



APPLICATION FOR SPECIAL EXCEPTION
Planning & Zoning Commission
Thibodaux, Louisiana

Phone: (985) 446-7208

Application No.: 1

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: PERRY BROWN
Mailing Address: 110 WASHINGTON AVE, Phone Number: _____ Home: _____ Business: Cell: (985) 713-1931
2. Locational Description: Subdivision Name: 1349 LEDET ST.
Building Address: 1349 LEDET ST.
- Block No.: _____ Lot No.: _____
- (If not in a platted subdivision attach a legal description)
3. Existing Use: EMPTY LOT
4. Zoning District: R4
5. Gross Floor Area (GFA) of Business: 820
6. Number of Off-Street Parking Spots Available: 2
7. Number of Off-Street Parking Spots required by City Ordinance (Section 704): 2
8. Description of Special Exception: PLACE A TRAILER FOR MY HOME
manufactured home.

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.

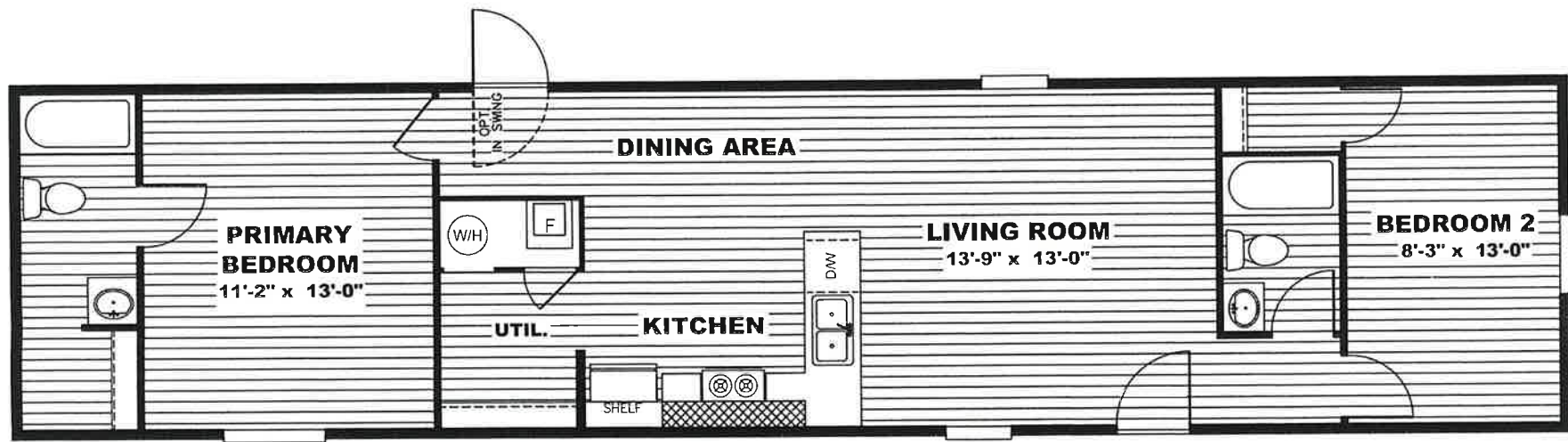
Date: 04-29-2025

Applicant: Perry Brown



DELIGHT

TRS14602A // 2 beds // 2 baths // 820 sq. ft. // 14x60



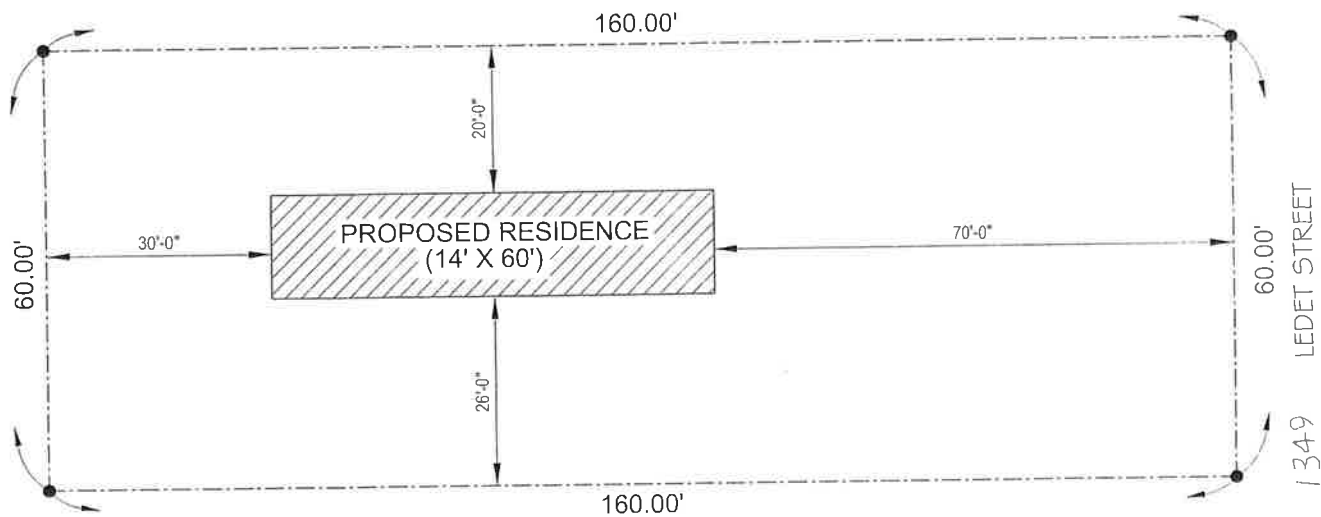
OWN IT

The home series and floor plans indicated will vary by retailer and state. Your local Home Center can advise you on specific prices and terms of purchase for the home series. TRU is a continually evolving product and process improvement. All home series floor plans, specifications, dimensions, features, materials, availability, and pricing shown on this website are artists' renderings or estimates and are subject to change without notice. Dimensions are nominal and kitchen and bathroom measurements are from exterior wall to exterior wall.

OwnTRU.com

GENERAL NOTES

1. ALL DIMENSIONS ARE TO BE VERIFIED BEFORE CONSTRUCTION IS TO BEGIN. WARRANTY IS LIMITED TO CORRECTIONS ONLY. DO NOT SCALE DRAWINGS TO DETERMINE DIMENSIONS.
2. THESE DRAWINGS & SPECIFICATIONS HAVE BEEN PREPARED AS A DRAFTING SERVICE ONLY FROM INSTRUCTIONS BY THE OWNER. THEREFORE, IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND THEIR CONTRACTOR FOR ANY OMISSIONS OR ERRORS CONTAINED HEREIN.



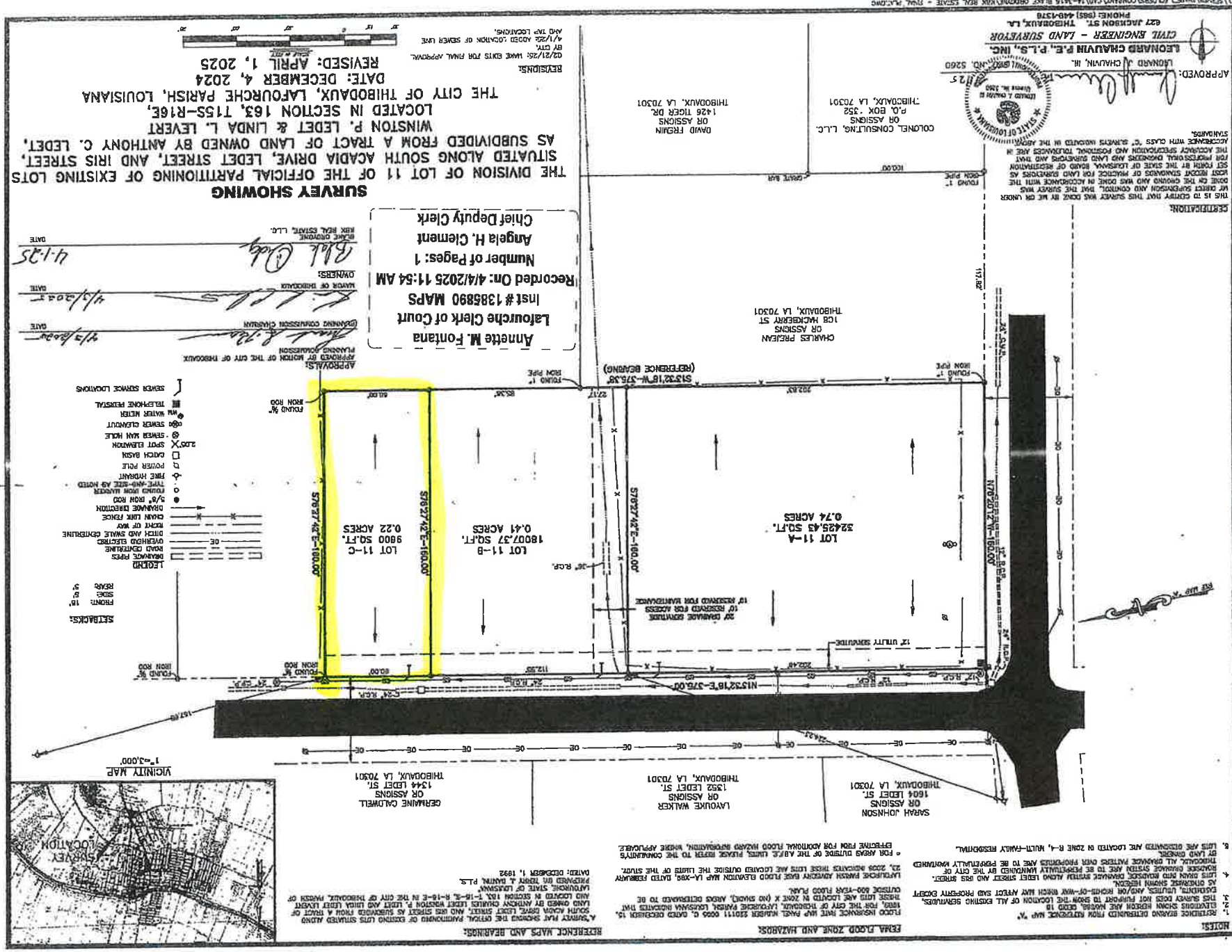
SITE PLAN

SCALE: 1/8" = 1'-0"

THESE PLANS ARE THE PROPERTY OF PERRY BROWN ARCHITECTS & DESIGN, LLC AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.			
PERRY BROWN 4319 LEDET ST. THIBODAUX, LA 70301			
SHEET	DATE	REVISION	TOTAL
1	3-19-2025	FOR CONSTRUCTION	0
OF			
1			
PROJECT NAME RESIDENCE		TOTAL AREA 960 SF	



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STATE OF LOUISIANA
PARISH OF LAFOURCHE

ACT OF DONATION

BE IT KNOWN, that on the 22nd day of April 2025, before me, Notary Public duly commissioned and qualified in accordance with law in the aforesaid Parish and State and in the presence of the undersigned witnesses, personally came and appeared:

KBK REAL ESTATE, LLC (TIN# xx-xxx9989), a Louisiana limited liability company doing business in the State of Louisiana, domiciled in the Parish of Terrebonne, with a permanent mailing address of 443 St. George Road, Schriever, Louisiana 70395; herein represented by its authorized member, **Blake J. Ordoyne**, pursuant to a Certificate of Authority attached hereto and made a part hereof; hereinafter referred to as “**DONOR**”

who declared that he does by these present, irrevocably give, grant, alienate, confirm and donate inter vivos, with all legal warranties, and with full substitution and subrogation to all of his rights and actions in warranty against all preceding owners, vendors and/or donors, to and unto:

PERRY LAWRENCE BROWN SR. (SSN xxx-xx-2373) and **CAROLYN BROWN** (SSN xxx-xx-4422), both persons of the legal age of majority, being married but once and presently to each other, domiciled in the Parish of Lafourche, State of Louisiana, whose permanent mailing address is 110 Washington Avenue, Thibodaux, Louisiana 70301; hereinafter referred to as “**DONEE**”

here present, accepts the said donation with gratitude for themselves, their heirs, successors, and assigns, and acknowledging due delivery and possession thereof, the following described property, to-wit:

A CERTAIN TRACT OF LAND situated in the Parish of Lafourche, State of Louisiana, being described as “**LOT 11-C, 9600 SQ. FT., 0.22 ACRES**” on a plat of survey entitled “**THE DIVISION OF LOT 11 OF THE OFFICIAL PARTITIONING OF EXISTING LOTS SITUATED ALONG SOUTH ACADIA DRIVE, LEDET STREET, AND IRIS STREET, AS SUBDIVIDED FROM A TRACT OF LAND OWNED BY ANTHONY C. LEDET, WINSTON P. LEDET & LINDA L. LEVERT, LOCATED IN SECTION 163, T15S-R16E, THE CITY OF THIBODAUX, LAFOURCHE PARISH, LOUISIANA,**” said plat prepared by Charles L. McDonald, Land Surveyor, Inc., dated December 4, 2024, revised April 1, 2025 and recorded in the records of Lafourche Parish, Louisiana on April 4, 2025 under Entry No. 1385890, said tract having such boundaries and dimensions as shown thereon, together with all rights, ways, privileges and servitudes thereon belonging and anywise appertaining.

FOR INFORMATIONAL PURPOSES ONLY, THE IMPROVEMENTS THEREON BEAR THE MUNICIPAL NO.: 1349 Ledet Street, Thibodaux Louisiana 70301
Lafourche Parish Assessment No. TBD

Taxes for the year 2024 were paid by Donor and taxes for the current year 2025 and will be assumed in full by Donee. In accordance with Louisiana Revised Statutes Article 9:2721, as amended by Act 949 of 1999, notice is given that the Donee first named above is designated as the party to whom all property tax and assessment notices are to be mailed, said notices to be mailed to Purchaser at the following address: **110 Washington Avenue, Thibodaux, Louisiana 70301.**

This donation is made and accepted subject to all restrictions, reservations, rights of way, servitudes, easements and other encumbrances that are recorded in the office of the Clerk of Court of Lafourche Parish, which shall be binding upon all the parties claiming right to the property herein conveyed.

Any loss or damage, easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments, and any matter not of record which would be disclosed by an accurate survey and inspection of the subject premises, and the forced removal of any structure on account of the matters referred to in this exception.

No title examination has been requested by the parties hereto nor performed by the undersigned Notary Public and the parties hereby exonerate said Notary from any liability thereof. This act of made and accepted subject to any outstanding mineral conveyance, mineral reservation, mineral release and any and all servitudes, rights of way and easements of any nature whatsoever encumbering the subject property. Should any zoning, planning or other Parish Ordinance affect this transfer, the parties hereto relieve the Notary for any responsibility to determine said compliance of any regulations.

THUS, DONE AND SIGNED in the Parish of Lafourche, State of Louisiana, in the presence of me, Notary Public, and the undersigned, competent witnesses, after due reading of whole.

WITNESSES:

Angel Luke
Angel Luke

Printed name of witness

DONOR:

Blake J. Ordoz
KBK Real Estate, LLC

By: Blake J. Ordoyne, Authorized Member

DONEE:

Perry Lawrence Brown
Perry Lawrence Brown

Carolyn Brown
Carolyn Brown

[Signature]

Matthew Day
Printed name of witness

[Signature]

MATTHEW D. ORY, NOTARY PUBLIC (#31906)
CONNIE L. COSSE', NOTARY PUBLIC (#161841)

MY COMMISSION EXPIRES AT DEATH

Kristina Frellich, Notary Public G78007

KRISTINA FRELICH
Notary Public - State of Louisiana
Notary ID Number 178007