

P.O. BOX 6097 HOUMA, LOUISIANA 70361 (985) 868-5050



P.O. BOX 2768 HOUMA, LOUISIANA 70361 (985) 868-3000

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

MEMBERS

Matthew Chatagnier, Chair Willie Newton, Secretary Pete Konos

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

NOTICE TO THE PUBLIC: If you wish to address the Board, please notify the Chairman prior to the beginning of the meeting. Individuals addressing the Board should be respectful of others in their choice of words and actions. Please silence all cell phones, pagers or electronic devices used for communication for the duration of the meeting.

HOUMA BOARD OF ADJUSTMENT MEETING NOTICE Revised 11/12/24

DATE:

Tuesday, November 19, 2024

TIME:

5:00 PM

PLACE:

Terrebonne Parish 2nd Floor Council Meeting Room

8026 Main Street, Houma, LA 70360

$A \cdot G \cdot E \cdot N \cdot D \cdot A$

- 1. Pledge of Allegiance
- 2. Roll Call
- 3. Announcements:
- 4. Approve Minutes of October 21, 2024
- 5. Old Business
 - a) 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. New Business
 - a) Special Exception: Exception to place a 16x72 mobile home on an R-2 zoned lot through the Restore LA Program located at 148 Square Wolfe Lane; (Council District 2; Bayou Cane Fire District) *Karen Harris, applicant*.
 - b) Special Exception & Structure Variance: Exception to allow for the placement of a mobile home on an R-2M zoned lot and rear yard setback variance from the required 20' to 7' through the Restore LA Program located at 1204 Barataria Ave; (Council District 6; Bayou Cane Fire District) Laura Alexander, applicant.
 - c) Structure Variance: Side yard setback variance from the required 5' to 3' for the construction of a shed on an R-1 zoned lot located at 266 Tulip Drive; (Council District 7; City of Houma Fire District) John Seebode. applicant.
- 7. Next Meeting Date: Tuesday, December 17, 2024
- 8. Board of Adjustment Member's Comments
- 9. Public Comments
- 10. Adjourn

MINUTES

BOARD OF ADJUSTMENT

MEETING OF October 21, 2024

- 1. The Chairman, Mr. Matthew Chatagnier, called the meeting of October 21, 2024, of the Board of Adjustment to order at 5:05 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. Willie Newton, Secretary. and Mr. Pete Konos. Absent at the time of Roll Call were: Mr. Joe Harris, Secretary, Mr. David Tauzin, and Ms. Katie Sims. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Brighton "BJ" Schmill, Planner I, Department of Planning & Zoning.
- 3. ANNOUNCEMENTS: None
- 4. APPROVAL OF THE MINUTES:

Mr. Newton moved, seconded by Mr. Konos: "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. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Konos and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris, Mr. Tauzin, and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

5. NEW BUSINESS:

- A. Structure Variance: Rear yard setback variance from the required 30' to 12' for the placement of a mobile home on an R-3 zoned lot located at 8945 B Norman Street
 - 1) The Chairman recognized Ms. Lakashia Price of 8945 B Norman Street, Houma, who stated that the request for the rear yard setback variance from the required 30' to 12' is allow for the placement of a mobile home on an R-3 zoned lot located at 8945 B Norman Street.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Konos moved, seconded by Mr. Newton: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Konos. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Newton, and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris, Mr. Tauzin, 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 rear yard setback variance from the required 30' to 12' to allow for the placement of a mobile home on an R-3 zoned lot located at 8945 B Norman Street. He stated that Staff recommends approval of the request.
- 5) Mr. Newton moved, seconded by Mr. Konos: "THAT the Board of Adjustment approve the request for the rear yard setback variance from the required 30' to 12 to allow for the placement of a mobile home on an R-3 zoned lot located at 8945 B Norman Street."

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

- B. Structure Variance: Front yard setback variance from the required 20' to 10' and rear yard setback variance from the required 25' to 10' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 500 Morgan Street.
 - 1) The Chairman recognized Mr. David Simmons of Ares Construction, 306 W. Montgomery Street, Willis TX, who stated that the front yard setback variance from the required 20' to 10' and rear yard setback from the required 25' to 10' is to allow for new

residential construction through the Restore LA Program on an R-1 zoned lot located at 500 Morgan Street.

- 2) There was no one from the public present to speak on the matter.
- 3) Mr. Newton moved, seconded by Mr. Konos: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Newton, and Mr. Chatagnier; NAYS: None; ABSTAINING: None; ABSENT: Mr. Harris, Mr. Tauzin, 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 front yard setback variance from the required 20' to 10' and a rear yard setback variance from the required 25' to 10' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 500 Morgan Street. He stated that Staff recommends approval of the request on the condition that gutters and downspouts are installed to direct water away from the adjacent properties.
- Mr. Newton moved, seconded by Mr. Konos: "THAT the Board of Adjustment approve the request for a front yard setback variance from the required 20' to 10' and a rear yard setback variance from the required 25' to 10' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 500 Morgan Street on the condition that gutters and downspouts are installed to direct water away from the adjacent properties."

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

Note: Mr. Joe Harris, Vice Chairman entered the meeting at 5:11 pm.

- C. Structure Variance: Front yard setback variance from the required 25' to 21' and a rear yard setback variance from the required 30' to 14' for new residential construction through the Restore LA Program on an R-3 zoned lot located at 116 Raymond Street.
 - 1) The Chairman recognized Mr. David Simmons of Ares Construction, 306 W. Montgomery Street, Willis TX, who stated that the front yard setback variance from the required 25' to 21' and rear yard setback from the required 30' to 14' is to allow for new residential construction through the Restore LA Program on an R-3 zoned lot located at 116 Raymond Street.
 - 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. Konos, Mr. Newton, and Mr. Harris; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin, 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 front yard setback variance from the required 25' to 21' and a rear yard setback variance from the required 30' to 14' for new residential construction through the Restore LA Program on an R-3 zoned lot located at 116 Raymond Street. He stated that Staff recommends approval of the request on the condition that gutters and downspouts are installed to direct water away from the adjacent properties.
- 5) Mr. Konos moved, seconded by Mr. Harris: "THAT the Board of Adjustment approve the front yard setback variance from the required 25' to 21' and a rear yard setback variance from the required 30' to 14' for new residential construction through the Restore LA Program on an R-3 zoned lot located at 116 Raymond Street on the condition that gutters and downspouts are installed to direct water away from the adjacent properties."

The Chairman called for a vote on the motion offered by Mr. Konos. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Konos; NAYS: None;

ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- D. Structure Variance: Rear yard setback variance from the required 25' to 11' for new residential construction through the Restore LA Program on an R-2 zoned lot located at 515 Garnet Street.
 - 1) The Chairman recognized Mr. David Simmons of Ares Construction, 306 W. Montgomery Street, Willis TX, who stated that the rear yard setback from the required 25' to 11' is to allow for new residential construction through the Restore LA Program on an R-2 zoned lot located at 515 Garnet Street.
 - 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. Konos, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Tauzin 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 rear yard setback variance from the required 25' to 11' for new residential construction through the Restore LA Program. He stated that Staff approval of the variance request.
- 5) Mr. Newton moved, seconded by Mr. Harris: "THAT the Board of Adjustment approve the request for a rear yard setback variance from the required 25' to 11' to allow for new residential construction through the Restore LA Program on an R-2 zoned lot located at 515 Garnet Street."

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

- E. Structure Variance: Front yard setback variance from the required 20' to 10' and rear yard setback variance from 25' to 9' for the placement of a new residential structure on an R-1 zoned lot located at 316 Brooklyn Avenue.
 - 1) The Chairman recognized Mr. Pulaski who stated that the applicant couldn't be in attendance.
 - 2) The Chairman recognized Ms. Devie Smith of 333 McKinley, Houma, who expressed her concerns relating drainage flowing in her back yard and tree debris. She stated that she objects to the request.
 - 3) The Chairman recognized Mrs. Mary Aucoin of 130 East Ellendale Estates, Houma, who stated that she owns a 1/3 of the property adjacent to 316 Brooklyn Avenue. She expressed her concerns relating to a sewer line right of way for Brooklyn Avenue and stated that the drainage flow from 316 Brooklyn also drains onto her adjacent property. She stated that she believes there is an abandoned septic tank in the ground at 316 Brooklyn Avenue and is worried about possible contamination. She asked that the applicant resolve drainage issues and concerns over the possible abandoned septic tank, and the applicant reconfigure the structure for the lot size.
 - 3) Mr. Newton moved, seconded by Mr. Harris: "THAT the Public Hearing be Continued to the November 19, 2024, meeting."

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

6. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Tuesday, November 19, 2024.

BOARD OF ADI	MUSTMENT MEMBER COMMENT: None	
PUBLIC COMM		
	ed, seconded by Mr. Newton: "THAT" there being no of Adjustment, the meeting be adjourned at 5:30 p.m."	further business
YEAS: Mr. New	alled for a vote on the motion offered by Mr. Harris. TH ton, Mr. Konos and Mr. Harris; NAYS: None; ABSTA Tauzin and Ms. Sims. THE CHAIRMAN DECL	AINING: Mr. Ch
	Mr. Willie Newton, Secretary Houma Board of Adjustment	_
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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 UC
3.	Applicant's Address:	196 Bienville Blvd. Bourg, 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:	7. Date of Application: 10 4 24
8.	Explanation of Request:	front yardvariance 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;
- 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 1014/24

<u>Variance</u>

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;
- 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;

Application Fee: Make checks payable to TPCG.

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

Variances: \$ 20.00 per application + cost of certified mailings.
Special Exception, Interpretation, & Administrative Review: \$ 19.00 per application + cost of
Signature of Applicant or Agent Sohn Terry Gold Jr. 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.

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:

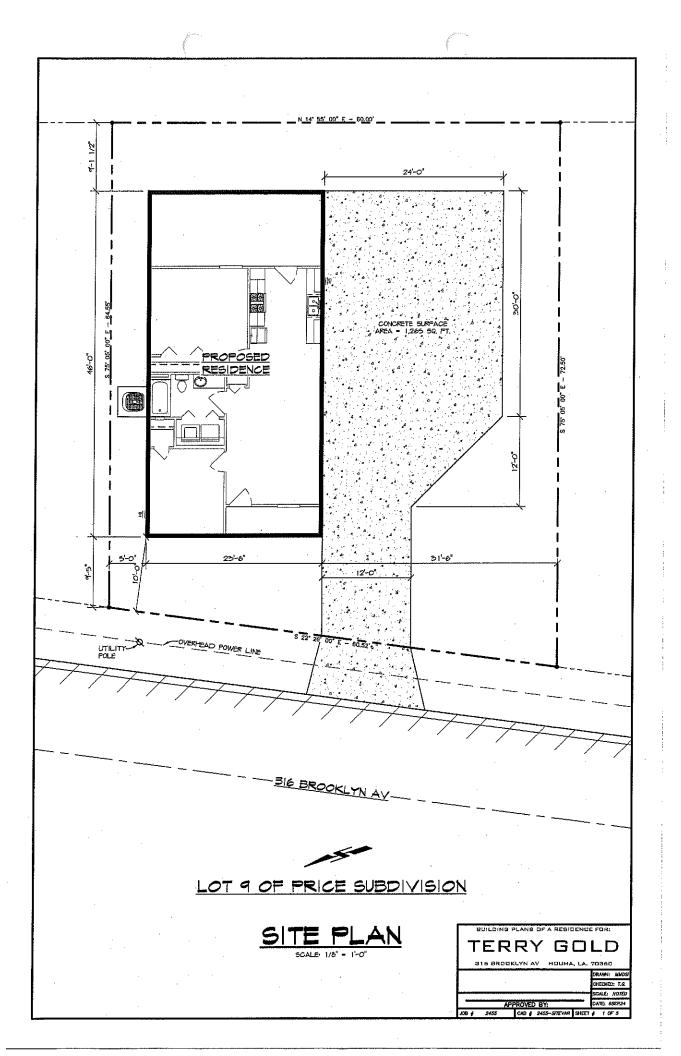
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. The cost 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.

re of Owné

Printed Name of Owner



316 Brooklyn Avenue





316 Brooklyn Avenue



316 Brooklyn Avenue

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:	Karen Harris
3.	Applicant's Address:	134 Square Wolfe lane
4.	Applicant's Phone:	985-232-8206
5.	Applicant's Email:	Kharris 4952 eginail. Com
6.	Physical Address Of Request:	148 Square Wolfe Lane Houma, UA. 70364
7.	Interest in Ownership:	Family Property 7. Date of Application: 10/17/24
8.	Explanation of Request:	Exception to allow for the placement of a 2025 lex 172 Mobile Home on account R-2 Zoned lot Restge LA Program

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;
- 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.

Karen Ce. Harros
Signature of Applicant or Agent Kaven A. Harris

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.

Irable Handle fre.
Signature of Owner

Signature of Owner

Signature of Owner

Printed Name of Owner

10/17/24

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.



148 Square Wolfe Lane

STREET



148 Square Wolfe Lane



148 Square Wolfe Lane

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:	Laura Alexander
3.	Applicant's Address:	1204 Barataria Ave Houna, LA. 70360
4.	Applicant's Phone:	985-228-1265
5.	Applicant's Email:	laura alexander 32 egmail. Com
6.	Physical Address Of Request:	1204 Barataria Ave
7.	Interest in Ownership:	Family 7. Date of Application: 10/18/24
8.	Explanation of Request:	Special Exception to place a mobile home on an R. 2m Zoned Restora LA the required 201 to 7'

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:

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- 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;
- 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.

<u>Application Fee</u>: Make checks payable to TPCG.

<u>Variances</u>: \$ 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

Laura Alexander

Print Name of Applicant or Agent

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

4 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

Genevia Alexander

Printed Name of Owner

10/18/24

Date

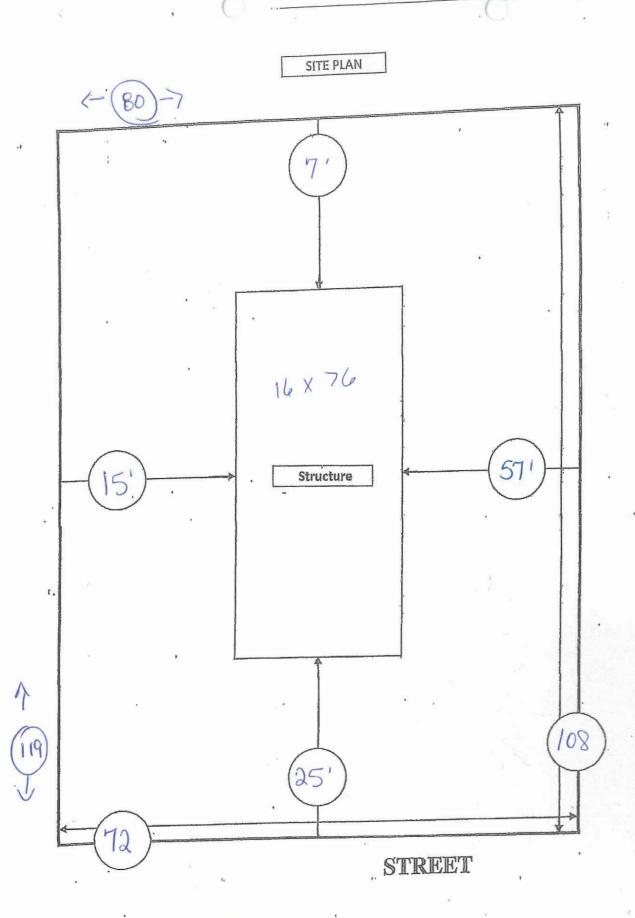
9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:

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



1204 Barataria Avenue



1204 Barataria



Barataria Avenue

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 Seebode
3.	Applicant's Address:	266 Tulip DR. Houma, UA 70360
4.	Applicant's Phone:	985-637-1306
5.	Applicant's Email:	bayougranite @ yahoo . com
6.	Physical Address Of Request:	266 Tulip DR. Houma, UA 70360
7.	Interest in Ownership:	100% 7. Date of Application: 10/28/24
8.	Explanation of Request:	Request 31 side setback Left side of proposed shed.

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;
- 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;
- f) That the exception will not weaken the general purposes of this ordinance or the regulationsherein 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.

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

 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.

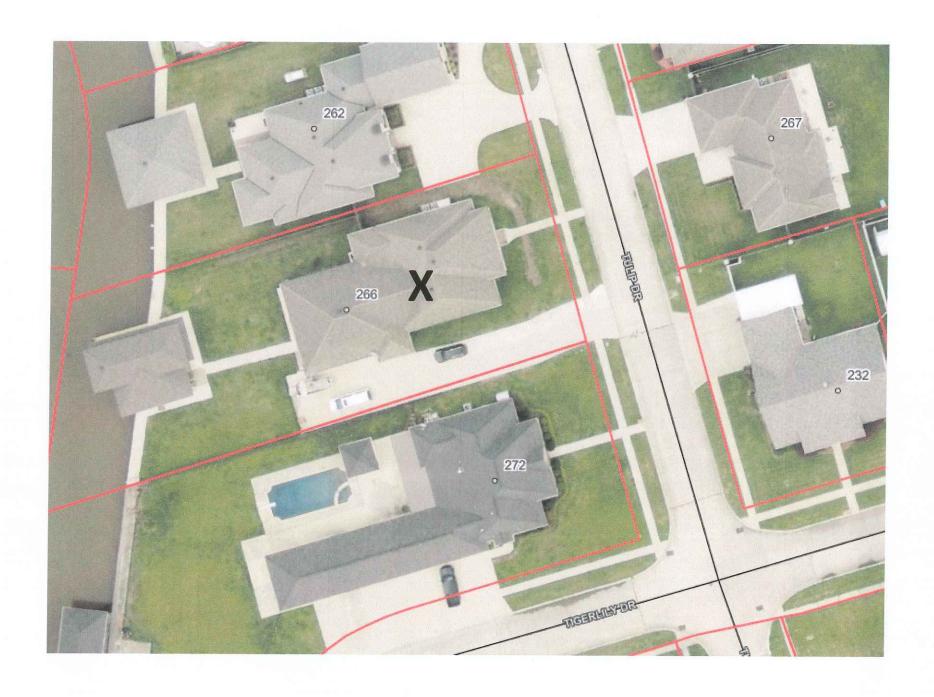
Signature of Owner

John Serbode

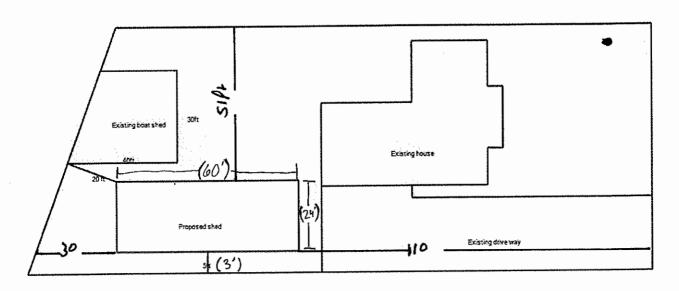
9. Adjacent Property Owners:

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.



266 Tulip Drive



30 ft

*All distances in parenthesis were added by Planning Staff



266 Tulip Drive



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