



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
A'ron Wolfe
Connie Bourg, 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 or electronic devices used for communication for the duration of the meeting.

BOARD OF ADJUSTMENT MEETING NOTICE

DATE: Monday September 15, 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 August 18, 2025
5. New Business:
 - a. Structure Variance: Driveway width variance from the required 35' to 45' to allow for the construction of an office building on a C-1 zoned lot located at 728 Belanger Street; (Council District 5; City of Houma Fire District) *Shelley Olivier, applicant.*
 - b. Structure Variance – Variance from the front exterior building material requirements in the Overlay District for the placement of a modular office unit on an I-1 zoned lot located at 1426 Valhi Blvd; Council District 6; Bayou Cane Fire District) *All Interest, LLC applicant.*
 - c. Structure Variance: Front yard setback variance from the required 25' to 2' for an open carport addition on a C-3 zoned lot located at 311 Naquin Street; (Council District 2, City of Houma Fire District) *Jerome Jackson, applicant.*
 - d. Special Exception: Exception to allow for the placement of a mobile home on an R-2 zoned lot located at 1310 Calvin Street; (Council District 9, City of Houma Fire District) *Brian Quave, applicant.*
6. Next Meeting Date: Monday, October 20, 2025
7. Board of Adjustment Member's Comments
8. Public Comments
9. Adjourn

MINUTES
BOARD OF ADJUSTMENT
MEETING OF AUGUST 18, 2025

1. The Chairman, Mr. Matthew Chatagnier, called the meeting of August 18, 2025, of the Board of Adjustment to order at 5:05 p.m. in the Terrebonne Parish Council Meeting Room with the Pledge of Allegiance led by Mr. Willie Newton.
2. Upon Roll Call, present were: Mr. Matthew Chatagnier, Chairman, Mr. Willie Newton, Secretary, Mr. A'ron Wolfe and Mrs. Connie Bourg. Absent at the time of Roll Call were: Mr. Joe Harris, Vice Chairman, and Mr. Tyler Legnon. Also present was Mr. Christopher Pulaski, Director, Department of Planning & Zoning.
3. ANNOUNCEMENTS:

Mr. Pulaski advised the Board that Mr. Joe Harris's term limit on the Board of Adjustment will expire on September 1, 2025. Mr. Pulaski also recognized Mr. A'ron Wolfe for being appointed as regular member and Mrs. Connie Bourg for being appointed as the alternate member on the Board of Adjustment.
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 July 21, 2025."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris, and Mr. Legnon. THE CHAIRMAN DECLARED THE MOTION ADOPTED.
5. NEW BUSINESS:
 - A. 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 7' and rear yard setback variance from the required 25' to 7' located at 119 Square Wolfe Lane.
 - 1) There was no one from the public present to speak on the matter.
 - 2) Mr. Newton moved, seconded by Mr. Wolfe: "THAT the Public Hearing be closed."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Wolfe, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris and Mr. Legnon. THE CHAIRMAN DECLARED THE PUBLIC HEARING CLOSED.
 - 3) Mr. Pulaski 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. He stated that the applicant is also requesting a front yard setback variance from the required 20' to 7' and rear setback variance from the required 25' to 7' located at 119 Square Wolfe Lane. Mr. Pulaski stated that Staff recommends approval of the special exception with the condition that the mobile home be a model year of 2015 or newer. He also stated that Staff recommends approval of the front and rear set back variances.
 - 4) Mr. Newton moved, seconded by Mr. Wolfe: "THAT the Board of Adjustment approve the special exception with the condition that the mobile home be a model year of 2015 or newer and also approved the front yard setback from the required 20' to 7' and rear set back variances from the required 25' to 7'".

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

Note: Mr. Tyler Legnon entered the meeting at 5:11 pm.

6. STAFF REPORT:

- 1) Mr. Pulaski advised the Board that he would be meeting with Parish Administration this week to discuss application fee changes and suggested changes to the Parish Ordinance and that if Administration approves, these items will be submitted to the Parish Council for consideration and approval.

7. NEXT MEETING DATE:

- 1) The Chairman stated that the next scheduled meeting date of the Board of Adjustment is Monday, September 15, 2025.

8. BOARD OF ADMUSTMENT MEMBER COMMENT:

- 1) Birthday wishes to Mr. Willie Newton.

9. PUBLIC COMMENTS: None

10. 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 5:12 p.m."

The Chairman called for a vote on the motion offered by Mr. Newton. THERE WAS RECORDED: YEAS: Mr. Newton, Mr. Wolfe, Mr. Legnon, and Mrs. Bourg; NAYS: None; ABSTAINING: Mr. Chatagnier; ABSENT: Mr. Harris. THE 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:

Shelley Olivier, owner of Arcestrate

3. Applicant's Address:

1340 West Tunnel Blvd.
Houma, LA 70360

4. Applicant's Phone:

225-603-6902 - cell

5. Applicant's Email:

solivier@arcestrate.com

6. Physical Address
Of Request:

728 Belanger St.
Houma, LA 70360

zone c-1

7. Interest in Ownership:

100%

7. Date of
Application:

8/20/25

8. Explanation of
Request:

Requesting a variance to ordinance Sec. 28-136 (g) (3) nonresidential maximum driveway width of 35'. Due to our lot size limitations (61'x100'), we propose to have 3 parking spaces perpendicular to Belanger St. as shown in the attached A1 Site Plan. We are minimizing on-street parking at that location to avoid conflicts with St. Matthew's school drop off and pick up line traffic. Zoning department said parking such as this is to be included in the "driveway width." This would equate to a 45' width drive if that is the case.

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;
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- h) That the variance will not adversely affect the public health, safety, or welfare or the master plan.

Application Fee: Make checks payable to TPOG.

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

Shelley Olivier

Print Name of Applicant or Agent

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

sro 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

Shelley Olivier

Printed Name of Owner

8/20/25

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.



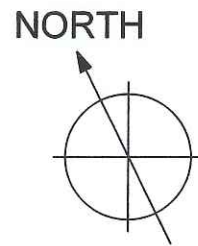
728 Belanger Street



2 VICINITY MAP
NTS

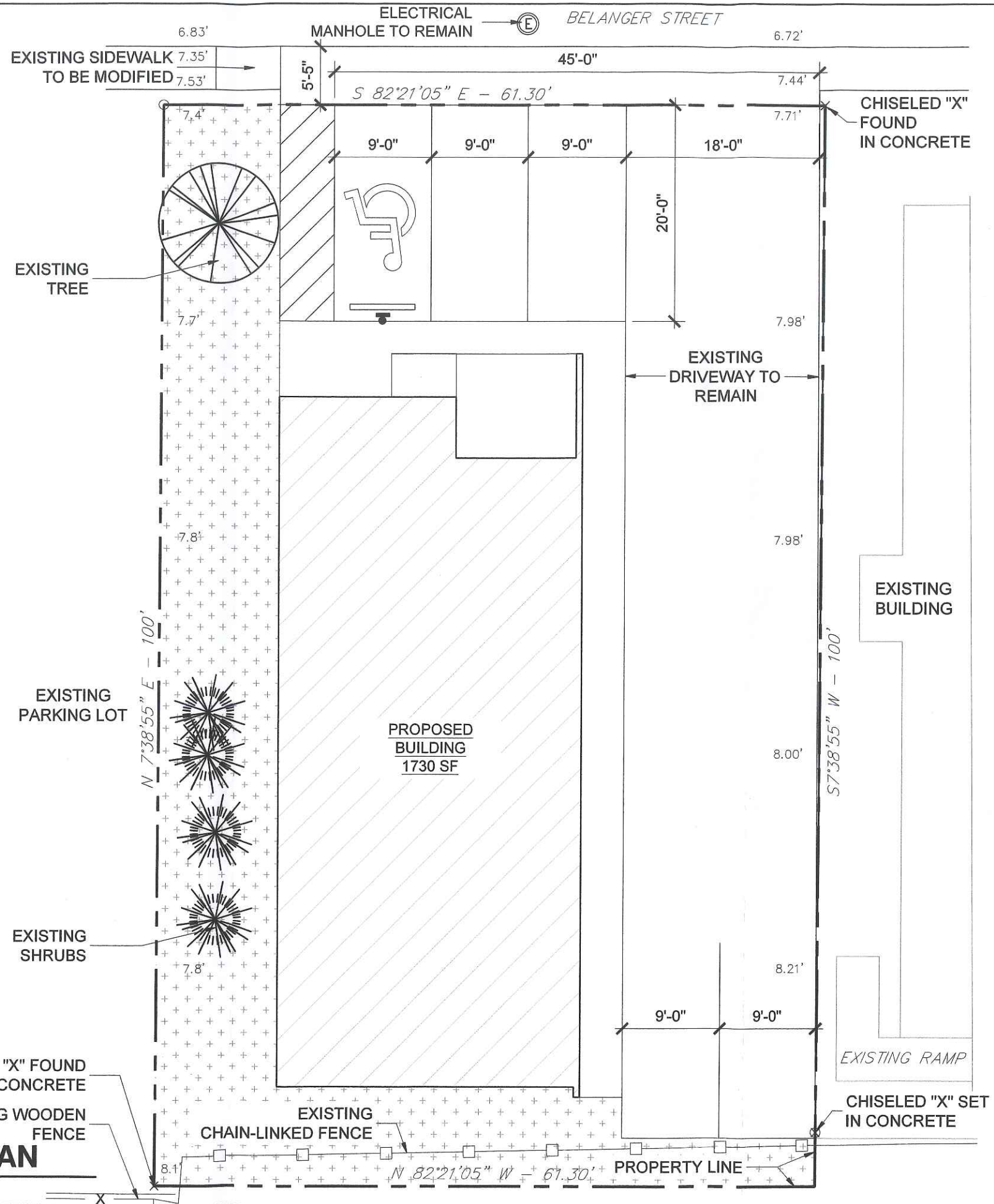


3 FRONT VIEW
NTS



1 SITE PLAN

3/32" = 1'-0"



ARCHESTRATE
architecture+interiors+graphics
1340 W Tunnel Blvd, Suite 420
Houma, LA 70360
985-266-5553
archestrate.com

DATE: 8/19/25
DRAWN BY:
PROJECT NO. 2023.12

ARCHESTRATE OFFICE
728 BELANGER ST. HOUMA, LA 70360

SHEET TITLE
SITE PLAN

SHEET NO.
A1



728 Belanger Street



728 Belanger Street



728 Belanger 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

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<input type="checkbox"/> Interpretation	<input type="checkbox"/> Use Variance	<input type="checkbox"/> Non-Conforming Structure Variance

2. Applicant's Name:

All Interest, LLC

3. Applicant's Address:

114 Katelyn St.
Schriever, LA 70395

4. Applicant's Phone:

985-804-5133

5. Applicant's Email:

k.faulk@eliteusa.org

6. Physical Address
Of Request:

1426 Valhi Blvd.

7. Interest in Ownership:

Partnership

7. Date of
Application:

8/26/25

8. Explanation of
Request:

Variance from building
materials 28-76(c)(7)
for mobile office building

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:

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- 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

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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

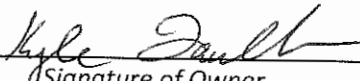


Print Name of Applicant or Agent

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:

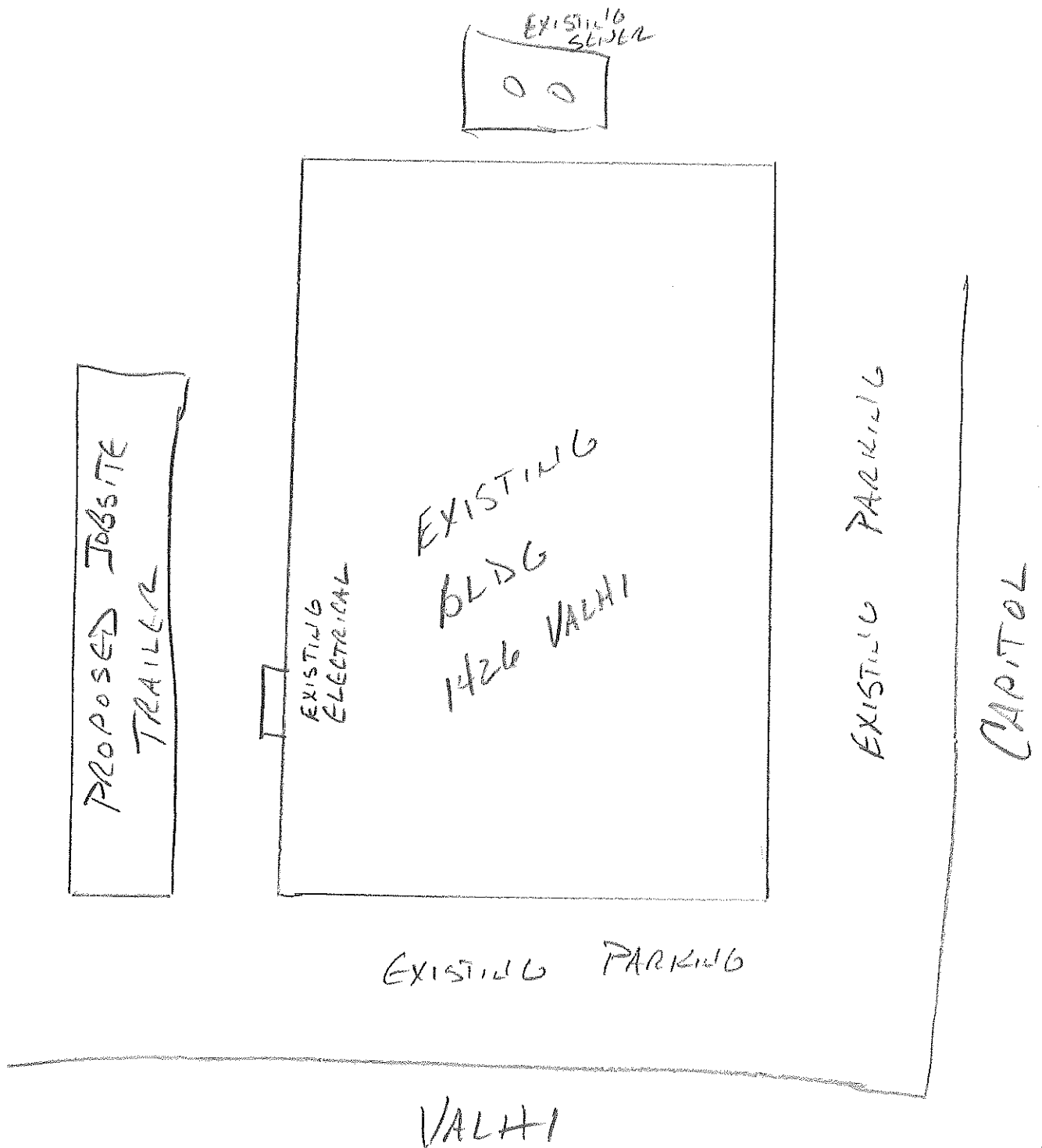
Please provide a list of property owners located within 250 feet radius of the subject property along with this application. These property owners shall be notified in the following manner:

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.



1426 Valhi Blvd.

- WILL CONNECT TO EXISTING UTILITIES
- WILL CONNECT TO EXISTING ELECTRICAL SERVICE



LOUISIANA COORDINATE SYSTEM
(SOUTH ZONE)

VALHI BOULEVARD

DITCH

LOT 1A

BL

S 26°01'35" W - 139.12'

10' SETBACK REQUIREMENT

LOT 1B

TRAILER
56.1'

METAL BUILDING

5' SETBACK
AS PER LETTER
DATED 6/25/19

S 33°54'11" E - 121.82'

RE

S 26°01'35" W - 150'

5' ELEC. SERVITUDE
6' CATV/TELE. SERVITUDE
5' CWWD NO. 1 SERVITUDE

R/W

ARC=127.73'-RAD=890'
CH=N29°40'20"W-127.62'

AWNING
41.3'

86.5'

15' SETBACK REQUIREMENT

60.50'

36.1'

19.2'

35.5'

20.0' SETBACK
AS PER LETTER
DATED 6/25/19

17.9'

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1426 Valhi Blvd.



1425 Valhi Blvd.

**TERREBONNE PARISH CONSOLIDATED GOVERNMENT
URBAN SERVICES DISTRICT**

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

NO APPLICATION ACCEPTED UNLESS COMPLETE

1. Indicate Type of Request:

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

Jerome Jackson

3. Applicant's Address:

311 Naquin St.
Houma, LA. 70360

4. Applicant's Phone:

985-255-1859 / 985-208-4702 Simmons

5. Applicant's Email:

jeromesneeze55@gmail.com

6. Physical Address
Of Request:

311 Naquin St

7. Interest in Ownership:

100%

7. Date of
Application:

8-26-25

8. Explanation of
Request:

Front yard Setback variance
from the required 25' to 2'
For an open carport addition
in a C-3 zone.

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

Special Exception

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Variance

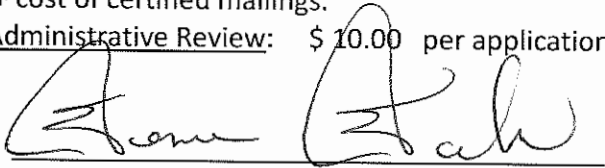
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Variances: \$ 20.00 per application + cost of certified mailings.

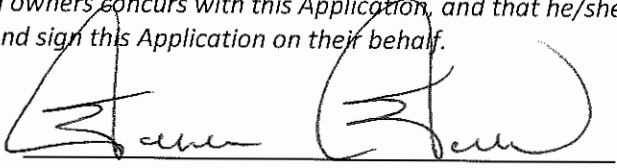
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Signature of Applicant or Agent
8/26/25
Print Name of Applicant or Agent

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JS 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
Jerome Jackson
Printed Name of Owner
8/26/25
Date

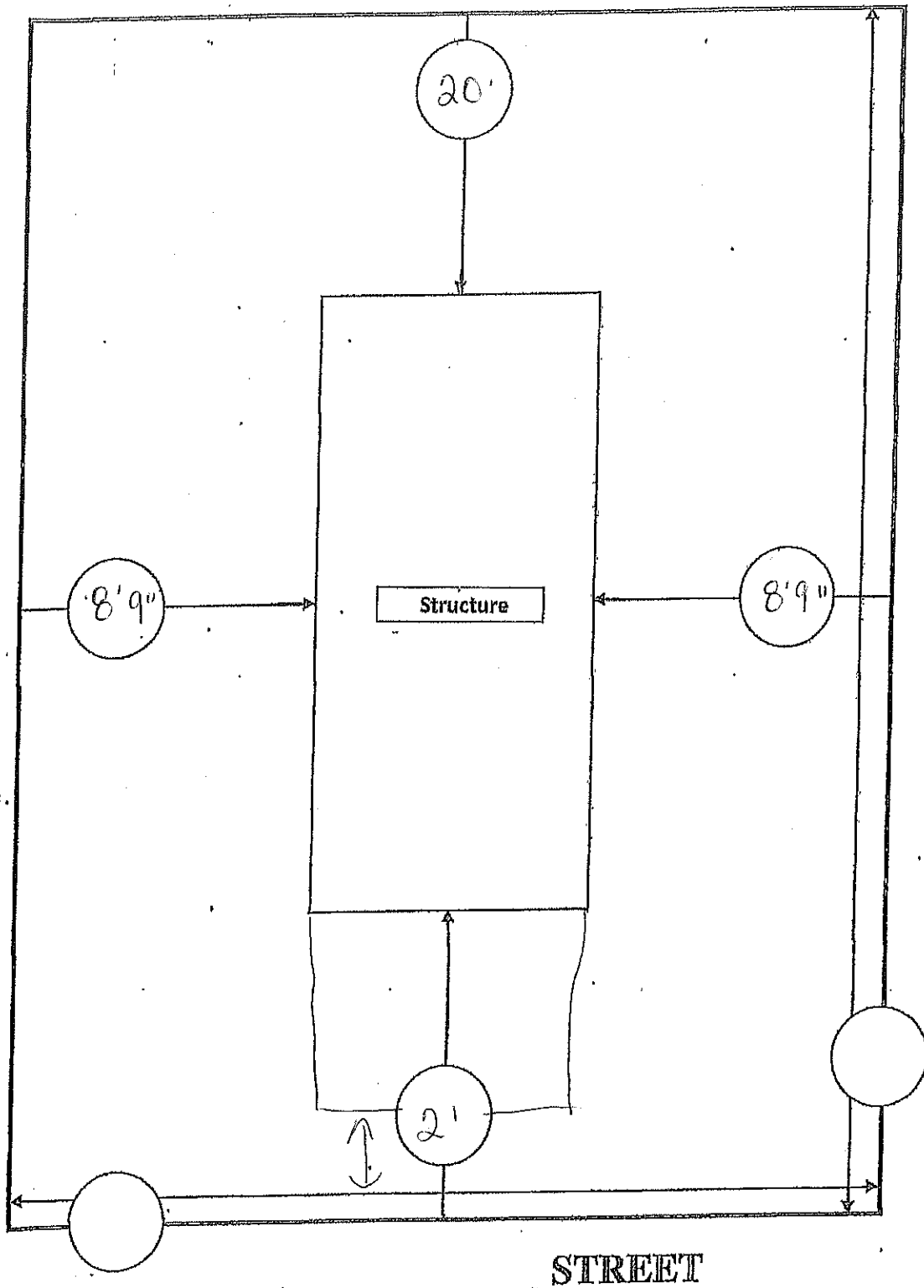
9. Adjacent Property Owners:

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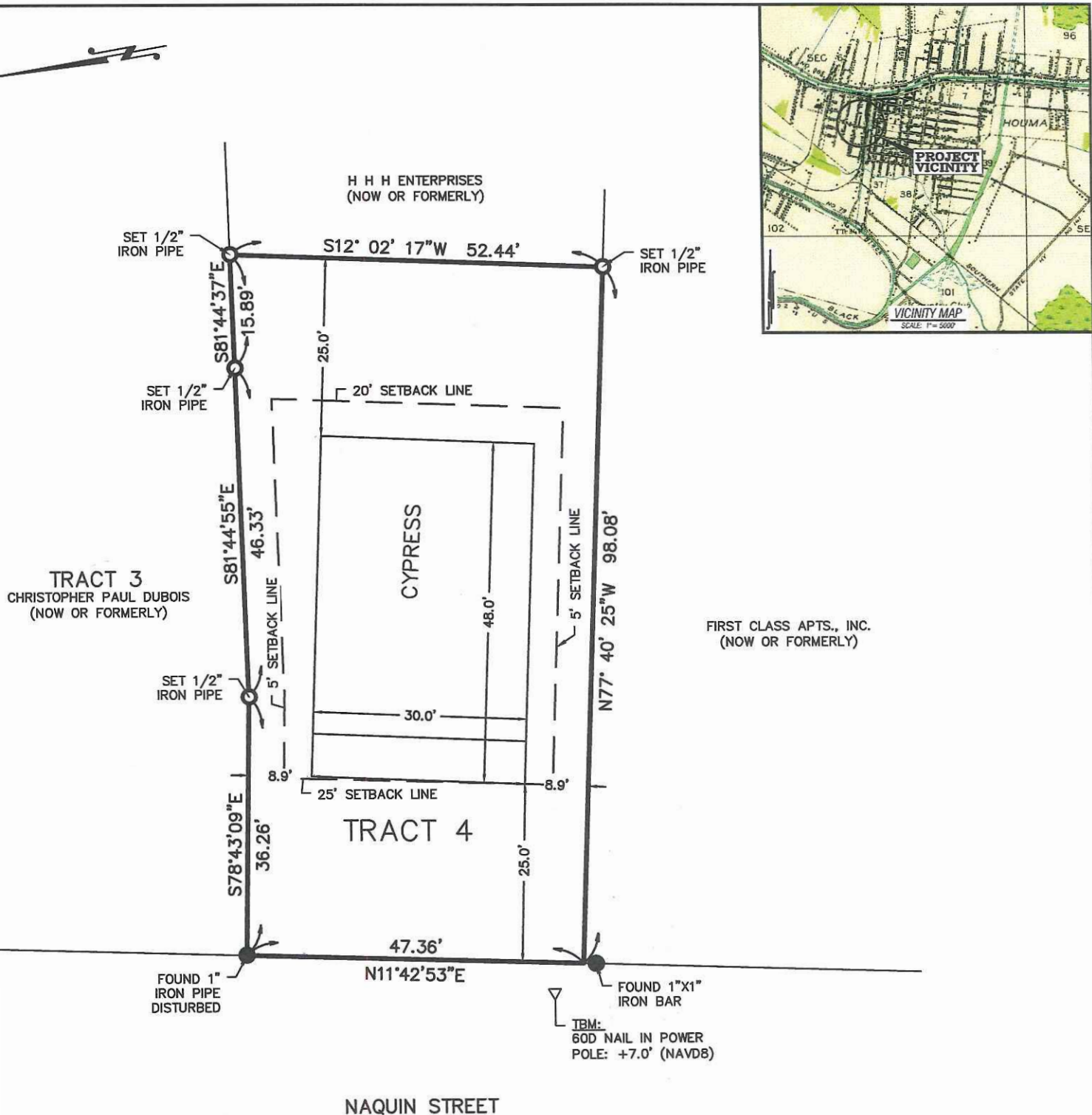


311 Naquin Street

SITE PLAN



311 Naqun



NOTES:

- 1) THE FIELD SURVEY WAS COMPLETED SEPTEMBER 29, 2023.
- 2) NO ATTEMPT HAS BEEN MADE BY CYPRESS SURVEYING & CONSULTING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
- 3) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE EFFECTIVE FLOOD INSURANCE RATE MAP (FIRM) FOR TERREBONNE PARISH, LOUISIANA, COMMUNITY/PANEL NUMBER 225206/0251 E, DATED SEPTEMBER 7, 2023.
- 4) THE SUBJECT PROPERTY AS SHOWN HEREON LIES OUTSIDE THE LIMITS OF ABFE AS SAID PROPERTY PLOTS BY SCALE ON THE ADVISORY BASE FLOOD ELEVATION MAP (ABFE) FOR TERREBONNE PARISH, LOUISIANA, MAP NUMBER LA-R102, DATED SEPTEMBER 23, 2006.
- 5) BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON GEODETIC ORIENTATION DERIVED FROM LSU C4G NETWORKS. BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983 (NAD83), SOUTH ZONE (1702). UNITS OF MEASUREMENT ARE IN U.S. SURVEY FEET.

REFERENCE DOCUMENTS:

SURVEY PLAT ENTITLED "SURVEY OF TRACTS 1 THRU 4 A REDIVISION OF PROPERTY PF JOHNNY CRISPINO ET AL SECTION 6, T17S-R17E TERREBONNE PARISH LOUISIANA" BY KENETH L. REMBERT, SURVEYOR AND DATED SEPTEMBER 2, 1996.

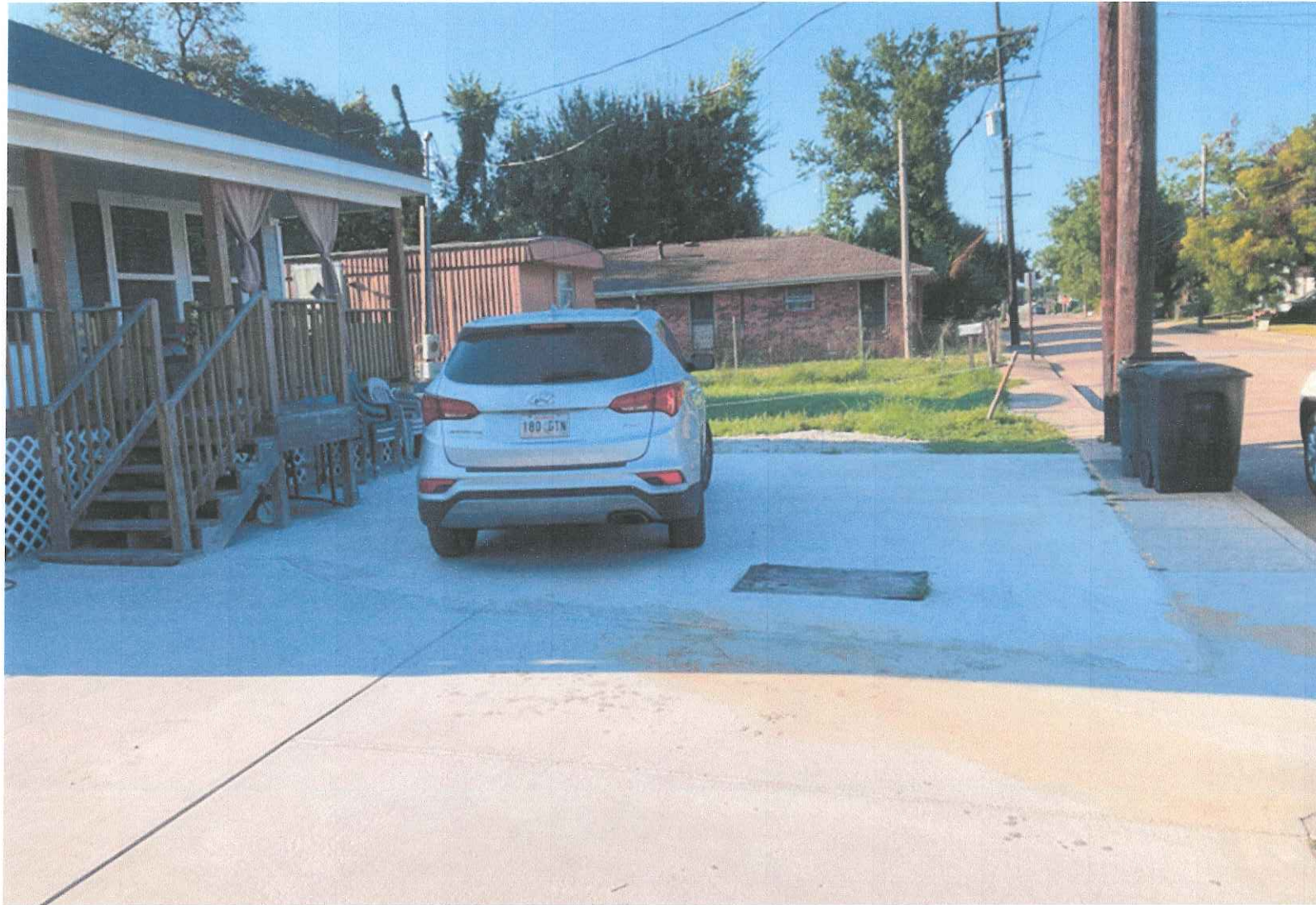
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, AND WAS DONE IN ACCORDANCE WITH THE MOST RECENT (MINIMUM) STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS SET FORTH BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE BASED ON CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARD CONVEYANCE, SALES OR AS A BASIS FOR THE ISSUANCE OF A PERMIT

SCOTT M. BOURGEOIS, P.L.S. LA 152300 DATE

CYPRESS
SURVEYING & CONSULTING, LLC
P.O. BOX 1222
CHICHERIE LA, 70090
225-717-6267

SCALE IN FEET			
20'	10'	0'	20'
DATE:	09/29/2023	BY:	MMB
DWG NAME:	213392 - 311 Naquin St. Houma S.Jackson.dwg		

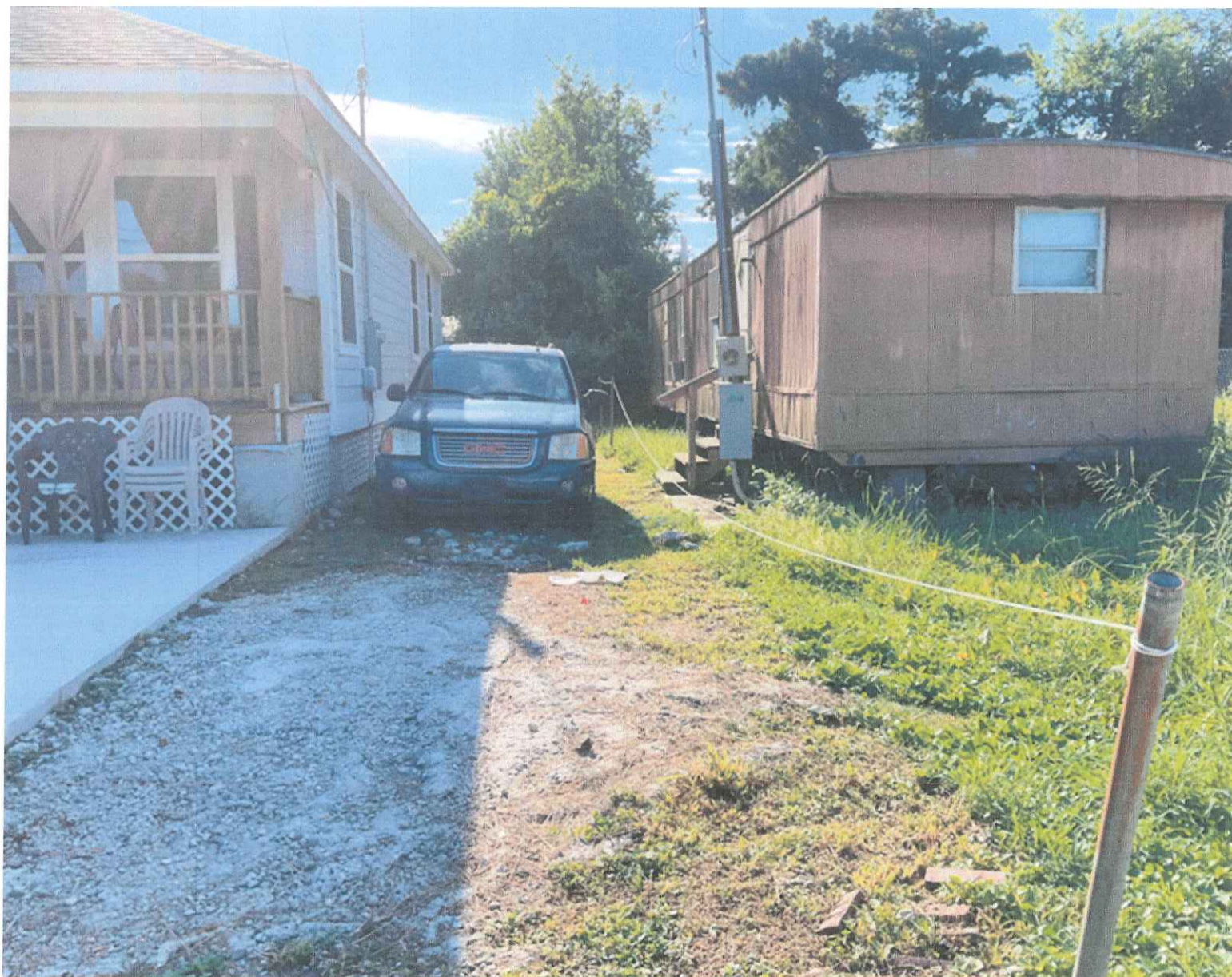
PLOT PLAN
TRACT 4 OF A REDIVISION OF PROPERTY
OF JOHNNY CRISPINO ET AL
311 NAQUIN ST., HOUMA, LOUISIANA
LOCATED IN SECTION 6, T-17-S, R-17-E
FOR DYNAMIC GROUP, LLC



311 Naquin Street



311 Naquin Street



311 Naquin 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 checked="" type="checkbox"/> Special Exception	<input 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:

Brian Quave

3. Applicant's Address:

315 Derusso Street
Houma, LA 70364

4. Applicant's Phone:

985-226-8807

5. Applicant's Email:

bkuave@aol.com

6. Physical Address
Of Request:

1310 Calvin St

7. Interest in Ownership:

Family

7. Date of
Application:

8-27-25

8. Explanation of
Request:

Placement of a 2025 mobile
home on an R-2 zoned lot.

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
BRIAN QUAVE
Print Name of Applicant or Agent

The undersigned certifies one of the following by placement of their initials:
BQ 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
BRIAN QUAVE
Printed Name of Owner
8/27/2025
Date

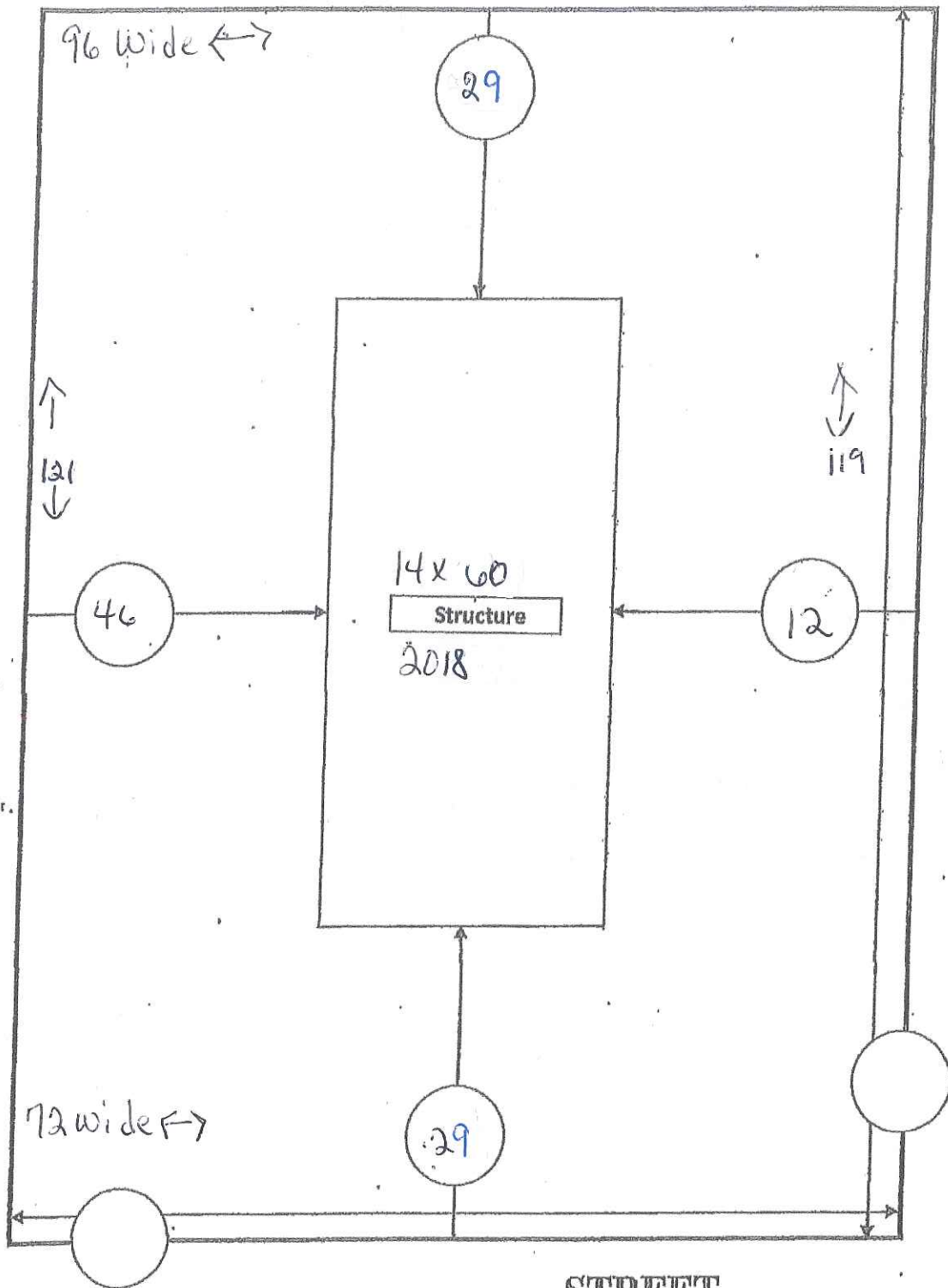
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1310 Calvin Street

SITE PLAN



STREET

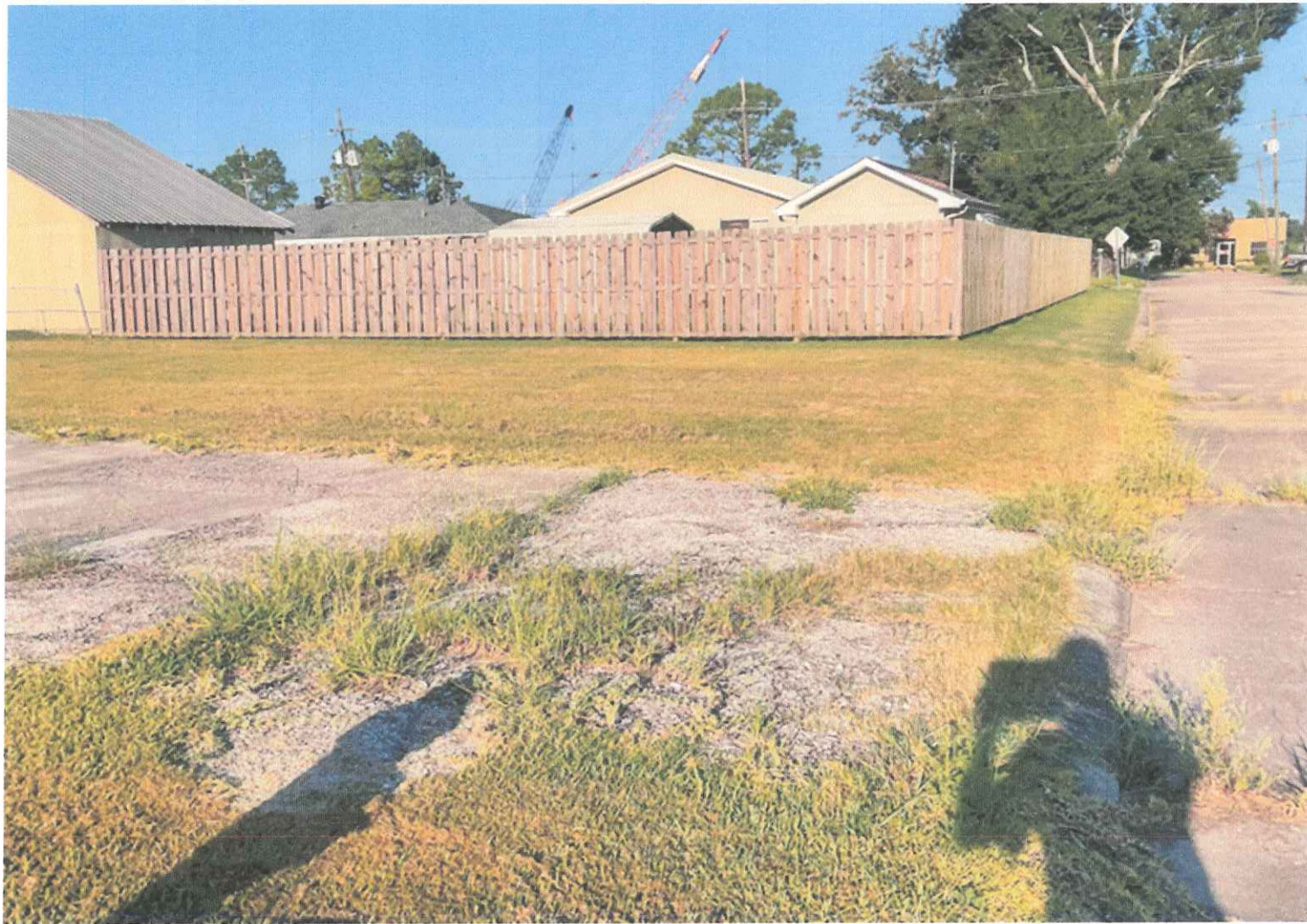
1310 Calvin St.



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