



DEPARTMENT OF PLANNING & ZONING

Terrebonne Parish Consolidated Government

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

tpcg.org
PHONE **985-868-5050**

MEMBERS

Matthew Chatagnier, Chair
Willie Newton, Secretary
Tyler Legnon

Joe Harris, Vice Chair
Vacant
A'ron Wolfe, Alternate 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.

BOARD OF ADJUSTMENT MEETING NOTICE

DATE: Monday July 21, 2025
TIME: 5:00 PM
PLACE: Terrebonne Parish 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 June 16, 2025
5. New Business:
 - a. Structure Variance: Rear yard setback from the required 25' to 18' for new residential construction through the Restore LA Program on an R-1 zoned lot located at 312 Authement Street; (Council District 1; City of Houma Fire District) *Buffie Bolden, applicant*
 - b. Special Exception and Structure Variance: Exception to allow for the placement of a mobile home on an R-2 zoned lot and front yard setback variance from the required 20' to 3' and rear yard setback variance from the required 25' to 10' located at 135 Square Wolfe Lane; (Council District 2; Bayou Cane Fire District) *Chantell Conrey, applicant*
 - c. Special Exception: Exception to allow for self-storage warehouse containing rented storages spaces on a C-4 zoned lot located at 119 Tucker Street; (Council District 3; Bayou Cane Fire District) *Robert W. Powell III, applicant.*
6. Staff Report
 - Status of ordinance revisions and fee changes
7. Next Meeting Date: Monday, August 18, 2025
8. Board of Adjustment Member's Comments
9. Public Comments
10. Adjourn

MINUTES
BOARD OF ADJUSTMENT
MEETING OF June 16, 2025

1. The Vice Chairman, Mr. Joe Harris, called the meeting of June 16, 2025, of the Board of Adjustment to order at 5:03 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Joe Harris.
2. Upon Roll Call, present were: Mr. Joe Harris, Vice Chairman, Mr. Willie Newton, Secretary, and Mr. Aron Wolfe. Absent at the time of Roll Call were: Mr. Matthew Chatagnier, Chairman, Mr. Tyler Legnon, and Mr. David Tauzin. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning, and Mr. Brighton “BJ” Schmill, Planner I, Department of Planning & Zoning, and Mr. Gary Williams, Legal Advisor.
3. ANNOUNCEMENTS:
 - a) Mr. Pulaski recognized Mr. Wayne Thibodeaux of the Houma Terrebonne Regional Planning for being in attendance.
4. APPROVAL OF THE MINUTES:

Mr. Newton moved, seconded by Mr. Wolfe: “THAT the Board of Adjustment accept the minutes as written, for the regular meeting of May 19, 2025.”

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Wolfe and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier, Mr. Legnon, and Mr. Tauzin. THE VICE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. OLD BUSINESS:
 - A. Structure Variance: Front yard setback variance from the required 25’ to 14’ and rear yard setback variance from the required 20’ to 5’ for the construction of two (2) duplexes within a Planned Building Group Development on a C-2 zoned lot located at 7401 Park Avenue.
 - 1) The Vice Chairman recognized Mrs. Beth Arceneaux of Keneth L. Rembert Land Surveyors, who stated that the request for a front yard setback variance from the required 25’ to 14’ and rear yard setback variance from the required 20’ to 5’ is to allow for the construction of two (2) duplexes within a Planned Building Group Development on a C-2 zoned lot located at 7401 Park Avenue.
 - 2) There was no one from the public present to speak on the matter.
 - 3) Mr. Newton moved, seconded by Mr. Wolfe: “THAT the Public Hearing be closed.”

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Wolfe and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier, Mr. Legnon, and Mr. Tauzin. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting front yard setback variance from the required 25’ to 14’ and rear yard setback variance from the required 20’ to 5’ to allow for the construction of two (2) duplexes within a Planned Building Group Development on a C-2 zoned lot located at 7401 Park Avenue. He stated that Staff recommends approval of the variance request.
 - 5) Mr. Newton moved, seconded by Mr. Wolfe: “THAT the Board of Adjustment approve the front yard setback variance from the required 25’ to 14’ and rear yard setback variance from the required 20’ to 5’ to allow for the construction of two (2) duplexes within a Planned Building Group Development on a C-2 zoned lot located at 7401 Park Avenue.”

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

6. NEW BUSINESS

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

1) The Vice Chairman recognized Ms. Christine Kenny of 160 Jennings Lane, who stated that the request is to allow for the placement of a mobile home through the Restore LA Program on an R-2 zoned located at 183-A Jennings Lane.

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

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

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Wolfe, and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier, Mr. Legnon, and Mr. Tauzin. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting an exception to allow for the placement of a mobile home through the Restore LA Program on an R-2 zoned lot located at 183-A Jennings Lane. He stated that Staff recommends approval of the variance request on the condition that the mobile home be a model year 2015 or newer.

5) Mr. Newton moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment approve the exception to allow for the placement of a mobile home through the Restore LA Program on an R-2 zoned lot located at 183-A Jennings Lane on the condition that the mobile home be a model year 2015 or newer."

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

- B. Structure Variance: Front yard setback from the required 20' to 15' and rear yard setback variance from the required 25' to 9' for proposed new residential construction on an R-1 zoned lot located at 436 Authement Street, and front yard setback variance from the required 20' to 15' and rear setback variance from the required 25' to 10' for proposed new residential construction on an R-1 zoned lot located at 438 Authement Street.

1) The Vice Chairman recognized Mrs. Beth Arceneaux of Keneth L. Rembert Land Surveyors, who stated that the request for a front yard setback variance from the required 20' to 15' and rear yard setback variance from the required 25' to 9' for proposed new residential construction on an R-1 zoned lot located at 436 Authement Street, and front yard setback variance from the required 20' to 15' and rear setback variance from the required 25' to 10' for proposed new residential construction on an R-1 zoned lot located at 438 Authement Street.

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

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

The Vice Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Wolfe, and Mr. Harris; NAYS: None; ABSTAINING: None; ABSENT: Mr. Chatagnier, Mr. Legnon, and Mr. Tauzin. THE VICE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.

4) Mr. Schmill discussed the Staff Report and stated that the applicant is requesting front yard setback variance from the required 20' to 15' and rear yard setback variance from the required 25' to 9' for proposed new residential construction on an R-1 zoned lot located at 436 Authement Street, and front yard setback variance from the required 20' to 15' and rear setback variance from the required 25' to 10' for proposed new residential construction on an R-1 zoned lot located at 438 Authement Street. He stated that Staff recommends approval of the variance request for 436 and 438 Authement Street.

5) Mr. Newton moved, seconded by Mr. Wolfe: “THAT the Board of Adjustment approve the front yard setback variance from the required 20’ to 15’ and rear yard setback variance from the required 25’ to 9’ for proposed new residential construction on an R-1 zoned lot located at 436 Authement Street, and front yard setback variance from the required 20’ to 15’ and rear setback variance from the required 25’ to 10’ for proposed new residential construction on an R-1 zoned lot located at 438 Authement Street.”

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

7. STAFF REPORT:

1) Mr. Mr. Schmill discussed the suggested changes to the Parish Ordinance, and Application Fees for the Board of Adjustment. He asked the Board to consider the recommended changes.

2) Mr. Newton moved, seconded by Mr. Wolfe: “THAT the Board of Adjustment is in support of the changes to the Parish Ordinance and Application Fees as recommended by Staff.”

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

8. NEXT MEETING DATE:

a) The Vice Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, July 21, 2025.

9. BOARD OF ADMUSTMENT MEMBER COMMENT: None

10. PUBLIC COMMENTS: None

11. Mr. Newton moved, seconded by Mr. Wolfe: “THAT” there being no further business to come before the Board of Adjustment, the meeting be adjourned at 5:27 p.m.”

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

*Mr. Willie Newton, Secretary
Board of Adjustment*

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

- | | | |
|--|--|--|
| <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:

Buffie Bolden

3. Applicant's Address:

312 Authement St., Houma, LA

4. Applicant's Phone:

228-860-8686/ 985-647-8898

5. Applicant's Email:

dantunica.2911@gmail.com

**6. Physical Address
Of Request:**

312 Authement St., Houma, LA

7. Interest in Ownership:

100%

**7. Date of
Application:**

6/5/25

**8. Explanation of
Request:**

rear yard setback 18' from the required 25' for
construction of single family home through Restore
LA program

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.

Buffie Bolden

Signature of Applicant or Agent

Buffie Bolden

Print Name of Applicant or Agent

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

BB

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,

BB

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.

Buffie Bolden

Signature of Owner

Buffie Bolden

Printed Name of Owner

6/5/25

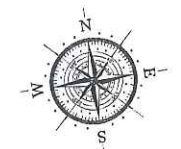
Date

9. Adjacent Property Owners:

Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner: Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners and by first class mail to all remaining property owners within a two hundred fifty-foot (250') radius. The notice shall advise the purpose, date, time and place of the hearing. The cost of any certified mail postal fees associated with the notification process shall be borne by the applicant. Cost for each mail will be consistent with the USPS current rates. Application fees are non-refundable once public notices have been issued.



312 Authement Street



LEGAL DESCRIPTION:
LOT 13, BLOCK 1, OF THE AUTHEMENT SUBDIVISION, IN
HOUMA, TERREBONE PARISH, LOUISIANA, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED IN BOOK 165, PAGE
512, OF THE CLERK OF COURT RECORDS OF TERREBONE
PARISH, LOUISIANA.

SITE PLAN BASED ON AN EXHIBIT DRAWING AND NOT
BOUNDARY SURVEY, SO NO CLAIMS ARE MADE AS TO
BOUNDARY LOCATIONS OR OWNERSHIP.

12	GAS METER(M)	CMP = CONCRETE METAL PIPE	
13	GAS VALVE(V)	FCI=VITCL. CHLORIDE PIPE	
14	FIRE HYDRANT(H)	SC=STEEL CAST IRON PIPE	
15	FIRE HYDRANT(W)	S.S.= SANITARY SINK EASEMENT	
16	WATER VALVE(W)	STV= STORM WATER EASEMENT	
17	GAS INLET(G)	A.E.= AERIAL EASEMENT	
18	SANITARY MANHOLE(S.M.H.)	B.C.= BUILDING LINE	
19	STORM MANHOLE(S.M.H.)	C.P.= CROWN POINT	
20	PRESSURE VALVE(P)	D.E.= DRAINAGE EASEMENT	
21	LIGHT POLE(L)	F.F.= FINISH FLOOR ELEV.	
22	WATER METER(M)	G.U.= GROUND	
23	TRAFFIC SIGNAL, LIGHT(TSP)	I.P.= IRON PIPE	
24	CLEAN OUT(CO)	R.O.= RIGHT-OF-WAY	
25	BURIED CABLE MARKER(BCM)	T.B.= TEMPORARY BENCHMARK	
26	POWER POLE(P)	U.E.= UTILITY EASEMENT	
27	UTILITY POLE(U)	W.C.= WATER MAIN EASEMENT	
28	SERVICE POLE(SP)		
29	ELECTRIC BOX(B)		
30	ELECTRIC METER(M)		
31	X STOP ELEVATION(SE)		
32	ELECTRIC SHUTOFF		
33	KNOX BOX		

— X —	WOOD FENCE
— O —	CHAIN-LINK
— — —	IRON FENCE
— — —	PIPELINE
— — —	BUILDING LINE
— — —	EASEMENT LINE
— — —	OVERHEAD POWER

ASPHALT	CONCRETE
GRAVEL	

WOOD-DECK	
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EXISTING TREE	PROPOSED TREE	HIGH BANK
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1. THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM 2'-0" ABOVE B.F.E.
2. THE FINISHED GRADE AT HOUSE FOUNDATION SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE AND SHALL START A MINIMUM OF 6" BELOW FINISHED FLOOR OF SLAB OR MINIMUM 6" BELOW PIER FOOTINGS FOR ELEVATED FLOOR.
3. GRADING BELOW ELEVATED FLOOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE FOOTPRINT AND PREVENT POOLING UNDER HOUSE.
4. NO BUILD LINES OR EASEMENTS SHOWN ON PLAT BEYOND THE R.O.W.
5. FINISHED CONSTRUCTION GRADING PATTERN SHALL CONVEY WATER RUN-OFF AWAY FROM ADJACENT PROPERTIES.
6. RAMP TO SLOPE AT A MINIMUM OF 1" PER FOOT, PER AMERICANS WITH DISABILITIES ACT (ADA)
7. GUTTERS AND DOWNSPOUTS:
 - PLAIN HALF ROUND 8" WIDE AND 4" DIAMETER DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED.
 - STANDARD K-STYLE 6" WIDE AND 4"x5" DOWNSPOUT, MINIMUM 22-GAUGE GALVANIZED STEEL, PREFINISHED.
 - PROVIDE SPLASH BLOCK AT EACH DOWNSPOUT.
8. WETLAND AREA TO REMAIN UNDISTURBED DURING CONSTRUCTION.

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR UTILIZED IN ANY FORM WITHOUT PRIOR WRITTEN AUTHORIZATION OF "COBALT".



COBALT
ENGINEERING AND INSPECTIONS, LLC
phone: 409-254-5925 email: info@cobalt-engineering.com

SITE PLAN

DRAWN BY:	S.M.	CHECKED BY:	CCH
PROJECT #:	24-0205-09	SCALE:	3/32" = 1'-0"
DATE:	05/15/2025	24-0205-DSY-PAS-C-1.00	



312 Authement Street



312 Authement Street

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

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

2. Applicant's Name:

Chantell Conrey

3. Applicant's Address:

507 Idlewild Dr Apt A
Houma La 70364

4. Applicant's Phone:

985 347 0056

5. Applicant's Email:

chantellconrey322@gmail.com

6. Physical Address
Of Request:

135 square wolfc ln
Houma La 70360

7. Interest in Ownership:

7. Date of
Application:

6/26/25

8. Explanation of
Request:

Request to move mobile
home on R-2
rear yard: 25' to 10'
front yard: 20' to 8'

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

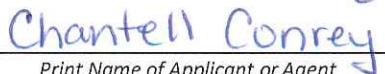
Where by reasons of exceptional narrowness, shallowness or shape of a specified piece of property at the time of enactment of the ordinance from which this section derives or by reason of exceptional topographic conditions or other extraordinary or exceptional characteristics of such piece of property,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

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

Printed Name of Owner

Date

9. Adjacent Property Owners:

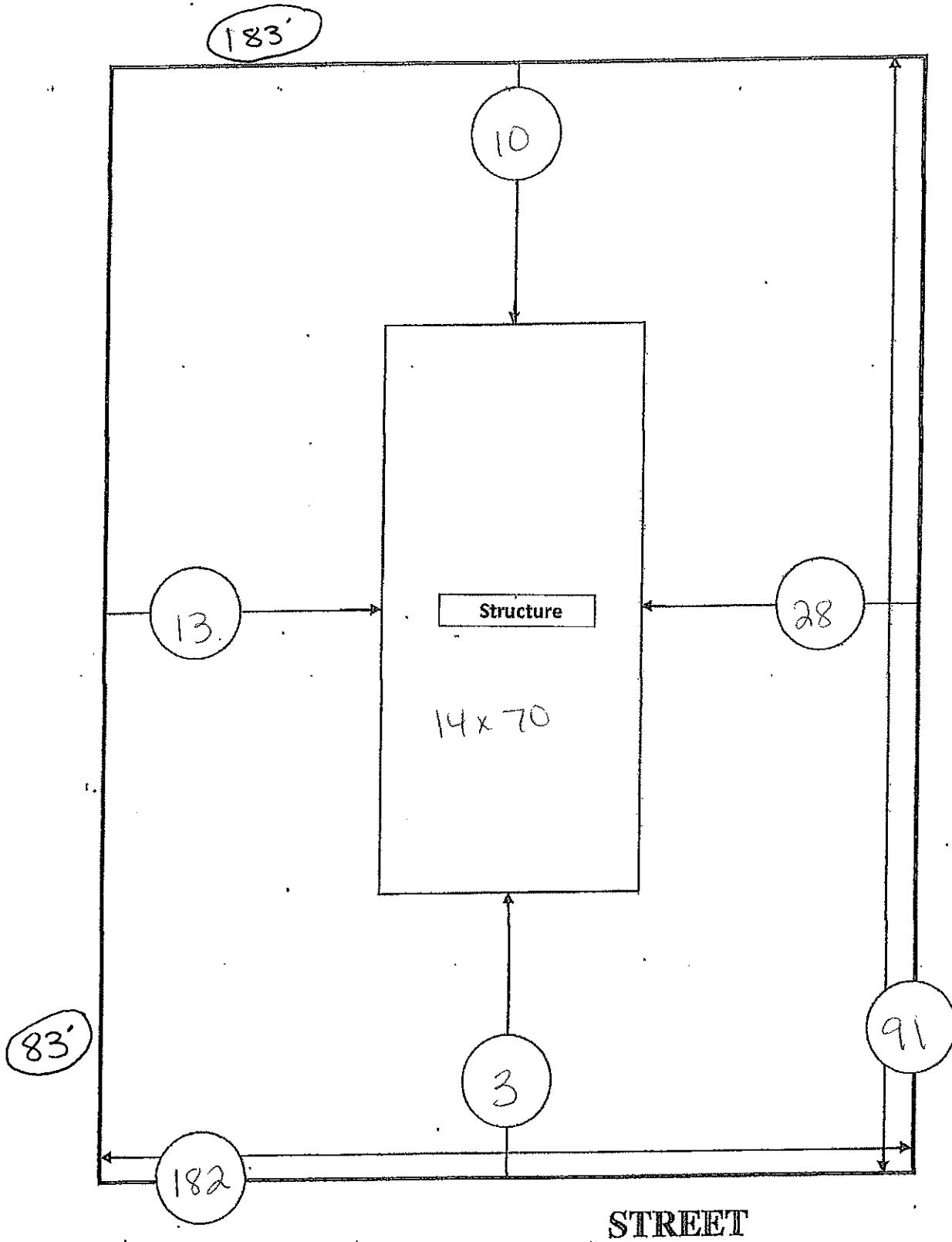
Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:
Notification shall be sent by Parish Staff by certified mail to the applicant and to the adjacent property owners 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.



135 Square Wolfe Lane

Revised

SITE PLAN



135 Square Wolfe Ln



135 Square Wolfe 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:

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

2. Applicant's Name:

Robert W. Powell II

3. Applicant's Address:

2505 Jubilation Point Ct
North L.V., NV 89032

4. Applicant's Phone:

(310) 779-3208

5. Applicant's Email:

RPOWELLXLD@YAHOO.COM

6. Physical Address
Of Request:

119 Tucker St.
Houma, La. 70360

7. Interest in Ownership:

100% Include Brother

7. Date of
Application:

6-25-25

8. Explanation of
Request:

Request to use custom 20' containers as storage & Boat/RV/Float parking as seen in drawings. Cont.

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.



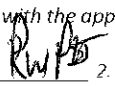
Signature of Applicant or Agent

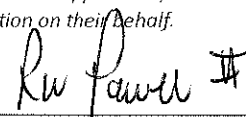


Print Name of Applicant or Agent

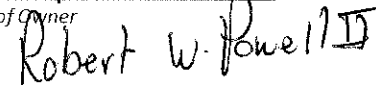
The undersigned certifies one of the following by placement of their initials:

_____. 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



Printed Name 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.



119 Tucker Street



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