



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



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

TERREBONNE PARISH CONSOLIDATED GOVERNMENT

MEMBERS

Pete Konos, Chair
Willie Newton, Vice Chair
Joe Harris, Secretary

Trudy Hebert, Vice Chair
David Tauzin
Matthew Chatagnier

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

HOUMA BOARD OF ADJUSTMENT MEETING NOTICE

ALL ATTENDEES will be required to have their temperatures taken prior to entering the proceedings. Individuals with a temperature higher than 100.4 will not be allowed to attend the meetings.

ATTENDEES MUST WEAR MASKS.

DATE: Monday, June 15, 2020
TIME: 3:30 PM
PLACE: Municipal Auditorium- 880 Verret Street, Houma, LA- and Online via Zoom and Facebook (information on how to view and/or participate is included on subsequent pages in this agenda)

A • G • E • N • D • A

1. Pledge of Allegiance
2. Roll Call
3. Announcements: Stay healthy and safe and follow CDC guidelines for CV-19
4. Approve Minutes of May 18, 2020
5. Old Business:
 - a. Special Exception: Proposed 100' monopole cell tower and associated 40'x40' fence enclosure on rear of property located at 1280 Saint Charles Street. Monopole address assigned as 1276 Saint Charles Street; (Council District 6; City of Houma Fire); *Verizon Wireless, applicant.*
 - b. Structure Variance: Placement of a 3rd driveway (12' wide entrance only) for a new commercial office building located at 631 South Hollywood Road; (Council District 6; City of Houma Fire District); *Penchant Properties, LLC, applicant.*
 - c. Structure Variance: Rear yard setback variance from the required 25' to 10' for a new commercial office building located at 1903, 1905, 1907, & 1909 Prospect Blvd.; (Council District 8; City of Houma Fire District); *Julio Hernandez, applicant.*
7. Next Meeting Date: July 20, 2020
8. Board of Adjustment Member Comment
9. Public Comment
10. Adjourn



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

HOUMA BOARD OF ADJUSTMENT MEETING NOTICE (cont'd)

*****Revised 6/10/2020*****

Following the Declaration of Public Health Emergency, La RS 29:766, by the Governor of the State of Louisiana, John Bel Edwards, and pursuant to Proclamations 27-JBE-2020, the Parish President for Terrebonne Parish, Gordon E. Dove, has declared a State of Emergency within Terrebonne Parish.

1. Meeting will be held in-person at the Houma Municipal Auditorium, 880 Verret Street, Houma, LA at 3:30 p.m. and is open to the public to attend as per COVID-19 best practices and requirements as described on the meeting agenda.

2. Facebook

The Public may view the meeting over live video stream on the Terrebonne Parish Facebook page. The public can access the page by searching for "Terrebonne Parish" or by typing this link into your browser: <https://www.facebook.com/tpcg.org>.

The Facebook page will be used for viewing purposes only. The comments section will be disabled. Public wishing to address the Board will be administered through Zoom.us. Instructions are below.

1. Viewing or Listening to the Meeting via Zoom

The Public may view or listen to the meeting on video webinar or teleconference conducted by Zoom. **The nine-digit Webinar ID for this meeting is 952 3297 1626 Password is 219368.** You will not be able to address the Board during this meeting unless you follow instructions in part 3 below.

A. View the Meeting from a PC, Mac, Android, or iPhone device.

1. Enter this link into your browser to join the webinar:
<https://zoom.us/j/95232971626?pwd=VORPakNxZFRgMXVSTytDejk4TOtQUTO9>
2. When prompted, enter the password which is 219368.
3. When prompted, enter your name and email address.
4. Click "Join" or "Join Webinar."
5. The meeting should automatically download and launch.

B. Listen to the Meeting from any mobile or wired touchtone telephone

Dial US: + 19292056099, 95232971626# or +13017158592, 95232971626#

When prompted, enter the Webinar ID 952 3297 1626

International numbers available: <https://zoom.us/u/adRjsDPPwT>

Or

Telephone: (for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or + 1 301 715 8592 or + 1 312 626 6799 or + 1 669 900 6833 or 1 253 215 8782 or + 1 346 248 7799



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TERREBONNE PARISH CONSOLIDATED GOVERNMENT

2. Public Addressing the Board

Individuals "Wishing to Address the Board" will have to fill out a speaker card and email the card to cpulaski@tpcg.org and/or lhenderson@tpcg.org. A speaker card is attached to this Notice. To prevent participation in the meeting by anonymous or fictitious individuals, you are required to include your name, telephone number, and email address on the card, and you are required to sign and date your card at the bottom. If you do not have printing and/or scanning technology, your typed name will suffice for an electronic signature. **Speaker cards will be accepted until 3:00 p.m. CST on the date of the meeting. Any cards submitted after deadline will not be accepted. Speaker cards submitted without the required information and signature will not be accepted.**

When the Board staff receives your speaker card in compliance with these instructions, you will be sent an electronic invitation to join the meeting. For this reason, you will need to include a valid email address on your speaker card. **Any cards submitted without a valid email address will not be accepted.**

Individuals "Wishing to Address the Board" will need to sign into a Zoom account to participate. To sign up for a free account, go to <https://zoom.us/signup>. To sign into your Zoom account, go to <https://zoom.us/signin>. Each individual addressing the Board shall be limited to 3.0 minutes.

While every effort is being made to conduct a smooth and inclusive public meeting during this time of emergency, please understand that technology may not always be reliable, whether due to human error or technical error. Please offer your patience and understanding while the Board launches and improves this new way of connecting to the people of Terrebonne Parish.



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SPEAKER CARD **Meeting Date: June 15, 2020**

Please complete this card prior to the start of the meeting and email to cpulaski@tpcg.org and/or lhenderson@tpcg.org; or fax to (985) 580-8141. If you can't use either of these options, please contact the Planning & Zoning Department Office at (985) 873-6569 so we can determine another option.

If you wish to address the Board relative to:

___ **Approval of Minutes**

___ **AGENDA ITEMS**

___ **Item 5.a. – Special Exception for Cell Monopole at 1276 Saint Charles St.**

___ **Item 5.b. – Variance for 3rd driveway at 631 Hollywood Road**

___ **Item 5.d. – Rear yard setback variance at 1903, 1905, 1907, and 1909 Prospect Blvd.**

Please note before submitting speaker card.

Name: _____ Date: _____

Address, Telephone Number, E-mail address, Affiliation, or Representation:

I wish to address the Board regarding:

I certify that I am the person submitting this speaker card and that this information is true and correct to the best of my knowledge and ability.

Signed: _____ dated: _____

For more information, cancellations and updates, individuals can go to the Terrebonne Parish Consolidated Government's webpage at <http://www.tpcg.org>.

LINDA HENDERSON

TERREBONNE PARISH BOARD OF ADJUSTMENT

(985) 873-6569

* * * * *

HOUMA BOARD OF ADJUSTMENT
Official Proceedings
of
May 18, 2020

Online Via Zoom and Facebook

1. The Chairman, Pete Konos, called the May 18, 2020 meeting of the Houma Board of Adjustments to order at 3:35 p.m., followed by the Pledge of Allegiance led by Mr. Joe Harris.
2. Upon Roll Call, those members present were Mrs. Trudy Hebert, Mr. Joe Harris, Mr. Pete Konos, and Mr. David Tauzin. Also present was Mr. Christopher Pulaski, TPCG Planning Director. Assisting with the Parish Online Facebook publishing was Mr. Brian Rodrigue. Absent were Mr. Willie Newton and Mr. Matt Chatagnier.
3. ANNOUNCEMENTS: Stay healthy and safe and follow CDC guidelines for CV-19.
4. Approval of Minutes of April 20, 2020: **MOTION** was made by Mrs. Trudy Hebert; seconded by Mr. Joe Harris, to approve the minutes of April 20, 2020.

THERE BEING NO OPPOSITION, THE MOTION PASSED UNANIMOUSLY.

OLD BUSINESS:

a. Special Exception: Proposed 100' monopole cell tower and associated 40' X 40' fence enclosure on rear of property located at 1280 Saint Charles Street, Monopole address assigned as 1276 Saint Charles St; (Council District 6; City of Houma Fire District); Verizon Wireless, applicant.

Motion was made by Mrs. Trudy Hebert, seconded by Mr. Joe Harris to TABLE the application at written request of the applicant.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Tauzin

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE APPLICATION TABLED and the MOTION APPROVED.

b. Structure Variance: Side setback from required 5' to 2' for new carport construction located at 1607 Chantilly Drive; (Council District 6; City of Houma Fire District); John S. Welch, applicant. Chair recognized Mr. John Welch who stated that he is asking for a variance in order to allow him room to build a carport for his antique car. He stated that he will have gutters and downspouts to keep run off from going onto his neighbors property.

Chair recognized Mr. James Bascle who stated that he is against this exception because it will box him in.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a side yard Structure Variance from 5' to 2 for construction of a new 25' X 35

Detached garage and storage shed located in an R-1 zoned district.

Applicant had previously requested that the item be tabled to allow time for him to clarify setbacks and other project details. The portion of the proposed structure that falls within the required rear yard is 500 sq. ft. which is less than the 30% maximum coverage allowance. The applicant has indicated that they intend to install gutters and downspouts to direct rainwater towards the street. The proposed height is less than the existing main structure. It is the structure mass that is of concern. The nine criteria set forth for the approval of variances includes not altering the essential character of the district and not substantially injuring the conforming use of the adjacent property in the same district. While there are a number of other properties in the area with similar structures that have similar setbacks, in this instance there is already a large shed to the same rear corner of the property located at 1609 Chantilly so the placement of this shed would essentially pen in the view and encroach on the rear yard. The adjacent property owner has expressed a concern about the impact on their property.

Since the request is for an allowance of 3', it would seem possible to reduce the overall size of the proposed structure to allow for it to be placed without a variance. The primary reason is to provide a garage for a classic car, a 22' width would seem ample for that purpose.

All public notice requirements have been met. Staff received three calls of no objection regarding the request. Staff received one email in objection and one phone call requesting more information.

Staff recommends **DENIAL** of the variance due to the request not meeting all of the conditions for approval- specifically:

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

After a brief discussion. Motion was made by Mrs. Trudy Hebert, seconded by Mr. Joe Harris to **TABLE** the Application.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Tauzin

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED and APPLICATION TABLED

NEW BUSINESS:

c. Structure Variance: Placement of a 3rd driveway associated with a new commercial development in the Overlay District.

Chair recognized Mr. Jason Kennedy who stated that he is building a professional commercial building at 631 S. Hollywood Road and he wishes to have a driveway that will be easily accessible to his customers, rather than they having to go all the way down to Valhi Blvd. and making a u-turn to get to his business.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a variance to allow for a third driveway associated with a new commercial development in the Overlay District.

Applicant is building a new 6,305 square foot office building (TPCG Permit # 2020-88490) and is requesting an additional 12' wide, entrance only, driveway on Bridgeport Way approximately 28' from the South Hollywood Road Intersection. Section 28-76 (c)(1) of the Zoning Code allows for up to two access ways per establishment. The purpose of this request is to allow visiting traffic traveling south on South Hollywood Road (from Hwy. 311 towards Valhi) to enter the visitor's parking area which is located in the front of the office without having to travel down to Valhi Blvd. and make a u-turn to enter that area. There are currently no curb-cuts through the median in South Hollywood Road between Bridgeport Way and Valhi. TPCG Public Works has concerns about the placement of the driveway and objects to the request. The applicant has expressed a desire to work with Parish Engineering and Public Works to develop a suitable alternative, but due to recent schedule constraints this discussion has not taken place. There is a second driveway at the rear of the property, but the applicant has planned to utilize this ingress/egress for their employees and the large number of trucks, boats and other survey and engineering related equipment and keep it separate from their client and other visitor traffic.

All public notice requirements have been met. Staff received one call of no objection regarding the request.

Staff recommends to **TABLE** the item to allow time for the applicant to speak to TPCG Public Works and Engineering.

A MOTION to **TABLE** was made by Mrs. Trudy Hebert, seconded by Joe Harris.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Tauzin

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED and the application TABLED.

b. Structure Variance: Rear yard setback variance from the required 25' to 10' for a new commercial building in a C-3 zoned district.

(Matt Chatagnier joined the meeting)

Chair recognized Mr. Milford who stated that they are building a new commercial facility and wish to better provide parking and green space. In order to accomplish this they will need approval from the BOA.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback variance from the required 25' to 10' for a new commercial building in a C-3 zoned district.

Zoning regulations require that the setback for commercial development adjacent to residential be the same as the residential district which is 25'. The buffer fence already exists. This commercial subdivision was approved in 1984. The applicant is requesting a variance to allow for room to park the required number of vehicles (presuming 1 space/200 sq. ft). At this time, staff is unaware as to the proposed uses, but all proposed uses would have to meet zoning requirements including parking. The lot depth is approximately 122' and other commercial developments have operated in the area without the need for variances. The applicant has indicated that the proposed structure will have gutters and downspouts to direct the water away from adjacent properties. Based upon the proposed site plan, it would seem that the development will result in more than 10,000 sq. ft. of impervious surfaces which will require a drainage plan to be submitted to TPCG Engineering for approval prior to the issuance of a building permit. Any drainage concerns as it pertains to the proposed development and its impact on adjacent properties will be addressed thru that review and approval process.

All public notice requirements have been met. Staff received three calls of no objection regarding the request.

Staff recommends TABLING the item to allow time for the applicant to speak to TPCG Engineering and/or the Councilman and/or neighbors to address drainage concerns.

Mrs. Trudy Hebert made the MOTION to TABLE, seconded by Mr. Joe Harris.

ROLL CALL VOTE:

YEAS: Hebert, Harris, Tauzin, Chattagnier

NAYS: NONE

ABSTAINED: None

NOT VOTING: Chair

CHAIR DECLARED THE MOTION APPROVED and the application TABLED.

6. Next Meeting Date: June 15, 2020

7. Board of Adjustment Member Comment: Trudy Hebert asked everyone to stay safe.

8. Public Comment: NONE

9. There being no further business, Mr. Joe Harris made the **MOTION to ADJOURN**, seconded by Mrs. Trudy Hebert

There being NO OPPOSITION, MOTION CARRIED; Chairman declared **MOTION ADOPTED and the meeting ADJOURNED.**

Mr. Willie Newton, Secretary

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

BOARD OF ADJUSTMENT

P.O. BOX 2768
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

☒ Special Exception ☐ Structure Variance ☐ Administrative Appeal

2.	Applicant's Name:	<div style="border: 1px solid black; padding: 2px;">Verizon Wireless</div>
3.	Applicant's Address:	<div style="border: 1px solid black; padding: 2px;">14123 Cicero Rd, Houston, TX 77095</div>
4.	Applicant's Phone:	<div style="border: 1px solid black; padding: 2px;">713-507-1658 / 504-214-1653</div>
5.	Physical Address Of request:	<div style="border: 1px solid black; padding: 2px;">(Assigned E911 Address for Proposed Tower) 1276 St. Charles Street, Houma, LA 70360</div>
6.	Interest in Ownership:	<div style="border: 1px solid black; padding: 2px;">Lessor</div>
	7. Date of Application:	<div style="border: 1px solid black; padding: 2px;">2/28/20</div>
8.	Explanation of Request:	<div style="border: 1px solid black; padding: 2px;">Request for approval of proposed 100' monopole tower within 40' x 40' fenced compound located behind existing gas station / car wash at 1280 St. Charles Street.</div>

POLICY

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 conditionsexist:

- 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.

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

Special Exception: \$ 10.00 per application + cost of certified mailings.



Signature of Applicant or Agent

Signature of Applicant or Agent

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



Signature of Owner

1/15/20

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.





03/07/2019

< 1 of 14 >

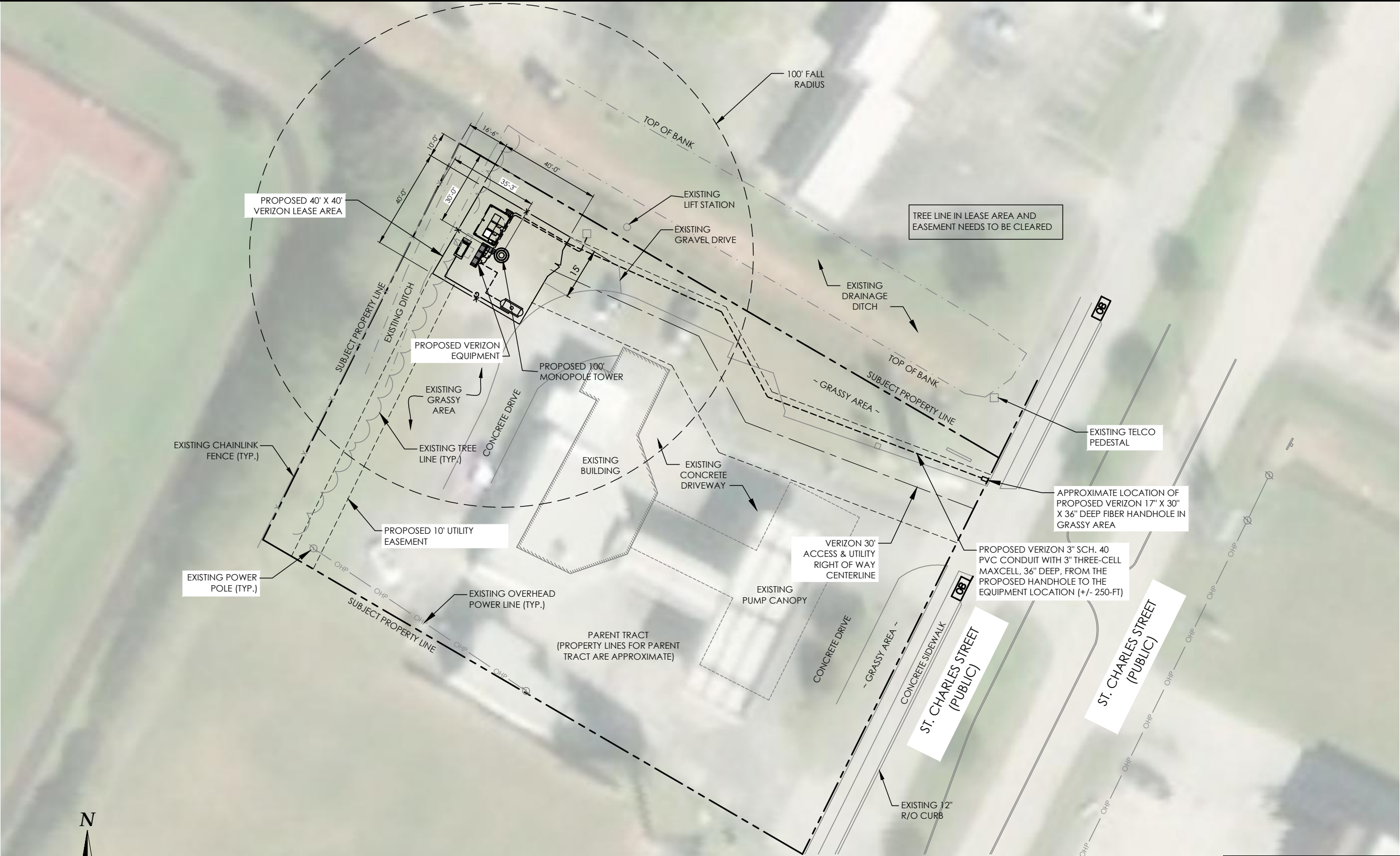
Select Date



© 2019 Eagleview







P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

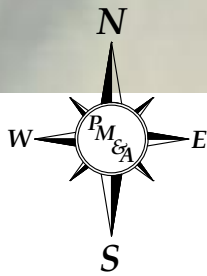
NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING

DESIGNED: RR
DRAWN: RR
CHECKED: PWM

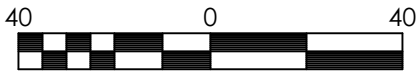
JOB #:
VWT16-349

OVERALL
SITE PLAN

C-2A



GRAPHIC SCALES



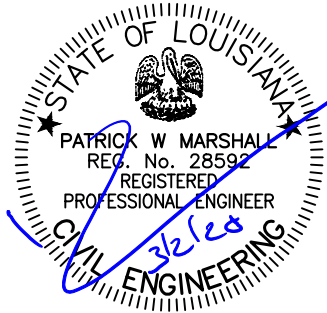
SCALE: 1" = 40'

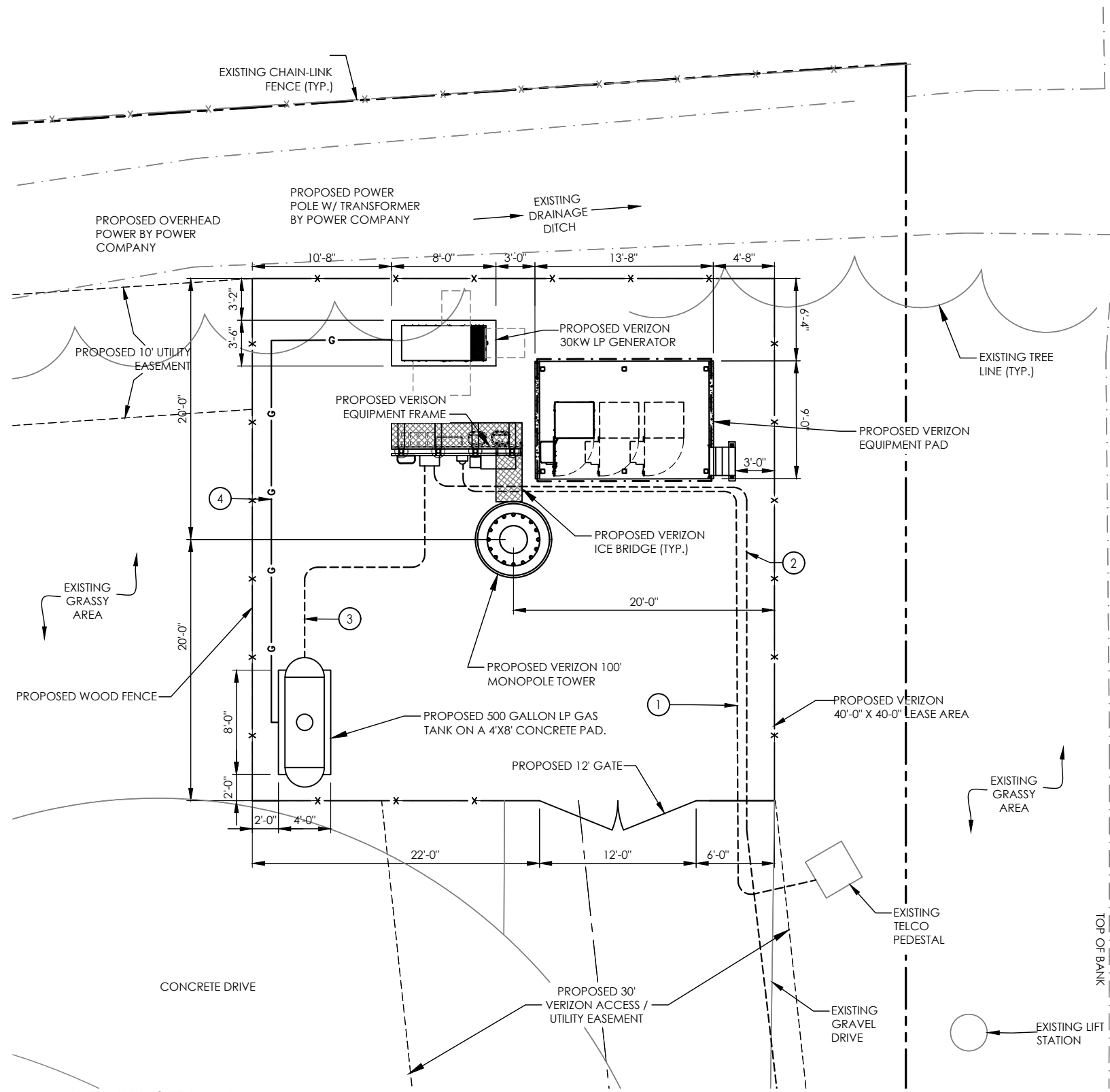
FLOOD PLAIN NOTE:
THE SITE IS IN A LOCATION WITH NO AVAILABLE
DATA AS PER FEMA MAP 2202200005C DATED
05/19/1981.
FEMA ADVISORY BFE RECOMMENDS A MIN 2'
PLATFORM.

PROPOSED MONOPOLE TOWER:
LATITUDE: 29° 35' 13.6" NORTH (NAD 83)
LONGITUDE: 90° 44' 42.3" WEST (NAD 83)
GROUND ELEV: 10.9' (NAVD 88)

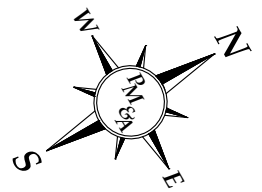
OVERALL SITE PLAN

SCALE: 1" = 40'

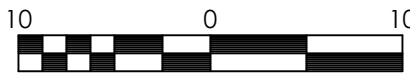




DETAILED SITE PLAN
SCALE: 1" = 10'



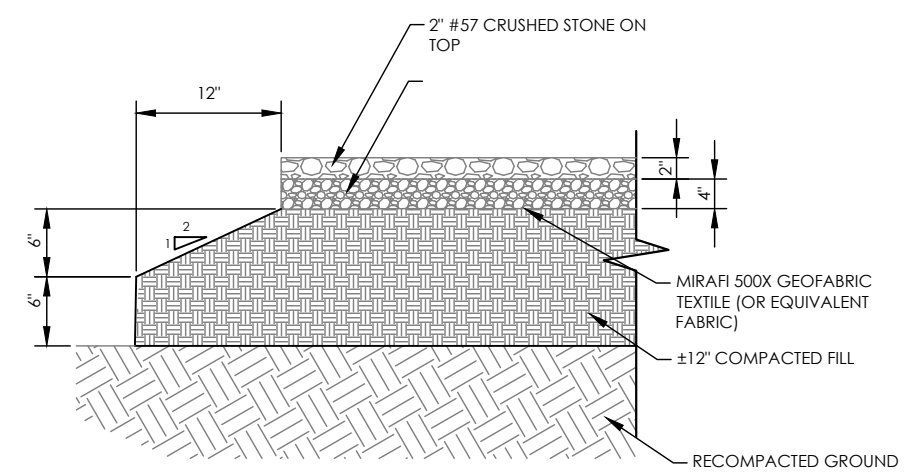
GRAPHIC SCALES



SCALE: 1" = 10'

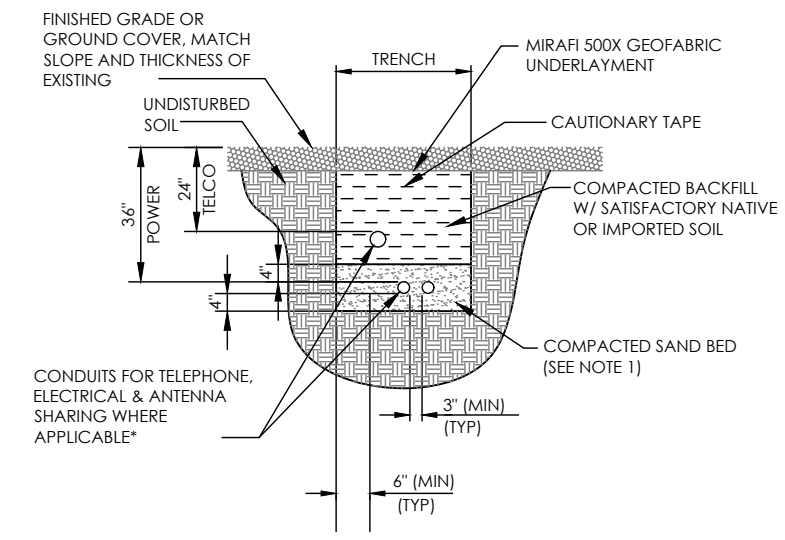
ELECTRICAL KEY NOTES:

- 1 PROPOSED 3" SCH. 40 CONDUIT FROM THE VERIZON METER TO EXISTING TELCO PEDESTAL (± 60')
- 2 PROPOSED VERIZON 3" SCHEDULE 40 PVC CONDUIT WITH 3" THREE-CELL MAXCELL, 36" DEEP, FROM THE PROPOSED HAND HOLE TO THE EQUIPMENT LOCATION (± 247')
- 3 PROPOSED CONTROL WIRING IN 3/4" CONDUIT FROM THE ALARM BLOCK TO THE PROPOSED LP GAS TANK. COORDINATE WIRING WITH VERIZON GENERAL MANAGER. (±25 FT)
- 4 3/4" SCHEDULE 80 BLACKPIPE GAS SUPPLY LINE. LP INSTALLER TO VERIFY GENERATOR REQUIRED FLOW RATE PRIOR TO INSTALLATION. SUPPLY LINE SHALL BE BURIED 3' MIN. BELOW GRADE AND MARKED WITH BURIED FLAGGING AT 3' O.C. 12" BELOW GRADE. (±40 FT)



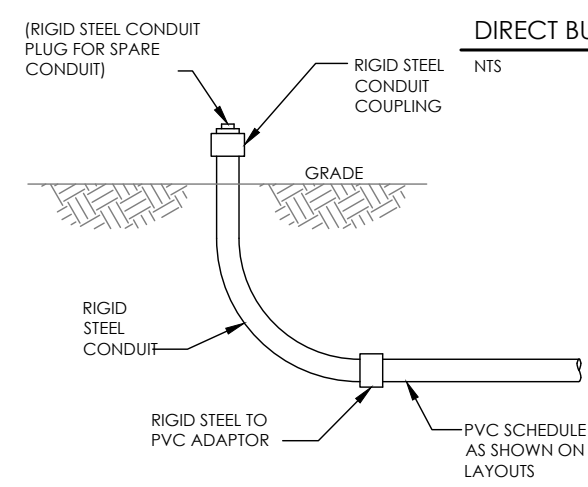
EQUIPMENT COMPOUND DETAILS
NTS

NOTES: 1. LEAN CONCRETE, RED-COLORED TOP, MAY BE USED IN PLACE OF COMPACTED SAND.



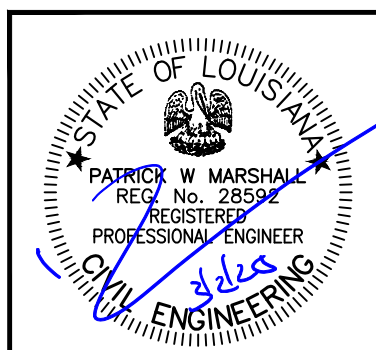
* CONDUIT SIZE, TYPE, QUANTITY AND SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS

EXISTING DRAINAGE DITCH



DIRECT BURIED CONDUIT
NTS

UNDERGROUND CONDUIT STUB-UP
NTS



P. MARSHALL & ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

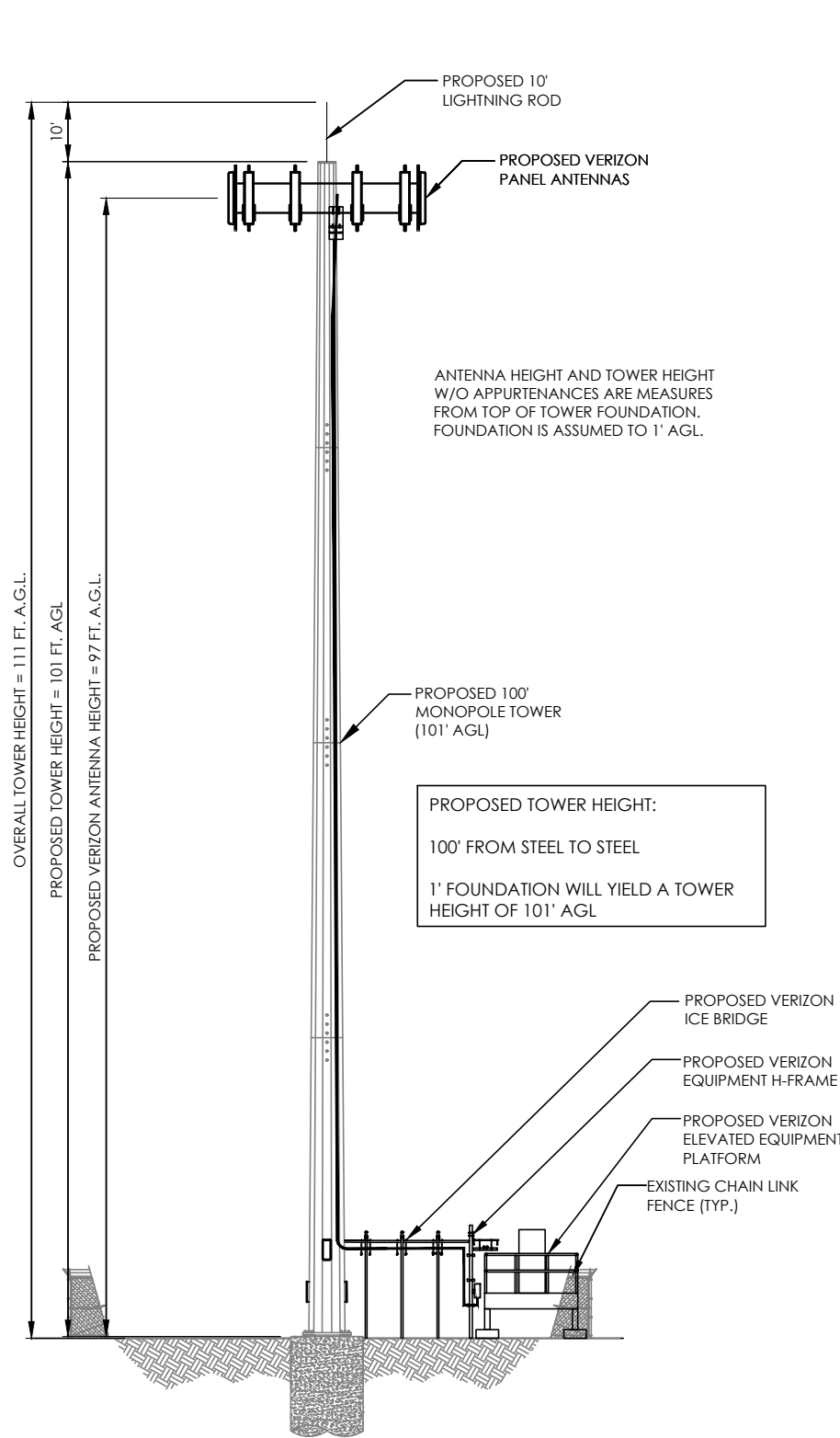
397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING
6	03/02/20	ZONING DRAWING

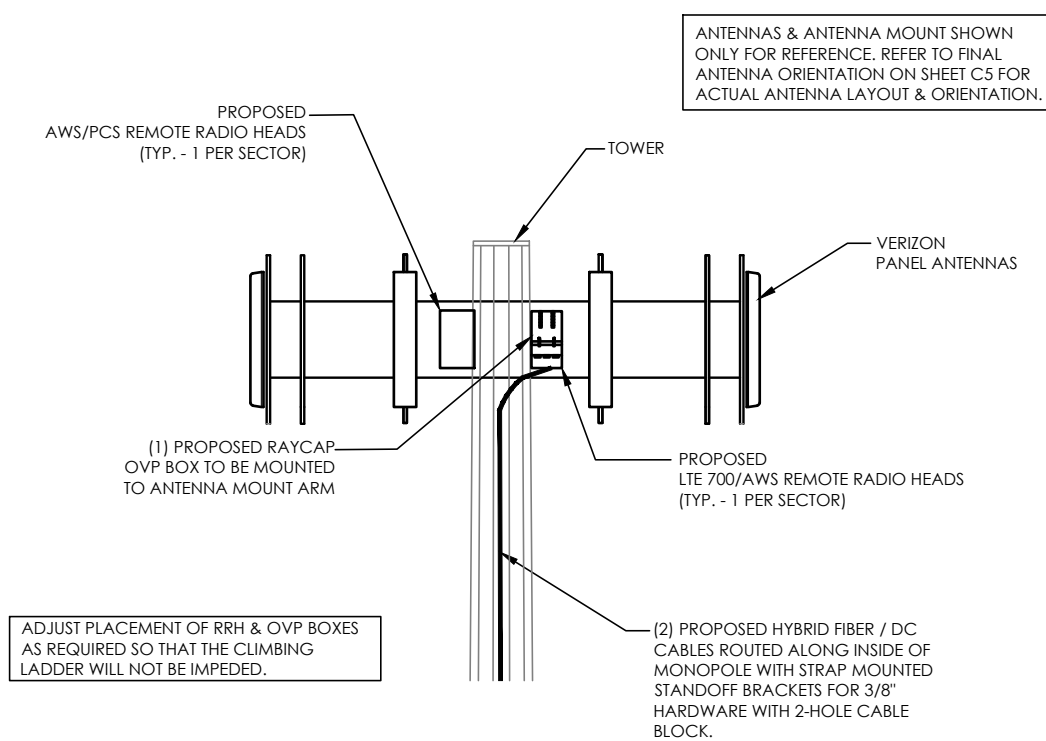
DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

DETAILED SITE PLAN

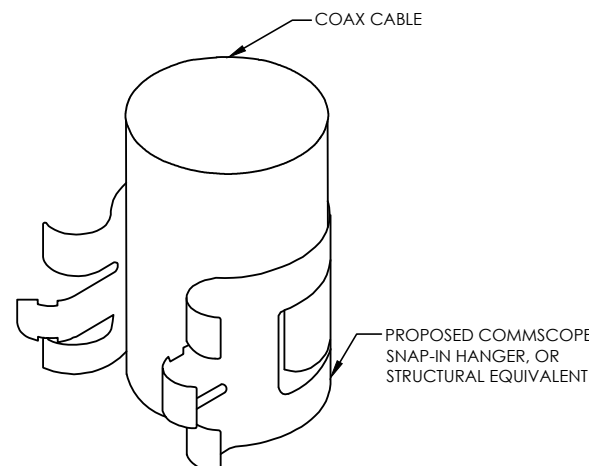
C-3



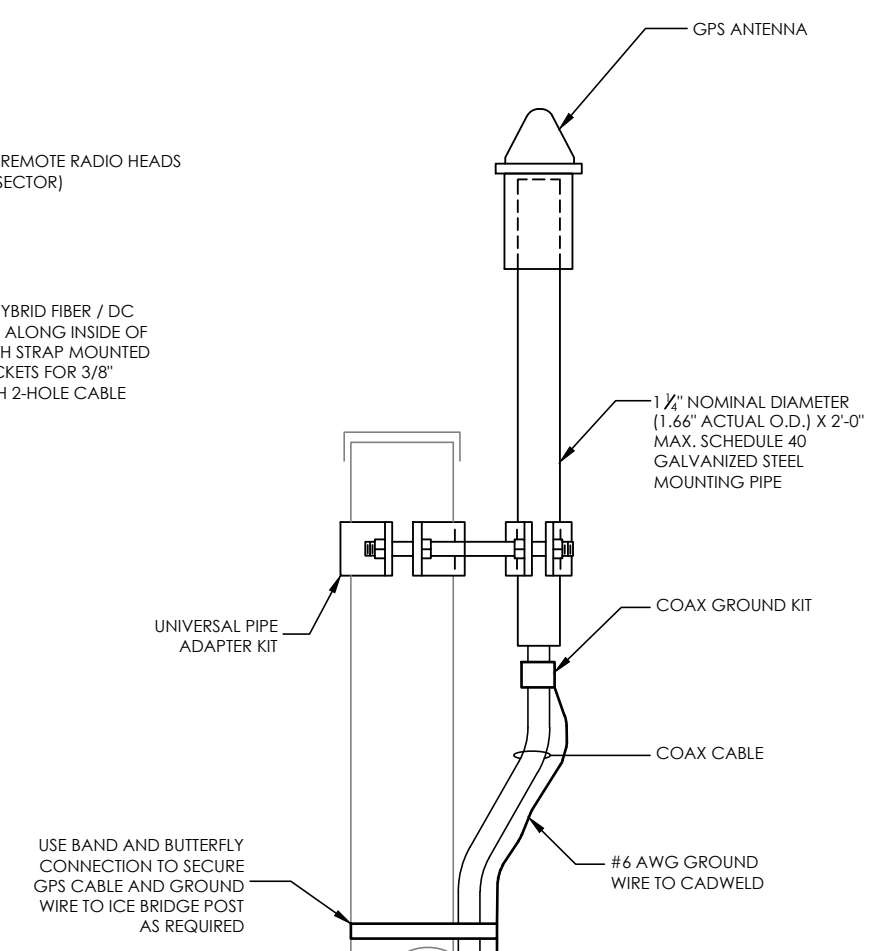
TOWER ELEVATION
NTS



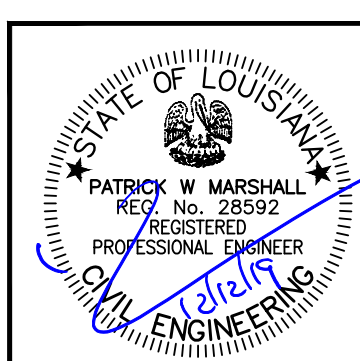
RRH & OVP MOUNTING DETAIL
NOT TO SCALE



SNAP-IN HANGER
NOT TO SCALE



GPS ANTENNA MOUNTING DETAIL
NOT TO SCALE



ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

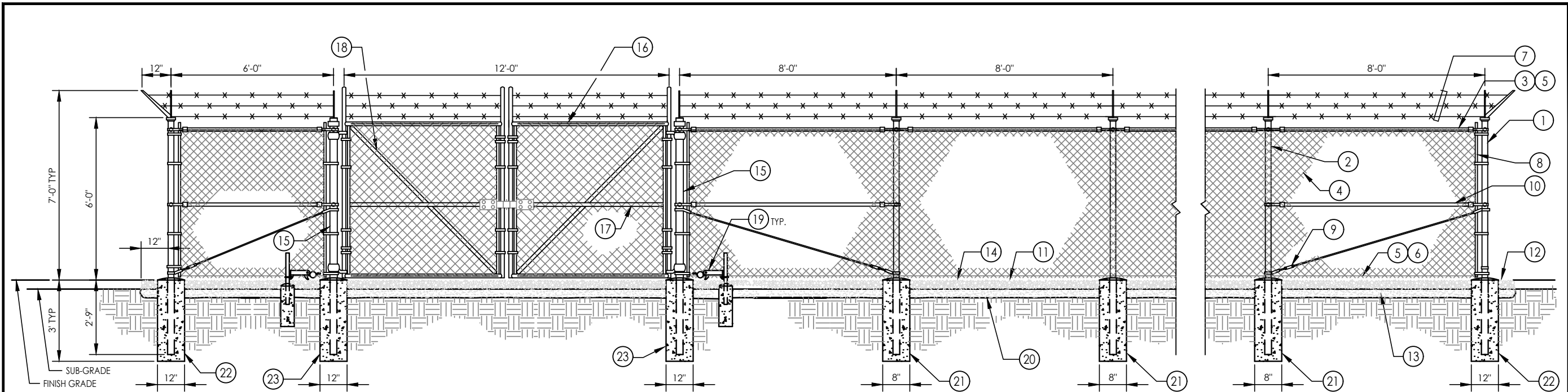
LOCATION CODE:
397396

NO.	DATE	DESCRIPTION:
0	12/19/16	ISSUED FOR REVIEW
1	8/31/17	ISSUED FOR REVIEW
2	5/31/19	REVISED LE
3	06/18/19	PRELIMINARY CD
4	07/25/19	PRELIMINARY CD
5	12/12/19	ZONING DRAWING

DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

TOWER ELEVATION

C-4



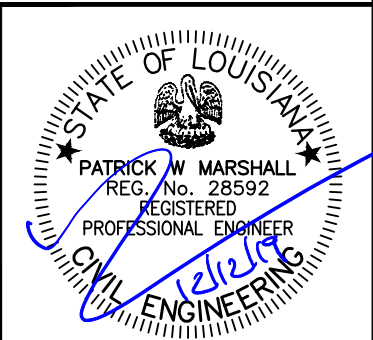
REFERENCE NOTES:

- 1 CORNER, END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE.
- 2 LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 8'-0" O.C.
- 3 TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083.
- 4 FABRIC: 9 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392.
- 5 TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND RAILS A SINGLE WRAP OF FABRIC TIE AND AT TENSION WIRE BY HOG RINGS SPACED MAX. 24" INTERVALS.
- 6 TENSION WIRE: 9 GA. GALVANIZED STEEL.
- 7 BARBED WIRE: DOUBLE STRAND 12-1/2" O.D. TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- 8 STRETCHER BAR.
- 9 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
- 10 FENCE CORNER POST BRACE: 1 5/8" DIA. EACH CORNER EACH WAY.
- 11 1 1/2" MAXIMUM CLEARANCE FROM GRADE.

- 12 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- 13 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK.
- 14 FINISH GRADE SHALL BE UNIFORM AND LEVEL.
- 15 GATE POST 4". SCHEDULE 40 PIPE, FOR GATE WIDTHS UP THRU 7 FEET OR 14 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083.
- 16 GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083.
- 17 GATE FRAME: 1 5/8" DIAMETER PIPE, PER ASTM-F1083
- 18 GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE.
- 19 DUCK BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION.
- 20 GEOTEXTILE FABRIC
- 21 LINE POST: CONCRETE FOUNDATION (2000 PSI)
- 22 CORNER POST: CONCRETE FOUNDATION (2000 PSI)
- 23 GATE POST: CONCRETE FOUNDATION (2000 PSI)

GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM F- 900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED.
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL).
5. ALL OPEN POSTS SHALL HAVE END-CAPS.
6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS.
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC.



verizon

PMA

P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

LOCATION CODE:

397396

NO.	DATE	DESCRIPTION:
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5	12/12/19	ZONING DRAWING

DESIGNED: RR
DRAWN: RR
CHECKED: PWM

JOB #:
VWT16-349

FENCE
DETAILS

C-12



PROPOSED HANDHOLE LOCATION & CONDUIT ROUTE
NOT TO SCALE



PROPOSED EQUIPMENT AREA & CONDUIT ROUTE
NOT TO SCALE



PROPOSED VERIZON LEASE AREA
NOT TO SCALE



EXISTING UTILITY POLE
NOT TO SCALE

verizon

PMA
P. MARSHALL &
ASSOCIATES

ARGYLE

1280 ST. CHARLES STREET
HOUMA, LA 70360

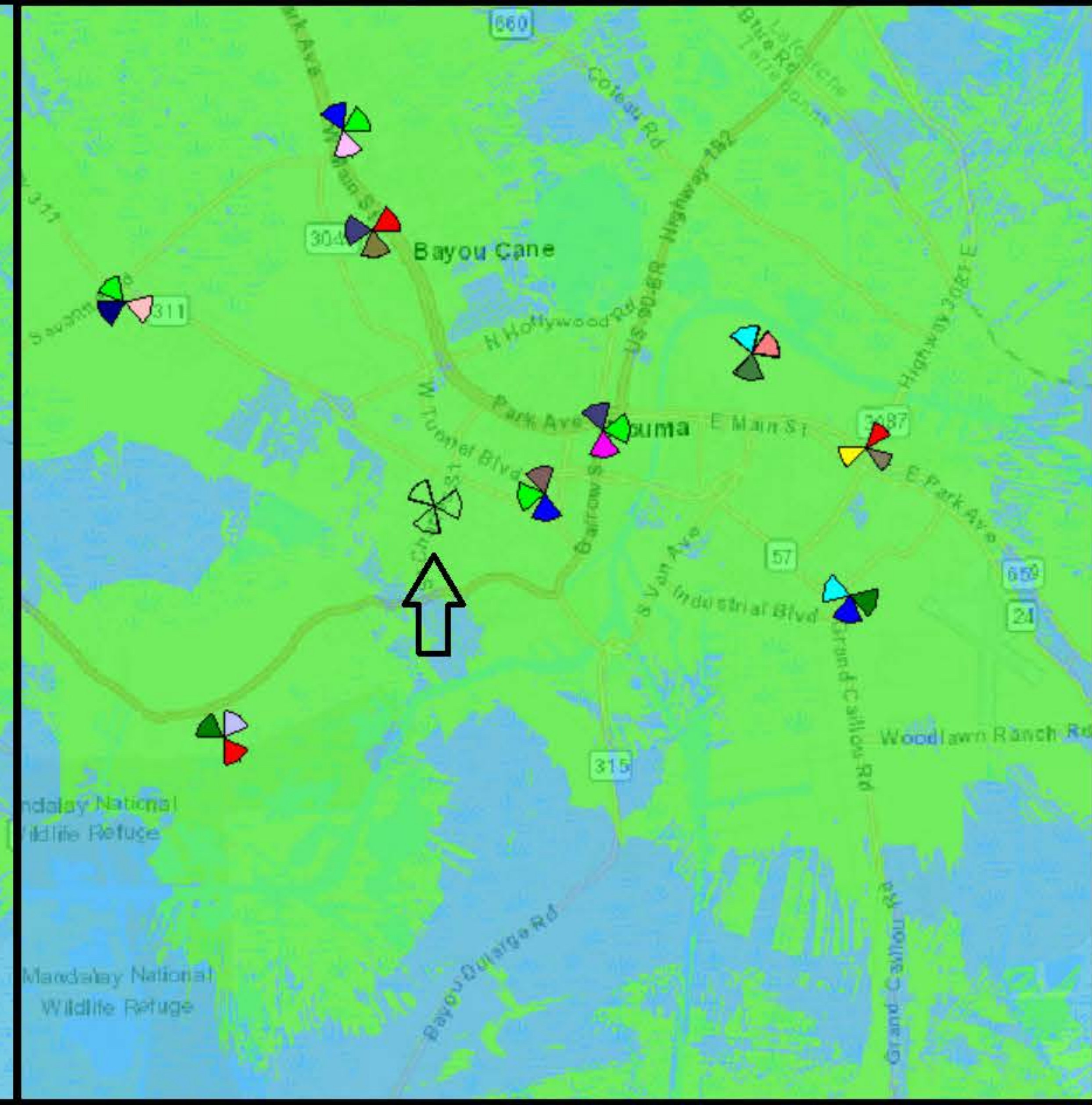
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397396

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5	12/12/19	ZONING DRAWING

DESIGNED: RR	JOB #:
DRAWN: RR	VWT16-349
CHECKED: PWM	

SITE
PHOTOS

P-1



TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

<input type="checkbox"/>	Special Exception	<input checked="" type="checkbox"/>	Structure Variance	<input type="checkbox"/>	Administrative Appeal
2.	Applicant's Name:	<div>Penchant Properties, LLC</div>			
3.	Applicant's Address:	<div>4924 Hwy. 311 Houma, La. 70360</div>			
4.	Applicant's Phone:	<div>985-655-3100</div>			
5.	Physical Address Of request:	<div>631 South Hollywood Road Houma, La. 70360</div>			
6.	Interest in Ownership:	<div>100%</div>	7. Date of Application:	<div>4/30/2020</div>	
8.	Explanation of Request:	<div>Request to add an additional 12' wide, entrance only driveway on Bridgeport Way. The purpose of this request is to allow visiting traffic traveling South on South Hollywood Road (from Hwy. 311 towards Valhi) to enter the visitor's parking area located in the front of the office without having to travel down to Valhi Blvd. and make a U-Turn to enter the visitors parking area. There are currently no curb-cuts through the median in South Hollywood Road between Bridgeport Way and Valhi Blvd.</div>			

POLICY

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.


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

Special Exception: \$ 10.00 per application + cost of certified mailings.


Signature of Applicant or Agent

Signature of Applicant or Agent

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


Signature of Owner

4/30/2020
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.

631 South Hollywood Road

Legend

631 S Hollywood Rd

$W 90^{\circ}45'34.56''$

Google Earth

3/10/20

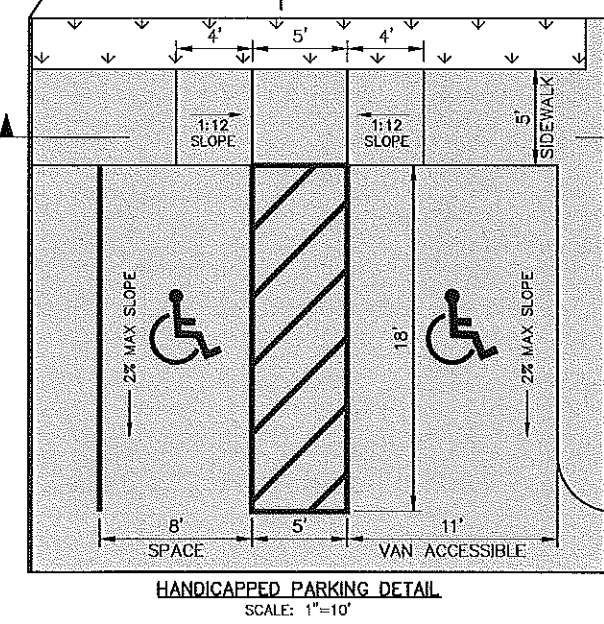
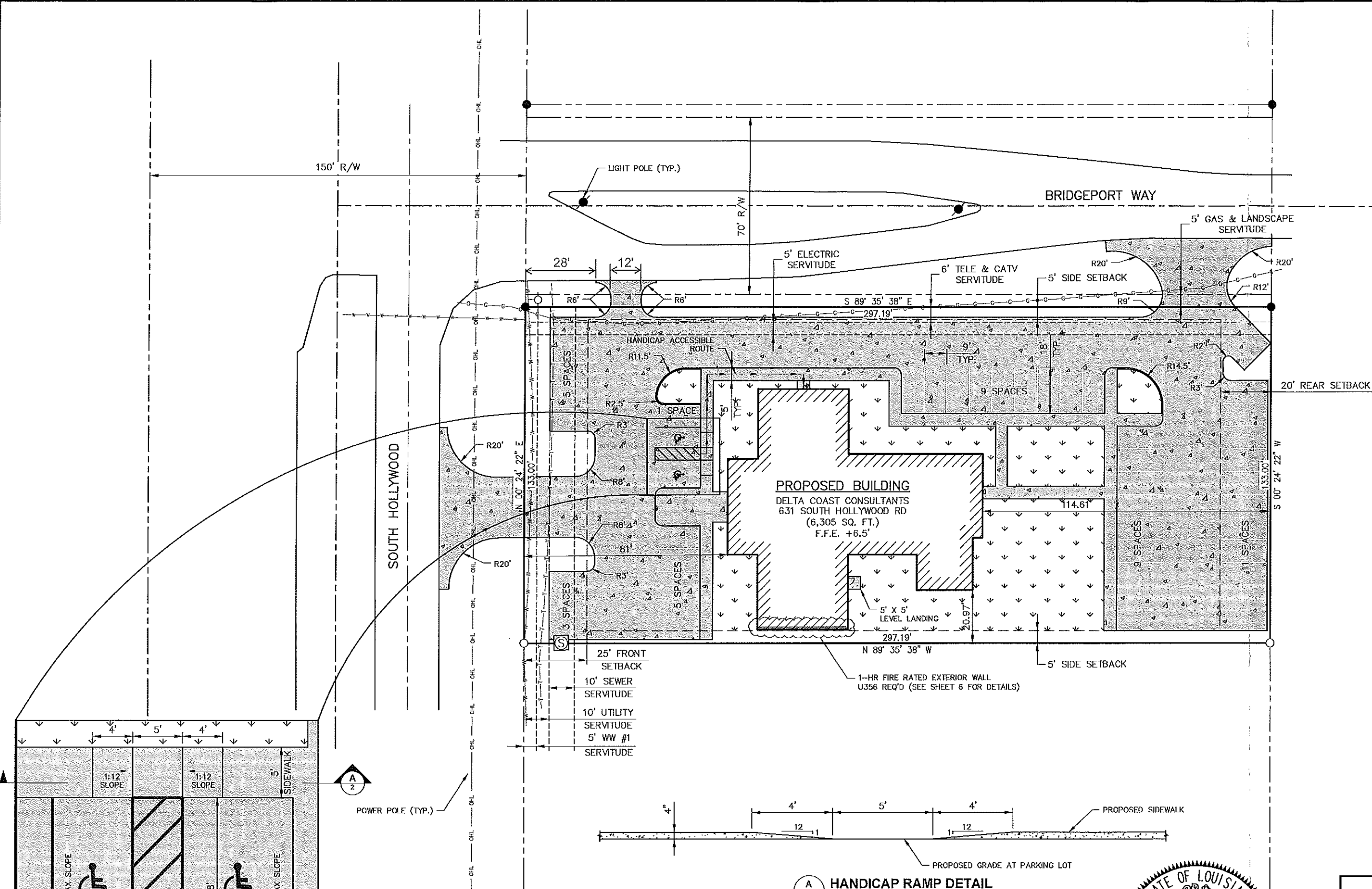
© SPOT IMAGE

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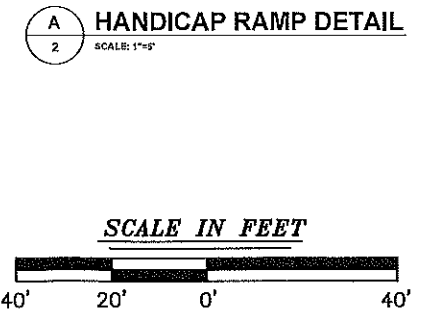
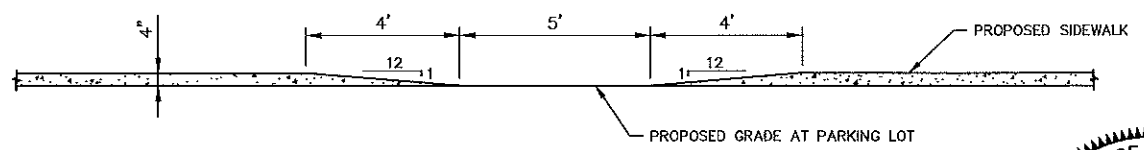
© 2020 Google

1000 ft





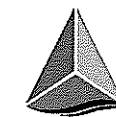
PARKING SPACES	
PARKING SPACES	43
HANDICAPPED SPACES	2
TOTAL SPACES	45



- LEGEND:**
- DENOTES 3/4" G.I.P. SET
 - DENOTES 3/4" G.I.P. FND.
 - ⊗ DENOTES POWER POLE
 - DENOTES LIGHT POLE
 - DENOTES FIRE HYDRANT
 - ⊞ DENOTES TELEPHONE PEDESTAL
 - ⊙ DENOTES GAS METER
 - ⊙ DENOTES SEWER MANHOLE
 - ⊗ DENOTES WATER VALVE
 - ⊙ DENOTES WATER METER
 - PROPERTY LINE
 - OHL — DENOTES OVERHEAD ELECTRICAL
 - G — DENOTES GASLINE
 - W — W — DENOTES WATERLINE
 - T — T — DENOTES TELEPHONE LINE
 - DENOTES SERVITUDE
 - DENOTES SETBACK

STATE OF LOUISIANA
 BARRY J. KENNEDY
 License No. 33218
 PROFESSIONAL ENGINEER

3/24/20



DELTA COAST CONSULTANTS, LLC
 4924 HWY 311 - HOUMA, LA 70360
 PHONE: 985-655-3100 www.deltacoastllc.com

SITE PLAN

SCALE: AS NOTED	DRAWN BY: TAA
DATE: MARCH 24, 2020	REVISION: 01
631 S HOLLYWOOD RD. HOUMA, LA 70360	SHEET NO. 2





TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT

BOARD OF ADJUSTMENT

P.O. BOX 2768
HOUMA, LA 70361

NO APPLICATION ACCEPTED UNLESS COMPLETE

Complete the following:

<input type="checkbox"/>	Special Exception	<input checked="" type="checkbox"/>	Structure Variance	<input type="checkbox"/>	Administrative Appeal
2.	Applicant's Name:	<div>Julio Hernandez</div>			
3.	Applicant's Address:	<div>P.O. Box 891 Thibodaux, LA 70301-2625</div>			
4.	Applicant's Phone:	<div>586-212-6044</div>			
5.	Physical Address Of request:	<div>1903, 1905, 1907, & 1909 Prospect Blvd.</div>			
6.	Interest in Ownership:	<div>100%</div>	7. Date of Application:	<div>May 1, 2020</div>	
8.	Explanation of Request:	<div>Reduce the rear setback to 10' to provide for adequate parking in front of the building.</div>			

POLICY

Special Exception

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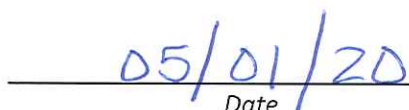
Signature of Applicant or Agent

Signature of Applicant or Agent

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



Signature of Owner

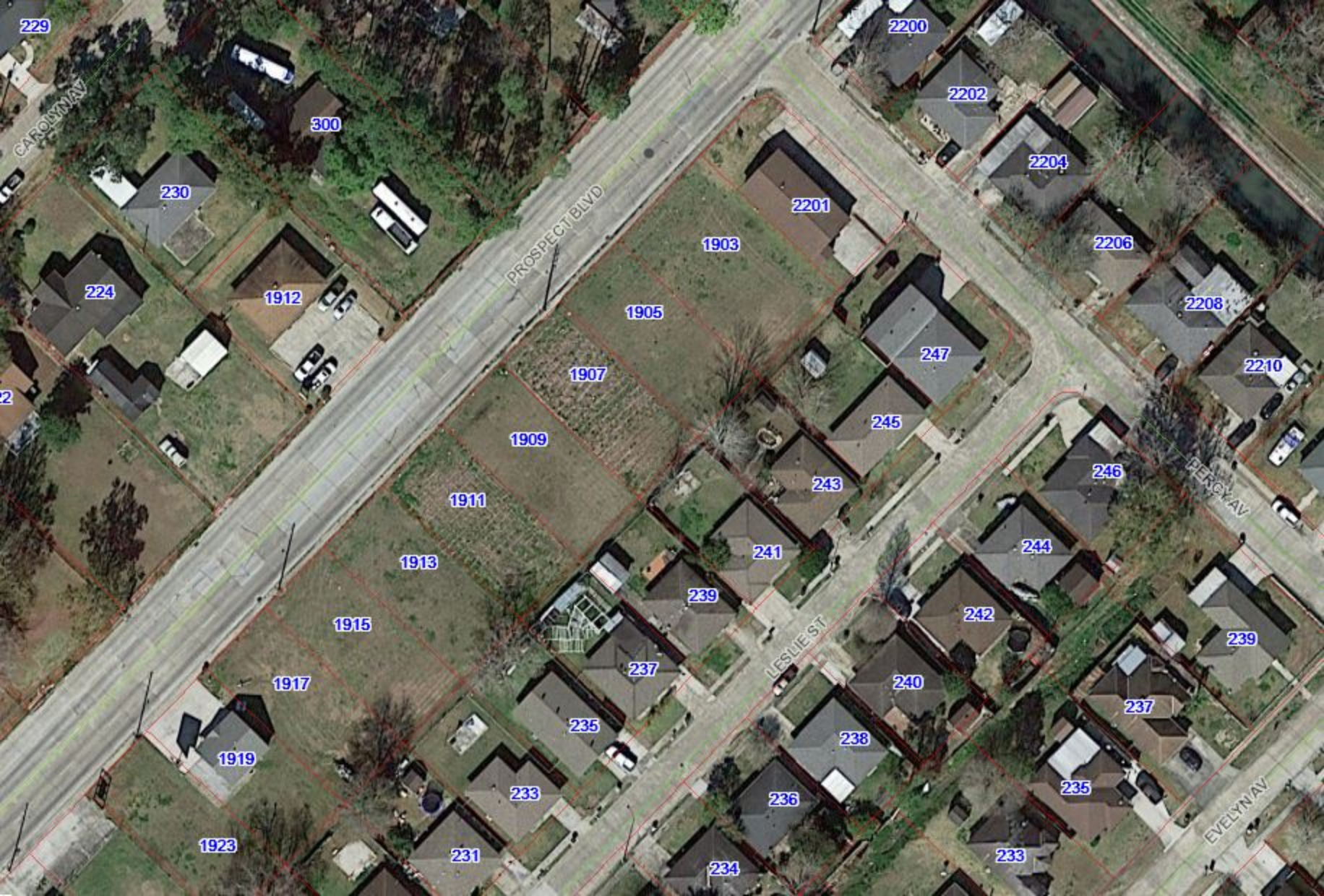


Date

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229

CAROLYN WAY

300

230

224

1912

PROSPECT BLVD

1903

2201

2200

2202

2204

2206

2208

2210

1905

1907

247

245

1909

1911

246

1913

241

244

1915

239

242

1917

237

LESLIE ST

1919

235

238

237

1923

231

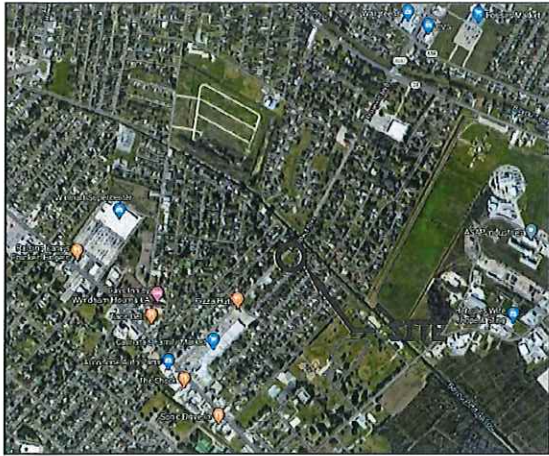
236

235

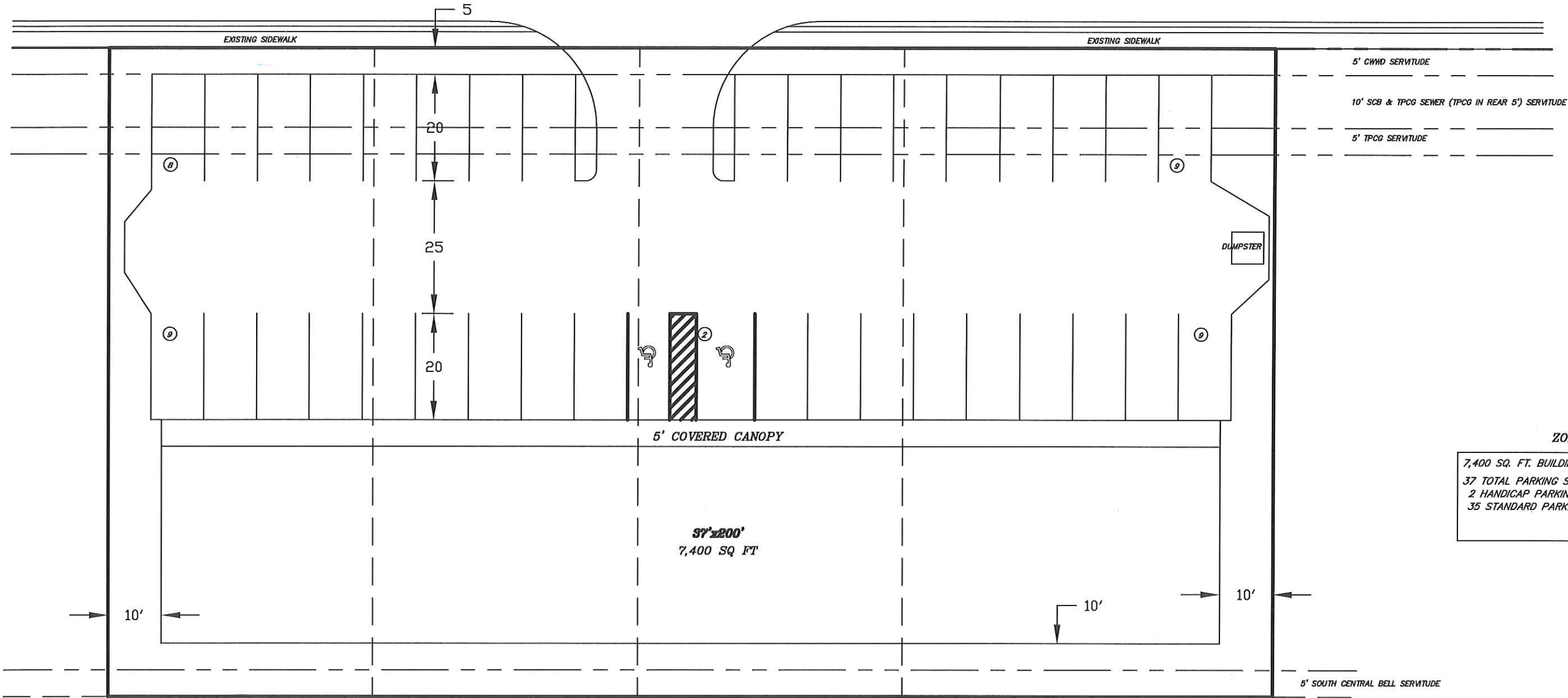
EVELYN WAY

234

233



PROJECT NO.	PARISH	SHEET NO.
20-24	TERREBONNE	SITE



ZONED C3

7,400 SQ. FT. BUILDING
37 TOTAL PARKING SPACES AVAILABLE
2 HANDICAP PARKING SPACES AVAILABLE
35 STANDARD PARKING SPACES AVAILABLE

PRELIMINARY

This drawing is not to be used for construction, recordation, conveyance, sales. This preliminary drawing has been prepared by F.E. Milford, III, LA #30701

DATE	REVISION	BY

SITE PLAN

JULIO N. HERNANDEZ LOTS 21, 22, 23, 24 - BLOCK 1 LYNN PARK SUBDIVISION ADD NO. 2 SECTION 106, T17S - R17E TERREBONNE PARISH, LOUISIANA		
MILFORD & ASSOCIATES, INC. CONSULTING ENGINEERS HOUMA, LOUISIANA		DRAWN: FEM III CHK'D: F.E.M. III SCALE: 1" = 21' DATE: 4MAY20
APPROVED BY: _____		
JOB # 20-24	CAD # 2024_SITE	FILE #



03/07/2019

< 1 of 20 >

Select Date ▾



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