

**ST. CHARLES PARISH
ZONING BOARD OF ADJUSTMENT
January 19, 2023
6:00 P.M.**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

- 1** **2022 45 ZBA** requested by **Parker & Kelsey Rogers** to reduce the required setback for a whole home generator and remove the required height restriction for a residential fence within the front yard at **100 Audubon Place, Destrehan**. Zoning District R-1B. Council District 2.

- 6** **2022 46 ZBA** requested by **Akinyanju Adeyanju** to reduce the required setback for an air conditioner condenser unit at **61 Dunleith Drive, Destrehan**. Zoning District R-1A. Council District 3.

- 10** **2022 47 ZBA** requested by **Christopher Heurtin** to reduce the required construction elevation at **205 Common Street, Paradis**. Council District 4.

**UNFINISHED BUSINESS -
NEW BUSINESS -
MINUTES -
ADJOURN**



**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2022-45-ZBA**

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF APPLICANT:

Parker and Kelsey Rogers
100 Audubon Place
Destrehan, LA 70047
318.308.4109; progers890@gmail.com

LOCATION OF SITE:

100 Audubon Place, Destrehan; Lot 1, Destrehan Plantation Estates

REQUESTED ACTION:

- Remove the height restriction limiting residential fences erected within the required front yard setback to 4 feet.
- Reduce the required setback for a generator from 5 feet to 4 feet

SITE INFORMATION

SIZE OF PROPERTY: 11,255.69 sq. ft.

EXISTING ZONING: R-1B, Single family residential detached conventional homes—Light to medium density

SURROUNDING ZONING AND LAND USE: R-1B abuts to the front, rear, and north side, B2 abuts to the River Road side; the site is in a developing single family subdivision.

FUTURE LAND USE RECOMMENDATION: Business Park

TRAFFIC ACCESS: Audubon Place, via River Road

BASE FLOOD ELEVATION (BFE): DFIRM X Zone

APPLICABLE CODE REGULATION(S)

Appendix A. Section IV. General Provisions

5. Fences: Fences shall comply with the following requirements:

- a. Fence height measurements shall include the chain wall in cases where a fence is positioned on top a chain wall.
- b. Residential fences erected within the required front yard setback shall not exceed four (4) feet in height above the finished grade of the fenced property adjacent to the fence.**
- c. No fence shall be erected so as to block vehicular travel sight lines as defined in AASHTO (American Association of State Highway and Transportation Official Manual).
- d. No fence will be permitted on corner lots within twenty (20) feet of the intersection with said twenty (20) feet to be measured from the property corner along the front and side property lines. In cases where corner lots do not have a lot corner (lots with a radius located at the intersection), no fence will be permitted within a triangular area bounded by a point created by the intersection of the projection of the front and side property lines and two (2) points along these lines measured twenty (20) feet back from the point created by the described intersection.

Appendix A., Section X. Exceptions and modifications

C. Exceptions and Modifications to Use Regulations:

1. Power plants, heating, or cooling plants, or apparatus or machinery which are accessory to permitted uses all districts shall be permitted only if so placed and operated to cause the least inconvenience to owners and tenants of adjoining lots and buildings; and provided that all of the above mentioned activities comply with existing parish ordinances and do not cause serious annoyance or injury to occupants of adjoining premises by reason of the emission of odors, fumes, or gases, dust, smoke, noise or vibration, light or glare, or other nuisance. **Specifically these units are to be placed no closer than five (5) feet to any property line in any O-L or residential zoning districts** and no closer than ten (10) feet to any property line in any commercial or industrial zoning district. (Ord. No. 83-8-10, § II, 8-15-83; Ord. No. 03-11-5, § I, 11-17-03)

DEPARTMENT ANALYSIS & FINDINGS

1. Lot 1, Destrehan Plantation Estates was platted in 2018 and meets or exceeds the minimum width and lot area requirements for the R-1B Zoning district.
2. The existing house was permitted in 2022 (Permit No. 42782-22).
3. The Board of Adjustments has approved a front yard and side yard setback variance at Lot J-2A-2 (2022-40-ZBA).
4. No variances for mechanical equipment setbacks have been heard in this area.
5. No variances for residential fence height have been heard in this area.
6. If approved, the fence in the front yard setback would still need to meet other fencing provisions such as:
 - c. No fence shall be erected so as to block vehicular travel sight lines as defined in AASHTO (American Association of State Highway and Transportation Official Manual).
 - d. No fence will be permitted on corner lots within twenty (20) feet of the intersection with said twenty (20) feet to be measured from the property corner along the front and side property lines. In cases where corner lots do not have a lot corner (lots with a radius located at the intersection), no fence will be permitted within a triangular area bounded by a point created by the intersection of the projection of the front and side property lines and two (2) points along these lines measured twenty (20) feet back from the point created by the described intersection.
7. In order to meet the zoning district requirements, the applicant can relocate the proposed generator to a location that meets zoning requirements and the fence could be installed at 4 feet tall.

2022-45-ZBA, Parker & Kelsey Rogers

Reduce setback for a whole home generator and remove height restriction for a fence in the front yard.





ST. CHARLES PARISH
DEPARTMENT OF PLANNING AND ZONING
APPLICATION TO THE ZONING BOARD OF ADJUSTMENT
P.O. Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

APPLICATION FEE:
Single-Family Residential: \$150
All Other: \$250

Municipal Address of Request 100 Audubon Place
City Destrehan State LA Zip 70047
Subdivision Destrehan Plantation Estates, Audubon Place Lot 1 Block _____ Section _____
Owner/Applicant Name Parker Rogers, Kelsey Rogers
Mailing Address 100 Audubon Place
City Destrehan State LA Zip 70047
Phone # 318-308-4109 Email progers890@gmail.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? This R1-B corner lot requires 5ft more setback than R1-A
and has a 30ft setback for driveways from the corner. The setback requirements are 25ft for the two fronts, 25ft for the rear, and 8ft for the side. These
setbacks create a hardship to overcome while still meeting the restrictive covenant minimum of 2500sf. The two (2) variances being requested:
1) reduce side yard requirement from 5ft to 4ft to install whole home generator 2) fence height measurement along River Road increase from 4 feet to 8 feet for privacy and noise reduction

Please attach any additional information to clarify or explain your request to the Board.

OWNER'S ENDORSEMENT: STATE OF LOUISIANA, PARISH OF ST. CHARLES

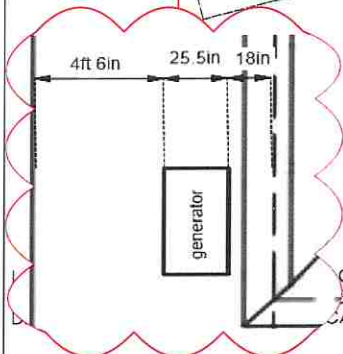
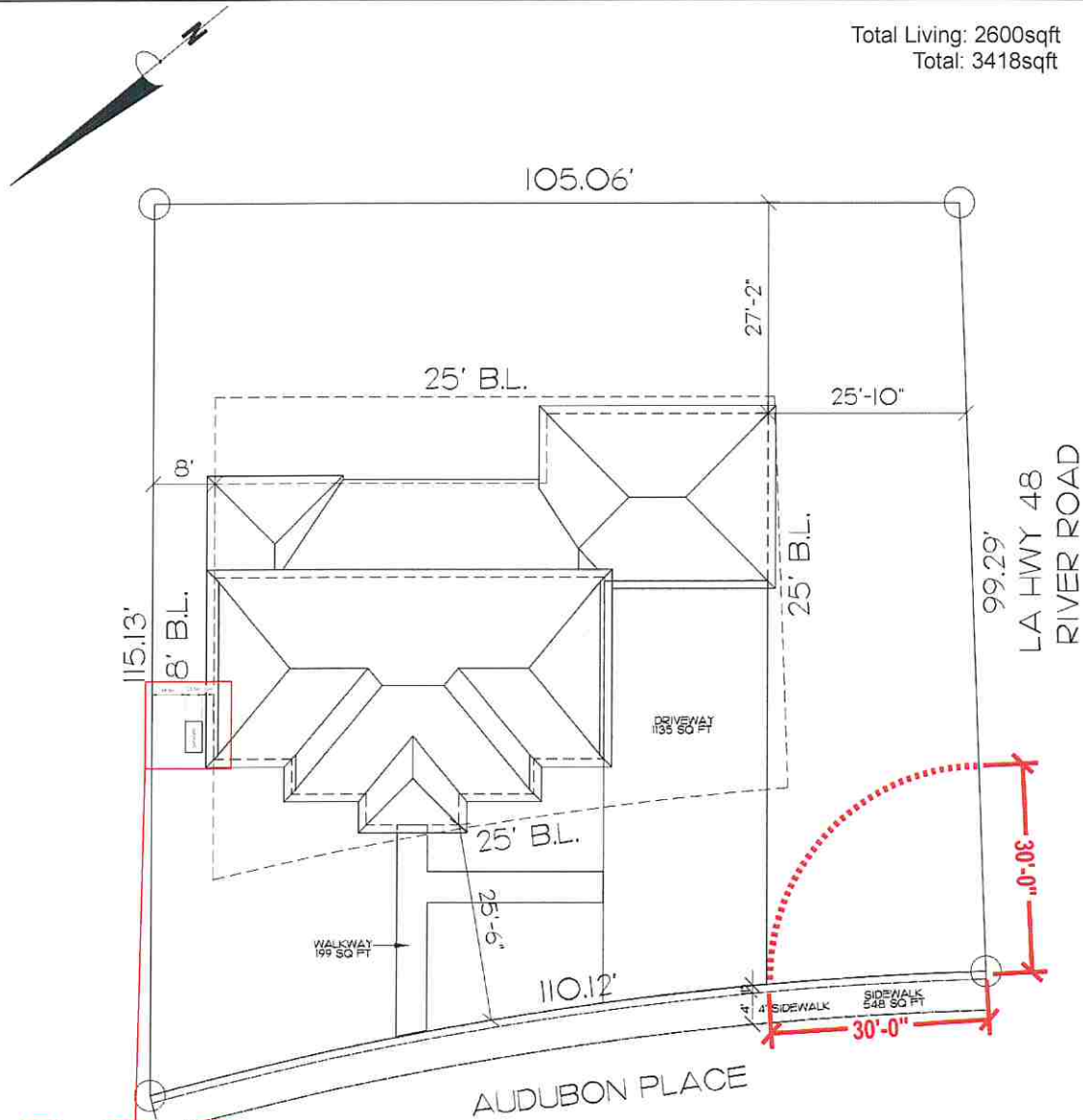
OWNER:
Parker Rogers, Kelsey Rogers being duly sworn,
(Print Name)
deposes and states (i) that he or she is the owners of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.
Parker Rogers, Kelsey Rogers
(Signature of owner)

NOTARY PUBLIC:
Subscribed and sworn to before me this 19th day
of December, 2022 in my
office at Culinary
Louisiana.
Donald L. Lichenstein III
Notary Public
State of Louisiana
Notary ID # 131940
My Commission is for Life
Donald L. Lichenstein III
(Signature of Notary Public) **SEAL**

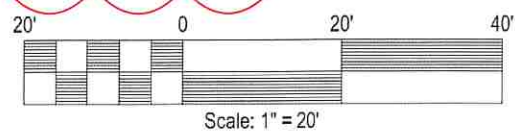
FOR OFFICE USE ONLY:

ZBA Case #: 2022-45-ZBA Property Identification #: 305400000001 Date submitted: 12/19/22
Receipt #: 8992533 Flood Zone: X Zoning District: R1B
Subdivision Name: Destrehan Plantation Estates
Square # _____ Lot # 1 Block _____ Property sq. ft. 11,255.69
Code Section being appealed: IV-fence height, V-R1B setback

Total Living: 2600sqft
Total: 3418sqft



OWNER: ACADIANA HOME DESIGN LLC IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS OR INFORMATION. IT IS THE OWNER'S RESPONSIBILITY TO CONFIRM THE ACCURACY OF THE LOCATION OF ALL UTILITIES (SEWER WYE, ELECTRICITY, WATER, GAS).



PROJECT NO. 221111AP



ACADIANA
HOME DESIGN, LLC.
9635 FENWAY AVENUE, SUITE A
BATON ROUGE, LA 70809
WEB: WWW.ACADIANA-DESIGN.COM
OFFICE: 225-216-2016
EMAIL: SALES@ACADIANA-DESIGN.COM

PROJECT NAME
KELSEY ADAMS
LOT & SUBDIVISION
LOT 1, AUDUBON PLACE
CITY/PARISH
DESTREHAN, LA



**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2022-46-ZBA**

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF APPLICANT:

Akinyanju Adeyanju
4006 Georgetown Drive
Metairie, LA 70001
337.321.2415; akkenzogat@gmail.com

LOCATION OF SITE:

61 Dunleith Drive, Destrehan; Lot 317, Sq. 5 of Ormond Country Club Estates, Sec. 1

REQUESTED ACTION:

Reduce required setbacks for two separate air conditioner condenser units from 5 ft. to 2.5 ft. within each side yard.

SITE INFORMATION

SIZE OF PROPERTY: 7, 683.33 sq. ft.

EXISTING ZONING: R-1A, Single family residential detached conventional homes—Medium density

SURROUNDING ZONING AND LAND USE: R-1A surrounds the site; the site is in a developed neighborhood with single-family houses.

FUTURE LAND USE RECOMMENDATION: Low Density Residential

TRAFFIC ACCESS: Local Streets

BASE FLOOD ELEVATION (BFE): AE2.5

APPLICABLE CODE REGULATION(S)

Appendix A., Section X. C. Exceptions and Modifications to Use Regulations:

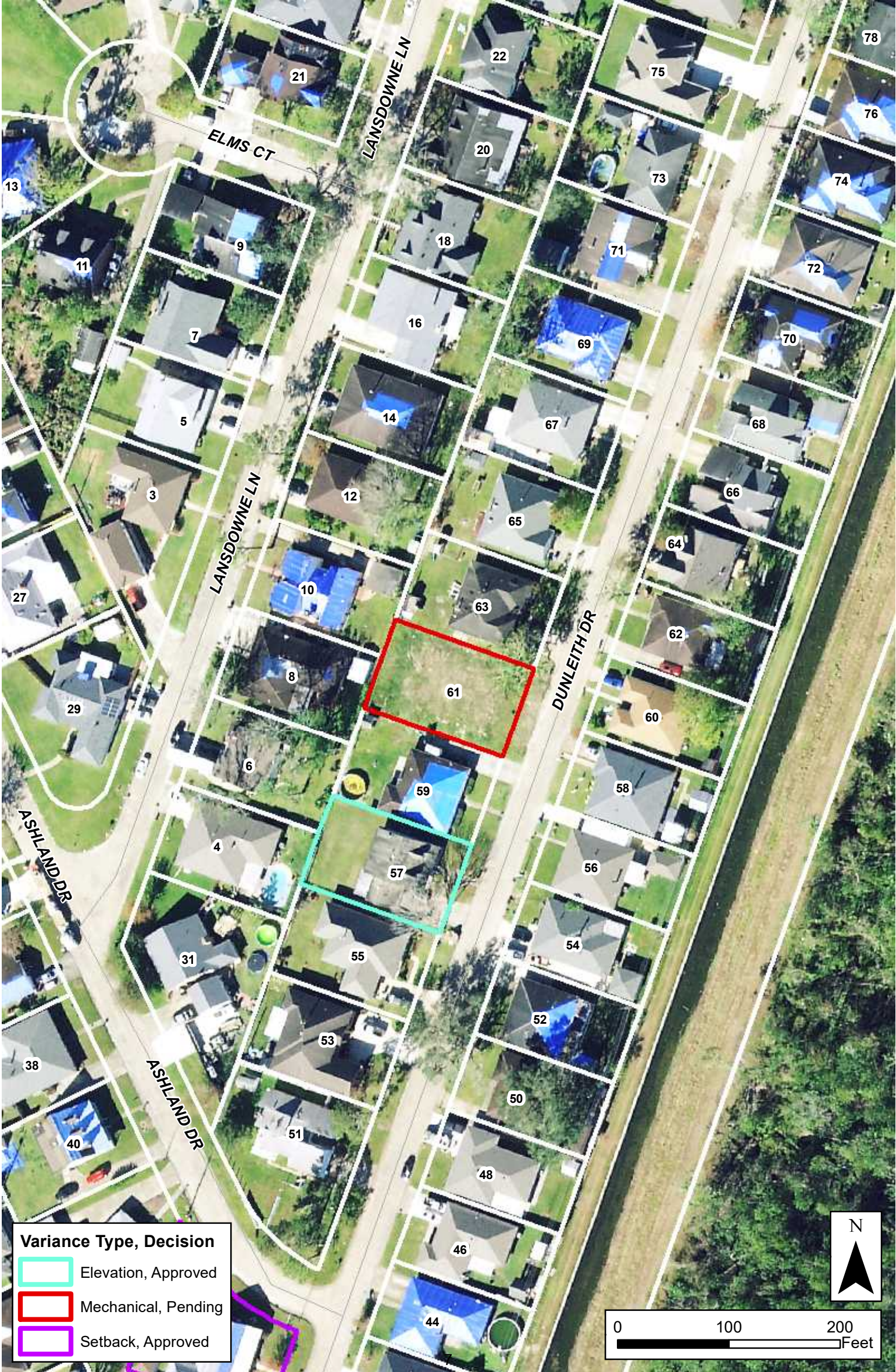
1. Power plants, heating, or cooling plants, or apparatus or machinery which are accessory to permitted uses all districts shall be permitted only if so placed and operated to cause the least inconvenience to owners and tenants of adjoining lots and buildings; and provided that all of the above mentioned activities comply with existing parish ordinances and do not cause serious annoyance or injury to occupants of adjoining premises by reason of the emission of odors, fumes, or gases, dust, smoke, noise or vibration, light or glare, or other nuisance. **Specifically these units are to be placed no closer than five (5) feet to any property line in any O-L or residential zoning districts** and no closer than ten (10) feet to any property line in any commercial or industrial zoning district.

DEPARTMENT ANALYSIS & FINDINGS

1. On December 15, 2022 the contractor, Milioto Homes, submitted plans that showed the AC units were installed within the required setbacks for cooling units. Permits advised that the AC units would need to be removed from the setback. Contractor stated that they could not be moved at this point in construction.
2. Lot 317, Sq. 5, Ormond Country Club Estates, Section 1 was platted in 1977 and meets or exceeds the minimum width and lot area requirements for the R-1A Zoning district.
3. The construction of the home was permitted in 2022. (Permit No. 42873-22). Permit has not received final Certificate of Completion.
4. The Board of Adjustments has not heard or granted similar variances in this area.
5. In order to meet the zoning district requirements the applicant would have to move the air conditioning units to a code compliant location on the property.

2022-46-ZBA, Akinyanju Adeyanju

Reduce setback for an AC compressor unit.





ST. CHARLES PARISH
DEPARTMENT OF PLANNING AND ZONING
APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

APPLICATION FEE:
 Single-Family Residential: \$150
 All Other: \$250

P.O. Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

Municipal Address of Request 61 DUNLEITH DRIVE

City DESTREHAN State LA Zip 70047

Subdivision ORMOND BLVD Lot 61 Block _____ Section _____

Owner/Applicant Name AKINYANTU & OLUYAKEMI ADEYANTU

Mailing Address 4006 GEORGETOWN DRIVE

City METAIRIE State LA Zip 70001

Phone # 337-321-2415 Email AKKENZOGAG@GMAIL.COM


APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? _____

5' AC SIDE SETBACK

Please attach any additional information to clarify or explain your request to the Board.

OWNER'S ENDORSEMENT: STATE OF LOUISIANA, PARISH OF ST. CHARLES

<p>OWNER: <u>AKINYANTU ADEYANTU</u> being duly sworn, <small>(Print Name)</small> deposes and states (i) that he or she is the owners of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.</p> <p><u><i>[Signature]</i></u> <small>(Signature of owner)</small></p>	<p>NOTARY PUBLIC: Subscribed and sworn to before me this <u>20</u> day of <u>December</u>, 20<u>22</u> in my office at <u>Harahan</u> Louisiana.</p> <p><u><i>[Signature]</i></u> <small>(Signature of Notary Public)</small> <u>Steven Alan Childress</u></p>
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OFFICIAL SEAL
STEVEN ALAN CHILDRESS
 NOTARY ID # 158874
 STATE OF LOUISIANA
 PARISH OF JEFFERSON
 My Commission is for Life
SEAL

FOR OFFICE USE ONLY:

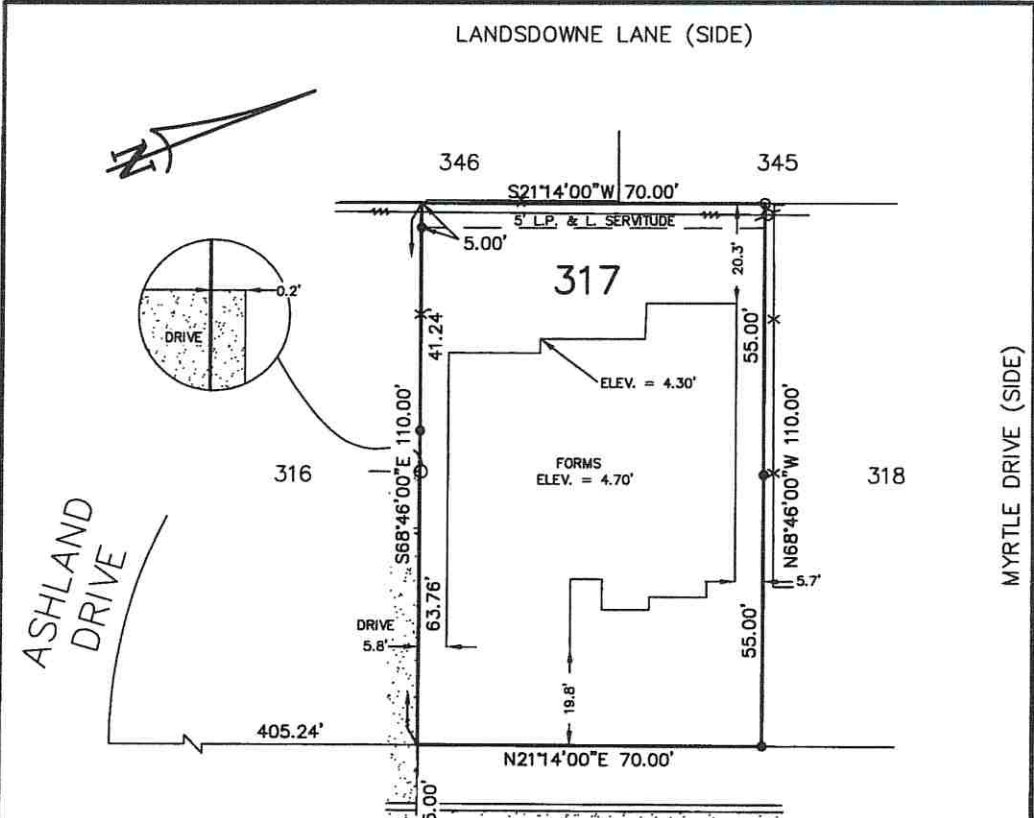
ZBA Case #: 2022-40-ZBA Property Identification #: _____ Date submitted: 12/20/22

Receipt #: 899 3638 Flood Zone: _____ Zoning District: _____

Subdivision Name: _____

Square # _____ Lot # _____ Block _____ Property sq. ft. _____

Code Section being appealed: _____



SCALE: 1" = 30'

LEGEND

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- X CROSS CUT
- ⊙ POWER POLE
- POWER LINE
- *- FENCE

TITLE: SURVEY PLAT OF LOT 317, SQUARE 5,
ORMOND COUNTRY CLUB ESTATES, SECTION I
DESTREHAN, ST. CHARLES PARISH, LOUISIANA.

SURVEY REFERENCE: ORMOND COUNTRY CLUB ESTATES, SECTION I BY JOHN F. MARSHALL, R.L.S. DATED 5/12/1977,
LAST REVISED 12/5/1978.

BASIS OF BEARING: TAKEN FROM REFERENCED SURVEY PLAT.

SURVEYOR'S NOTES:

- A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
- D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.
- E. ELEVATIONS HEREON DERIVED BY GPS LEICA SMARTNET SOLUTION DATED 2/25/2022
DATUM NAVD88 (GEOID 18)

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "A99" PER FEDERAL INSURANCE RATE
MAP NUMBER 220160-0150C DATED 5/2/2003.

CERTIFIED TO: AKINYANJU ADEYANJU
MUNICIPAL ADDRESS: 61 DUNLEITH DRIVE
DATE: APRIL 22, 2022

Stephen P. Flynn

STEPHEN P. FLYNN
P.L.S. LA. REG. NO. 4668

REVISED TO SHOW FORMS 5/16/2022

DRAWN BY: KPB

DRAWING NO. MM2887

RIVERLANDS SURVEYING COMPANY



505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2022-47-ZBA**

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF APPLICANT:

Christopher Heurtin
205 Common Street
Paradis, LA 70080
504.376.7438; wort1975@yahoo.com

LOCATION OF SITE:

205 Common Street, Town of Paradis; Lot 10, Block 31

REQUESTED ACTION:

Reduce the required preliminary DFIRM (digital flood insurance rate map) elevation from AE +5 ft. NAVD to 0.5 ft. NAVD (12 inches above street elevation) to permit a single-family house.

SITE INFORMATION

SIZE OF PARCEL: 7,012.31 sq. ft.

EXISTING ZONING: R-1A, Single family residential detached conventional homes—Medium density

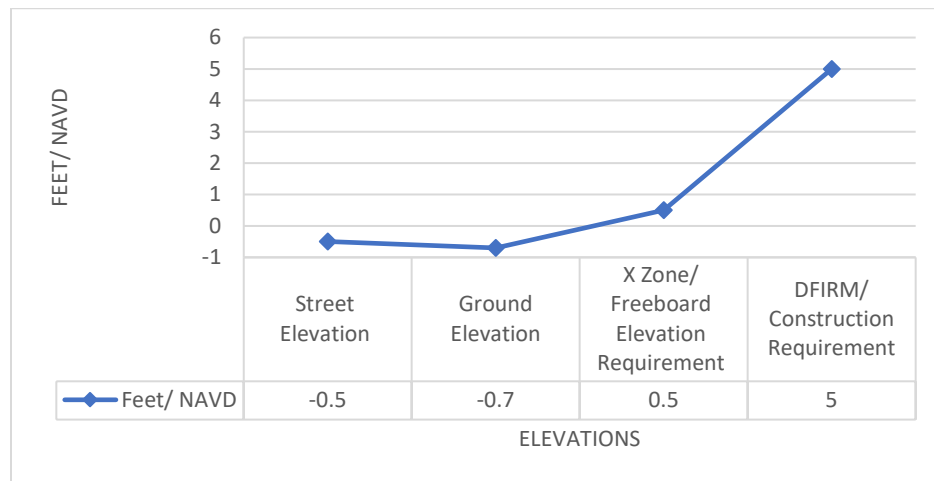
SURROUNDING ZONING AND LAND USE: R-1A zoning surrounds the site. Single-family site built and mobile homes are adjacent to the site.

FUTURE LAND USE RECOMMENDATION: Low-Density Residential

TRAFFIC ACCESS: Local Streets

UTILITIES: Standard utilities serve the site

BASE FLOOD ELEVATION (BFE): X-Zone with a preliminary DFIRM AE +5 ft. NAVD



APPLICABLE CODE REGULATION(S)

Appendix A. Section XX. Flood Damage Prevention, D.2. Compliance

2. Approval Process. The approval or denial of any application for a Certificate of Zoning Compliance shall be based on all of the provisions of this Ordinance and the following relevant factors:

- a. The danger to life and property due to flooding or erosion damage;
- b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- c. The danger that materials may be swept onto other lands to the injury of others;
- d. The compatibility of the proposed use with existing and anticipated development;
- e. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- f. The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical, and water systems;
- g. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
- h. The necessity to the facility of a waterfront location, where applicable;
- i. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- j. The relationship of the proposed use to the comprehensive plan of the area.

Appendix A. Section XX. Flood Damage Prevention, D.5 Variance Procedures

a. Appeal Board:

1. The Zoning Board of Adjustments, as established by St. Charles Parish, shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
2. Omitted
3. Omitted
4. In formulating decisions on such applications, the Zoning Board of Adjustments shall consider all technical evaluations, all relevant factors, and all standards contained in this Ordinance, including the list of parameters cited in section D.2. Upon consideration of the stated criteria, the Zoning Board of Adjustments may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Ordinance.
5. The Director of Planning and Zoning shall maintain the records of all appeal actions, including technical information, and shall report variances to the Federal Emergency Management Agency upon request.

b. Conditions for Variances.

1. **Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre (21,780 sq. ft.) or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level,** providing the relevant factors in section D.2. (see reference below) of this Ordinance have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variances increases.
2. Variances may be issued for reconstruction, rehabilitation, or restoration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Ordinance.
3. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
4. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
5. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
6. Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
7. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use **provided that (i) the criteria outlined in section D.5. are met,** and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
8. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

Appendix A. Section XX. Flood Damage Prevention

C. General Provisions:

1. Omitted
2. **Basis for Establishing the Areas of Special Flood Hazard.** The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for the Parish of St. Charles," stamped preliminary June 27, 1991, with accompanying Flood Insurance Rate Maps is hereby adopted by reference and declared to be a part of this section. The Flood Insurance Study is on file at the St. Charles Parish Courthouse, River Road, Hahnville, Louisiana. **In addition, for the purpose of determining minimum building elevations, the Preliminary Digital Flood Insurance Rates Maps (DFIRM) referred to in "The Flood Insurance Study for the Parish of St. Charles," stamped Revised Preliminary November 9, 2012, shall take precedent over the effective FIRMS where they are more restrictive.**

Appendix A. Section XX. Flood Damage Prevention B. Definitions

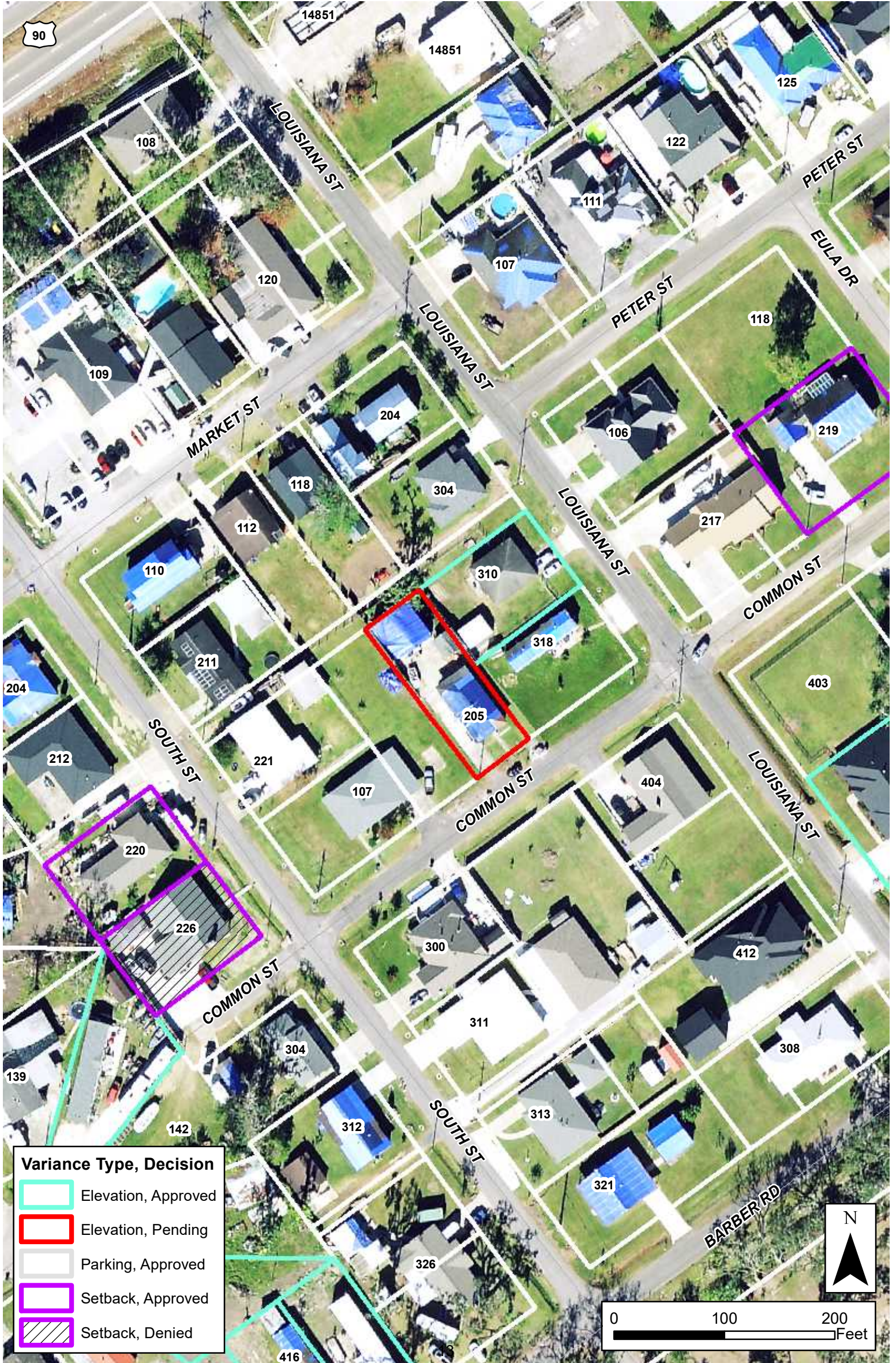
12. Elevated Building—A nonbasement building (i) built, in the case of a building in Zones A1—30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in Zones V1—30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1—30, AE, A, A99, AO, AH, B, C, X, and D, "elevated buildings" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1—30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls if the breakaway walls meet the standards of section 60.3(e)(5) of the National Flood Insurance Program.

DEPARTMENT ANALYSIS & FINDINGS

1. The Applicant requests a construction elevation variance for a single family home at 205 Common Street, Paradis. The applicant states in a letter of testimony as reasons for variance:
 - Neck and Back issues and difficulty climbing stairs.
 - For home to be Handicap Accessible.
 - Cost of Building at required elevation.
2. The property was damaged due to Hurricane Ida. A code violation on the property was closed in August, 2022, after the property was cleared of the structure and debris.
3. The lot is in an X zone on the Effective Flood Insurance Rate Map; Flood Zone AE/5 ft. on the Preliminary Digital Flood Insurance Rate Map (DFIRM).
4. Regarding similar variances, the Zoning Board of Adjustment granted a request to reduce the required preliminary DFIRM from:
 - 5 ft. to 1 ft. at 310 Louisiana Street (2008-17-ZBA)
 - 5 ft. to 1 ft. at 409 Louisiana Street (2008-31-ZBA)
 - 5 ft. to -0.46 ft. at 138 Julie Street (2019-05-ZBA)
 - 5 ft. to -0.46 ft. at 141 Julie Street (2019-29-ZBA)
5. In order to meet regulations, the property owner could elevate the structure and machinery to the required elevation.
6. The property owner has signed the addendum to the application for variance from BFE requirements.

2022-47-ZBA, Christopher Heurtin

Reduce required construction elevation





ST. CHARLES PARISH
DEPARTMENT OF PLANNING AND ZONING
APPLICATION TO THE ZONING BOARD OF ADJUSTMENT

APPLICATION FEE:
 Single-Family Residential: \$150
 All Other: \$250

P.O Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

Municipal Address of Request 205 Common Street

City Paradis State LA Zip 70080

Subdivision Paradis, Town of - # Lots Lot 10 Block 31 Section _____

Owner/Applicant Name Christopher Heurtin

Mailing Address 205 Common Street


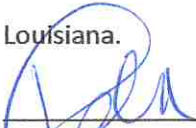

City Paradis State LA Zip 70080

Phone # 504-376-7438 Email wort1975@yahoo.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? See attached.

Please attach any additional information to clarify or explain your request to the Board.

OWNER'S ENDORSEMENT: STATE OF LOUISIANA, PARISH OF ST. CHARLES

<p>OWNER:</p> <p><u>Christopher Heurtin</u> being duly sworn, <small>(Print Name)</small> deposes and states (i) that he or she is the owners of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.</p> <p> <small>(Signature of owner)</small></p>	<p>NOTARY PUBLIC:</p> <p>Subscribed and sworn to before me this <u>20</u> day of <u>December</u>, 20 <u>22</u> in my office at <u>Boutte, LA (St. Charles Parish)</u>, Louisiana.</p> <p> <small>(Signature of Notary Public)</small></p> <div style="text-align: right;">  </div>
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FOR OFFICE USE ONLY:			
ZBA Case #: <u>2022-47-ZBA</u>	Property Identification #: _____	Date submitted: _____	<u>12/20/22</u>
Receipt #: <u>8993762</u>	Flood Zone: <u>X/AE+5</u>	Zoning District: <u>R1-A</u>	
Subdivision Name: _____			
Square # _____	Lot # _____	Block _____	Property sq. ft. _____
Code Section being appealed: _____			

GASSEN SURVEYING, LLC

1026 GASSEN ST
Luling, LA 70070

GRADE CERTIFICATE

December 13, 2022

Lot Number: 10 Square: 31

Subdivision: Townsite of Paradis

Municipal No.: 210 Common Street

Firm Zone: X Base Flood Elevation: N/A NGVD
DFIRM ZONE: AE DFIRM Advisory Base Flood Elevation: 5.00 NAVD

Existing Street Elevation: -0.21 NGVD
-0.50 NAVD

Existing Ground Elevation: -0.4 NGVD
-0.7 NAVD

Reference Elevation Mark Only: 0.79 NGVD
0.50 NAVD

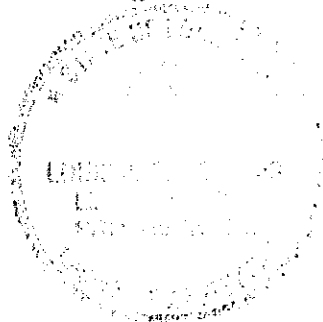
*(PROPOSED LOWEST FLOOR ELEVATION TO BE FILLED OUT BY BUILDER)

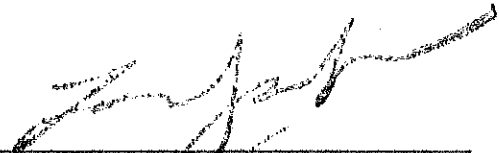
*PROPOSED LOWEST FLOOR ELEVATION: _____

DESCRIPTION: 60d NAIL IN POWER POLE CORNER OF LOT

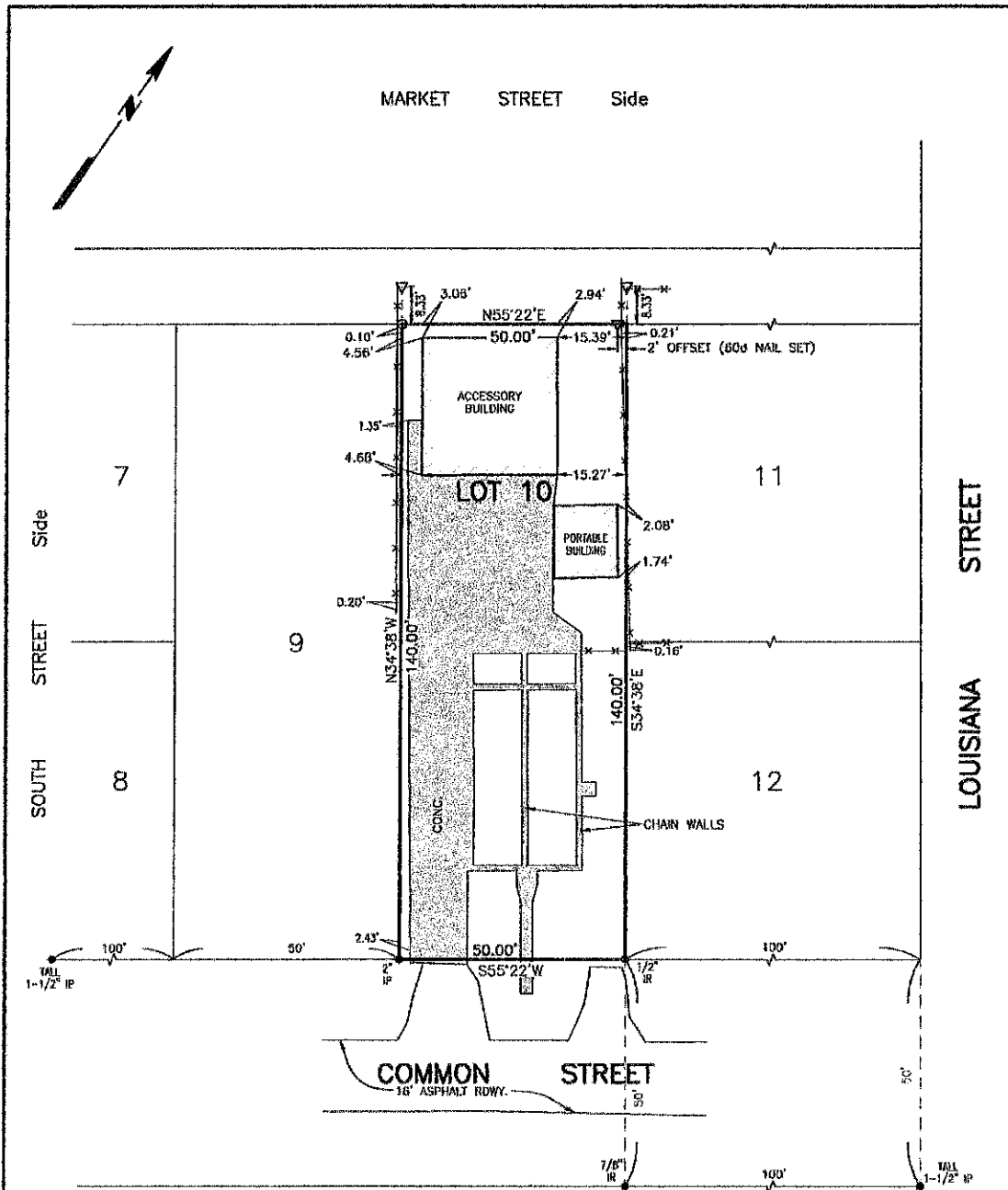
The undersigned will not be responsible for the transfer of elevations from the construction bench mark by the contractor or others.

*The floor of an attached enclosed garage may be considered as the lowest floor for Flood Insurance rating. Please consult your insurance agent.





Louis J. Gassen, Jr., PLS
Registration No. 4945



SURVEY OF LOT 10, BLOCK 31
OF A RESUBDIVISION OF LOTS IN PARADIS
AS SHOWN ON A PLAN BY
E. M. COLLIER DATED JUNE, 1951
IN SECTION 39, T14S - R20E
ST. CHARLES PARISH, LOUISIANA
 SCALE: 1" = 30' DECEMBER 13, 2022

LEGEND
 ● = FOUND
 ○ = 1/2" IRON ROD SET
 ▽ = 60d NAIL SET
 IP = IRON PIPE
 IR = IRON ROD
 --- FENCE
 BEARINGS ARE BASED
 ON REFERENCE PLAN

CERTIFIED TO CHEE-AH COCHRAN HEURTIN, WIFE OF/AND CHRISTOPHER M. HEURTIN

REFERENCE PLAN:
 RESUBDIVISION OF LOTS IN PARADIS BY
 E. M. COLLIER, DATED JUNE, 1951

The reference plan shows no servitudes
 and no information regarding servitudes
 was furnished by the owner or his agent.
 No further research regarding servitudes
 was performed for this survey.

This is to certify that I have consulted
 the Flood Insurance Rate Maps and found
 that this property is in Zone X.



I certify that this plat represents an actual
 ground survey performed by myself or under
 my supervision and is in accordance with the
 Louisiana standards of practice for a Class C
 survey.



LOUIS J. GASSEN, JR., PLS
 Registration No. 4945
 (985) 785-0745
 1028 Gassen Street
 Luling, Louisiana 70070

GASSEN SURVEYING, LLC

ELEVATIONS

PROJECT NO: 2142
DATE: 1/18/12
DRAWN BY: NWA
SHEET TITLE

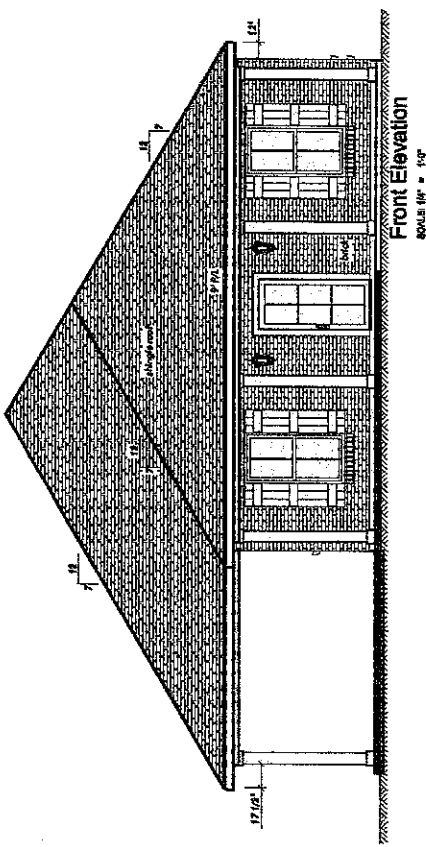
PLEASE NOTE:
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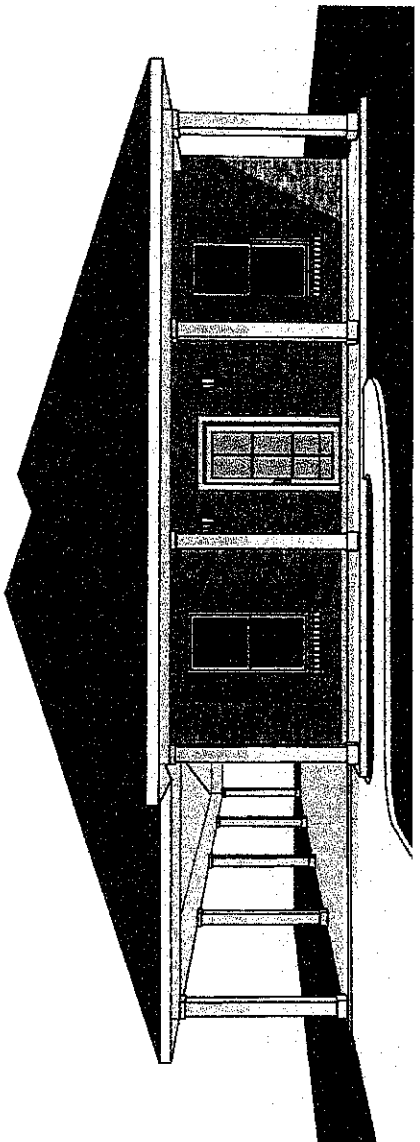
Plans for:
**Dunn Homes and
Christopher and Chee-ah Heurin**

SOUTHERN COUNTRY
DESIGNS, LLC.
"Where the American Dream Begins"
985-624-8390
email: southerncountrydesigns@gmail.com

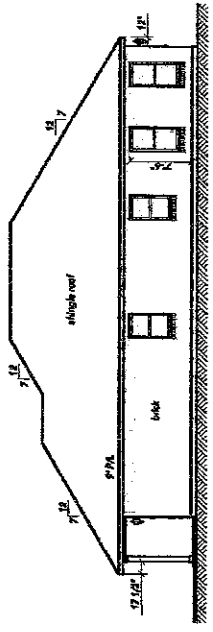
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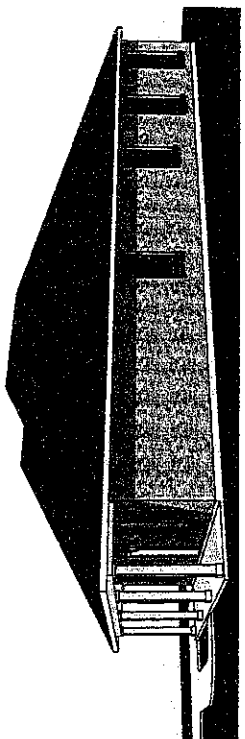
Front Elevation
SCALE: 1/8" = 1'-0"



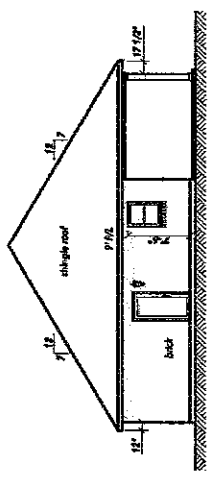
3D Elevation A
NOT TO SCALE



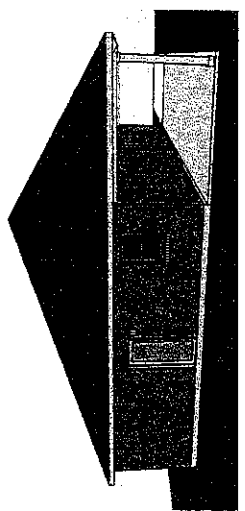
Right Side Elevation
SCALE: 1/8" = 1'-0"



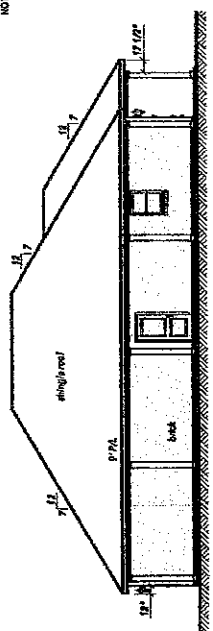
3D Elevation D
NOT TO SCALE



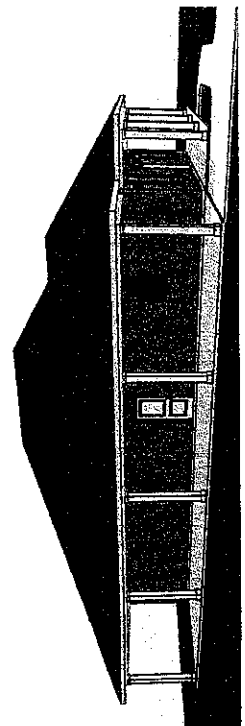
Rear Elevation
SCALE: 1/8" = 1'-0"



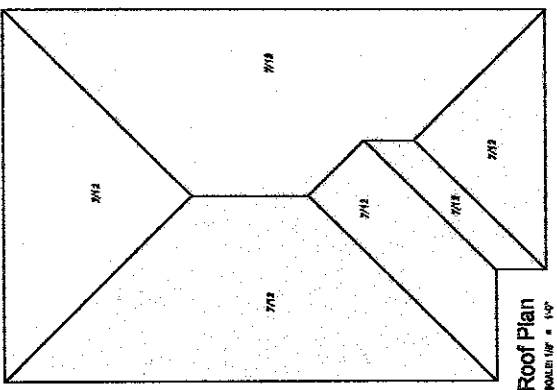
3D Elevation C
NOT TO SCALE



Left Side Elevation
SCALE: 1/8" = 1'-0"

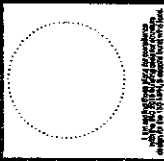


3D Elevation B
NOT TO SCALE



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

Preliminary Plan

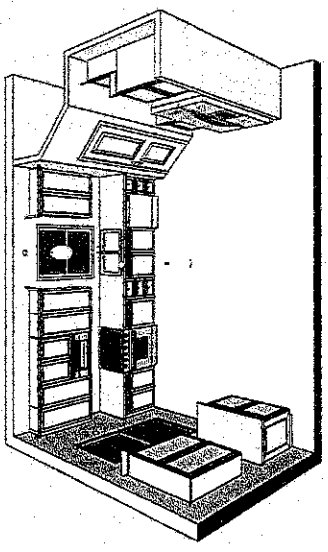
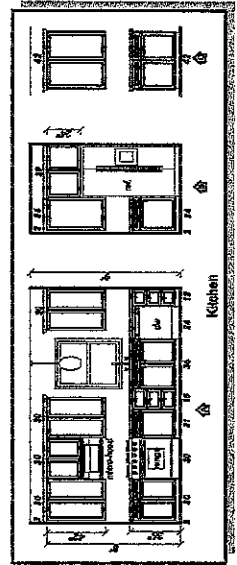


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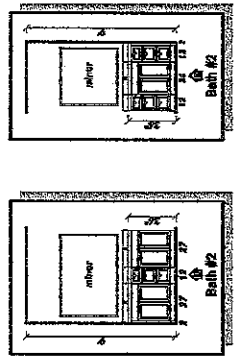
PROJECT NO: 7137
 DATE: 11/26/22
 DRAWN BY: HW
 SHEET TITLE: FLOOR PLAN

FLOOR PLAN

A1



3D Kitchen View
 NOT TO SCALE



Cabinet Details
 NOT TO SCALE

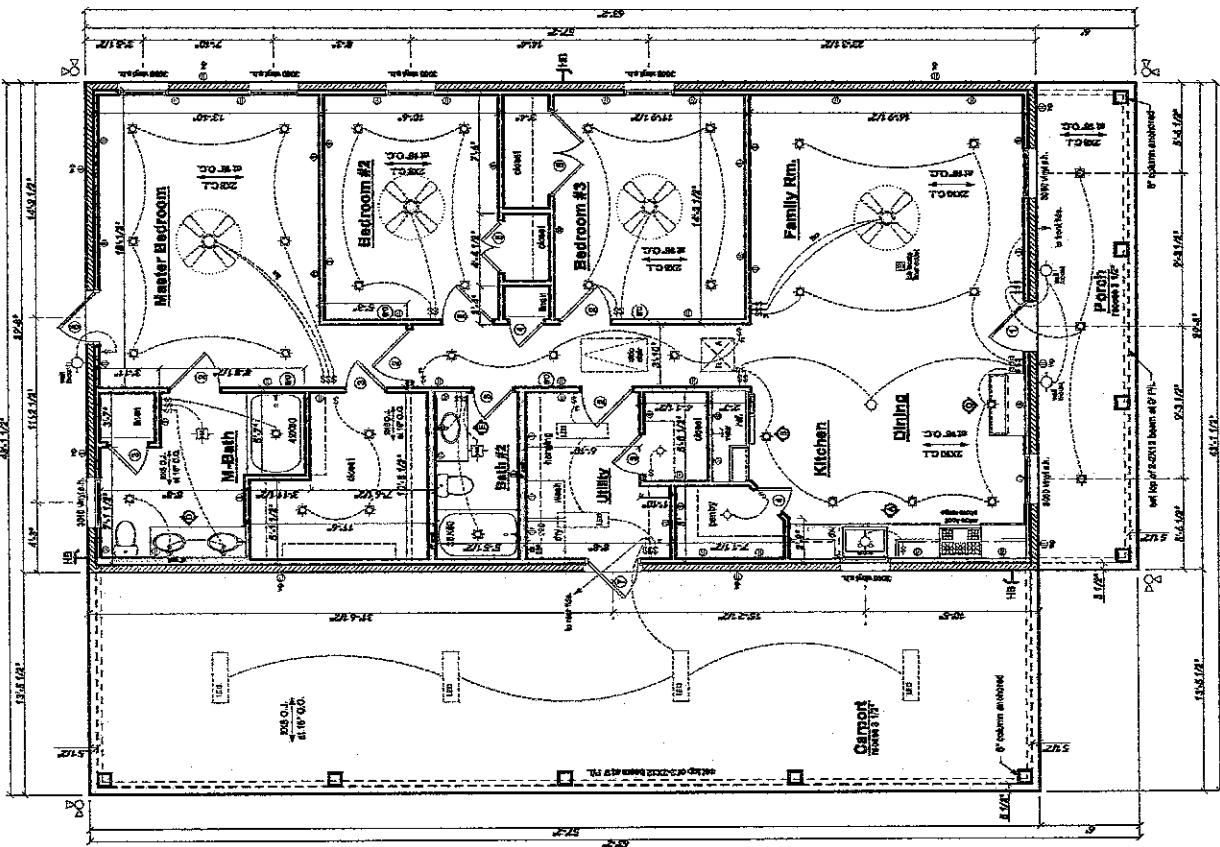
Door Schedule

ID	WIDTH	HEIGHT	DESCRIPTION	Quantity
1	5'	8'-0"	Owner's entrance	1
2	5'	8'-0"	2 Panel Mesquite Int.	5
3	2'-0"	6'-0"	2 Panel Mesquite Int.	3
4	2'	8'-0"	2 Panel Mesquite Int.	2
5	5'	8'-0"	2 Panel Mesquite Pair 4835	1
6	5'	8'-0"	2 Panel Mesquite Pair 2808	1
7	3'	8'-0"	1 Lite 1 Panel Flagstone Ext.	1
8	5'	8'-0"	1 Lite Flagstone Ext.	1

Electrical Legend

⊗	Pair Light
⊕	Light Fixture
⊖	Heat, Vent, Light
⊙	Vent, Light
⊗	Recessed, 10" (see other sheet)
⊙	LED Down Light
⊙	Flood Light
⊕	Single Switch
⊖	3 Way, 4 way Switch
⊖	TV
⊖	DATA
⊖	Smoke Carbon Monoxide Detector
⊖	LED Light Fixture

Preliminary Plan



FLOOR PLAN
 8/26/22 HW
 8' Ceiling Height
 Unless Otherwise Noted