



## DEPARTMENT OF PLANNING & ZONING

Terrebonne Parish Consolidated Government

P.O. Box 2768  
Houma, Louisiana 70361-2768

tpcg.org  
PHONE 985-868-5050

### MEMBERS

Matthew Chatagnier, Chair  
Willie Newton, Secretary  
Pete Konos

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

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

### BOARD OF ADJUSTMENT MEETING NOTICE

**DATE:** Tuesday, February 18, 2025  
**TIME:** 5:00 PM  
**PLACE:** Terrebonne Parish 2<sup>nd</sup> Floor Council Meeting Room  
8026 Main Street, Houma, LA 70360

### A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements:
4. Approve Minutes of December 17, 2024
5. New Business
  - a) Structure Variance: Variance to allow for the placement of an additional façade sign on a C-2 zoned lot located in the Overlay District at 1783 Martin Luther King Blvd; (Council District 3; Bayou Cane Fire District) *Chad Ducote, applicant.*
  - b) Structure Variance: Side yard setback variance from the required 5' to 2' for the placement of a mobile home on an R-3 zoned lot located at 335 Grace Street; (Council District 3; Bayou Cane Fire District) *Jeanice Mitchell, applicant.*
  - c) Structure Variance: Side yard setback variance from the required 5' to 3' for the construction of a pool on a C-2 zoned lot at 215 Rue St Cameron; (Council District 6; City of Houma Fire District) *Arcement Enterprises, Inc. applicant.*
  - d) Structure Variance: Building site area variance from the required 7,200 ft<sup>2</sup> to 3,200 ft<sup>2</sup> for the construction of a duplex on a R-2 zoned lot at 192 Stovall Street; (Council District 2; City of Houma Fire District) *Kayla Brown, applicant.*
  - e) *Special Exception:* Exception for “liquor sales not to be consumed on the premises” on a C-3 zoned lot at 1317 Savanne Road; (Council District 6; Bayou Cane Fire District) *360 Fuel FoF-1 LLC, applicant.*
6. Next Meeting Date: Monday, March 17, 2025
7. Board of Adjustment Member’s Comments
8. Public Comments
9. Adjourn

**MINUTES**  
**BOARD OF ADJUSTMENT**  
**MEETING OF December 17, 2024**

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of December 17, 2024, of the Board of Adjustment to order at 5:03 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, Mr. Pete Konos and Mr. David Tauzin. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman, and Ms. Katie Sims. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, Mr. Brighton "BJ" Schmill, Planner I, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS:
  - a) The Chairman recognized Councilman Carl Harding of Council District 2 for being in attendance.
4. APPROVAL OF THE MINUTES:

Mr. Newton moved, seconded by Mr. Tauzin: "THAT the Board of Adjustment accept the minutes as written, for the regular meeting of November 19, 2024."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Konos and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
  - A. Structure Variance: Rear yard setback variance from the required 25' to 12' for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street.
    - 1) The Chairman recognized Ms. Kayla Brown of 138 Sagewood Drive, Thibodaux, who stated that the request for the rear yard setback variance from the required 25' to 12' is to allow for the construction of a duplex on an R-2 zoned lot located at 192 Stovall 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. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Chatagnier; ABSENT: Mr. Harris, 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 12' to allow for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street. He stated that Staff recommends approval on the condition that the applicant places gutters and downspouts to direct water away from adjacent properties per Mr. Newton's request.
    - 5) Mr. Tauzin moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the rear yard setback variance from the required 25' to 12' to allow for the construction of a duplex on an R-2 zoned lot located at 192 Stovall Street on the condition that the applicant install gutters and downspouts to direct water away from adjacent properties."

The Chairman called for a vote on the motion offered by Mr. Tauzin. THERE WAS RECORDED: YEAS: Mr. Konos, Mr. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, and Ms. Sims. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
  - B. Structure Variance: Front yard setback variance from the required 20' to 2' and a side yard setback variance from the required 5' to 1' for an awning above the driveway on an R-1 zoned lot located at 48 HMS Drive.

1) The Chairman recognized Mr. Mike Jones of Acadiana Contractors, who stated that the front yard setback variance from the required 20' to 2' and side yard setback variance from the required 5' to 1' is to allow for the installation of an awning above the driveway on an R-1 zoned lot located at 48 HMS Drive.

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

3) Mr. Konos moved, seconded by Mr. Tauzin: "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. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, 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 2' and a side yard setback variance from the required 5' to 1' for the installation of an awning above the driveway on an R-1 zoned lot located at 48 HMS Drive. He stated that Staff recommends approval on the condition that the applicant installs gutters and downspouts along the awning to direct rainwater away from adjacent properties and, that the portion of the carport encroaching into the 5' setback be fire rated to a 1-hour rating as per building codes.

5) Mr. Newton moved, seconded by Mr. Konos: "THAT the Board of Adjustment approve the front yard setback variance from the required 20' to 2' and side yard setback variance from the required 5' to 1' for the installation of an awning above the driveway on an R-1 zoned lot located at 48 HMS Drive on the condition that the applicant installs gutters and downspouts along the awning to direct rainwater away from adjacent properties and, that the portion of the carport encroaching into the 5' setback be fire rated to a 1-hour rating as per building codes."

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

C. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 102 Henderson Street.

1) The Chairman recognized Mr. Carroll Savoie of 102 Henderson Street, who stated that the exception is to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 102 Henderson Street.

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

3) Mr. Newton moved, seconded by Mr. Tauzin: "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. Tauzin, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, 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 special exception to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 102 Henderson Street. He stated that Staff approves the special exception on the condition that the mobile home be a model of 2014 or newer.

5) Mr. Newton moved, seconded by Mr. Tauzin: "THAT the Board of Adjustment approve the special exception to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 102 Henderson Street on the condition that the mobile home be a model of 2014 or newer."

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

D. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 180 Jennings Lane.

1) The Chairman recognized Ms. Rosemary Castle of 172 Jennings Lane, Houma, who stated that the exception is to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 180 Jennings Lane.

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

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

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Konos, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, 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 special exception to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 180 Jennings Lane. He stated that Staff approves the special exception on the condition that the mobile home be a model of 2014 or newer.

5) Mr. Newton moved, seconded by Mr. Tauzin: "THAT the Board of Adjustment approve the special exception to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 180 Jennings Lane on the condition that the mobile home be a model of 2014 or newer."

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

E. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 183 Jennings Lane.

1) The Chairman recognized Ms. Linda Brumfield of 164 Jennings Lane, Houma, who stated that the exception is to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 183 Jennings Lane.

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

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

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Tauzin, Mr. Konos, and Mr. Newton; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, 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 special exception to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 183 Jennings Lane. He stated that Staff approves the special exception on the condition that the mobile home be a model of 2014 or newer.

5) Mr. Tauzin moved, seconded by Mr. Newton: "THAT the Board of Adjustment approve the special exception to allow for the placement of a mobile home on an R-2 zoned lot through the Restore LA Program located at 180 Jennings Lane on the condition that the mobile home be a model of 2014 or newer."

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

6. ELECTION OF OFFICERS for 2025:

a) CHAIRMAN:

Mr. Tauzin moved, seconded by Mr. Newton and Mr. Konos, "THAT Mr. Matthew Chatagnier be nominated for Chairman of the Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

b) VICE-CHAIRMAN:

Mr. Chatagnier moved, seconded by Mr. Tauzin, "THAT Mr. Joe Harris be nominated for Vice Chairman of the Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

c) SECRETARY:

Mr. Chatagnier moved, seconded by Mr. Tauzin, "THAT Mr. Willie Newton be nominated for Secretary of the Board of Adjustments". THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

7. ADOPTION OF 2025 MEETING DATES:

a) The Board adopted the meeting and deadline dates for 2025.

8. NEXT MEETING DATE:

a) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Tuesday, January 21, 2025.

9. BOARD OF ADMUSTMENT MEMBER COMMENT:

a) Board Members and Staff wished everyone a happy and safe holiday.

10. PUBLIC COMMENT: None

11. Mr. Newton moved, seconded by Mr. Tauzin: "THAT" there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:26 p.m."

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

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*Mr. Willie Newton, Secretary  
Board of Adjustment*

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT**

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

**NO APPLICATION ACCEPTED UNLESS COMPLETE**

1. Indicate Type of Request:

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

2. Applicant's Name: Chad Ducote  
Kaleo Hospitality Houma LLC: Chicken Salad Chick Houma
3. Applicant's Address: 2280 Bayou Blue Rd.  
Houma, LA 70360
4. Applicant's Phone: 985-791-3378
5. Applicant's Email: Chad.Ducote@chickensaladchick.com
6. Physical Address Of Request: 1783 Martin Luther King Blvd., Suite 101  
Houma, LA 70364
7. Interest in Ownership: 100%      7. Date of Application: 1/17/25
8. Explanation of Request: Would like to put sign on front and side of building. This building had signs on both side since it was originally constructed. Support brackets and wiring is existing and will be connected to same. See attached drawings for exact placement locations.

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

**Special Exception**

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

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

Variance

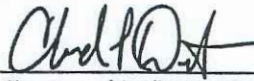
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

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

Application Fee: Make checks payable to TPCG.

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

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



Signature of Applicant or Agent

Chad Ducote

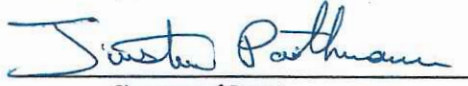
Print Name of Applicant or Agent

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

JP

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

Justin Pathmann

Printed Name of Owner

1/30/25

Date

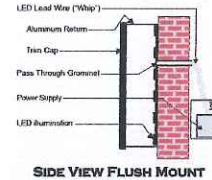
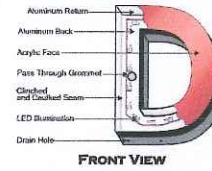
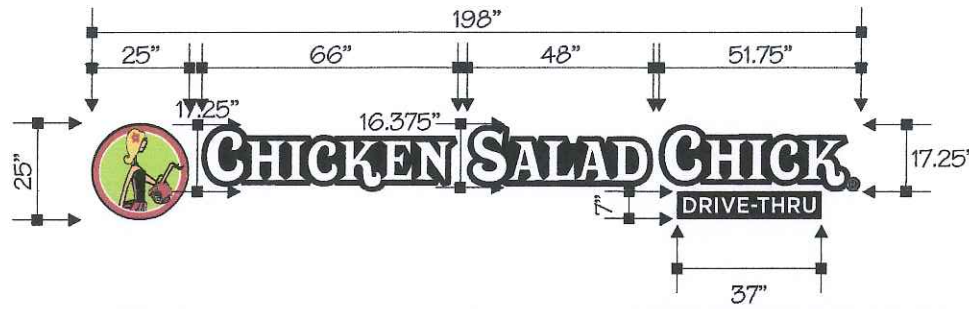
9. Adjacent Property Owners:

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.



**1783 Martin Luther King Blvd, Suite 101**





**SPECIFICATIONS:**  
SIGN IS TO BE INDIVIDUALLY LIT LED CHANNEL LETTERS (TO BE FLUSH MOUNTED TO FACADE). LETTERS ARE TO BE ALUMINUM FABRICATED (.040" RETURNS & .040" BACKS) HAVING 3/16" ACRYLIC FACES TRIMMED w/ 1" JEWELITE RETAINER CAP.

**COLOR PLACEMENT**  
FACE COLOR - WHITE ACRYLIC / BLACK & PRINTED TRANSLUCENT VINYL  
TRIM COLOR - BLACK  
RETURN COLOR - BLACK  
LED COLOR - WHITE



**GNL**  
GLOBAL NET LEASE

- Approved
- Approved As Noted
- Revise & Resubmit
- Rejected

Reviewed by: Starr Duvall, Director of Construction  
Date: 8/22/24

**COLORS:**

BLACK 
  WHITE 
  PMS 374 
  PMS 1805 
  PMS 602 
  PMS 7507

**TYPE FACE:**

**FONTS:**

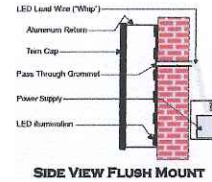
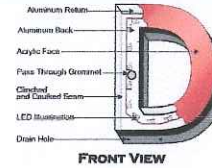
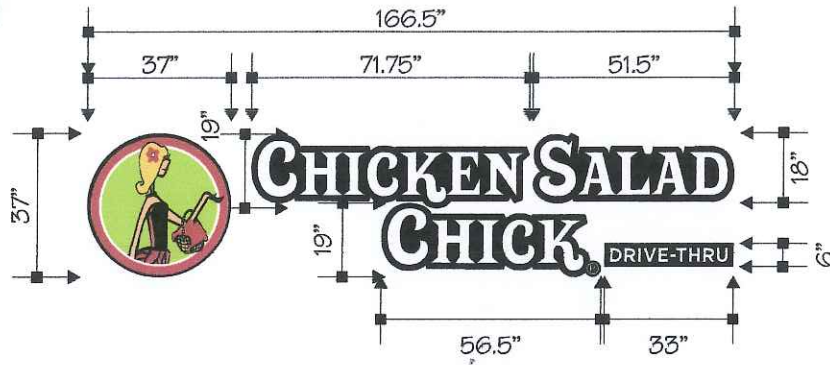


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email: graphics@langsigns.com FAX: 770-781-9528

CLIENT: CSC  
SALESPERSON: RICHIE ROSEBUSH  
DESIGNER: NEIL TANNER

APPROVED BY: \_\_\_\_\_  
DATE: 8/22/24

FILE: ARTWORK / SALES ART  
CHICKEN SALAD CHICK HOUMA, LA FINAL  
SCALE: 1/4"=1'



**SPECIFICATIONS:**

SIGN IS TO BE INDIVIDUALLY LIT LED CHANNEL LETTERS (TO BE FLUSH MOUNTED TO FACADE). LETTERS ARE TO BE ALUMINUM FABRICATED (.040" RETURNS & .040" BACKS) HAVING 3/16" ACRYLIC FACES TRIMMED w/ 1" JEWELITE RETAINER CAP.

**COLOR PLACEMENT**

FACE COLOR - WHITE ACRYLIC / BLACK & PRINTED TRANSLUCENT VINYL  
 TRIM COLOR - BLACK  
 RETURN COLOR - BLACK  
 LED COLOR - WHITE



SIGN SIZE SHOWN IS APPROXIMATE

**COLORS:**

- BLACK
- WHITE
- PMS 374
- PMS 1805
- PMS 602
- PMS 7507

**TYPE FACE:**

FONTS:



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CLIENT: CSC  
 SALESPERSON: RICHIE ROSEBUSH  
 DESIGNER: NEIL TANNER

APPROVED BY:  
 DATE: 8/22/24

FILE: ARTWORK / SALES ART  
 CHICKEN SALAD CHICK HOUMA, LA FINAL  
 SCALE: 1/4"=1'



**1783 Martin Luther King Blvd**



**1783 Martin Luther King Blvd**

TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

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

2. Applicant's Name:

**Jeanice Mitchell**

3. Applicant's Address:

**335 Grace Street  
Houma, LA 70360**

4. Applicant's Phone:

**985.647.6477**

5. Applicant's Email:

**jeanicem37@gmail.com**

6. Physical Address  
Of Request:

**335 Grace Street  
Houma, LA 70360**

7. Interest in Ownership:

**Jeanice Mitchell**

7. Date of  
Application:

**1/14/2025**

8. Explanation of  
Request:

**Needing a Variance to be less the 5ft from the sides (set backs) on my property. It will be 2ft from the property line instead of 5ft. The reason is my shed is to close to MHU the fire marshal wont allow me to get a new MHU in the same location. Fire marshal code requires my MHU to be 10 ft away from enclosed shed. I am replacing my MHU with the Restore La Program So I have to go back to my same property location.**

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

Special Exception

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

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

Variance

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

- a) That the variance will not authorize of a use other than those uses specifically enumerated for the district in which is located the property for which the variance is sought;
- b) That the development or use of the property for which the variance is sought, if limited by a literal enforcement of the provisions of this chapter, cannot yield a reasonable return in service, use or income as compared to adjacent conforming property in the same district;
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- 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.

*Jeanice Mitchell*

\_\_\_\_\_  
Signature of Applicant or Agent

**Jeanice Mitchell**

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

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

JM 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,

JM 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.

*Jeanice Mitchell*

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

**Jeanice Mitchell**

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

**1/14/2025**

\_\_\_\_\_  
Date

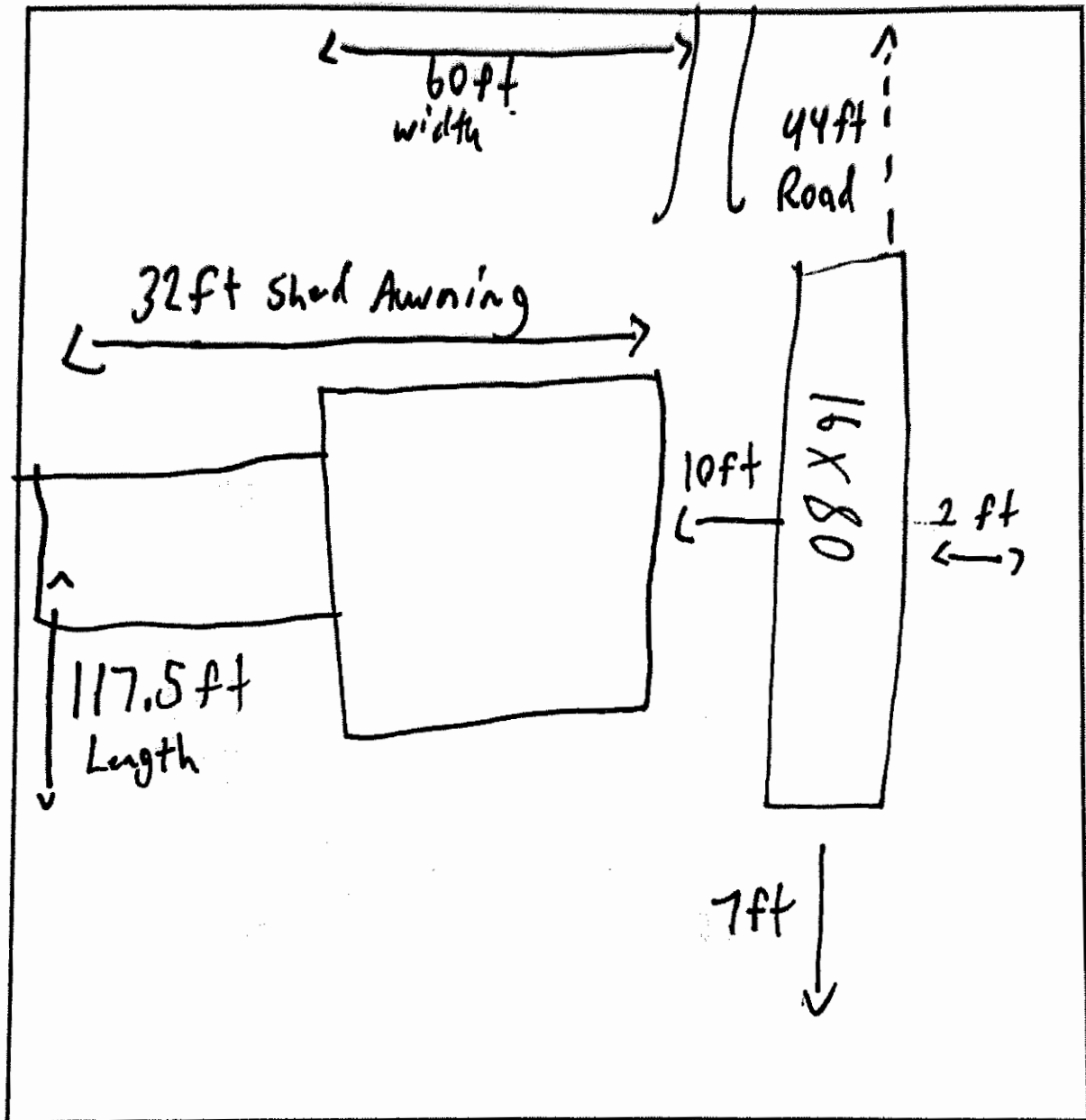
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# Site Plan



- stumps
- gates
- fence
- portable buildings/sheds
- set back: Left \_\_\_\_\_ Right \_\_\_\_\_ Front \_\_\_\_\_ Back \_\_\_\_\_
- Dirt pad 6" 12" 18" 24" 36" 4' other \_\_\_\_\_
- elevation
- Ditch Larger than 3'
- existing concrete
- sewer plant
- water line
- awnings
- low limbs
- power poles





**335 Grace Street**

TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

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

2. Applicant's Name: Arcement Enterprises Inc.

3. Applicant's Address: 220 Hwy 653  
Raceland La 70394

4. Applicant's Phone: 985-537-7700

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

6. Physical Address Of Request: 215 Rue St. Cameron  
Houma

7. Interest in Ownership:  7. Date of Application: 1/31/25

8. Explanation of Request: \*see letter included for explanation of request

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

Special Exception

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- 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;
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- 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

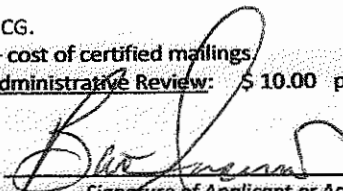
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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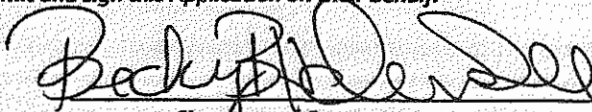
  
\_\_\_\_\_  
Signature of Applicant or Agent

Bart Arcement  
\_\_\_\_\_  
Print Name of Applicant or Agent

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

BA 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,

BA 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

Becky B. Hohensee  
\_\_\_\_\_  
Printed Name of Owner

1/31/25  
\_\_\_\_\_  
Date

**9. Adjacent Property Owners:**

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#### EXPLANATION OF REQUEST

To whom it may concern:

Arcement Enterprises Inc. (aka Arcement Pools) is under advisement from Mrs. Becky Becnel to apply for a variance from the Board of Adjustment in order to obtain a permit. Arcement Enterprises is being retained by homeowners, Becky & Garrett Hohensee for the construction of a gunite swimming pool at 215 Rue St. Cameron. This pool build will encroach upon the 5' building code. The projected plan is to install the pool in an existing side courtyard. The pool edge (water) would be 3' from the property line instead of 5' requirement. The homeowner has an existing fence that would remain in place on the property line. Although the plan would not meet the required 5' building code, mainly in place due to fire, we are requesting the variance because the pool will not have a "wall" that could catch fire and move to neighboring structures. The alley way & green space on the side of this court yard area are areas where structures cannot be built which gives more than 5' of clearing between structures which abides by fire codes. The homeowner is aware of other pools built in this area with similar restraints; therefore, it seems other pool professionals that built pools in this area were granted the same variance we are requesting, or built these existing pools unpermitted or not in accordance with plans previously approved. We respectfully request this variance in order to get a permit to build the Hohensee family a pool.









**215 Rue Saint Cameron**





TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

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

2. Applicant's Name:

Kayla Richard Brown-Richard

3. Applicant's Address:

138 Sagewood Drive  
Thibodaux, LA 70301

4. Applicant's Phone:

(504) 388-7017

5. Applicant's Email:

Kaylabrown87@yahoo.com

6. Physical Address  
Of Request:

192 Stovall St.  
Houma, LA

7. Interest in Ownership:

100%

7. Date of  
Application:

2-4-25

8. Explanation of  
Request:

Building site area Variance  
from <sup>required</sup> 7,200 ft.<sup>2</sup> to 3200 ft.<sup>2</sup>

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

Special Exception

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Variance

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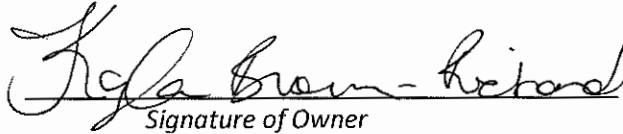
  
Signature of Applicant or Agent

Kayla Brown-Richard  
Print Name of Applicant or Agent

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KB 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,

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Signature of Owner

Kayla Brown-Richard  
Printed Name of Owner

2/5/25  
Date

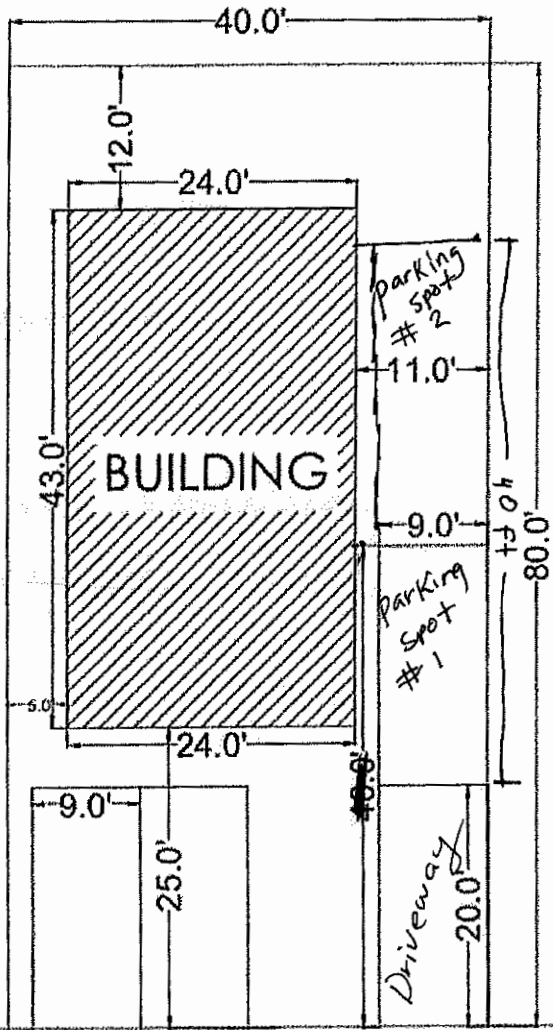
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**192 Stovall Street**

*Kafa Brown-Richard*



# STOVALL STREET, HOUMA

*Robertson Development LLC@gmail.com*



**192 Stovall Street**

TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT

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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

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

2. Applicant's Name:

360Fuel FoF-1 LLC

3. Applicant's Address:

4201 Main St, Houston TX 77002

4. Applicant's Phone:

833-360-3835

5. Applicant's Email:

FoF-1@marketplace.360fuel.net

6. Physical Address  
Of Request:

1317 Savanne Road, Houma LA 70360

7. Interest in Ownership:

n/a

7. Date of  
Application:

1/30/25

8. Explanation of  
Request:

360Fuel FoF-1 would like to request a special exception for "Liquor sales not consumed on the premises" to make this category of product available for sale from the location. The gas station across the street C-3 zoned has an extensive offering of the same products.

The site project will be a nationally recognized development, the first of its kind, also first placed in Houma, LA. Please see supplemental information.

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

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Variance

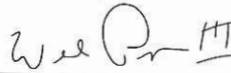
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Signature of Applicant or Agent

Werlien Prosperie III

Print Name of Applicant or Agent

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Signature of Owner

Timothy guidry



Toby Voisin

Printed Name of Owner

Jan 31, 2025

Date

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**1317 Savanne Road**

# *Hurricane-Resilient Energy: Solar-Powered Microgrid Ensures Continuous Operation During Power Outages*



PATENTED

1317 Savanne Rd, Houma LA 70360 , FoF-CS-1 concept for development.



**1317 Savanne Road**