



APPLICATION FOR SPECIAL EXCEPTION
Planning & Zoning Commission
Thibodaux, Louisiana

Phone: (985) 446-7208
 Fax: (985) 446-7272

Application No.: 2

The undersigned requests a special exception for the use specified below. Should this application be approved, it is understood that it shall only authorize that particular use described in this application and any conditions or safeguards required by the Commission. If this use is discontinued for a period of more than six (6) months, this permit shall automatically expire.

1. Name of Applicant: Brent Talbot (T+L Properties of Houma, LLC)

Mailing Address: 260 Blackberry Drive, Thibodaux LA 70301

Phone Number: Home: _____ Business: 985-872-4571 Cell: 985-665-7636
 (ext 2)

2. Locational Description: Subdivision Name: _____

Building Address: 201 Hickory Street, Thibodaux LA 70301

Block No.: _____ Lot No.: _____

(If not in a platted subdivision attach a legal description)

3. Existing Use: Vacant Building

4. Zoning District: C-1

5. Description of Special Exception: Mini Warehouse

6. Supporting Information: Attach a plan for the proposed use (in triplicate) showing ingress and egress to property structures, off-street parking and loading areas, refuse and service areas, utilities, screening and buffering, signs, required yards and other open space. Also attach a narrative statement relative to the above requirements and also explain the economic, noise, glare or odor effects of the special exception on adjoining properties and the general compatibility with adjacent and other properties in the district.

Date: 4/20/2020

Applicant: [Signature]

(For Official Use Only)

Date Filed: _____

Date of Notice to Parties in Interest: _____

Date of Notice to Newspapers: _____

Date of Public Hearing: _____

Fee Paid: \$ _____

Decision of Planning & Zoning Commission: Approved _____ Denied _____

If approved the following conditions and safeguards were prescribed:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

If denied, reason for denial: _____

Date: _____ Planning & Zoning Commission Chairman: _____

Note: One (1) copy to be filed with the Zoning Administrator and two (2) with the Planning & Zoning Commission.

January 20, 2020

Planning & Zoning Commission
Thibodaux, LA

Re: Special Exception Application for 201 Hickory Street, Thibodaux LA

To whom it may concern

We respectfully request to be granted special exception authorization for a mini warehouse location at 201 Hickory Street, Thibodaux. This location was previously a bowling alley under various names. The previous owners before us gutted out the interior of the building. Since owning the building we have cleaned up the yard and intend to change the roof in the near future.

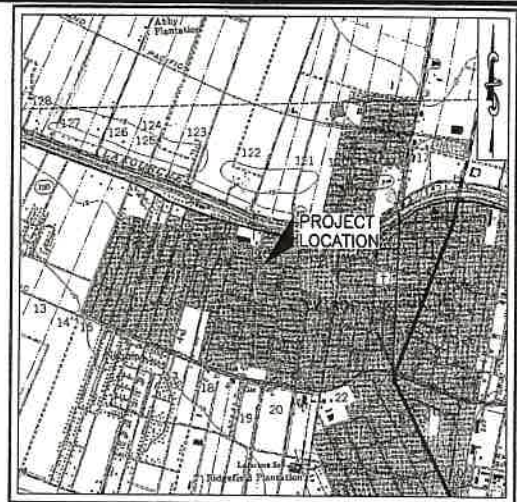
It's our belief that our intention, to utilize this building as a mini warehouse, will have little to no negative impact on the surround properties.

Within the parameters of the anticipated construction, we intend to dress up the exterior of the building as well as add a new separate building section that will be visually appealing. Signage, parking spaces, and other facets of construction will follow all local building requirements.

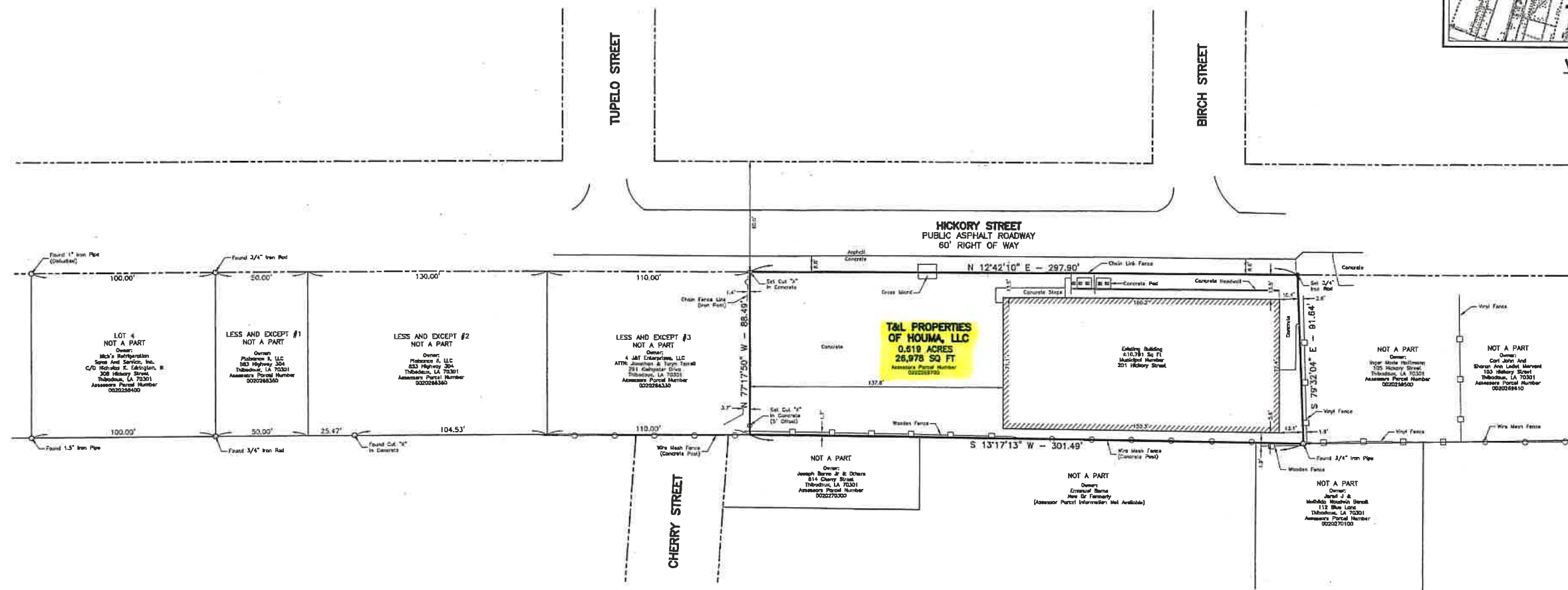
Sincerely



Brent Talbot
T & L Properties of Houma, LLC



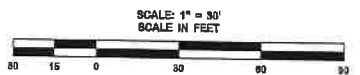
VICINITY MAP
SCALE 1" = 2000"



- NOTES:**
- 1.) Zoning: C-1
Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
 - 2.) Reference Maps:
A.) Addendum No. 4 Pelletier Subdivision, City of Thibodaux, LA, prepared by J.C. Lovell, Surveyor dated April 10, 1998, File Number 158808.
 - 3.) Basis of Bearings:
The bearings shown herein are based on the Louisiana Coordinate System of 1983 South Zone - NAD 83, using GPS C4000-RTN System accessed on January 14, 2020.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
 - 4.) Flood Note: The property herein is located in Flood Zone "C" in accordance with FEMA Flood Insurance Rate Map Panel Number 220111 0005 C, dated December 15, 1989, for Lafourche Parish, Louisiana.
Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
 - 5.) Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible utilities or evidence of buried utilities as part of this survey.
 - 6.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, easements, leases, right-of-way or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown herein. The surveyor has made no title search or public record search in compiling the data for this survey.
 - 7.) Acadia Land Surveying, L.L.C. has not and does not provide delineation of jurisdictional wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
 - 8.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING AIR CONDITION UNIT	☐




PLAT SHOWING SURVEY
OF PROPERTY BELONGING TO
T&L PROPERTIES OF HOUMA, LLC
LOCATED IN SECTION 12,
TOWNSHIP 15 SOUTH - RANGE 16 EAST
CITY OF THIBODAUX,
LAFOURCHE PARISH, LOUISIANA

CERTIFICATION:
This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specifications and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments (except any property lines except as shown).

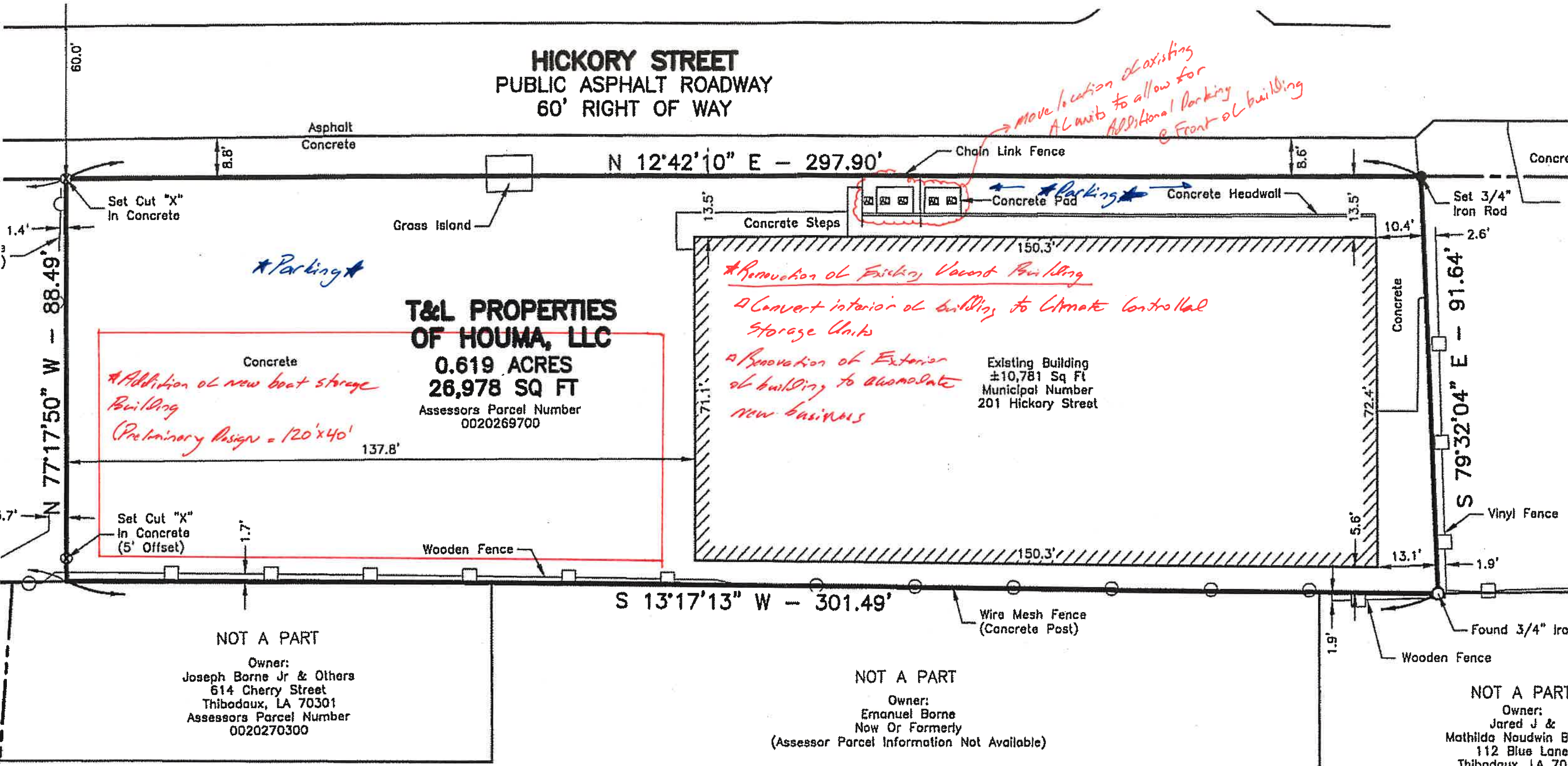
Michael P. Blanchard
Michael P. Blanchard, P.L.S., Reg. No. 4881
This survey plat is not valid without the rolled or colored seal and signature of the Registered Land Surveyor.

01/20/2020

ACADIA 
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone - (985) 449-0064 Fax - (985) 449-0085
E-MAIL - ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	BY
DRAWN BY: SH	CHECKED BY: MPE	APPROVED BY: MPE
FIELD BOOK: 254, PG 27	FIELD WORK COMPLETED ON: JANUARY 13, 2020	ALS FILE: 2201/20-1036/BOUNDARY SURVEY.dwg

HICKORY STREET
PUBLIC ASPHALT ROADWAY
60' RIGHT OF WAY



T&L PROPERTIES OF HOUMA, LLC
0.619 ACRES
26,978 SQ FT
Assessors Parcel Number 0020269700

**Removal of Existing Vacant Building*
Convert interior of building to climate controlled storage units
Renovation of Exterior of building to accommodate new business

Existing Building
±10,781 Sq Ft
Municipal Number 201 Hickory Street

**Addition of new boat storage Building*
(Preliminary Design = 120'x40')

Move location of existing AL units to allow for additional parking & front of building

NOT A PART
Owner:
Joseph Barne Jr & Others
614 Cherry Street
Thibodaux, LA 70301
Assessors Parcel Number 0020270300

NOT A PART
Owner:
Emanuel Borne
Now Or Formerly
(Assessor Parcel Information Not Available)

NOT A PART
Owner:
Jared J & Mathilda Naudwin B
112 Blue Lane
Thibodaux, LA 70