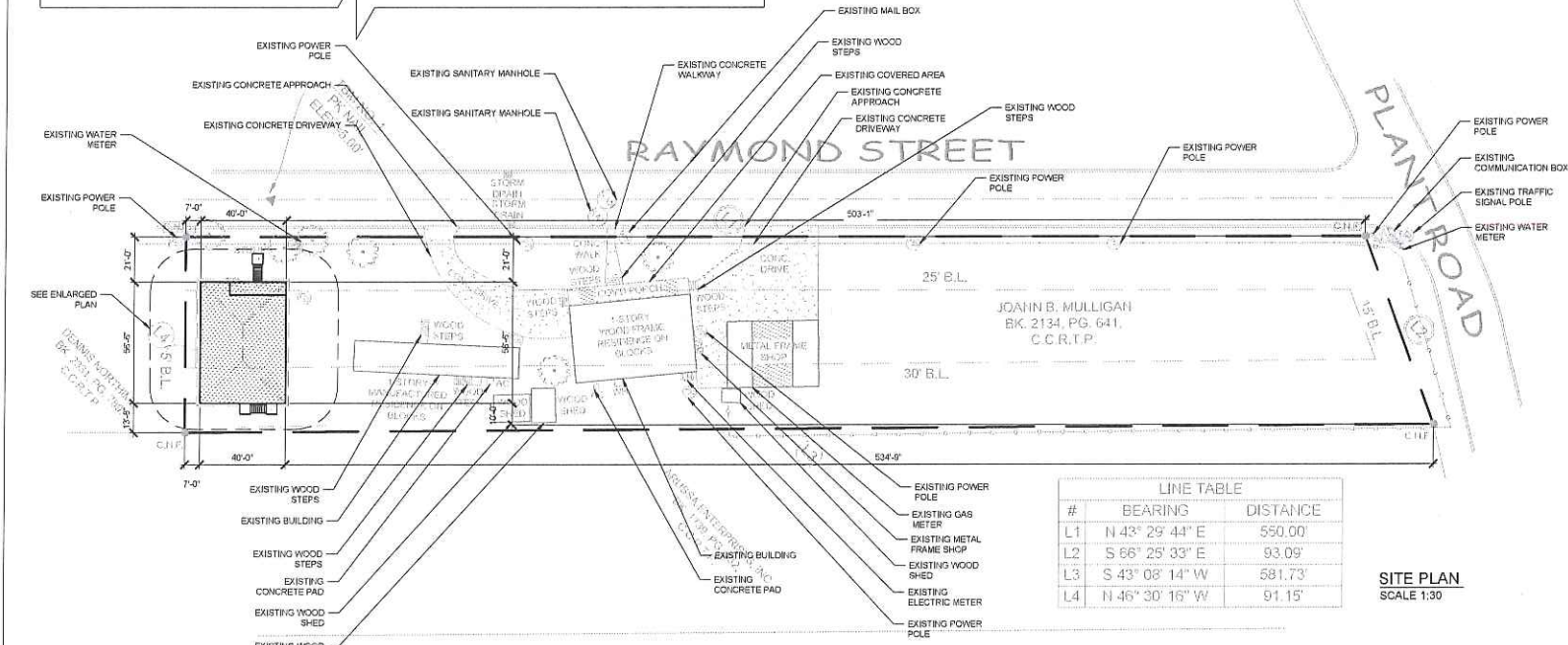
LEGAL DESCRIPTION:
A CERTAIN TRACT OF LAND IN HOUMA, TERREBONNE PARISH, LOUISIANA, DESCRIBED IN A DEED RECORDED IN BOOK 2134, PAGE 641, CLERK OF COURT RECORDS OF TERREBONNE PARISH, LOUISIANA.

NOTES

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

PROPOSED CONCRETE	
CONCRETE PAD	50 SQFT
TOTAL	50 SQFT

IMPERVIOUS SQUARE FOOTAGE	
PROPOSED SQUARE FOOTAGE	
LOT AREA	50,590 SQFT
PROPOSED 1ST FLOOR	2,102 SQFT
FRONT PORCH	158 SQFT
EXISTING BUILDING	3,140.8 SQFT
EXISTING WOOD STEPS	145.5 SQFT
EXISTING WOOD SHED	446.4 SQFT
EXISTING CONCRETE DRIVEWAY	3,837.1 SQFT
EXISTING CONCRETE WALKWAY	104.2 SQFT
EXISTING COVERED AREA	441.8 SQFT
EXISTING METAL SHED	1,316.8 SQFT
CONCRETE PAD	50 SQFT
TOTAL COVERED	11,740.5 SQFT
APPROXIMATE LAND TABULATION	
LOT AREA	50,590 SQFT
TOTAL COVERED AREA	11,740.5 SQFT
IMPERVIOUS PERCENTAGE	23.21 %



#	BEARING	DISTANCE
L1	N 43° 29' 44" E	550.00'
L2	S 66° 25' 33" E	93.09'
L3	S 43° 08' 14" W	581.73'
L4	N 46° 30' 16" W	91.15'

SITE PLAN
SCALE 1:30

Revisions:		DESCRIPTION OF CHANGE
#	DATE	
0	09/21/2024	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.

07/21/2024

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

phone: 170-351-5925 email: info@cobalt-engineering.com

CLIENT:
ARES CONSTRUCTION
PROJECT LOCATION OR ADDRESS:
116 RAYMOND ST.
HOUMA, LA 70363

SITE PLAN

DRAWN BY:	G.T.	CHECKED BY:	CH
PROJECT #:	23-0025-09	SCALE:	AS NOTED
DATE:	09/21/2024		23-0025-LV-PAS-C-1.00



116 Raymond Street



116 Raymond Street

TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- | | | |
|--|--|--|
| <input type="checkbox"/> Special Exception | <input checked="" type="checkbox"/> Structure Variance | <input type="checkbox"/> Administrative Review |
| <input type="checkbox"/> Interpretation | <input type="checkbox"/> Use Variance | <input type="checkbox"/> Non-Conforming Structure Variance |

2. Applicant's Name:

Cynthia Davis

3. Applicant's Address:

515 Garnet Street
Houma, LA 70364

4. Applicant's Phone:

850-960-4422/Anne Andrews

5. Applicant's Email:

anne@aresbuild.com

6. Physical Address
Of Request:

515 Garnet Street
Houma, LA 70364

7. Interest in Ownership:

n/a

7. Date of
Application:

10/2/24

8. Explanation of
Request:

Proposed new residential construction through Restore LA program. New house will sit almost exactly in footprint of old house. Proposed site plan maintains front and side setbacks. Extends over rear 25' setback by 14' maintaining 11' from rear of house to back property line

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.

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.

Signed by: *Cynthia Davis*

Signature of Owner

Cynthia Davis

Printed Name of Owner

10/2/24 10/2/2024

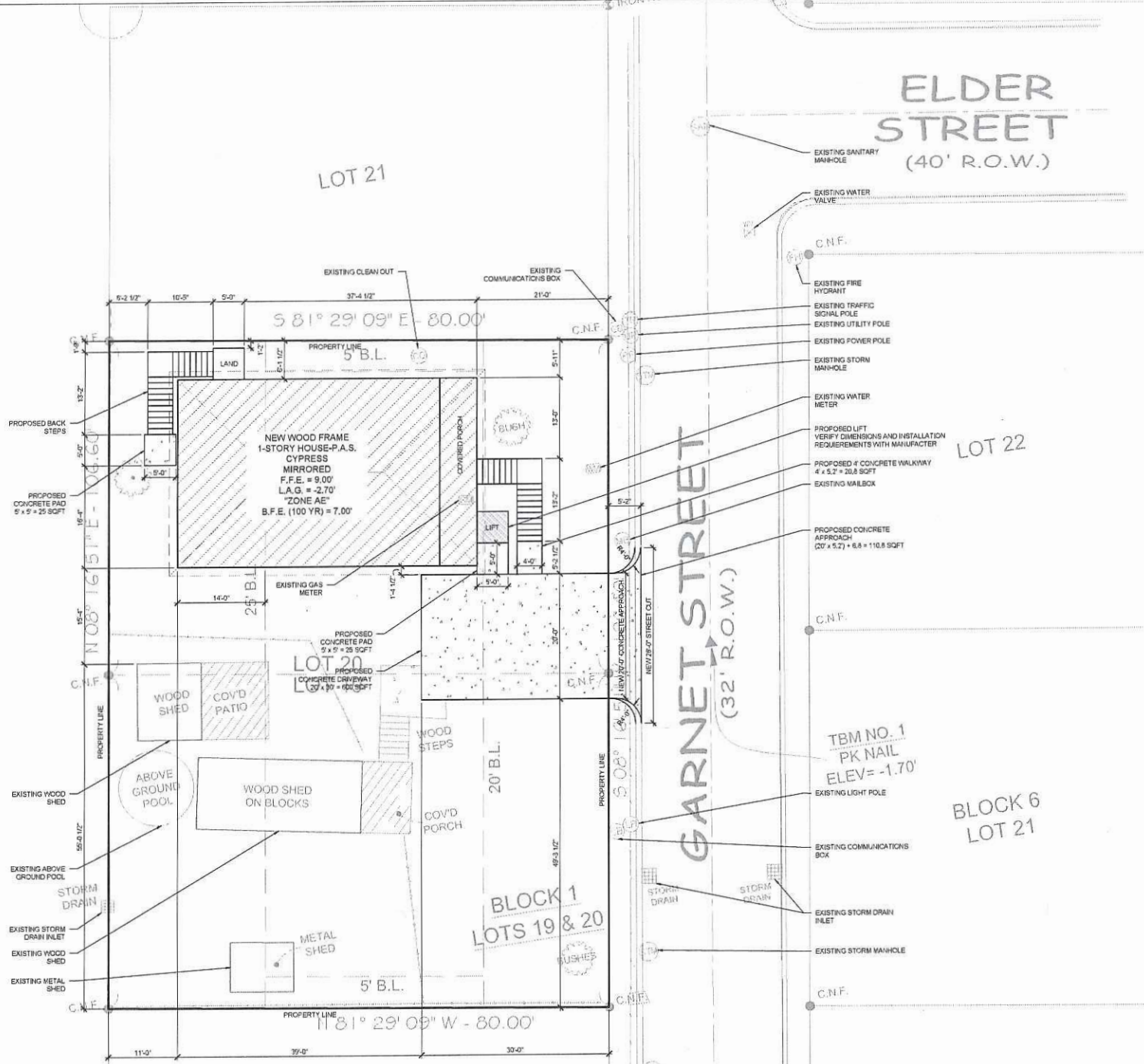
Date

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.



515 Garnet Street



LEGAL DESCRIPTION:
 LOTS 19 & 20, BLOCK 1, OF ADDENDUM NO. 3 TO GARNET ADDITION IN HOUMA, TERREBONNE PARISH, LOUISIANA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 130, PAGE 283, OF THE CLERK OF COURT RECORDS OF TERREBONNE PARISH, LOUISIANA.

PROPOSED CONCRETE	
WALKWAY TO FRONT PORCH	20.8 SQFT
APPROACH	110.8 SQFT
CONCRETE PAD	50 SQFT
DRIVEWAY	600 SQFT
TOTAL	781.8 SQFT

IMPERVIOUS SQUARE FOOTAGE	
PROPOSED SQUARE FOOTAGE	
LOT AREA	8,528 SQFT
PROPOSED 1ST FLOOR	1,260 SQFT
FRONT PORCH	160 SQFT
WALKWAY	20.8 SQFT
DRIVEWAY	600 SQFT
CONCRETE PAD	50 SQFT
EXISTING WOOD SHED	425 SQFT
EXISTING METAL SHED	80 SQFT
EXISTING COVERED AREA	220 SQFT
EXISTING CONCRETE PAD	65 SQFT
EXISTING ABOVE GROUND POOL	115 SQFT
TOTAL COVERED	3,015.8 SQFT
APPROXIMATE LAND TABULATION	
LOT AREA	8,528 SQFT
TOTAL COVERED AREA	3,015.8 SQFT
IMPERVIOUS PERCENTAGE	35.36 %

LEGEND

① GAS METER (G.M.)	① CONDUIT (CON.)	① CORRUGATED METAL PIPE
② GAS VALVE (G.V.)	② DIMENSIONED CONCRETE (D.C.)	② DIMENSIONED CONCRETE (D.C.)
③ FIRE HYDRANT (F.H.)	③ E.S.E. - SAWHAY SIGNAGE CONCRETE	③ 1" STAINLESS STEEL
④ WATER METER (W.M.)	④ A.C. - ASBESTOS CEMENT	④ A.C. - ASBESTOS CEMENT
⑤ WATER VALVE (W.V.)	⑤ B.S. - BASE OF CURB	⑤ B.S. - BASE OF CURB
⑥ GATE VALVE (G.V.)	⑥ C.P. - COILING POINT	⑥ C.P. - COILING POINT
⑦ SANITARY MANHOLE (SAN.M.)	⑦ F.F. - FINISH FLOOR ELEV.	⑦ F.F. - FINISH FLOOR ELEV.
⑧ STORM MANHOLE (S.M.)	⑧ I.S. - IRON PIPE	⑧ I.S. - IRON PIPE
⑨ PRESSURE VALVE (P.V.)	⑨ M.P. - METAL PIPE	⑨ M.P. - METAL PIPE
⑩ LIGHT POLE (L.P.)	⑩ T.E. - TEMPORARY ELEVATION	⑩ T.E. - TEMPORARY ELEVATION
⑪ WATER WELLDOWN	⑪ W.L. - WOOD LAMINATION	⑪ W.L. - WOOD LAMINATION
⑫ TRAFFIC SIGNAL POLE (T.S.P.)	⑫ WOOD FENCE	⑫ WOOD FENCE
⑬ CLEAN OUT (C.O.)	⑬ CHAIN-LINK	⑬ CHAIN-LINK
⑭ BURIED CABLE MARKER (B.C.M.)	⑭ IRON FENCE	⑭ IRON FENCE
⑮ POWER POLE (P.P.)	⑮ PIPELINE	⑮ PIPELINE
⑯ UTILITY POLE (U.P.)	⑯ BUILDING LINE	⑯ BUILDING LINE
⑰ SERVICE POLE (S.P.)	⑰ CASEMENT LINE	⑰ CASEMENT LINE
⑱ ELECTRIC BOX (E.B.)	⑱ OVERHEAD POWER	⑱ OVERHEAD POWER
⑳ ELECTRIC METER (E.M.)	⑳ ASPHALT	⑳ ASPHALT
㉑ SPOT ELEVATION (S.E.)	㉑ CONCRETE	㉑ CONCRETE
㉒ ELECTRIC SHUTOFF	㉒ DRINK	㉒ DRINK
㉓ KNOX BOX		
① EXISTING TREE	① PROPOSED TREE	① HIGH BANK

- NOTES**
- THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM 2'-0" ABOVE D.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	10/01/2024	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 NOT FOR ANY OTHER PURPOSE AND OR LOCATION IS PROHIBITED AND COBALT DOES NOT AUTHORIZE SUCH USE.

STATE OF LOUISIANA
 CURTIS C. HAMPTON
 License No. 41608
 PROFESSIONAL ENGINEER
 10/1/2024

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

COBALT
 ENGINEERING AND INSPECTIONS, LLC
 phone: 408-351-6925 email: info@cobalt-engineering.com

CLIENT:
 ARES CONSTRUCTION
 PROJECT LOCATION OR ADDRESS:
 515 GARNET STREET,
 HOUMA, LOUISIANA 70364

SITE PLAN



515 Garnet Street



515 Garnet 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:

John Terry Gold, Jr / Gold Companies LLC

3. Applicant's Address:

196 Bienville Blvd.
Bourq, LA 70343

4. Applicant's Phone:

985-804-0090

5. Applicant's Email:

goldcompanies@yahoo.com

6. Physical Address
Of Request:

316 Brooklyn Ave
Houma, LA 70364

7. Interest in Ownership:

100%

7. Date of
Application:

10/4/24

8. Explanation of
Request:

front yard variance of 10' from
the required 20' ; rear
yard setback variance of 9'
from the required 25'

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

Special Exception

To hear and decide, in accordance with the provisions of this chapter, requests for special exceptions upon which the Board is authorized by this chapter to pass. Special Exceptions shall be subject to such terms and conditions as may be fixed by the Board. No exception shall be authorized unless the Board shall find that all of the following conditions exist:

- a) That the exception will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the exception is sought;
- b) That the full development is designed and intended to serve the district in which the development is sought to be operated and maintained;
- c) That the exception is essential to maintain the functional design and architectural integrity of the development;
- d) That the exception will not substantially or permanently injure the appropriated use of adjacent conforming property in the same district;
- e) That the exception will not alter the essential character of the district in which is located the property for which the exception is sought;
- f) That the exception will not weaken the general purposes of this ordinance or the regulations herein established for the specific district;
- g) That the exception will be in harmony with the spirit and purposes of this ordinance;
- h) That the exception will not adversely affect the public health, safety, or welfare, or the Master Plan.

Sent
10/4/24

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.



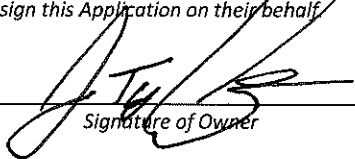
 Signature of Applicant or Agent
 John Terry Gold, Jr.

 Print Name of Applicant or Agent

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

IG 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

 Printed Name of Owner
 10/4/24

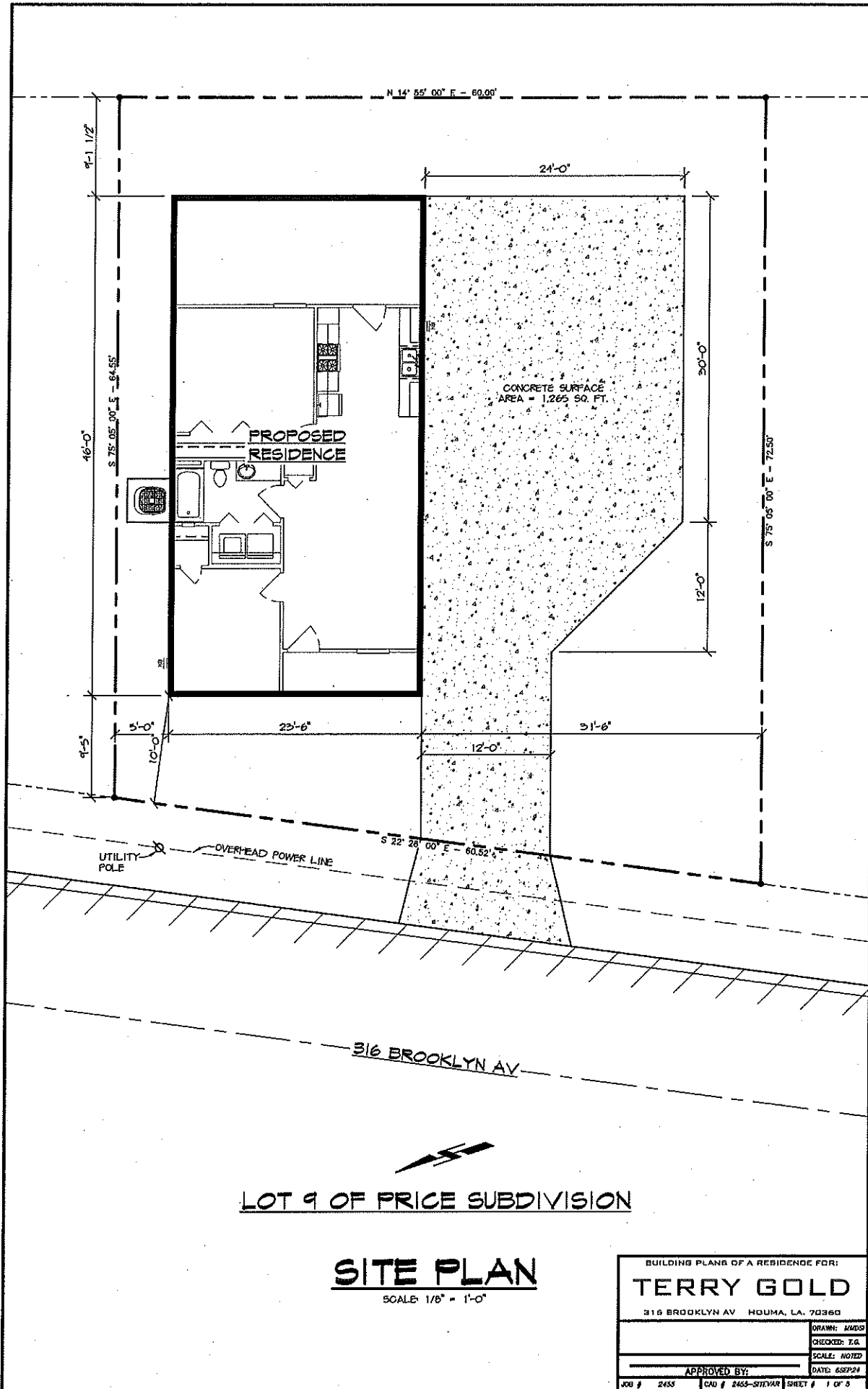
 Date

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.



316 Brooklyn Avenue



LOT 9 OF PRICE SUBDIVISION

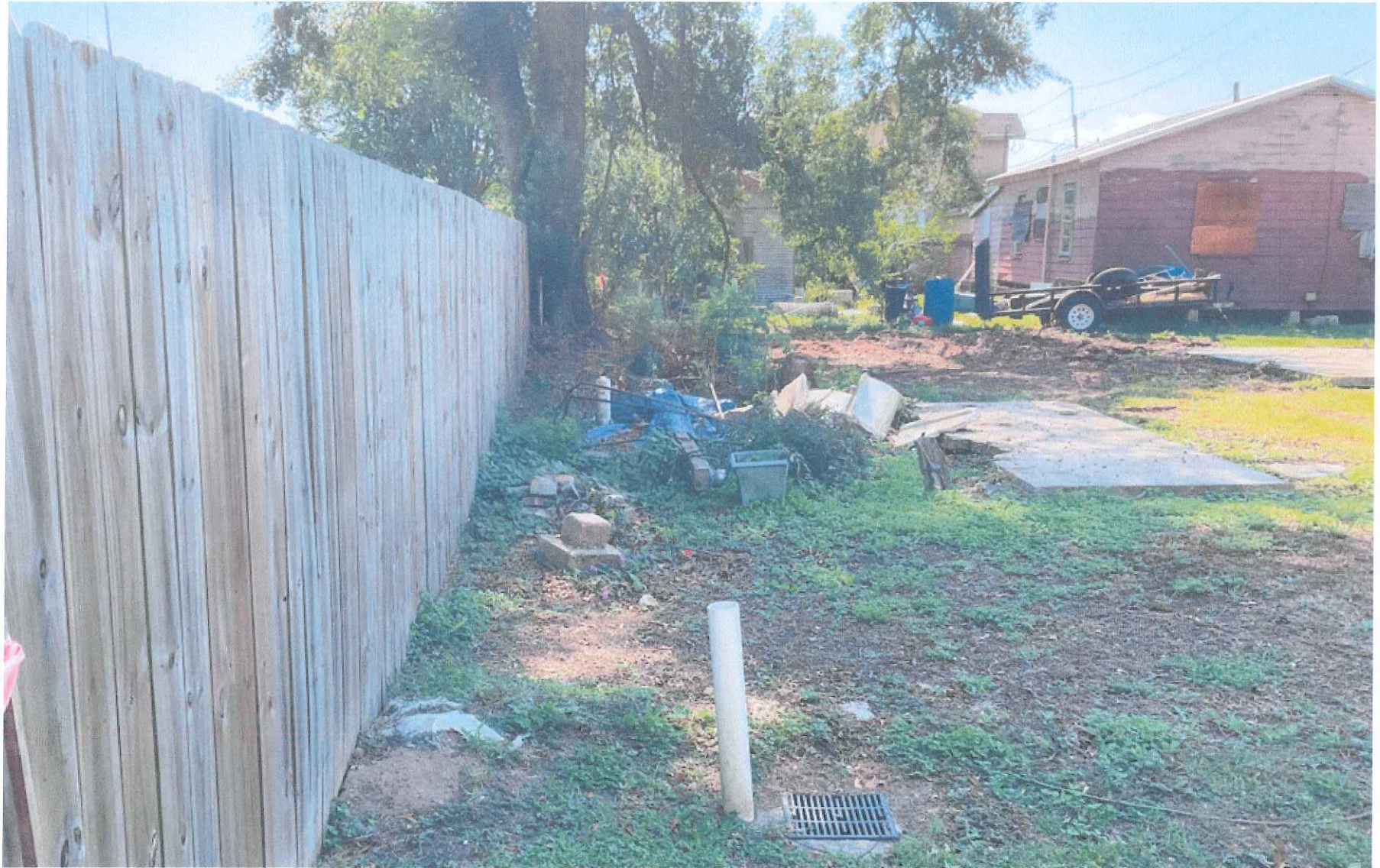
SITE PLAN

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

BUILDING PLANS OF A RESIDENCE FOR:	
TERRY GOLD	
316 BROOKLYN AV HOUMA, LA. 70360	
DRAWN: MWD/S	CHECKED: T.G.
SCALE: NOTED	DATE: 6SEP24
APPROVED BY: _____	
JOB # 2453	CAD # 2453-SITE/AR SHEET # 1 OF 3



316 Brooklyn Avenue



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