

Oct 6th



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:** Lawrence Robertson Properties LLC

Mailing Address: 215 Olivia Dr. Thibodaux LA 70301

Phone Number: Home: _____ Business: _____ Cell: 985-637-4400

2. **Locational Description: Subdivision Name:** Lagarde street

Building Address: 809 Lagarde street

Block No.: _____ **Lot No.:** _____

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

3. **Existing Use:** Vacant land

4. **Zoning District:** R-2

5. **Gross Floor Area (GFA) of Business:** Proposed 1411 square feet

6. **Number of Off-Street Parking Spots Available:** 4

7. **Number of Off-Street Parking Spots required by City Ordinance (Section 704):** 4

8. **Description of Special Exception:** We are requesting a special exception in order to build a duplex on this property

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: 9/3/2025

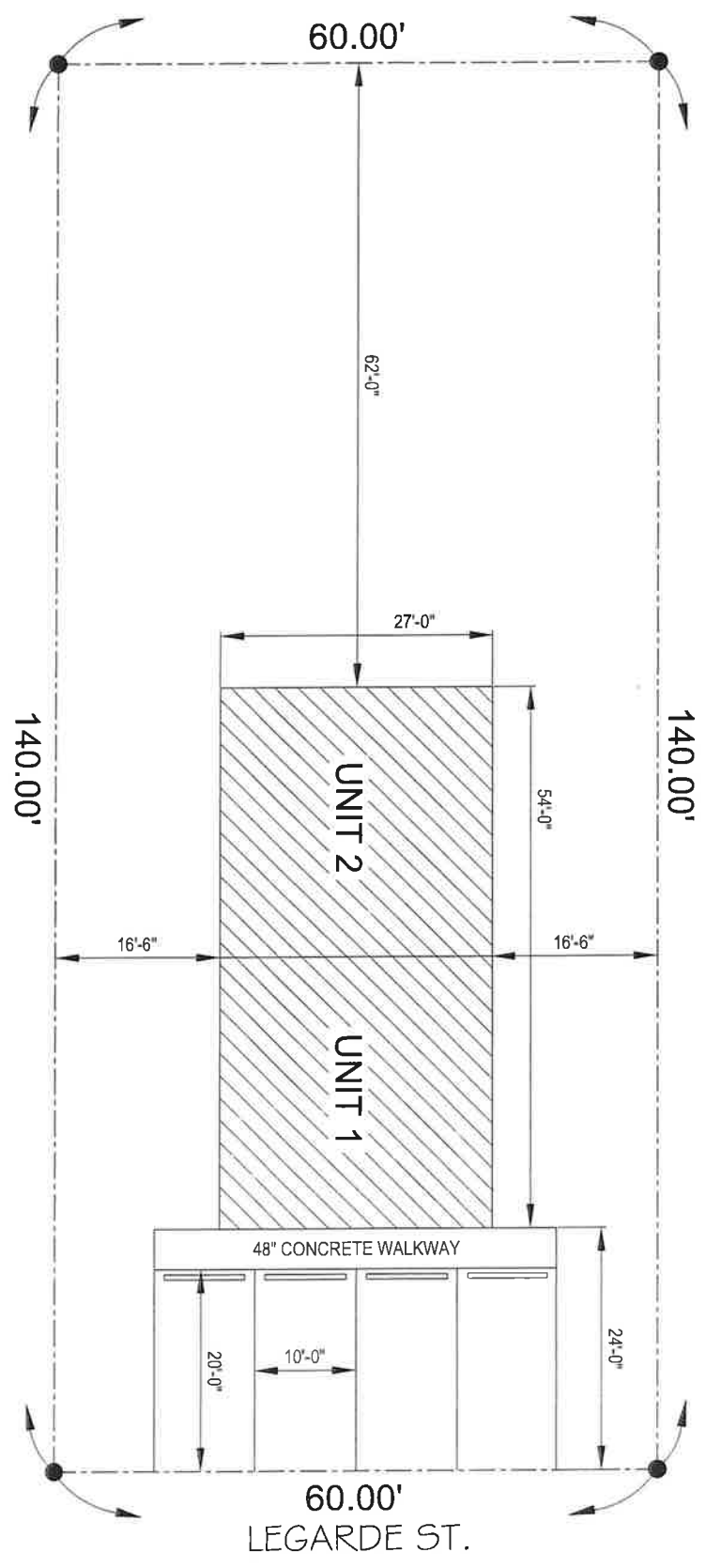
Applicant:

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES (IMC & NEC).
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS-OF-WAY FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES LOCATIONS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ADJACENT PROPERTY NOTICES FROM THE APPROPRIATE AGENCIES.
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SITE PLAN

SCALE: 1/4" = 1'-0"



SHEET	PLAN NUMBER	DATE	REVISION	NO.
1	2311	8-27-2025	FOR CONSTRUCTION	0
1		8-27-2025		



LAWRENCE ROBERTSON PROPERTIES
809 LEGARDE ST.
THIBODAUX, LA 70301



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