

Houma-Terrebonne Regional Planning Commission

L. A. "Budd" Cloutier, O.D.....	Chairman
W. Alex Ostheimer.....	Vice-Chairman
Gloria Foret.....	Secretary/Treasurer
James A. Erny.....	Member
Kevin Ghirardi.....	Member
Jeremy Kelley.....	Member
Keith Kurtz.....	Member
Gerald Schouest.....	Member
Wayne Thibodeaux.....	Member

SEPTEMBER 17, 2015, THURSDAY

6:00 P.M.

**TERREBONNE PARISH COUNCIL MEETING ROOM
Government Tower, 8026 Main Street, 2nd Floor**

A • G • E • N • D • A

I. CONVENE AS THE ZONING AND LAND USE COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. APPROVAL OF MINUTES:

1. Approval of Minutes of Zoning and Land Use Commission for the Regular Meeting of August 15, 2015

D. COMMUNICATIONS

E. PUBLIC HEARINGS:

1. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 2610 Bryant Street, Lot 19, Block 1, Barrowtown Subdivision; Ethel Stewart, applicant (*District 1/City of Houma Fire District*)
2. Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential); 8962 & 8966 Norman Street, Lot 3 & 1-3, Block 1, Catherine Subdivision; Darrell A. Jefferson, applicant (*District 1/City of Houma Fire District*)

F. NEW BUSINESS:

1. Home Occupation:
 - a) Establish an alterations and monogramming business; 107 John Street; Stephanie Pizzolatto, applicant (*District 5/City of Houma Fire District*)
2. Parking Plan:
 - a) Creation of 236 parking spaces; 4774 Highway 311; Te-Ro, LLC, applicant (*District 6/Bayou Cane Fire District*)
3. Planned Building Group:
 - a) Placement of three (3) additional storage buildings; 296 South Hollywood Road; Marlin Properties, LLC, applicant (*District 2/Bayou Cane Fire District*)
 - b) Placement of ten (10) commercial buildings; 4774 Highway 311; Te-Ro, LLC, applicant (*District 6/Bayou Cane Fire District*)

G. STAFF REPORT

H. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
2. Chairman's Comments

I. PUBLIC COMMENTS

J. ADJOURN

II. CONVENE AS THE REGIONAL PLANNING COMMISSION

A. INVOCATION & PLEDGE OF ALLEGIANCE

B. ROLL CALL

C. ACCEPTANCE OF MINUTES:

1. Houma-Terrebonne Regional Planning Commission Minutes for the Regular Meeting of August 20, 2015
2. Zoning & Land Use Commission Minutes for the Regular Meeting of August 20, 2015

D. APPROVE EMITTENCE OF PAYMENT FOR THE SEPTEMBER 17, 2015 INVOICES AND TREASURER’S REPORT OF AUGUST 2015

E. COMMUNICATIONS

F. OLD BUSINESS:

1. a) Subdivision: Doris Subdivision; A Division of a portion of property belonging to Robert J. Neil
Approval Requested: Process D, Minor Subdivision
Location: 10405 East Park Avenue, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Robert J. Neil
Surveyor: Keneth L. Rembert Land Surveyors

b) Consider Approval of Said Application
2. a) Subdivision: Bon Villa Mobile Home Park
Approval Requested: Process B, Mobile Home Park-Engineering
Location: End of Bon Villa Court, Gray, Terrebonne Parish, LA
Government Districts: Council District 4 / Bayou Cane Fire District
Developer: Mark Guidroz
Engineer: Milford & Associates, Inc.

b) Consider Approval of Said Application

G. APPLICATIONS:

1. a) Subdivision: Partition of property belonging to Albert J. Luke, III, et al
Approval Requested: Process D, Minor Subdivision
Location: 4312-4316 Highway 56, Terrebonne Parish, LA
Government Districts: Council District 8 / Little Caillou Fire District
Developer: Joni Fanguy Sanders
Surveyor: Charles L. McDonald Land Surveyors, Inc.

b) Public Hearing
c) Consider Approval of Said Application
2. a) Subdivision: Tracts 1-A and 1-B, A Redivision of Property belonging to Steve Anthony Neal, Sr.
Approval Requested: Process D, Minor Subdivision
Location: 110 Miracle Street, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Julia & Steve Neal
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
3. a) Subdivision: Lots A thru E, A Redivision of a Portion of Lot 1, Block 1, North Terrebonne Commercial Park & Lot Line Adjustment to adjacent properties
Approval Requested: Process D, Minor Subdivision
Location: 3399 West Park Avenue, Gray, Terrebonne Parish, LA
Government Districts: Council District 2 / Schriever Fire District
Developer: Annie 1, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
4. a) Subdivision: Tracts "A" & "B", Property of Te-Ro, LLC
Approval Requested: Process D, Minor Subdivision
Location: 4774 Highway 311, Terrebonne Parish, LA
Government Districts: Council District 6 / Bayou Cane Fire District
Developer: Te-Ro, LLC
Surveyor: Keneth L. Rembert Land Surveyors

b) Public Hearing
c) Consider Approval of Said Application
5. a) Subdivision: Tract B-3, Property of Ellender Land, LLC
Approval Requested: Process D, Minor Subdivision
Location: 160± Bourg-Larose Highway, Bourg, Terrebonne Parish, LA
Government Districts: Council District 9 / Bourg Fire District
Developer: Ellender Land, LLC

- Surveyor: Keneth L. Rembert Land Surveyors
- b) Public Hearing
 - c) Consider Approval of Said Application
6. a) Subdivision: Tracts "A" & "B" belonging to Janice Freeman Powell, et al
 Approval Requested: Process A, Raw Land Division
 Location: 1396 West Tunnel Blvd., Terrebonne Parish, LA
 Government Districts: Council District 5 / Bayou Cane Fire District
 Developer: Janice Freeman Powell, et al
 Surveyor: Keneth L. Rembert Land Surveyors
 - b) Public Hearing
 - c) Consider Approval of Said Application
 7. a) Subdivision: Energy Center of Southeast Louisiana, Addendum No. 3, Phase A-E
 Approval Requested: Process C, Major Subdivision-Conceptual & Preliminary
 Location: Terrebonne Parish, LA
 Government Districts: Council District 2 / Schriever Fire District
 Developer: Annie 1, LLC
 Engineer: Milford & Associates, Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
 8. a) Subdivision: Division of Property belonging to Amy Benoit into Tract A and Tract B
 Approval Requested: Process A, Re-Subdivision
 Location: 2014 West Main Street, Schriever, Terrebonne Parish, LA
 Government Districts: Council District 2 / Schriever Fire District
 Developer: Amy Lassere Benoit
 Surveyor: Leonard J. Chauvin P.E., P.L.S., Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application
 9. a) Subdivision: Division of a 139.75 acre tract of land belonging to Robert & Lisa Roger to create Tract 1 & Tract 2
 Approval Requested: Process A, Re-Subdivision
 Location: 4364 Shrimpers Row, Terrebonne Parish, LA
 Government Districts: Council District 7 / Grand Caillou Fire District
 Developer: Robert Roger
 Surveyor: Leonard J. Chauvin P.E., P.L.S., Inc.
 - b) Public Hearing
 - c) Consider Approval of Said Application

H. STAFF REPORT

I. ADMINISTRATIVE APPROVALS:

1. Revised Lot 3 of Block 4, Trinity Commercial Park Subdivision, Addendum No. 2, Phase A, Section 4, T16S-R17E, Terrebonne Parish, LA
2. Tracts B-1 and B-2, Redivision of Property belonging to Mary Viguerie Trahan, et al, Section 12, T17S-R18E, Terrebonne Parish, LA
3. Revised Tract "A" & Revised Tract "D", Property belonging to Severn P. Berger, et al, Section 32, T18S-R17E, Terrebonne Parish, LA
4. Tract "A" belonging to Sugar Bowl Motel, Inc., Section 7, T17S-R17E, Terrebonne Parish, LA
5. Lot Line Shift between Tracts A & B of Marmande Subdivision, Section 18, T18S-R17E, Terrebonne Parish
6. Redivision of Property belonging to Crystal and Fernando Carbajal, Section 59, T16S-R17E, Terrebonne Parish, LA

J. COMMITTEE REPORT:

1. Subdivision Regulations Review Committee

K. COMMISSION COMMENTS:

1. Planning Commissioners' Comments
 - a) Discussion and possible action with regard to per diem paid to the Planning Commissioners and potential to increase as requested by Mr. Wayne Thibodeaux
2. Chairman's Comments

L. PUBLIC COMMENTS

M. ADJOURN

MINUTES
HOUMA-TERREBONNE REGIONAL PLANNING COMMISSION (HTRPC)
ZONING & LAND USE COMMISSION
MEETING OF AUGUST 20, 2015

A. The Chairman, Dr. L.A. “Budd” Cloutier, Jr., called the meeting of August 20, 2015 of the HTRPC, convening as the Zoning and Land Use Commission, to order at 6:00 p.m. in the Terrebonne Parish Council Meeting Room with the Invocation led by him and the Pledge of Allegiance led by Mr. Jeremy Kelley.

B. Upon Roll Call, present were: Dr. L.A. “Budd” Cloutier, Jr., Chairman; Mrs. Gloria Foret, Secretary/Treasurer; Mr. Kevin Ghirardi; Jr. Mr. Jeremy Kelley; Mr. Keith Kurtz; Mr. Alex Ostheimer, Vice-Chairman; Mr. Gerald Schouest; and Mr. Wayne Thibodeaux. Absent at the time of Roll Call was: Mr. James Erny. Also present were Mr. Pat Gordon, Director, and Mr. Christopher Pulaski, Senior Planner, Department of Planning & Zoning and Laddie Freeman, Legal Advisor.

C. APPROVAL OF THE MINUTES:

1. Mr. Ostheimer moved, seconded by Mr. Schouest: “THAT the HTRPC, convening as the Zoning & Land Use Commission, accept the minutes, as written, for the Zoning and Land Use Commission for the regular meeting of July 16, 2015.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE WAS RECORDED: YEAS: Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; ABSTAINING: Dr. Cloutier; ABSENT: Mr. Erny. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

D. COMMUNICATIONS: None.

Mr. James Erny arrived at the meeting at this time – 6:04 p.m.

E. NEW BUSINESS:

1. The Chairman stated the next item under new business was an application by Dominique Blanchard requesting home occupation approval for the establishment of a massage therapy business at 651 Duval Avenue.
 - a) The Chairman recognized Mr. Ronald Foret, 645 Duval Ave, who expressed concerns of businesses in residential neighborhoods, more issues with yoga classes at the home rather than massage therapy, parking, and traffic. He also presented a petition to the Commission of about 40 names who were all opposed to the home occupation.
 - b) The Chairman recognized Mr. Bobby Boudreaux, 660 Duval Avenue, who expressed concerns of the protection of their residential neighborhood and that he strongly opposed to the home occupation.
 - c) The Chairman recognized Councilwoman Christa Duplantis-Prather, 101 Saxony Drive, District 5, who stated she had nothing against business but received numerous calls concerning of traffic and parking. She stated she was also unaware of yoga classes being held there as well as the proposed massage therapy business. She stated the need to keep the neighborhood residential and that she sided with the neighbors in being against this home occupation.
 - d) The Chairman recognized Barry Landry, 665 Duval Avenue, who discussed the petition that a lot of neighbors signed all in opposition of the home occupation.
 - e) Mr. Pulaski discussed the Staff Report and stated would recommend approval of the home occupation conditioned the applicant agreed to conduct the yoga sessions at another location.
 - f) Discussion was held with regard to Staff’s conditional approval and whether it could be legally given. Mr. Freeman stated it was a matter of whether the yoga classes were paid sessions or not. Mr. Freeman also indicated that a site plan showing the 25% of the home utilized was lacking.
 - g) Ms. Blanchard stated that no one pays for yoga sessions at her home and it was just practice with friends that helped with her scoliosis. She stated her friends over for yoga was no different than a super bowl party. She indicated that a 12’ x 13’ master bedroom was being utilized for the massage therapy business.
 - h) Discussion was held with regard to the massage therapy business being one person at a time versus the yoga classes with numerous people causing traffic and parking concerns in the neighborhood.

- i) Mr. Ostheimer moved, seconded by Mr. Schouest: “ THAT t he H TRPC, convening as the Zoning & Land Use Commission, deny the home occupation for the establishment of a massage therapy business at 651 Duval Avenue.”
- j) Discussion was held with regard to the time schedule of a typical work day for the massage therapy business which would only allow for one vehicle parking at a time.

The C hairman c alled f or a v ote on t he m otion o ffered by M r. Ostheimer. THERE WAS RECORDED: YEAS: Dr. Cloutier, Mrs. Foret, Mr. Kelley, Mr. Ostheimer, Mr. Schouest; NAYS: Mr. Erny, Mr. Ghirardi, Mr. Kurtz, and Mr. Thibodeaux; AB STAINING: None; AB SENT: None. THE C HAIRMAN DECLARED THE MOTION ADOPTED.

- k) Discussion was held with regard to the appeal process and felt as though the applicant could change her application and resubmit the next month.
- l) Discussion ensued with regard to whether there was confusion in the neighbors thinking the subdivision was going to be rezoned to commercial rather than the approval of a home occupation at one particular address.

2. Preliminary Hearings:

- a) Mr. Rembert indicated that the legal description may be incorrect for the proposed rezoning of 2610 Bryant Street. Discussion was held with regard to the determining the correct lot number prior to advertising the public hearing.

- (1) Mr. Ostheimer moved, seconded by Mr. Thibodeaux: “ THAT t he HTRPC, c onvening a s t he Z oning & Land U se C ommission, c all a Public Hearing to Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) Lot 19 o r 20, B lock 1, B arrowtown Subdivision for Thursday, September 17, 2015 a t 6 :00 p.m . a nd determine the correct lot prior to advertising.”

The Chairman called for a vote on the motion offered by Mr. Ostheimer. THERE W AS R ECORDED: Y EAS: M r. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS : Non e; AB STAINING: Dr . Cloutier; AB SENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

- (2) The Chairman expressed concerns that if there is a discrepancy on the legal descriptions, these matters shouldn't be placed on the agenda.

- b) Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT the HTRPC, convening as the Zoning & Land Use Commission, call a Public Hearing to Rezone from R-1 (Single-Family Residential) to R-3 (Multi-Family Residential) 8962 & 8966 Norman Street, Lot 3 & 1-3, Block 1, Catherine Subdivision for Thursday, September 17, 2015 at 6:00 p.m.”

The C hairman c alled f or a v ote on t he m otion o ffered by M r. Thibodeaux. THERE WAS RECORDED: YEAS: Mr. Erny, Mrs. Foret, Mr. Ghirardi, Mr. Kelley, Mr. Kurtz, Mr. Ostheimer, Mr. Schouest, and Mr. Thibodeaux; NAYS: None; AB STAINING: D r. Cloutier; AB SENT: None. THE C HAIRMAN DECLARED THE MOTION ADOPTED.

F. STAFF REPORT: None.

G. COMMISSION COMMENTS:

- 1. Planning Commissioners' Comments: None.
- 2. Chairman's Comments: None.

H. PUBLIC COMMENTS: None.

- I. Mr. Thibodeaux moved, seconded by Mr. Erny: “THAT there being no further business to come before the HTRPC, c onvening a s the Zoning a nd L and U se C ommission, the m eeting be adjourned at 6:36 p.m.”

The Chairman called for a vote on the motion offered by Mr. Thibodeaux. THERE W AS RECORDED: YEAS: Mr. Erny, M rs. F oret, M r. G hirardi, M r. Kelley, M r. K urtz, M r. Ostheimer, Mr. Schouest, a nd M r. Thibodeaux; N AYS: N one; A BSTAINING: D r. C loutier; ABSENT: None. THE CHAIRMAN DECLARED THE MOTION ADOPTED.

L.A. “Budd” Cloutier, O.D., Chairman
Zoning & Land Use Commission

Becky M. Becnel, Minute Clerk
Zoning & Land Use Commission

CERTIFICATION

**CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE PROCEEDINGS OF THE
ZONING AND LAND USE COMMISSION MEETING OF AUGUST 20, 2015.**

**PATRICK GORDON, DIRECTOR
PLANNING & ZONING DEPARTMENT**

2015/12

Dist. 1

COH Fire

***Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission***

P.O. Box 1446

Houma, Louisiana 70361-1446

Bus (985) 873-6793 - Fax (985) 580-8141

Upon receipt of an application for amendment, the office of the Zoning Administrator shall examine the application and shall make such investigation as is necessary. Within fifteen (15) days of receipt of an application, the office of the Zoning Administrator shall transmit the application, together with its report and recommendation, to the Zoning Commission. The Zoning Commission then shall hold a preliminary hearing on the application within thirty-five (35) days after receipt of such application for amendment and shall notify the applicant and the office of the Zoning Administrator of the time and place of such hearing. After holding a preliminary hearing, the Commission shall certify the application for public hearing, and shall notify the applicant of the time and place of such public hearing. The Commission shall fix a reasonable time of a public hearing and shall give public notice, as required by law, as well as notice to the applicant and to the office of the Zoning Administrator.

This ordinance, including the zoning map, is based on comprehensive studies, and is intended to carry out the objective of a sound, stable, and desirable development.

Please return the application and supporting plans to the office of the Zoning Administrator.

PLEASE COMPLETE THE FOLLOWING - NO APPLICATION ACCEPTED UNLESS COMPLETE

Date: 7/30/15

ETHEL STEWART

Applicant's Name

<u>2610 BRYANT ST.</u>	<u>HOUMA</u>	<u>LA</u>	<u>70363</u>
<i>Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>

<u>(985) 232-4706</u>	<u>(Work)</u>
<i>Telephone Number (Home)</i>	<i>(Work)</i>

<u>100 %</u>
<i>Interest in Ownership (Owner, etc.)</i>

<u>SAME</u>
<i>Address of Property to be Rezoned & Legal Description (Lot, Block, Subdivision)</i>

<u>SEE ATTACHED FOR LEGAL</u>

Zoning Classification Request:

From: R-1 To: R-3

Previous Zoning History: No X Yes

If Yes, Date of Last Application: 9/17/01 & 10/8/03

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

X _____ **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application. **SHOULD BEGIN UPON APPROVAL & COMPLETE WITHIN 90 DAYS.**

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties.
THERE ARE SIMILAR USES IN NEIGHBORHOOD.
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

SAME AS APPLICANT

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

100%

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

YES

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

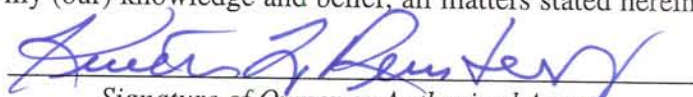
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own _____ acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.


Signature of Owner or Authorized Agent

August 3, 2015

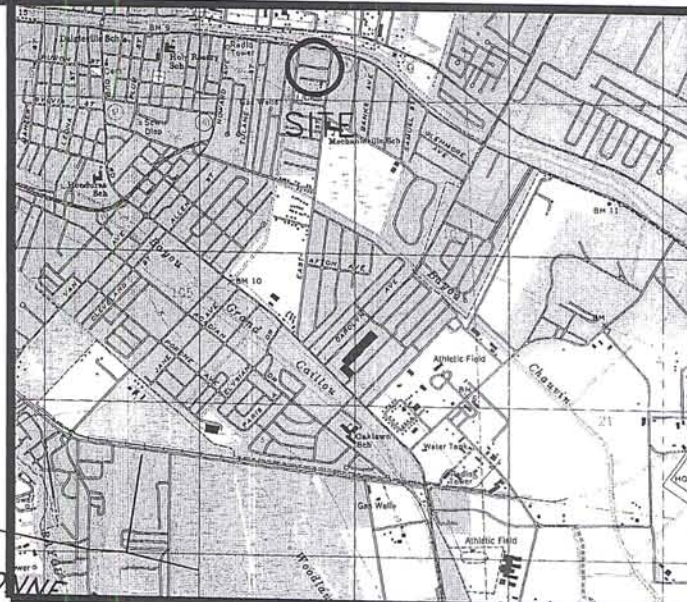
To Whom It May Concern:

My name is Ethel Stewart. I reside at 2610 Bryant Street, Houma LA. I am requesting to have my property re-zoned for the purpose of placing a mobile home in the rear of the property. This mobile home will be occupied by my son who is disabled. Due to his disability, he requires a location with someone near to check on him on a regular basis. I have lived at this location for more than fifty (50) years and I do not have any plans to vacate. The property next to me (2616 Bryant Street, owned by my brother) has been zoned for two mobile homes for several years.

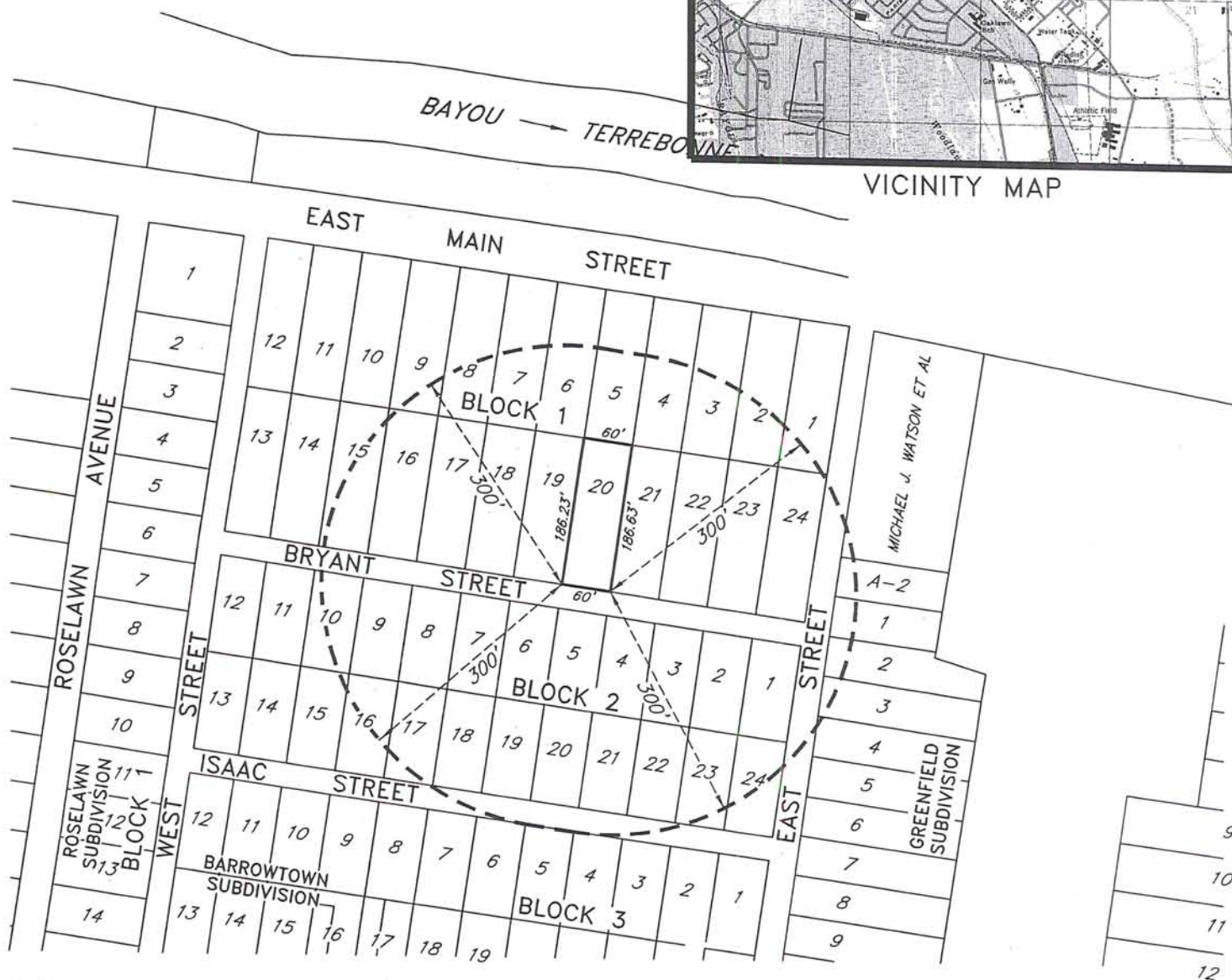
I would greatly appreciate your consideration in this matter

Sincerely yours,

Ethel Stewart



VICINITY MAP



THIS SURVEY BASED ON MAP PREPARED BY ACHEE & WILKINSON SURVEYORS ENTITLED "MAP OF BARROWTOWN IN TERREBONNE PARISH IN SECTION 8, T17S-R17E, AND DATED JULY 11, 1908. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005, SUFFIX "C", AND DATED MAY 19, 1981. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R103 DOES NOT AFFECT THIS PROPERTY. THE 2008 PROPOSED DFIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "C" AND HAS NO AFFECT ON THIS PROPERTY.

THIS MAP WAS PREPARED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT IN FULL COMPLIANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

MAP SHOWING LOT 20 BLOCK 1 OF
BARROWTOWN SUBD TO BE REZONED
FROM ZONE R-1 TO ZONE R-3
LOCATED IN SECTION 8, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

JULY 31, 2015

SCALE: 1" = 200'

Kenneth L. Rembert

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



COH Fire

If Yes, Date of Last Application: _____

AMENDMENT POLICY – Parish Zoning Regulations Section 28-201

1. **REASONS FOR THIS AMENDMENT:**

It is recognized that casual change of the ordinance would be detrimental to the achievement of stable development. It is public policy, therefore, to amend this ordinance only when one or more of the following conditions prevail:

PLEASE CHECK ONE OR MORE:

_____ **ERROR.** There is a manifest error in the ordinance.

☒ **CHANGE IN CONDITIONS.** Changed or changing conditions in a particular area or in the metropolitan area generally make a change in the ordinance necessary and desirable.

_____ **INCREASED NEED FOR SITES FOR BUSINESS OR INDUSTRY.** Increased or increasing needs for business or industrial sites, in addition to sites that are available, make it necessary and desirable to rezone an area or to extend the boundaries of an existing district.

_____ **SUBDIVISION OF LAND.** The subdivision or eminent subdivision of open land into urban building sites make reclassification necessary and desirable.

2. **LIMITATIONS ON PROPOSED AMENDMENTS:**

Demonstrate that the proposed amendment meets the minimum size requirements and need for new districts as described in Section 28-201(b).

EXHIBITS REQUIRED – Parish Zoning Regulations Section 28-202

1. **LEGAL PLAT OF PROPERTY TO BE REZONED:** This plat is to be prepared by a licensed land surveyor or civil engineer. On the required plat, please include:

- a. Land area to be affected including legal description;
- b. Present zoning classification of area to be affected and zoning classification of abutting districts;
- c. Public rights-of-way and easements bounding and intersecting the designated area and abutting districts;
- d. Locations of all existing and proposed structures with supporting open facilities;
- e. The specific ground area to be provided and continuously maintained for the proposed structure or structures.

2. **REASON FOR AMENDMENT:** Please state on a separate sheet why this proposal complies with either one or more of the above checked conditions for rezoning. In addition, the applicant may submit (optional) a site plan and/or development schedule of the proposal with this application.

3. **DEVELOPMENT SCHEDULE:** On a separate piece of paper, indicate a time schedule for the beginning and completion of development planned by the applicant. If the development is planned in stages, the time schedule shall indicate the successive stages and the development plan for each.

4. **MARKET INFORMATION:** Applicable only if the following conditions are met:

- a. If the proposed amendment would require rezoning an area from an existing residential district to a freestanding commercial district;
- b. If the proposed amendment would require more than double the area of an existing commercial district entirely surrounded by residential districts;
- c. If the proposed amendment would enlarge an area of existing commercial district by more than eight (8) areas;

The market information shall include a written description of the market area to be served by the development, the population thereof, the effective demand for the proposed facilities and any other information describing the relationship of the proposed development to the needs of the applicable area.

5. PUBLIC NEED: Please state on a separate sheet the change in conditions in the area that make the proposed amendment necessary and desirable for the promotion of the public health, safety or general welfare.
6. EFFECT OF AMENDMENT: Please include on a separate sheet of paper a report giving the nature, description and effect of the proposed zoning amendment; if a change is required in the zoning map, a description of the probable effect on surrounding land uses and properties. **Many neighboring properties are re-zoned similarly.**
7. ERROR: The error, if error is alleged, that would be corrected by the proposed amendment.

PUBLIC NOTICE REQUIRED – Parish Zoning Regulations Section 28-202(d)

1. The name, description of property owned and mailing address of each owner of property lying within a distance of three hundred (300) feet of the fronting corners of the property.
2. Ten (10) days prior to the public hearing, the applicant shall submit proof of property posting in accordance with Section 28-202(d) of the Parish Zoning Ordinance.

SIGNATURES REQUIRED

1. Printed names and addresses along with interest of every person, firm, or corporation represented by the applicant (may use separate sheet of paper):

see separate sheet

2. The undersigned is/are owner(s) and/or represent(s) all owners of the entire land area and/or structures and/or encumbrances (including holders of mortgages, liens, servitudes, rights of way, usufructs, rights of habitation) included within the proposed district and, in signing, indicate concurrence with application:

100%

3. Sufficient evidence to establish that the applicants are all the owners and encumbrance holders of the designated area and structures, and have both the means and ability to undertake and complete the proposed development (may attach separate sheet of paper):

Yes

APPLICATION FEE SCHEDULE

Terrebonne Parish Consolidated Government has adopted the following fee schedule:

1. Map Amendment: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

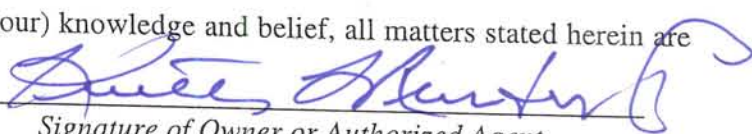
Minimum Charge - \$25.00;

Maximum Charge - \$100.00

I (We) own 0.21 acres. A sum of \$25.00 dollars is enclosed and made a part of this application.

DECLARATION

I (We) declare that, to be the best of my (our) knowledge and belief, all matters stated herein are true and correct.


Signature of Owner or Authorized Agent

August 10, 2015

Terrebonne Parish Consolidated Govt.
Mr. Christopher M. Pulaski,
Senior Planner & Zoning Administrator

Dear Mr. Pulaski,

Enclosed please find the additional information you requested.

REASON FOR AMENDMENT

My property has R-3 zoning on the side, the rear & across the street. My property also had 2 structures on it in the past, lost during hurricane Katrina and I would like to replace them.

DEVELOPMENT SCHEDULE

If approved I would begin improvements right away and complete with a year.

PUBLIC NEED

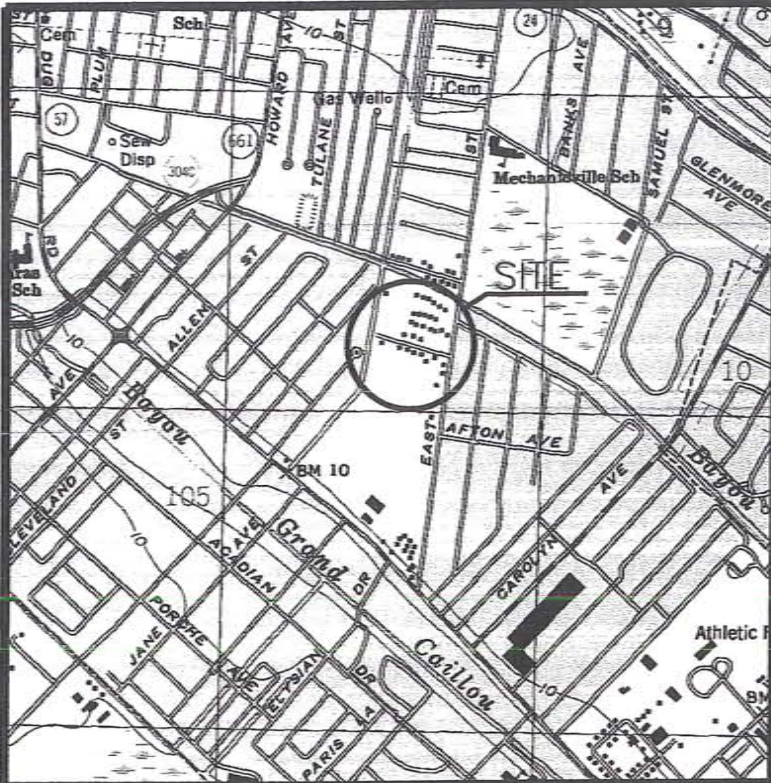
There is a need for economic housing in the area.

EFFECT OF AMENDMENT

The change in zoning would not alter much the effects on the adjacent use of the property. There is multi-family use in three directions of this property.



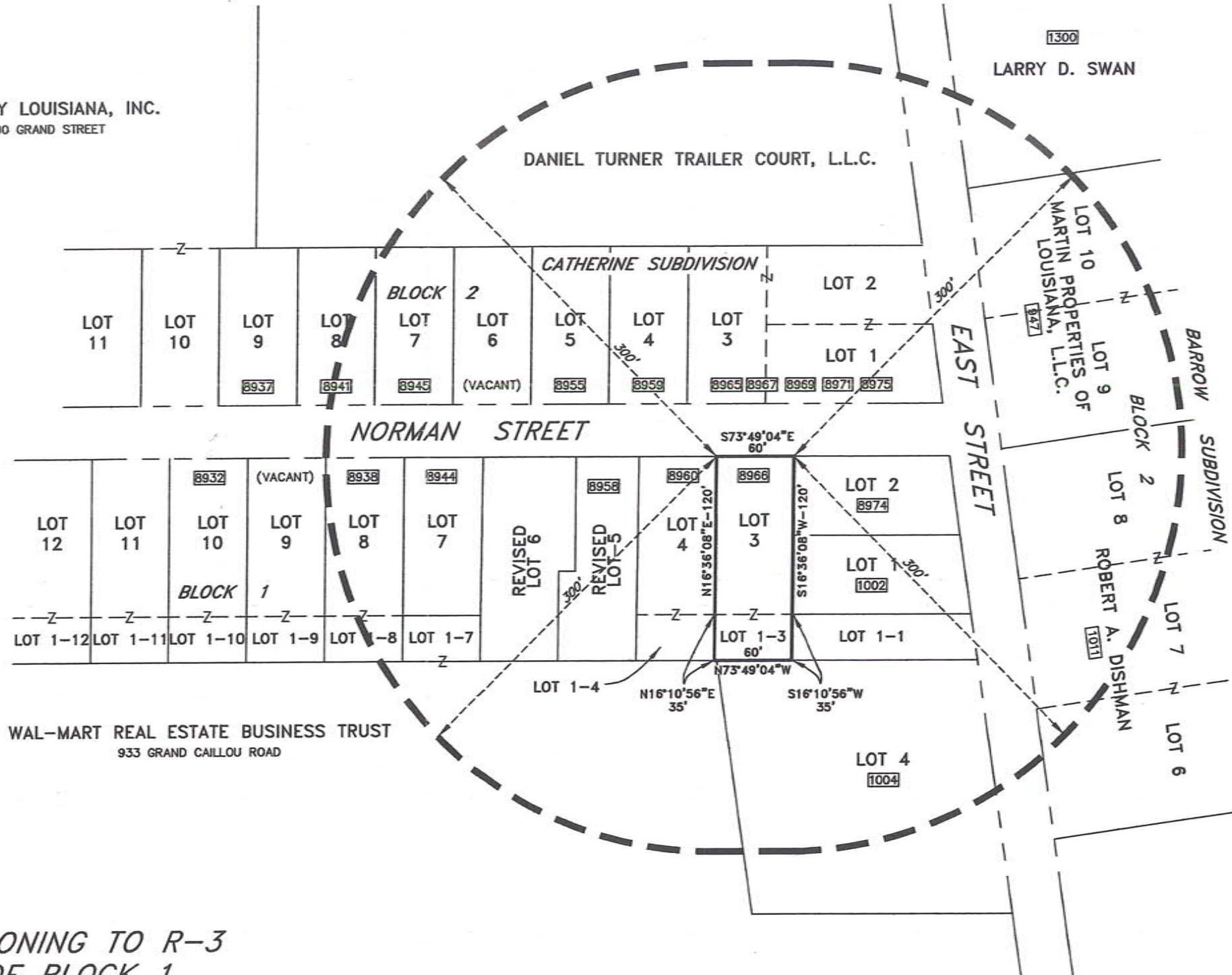
Darell A. Jefferson



VICINITY MAP



ENTERGY LOUISIANA, INC.
290 GRAND STREET



PLAN PREPARED FOR REZONING TO R-3
FOR REVISED LOT 3 OF BLOCK 1
CATHERINE SUBDIVISION
PROPERTY BELONGING TO DARELL A. JEFFERSON
LOCATED IN SECTION 105, T17S-R17E,
TERREBONNE PARISH, LOUISIANA

JULY 31, 2015

SCALE: 1" = 100'

Keneth L. Rembert
KENETH L. REMBERT, SURVEYOR
635 SCHOOL ST., HOUMA, LA.

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

LEGEND:

- INDICATES 5/8" IRON ROD SET
- INDICATES 3/4" IRON PIPE FOUND
- ⊙ INDICATES 3/4" IRON ROD FOUND

THIS MAP BASED ON MAP ENTITLED "MAP SHOWING LOT EXTENSIONS ONTO A
PORTION OF LOTS 170, 171, & 173 OF HONDURAS PLANTATION SUBDIVISION
INTO LOTS 4-3, 5-1 THRU 5-5, 6-1 THRU 6-6 & 7-1 THRU 73 OF RIDGEWAY
SUBDIVISION AND LOTS 1-1, 1-3 THRU 1-14 OF CATHERINE SUBDIVISION LOCATED
IN SECTION 105, T17S-R17E CITY OF HOUMA, TERREBONNE PARISH, LOUISIANA FOR
WAL-MART STORES EAST, INC." PREPARED BY ACADIA LAND SURVEYING, L.L.C. AND
DATED 2/4/2002 AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENETH L.
REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

THIS LOT IS LOCATED IN ZONE "A1" AS SHOWN ON FEDERAL EMERGENCY
MANAGEMENT AGENCY MAP, COMMUNITY NO. 220220, PANEL NO. 0005,
SUFFIX "C" AND DATED MAY 19, 1981. (ZONE "A1" HAS A BASE FLOOD
REQUIREMENT OF 7.5'). F.E.M.A. 2006 ADVISORY PANEL NO. LA-Q103
PLACES THIS PROPERTY IN ZONE "AE" WITH A BASE FLOOD REQ. OF 9'.

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



Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission

P.O. Box 1446
Houma, Louisiana 70361-1446
Bus (985) 873-6793 - Fax (985) 580-8141

2/11/15
Dist. 5
Bayou Cane

Zoning & Land Use Commission
Application

Name: STEPHANIE PIZZOLATTO
Address: 107 JOHN ST, HOUMA, LA 70360
Phone: (985) 859-5383

Application For: _____ Planning Approval X Home Occupation
\$10.00/application \$10.00/application
_____ Parking Plan _____ Special Plan
\$50.00/plan \$10.00/application

The premises affected are situated at 107 JOHN ST., HOUMA, LA 70360 in a
R-1 Zoning District. The legal description of the property involved in this application
is: LOT 9 BLOCK 3 BURKMAN COURT SUBD.

Has any previous application been filed in connection with these premises? _____ Yes X No

Applicant's interest in the premises affected: OWNER

Approximate cost of work involved: 0

Explanation of property use: ALTERATIONS & MONOGRAMMING

Plot Plan attached: _____ Yes X No Drainage Plan attached: _____ Yes X No

Ground Floor Plan and Elevations attached: X Yes _____ No

Address of adjacent property owners:

1. ALTON & KELVA HARRIS
111 JOHN ST
HOUMA, LA 70360
2. ADOLPHE FRANCIS & PHILETTA GEIST
105 JOHN ST
HOUMA, LA 70360

3. NORA ANN BLANCHARD BIDDLE
11 DIVINO LANE
HOT SPRINGS VILLAGE, AR 71909
4. SIDNEY A. BOURG, III
108 THOMAS BURKMAN ST
HOUMA, LA 70360

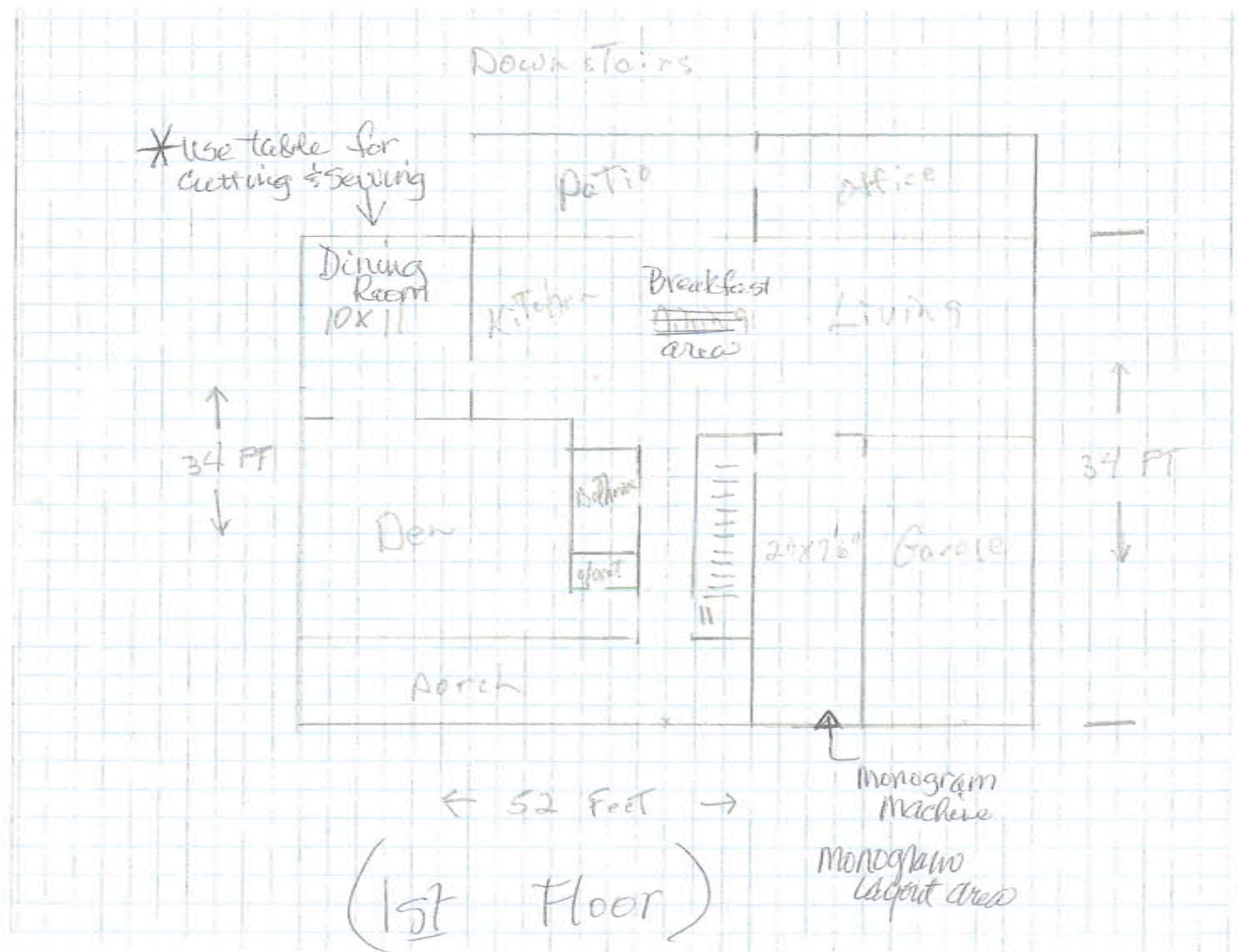
Stephanie Pizzolatto
Signature of Applicant or Agent

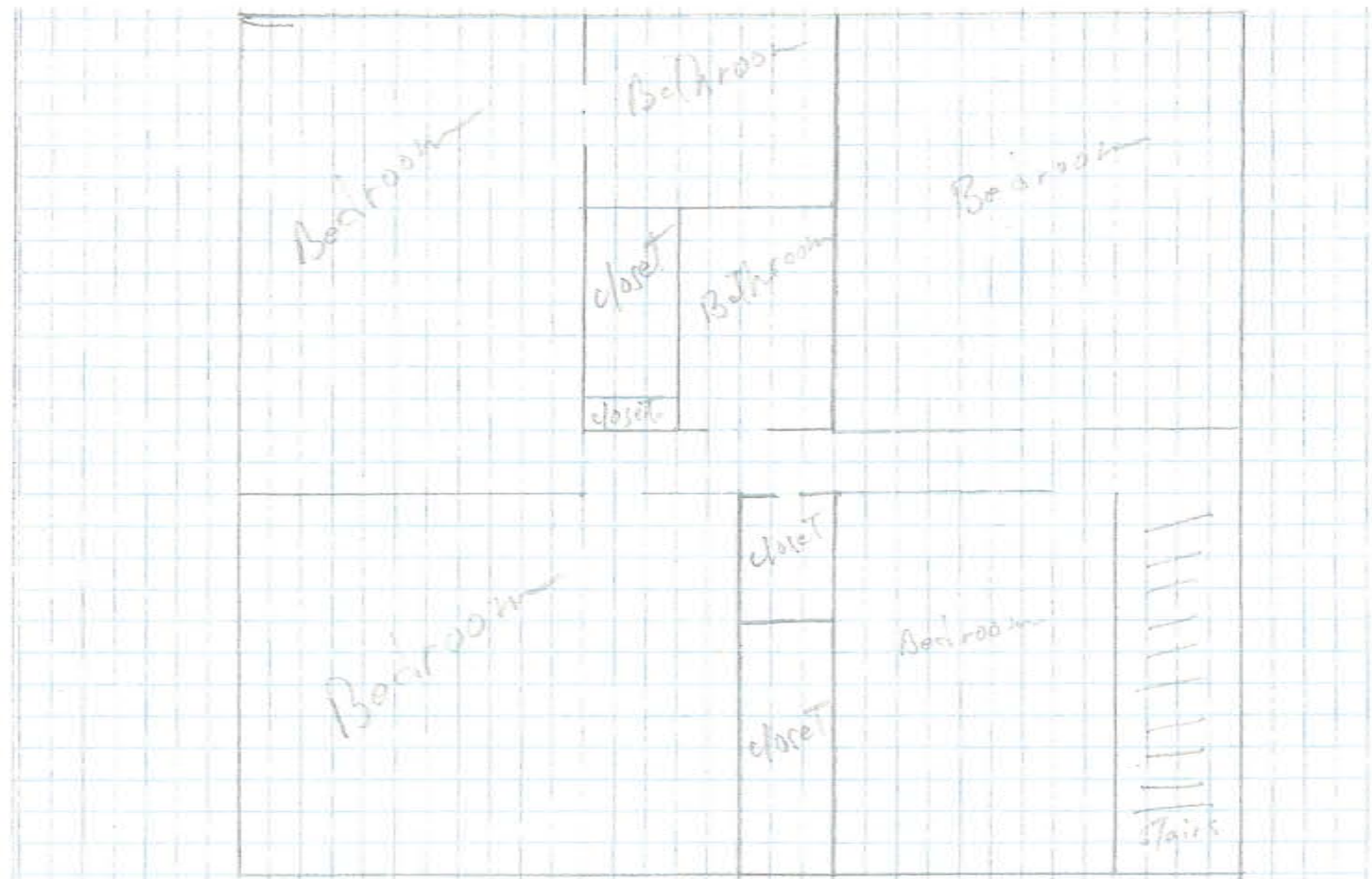
8/11/15
Phone Number

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

Stephanie Pizzolatto
Signature of Applicant or Agent

8/11/15
Date





32 x 27 (2nd Floor)

*Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission*

*P.O. Box 1446
Houma, LA 70361
(985) 873-6793
Bus (985) 873-6793 - Fax (985) 580-8141*


Zoning & Land Use Commission Application

Name: TE-RO, L.L.C.

Address: 521 South Hollywood Road

Phone: 985-868-3300

Application For:

_____	Planning Approval \$10.00/application	_____	Home Occupation \$10.00/application
 _____	Parking Plan \$50.00/plan	_____	Special Plan \$10.00/application

The premises affected are situated at 4774 Highway 311, Houma, LA in a I-1 Zoning District. The legal description of the property involved in this application is: See Attached

Has any previous application been filed in connection with these premises? Yes ✓ No

Applicant's interest in the premises affected: 100%

Approximate cost of work involved: TBD

Explanation of property use: Commercial

Plot Plan attached: ✓ Yes No Drainage Plan attached: ✓ Yes No

Ground Floor Plan and Elevations attached: ☒ Yes ☐ No

Address of adjacent property owners:

1. See attached List

2. _____


3. _____

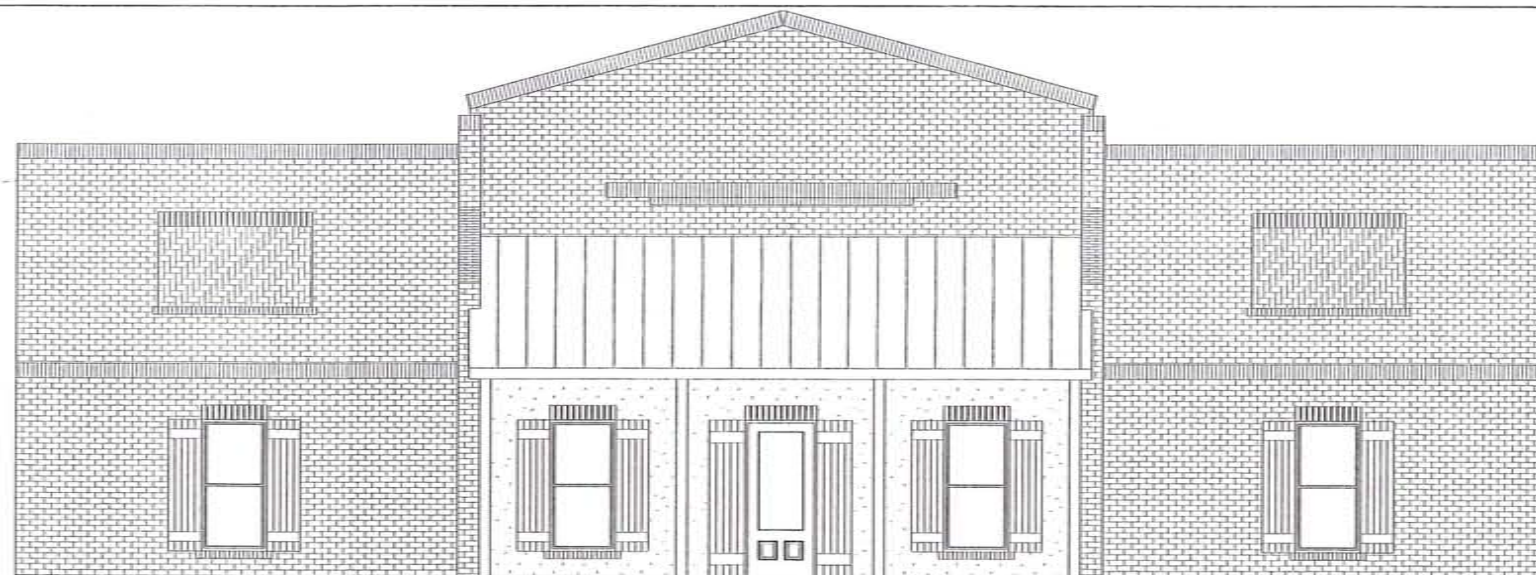

Signature of Applicant or Agent

985-868-2561
Phone Number

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

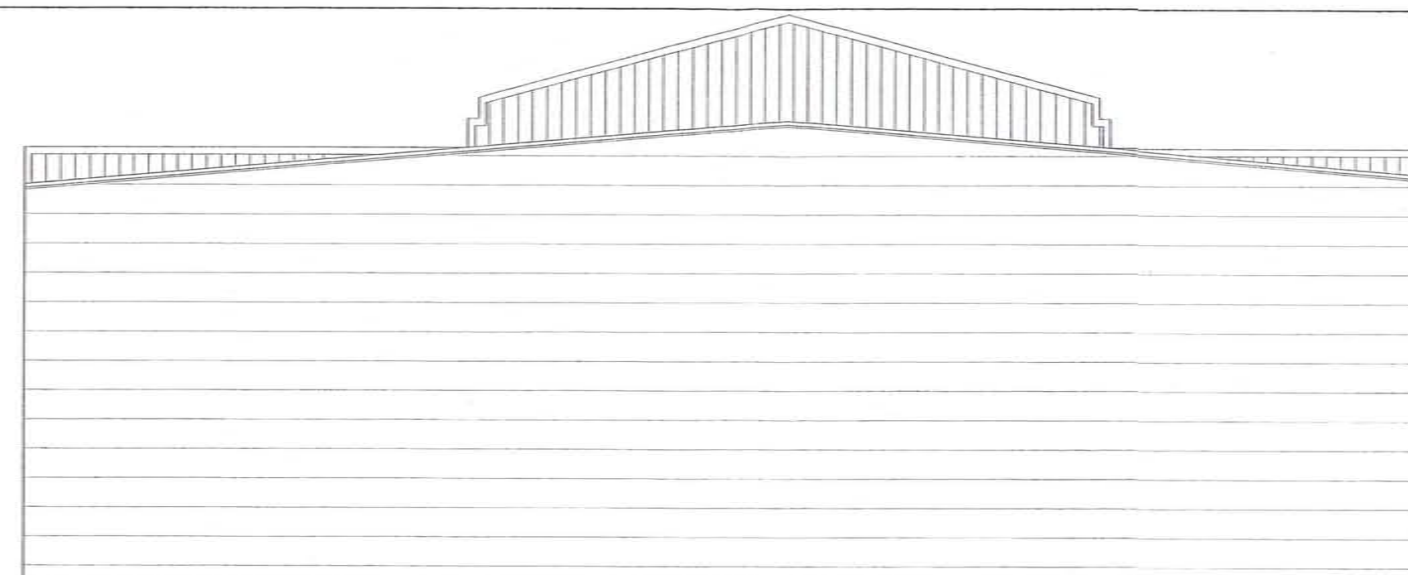
concurrency with the application.


Signature of Applicant or Agent Rodney L. Burns, Sr. Date 8-31-2015



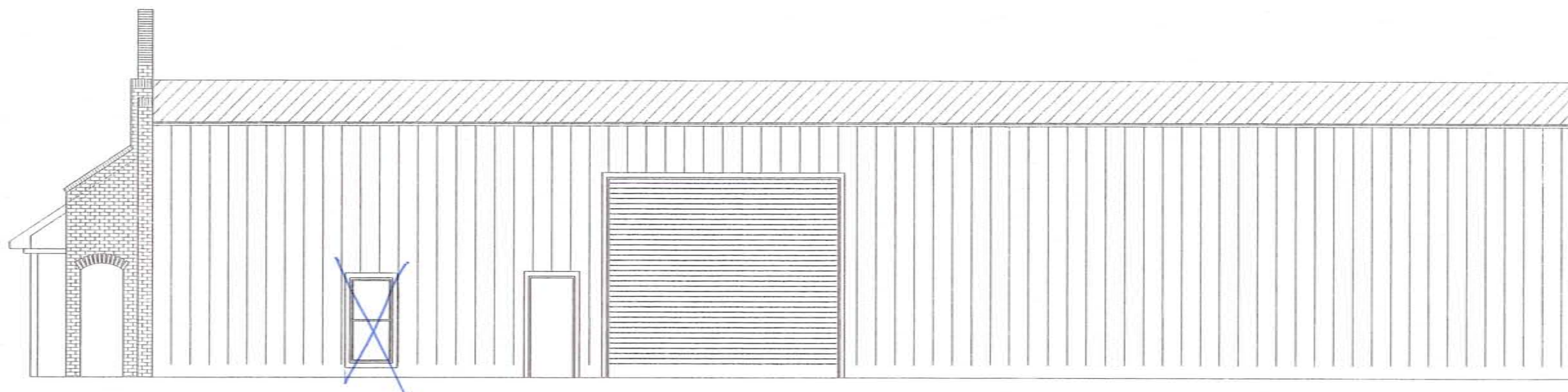
Front Elevation

1/4" Scale



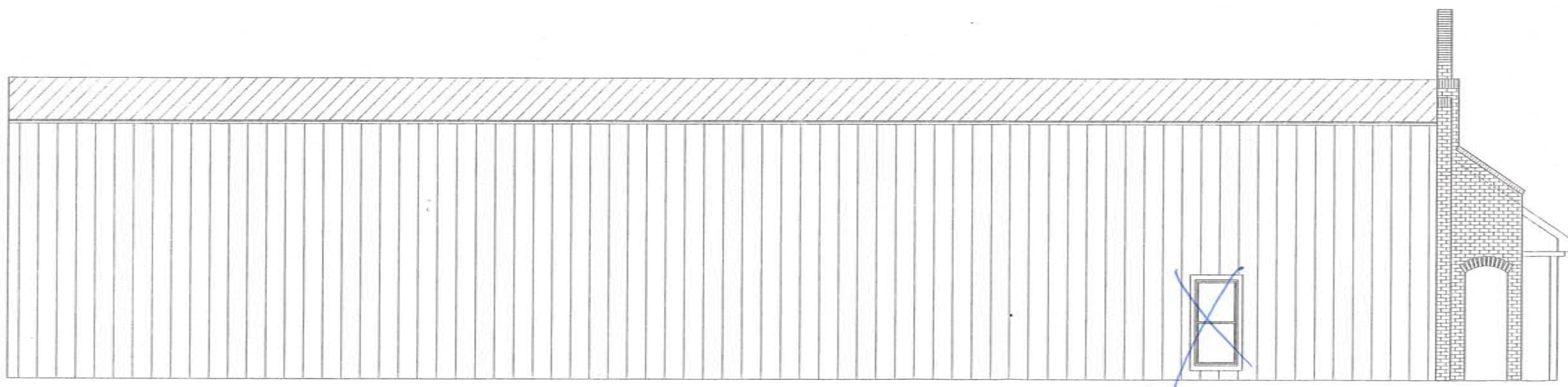
Rear Elevation

1/4" Scale



Right Elevation

1/4" Scale



Left Elevation

1/4" Scale

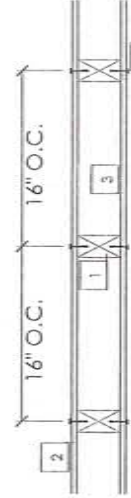
OFFICE	1,760 sq. ft.
Front Porch	233 sq. ft.
Shop	5,240 sq. ft.
TOTAL	7,233 sq. ft.

OFFICE	1,760 sq. ft.
Front Porch	233 sq. ft.
Shop	5,240 sq. ft.
TOTAL	7,233 sq. ft.

NOTE: Enough amendments may have been introduced causing confusion (I am on his side). Review the manuscripts independently at first and before the start of the introduction.

A	3' - 0" x 7' - 0" x 1-3/4"	Entry; Metal Unit; 2/3 Glass
B	3' - 0" x 7' - 0" x 1-3/4"	Entry; Metal Unit; Plain
C	3' - 0" x 6' - 8" x 1-3/8"	Entry; Fire Door (60 Minute)
D	3' - 0" x 6' - 8" x 1-3/8"	Swing
E	3' - 0" x 6' - 0" single	Single Hung
F	16' - 0" x 14' - 0" x 1-3/4"	Overhead Roller

Bearing Wall Rating - 1 Hour
Finish Rating - See Item 2



1. Wood Studs - Nominal 2" x 4" spaced 16" on center, effectively cross braced at mid-height and fire stopped at top and bottom.

2. Gypsum Board - 5/8" thick, 4' wide, applied vertically. Wall-board attached to studs and bearing plates with 1-3/4" long galvanized nails with 0.120" diameter shank and 7/16" diameter head, spaced 8" on center.

- G-P Gypsum Corp. sub. of
Georgia-Pacific Corp.
Type DGG (finish rating 20 min)
Type DS

3. Gypsum Board* - 5/8" thick, 4' wide, applied vertically. Wall-board attached to studs and bearing plates with 1-3/4" long galvanized nails with 0.128" diameter shank and 7/16" diameter head, spaced 8" on center.

- American Gypsum Co.
Type AG-7 (finish rating 20 min)
Beijing New Building Materials
Type CG-3 (finish rating 20 min)

- Type CG5-5 (finish rating 20 min)
Type CG6-6 (finish rating 20 min)
Type CG9-9 (finish rating 20 min)
CGTC-C (finish rating 20 min)
G-P Gypsum Corp. Sub of
Gypsum Products Division, U.S. Gypsum Co.

- Type 5, 9, C, Type DGG (finish rating 20 min)
Type GPF52 (finish rating 24 min)
Type GPF56 (finish rating 20 min)

- Type DS
James Hardie Gypsum Inc
Type Max "C"
Lafarge Gypsum, Div of

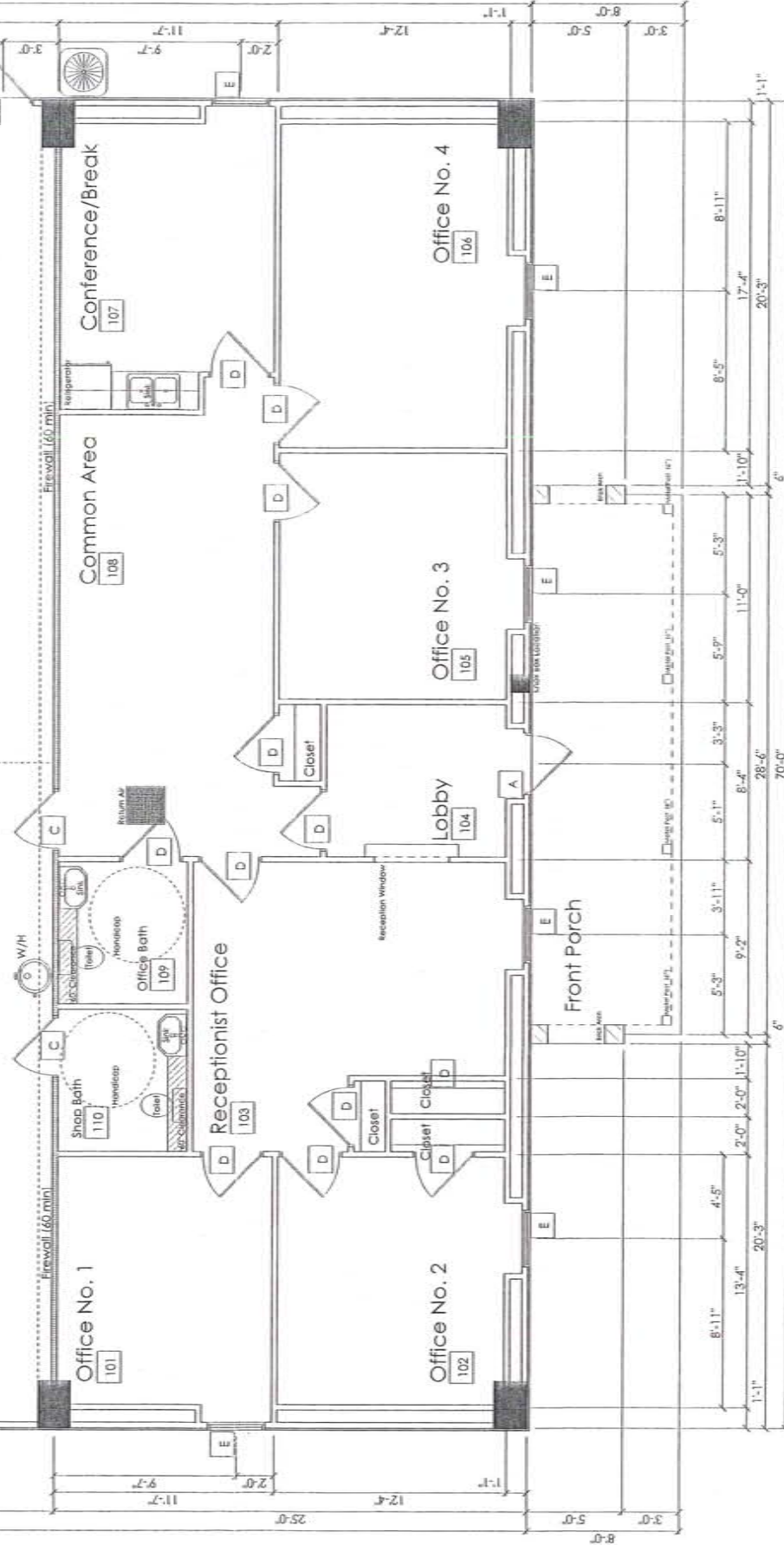
- Latarge Corp.
Type LGFC2 (finish rating 24 min)
Type LGFC2A, Type LGFC3 (finish rating 20 min)
Type LGFC4 (finish rating 20 min)

- Type LGFC-C (finish rating 20 min)
Type LGFC6A (finish rating 34 min)
Type LGFC-C/A

4. Joints and Nailheads - Exposed or covered with paper tape and joint

- compound, for tapered, rounded-edge wallboard, joints covered with paper tape and joint compound.

*Bearing the UL Classification Mark.



1/4" Scale

*Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission*

P.O. Box 1446
Houma, LA 70361
(985)873-6793

2/15/14
Dist. 2
Bayou Cane

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

MARLIN PROPERTIES, LLC
Applicant's Name

PO BOX 4035 HOUMA LA 70361
Address City State Zip Code

8/21/15 (985) 868-9240 ext. 244
Date Telephone Number(s)

OWNER
Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: BLUE MARLIN STORAGE BUILDINGS
2. Location: 296 S. HOLLYWOOD RD
3. Zoning District: C-2 (GENERAL COMMERCIAL)
4. Total Land Area: 0.56 AC. (4.683 ac ENTIRE DEVELOPMENT)
5. Total Number of Units: 22 (127 TOTAL)
6. Gross Floor Area: 74,750
7. Total Parking Spaces Provided: N/A
Total Parking Spaces Required: 0
8. Approximate Cost of Work Involved: \$200,000
9. Has any previous application been made: NO _____ YES X
If Yes, please describe: PBG APPROVAL in 2008

PLEASE ATTACH THE FOLLOWING INFORMATION:

A. Site Plan Depicting the Following:

- 1) All proposed structures and setbacks;
- 2) Parking;
- 3) Emergency vehicle access;
- 4) Lighting;
- 5) Fire hydrant locations;
- 6) Loading areas (if applicable);
- 7) All public and private easements and rights-of-ways;
- 8) Driveways;
- 9) Buffer protection (if applicable);
- 10) Play areas (if applicable);
- 11) Water main locations

B. Legal Description of Subject Property

C. Drainage Plans and Elevations

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00;

Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.


I (We) own 0.56 acres. A sum of \$ 25⁰⁰ dollars is enclosed and made a part of this application.



Signature of Applicant
8/21/15

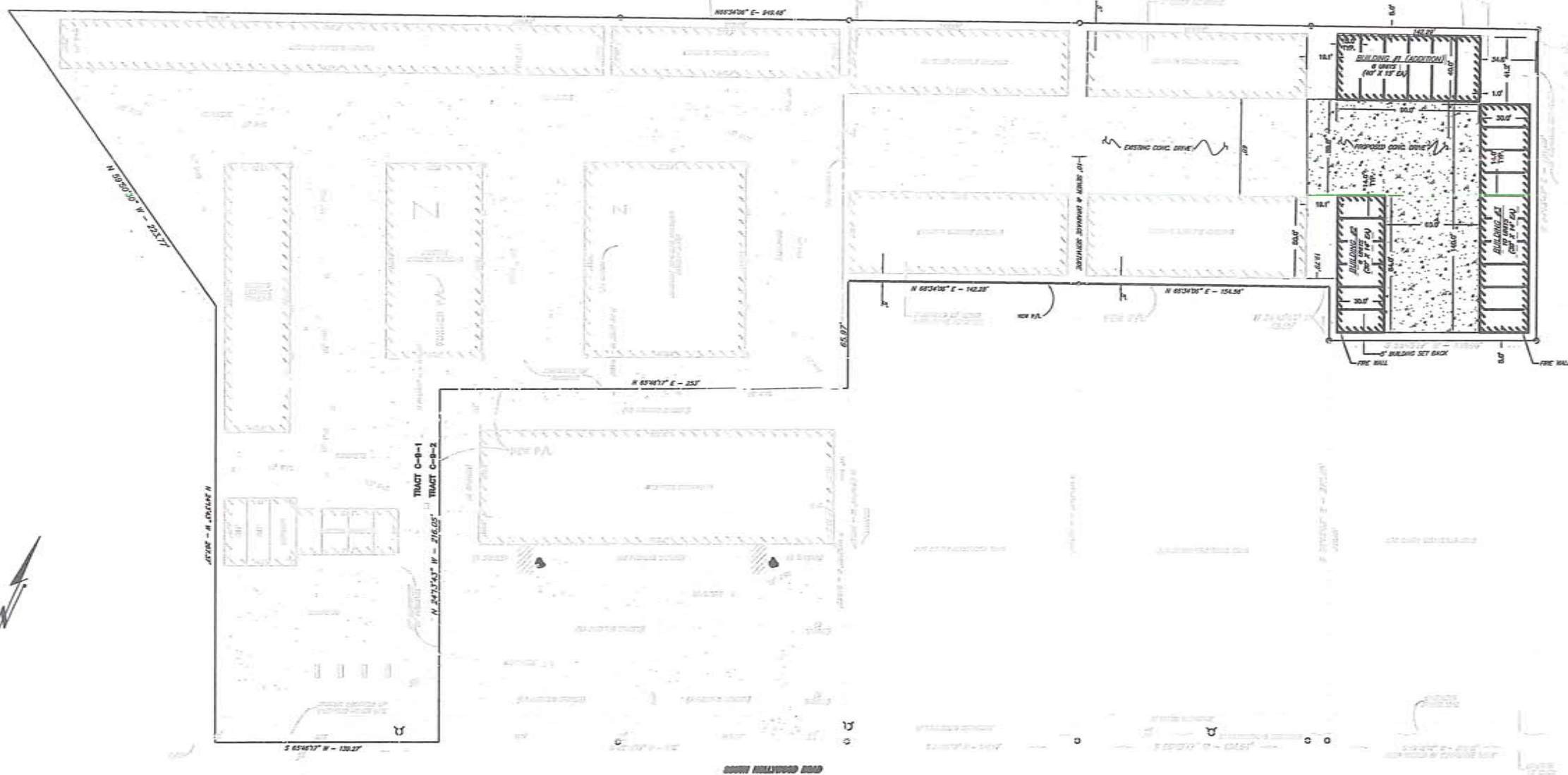
Date

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



Signature of Owner or Authorized Agent
8/21/15

Date



CORPORATE DRIVE

- LEGEND:
- INDICATES 5/8" IRON ROD SET
 - INDICATES 5/8" IRON ROD FOUND
 - INDICATES EXISTING FIRE HYDRANT
 - INDICATES EXISTING POWER POLE
 - INDICATES EXISTING POWER POLE WITH LIGHT
 - INDICATES 2' x 2' DROP INLET
 - INDICATES 3' x 3' DROP INLET
 - INDICATES 2" ROUND DROP INLET
 - △ INDICATES FLOOD LIGHT

SCALE: 1" = 40'



BUILDING CODE SUMMARY

OCCUPANCY CLASS: STORAGE (S-1)
 CONSTRUCTION TYPE: TYPE II (B)
 GROSS SQUARE FOOTAGE: BUILDING #1 (ADDITION): 4200 SQ. FT.
 BUILDING #2: 2520 SQ. FT.
 BUILDING #3: 4200 SQ. FT.
 FIRE SUPPRESSION SYSTEM: PORTABLE FIRE EXTINGUISHERS



NO.	REVISION	DATE



DELTA COAST CONSULTANTS, LLC
 102 WILSON AVE. - HOUMA, LA 70364

PHONE: 985-655-3100 www.deltacoastllc.com FAX: 985-262-4567

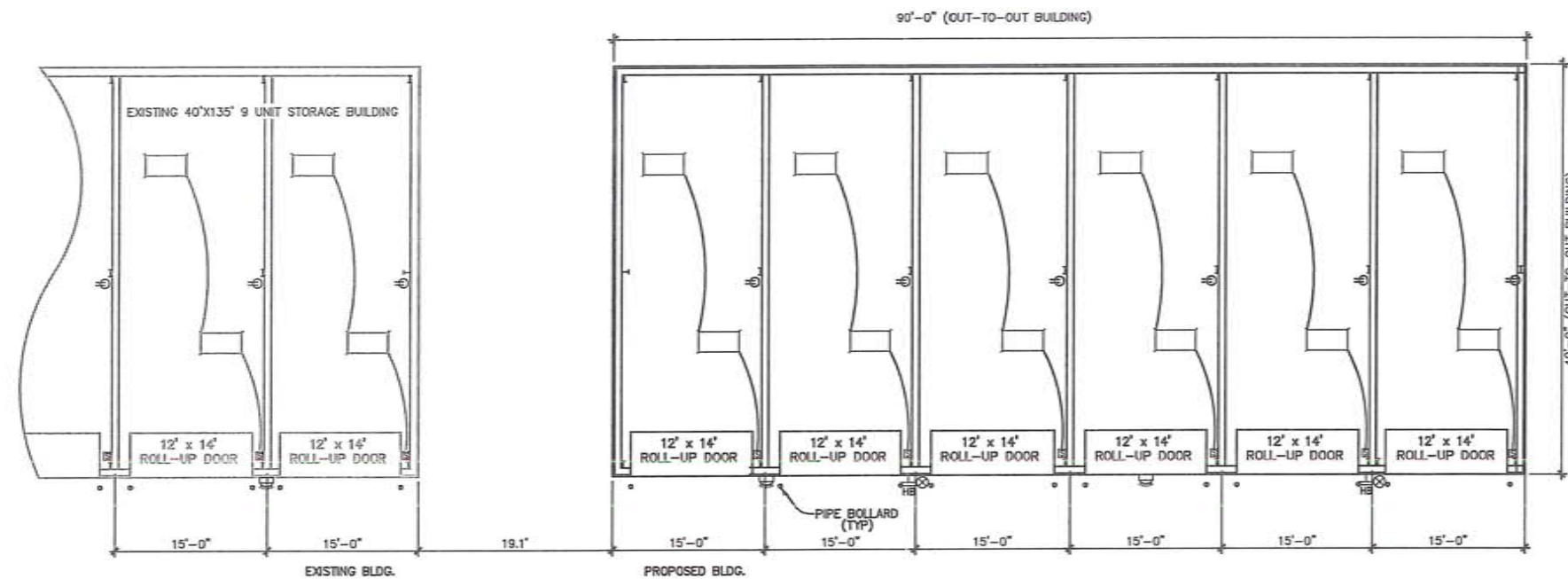
DESIGNED BY B.D.E. DRAWN BY B.D.E. / K.S.P. CHECKED BY B.J.K.

SCALE
 1" = 40'
 DATE
 7/21/2015
 PROJECT
 2015.009
 FIELD BOOK

SITE PLAN

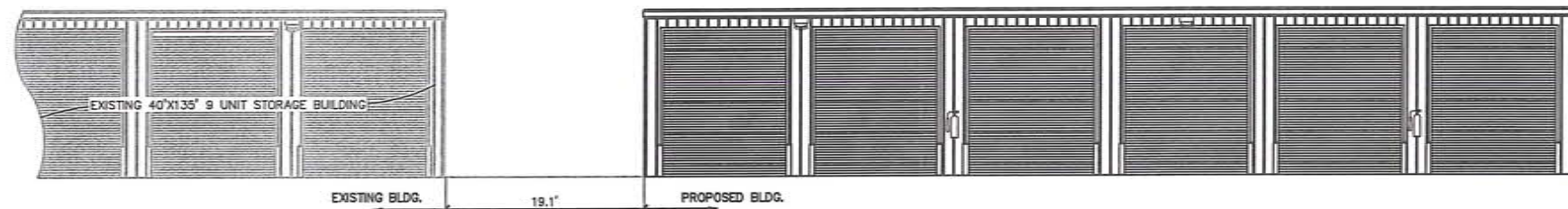
PROPOSED STORAGE BUILDING
 MARLIN PROPERTIES
 296 SOUTH HOLLYWOOD ROAD
 HOUMA, LOUISIANA 70363
 TERREBONNE PARISH

SHEET NO.
 1
 OF
 6



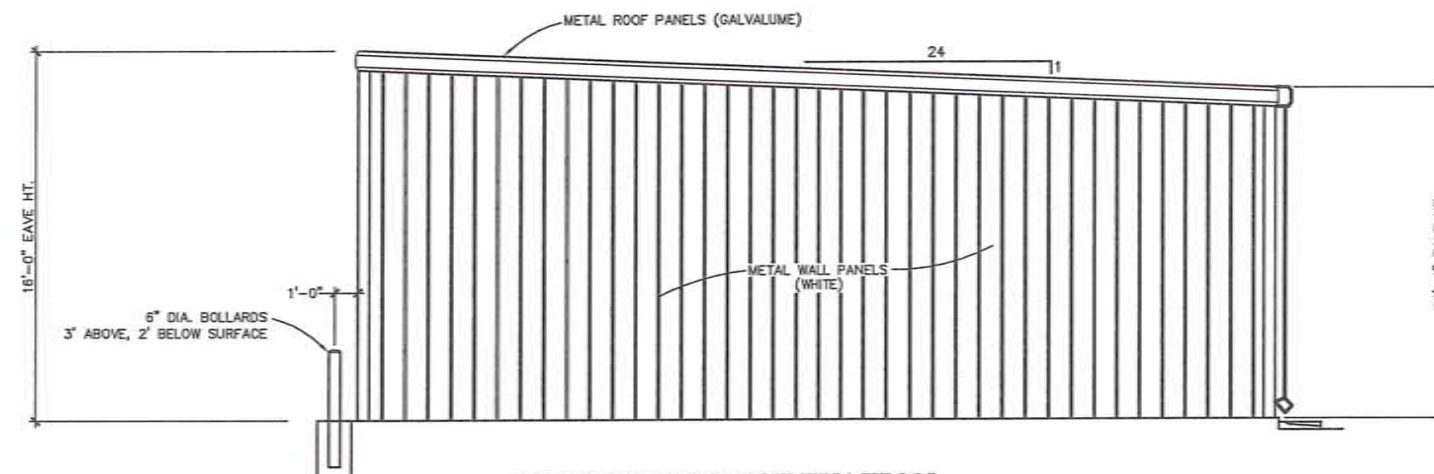
PROPOSED FLOOR PLAN

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



PROPOSED FRONT ELEVATION

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



PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1'-0"

LEGEND	
	APPROVED HAND HELD FIRE EXTINGUISHER LOCATION
	FREEZE PROOF HOSE BIBS
	110V DUPLEX GROUNDED ELECTRIC OUTLET
	60 MINUTE TIMER SWITCH
	4' FLOURECENT LIGHT FIXTURE
	250W LIGHT FIXTURE (WALLPACK) LOCATION

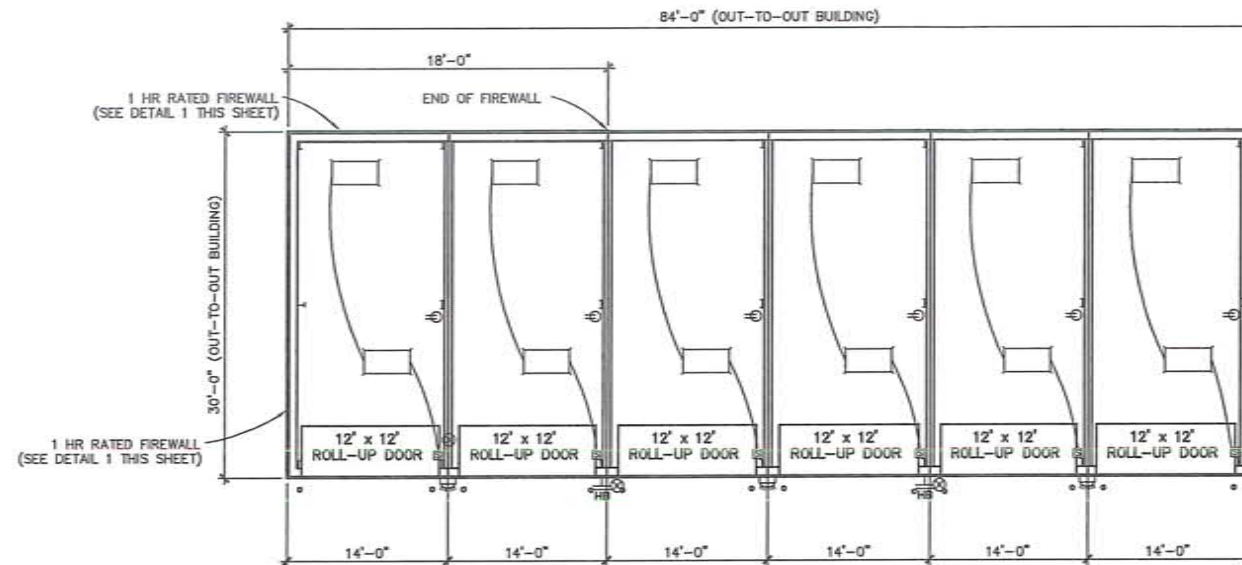


NO.	REVISION	DATE

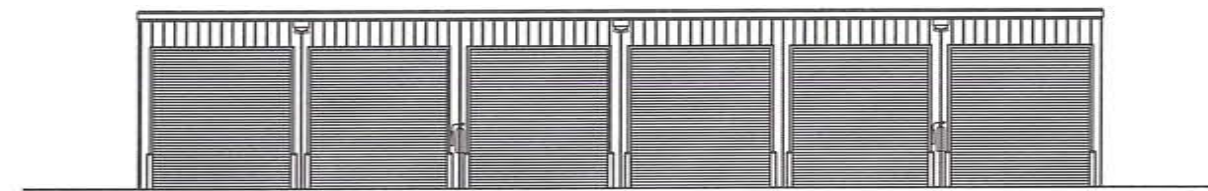
DELTA COAST CONSULTANTS, LLC 102 WILSON AVE. - HOUMA, LA 70364 PHONE: 985-655-3100 www.deltacoastllc.com FAX: 985-262-4567		
DESIGNED BY	DRAWN BY	CHECKED BY
B.D.E.	B.D.E. / K.S.P.	B.J.K.

SCALE	DATE	PROJECT	FIELD BOOK
NA	7/22/2016	2015.000	
FLOOR PLAN- BUILDING #1			
PROPOSED STORAGE BUILDING MARLIN PROPERTIES 296 SOUTH HOLLYWOOD ROAD HOUMA, LOUISIANA 70363 TERREBONNE PARISH			
HOUMA, LOUISIANA			TERREBONNE PARISH

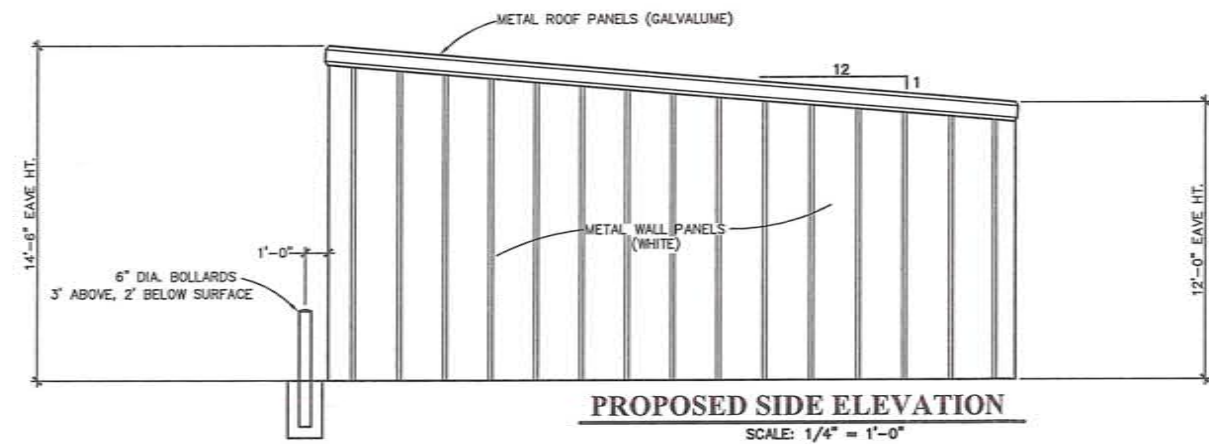
SHEET NO.
2
OF
6



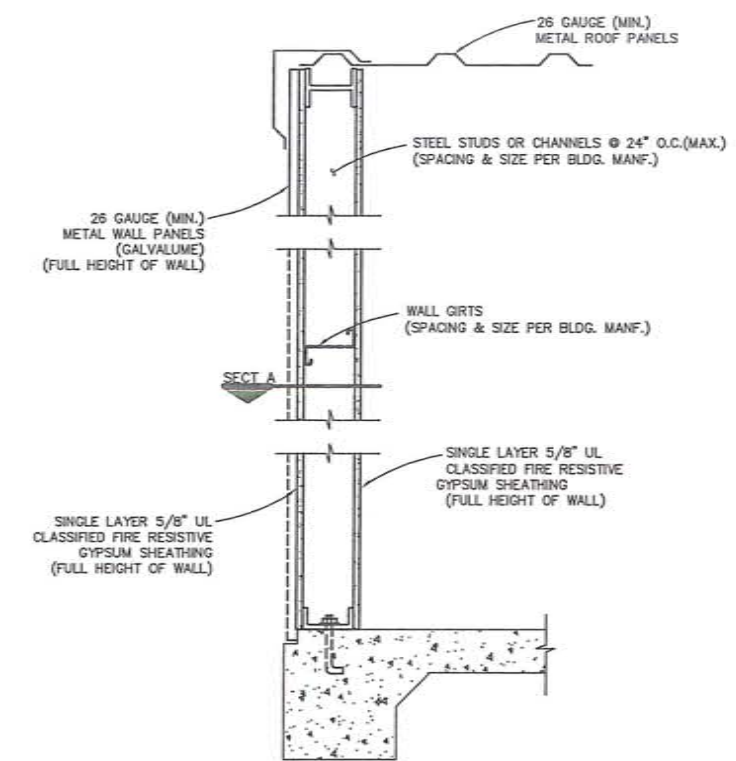
PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



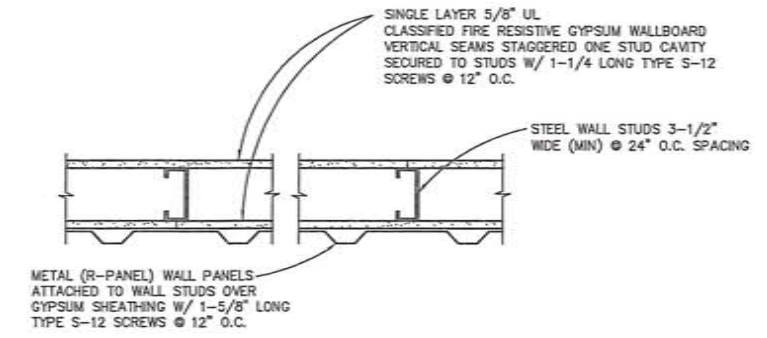
PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



**1 HR. EXTERIOR FIREWALL
DETAIL (UL - U425)**
NOT TO SCALE



SECTION A
NOT TO SCALE

- LEGEND**
- ⊗ APPROVED HAND HELD FIRE EXTINGUISHER LOCATION
 - HB FREEZE PROOF HOSE BIBS
 - 110V DUPLEX GROUNDED ELECTRIC OUTLET
 - 60 MINUTE TIMER SWITCH
 - 4' FLOURECENT LIGHT FIXTURE
 - 250W LIGHT FIXTURE (WALLPACK) LOCATION

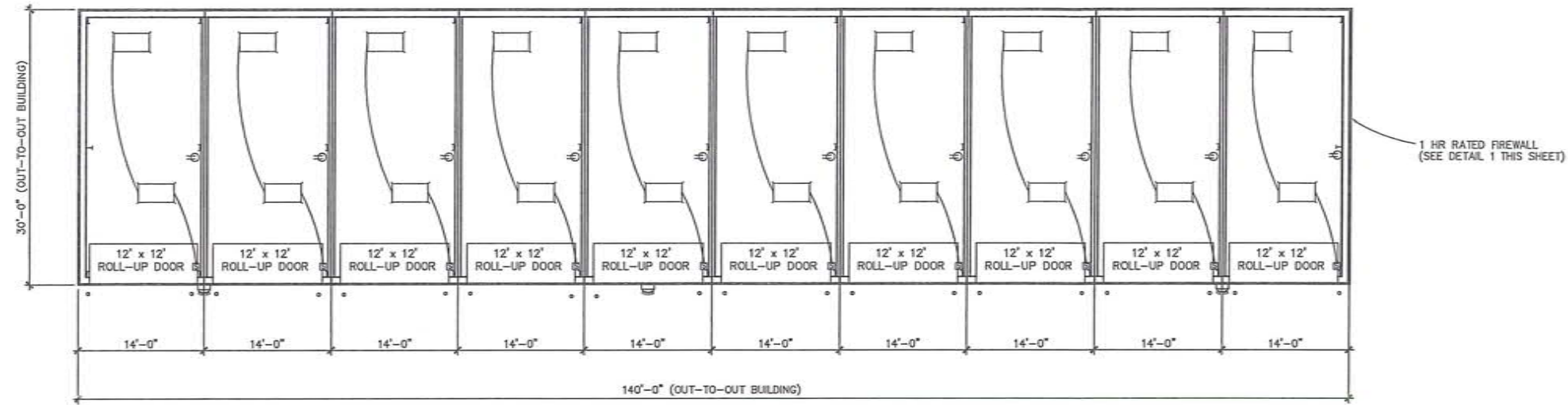


NO.	REVISION	DATE

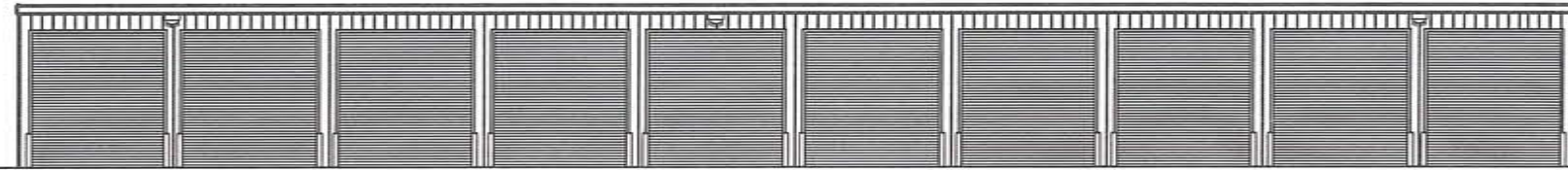
DELTA COAST CONSULTANTS, LLC
102 WILSON AVE. - HOUMA, LA 70364
PHONE: 985-655-3100 www.deltacoastllc.com FAX: 985-262-4567

DESIGNED BY B.D.E.	DRAWN BY B.D.E. / K.S.P.	CHECKED BY B.J.K.
-----------------------	-----------------------------	----------------------

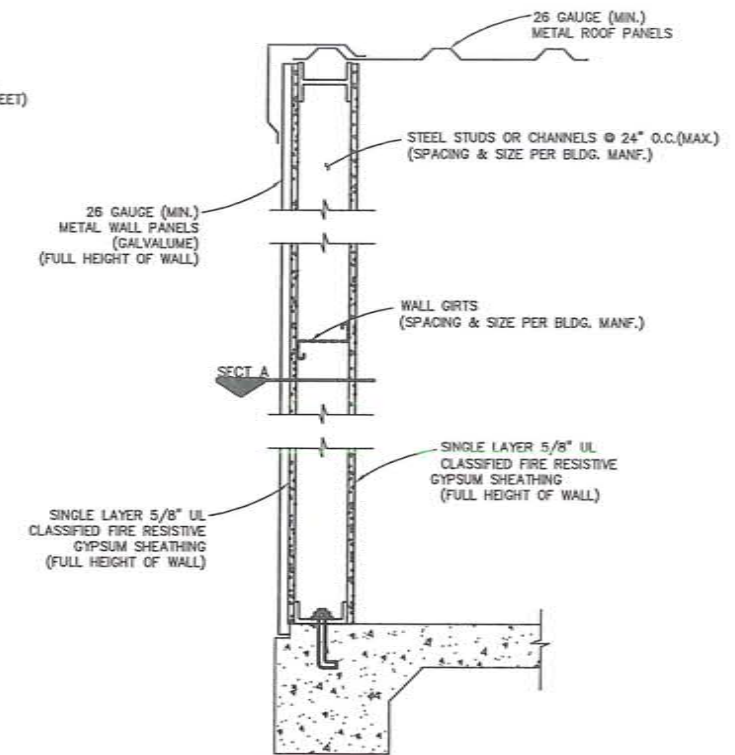
SCALE NA	Floor Plan Building #2	SHEET NO. 3
DATE 7/22/2016	PROPOSED STORAGE BUILDING MARLIN PROPERTIES 296 SOUTH HOLLYWOOD ROAD HOUMA, LOUISIANA 70363 TERREBONNE PARISH	6
PROJECT 2015.000	HOUMA, LOUISIANA	TERREBONNE PARISH
FIELD BOOK		



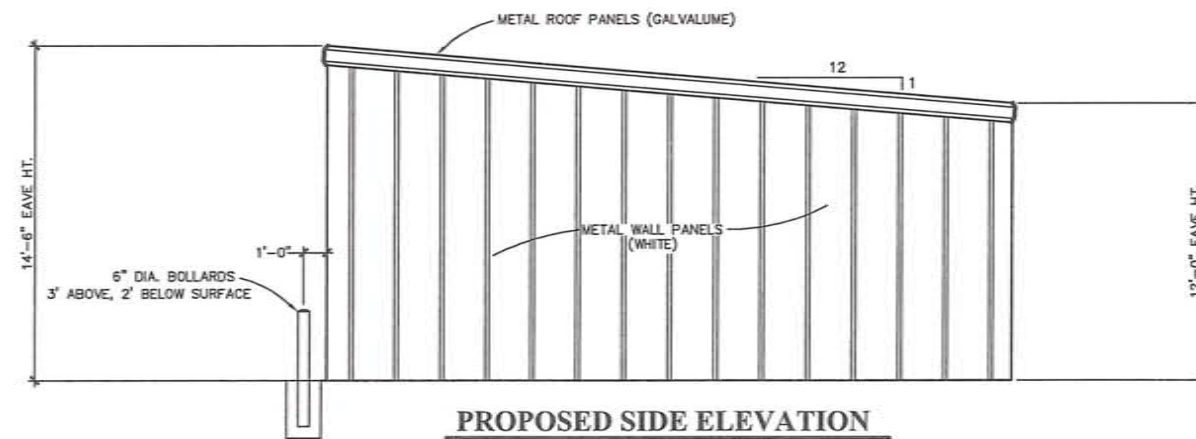
PROPOSED FLOOR PLAN
SCALE: 1/8" = 1'-0"



PROPOSED FRONT ELEVATION
SCALE: 1/8" = 1'-0"

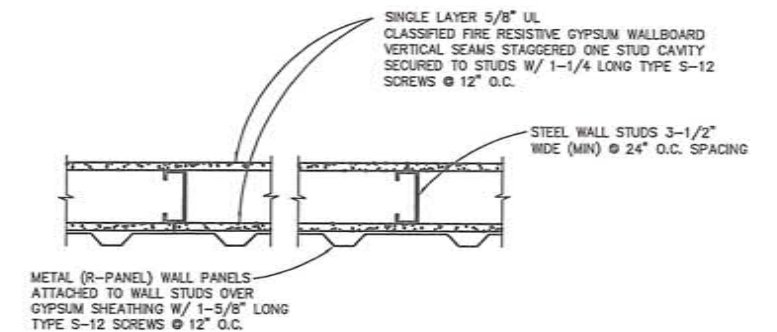


**1 HR. EXTERIOR FIREWALL
DETAIL (UL - U425)**
NOT TO SCALE



PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

LEGEND	
	APPROVED HAND HELD FIRE EXTINGUISHER LOCATION
	FREEZE PROOF HOSE BIBS
	110V DUPLEX GROUNDED ELECTRIC OUTLET
	60 MINUTE TIMER SWITCH
	4' FLOURECENT LIGHT FIXTURE
	250W LIGHT FIXTURE (WALLPACK) LOCATION



SECTION A
NOT TO SCALE



NO.	REVISION	DATE

DELTA COAST CONSULTANTS, LLC
102 WILSON AVE. - HOUMA, LA 70364
PHONE: 985-655-3100 www.deltacoastllc.com FAX: 985-262-4567

DESIGNED BY B.D.E.	DRAWN BY B.D.E. / K.S.P.	CHECKED BY B.J.K.
-----------------------	-----------------------------	----------------------

SCALE	MA	FLOOR PLAN - BUILDING #3	SHEET NO.
DATE 7/21/2015		PROPOSED STORAGE BUILDING MARLIN PROPERTIES 296 SOUTH HOLLYWOOD ROAD HOUMA, LOUISIANA 70363 TERREBONNE PARISH	4
PROJECT 2018.004			6
FIELD BOOK			

Houma-Terrebonne Regional Planning Commission
Zoning & Land Use Commission
P.O. Box 1446
Houma, LA 70361
(985)873-6793

2/11/15/17
Dist. 6
Bayou Cane

APPLICATION FOR
PLANNED BUILDING GROUP APPROVAL

TE – RO, L.L.C.

Applicant's Name

521 South Hollywood Road

Houma,

LA

70360

Address

City

State

Zip Code

August 31, 2015

/ 985-868-3300

Date

Telephone Number(s)

100%

Interest in Ownership (owner, etc.)

PROJECT INFORMATION:

1. Name of Project: TE-RO, LLC

2. Location: Tracts A & B Section 102, T17S-R17E (4774 Highway 311)

3. Zoning District: I-1

4. Total Land Area: 304,946 Square Feet / 7 Acres

5. Total Number of Units: 10

6. Gross Floor Area: 76,440

7. Total Parking Spaces Provided: 196

Total Parking Spaces Required: 194

8. Approximate Cost of Work Involved: TBD

9. Has any previous application been made: NO ☒ YES

If Yes, please describe:

PLEASE ATTACH THE FOLLOWING INFORMATION:

A. Site Plan Depicting the Following:

- 1) All proposed structures and setbacks;
- 2) Parking;
- 3) Emergency vehicle access;
- 4) Lighting;
- 5) Fire hydrant locations;
- 6) Loading areas (if applicable); N/A
- 7) All public and private easements and rights-of-ways;
- 8) Driveways;
- 9) Buffer protection (if applicable); N/A
- 10) Play areas (if applicable); N/A
- 11) Water main locations

B. Legal Description of Subject Property

C. Drainage Plans and Elevations

D. List of Names and/or Property Owners and Addresses of adjacent property owners.

APPLICATION FEE SCHEDULE:

The City of Houma has adopted the following fee schedule:

1. Planned Building Groups: \$25.00 / first acre
\$ 3.50 / every acre thereafter, up to fifteen (15) acres

Minimum Charge - \$25.00; Maximum Charge - \$100.00

Note: Acreage is based on total area, exclusive of streets.


I (We) own 7 acres. A sum of Forty-Six (\$46.00) dollars is enclosed and made a part of this application.



Signature of Applicant
8-31-2015

Date

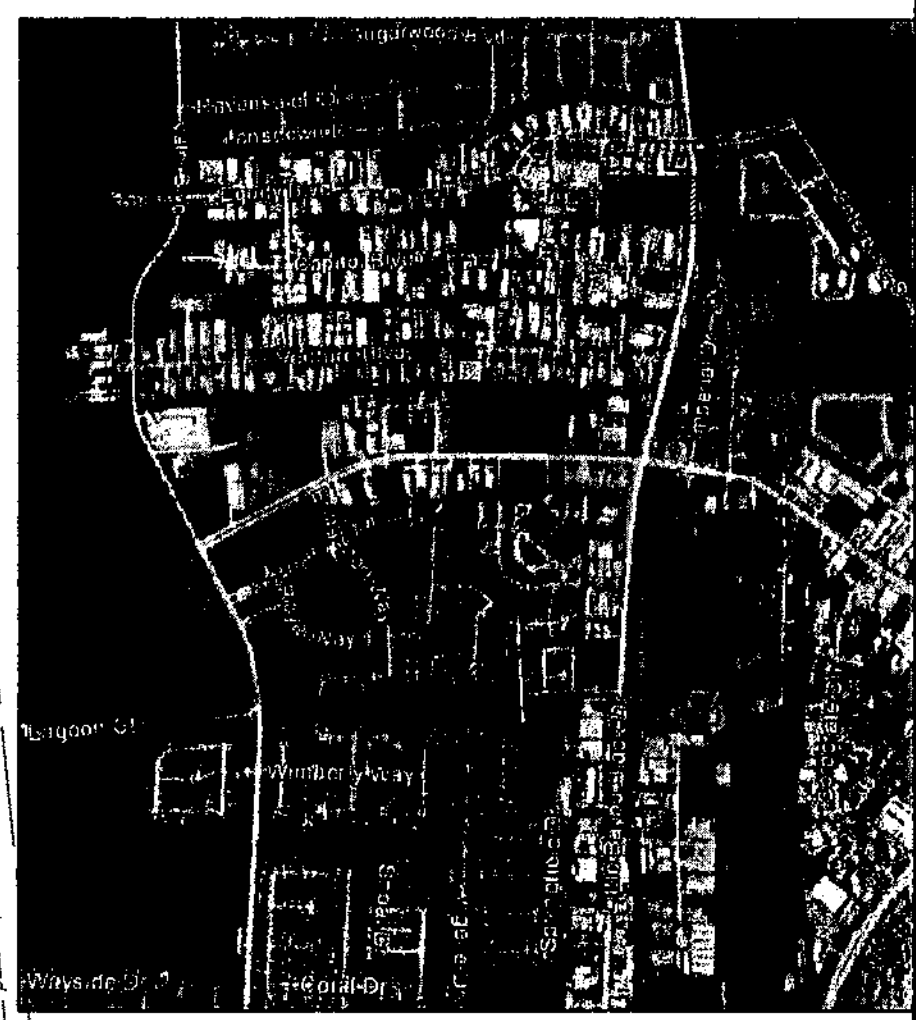
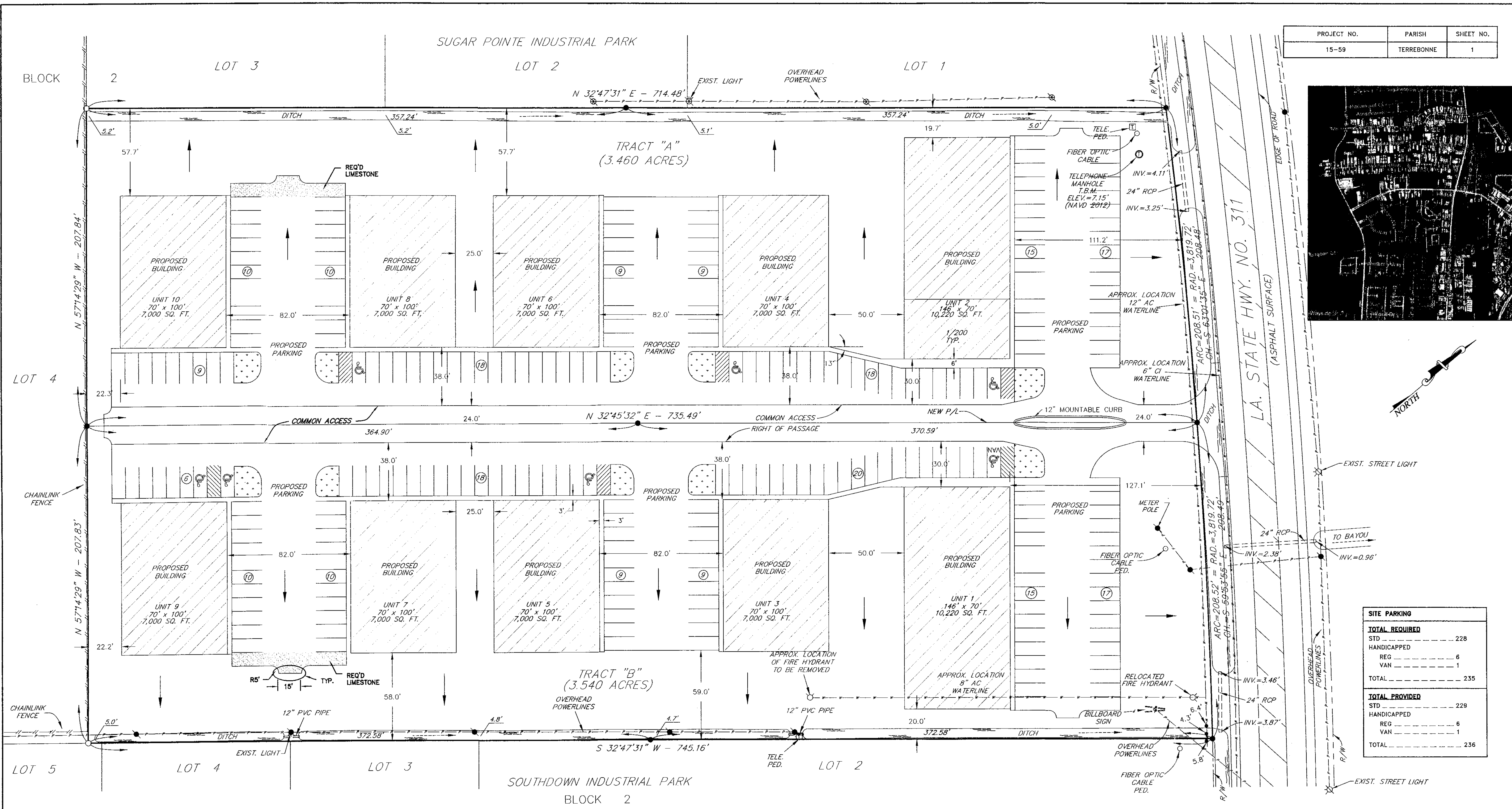
The undersigned is owner(s) of the entire land area included in the proposal and signing indicates concurrence with the application.



Signature of Owner or Authorized Agent Rodney L. Burns, Sr.
8-31-2015

Date

PROJECT NO.	PARISH	SHEET NO.
15-59	TERREBONNE	1



SITE PARKING	
TOTAL REQUIRED	
STD	228
HANDICAPPED	
REG	6
VAN	1
TOTAL	235
TOTAL PROVIDED	
STD	228
HANDICAPPED	
REG	6
VAN	1
TOTAL	236

NOTES:

THIS PROPERTY DRAINS TO ROADSIDE DITCHES AT THE HIGHWAY WHICH IS MAINTAINED BY THE STATE OF LOUISIANA AND TO SIDE DITCHES THAT DRAINS TO THE ROADSIDE DITCHES. THE OWNERS OF THESE TRACTS WILL PROVIDE AND PERPETUALLY MAINTAIN ALL DRAINAGE COURSES NECESSARY TO REACH THESE AREAS.

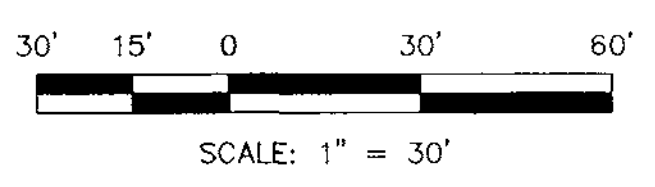
THIS SURVEY BASED ON MAP RECORDED UNDER ENTRY NO. 1235312 AS FILED IN THE TERREBONNE PARISH CLERK OF COURT OFFICE AND NO ADDITIONAL TITLE RESEARCH WAS MADE BY KENNETH L. REMBERT SURVEYORS. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0430, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R101 DOES NOT AFFECT THIS PROPERTY. THE 2008 PROPOSED DIRM COMMUNITY NO. 22109C, PANEL NO. 0235 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "C" AND HAS NO AFFECT ON THIS PROPERTY.

PRELIMINARY

This drawing is not to be used for construction, bidding, recordation, conveyance, sales or as the basis for the issuance of a permit. This preliminary drawing has been prepared by F. E. Milford, III, LA #30701



DATE	REVISION	BY

ZONED I-1 BUILDING & PARKING PROPOSED SITE PLAN

SURVEY OF TRACTS "A" & "B"
A DIVISION OF PROPERTY BELONGING TO
TE-RO, L.L.C.
LOCATED IN SECTION 102, T17S - R17E
TERREBONNE PARISH, LOUISIANA

MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA	DRAWN: KKT CHK'D: F.E.M. III SCALE: 1" = 30' DATE: 26AUG15
APPROVED BY: _____	
JOB # 15-59	CAD # 1559-PARK_DR