



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



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

TERREBONNE PARISH  
CONSOLIDATED GOVERNMENT

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MEMBERS

David Tauzin, Chair  
Willie Newton, Secretary  
Pete Konos

Joe Harris, Vice Chair  
Matthew Chattagnier  
Natalie Pittman-Lirette, Alternate

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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.

**HOUMA BOARD OF ADJUSTMENT  
MEETING NOTICE**

ALL ATTENDEES MUST WEAR MASKS

**DATE:** Monday, May 17, 2021  
**TIME:** 5:00 PM  
**PLACE:** Government Tower, 2nd Floor Council Meeting Room  
8026 Main Street, Houma, LA 70360

**A • G • E • N • D • A**

1. Pledge of Allegiance
  2. Roll Call
  3. Announcements
  4. Approve Minutes of April 19, 2021
  5. Old Business:
    - a. Structure Variance: Rear yard setback variance from required 25' to 19.8' for new construction located at 175 Juliana Way; (Council District 5; Bayou Cane Fire District); *Coastal Homebuilders, LLC, applicant.*
      - 1) Applicant present request
      - 2) Call for Public Hearing
      - 3) Staff report and recommendation
      - 4) Board discussion and action
  6. New Business:
    - a. Structure Variance: Side yard setback variance from required 15' to 12'-8" for new residential structure located at 513-H Gabasse Street; (Council District 5; City of Houma Fire District) *Joey Yesso, applicant.*
      - 1) Applicant present request
      - 2) Call for Public Hearing
      - 3) Staff report and recommendation
      - 4) Board discussion and action
    - b. Special Exception: Proposed 100' monopole cell tower and associated 40' X 40' fence enclosure located at 1276 Saint Charles Street; (Council District 6; City of Houma Fire District); *Cellco Partnership d/b/a Verizon Wireless, applicant.*
      - 1) Applicant present request
      - 2) Call for Public Hearing
      - 3) Staff report and recommendation
      - 4) Board discussion and action
  7. Next Meeting Date: June 21, 2021
  8. Board of Adjustment Member Comment: Discussion of meeting time.
  9. Public Comment
  10. Adjourn
-

**HOUMA BOARD OF ADJUSTMENT**  
**Official Proceedings**  
**of**  
**April 19, 2021**

**Houma Municipal Auditorium**

The Chairman, David Tauzin, called the April 19, 2021 meeting of the Houma Board of Adjustments to order at 5:00 p.m.

1. Pledge of Allegiance: Mr. Pete Konos
2. Upon Roll Call, those members present were Mr. Matthew Chattagnier, Mr. David Tauzin, Mr. Pete Konos and Ms. Natalie Lirette  
Also present was Mr. Christopher Pulaski, TPCG Planning Director and Mr. Gary Williams, Attorney at Law.  
Absent were: Mr. Willie Newton and Mr. Joe Harris.
3. ANNOUNCEMENTS: Mr. Pulaski commented on those who received their certificates for the Planning Commission Training seminar; Mr. Matthew Chattagnier and Mr. David Tauzin.
4. Approval of Minutes of March 15, 2021.  
**MOTION** was made by Mr. Matthew Chattagnier; **SECONDED** by Mr. Pete Konos to **APPROVE** the minutes of the March 15, 2021 meeting.

ROLL CALL VOTE:

**YEAS: Tauzin, Chattagnier, Konos**

**NAYS: NONE**

**ABSTAINED: None**

**NOT VOTING: None**

5. Old Business:

a. Structure Variance; Rear yard setback variance from required 25' to 7.4' for addition to a residential structure located at 423 Columbus Drive.

Chair recognized Brooke Lawson who stated that she has changed her request since the surveyor has addressed the footage in the rear of the property. She wishes to add two bedrooms to the house.

Chair declared opening of public hearing.

Chair recognized Sheri Eaton, 332 Levron St., who questioned the reason for the variance request.

**(5:07 p.m. Mr. Willie Newton arrived.)**

**(5:08 p.m. Mr. Joe Harris arrived.)**

Chair recognized Mr. Neal Theriot, 248 Riverwood Drive, who voiced privacy issues.

Chair recognized Mr. Dwayne Eaton, 332 Levron St., who voiced privacy issues and purpose of variance request.

A **MOTION** was made by Mr. Willie Newton, **SECONDED** by Mr. Pete Konos, to **CLOSE** public hearing.

Vote was unanimous.

Chair recognized Mr. Christopher Pulaski who stated that applicant is requesting a rear yard setback variance from required 25' to 7.4' for an addition to a residential structure in an R-1 zoned district. Applicant began work without a permit and received a stop work order on 2/18/21. Applicant was informed of permit requirement and a permit (# 2121-91167) was applied for on 2/19/21. The addition is for a 450 sq. ft. 2-bedroom addition which will make the total number of bedrooms three. The applicant has indicated that the rental property market has little need for 1-bedroom residences, so this request is to fulfill a need in the rental market. The property is only 70' deep and is a small lot at just over 2100 sq. ft. in total area. Applicant had originally requested a rear yard setback variance from 25' to 11'; however, she has revised her application to include a side yard variance as well. At the March 15, 2021 BOA meeting, the original public hearing was continued to the April meeting to allow applicant to review her needs and request. Since that time applicant has submitted a revised site plan that reflects the corrected property line shift and

proposed addition. Since this area pre-dates zoning and other properties have similar setbacks or less staff feels that the variance will not substantially or permanently injure the appropriate use of adjacent conforming property in the same district and that the plight of the owner of the property for which the variance is sought is due to unique circumstances existing on he property.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls regarding this application. Staff recommends **APPROVAL** of the request on the **CONDITION** that the applicant place gutters and downspouts along the side and rear of the addition to direct water away from adjacent properties.

After a brief discussion a **MOTION** to **APPROVE** on the **CONDITION** that the applicant place gutters and downspouts along the side and rear of the addition to direct water away from adjacent properties was made by Mr. Willie Newton, **SECONDED** by Mr. Joe Harris.

**ROLL CALL VOTE:**

YEAS: Chattagnier, Newton, Harris

NAYS: Pete Konos

ABSTAINED: None

NOT VOTING: None

6. New Business:

a. Structure Variance: Rear yard setback from 25' to 11'-1" for new residential construction located at 303 June Drive.

Chair recognized Mr. Joey Yesso, contractor, who stated that he was representing applicant Abby Kinnard who is demolishing the old house at this address and is constructing a new residence and will need a rear yard setback to meet the requirements of the architectural drawings.

Chair declared opening of public hearing.

There being no one wishing to speak, Mr. Matt Chattagnier made a **MOTION** to **CLOSE PUBLIC HEARING**, seconded by Mr. Pete Konos. Vote was unanimous.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting arear yard setback from 25' to 11'-1" for new residential construction in an R-1 zoned district. Applicant is in the process of demolishing the old house at this address and wishes to build a new house. The existing structure has its front oriented towards June Drive. In order to maintain the character of the orientation of many of the existing homes along June Drive and to meet specifications of architectural drawings a rear yard variance is needed.

Since this property pre-dates zoning and may hones in the area have similar setbacks, the variance will not alter the essential character of the district in which it is located nor would it weaken the general purposes of this ordinance or the regulations herein established for the specific district.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received one call of no objection pertaining to this application.

Staff recommends **APPROVAL**.

**MOTION** to **APPROVE** was made by Mr. Matt Chattagnier, **SECONDED** by Mr. Pete Konos.

**ROLL CALL VOTE:**

YEAS: Chattagnier, Newton, Harris, Konos

NAYS:

ABSTAINED: None

NOT VOTING: None

b. Structure Variance: Rear yard setback variance from required 25' to 19.8' for new residential construction located at 175 Juliana Way.

Chair declared the floor open for public hearing. There being no one present to represent this application, Mr. Pete Konos made a **MOTION** to **CLOSE** public hearing, **SECONDED** by Mr. Willie Newton. Vote was unanimous.

Since there was no one present to represent this application a **MOTION** was made by Mr. Willie Newton, **SECONDED** by Mr. Joe Harris to **TABLE** this request until the May 17, 2021 BOA meeting.

ROLL CALL VOTE:

YEAS: Chattagnier, Newton, Harris, Konos

NAYS: None

ABSTAINED: None

NOT VOTING: None

c. Structure Variance: Rear yard setback from 25' to 21' for placement of a mobile home in an R-2 zoned district.

Chair recognized Mr. Juan Clara-Gomez who stated that he had previously obtained a variance for placement of the mobile homes in this district, but upon placement of one of the homes he realized that he needed a rear setback variance to fit the mobile home while keeping within the front setback requirements.

Chair declared the floor open for public hearing. There being no one present wishing to comment, Mr. Pete Konos made the **MOTION** to **CLOSE** public hearing, seconded by MR. Willie Newton. Vote was unanimous.

Chair recognized Mr. Christopher Pulaski who stated that the applicant is requesting a rear yard setback from 25' to 21' for placement of a mobile home in an R-2 zoned district. Applicant has previously received Special Exception approval from this Board to place a mobile home on this property. The applicant explained that they were under the impression that the SE approval was the approval and placed the mobile home in its current location, but later learned of the need for the mobile permit which would have addressed the setback placement. Since the mobile home has been strapped and anchored, it was determined that a variance is required. The property pre-dates zoning in this area and many structures have similar setbacks, so the variance will not alter the essential character of the district in which it is located nor would it weaken the general purposes of this ordinance or the regulations herein established for the specific district.

A site visit was performed and all property owners adjacent to and within a 250' radius of the subject property have been notified. Staff received no calls pertaining to this application. Staff recommends **APPROVAL**.

A **MOTION** was made by Matt Chatagnier, seconded by Mr. Pete Konos to **APPROVE**.

ROLL CALL VOTE:

YEAS: Chattagnier, Newton, Harris, Konos

NAYS: None

ABSTAINED: None

NOT VOTING: None

7. Next meeting date: May 17, 2021 at the Government Tower, second floor Council Meeting Room.

8. BOA Comments: Discussion regarding meeting start time (to be discussed at May meeting)

9. Public Comments:

10. Adjourn: **MOTION** was made by Mr. Willie Newton, **SECONDED** by Mr. Joe Harris to adjourn. Vote was unanimous.

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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:

3. Applicant's Address:

4. Applicant's Phone:

5. Physical Address Of request:

6. Interest in Ownership:

7. Date of Application:

8. Explanation of Request:

*21-05*

**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

\_\_\_\_\_  
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.

Keneth L. Rembert  
LAND SURVEYORS  
since 1973  
635 SCHOOL ST. HOUMA, LA. 70360  
PHONE 985-879-2782 FAX 985-879-1641  
e-mail: [klrsurveyors@aol.com](mailto:klrsurveyors@aol.com)

March 10, 2021

Terrebonne Parish Consolidated Govt.  
Planning & Zoning Department  
P. O. Box 2768  
Houma, LA 70361

Att: Ms. Linda Henderson

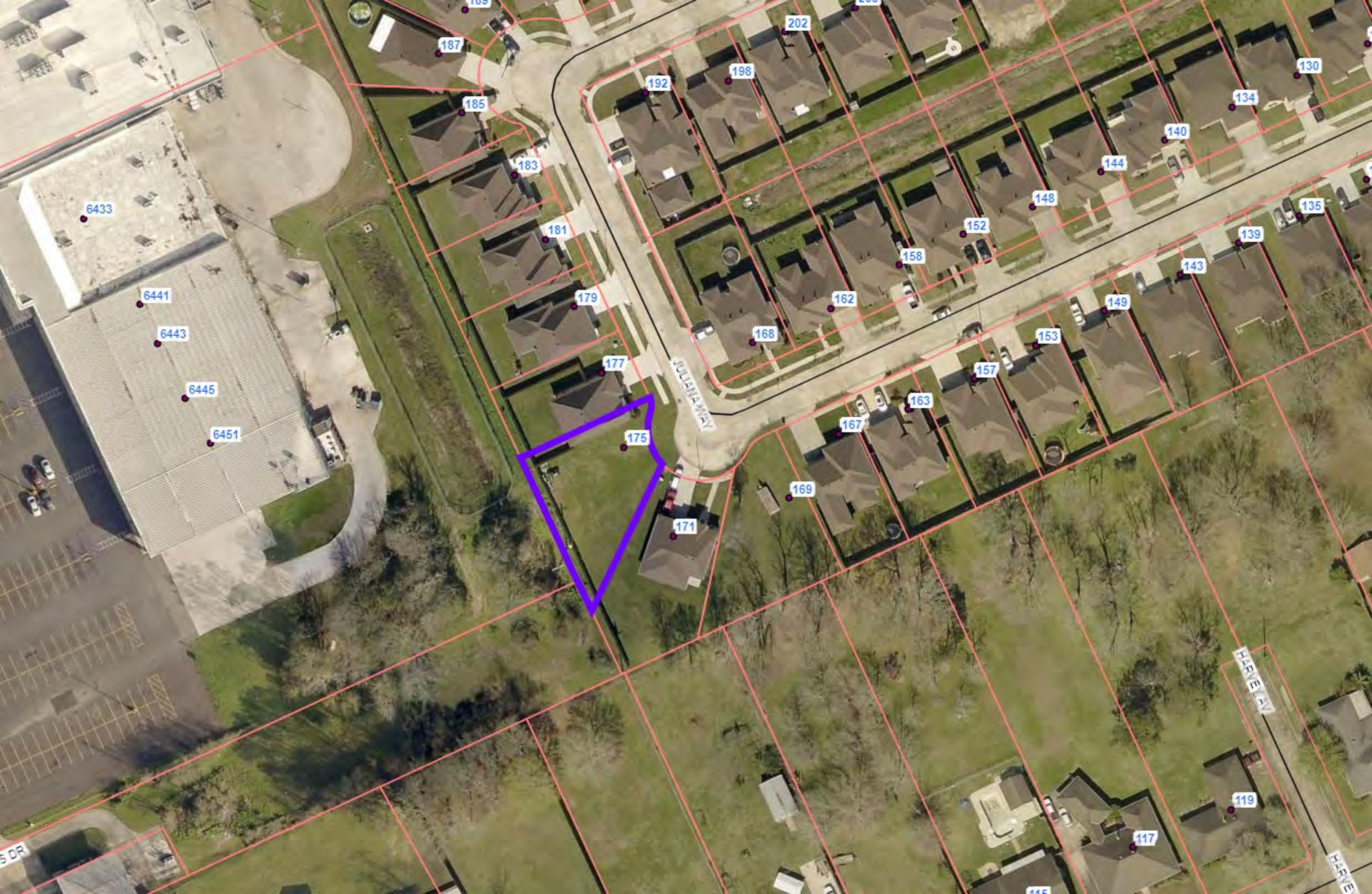
Re: Board of Adjustment Setback Adjustment at 175 Juliana Way, Houma, LA 70364

Dear Ms. Henderson:

Coastal Homebuilders has a home they want to build on Revised Lot 14, Block 3 in Colonial Acres Subdivision. This lot is in a Cul-de-Sac which makes this lot depth really shallow, more than most all of the other lots in this subdivision. The depth of this particular house would extend into the rear setback requirement of 25'. We request a variance on the rear setback from 25' to 19.8' to make the house fit on this lot. Thank you for your consideration in this matter.

Sincerely,

  
Keneth L. Rembert, PLS



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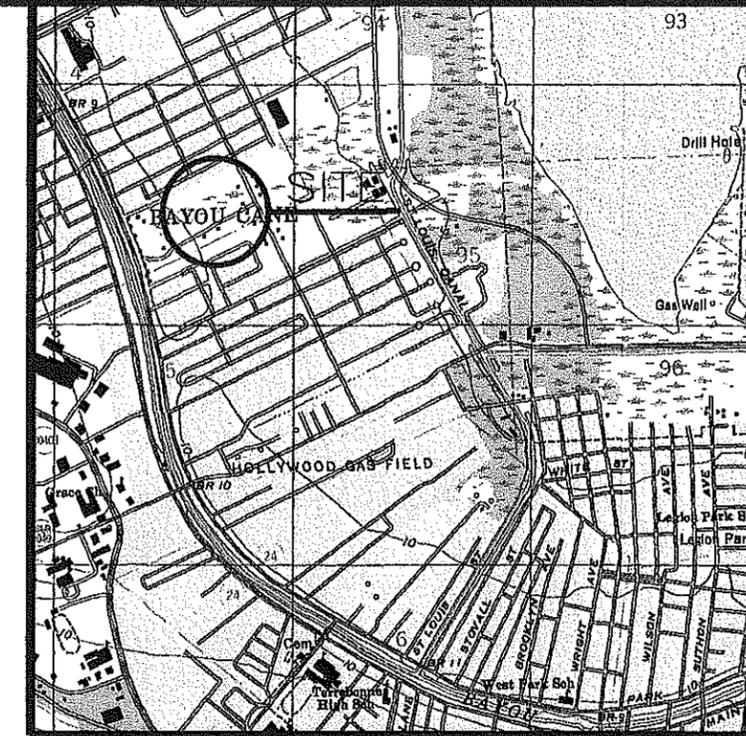
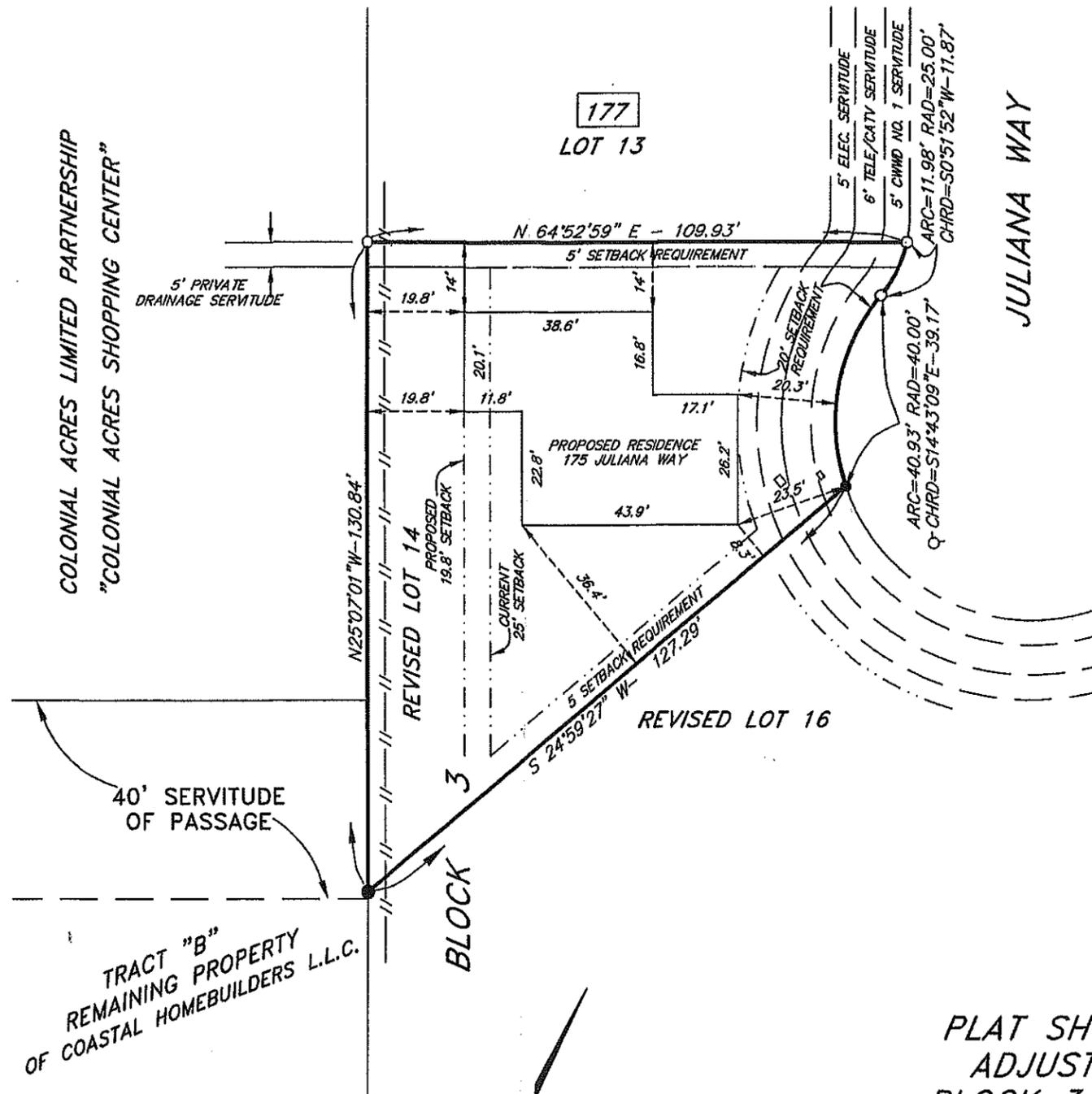
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SDR

JULIENNA WAY

HARVEY AV

HARVEY



VICINITY MAP

PLAT SHOWING PROPOSED REAR SETBACK  
ADJUSTMENT ACROSS REVISED LOT 14  
BLOCK 3 TO COLONIAL ACRES SUBDIVISION  
IN SECTIONS 4 & 94, T17S - R17E,  
TERREBONNE PARISH, LOUISIANA

MARCH 2, 2021

SCALE: 1" = 30'

*Keneth L. Rembert*

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



- LEGEND:
- INDICATES 5/8" IRON ROD PREV. SET
  - INDICATES 5/8" IRON ROD PREV. FOUND
  - ⊙ EXISTING POWER POLE
  - ⊙ EXISTING POWER POLE WITH LIGHT
  - ⊙ EXISTING FIRE HYDRANT

THIS LOT IS LOCATED IN ZONE "C" AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP, COMMUNITY NO. 225206, PANEL NO. 0265, SUFFIX "C", AND DATED MAY 1, 1985. (ZONE "C" IS AN AREA OF MINIMAL FLOODING). F.E.M.A. 2006 ADVISORY PANEL NO. LA-R102 DOES NOT AFFECT THIS PROPERTY. THE 2008 PRELIMINARY FIRM COMMUNITY NO. 22109C, PANEL NO. 0255 SUFFIX "E" PLACES THIS PROPERTY IN ZONE "C" AND HAS NO AFFECT ON THIS PROPERTY.

THIS PLAT BASED ON A PLAT PREPARED BY KENETH L. REMBERT, SURVEYOR ENTITLED "PLAT SHOWING REVISED LOTS 14, 16 & 17 A REDIVISION OF LOTS 14, 15, 16 & 17 BLOCK 3 TO COLONIAL ACRES SUBDIVISION IN SECTION 4 & 94, T17S - R17E, TERREBONNE PARISH, LOUISIANA. BEARINGS SHOWN HEREON ARE BASED ON SAID MAP.

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.

**175 Juliana Way**



**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:

Joey A. Yesso

3. Applicant's Address:

513-A Gabasse str.  
Houma La. 70360

4. Applicant's Phone:

985-804-7404

5. Applicant's Email:

JYessoWD@gmail.com

6. Physical Address Of Request:

513-H Gabasse str.  
Houma La. 70360

7. Interest in Ownership:

owner

7. Date of Application:

4/28/2021

8. Explanation of Request:

Build residence <sup>12' - 0"</sup> ~~15'~~ from  
property line rather than  
15' from property line.

Side Yd.  
M<sub>9</sub> Zoned  
Fire - City  
Council - 5

**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

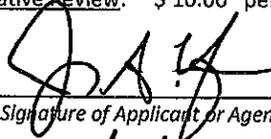
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

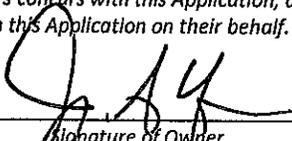
Special Exception, Interpretation, & Administrative Review: \$ 10.00 per application + cost of certified mailings.

  
 \_\_\_\_\_  
 Signature of Applicant or Agent  
 Joey A. Yesso  
 \_\_\_\_\_  
 Print Name of Applicant or Agent

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

\_\_\_\_\_ 1. That he/she is the owner of the entire land area included in the proposal and in signing indicates concurrence with the application; or,

\_\_\_\_\_ 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign this Application on their behalf.

  
 \_\_\_\_\_  
 Signature of Owner  
 Joey A. Yesso  
 \_\_\_\_\_  
 Printed Name of Owner  
 4/28/2021  
 \_\_\_\_\_  
 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.



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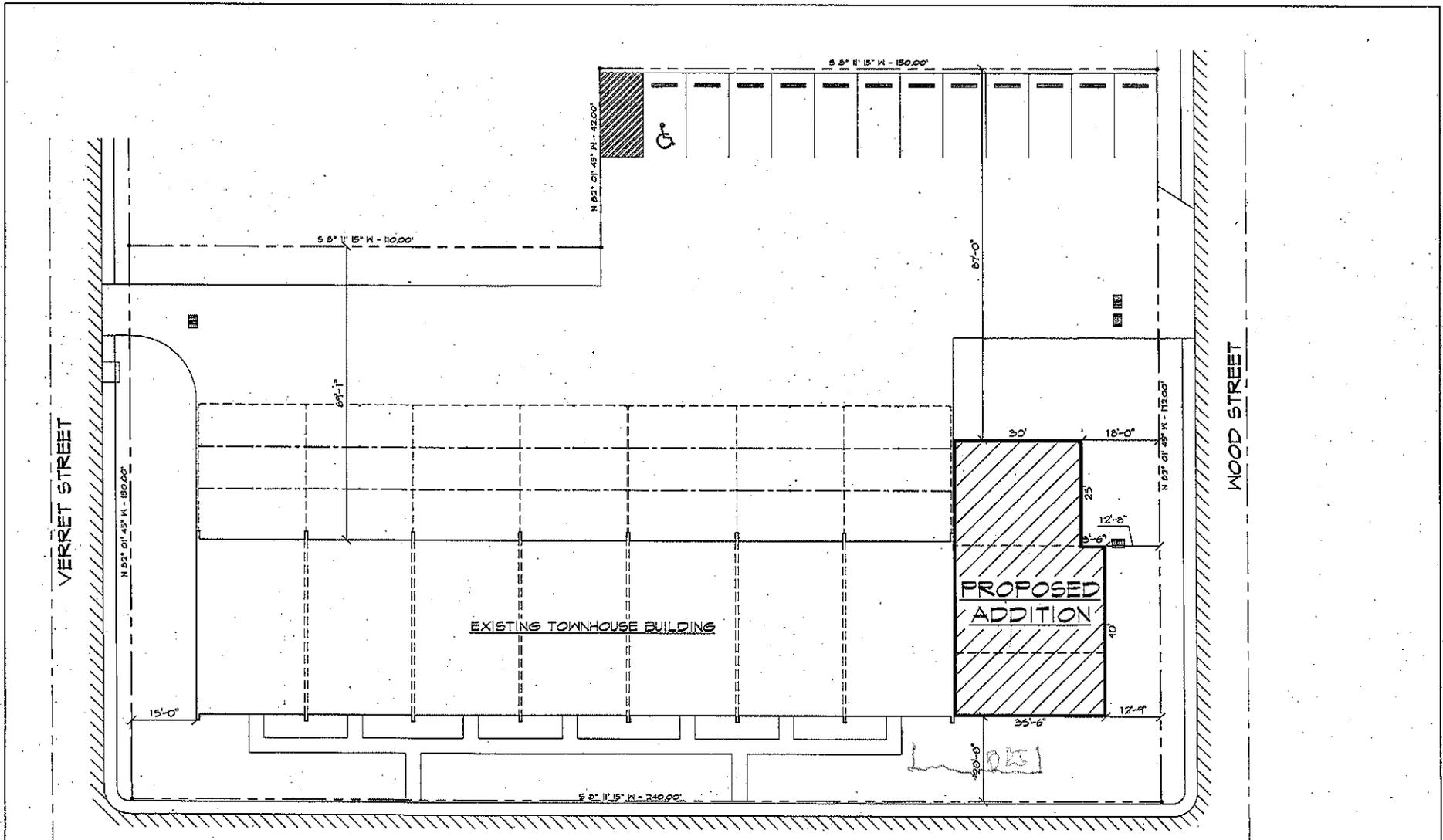
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GABASSE STREET

513 GABASSE ST.  
 HOUMA, LA 70360  
 TERREBONNE PARISH  
**SITE PLAN**  
 SCALE: 1" = 10'-0"



A PROPOSED TOWNHOUSE DEVELOPMENT FOR:  
**YESSO INDUSTRIES NO. 3**  
 513 GABASSE ST., HOUMA, LA 70360

DRAWN: HADSI
CHECKED:
SCALE: NOTED
DATE: 4/29/21
APPROVED BY:

205 / 1700 | CAD # 1708-SITE | FILE #

# 513-H GABASSE STREET



