



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

David Tauzin, Chair  
Willie Newton, Secretary  
Pete Konos

Joe Harris, Vice Chair  
Matthew Chatagnier  
Katie Sims, Alt Member

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

## HOUMA BOARD OF ADJUSTMENT MEETING NOTICE

**DATE:** Tuesday, August 22, 2023  
**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 July 17, 2023
5. New Business
  - a) Structure Variance: To allow for the placement of a second facade sign on an existing commercial building on a C-2 zoned lot located within the Overlay District at 1520 Martin Luther King Jr. Blvd.; (Council District 3; Bayou Cane Fire District) *ALDI Inc., applicant.*
  - b) Structure Variance: Front yard setback variance from the required 25' to 14' and rear yard setback variance from the required 30' to 7' for the placement of a 16x80 Mobile Home on an R-3 zoned lot located at 634 Marmande Street; (Council District 5; City of Houma Fire District) *Teri LeBoeuf, applicant.*
  - c) Structure Variance: Front yard setback from the required 25' to 11' and rear yard setback variance from the required 30' to 5' for a proposed Residential Duplex on an R-3M zoned lot located at 110 Marcel Lane; (Council District 5; Bayou Cane Fire District) *Ironman Properties of America LLC, applicant.*
  - d) Structure Variance: Rear yard setback variance from the required 20' to 10' for a Warehouse Addition on a C-2 zoned lot located at 201 Westside Blvd.; (Council District 3; Bayou Cane Fire District) *J E Boudreaux Services, Inc., applicant.*
6. Next Meeting Date: Monday, September 18, 2023
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

**MINUTES**  
**HOUMA BOARD OF ADJUSTMENT**  
**MEETING OF July 17, 2023**

1. The Chairman, Mr. David Tauzin, called the meeting of July 17, 2023, of the Houma Board of Adjustment to order at 5:12 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. David Tauzin, Chairman, Mr. Joe Harris, Vice Chairman, and Mr. Willie Newton, Secretary. Absent at the time of Roll Call were: Mr. Matthew Chatagnier, and Mr. Konos. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS: None
4. APPROVAL OF THE MINUTES:  
  
Mr. Harris moved, seconded by Mr. Newton: "THAT the Houma Board of Adjustment accept the minutes as written, for the regular meeting of June 20, 2023."  
  
The Chairman called for a vote on the motion offered by Mr. Harris. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton, and Mr. Tauzin; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier and Mr. Konos. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
  - A. Structure Variance: Side yard setback variance from the required 5' to 0' for the construction of a new patio cover on an R-1 zoned lot located at 102 Mary Ann Avenue.
    - 1) The Chairman recognized Jaime Gutierrez Saucedo of 102 Mary Ann Avenue, Houma who stated that the variance is to allow for the construction of a new patio cover on an R-1 zoned lot located at 102 Mary Ann Avenue.
    - 2) There was no one from the public present to speak on the matter.
    - 3) Mr. Newton moved, seconded by Mr. Harris: "THAT the Public Hearing be closed."  
  
The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton & Mr. Tauzin; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier and Mr. Konos. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
    - 4) Mr. Pulaski discussed the Staff Report and stated that Staff would recommend approval of the variance request conditioned that the applicant installs gutters and downspouts along the carport to direct roof runoff towards the street and away from the adjacent property.
    - 5) Mr. Newton moved, seconded by Mr. Harris: "THAT the Houma Board of Adjustment grant approval of the side yard setback variance from the required 5' to 0' for the construction of a new patio cover on an R-1 zoned lot located at 102 Mary Ann Avenue on the condition that gutters and downspouts be installed along the carport to direct roof runoff towards the street and away from the adjacent property."  
  
The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Harris, Mr. Newton & Mr. Tauzin; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier and Mr. Konos. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
6. NEXT MEETING DATE:
  - a) The Chairman stated that the next scheduled meeting date of the Houma Board of Adjustment is August 22, 2023.
7. BOARD OF ADMUSTMENT MEMBER COMMENT: None
8. PUBLIC COMMENT: None

9. Mr. Harris moved, seconded by Mr. Newton: "THAT" there being no further business to come before the Houma Board of Adjustment, the meeting be adjourned at 5:18 p.m."

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

---

*Mr. Willie Newton, Secretary  
Houma 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:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Special Exception | <input checked="" type="checkbox"/> Structure Variance | <input type="checkbox"/> Administrative Review             |
| <input type="checkbox"/> Interpretation    | <input type="checkbox"/> Use Variance                  | <input type="checkbox"/> Non-Conforming Structure Variance |

2. Applicant's Name:

ALDI #91 CODY MCELROY

3. Applicant's Address:

1520 MLK BLVD.  
HOUMA

4. Applicant's Phone:

985-873-8880

5. Applicant's Email:

Cody @ Commercial Signs LA.com

6. Physical Address  
Of Request:

1520 MLK BLVD.  
HOUMA

7. Interest in Ownership:

NONE/AGENT

7. Date of  
Application:

7-20-23

8. Explanation of  
Request:

ADT WOULD LIKE TO ADD - 1- WALL  
SIGN. ALL LOCATIONS HAVE 2-  
SIGNS, IT IS PART OF THEIR BRAND  
& LOOK OF STORES. SIGN IS FOR  
FRONT ELEVATION

**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:

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



Variance

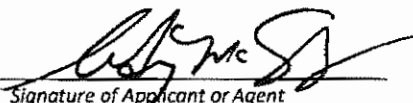
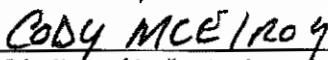
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

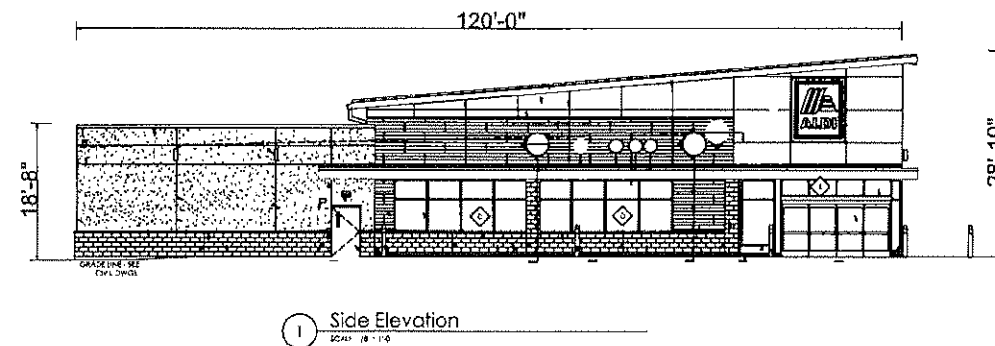
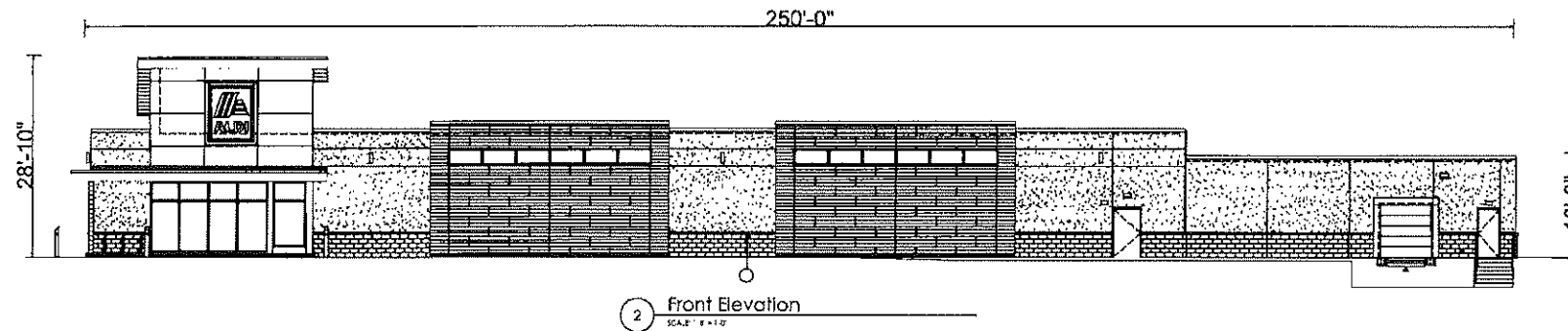
X 2. That he/she has submitted with this Application a complete, true and current listing of all owners of the entire land included within the proposal, that each of the listed owners concurs with this Application, and that he/she has been given specific authority by each listed owner to submit and sign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

  
\_\_\_\_\_  
Signature of Owner  
  
\_\_\_\_\_  
Printed Name of Owner  
7-20-23  
\_\_\_\_\_  
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.





| DESCRIPTION   | QUANTITY | SG. FT. PER SIGN | TOTALS |
|---------------|----------|------------------|--------|
| 10'x6' SIGN   | 2        | 74.9             | 149.8  |
| TOTAL SIGNAGE |          |                  | 149.8  |

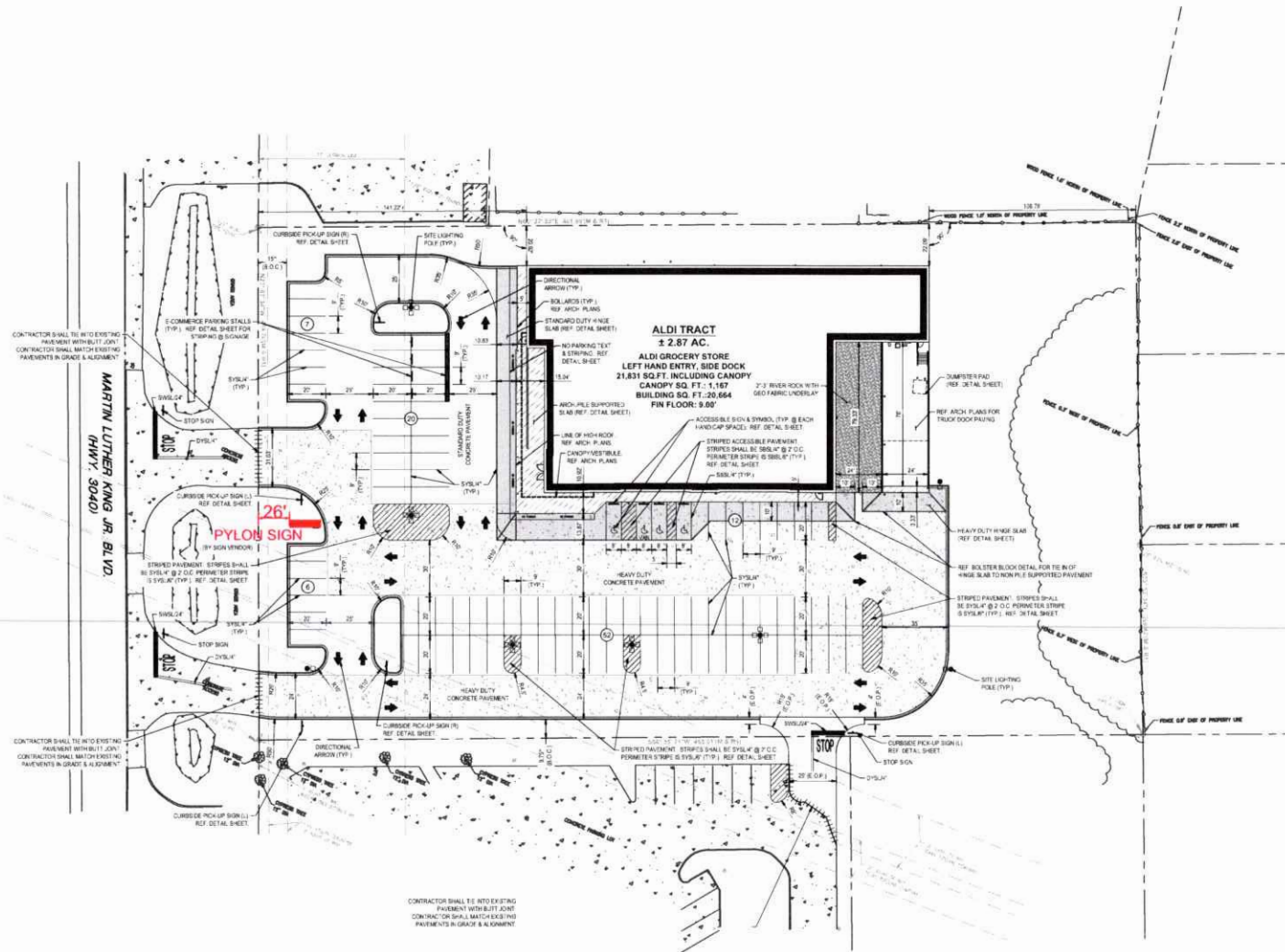
SIGNAGE IS EXCLUDED FROM REFERENCE ONLY AND SUBJECT TO DISCREPANCY SEPARATE PRICING SUBMITTAL

| DONALD      |          |                 |        |
|-------------|----------|-----------------|--------|
| DESCRIPTION | QUANTITY | SG. FT. PER MIN | TOTALS |
| POWER SOIL  | 2        | 749             | 1498   |

|  |     |
|--|-----|
| TOTAL SIGNAGE  | 498 |
| SIGNAGE BY ROW FOR REFERENCE ONLY AND STATE AT TIMES SEPARATE FROM SIGNAGE |     |

[illegible]





MARTIN LUTHER KING JR. BLVD  
(HWY. 3040)

CONTRACTOR SHALL TIE INTO EXISTING  
PAVEMENT WITHIN 17' (20')  
CONTRACTOR SHALL MATCH EXISTING  
PAVEMENTS IN GRADE & ALIGNMENT

CONTRACTOR SHALL TIE INTO EXISTING  
PAVEMENT WITHIN 17' (20')  
CONTRACTOR SHALL MATCH EXISTING  
PAVEMENTS IN GRADE & ALIGNMENT

#### EXISTING LEGEND

- BARRICADE POST
- CANOPY SUPPORT
- DOWN MAIN VALVE
- EL ELEVATION POINT
- FIRE HYDRANT
- FOUND PROPERTY CORNER
- GAS METER
- GAS RIGGS
- GAS SERVICE NO. WELTER
- GAS UTILITY MARKER
- GAS VALVE
- GAS VENT
- LIGHT POLE
- POWER JUNCTION BOX
- POWER TRANSFORMER
- SEWER CLEANOUT
- SEWER LIFT & PUMP
- SEWER MANHOLE
- SEWER SHUT
- SIGN POLE
- TELEPHONE POST/STAL
- TEMPORARY BENCHMARK
- TRAFFIC SIGN
- TREE
- WATER METER
- WATER VALVE

#### LEGEND - NEW IMPROVEMENTS

- HEAVY DUTY CONCRETE PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- STANDARD DUTY HINGE SLAB
- HEAVY DUTY HINGE SLAB
- ARCHITECTURAL/PILE SUPPORTED PAVEMENT
- 2" J. RIVER ROCK
- BUILDING
- CURB & GUTTER
- PARKING SPACES
- SITE LIGHTING POLES
- DIRECTIONAL ARROWS
- BUTT JOINT

#### SITE ANALYSIS

|               |                   |
|---------------|-------------------|
| ALDI BUILDING | 20,664 S.F.       |
| PARKING       | 97 SPACES         |
| RATIO         | 4.69 / 1,000 S.F. |

#### AREA ANALYSIS

|            |              |
|------------|--------------|
| ALDI TRACT | ± 2.87 ACRES |
|------------|--------------|

#### SITE PLAN



**ALDI GROCERY STORE**  
1520 MARTIN LUTHER KING BLVD  
HOUMA, LOUISIANA 70364  
FOR ALDI INC. MT. JULIET DIVISION



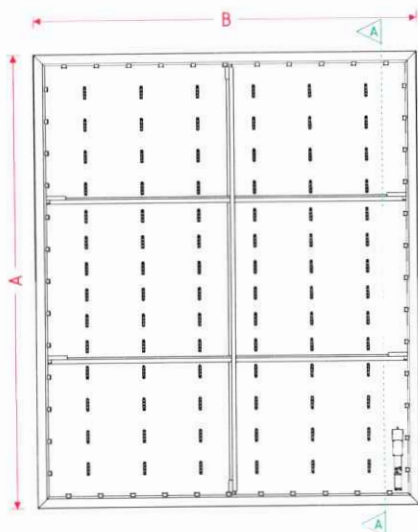
**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

PROJECT NO. 20-295  
ISSUE FOR PERMIT 01/11/2023

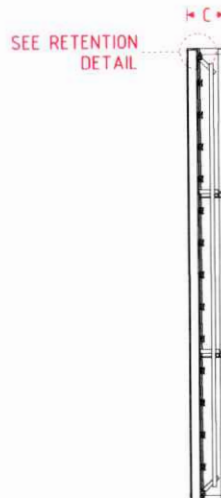
CHECKED BY: NLM  
DRAWN BY: GUP

**C-1**





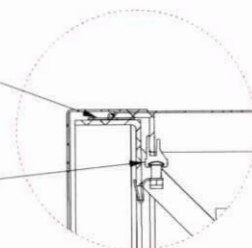
FRAME & LAMP DETAIL  
NOT TO SCALE



CROSS SECTION A-A  
NOT TO SCALE

RETRO-FRAME ATTACHED  
TO CABINET WITH  
PIANO HINGE

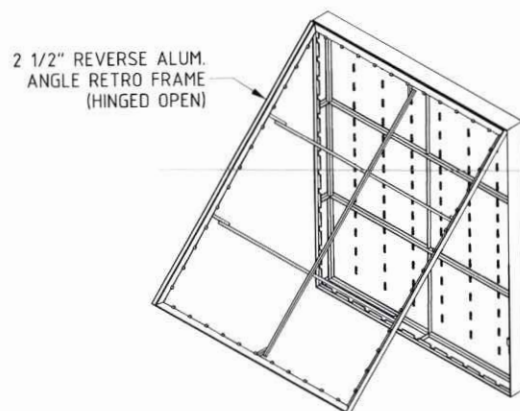
FLEX FACE STRETCHED  
OVER RETRO-FRAME  
AND TENSIONED USING  
WEDGE CLAMPS



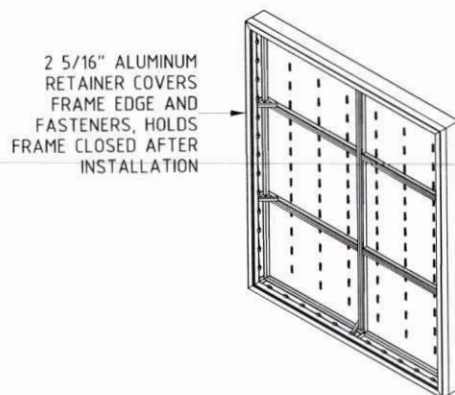
RETENTION DETAIL  
NOT TO SCALE

#### SPECIFICATIONS

- 1 1/2" X 1 1/2" X 3/16" REVERSE ALUMINUM ANGLE FRAME
- 2 1/2" X 2 1/2" X 3/16" REVERSE ALUMINUM ANGLE RETRO FRAME
- 2 5/16" X 3 1/16" X .063" ALUMINUM RETAINER
- .063" ALUMINUM SKIN
- .040" ALUMINUM BACK
- EXTERIOR FINISH: ALDI SLATE GRAY
- INTERIOR FINISH: PRIME STEEL COMPONENTS WHITE, MILL FINISH ALUMINUM
- RETAINER REMOVABLE FOR SERVICE ACCESS
- FACE HINGED FOR SERVICE ACCESS
- DISCONNECT SWITCH LOCATED INSIDE CABINET
- ELECTRICAL OUT: THRU BACK IN LOWER RIGHT CORNER OF CABINET
- GE 4100K WHITE LED'S AS REQUIRED
- U.L. LISTED
- FLUSH WALL MOUNT
- 3M ENVISION FS-1 FLEXIBLE FACE
- DIGITALLY PRINTED DECORATION (1ST SURFACE)
- 3M 3658G GLOSS OVERLAMINATE (1ST SURFACE)



ISOMETRIC VIEW - OPEN  
NOT TO SCALE



ISOMETRIC VIEW - CLOSED  
NOT TO SCALE

| ALDI SINGLE FACE WALL SIGN STANDARD SIZES |                |                |               |                         |                |
|---|----------------|----------------|---------------|-------------------------|----------------|
| ITEM NUMBER                               | CABINET HEIGHT | CABINET LENGTH | CABINET DEPTH | ELECTRICAL REQUIREMENTS | SQUARE FOOTAGE |
|   | A              | B              | C             |                         |                |
| ALD21-9X7SFSGN-S                          | 9'-5 5/8"      | 7'-11 1/4"     | 9 1/4"        | (1) 20A/120V CIRCUIT    | 75.16          |



GRAPHIC DETAIL  
NOT TO SCALE

Customer:  
**ALDI**

Date:  
**09/15/22**

Prepared By:  
**RA**

Modeled By:  
**ARA**

Note: Color output may not be exact when viewing or printing this drawing. All colors used are PMS or the closest CMYK equivalent. If these colors are incorrect, please provide the correct PMS match and a revision to this drawing will be made.

File Name:

**ALDI SINGLE FACE WALL SIGNS**

Revision:  
-

**persona**  
SIGNS | LIGHTING | IMAGE

DISTRIBUTED BY SIGN UP COMPANY  
700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 • www.personasigns.com





**1520 Martin Luther King Jr. Blvd.**





**1520 Martin Luther King Jr. Blvd.**



**TERREBONNE PARISH CONSOLIDATED GOVERNMENT  
URBAN SERVICES DISTRICT**

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

1. Indicate Type of Request:

|  |  |  |
|--|--|--|
| <input type="checkbox"/> Special Exception | <input checked="" type="checkbox"/> Structure Variance | <input type="checkbox"/> Administrative Review             |
| <input type="checkbox"/> Interpretation    | <input type="checkbox"/> Use Variance                  | <input type="checkbox"/> Non-Conforming Structure Variance |

2. Applicant's Name:

Teri LeBouef

3. Applicant's Address:

515 Louise St.  
Houma, LA 70363

4. Applicant's Phone:

985-772-3174

5. Applicant's Email:

terilebouef173@gmail.com

6. Physical Address  
Of Request:

634 Marmande St

7. Interest in Ownership:

Rent to Own

7. Date of  
Application:

8/1/23

8. Explanation of  
Request:

Structure Variance, Frontyard  
Setback Variance from 25' to 14'  
& Rearyard Setback Variance  
from 30' to 7' - to place a 16x80  
mobile Home

**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.

x Teri LeBouef

Signature of Applicant or Agent

x Teri LeBouef

Print Name of Applicant or Agent

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

[Signature] 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,

[Signature] 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.

Julie Dupre

Signature of Owner

Debbie Dupre

Printed Name of Owner

August 02, 2023

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.





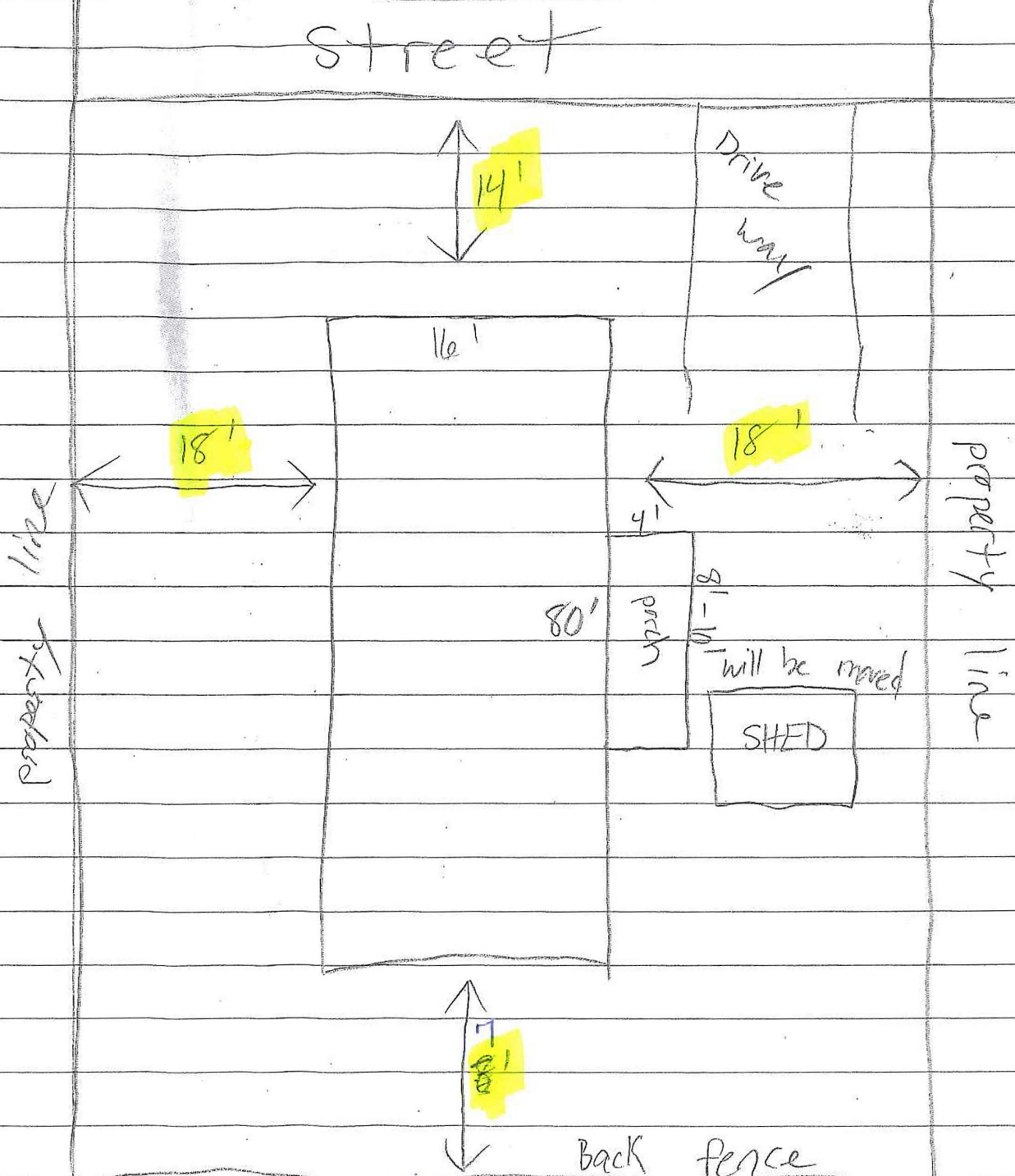
**634 Marmande Street**



634 Marmande St

28  
100  
66  
32

Property = 1012' x 521.6





**634 Marmande Street**





**634 Marmande Street**





**634 Marmande 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:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Special Exception | <input checked="" type="checkbox"/> Structure Variance | <input type="checkbox"/> Administrative Review             |
| <input type="checkbox"/> Interpretation    | <input type="checkbox"/> Use Variance                  | <input type="checkbox"/> Non-Conforming Structure Variance |

2. Applicant's Name:

Ironman Properties of America LLC.  
"Terry Gold"

3. Applicant's Address:

196 Bienville Blvd.  
Bourg La. 70343

4. Applicant's Phone:

(985) 804-0090

5. Applicant's Email:

goldcompanies@yahoo.com

6. Physical Address  
Of Request:

110 Marcel Lane  
Houma La. 70360

7. Interest in Ownership:

100 %

7. Date of  
Application:

8. Explanation of  
Request:

Front Yard Set Back  
25' to 11'  
Rear Yard Set Back  
30' to 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.

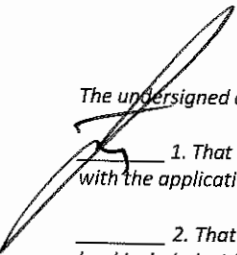
Variances: \$ 20.00 per application + cost of certified mailings.

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

  
Signature of Applicant or Agent

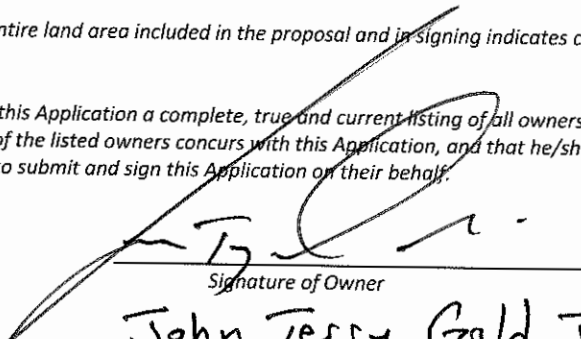
John Terry Gold JR.

Print Name of Applicant or Agent

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

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

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

  
Signature of Owner

John Terry Gold JR.

Printed Name of Owner

August 3 2023  
Date

## 9. Adjacent Property Owners:

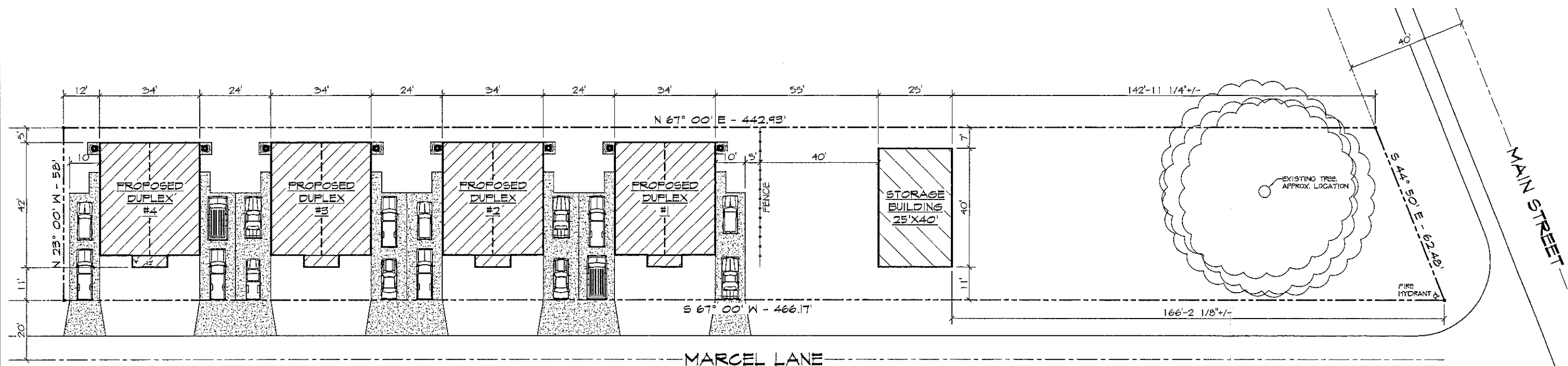
Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:

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.





**110 Marcel Lane**



MARCEL LANE

|                            |                      |
|----------------------------|----------------------|
| PROPERTY AREA              | = 23,364 SQ. FT.     |
| TOTAL BUILDING AREA        | = 6,360 SQ. FT.      |
| TOTAL CONCRETE PAVING AREA | = 3,630 SQ. FT.      |
| TOTAL IMPERVIOUS AREA      | = 9,995 SQ. FT. 43%  |
| TOTAL PERVIOUS AREA        | = 13,369 SQ. FT. 57% |

**SITE PLAN**  
SCALE: 1/16" = 1'-0"

|                                    |                 |
|------------------------------------|-----------------|
| PROPOSED RESIDENTIAL DUPLEX FOR:   |                 |
| IRONMAN PROPERTIES OF AMERICA, LLC |                 |
| MARCEL LANE HOUMA, LA. 70360       |                 |
| DRAWN: MMDSI                       | CHECKED: T.G.   |
| SCALE: NOTED                       | DATE: 3/7/23    |
| APPROVED BY:                       |                 |
| JOB # 2314                         | CAD # 2314-SITE |
| FILE #                             |                 |





**110 Marcel Lane**





**110 Marcel Lane**



**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:**

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Special Exception | <input checked="" type="checkbox"/> Structure Variance | <input type="checkbox"/> Administrative Review             |
| <input type="checkbox"/> Interpretation    | <input type="checkbox"/> Use Variance                  | <input type="checkbox"/> Non-Conforming Structure Variance |

**2. Applicant's Name:**

J E Boudreaux Services, Inc.

**3. Applicant's Address:**

241 Oakdale Loop  
Houma, LA 70360

**4. Applicant's Phone:**

985-873-5703

**5. Applicant's Email:**

jebbsrental@gmail.com

**6. Physical Address  
Of Request:**

201 Westside Blvd.  
Houma, LA 70360

**7. Interest in Ownership:**

Contractor

**7. Date of  
Application:**

8/7/23

**8. Explanation of  
Request:**

Add 20'x 60' warehouse to side of building.  
Addition to be same depth as existing building.  
*Rearyard Setback Variance  
from the Required 20' to 10'*

**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


Joe Boudreaux II

\_\_\_\_\_  
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

Joe Boudreaux II

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

8/7/23

\_\_\_\_\_  
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.



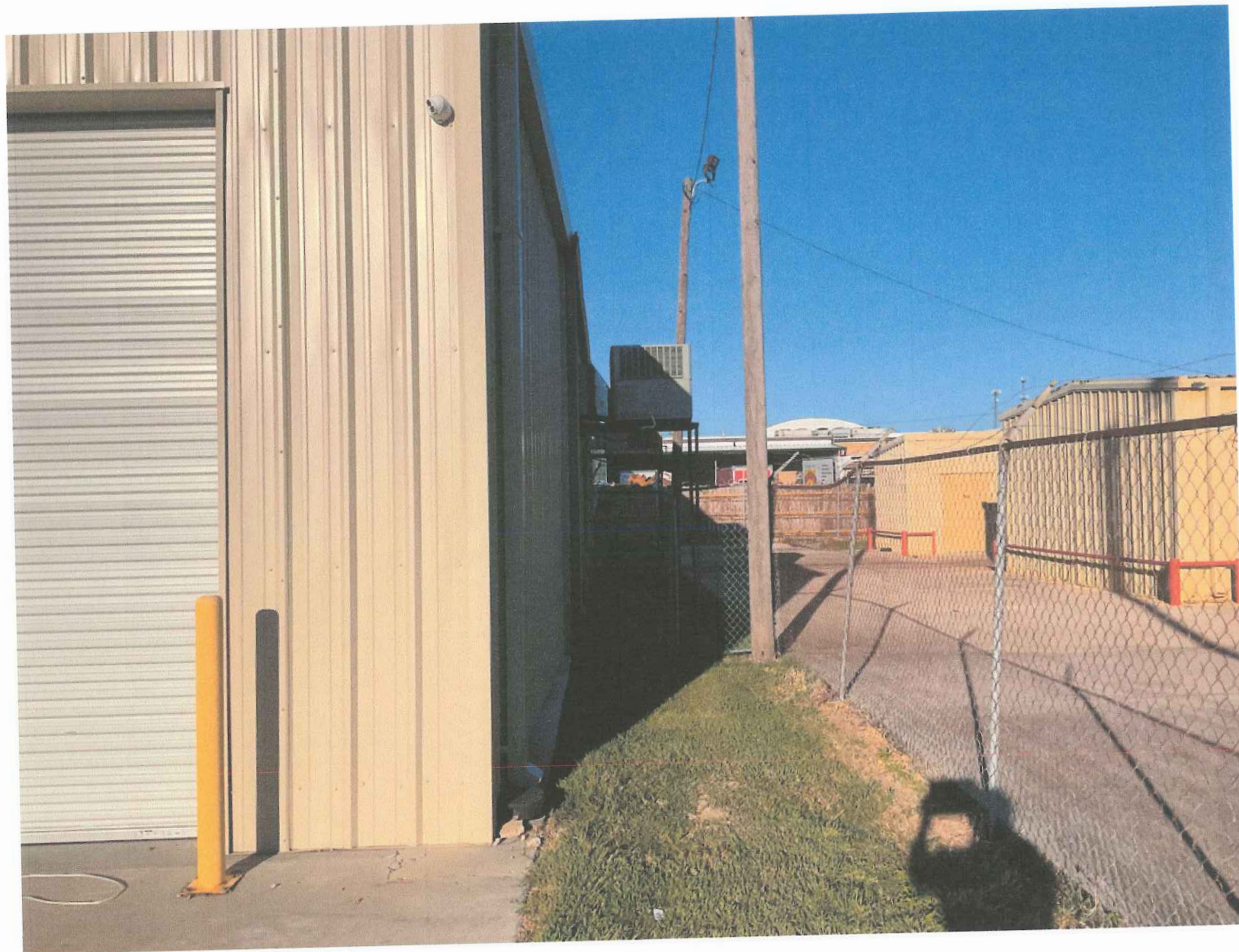


**201 Westside Blvd.**









**201 Westside Blvd.**





**201 Westside Blvd.**





**201 Westside Blvd.**