



## APPLICATION FOR SPECIAL EXCEPTION

Planning & Zoning Commission

Thibodaux, Louisiana

Phone: (985) 446-7208

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.

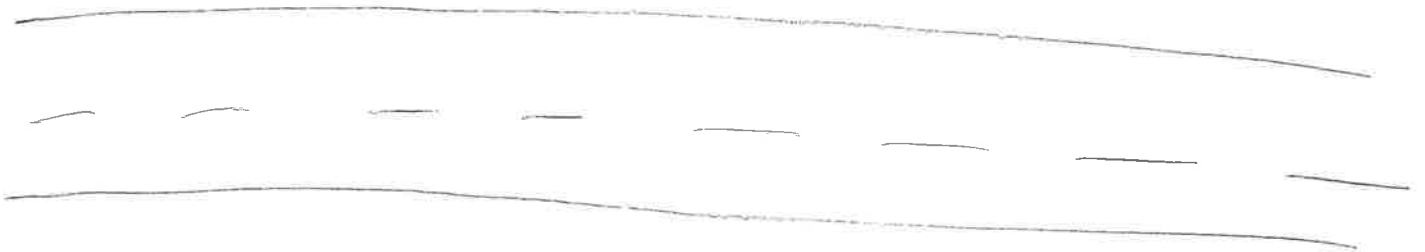
1. Name of Applicant: Ryanne Hill  
Mailing Address: 313 Sunset Ave. Morgan City, LA 70380  
Phone Number: Home: — Business: — Cell: (985) 578-3226
2. Locational Description: Subdivision Name: —  
Building Address: 817 A Jackson St. Thibodaux, LA 70301  
Block No.: — Lot No.: —  
(If not in a platted subdivision attach a legal description)
3. Existing Use: —
4. Zoning District: R3
5. Gross Floor Area (GFA) of Business: 300 sq. ft.
6. Number of Off-Street Parking Spots Available: 7
7. Number of Off-Street Parking Spots required by City Ordinance (Section 704): —
8. Description of Special Exception: Personal Services Hair Salon  
Parking
9. 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: 6.6.25

Applicant: [Signature]

PARKING

817 # Jackson St.



# RESIDENTIAL LEASE



The Standard Form (revised 8/08) of:  
New Orleans Metropolitan Association of REALTORS®, Inc.  
Northshore Area Board of REALTORS®  
Saints Board of REALTORS®

Date: 6 3 25  
(hereinafter referred to as Lessor)

**PARTIES** Baudoin Brothers  
hereby leases to Revamped Hair Salon, LLC  
(hereinafter referred to as Lessee) the following described property:

**PREMISES** 817 1/2 JACKSON St Apt. #  
in The Bodaux LA 70301 for use by Lessee as a private residence only.  
(City) (State) (Zip)

**TERM** This lease is for a term of 12 months commencing on the 3rd day of June  
and ending on the last calendar day of June, 2026

**MONTH TO MONTH RENEWAL** If Lessee, or Lessor, desires that this lease terminate at the expiration of its term he must give to the other party written notice at least 30 days prior to that date. Failure of either party to give this required notice automatically renews this lease and all of the terms thereof except that the lease will then be on a month to month basis.

**RENT** This lease is made for and in consideration of a monthly rental of \$810  
dollars payable in advance on or before the 1st day of each month at

Lessee agrees to pay Lessor the sum of \$675 dollars which is prorated rental for the period JUNE 3rd thru JUNE 30th. If rent is paid by the 5th of the month, Lessee shall be entitled to a deduction of \$100 dollars per month, or a net rental of 15th of the month. Lessee shall be considered delinquent. If Lessee pays by check and said check is not honored on presentation for any reason whatsoever, Lessee agrees to pay an additional sum of \$500 as a penalty. This penalty provision is not to be considered a waiver or relinquishment of any of the other rights or remedies of Lessor. At Lessor's discretion after receipt of NSF check; Lessor may require all future payments in the form of money orders or certified funds. Lessor shall give written notice to Lessee of this requirement.

**SECURITY DEPOSIT** Upon execution of this lease, Lessee agrees to deposit with Lessor, the sum of \$ 750. This deposit shall be non-interest bearing and is to be held by Lessor as security for the full and faithful performance of the terms and conditions of this lease. This security deposit is not an advance rental and Lessee may not deduct portion of the deposit from rent due to Lessor. This security deposit is not to be considered liquidated damages. In the event of forfeiture of the security deposit due to Lessee's failure to fully and faithfully perform all of the terms and conditions of this lease, Lessor retains all of his other rights and remedies. Lessee does not have the right to cancel this lease and avoid his obligations hereunder by forfeiting said security deposit.

Deductions will be made from the security deposit to reimburse Lessor for the cost of repairing any damage to the premises or equipment or the cost of replacing any of the articles or equipment that may be damaged beyond repair, lost or missing at the termination of this lease. Deductions will also be made to cover any unpaid amounts owed to Lessor for any damage, loss, or charges occurring prior to termination of this lease and for which Lessee is responsible. In the event that damages or other charges exceed the amount of the security deposit, Lessee agrees to pay all expenses and cost to Lessor. In the event there has been a forfeiture of the security deposit, excess charges shall be paid in addition to the amount of the said security deposit.

Should there be any damage to the leased premises or equipment therein, reasonable wear and tear excepted, caused by Lessee, his family, guest or Agents, Lessee agrees to pay Lessor when billed the full amount necessary to repair or replace the damaged premises or equipment. This includes but is not limited to garbage disposal, plumbing problems due to improper usage, also water problems due to improper bath/shower usage.

Notwithstanding any other provisions expressed or implied herein, it is specifically understood and agreed that the entire security deposit aforesaid shall be automatically forfeited should Lessee vacate or abandon premises before the expiration of this lease, except where such abandonment occurs during the last month of the term of this lease, and Lessee has paid all rent covering the entire term and either party has given the other timely written notice that his lease will not be renewed under its automatic renewal provisions. Forfeiture of the security deposit shall not limit Lessor's rights nor Lessee's obligations.

The leased premises must be returned to the Lessor in as good condition as they were at the time the Lessee first occupied same, subject only to normal wear and tear. Lessor agrees to deliver the premises clean and free of trash at the beginning of this lease and Lessee agrees to return the same in like condition at the termination of this lease. At the termination of this lease, the Lessee shall be entitled to an accounting and a return of the security deposit within 30 days thereafter, providing all of the obligations of the lessee have been fulfilled, including return of the keys to the Lessor. Lessee shall provide Lessor with a forwarding address, in writing.

**OCCUPANTS** The leased premises shall be occupied only by the persons listed below. Other occupants, including temporary visitors are not allowed to remain at the premises for a period in excess of 10 days.

A temporary visitor is one who inhabits the premises for no more than ten (10) days.

RH

LESSEE'S INITIALS

RH

LESSEE'S INITIALS

SP

LESSOR'S INITIALS

LESSOR'S INITIALS

Property Address: 817 A Jackson St Date \_\_\_\_\_

Lessee hereby releases and holds Lessor, his agents and/or representatives harmless and agrees to defend and indemnify Lessor from any damage or injury to persons or property caused as a result of the use of the swimming pool by Lessee or any persons making use of said through the use, permission or consent of Lessee.

Lessee assumes responsibility for the condition of the premises. Lessor is not responsible for damage caused by leaks in the roof, bursting of pipes by freezing or otherwise, or any vices or defects of the leased property, or the consequences thereof, except in case of positive neglect or failure to take action toward the remedying of such defects within a reasonable amount of time after receiving written notice of such defects. Should lessee fail to promptly so notify Lessor in writing, of any such defects, Lessee will become responsible for any damage or claims resulting to Lessor or other parties.

Lessee understands that neither Lessor, his agents and/or representatives carries Hazard or Flood insurance on Lessee's contents in leased premises. Lessor is not responsible for damage or loss of Lessee's personal property. Lessor encourages lessee to acquire adequate insurance to protect themselves and their personal property.

Lessor and Lessee acknowledge that the return or disposition of Lessee's deposit is a decision made exclusively by the Lessor in accordance with the applicable rules of the Louisiana Real Estate Commission, the terms and conditions of this lease, and the requirements of law. Said parties acknowledge that the Lessor's agent is likewise bound to the applicable rules of the Louisiana Real Estate Commission and cannot return the deposit, if held by agent, in the absence of mutual written agreement except in accordance with the rules and regulations of the Louisiana Real Estate Commission. Accordingly, both Lessor and Lessee release and discharge said agent from any and all liability or responsibility of agent relating to the return of such deposit, except in the event agent breaches the rules and regulations of the Louisiana Real Estate Commission. Lessee acknowledges that the actions of the agent regarding this entire lease is made solely and at the direction of the Lessor.

**SIGNS & ACCESS** Lessor reserves the right to post on the premises "For Sale" signs at any time and "For Rent" signs can be placed on property \_\_\_\_\_ days prior to expiration of lease. Lessee will also permit Lessor, his agents and/or representatives to have access to the premises for the purpose of inspection, sale or leasing at reasonable intervals between the hours of 8:00 am to 8:00 pm. If Lessee refuses request for access, this shall constitute a violation of the lease.

**ATTORNEYS FEES** Lessee further agrees that if an Attorney is employed to protect the rights of the Lessor hereunder, Lessee will pay the fee of such attorney. Such fee is hereby fixed at twenty-five (25%) percent of the amount claimed or a minimum of \$300.00 whichever is greater. Lessee further agrees to pay all court costs and sheriff's charges and all other expenses involved.

**NOTICES** All notices required to be given under the terms of this lease shall be in writing, and if mailed, by certified mail addressed to Lessee at the herein leased premises or to Lessor at the address appealing in this lease, and such mailing constitutes full proof of and compliance with the requirement of notice, regardless of whether addressee received such notice or not. Notices may also be given in writing by hand delivery, or by attaching to door of premises.

**COMMISSIONS** Lessor, his heirs, successors or assigns, agrees to pay to \_\_\_\_\_ its heirs, successors or assigns a lump sum cash commission of \_\_\_\_\_ which commission is earned and payable upon execution of this lease, and a similar commission on any extension or renewal of this lease and also a commission of \_\_\_\_\_ of the negotiated price of any agreement to sell, exchange or option made with or through Lessee during the term of this lease or any renewal and/or extension thereof or within 180 days after the expiration of this lease or any renewal thereof.

In consideration of services rendered by agent in negotiating this lease, Lessor hereby agrees that in the event the herein leased property is sold or transferred during the term of this lease and there are any unpaid commission still due agent, Lessor will pay same lump sum in cash at the time property is sold or transferred.

**OTHER CONDITIONS** The failure of Lessor to insist upon the strict performance of the terms, covenants, agreements and conditions hereby contained, or any of them, shall not constitute or be construed as a waiver or relinquishment of the Lessor's right thereafter to enforce any such terms, covenant, agreement and condition, but the same shall continue in full force and effect.

It is understood that the terms "Lessor" and "Lessee" are used in this lease, and they shall include the plural and shall apply to all persons, both male and female. All obligations of Lessee are joint, several and in solido.

This lease, whether or not recorded, shall be junior and subordinate to any mortgage hereafter placed by Lessor on the entire property of which the leased premises forms a part.

**UTILITIES** Lessee shall maintain all utility services, including water, gas, electricity, phone, garbage collection, and lawn and garden care, in Lessee's name and shall promptly pay all charges due thereon, during the term of this lease unless otherwise noted.

Included

**WAIVER OF NOTICE** Upon termination of the right of occupancy for any reason, Lessee hereby expressly waives notice to vacate premises prior to institution of eviction proceedings in accordance with La. CCP Article 4701 and La. CC Article 2713.

**MISCELLANEOUS PROVISIONS** No cars to be parked on lawn or walkways. Cars to be parked only in designated areas. No holes shall be drilled in the walls, woodwork or floors and no antenna installation are permitted. No painting or papering of walls is permitted without written consent of Lessor. Lessee shall not allow the cable/phone company to wire the premises for cable without Lessor's written permission. No waterbeds are allowed. No foil in windows is allowed. Garbage to be placed in designated receptacle. If no receptacle is provided, garbage is to be placed on curb as prescribed by law in a proper receptacle provided by Lessee.

Lessee is to furnish Lessor with a list of deficiencies noted by Lessee at the time of occupancy. This is to be held by Lessor in case of dispute as to move-in condition of property.

LESSEE'S INITIALS

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LESSOR'S INITIALS

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