



**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: Louis Hebert

Mailing Address: 117 Westside Boulevard, Thibodaux, LA 70301

Phone Number: Home: 985-688-5047 Business: \_\_\_\_\_ Cell: Same

2. Locational Description: Subdivision Name: Lefort Addition to Thibodaux

Building Address: 328-A & 328-B Tetreau Street

Block No.: \_\_\_\_\_ Lot No.: Revised North 1/2 of Lot 71

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

3. Existing Use: Vacant lot

4. Zoning District: R-2

5. Description of Special Exception: I am requesting a special exception to construct two homes on a vacant lot that was recently subdivided located at 328-A & 328-B Tetreau Street in an R-2 Zoning District.

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: 6-11-2020

Applicant: Louis Hebert

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.

June 12, 2020

Planning & Zoning Commission  
Thibodaux, LA

RE: Special Exception Application for 328-A & 328-B Tetreau Street, Thibodaux, LA

I respectfully request to be granted a special exception authorization to construct two homes on a vacant lot measuring 48' x 166' which is located at 328-A & 328-B Tetreau Street.

It is my belief that my intention to construct two homes on this lot will have little to no negative impacts on the surrounding properties.

Yard and parking requirements will adhere to all local building requirements.

Sincerely,

Louis Hebert

**REFERENCE MAPS & BEARINGS:**

1. MAP OF E.P. LEFORT'S ADDITION TO THE TOWNE OF THIBODAUX, LA BY: J.A. LOVELL, C.E. DATED: JULY 3, 1912

2. SURVEY MAP SHOWING NORTH HALF OF LOTS 14 AND 71 IN THE E.P. LEFORT ADDITION TO THE TOWN OF THIBODAUX BY: GEORGE BERGERON JR. DATED: JANUARY 25, 1963

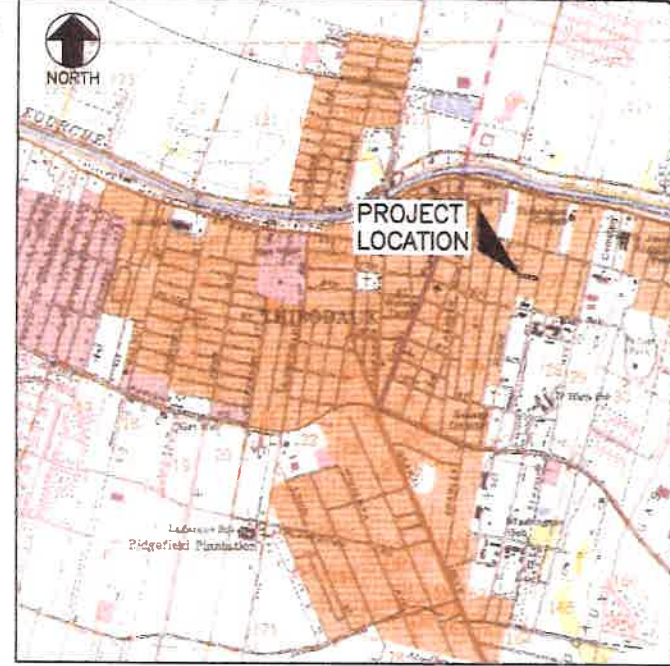
3. PLAT SHOWING ADMINISTRATIVE RESUBDIVISION OF A PORTION OF THE SOUTH 1/2 OF LOT 12 AND LOT 72 OF THE E.P. LEFORT ADDITION SUBDIVISION INTO LOT 72-A LOCATED IN SECTION 27, TOWNSHIP 15 SOUTH - RANGE 16 EAST CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA FOR RICHARD AND STACEY BLANCHARD BY: ACADIA LAND SURVEYING, LLC DATED: JUNE 2015 ENTRY #1200118

**NOTE:**

BEARINGS AND/OR COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983 SOUTH ZONE, U.S. FEET. THE PRIMARY REFERENCE STATION USED IS PID = AU0286, STAMPED "CLUB" AND HAVING THE FOLLOWING COORDINATES: NORTHING = 467,947.13; EASTING = 3,454,859.98

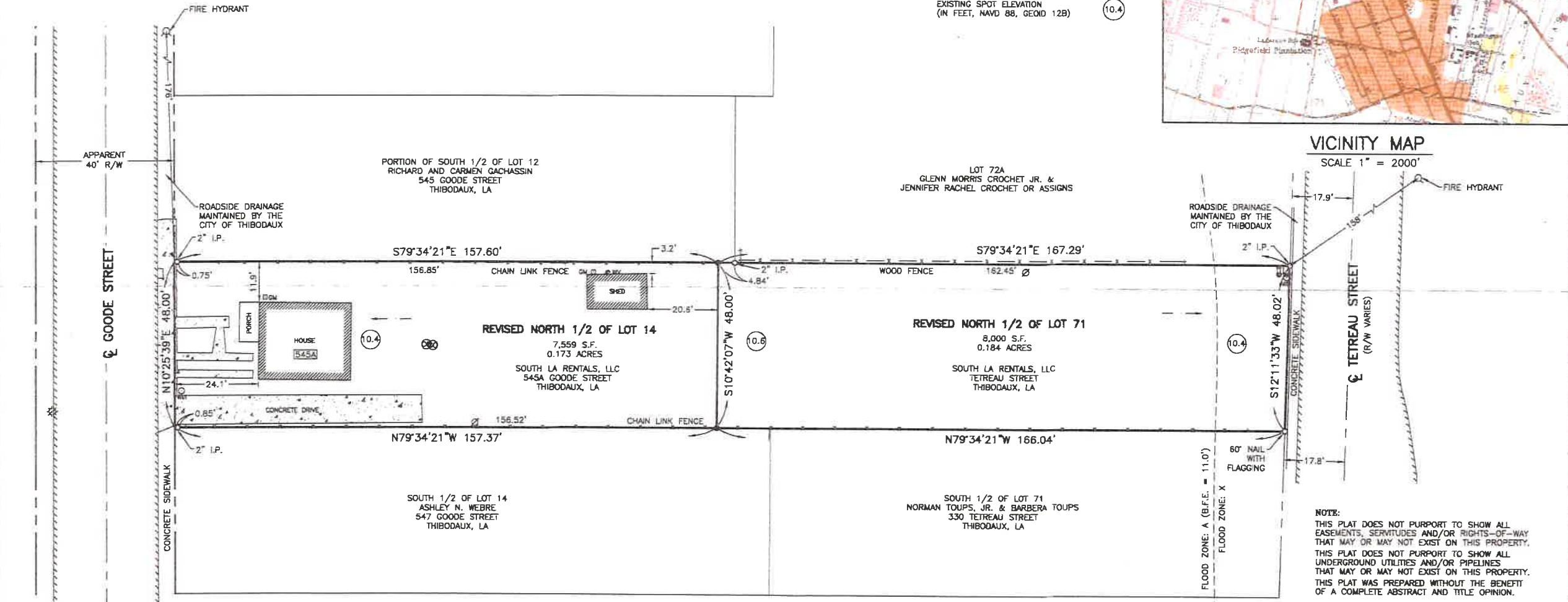
**LEGEND**

- FOUND PROPERTY MARKER ○
- SET 3/4" I.R. (UNLESS NOTED OTHERWISE) ●
- EXISTING POWER POLE W/ LIGHT ⚡
- EXISTING POWER POLE ⚡
- EXISTING ANCHOR →
- EXISTING TELEPHONE PEDESTAL Ⓜ
- EXISTING WATER VALVE ●WV
- EXISTING FIRE HYDRANT Ⓜ
- EXISTING WATER METER ○WM
- EXISTING GAS VALVE ●GV
- EXISTING GAS METER ○GM
- EXISTING SEWER MANHOLE Ⓢ
- EXISTING SEWER MANHOLE Ⓢ
- DRAINAGE FLOW →
- EXISTING SPOT ELEVATION (IN FEET, NAVD 88, GEOID 12B) (10.4)



**VICINITY MAP**

SCALE 1" = 2000'



**FEMA FLOOD ZONE AND HAZARDS**  
 THESE LOTS ARE LOCATED IN ZONES X AND A. (ZONE A = 11.0' B.F.E.)  
 FEMA MAP COMMUNITY PANEL NUMBER 220111 0005 C. DATED: DECEMBER 15, 1989  
 LAFOURCHE PARISH ADVISORY BASE FLOOD ELEVATION MAP # LA-X99  
 DATED: FEBRUARY 23, 2006. FLOOD ZONE AREAS OUTSIDE THE LIMIT OF THE A.B.F.E.  
 NOTE: FOR AREAS OUTSIDE THE A.B.F.E. LIMITS, PLEASE REFER TO THE COMMUNITY'S EFFECTIVE FIRM FOR ADDITIONAL FLOOD HAZARD INFORMATION, WHERE APPLICABLE.

**CERTIFICATIONS**  
 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 MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATION AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS "C" SURVEYS INDICATED IN THE ABOVE STANDARDS.

I ALSO CERTIFY THERE ARE NO ENCROACHMENTS ACROSS ANY PROPERTY LINES EXCEPT AS SHOWN

APPROVED: *James M. Templeton* 6-3-2020  
 James M. Templeton Reg. No. 5129

APPROVALS  
*Jeff Thibodaux* 6-9-2020  
 SOUTH LA RENTALS, LLC DATE  
 JEFF THIBODAUX - MANAGER

Approved by Motion of the City of Thibodaux Planning Commission

*Clay Swank* 6/11/2020  
 PLANNING COMMISSION CHAIRMAN DATE  
*Ray Leitch* 6/10/2020  
 MAYOR CITY OF THIBODAUX DATE



DATE OF SURVEY: FEBRUARY 14, 2020

REDIVISION OF THE NORTH 1/2 OF LOTS 14 & 71, LEFORT ADDITION TO THIBODAUX INTO THE REVISED NORTH 1/2 OF LOT 14 AND THE REVISED NORTH 1/2 OF LOT 71 BELONGING TO SOUTH LA RENTALS, LLC LOCATED IN SECTION 27, T15S-R16E CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA

<b>DAVID A. WAITZ ENGINEERING AND SURVEYING, INC.</b> Civil Engineers & Professional Land Surveyors 1107 Canal Blvd., Thibodaux, Louisiana 70301 (985) 447-4017		1107 CANAL BLVD. THIBODAUX, LA 70301 (985) 447-4017 OFFICE (985) 447-1086 FAX DWAITZ@WATZENGINERING.COM
DESIGNED: JMT	DETAILED: CIA	TRACED:
CHECKED: JMT	CHECKED: JMT	CHECKED:
DATE	DESCRIPTION	BY
	REVISION	

DATE OF PLAT: FEBRUARY 18, 2020 FILE: F:\DWG\2010\18-066\2018-066-REDIVISION.DWG JOB NO: 2018-066

Recorded: 06/11/2020 Book: 2169 Page: 530, Initial 1294459