ST. CHARLES PARISH
ZONING BOARD OF ADJUSTMENT
June 15, 2023
6:00 P.M.

CALL TO ORDER
PLEDGE OF ALLEGIANCE

TABLED CASE

1 **2023 9 ZBA** requested by **George and Lisa Lou** to remove the height limit for a residential fence within the front yard setback at **102 Panther Run Drive, Destrehan.** Zoning District R-1A. Council District 3.

NEW CASES

26 **2023 18 ZBA** requested by **Julie Hebert, Coastal Permitting, LLC for St. Charles Parish** for a reduction of the minimum building elevation for a public restroom at Rathborne Park, **702 Lakewood Drive, Luling.** Zoning District R-1A. Council District 2.

37 **2023 17 ZBA** requested by **Lyddy Cheramie** to reduce the required side yard setback for an attached carport at **308 Davis Drive, Luling.** Zoning District R-1A. Council District 2.

44 **2023 19 ZBA** requested by **Bryant Kensey** to remove the height limit for a residential fence within the front yard setback at **217 Pretty Acres Avenue, Hahnville.** Zoning District R-1A. Council District 1.

53 **2023 20 ZBA** requested by **Ryan Harvey** to remove the height limit for a residential fence within the front yard setback and to allow a residential accessory building within a front yard and reduce the required front yard setback at **210 Pretty Acres Avenue, Hahnville.** Zoning District R-1A. Council District 1.

67 **2023 21 ZBA** requested by **Jared Schaub** to remove the height limit for a residential fence within the front yard setback at **220 Pretty Acres Avenue, Hahnville.** Zoning District R-1A. Council District 1.

74 **2023 22 ZBA** requested by **Karen Landry for St. Landry, LLC** to waive spatial requirements for **Lot 18, Block 5, Good Hope Plantation Subdivision, between 530 & 542 Marino Drive, Norco.** Zoning District R-1A. Council District 6.

UNFINISHED BUSINESS -
NEW BUSINESS -
MINUTES – (May 18, 2023)
ADJOURN-

Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-9-ZBA

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:
George & Lisa Lou
102 Panther Run Drive
Destrehan, LA 70047
504.579.3572; gslou@yahoo.com

LOCATION:
102 Panther Run Drive, Destrehan; Lot 53, Panther Run at Ormond Subdivision Phase 1

REQUEST:
Remove the requirement limiting residential fences within the front yard setback to 4 feet in height.

SITE INFORMATION

SIZE OF PROPERTY: 13,384 sq. ft.

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

SURROUNDING ZONING AND LAND USE: R-1A is located on each side; the site is in a developed site-built single family subdivision.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: Panther Run Drive

BASE FLOOD ELEVATION (BFE): A99; DFIRM AE2.5

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.

DEPARTMENT ANALYSIS & FINDINGS

1. On November 30, 2022, Code Enforcement started a violation at 102 Panther Run for the height of a front yard fence via a complaint. The owner was made aware of the violation but took no immediate action to remedy the violation.
2. On January 10, 2023, Code Enforcement sent a First Violation Notice via USPS regarding the outstanding violation.
3. On February 13, 2023 the property owner contacted Planning and Zoning to request a ZBA application, which was submitted on March 3, 2023.
4. Lot 53 is part of Panther Run Subdivision which was dedicated in June 2004. The lot meets or exceeds the minimum width and lot area requirements for the R-1A Zoning district.
5. The existing house was permitted in September 2004 (Permit No. 18033-04).
6. As part of the development of Panther Run Subdivision a 6 ft. fence was erected along the Stanton Hall Drive property lines of Lot 1 (101 Panther Run Drive) and Lot 53 (102 Panther Rub Drive). They were found in violation of the 4 ft. height limitation for fences within a front yard, and a variance

request was submitted by the developer of Panther Run Subdivision in October 2004 (ZBA-2004-33). The request was denied and the fences were reduced to the required 4 ft.

7. The 4 ft. fence was damaged as a result of Hurricane Ida and replaced with the current nonconforming 6 ft. fence.
8. The Zoning Board of Adjustments has heard one other request concerning front yard fences in the area. 2023-2-ZBA was approved for a 6 ft. fence within the front yard setback at 201 Belle Ormond Circle.
9. If approved, the fence would still need to meet other fencing requirements 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.
10. In order to meet the height requirement for a residential fence within the front yard setback, the applicant can remove the portion of the fence within the front yard setback, or reduce the height to 4 ft.

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 102 Panther Run

City Destrehan State LA Zip 70047

Subdivision Ormond Subd. Phase I Lot 53 Block _____ Section _____

Owner/Applicant Name George + Lisa Lov

Mailing Address 102 Panther Run

City Destrehan State LA Zip 70047

Phone # 504-579-3572 Email GSLov@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

OWNER:

George S. Lov 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.

(Signature of owner)

NOTARY PUBLIC:

Subscribed and sworn to before me this 3rd day of March, 20 23 in my office at Destrehan, Louisiana

ABBEY A. MACK NOTARY PUBLIC Notary No. 9621 STATE OF LOUISIANA

ABBEY A. MACK
Notary Public
LA Bar Roll No. 9621
My Commission Expires at My Death

(Signature of Notary Public) **SEAL**

FOR OFFICE USE ONLY:

ZBA Case #: 2023-9-ZBA Property Identification #: 301900000053 Date submitted: 3/3/23

Receipt #: _____ Flood Zone: A99 DFIRM AE2.5 Zoning District: RLA

Subdivision Name: Panther Run at Ormond Subdivision

Square # _____ Lot # 53 Block _____ Property sq. ft. 13384

Code Section being appealed: A. IV. 5. b. and c.

Instrument not prepared by the Notary Public attesting to signature only

Information Concerning Request for "Fence" Variance at 102 Panther Run – Destrehan LA

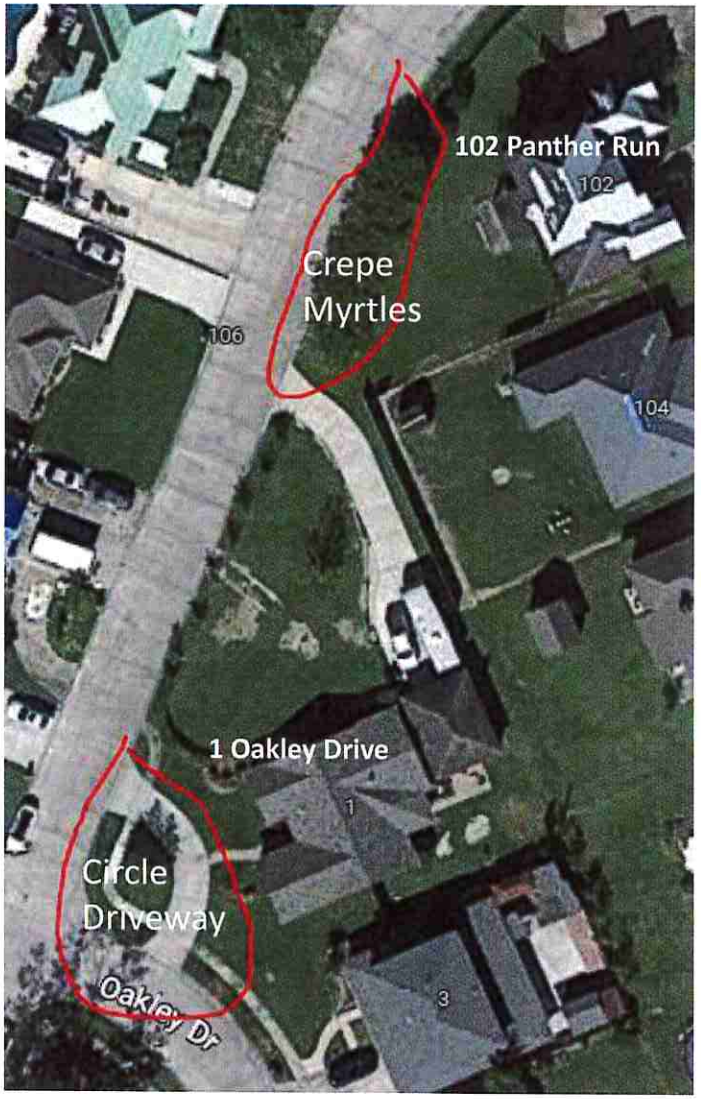
George and Lisa Lou

February 25,2023

For ZBA Meeting on April 7, 2023

Time-Line

- Hurricane Ida knocked our fence down on 8/29/2021
- New replacement fence finally installed 11/21/2022 to 11/23/2022
- First visit by Planning and Zoning on 11/30/2022
  - Informed us that neighbor behind us complained to Councilwoman Beth Billings that he could not back out of his driveway
- Received letter from Planning and Zoning on 1/17/2023
- Contacted Kevin Doherty of Planning and Zoning on 1/18/2023, started conversation to understand issues
- Met Kevin at our house on 2/3/2023. Kevin gave contact information for Ken Lorio, his direct supervisor
- Contacted Ken for next steps on 2/6/2023. He mentioned the fence regulation. I asked for a copy, and was emailed later that day

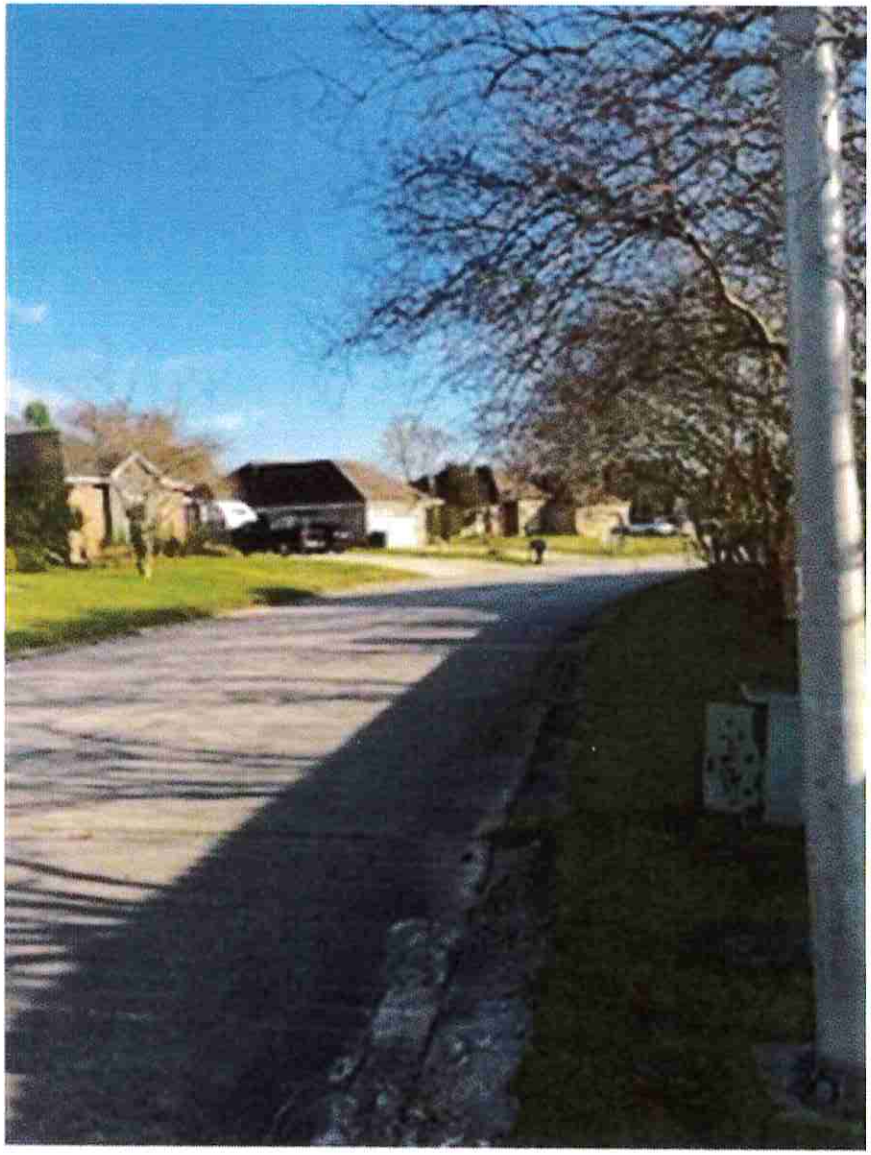


1 Oakley Drive

(address of the neighbor who complained he cannot back out of driveway)

- He actually has a circle driveway that exits onto Oakley and onto Nottaway
- The exit from his circle drive on Nottaway is far from our fence
- If his concern is with driving his camper out, he should be looking left for on-coming traffic as he pulls out. The traffic coming from his right is on the far side and there is clear line of sight
- I suggested to Kevin Doherty that it is more likely that the crepe myrtles along the outside of my fence is what blocks his view, not the fence. They are much taller and broader than my 6' fence. They should be trimmed or cut (belongs to the parish)

- View from 1 Oakley Drive, looking down Nottaway towards Stanton Hall Drive (looking to the right)

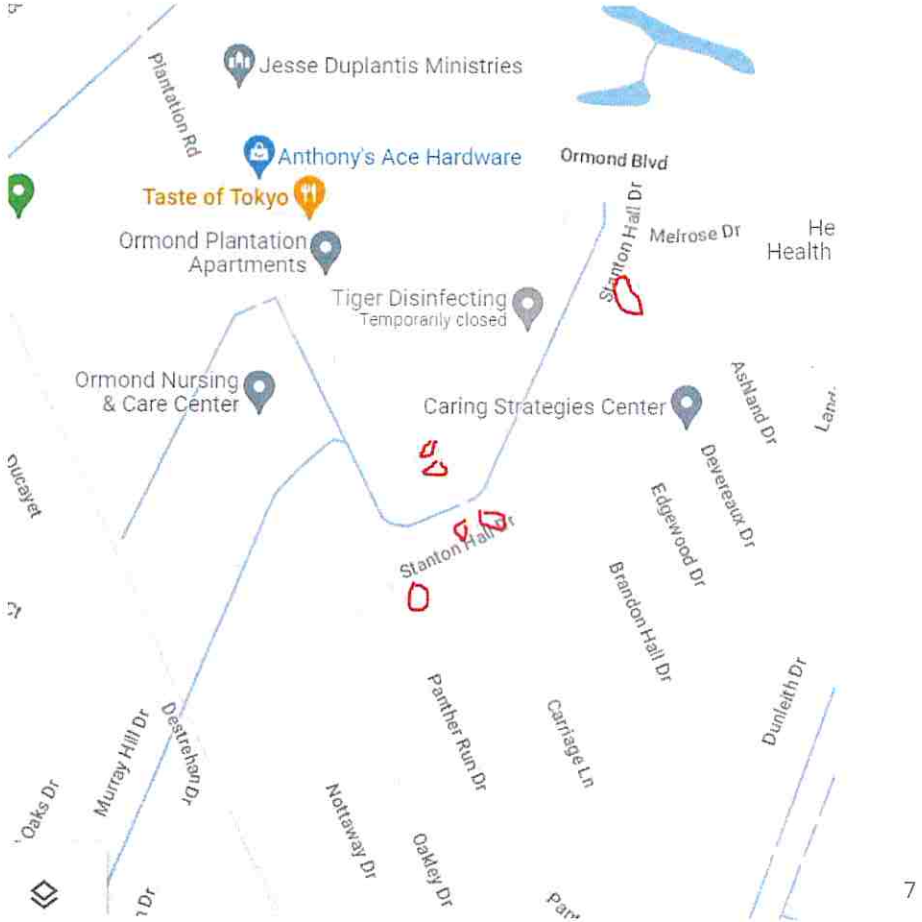


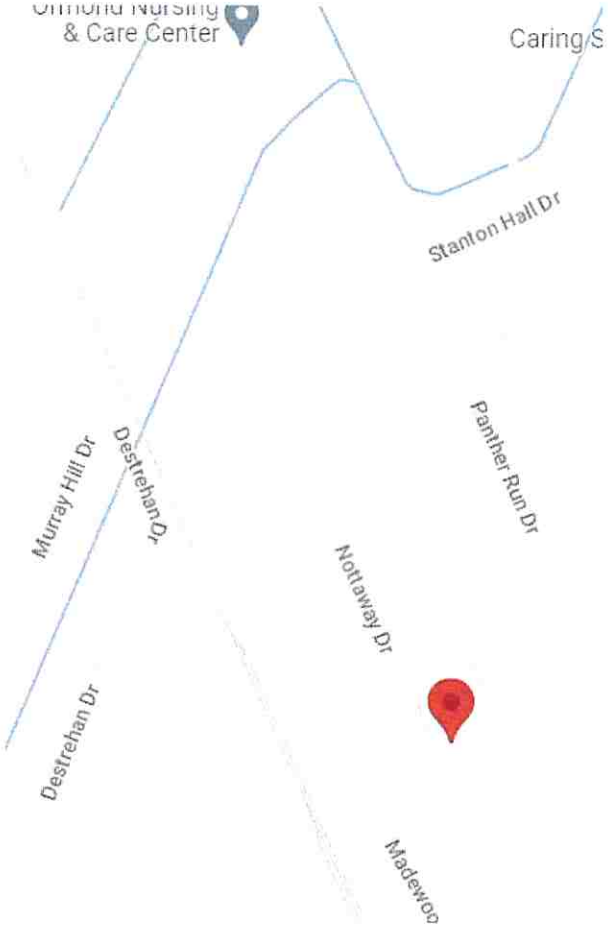
Fence Regulation sent by Mr. Ken Lorio with his Highlights

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.

- "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"
    - The fence in our front yard is 4' tall, and is a see-through metal fence
    - Our new 6' fence runs along our back yard only
    - Interpretation from Planning and Zoning is that since we are a corner lot, we have no back yard, that we have all front yard
    - There are 7 corner properties near us, all of them have a 6' fences

Location of Seven Corner Properties Near us with 6’ Tall Fences





2 Devereaux Drive

- 6’ fence, at the closest point to Stanton Hall, it measures approximately 9’ from the road

100 Stanton Hall Drive

- 6’ fence is approximately 11’ from the road

86 Stanton Hall Drive

- 6’ fence is approximately 11’ from the road

506 Belle Ormond Circ

- 6’ fence is approximately 11’ from the road at the closest point and 19’ at the furthest point

201 Belle Ormond Circ

- 6’ fence is approximately 11’ from the road

101 Panther Run

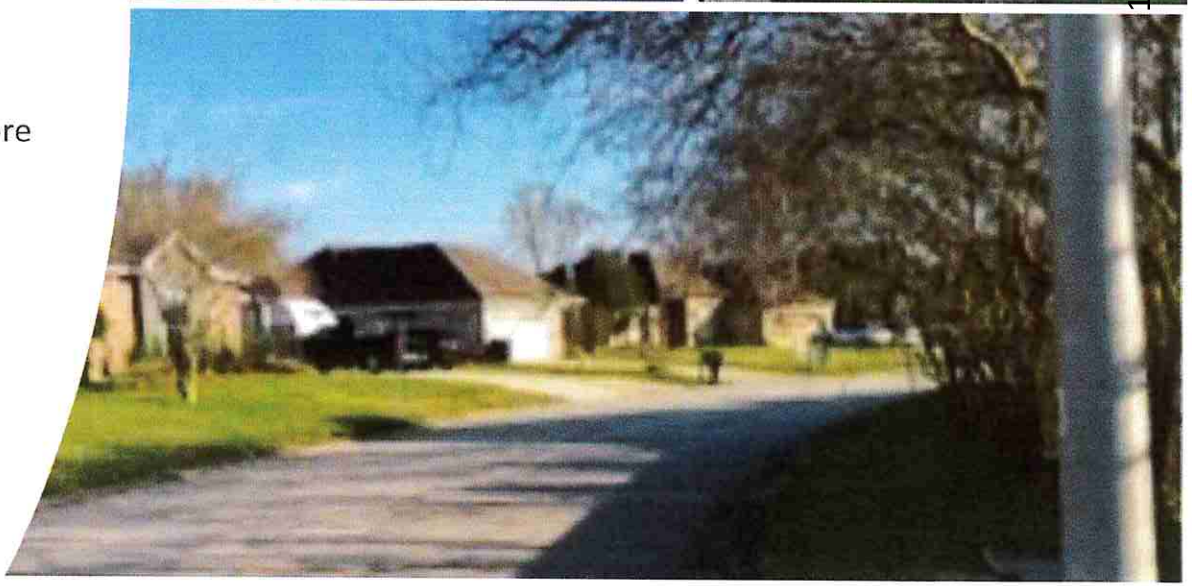
- 6’ fence is approximately 11’ from the road

221 Nottaway Drive

- 6’ fence is approximately 11’ from the road

- "C. No fence shall be erected so as to block vehicular travel sight lines"

  - Our fence does not block the view of vehicular travel line of sight
  - We asked several neighbors on Panther Run if they had trouble seeing the on-coming traffic on the corner of Panther Run and Stanton Hall / Nottaway Drive, and they all said they have no problem seeing.
  - One neighbor said it was no different than before
  - Speed limit is 25 mph



- "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"

  - Our fence in the front of the house is a see through, metal fence that is 4' and meets this 20' off-set from the corner

Conclusion

- We don't believe that we are out of compliance with the "Fence Regulation"
- We should be allowed to keep the fence as-is


STANTON HALL DR

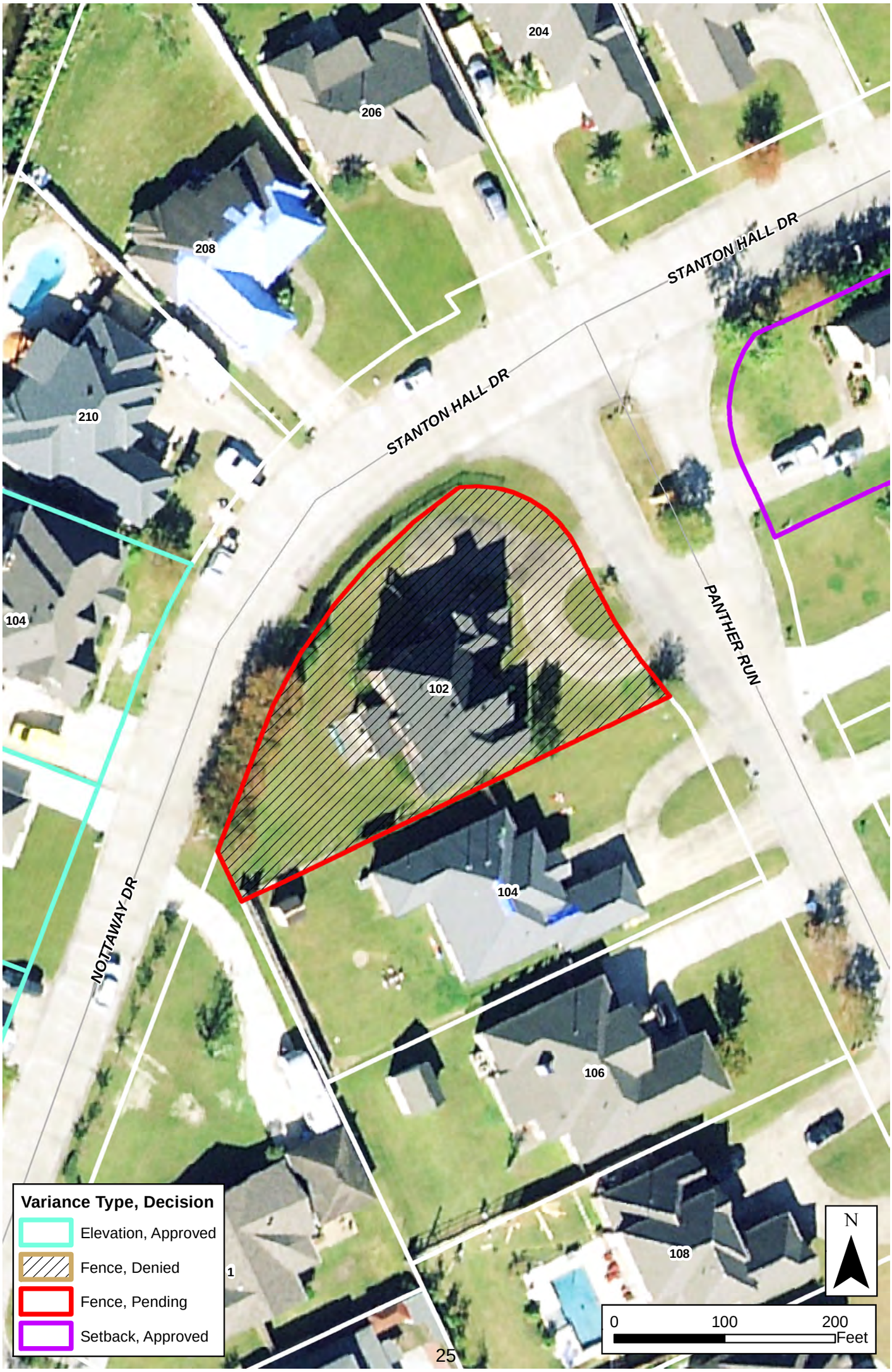

SILVERADO
C926182


SILVERADO


SILVERADO
C926182

2023-9-ZBA, George & Lisa Lou

Remove the height restriction limiting residential fences erected within the required front yard setback



ST. CHARLES PARISH
DEPARTMENT OF PLANNING AND ZONING

LAND USE REPORT
CASE NUMBER: 2023 18 ZBA

APPLICATION DATE: 5/11/23

GENERAL APPLICATION INFORMATION

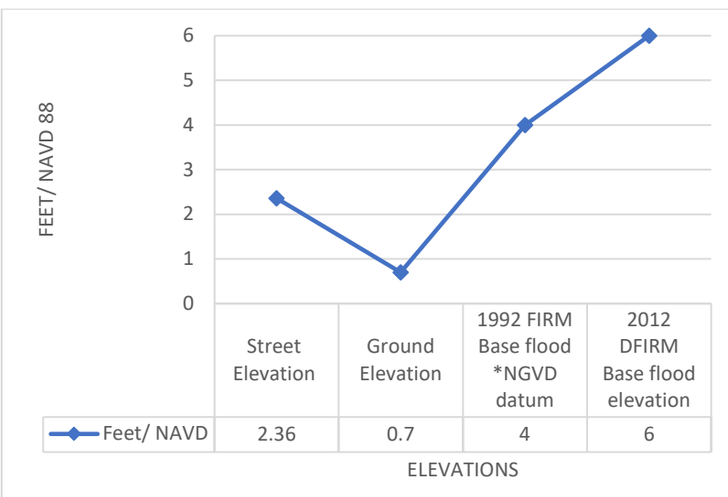
NAME/ADDRESS OF APPLICANT:
Matthew Jewell, St. Charles Parish President
PO Box 302
Hahnville, LA 70057
985.783.5000; mlj@stcharlesgov.net

LOCATION OF SITE:
702 Lakewood Drive, Luling (PARK Lot, Block 74 Willowridge Estates Subdivision Phase I)

REQUESTED ACTION:
Reduce the minimum building elevation from +6 ft. NAVD 88 to permit a public restroom that meets design requirements for accessibility.

SITE INFORMATION

SIZE OF PARCEL: Rathborne Park is over 12 acres.
EXISTING ZONING: R-1A, Single family residential detached conventional homes—Medium density
SURROUNDING ZONING AND LAND USE: The park and areas north are zoned R-1A; south, west and east of the park, areas are zoned W-1; they are vacant and wooded.
FUTURE LAND USE RECOMMENDATION: Low-Density Residential
TRAFFIC ACCESS: Lakewood Drive
UTILITIES: Standard utilities serve the site
BASE FLOOD ELEVATION (BFE): AE zone +4.8 ft. NGVD 29; Preliminary DFIRM AE +6 ft. NAVD 88



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. On May 11, the property owner requested a variance from the minimum building elevation for a restroom in Rathborne Park, a public park with play equipment, ball fields, and paths at 702 Lakewood Drive, Luling.
2. The proposed building would be cinderblocks on slab elevated approximately +2.5 ft. NGVD 29.
3. The proposed building would have to meet several building code requirements including those established by the Americans with Disabilities Act.
4. The park is in a Special Flood Hazard Area on both the 1992 Flood Insurance Rate Map (+4 ft. base flood elevation in NGVD 29 datum) and the 2012 Preliminary Digital Flood Insurance Rate Map (+6 ft. base flood elevation in NAVD 88 datum).
5. The minimum construction elevation is at or above the highest base flood elevation, or above 6 ft. in NAVD 88 datum.
6. The park is over 12 acres however the available sites for construction are all less than ½ acre.
7. The Zoning Board of Adjustment has not granted a similar request to reduce the minimum elevation for a public restroom in the area.
8. In order to meet regulations, the property owner could elevate the structure, plumbing, plumbing and machinery to the required elevation and install required accessibility elements.

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 St. Charles Parish - Rathborne Park, 702 Lakewood Drive

City Luling State LA Zip 70070

Subdivision Willowridge Estates - Phase I Lot PARK Block 74 Section 5 T14SR21E

Owner/Applicant Name Matthew Jewell, Parish President / Agent Applicant: Julie Hebert, Coastal Permitting

Mailing Address P.O Box 302 / 14433 River Road, Hahnville, LA 70057

City Hahnville State LA Zip 70057

Phone # 985-783-5000 / Agent: 504-452-7433 Email mlj@stcharlesgov.net / Agent: jhebert@coastalpermitting.net

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations?
This structure is simply a concrete CMU block structure with brick facade that is 480 s.f. to provide a permanent restroom facility at an existing community park. The project becomes cost prohibitive to build to the BFE and also would impede the ability to be ADA compliant and accessible due to the need to elevate the structure significantly compared to the recreational facilities of the park. The building materials & methods will allow for powerwashing and replacement of plumbing fictures (if necessary) after a possible flood event due to materials utilized, as opposed to a standard residential building with insulation, dry wall, etc... that would be significantly more expensive to repair. This is well suited for the normal operations of a public park. 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:

Matthew Jewell, St. Charles Parish President 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.

Matt Jewell
(Signature of owner)

NOTARY PUBLIC:

Subscribed and sworn to before me this 10th day of May, 20 23 in my office at Luling, Louisiana.

#28709
(Signature of Notary Public) Corey M. Ombre **SEAL**

FOR OFFICE USE ONLY:

ZBA Case #: 2023-18 Property Identification #: Date submitted: 5-11-23

Receipt #: Flood Zone: AE+4 / OFIRM AE+6 Zoning District: R1A

Subdivision Name: Willowridge Estates Phase 1

Square # Lot # Block Property sq. ft.

Code Section being appealed:

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

The Zoning Board of Adjustments uses the following criteria to base their decision:

1. No variance will be considered or granted as to the permitted use as this could constitute a spot zone.
2. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not generally applicable to other lands, structures or buildings in the same zoning district.
3. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
4. The special conditions and circumstances do not result from the actions of the applicant.
5. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures or buildings in the same district or similarly situated.
6. The variance, if granted, will not alter the essential character of the locality.
7. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
8. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s). Financial hardships shall not be considered as valid criteria for any such variance to existing regulations.
9. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

CHECKLIST OF APPLICATION REQUIREMENTS: Please review this section with the Department of Planning & Zoning.

_x_ 1. Application, completed, signed by all property owners, and notarized. For corporations, the application must be signed by an authorized representative and accompanied by a corporate resolution.

_x_ 2. Copy of the deed (Available at the Clerk of Court's office).

_x_ 3. Name and mailing address of all abutting and adjacent property owners (Available at the Assessor's Office).

_x_ 4. Surveys, site/ project plans, photographs, and other relevant information needed to show cause for a variance. All surveys and plans must show lot dimensions, square footage of existing structures and proposed structures, existing and proposed mechanical equipment, and setback distances.

N/A 5. Fee: $150 for single-family residential or $250 for all other applications * SCP Recreation Facility (Check, Money Order, Debit/ Credit processing fee of 3%).

_x_ 6. Floodplain Variance Applications must be accompanied by a completed "Addendum to Application for Variance from Base Flood Elevation Requirements" form.

(Signature of reviewer confirms that application is complete)

Testimony relative to the application must be provided by the property owner or a representing attorney.

The Zoning Board of Adjustment public hearing is scheduled on 6/15/23.
(DATE)

GASSEN SURVEYING, LLC

1026 GASSEN ST
Luling, LA 70070

GRADE CERTIFICATE

April 12, 2023

Lot Number: Square:

Subdivision: Rathborne Park

Municipal No.: Restroom Facility

Firm Zone:	AE	Base Flood Elevation:	4.00	NGVD
DFIRM ZONE:	AE	**DFIRM Advisory Base Flood Elevation:**	6.00	NAVD

Existing Street Elevation:	3.16	NGVD
	2.36	NAVD
Existing Ground Elevation:	1.5	NGVD
	0.7	NAVD
Construction Bench Mark Elevation:	6.80	NGVD
	6.00	NAVD

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

*PROPOSED LOWEST FLOOR ELEVATION:

DESCRIPTION: MARK ON NEAREST BASEBALL FIELD LIGHT POLE AT SITE

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.

STATE OF LOUISIANA
LOUIS J. GASSEN, JR.
License No. 4945
PROFESSIONAL
LAND SURVEYOR

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

(985) 785-0745
(985) 785-8603 (Fax)

PARISH OF SAINT CHARLES
DEPARTMENT OF PLANNING AND ZONING

ADDENDUM TO APPLICATION FOR VARIANCE FROM BASE FLOOD ELEVATION REQUIREMENTS

A. The applicant is cautioned that if this request for a variance is granted, the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation (up to amounts as high as $25 for $100 of insurance coverage.

B. Applicants are cautioned that continued local participation in the Federal Flood Insurance program can only be assured by adherence to Federal guidelines for the granting of variances to established base flood elevations. One vital requirement is that "failure to grant the variance would result in exceptional hardship to the applicant." Applicants must present their reasons for such hardship at a public hearing on the request.

C. In order to ensure proper consideration of each request, Federal Floodplain Management monitors require that applicants provide detailed responses containing appropriate technical data from an appropriate professional consultant (i.e., engineer, landscape architect, etc.) This data should be presented according to the required Base Flood Elevation (BFE) should include a complete discussion of the alternatives considered and whey they are considered unavailable. Generalized conclusions are insufficient to justify a determination of "exceptional hardship." Data relating to hardship experienced if the variance is not granted must provide specific information regarding each impact.

COMPLETE THE FOLLOWING:

1. Is the property contiguous to and surrounded by lots with existing structures constructed below the base flood elevation?
   No

2. Is the property listed on the National Register of Historic Places or State Inventory of Historic Places. (If yes, please provide related information on a separate sheet, including data related to the registration status after project completion). Yes _____ No X

3. What alternative methods have been explored so that the proposed structure may meet the base flood elevation and why are they not appropriate? (Provide information on a separate sheet.)
   None - This is simply a restroom for a recreational neighborhood park. Elevating would be cost prohibitive and make handicap access significantly more difficult.

4. Describe the exceptional hardship to the applicant which would result if a variance was not granted. (Provide information on a separate sheet along with supporting documentation.)
   Again, portable restrooms are currently being utilized, but a permanent structure is preferred for sanitary concerns, handicap access, and construction costs.

5. Describe the exceptional hardship to the surrounding properties if the variance was not granted. (Provide information on a separate sheet along with supporting documentation.)
   The surrounding properties would have the far less attractive portalets that are often tipped over & vandalized. This request is an upgrade for Rath. Park.

6. Is your lot size less than one-half (1/2) acre? *No
   (As the lot size increases beyond one-half (1/2) acre, the technical justification required for issuing a variance increases.) *Please note that the park is several acres, but the Rathborne Restroom proposed is far less than 1/2 acre of the site; 480 square feet.

7. Provide the following information and attachments:

   A. Properly executed authentic act of Acknowledgement, Indemnification, and Hold Harmless (see attached)

   B. Total square footage of parcel: 20' x 24' = 480s.f.

   C. Existing average grade at center of property and existing grades of all corners: EL +1.5 NGVD Existing
   EL +2.5 NGVD Building Grade

   D. Existing center line street grades: EL +3.16 Existing Street Elevation

   E. Distances from property lines and any existing structures on abutting properties and the elevations of those structures: +/- 90', EL of Abutting Properties along Gregory Drive +/- EL +6.8 NGVD

   F. Any other physical features which may affect the granting or denial of the application (i.e. drainage canals, levees, etc.): In the event of flooding, this is a basic concrete block & brick structure that can be powerwashed and plumbing fixtures replaced if necessary. This is not considered a high grade residential building that would require substantial demolition and rebuilding due to sheet rock, insulation, etc...

   G. Photographs of the property and adjacent properties.

   H. Any other pertinent information or documents to support this request.
   Please see attached building plans and grade certificate.

Acknowledgement and Indemnification Agreement for Elevation Variances

STATE OF LOUISIANA, PARISH OF ST. CHARLES

BEFORE ME, the undersigned Notary, and in the presence of the two undersigned witnesses, appeared Matthew Jewell, St. Charles Parish President (NAME), (hereinafter "appearers"). The appearers acknowledged that they are the owners of the property located at 702 Lakewood Drive (ADDRESS) Luling, Louisiana 70070 (CITY, STATE, ZIP), and that said property was acquired by Instrument registered in the official records of St. Charles Parish at COB 911 885 500 FOLIO 790 Amendment 10/22/21 658 Donation 12/11/19 692 Donation 12/27/95

Appearers further acknowledge that they are requesting a variance from St. Charles Parish's flood elevation requirements, based on the Federal Emergency Management Agency's (FEMA) Preliminary Digital Flood Insurance Rate Maps (DFIRM) for the purpose of constructing a building(s). The FEMA Preliminary DFIRM is AE 6.00 NAVD; however, the building(s) elevation will meet the National Flood Insurance Program (NFIP) effective map requirements at N/A.

Appearers release and hold harmless the parish of St. Charles, all Departments, Agencies, Boards and Commissions, as well as its officers, agents, servants, employees, and volunteers, from any and all claims, demands, causes of action, expense, and liability as a result of the granting of a variance at the request of the appearers.

Done and passed before me this 10th day of May, 2023.

WITNESSES:

(Signature)

DARRIN J DUHE
(Print Name)

APPEARERS:

(Signature)

Matthew Jewell
(Print Name)

NOTARY PUBLIC

Corey M. Dubie
(Print Name)

BAR NO. 28709

St. Charles Parish, LA

Seal Required

Email Print

Louisiana Flood Map

Rathborne Park Restroom

Visible Layers

Preliminary FIRM

Bing Hybird

Point Coordinates

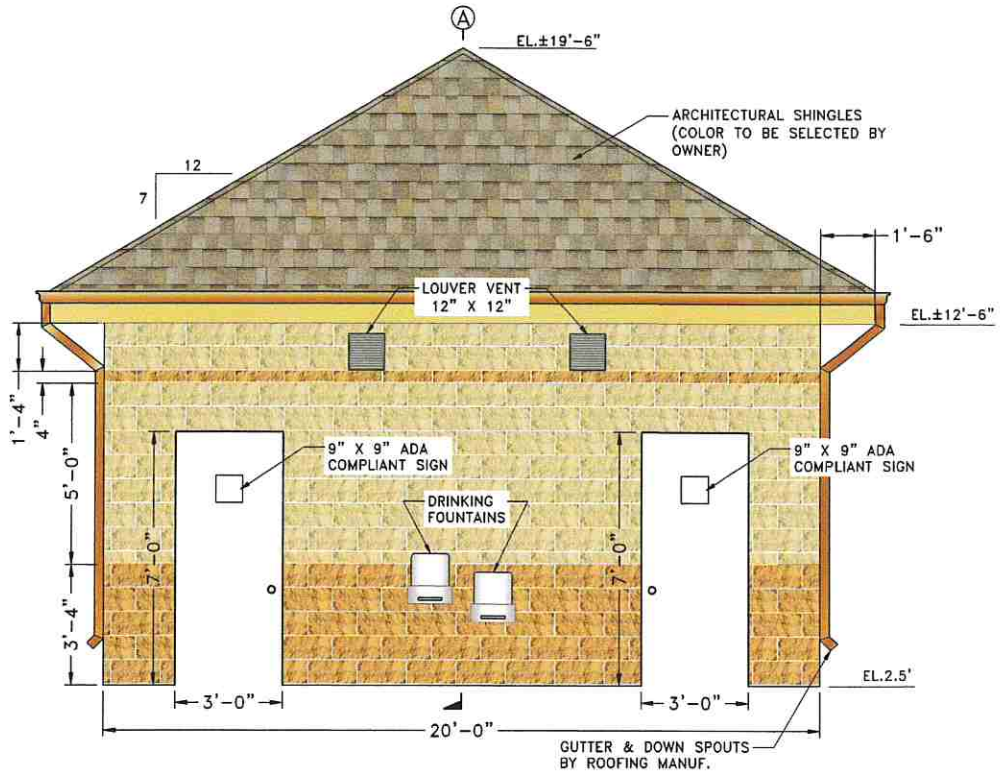
Point #	Lat., Long.
1	29.8917, -90.3551

Flood information in this table is from the: Preliminary FIRM

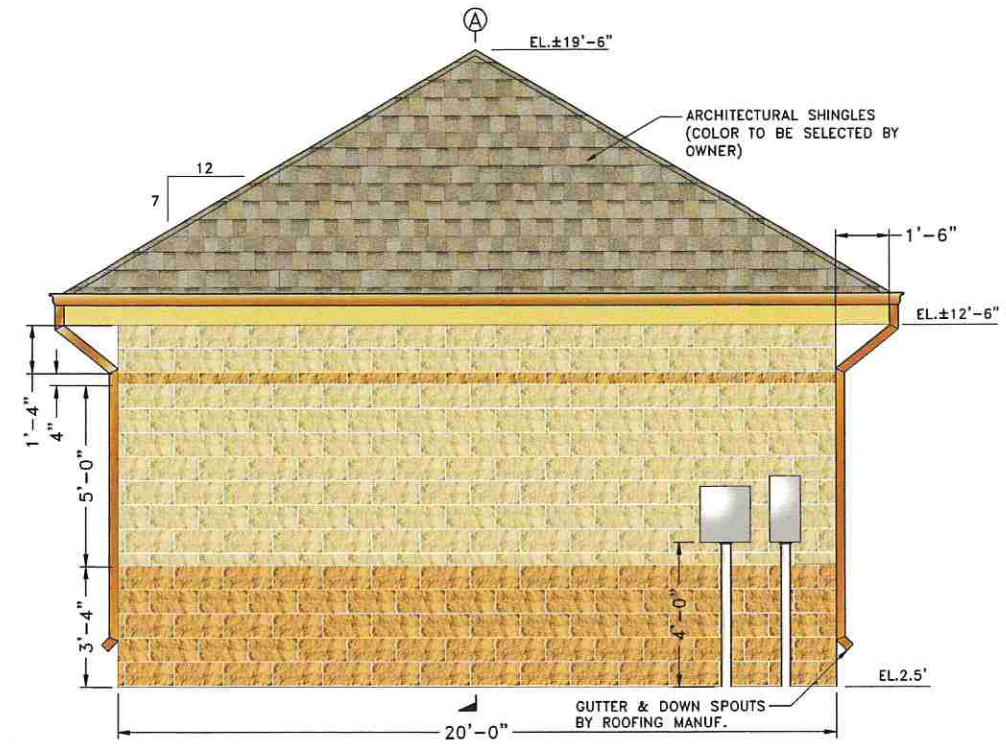
Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22089C0165D 11/09/12	AE, EL 6	6	1.2	N/A

1. ***Ground Elevation*** *is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).*

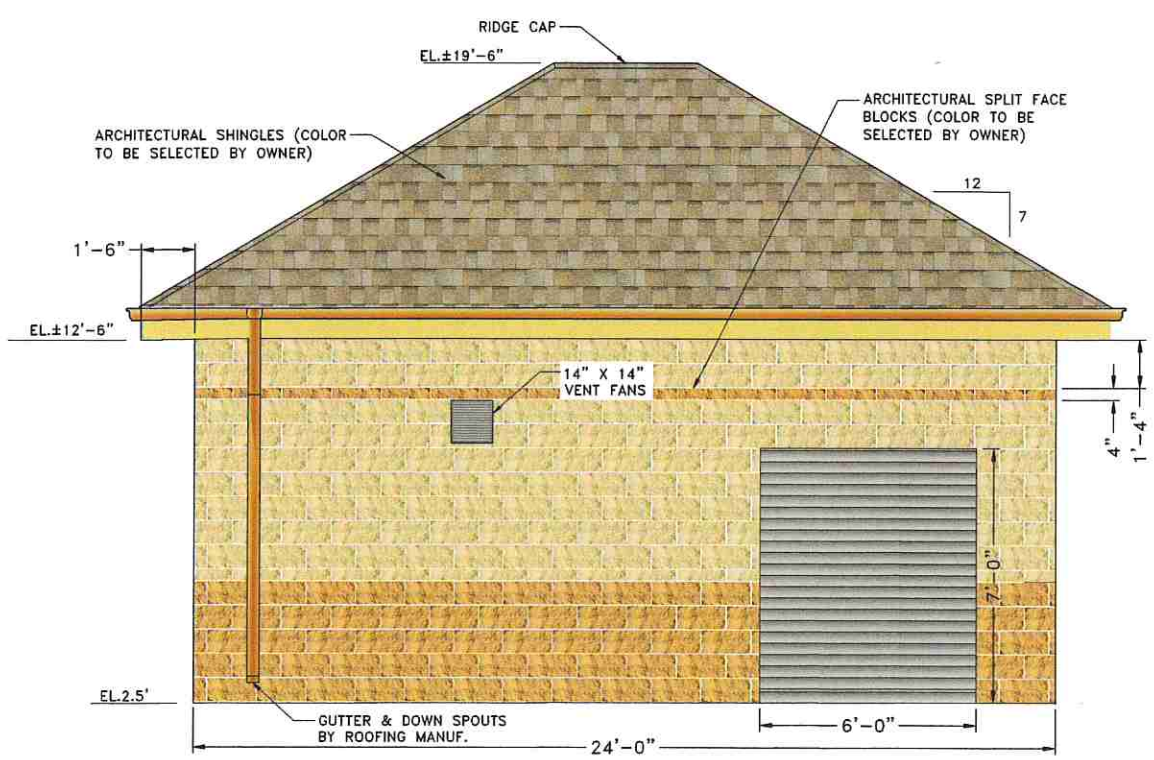
Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.



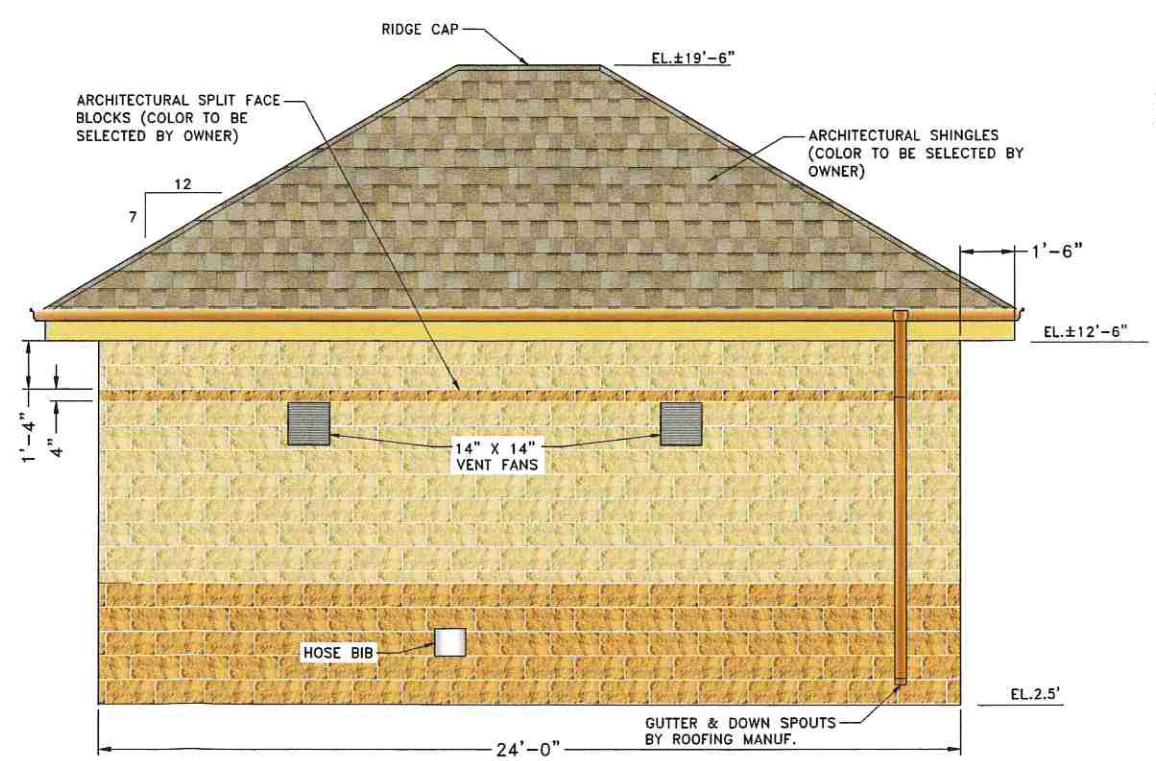
FRONT ELEVATION
SCALE: 3/16" = 1'-0"



BACK ELEVATION
SCALE: 3/16" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"

STATE OF LOUISIANA
MARCO JOSE JUAREZ TIJERINO
License No. 40328
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

4/17/2023

Civil & Environmental Consulting Engineers
Danny J. Hebert, P.E., L.L.C.
www.hebertengineering.com
(985) 785-2380

Louisiana One Call before you dig. 1-800-272-3020

Note: "Prior to construction, the contractor will verify all utilities." If a conflict exist, notify the project engineer/architect.

DATE	DESCRIPTION	NO.
	REVISIONS	

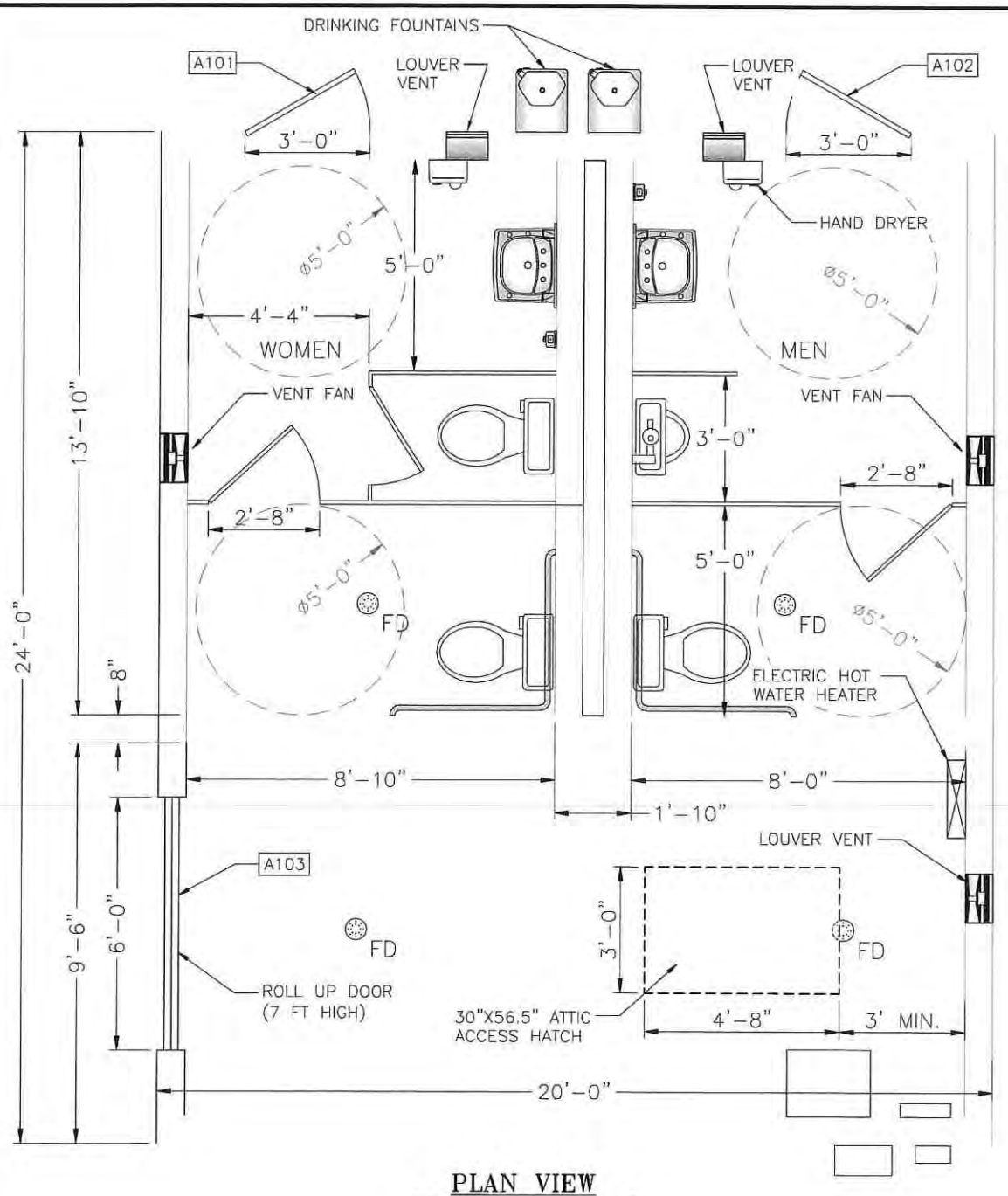
RATHBORNE PARK DEVELOPMENT
RESTROOM FACILITY
LULING, ST. CHARLES PARISH, LOUISIANA 70070

RESTROOM FACILITY EXTERIOR ELEVATIONS

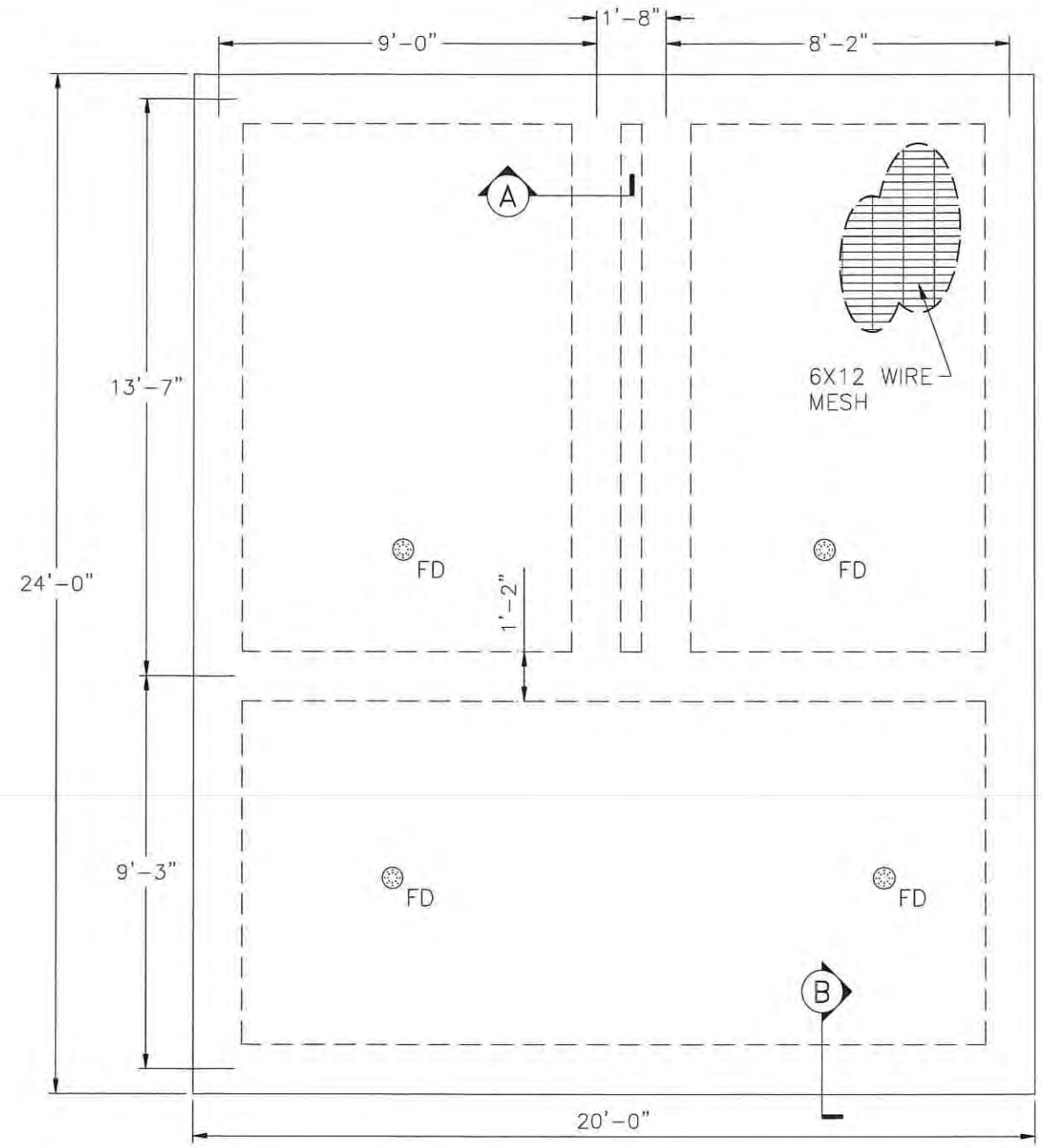
DANNY J. HEBERT, P.E.
CIVIL AND ENVIRONMENTAL CONSULTING ENGINEERS
14433 RIVER ROAD, HAHNVILLE, LOUISIANA 70057
PHONE: (985) 785-2380

DATE: 04/17/2023	PLOT SCALE: AS SHOWN	DRAWING NO. 5
DESIGNED BY: MJJ	DRAWN BY: ISB	
CHECKED BY: DJH	CHECKED BY: MJJ	APPROVED BY: MJJ

THIS LINE IS ONE INCH LONG WHEN PLOTTED FULL SCALE



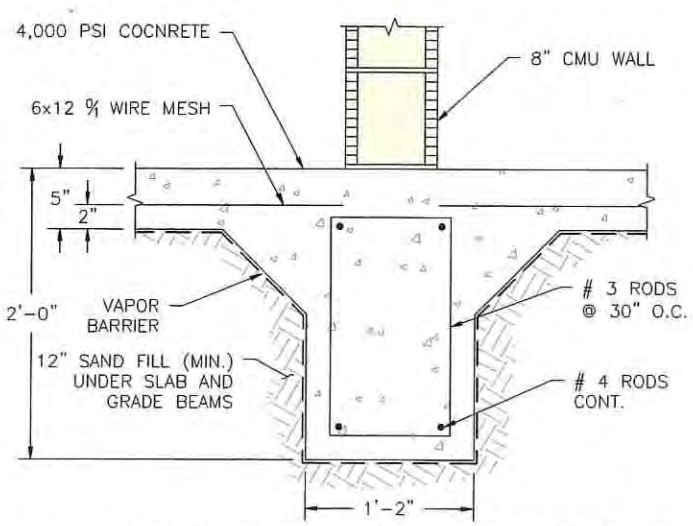
PLAN VIEW
SCALE: 1/4" = 1'-0"



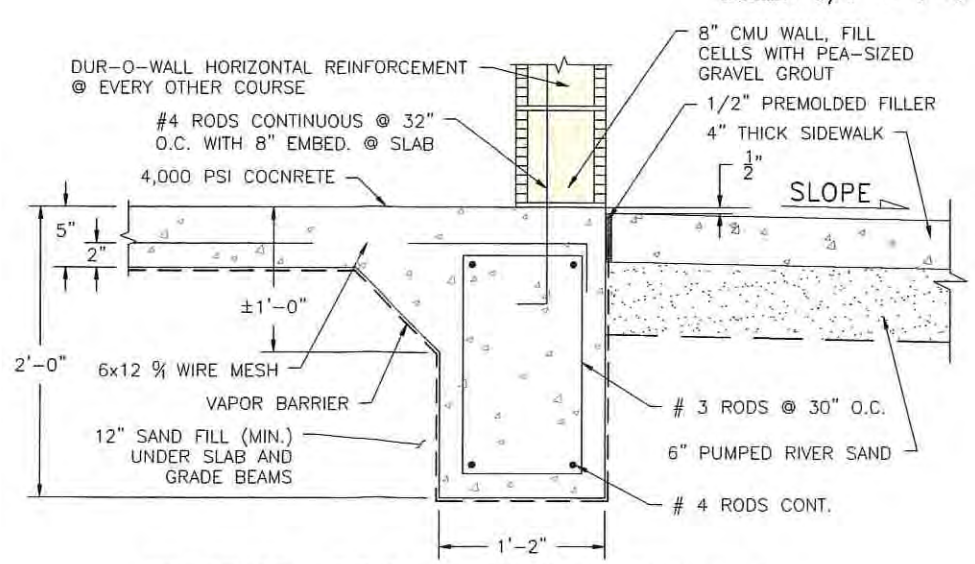
FOUNDATION DETAIL
SCALE: 1/4" = 1'-0"

NOTE:

1. RESTROOMS AND STORAGE AREA TO HAVE EPOXY FLOORING.
2. ATTIC ACCESS HATCH SHALL HAVE AN INSULATED STEEL ATTIC LADDER(350 LBS. MAX. LOAD CAPACITY)(FAKRO LMP 12 FT. OR EQUAL).
3. WATER FOUNTAINS SHALL BE MOST DEPENDABLE FOUNTAIN, INC., MODEL NO. 485 E7 WMSS. OWNER TO SELECT FROM STANDARD COLORS.



INTERIOR WALL FOOTING DETAIL B
SCALE: 3/4" = 1'-0"



EXTERIOR WET WALL FOOTING DETAIL A
3/4" = 1'-0"

STATE OF LOUISIANA
MARCO JOSE JUAREZ TIJERINO
License No. 40328
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
4/17/2023

Civil & Environmental Consulting Engineers
Danny J. Hebert, P.E., L.L.C.
www.hebertengineering.com
(985) 785-2380

DATE	DESCRIPTION	NO.
	REVISIONS	

RATHBORNE PARK DEVELOPMENT
RESTROOM FACILITY
LULING, ST. CHARLES PARISH, LOUISIANA 70070

RESTROOM FACILITY PLAN VIEW & FOUNDATION

DANNY J. HEBERT, P.E.
CIVIL AND ENVIRONMENTAL CONSULTING ENGINEERS
14433 RIVER ROAD, HAHNVILLE, LOUISIANA 70057
PHONE: (985) 785-2380

DATE: 04/17/2023	PLOT SCALE: AS SHOWN	DRAWING NO. 4
DESIGNED BY: MJJ	DRAWN BY: ISB	
CHECKED BY: DJH	CHECKED BY: MJJ	APPROVED BY: MJJ

Note: "Prior to construction, the contractor will verify all utilities." If a conflict exist, notify the project engineer/architect.

Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-17-ZBA

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:
Lyddy Cheramie
308 Davis Drive
Luling, LA 70070
504.487.4538; jessiecheramie@bellsouth.net

LOCATION:
308 Davis Drive, Luling; Lot 22, Block B, Davis Heights Subdivision

REQUEST:
Reduce required side yard setback to one (1) ft. and six (6) in. for construction of an attached carport.

SITE INFORMATION

SIZE OF PROPERTY: 7,700 sq. ft.

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

SURROUNDING ZONING AND LAND USE: R-1A zoning and site-built single family houses are located to each side.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: Davis Drive

BASE FLOOD ELEVATION (BFE): X Zone

APPLICABLE CODE REGULATION(S)

Appendix A. Section VI. Zoning District Criteria and Regulations
B. Residential districts —
[I.] R-1A. Single family residential detached conventional homes —Medium density.
2. Spatial Requirements: b. Minimum yard sizes:
(1) Front—Twenty (20) feet.
(2) **Side—Five (5) feet.**
(3) Rear—Twenty (20) feet.
(4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.

DEPARTMENT ANALYSIS & FINDINGS

1. After speaking with permits, on May 8, 2023 an application was submitted requesting a variance from the required side yard setback for an attached carport at 308 Davis Drive, Luling.
2. Lot 22, Block B, Davis Heights Subdivision was platted as part of the Resubdivision of the former Davis Plantation in 1963.
3. The request is to reduce the setback for the proposed attached carport from five (5) feet to one (1) ft. and six (6) in.
4. Applicant states in testimony they have an in-ground drain line and catch basins along the side of the driveway to handle drainage.
5. As per the submitted plans the proposed carport covers 493.5 sq. ft. 164.5 sq. ft. (33%) of the carport will be located within the required side setback.
6. The Board of Adjustments has heard similar variance requests in the area:
   - 1983-46-ZBA – Approved a side yard setback variance from five (5) ft. to two (2) ft. at 307 Davis Drive.
   - 1983-70-ZBA – Approved a side yard setback variance from five (5) ft. to three (3) ft. and six (6) in. at 305 Evelyn Drive.
   - 1992-02-ZBA – Approved a side yard setback variance from five (5) ft. to six (6) in. at 319 Evelyn Drive.

- 1994-48-ZBA – Approved a side yard setback variance from three (3) ft. to one (1) ft. at 326 Davis Drive.
- 1998-06-ZBA – Denied a side yard setback variance from five (5) ft. to zero (0) ft. at 329 Davis Drive.
- 2003-44-ZBA – Denied a side yard setback variance from five (5) ft. to zero (0) ft. at 314 Davis Drive.

7. In order to meet the zoning district requirements, the applicant would need to redesign the carport to be within the allowable buildable area.

Deadline 5/16
meeting 6/15

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 308 Davis Dr

City Luling State LA Zip 70070

Subdivision Davis Heights Lot 22 Block B Section

Owner/Applicant Name Lyddy Cheramie

Mailing Address 308 Davis Dr

City Luling State LA Zip 70070

Phone # 504-487-4538 Email jessiecheramie@bellsouth.net

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? The carport we are requesting to install will only be 1 foot 6 inches from our neighbor's property line. We do have an inground drain line and open covered catch basins along the side of the driveway that runs to the parish drainage system.

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:

Lyddy S. Cheramie 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.

Lyddy S. Cheramie
(Signature of owner)

NOTARY PUBLIC:

Subscribed and sworn to before me this 5 day of May, 20 23 in my office at Hahnville, Louisiana.

Mahn Oard #195718 6/30/24
(Signature of Notary Public) **SEAL**

FOR OFFICE USE ONLY:

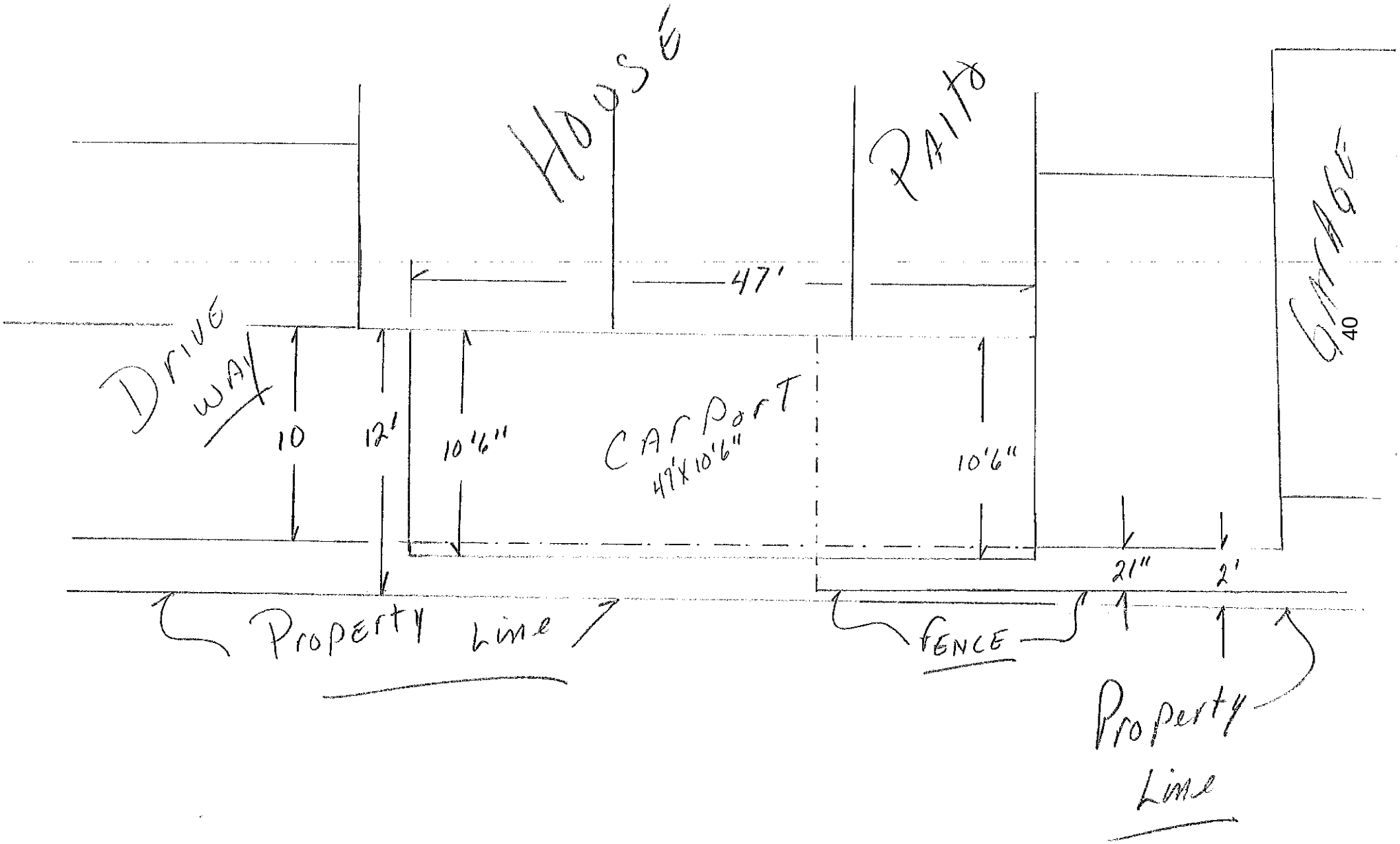
ZBA Case #: 2023-17-ZBA Property Identification #: Date submitted:

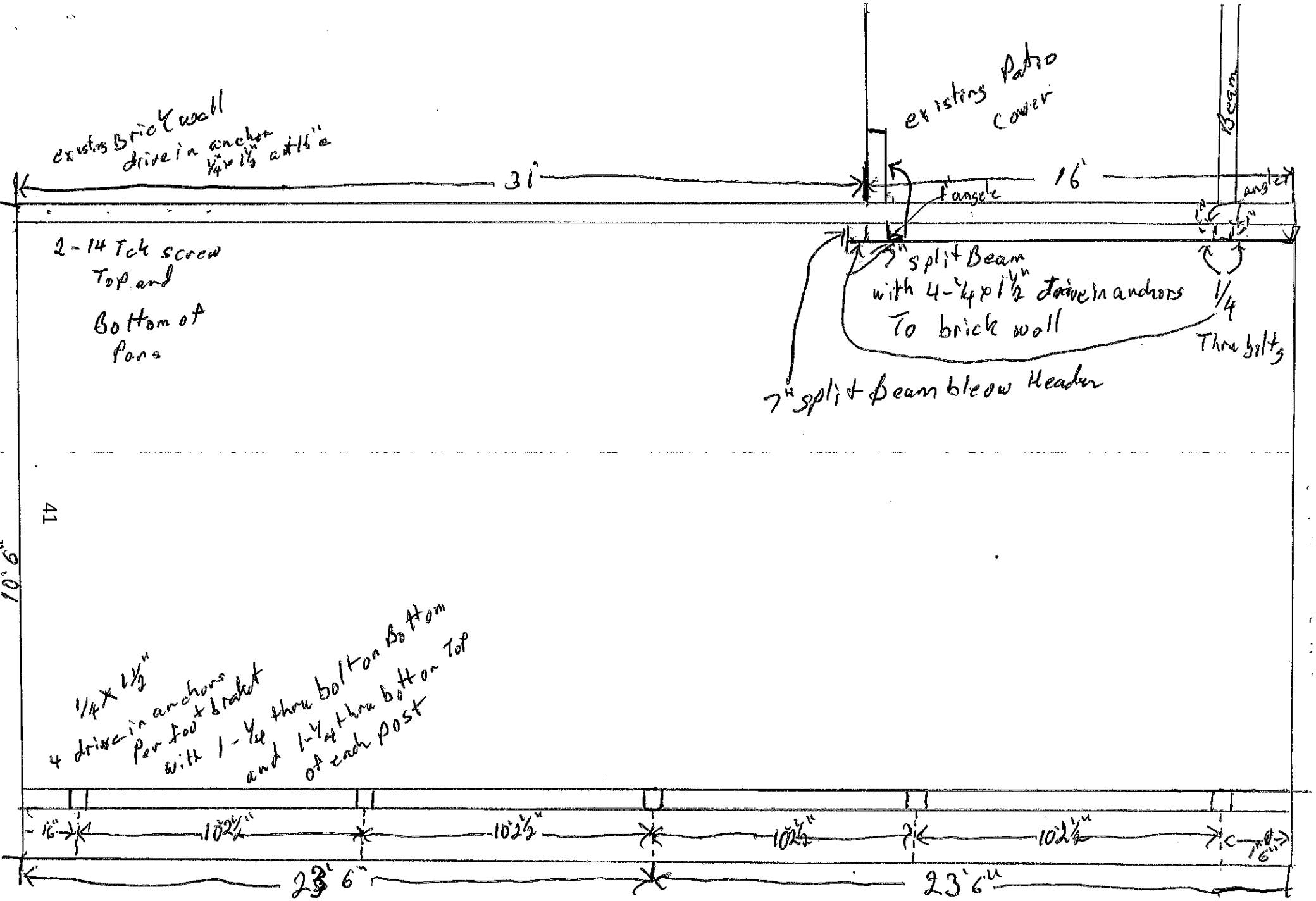
Receipt #: 10257374 Flood Zone: Zoning District:

Subdivision Name:

Square # Lot # Block Property sq. ft.

Code Section being appealed:


House
Patio
Garage
Drive way
47'
10
12'
10'6"
CARPORT
47'X10'6"
10'6"
21"
2'
Property Line
FENCE
Property Line

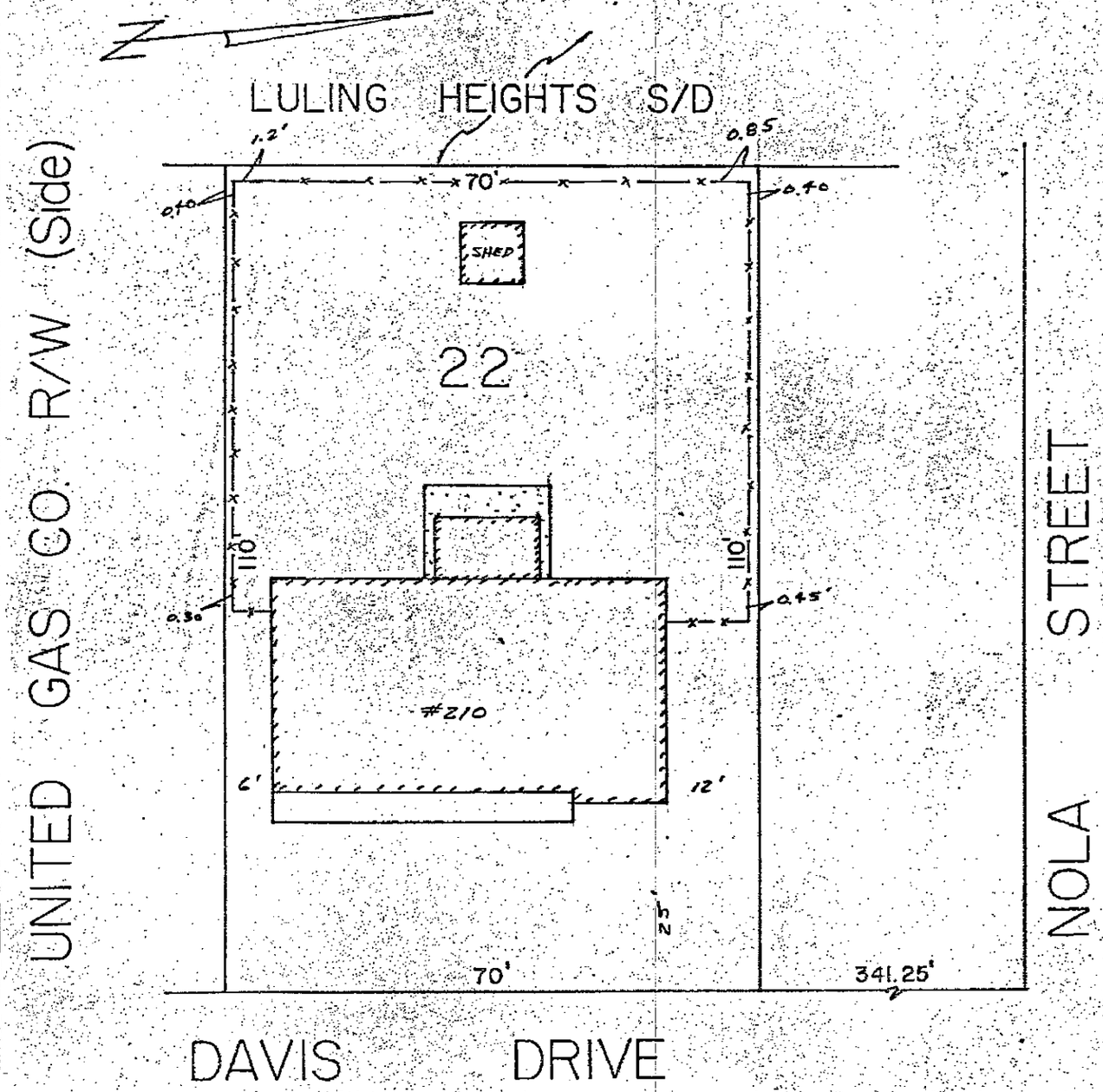

existing Brick wall
drive in anchor
1/4 x 1 1/2 at 16" o
31'
existing Patio
cover
16'
Beam
angle
angle
2 - 14 Tek screw
Top and
Bottom of
Pans
7" split Beam
with 4-1/4 x 1 1/2 drive in anchors
To brick wall
1/4
Thru bolts
7" split Beam bleow Header
10'6"
1/4 X 1 1/2"
4 drive in anchors
Per foot bracket
with 1-1/4 thru bolt on Bottom
and 1-1/4 thru bolt on Top
of each post
16"
10'2 1/2"
10'2 1/2"
10'2 1/2"
10'2 1/2"
16"
23'6"
23'6"

MARCIA STREET (Side) BK 645 COB 88188

DAVIS HEIGHTS SUBD.

ST. CHARLES PARISH, LA.

BLOCK "B"



Gretna, Louisiana March 20, 1982

Survey made at the request of Enterprise Federal Savings & Loan, Security Title Guarantee Corporation of Baltimore, Mr. & Mrs. Jerre Cheramie and Paul Brian Spurlock, Attorney.

CERTIFIED CORRECT
JOSEPH L. KRELLER, JR. &
ASSOCIATES, INC.
BY J. L. Kreller Jr.

2023-17-ZBA, Lyddy Cheramie

Reduce the required side yard setback to permit an attached carport.

Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-19-ZBA

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:
Bryant Kensey
217 Pretty Acres Avenue
Hahnville, LA 70057
504.952.2737; bryant.kensey@gmail.com

LOCATION:
217 Pretty Acres Avenue, Hahnville; Lot 65, River Road Estates

REQUEST:
Remove the requirement limiting residential fences within the front yard setback to 4 ft. in height.

SITE INFORMATION

SIZE OF PROPERTY: 12,447 sq. ft.

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

SURROUNDING ZONING AND LAND USE: Surrounding zoning is primarily R-1A, with O-L zoning adjacent to the rear. The site is in a newly developed subdivision consisting of single-family residential houses, while the property adjacent to the rear is undeveloped and wooded.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: Pretty Acres Avenue

BASE FLOOD ELEVATION (BFE): X; DFIRM X

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.

DEPARTMENT ANALYSIS & FINDINGS

1. On April 26, 2023 a Code Enforcement Inspector started a violation on the property due to the construction of a fence within the front yard exceeding 4 ft. in height.
2. On May 16, 2023 a variance application was submitted to remove the 4 ft. height limitation for the fence erected within the front yard setback.
3. Lot 65 was platted in 2021 as part of River Road Estates Phase 1 and construction of a single-family home was completed in 2022 (Permit No. 36572).
4. The fence is located in what is considered a front yard due to abutting an improved right-of-way designated Whitney Street, which is a street stub extending off Pretty Acres Avenue developed to comply with the St. Charles Parish Subdivision Regulations by creating block separation and connectivity to future subdivision development on adjacent property.
5. No variances for residential fence height have been heard in this area prior to this hearing.
6. In order to come into compliance the fence can either be removed from the front yard setback or reduced to 4 ft. in height.

Deadline = 5/16
Meeting = 6/15

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 217 Pretty Acres Avenue

City Hahnville State LA Zip 70057

Subdivision River Road Estates Lot 65 Block _____ Section _____

Owner/Applicant Name Bryant Kensey

Mailing Address 217 Pretty Acres Avenue

City Hahnville State LA Zip 70057

Phone # 504-952-2737 Email bryant.kensey@gmail.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? Zoning calls for 4 foot fence height which would not allow privacy and would be a safety concern because people walk and park on the dead-end street all times of the day and night. With the 20 foot set back the fence would be up against the house.

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:

Bryant J Kensey (Print Name) being duly sworn, 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.

(Signature of owner)

NOTARY PUBLIC:

Subscribed and sworn to before me this 16th day of May, 20 23 in my office at 100 Melanie St Boutte LA 70039, Louisiana.

(Signature of Notary Public)

JORDYN KRATZBERG #189813 NOTARY PUBLIC MY COMMISSION IS FOR LIFE JEFFERSON PARISH, LA

SEAL

FOR OFFICE USE ONLY:

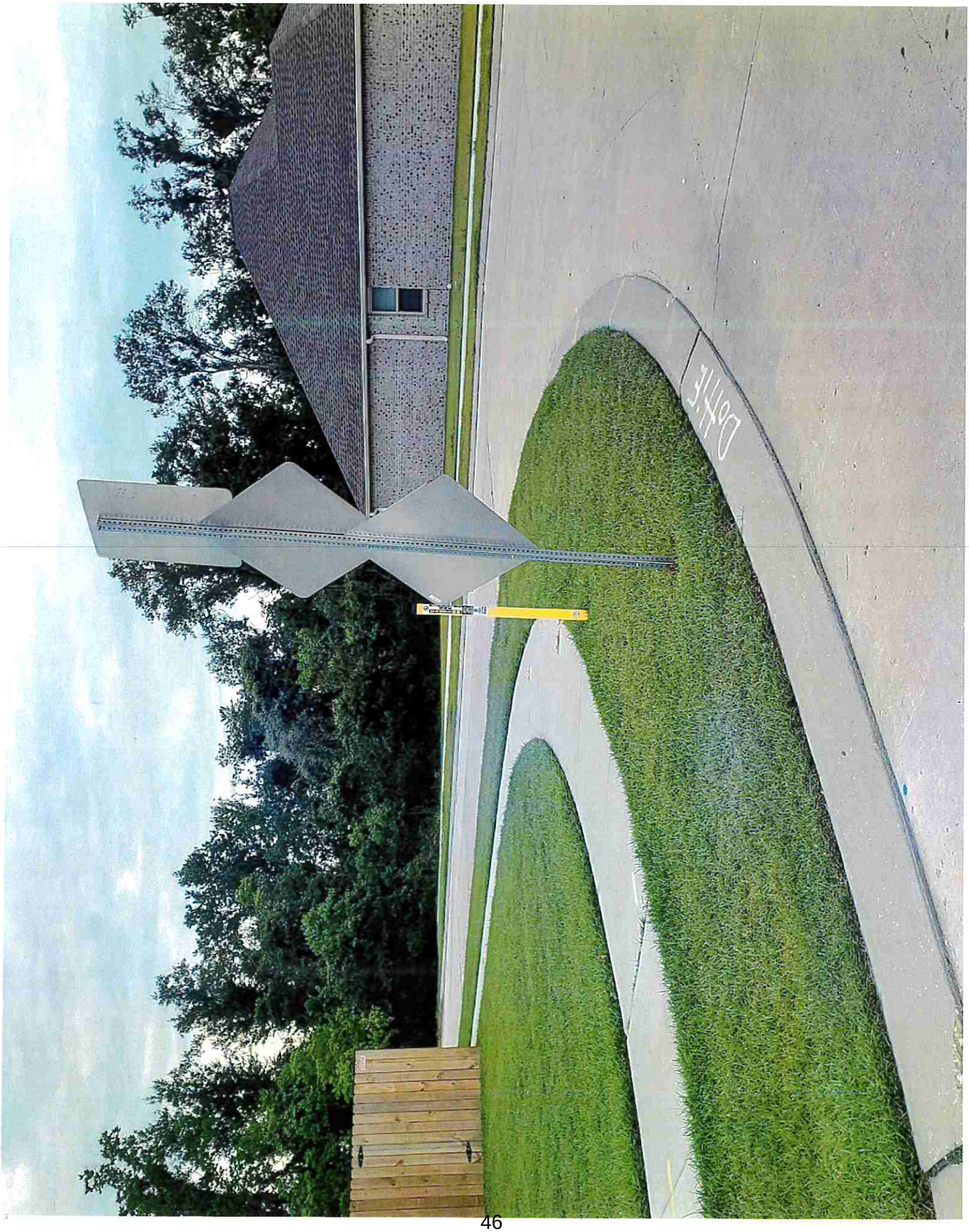
ZBA Case #: 2023-19-ZBA Property Identification #: 106000000065 Date submitted: 5/4/23

Receipt #: 10271630 Flood Zone: X Zoning District: R1A

Subdivision Name: River Road Estates

Square # _____ Lot # 65 Block _____ Property sq. ft. 12,447

Code Section being appealed: App. A. Section IV. 5.




SLOW
CHILDREN
AT PLAY
D R HORTON

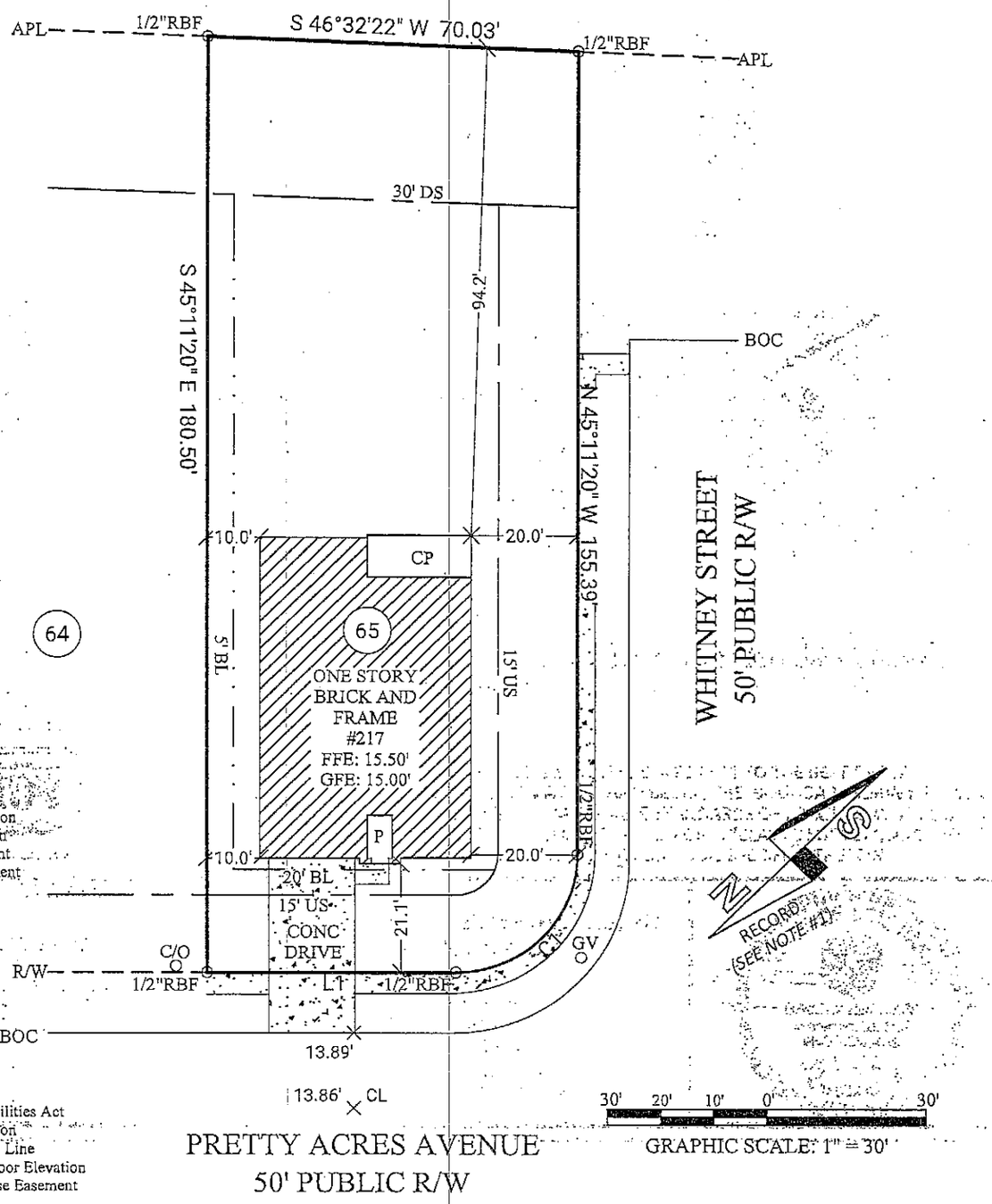
GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT PROVIDED TO CARTER AND CLARK.
2. ELEVATIONS SHOWN HEREON ARE BASED ON THE SUBDIVISION PLAT PROVIDED TO CARTER AND CLARK.
3. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
4. CARTER & CLARK SURVEYORS IS UNABLE TO WARRANT THE ACCURACY OF BOUNDARY INFORMATION, STRUCTURES, EASEMENTS, AND BUFFERS THAT ARE ILLUSTRATED ON THE SUBDIVISION PLAT.
5. UTILITY EASEMENTS HAVE NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
6. THIS PLAT IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
7. DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000+ FEET.
9. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.
10. EQUIPMENT USED: LECIA T16 TOTAL ROBOTIC STATION.

ADDRESS: 217 PRETTY ACRES AVENUE

AREA: 12,448 SQUARE FEET ~ 0.286 ACRES
PLAT BOOK 904, PAGE 700

FLOOD NOTE:
THIS PROPERTY LIES IN ZONE "X" ACCORDING TO FEMA FIRM # 2201600125C EFFECTIVE 06/16/1992.



LEGEND

P	Porch
PAT	Patio
S	Stoop
FH	Fire Hydrant
WM	Water Meter
WV	Water Valve
GV	Gas Valve
PBX	Power Box
BL	Building Line
GBL	Garage Building Line
DE	Drainage Easement
UE	Utility Easement
R/W	Right of Way
RBF	Rebar Found
FFE	Finished Floor Elevation
GFE	Garage Floor Elevation
PUE	Public Utility Easement
SSE	Sanitary Sewer Easement
BOC	Back of Curb
EP	Electrical Pedestal
POB	Point Of Beginning
XIC	Rebar in Concrete
CP	Covered Patio
C/O	Clean Out
GV	Gas Valve
PROP	Proposed
N/F	Now or Formerly
CONC	Concrete
CL	Center Line
TYP	Typical
ADA	Americans with Disabilities Act
FFE	Finished Floor Elevation
APL	Approximate Property Line
MFE	Minimum Finished Floor Elevation
VNAE	Vehicular Non-Accesse Easement

FOR: D·R·HORTON America's Builder

I, CHRISTOPHER W. CLARK, PLS. 0005191, HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE BOUNDARY SURVEY SHOWN HEREON IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN TITLE 46, PART LXI, CHAPTER 2905 AND 2907 BASED ON A "CLASS C SURVEY", AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN.

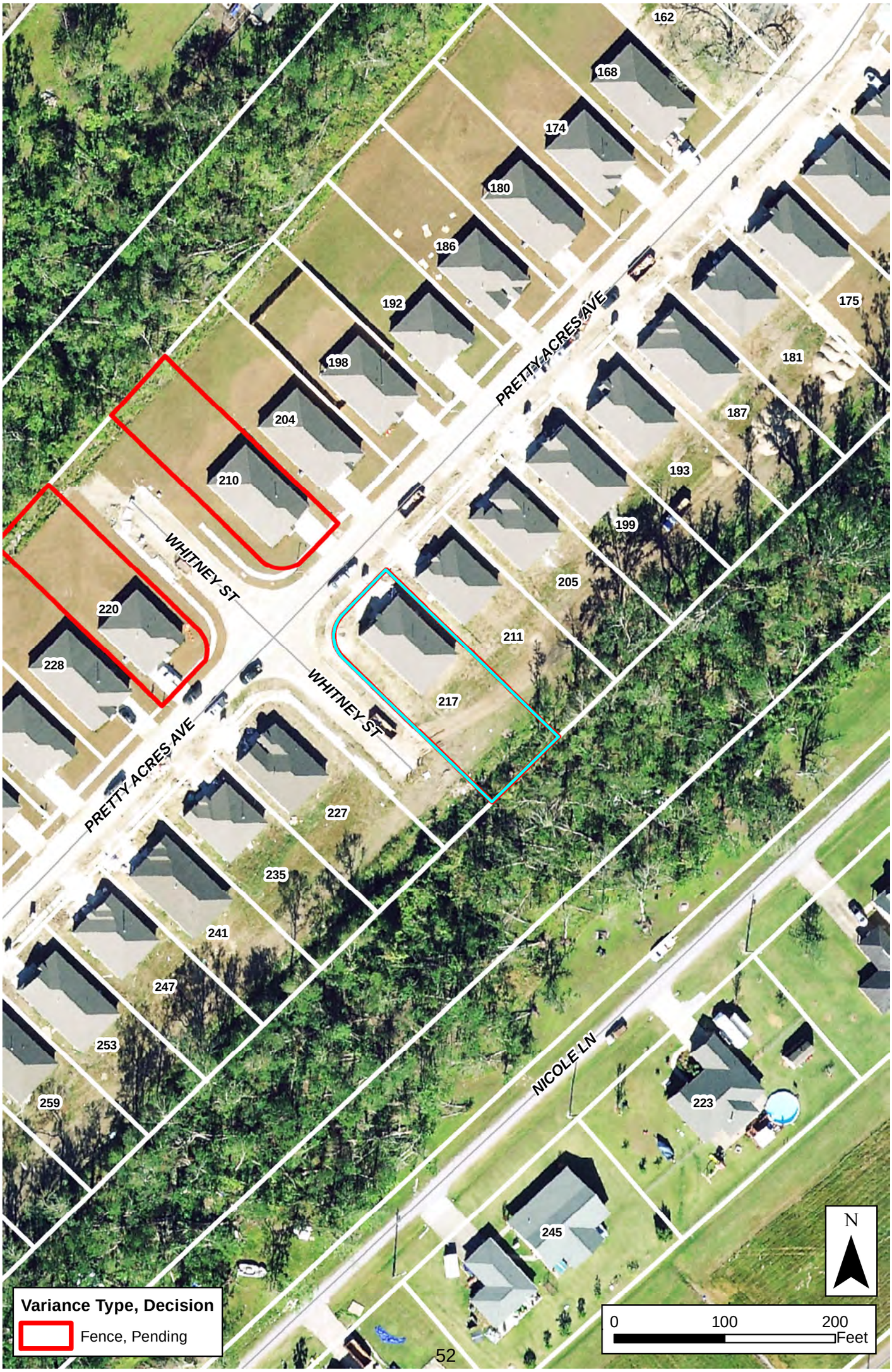
FINAL BOUNDARY SURVEY FOR:
DR HORTON
SUBDIVISION: RIVER ROAD ESTATES
LOT: 65 PH: 1
SECTION 5, TOWNSHIP 12 SOUTH, RANGE 20 EAST, AND SECTIONS 31 & 33, TOWNSHIP 13 SOUTH, RANGE 20 EAST, CITY OF HAHNVILLE, ST. CHARLES PARISH, LOUISIANA
FIELD WORK DATE: 12/08/2021
PLAT DATE: 01/05/2022
20211203158 DRH LA E FC: MM

PRODUCTION BUILDER SERVICES, INC.
DBA: CARTER & CLARK
3090 Premiere Parkway, Suite 600
Duluth, GA 30097
Ph: 770.495.9793
Toll Free: 866.637.1048
www.carterandclark.com
FIRM LICENSE NO.: VF.0000733

STATE OF LOUISIANA
CHRISTOPHER CLARK
License No. 0005191
PROFESSIONAL
01/05/22
LAND SURVEYOR

2023-19-ZBA, Bryant Kensey

Remove the height restriction limiting residential fences erected within the required front yard setback.



Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-20-ZBA

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:
Ryan Harvey
210 Pretty Acres Avenue
Hahnville, LA 70057
504.913.6766; Rharvey0711@gmail.com

LOCATION:
210 Pretty Acres Avenue, Hahnville; Lot 16, River Road Estates

REQUEST:

1. Allow a residential accessory building within a front yard and reduce the required front yard setback for the accessory building from 20 ft. to six (6) ft.
2. Remove the requirement limiting residential fences within the front yard setback to 4 ft. in height.

SITE INFORMATION

SIZE OF PROPERTY: 12,447 sq. ft.
EXISTING ZONING: R-1A, Single family residential detached conventional homes—Medium density
SURROUNDING ZONING AND LAND USE: Surrounding zoning is primarily R-1A, with O-L zoning adjacent to the rear. The site is in a newly developed subdivision consisting of single-family residential houses, while the property adjacent to the rear is undeveloped and wooded.
FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential
TRAFFIC ACCESS: Pretty Acres Avenue
BASE FLOOD ELEVATION (BFE): X; DFIRM X

APPLICABLE CODE REGULATION(S)

Appendix A. Section VII. - Supplemental use and performance regulations
1. The following uses are subject to the regulations set forth herein:
Accessory buildings.

a. **Residential accessory buildings are allowed only in the side and rear yards.**
b. An accessory building may be connected to the principal building via an unenclosed breezeway not exceeding eight (8) feet in width.
c. Accessory buildings must be three (3) feet from the principal building, measured from any existing overhangs (not including breezeways).
d. The following shall not be permitted as accessory buildings in residential zones: storage containers, cargo containers, ship to shore containers or any form of a modified delivery type container which is normally mounted or transferred on a vehicle or is designed for or capable of being mounted on a chassis for movement.

Appendix A. Section VI. Zoning District Criteria and Regulations
B. Residential districts
[I.] R-1A. Single family residential detached conventional homes —Medium density.
2. Spatial Requirements:
b. Minimum yard sizes:
(1) Front—Twenty (20) feet.
(2) Side—Five (5) feet.
(3) Rear—Twenty (20) feet.
(4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.

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.

DEPARTMENT ANALYSIS & FINDINGS

1. In February 2023 Permit 45201 was issued for an existing shed at 210 Pretty Acres Avenue Hahnville. The submitted site plan showed the shed 20 ft. from the property line, behind the home in what is considered the rear yard.
2. On April 24, 2023 an inspection was performed by code enforcement where the shed was observed within the front yard setback, along with a six (6) ft. fence. The code enforcement inspector started a violation for both the shed and fence and left a door tag informing the property owner.
3. On May 16, 2023 a variance application was submitted to allow the shed to remain within the front yard setback and remove the 4 ft. height limitation for the fence erected within the front yard setback.
4. Lot 16 was platted in 2021 as part of River Road Estates Phase 1 and construction of a single-family home was completed in 2021 (Permit No. 36543).
5. The fence and shed are located in what is considered a front yard due to abutting an improved right-of-way designated Whitney Street, which is a street stub extending off Pretty Acres Avenue developed to comply with the St. Charles Parish Subdivision Regulations by creating block separation and connectivity to future subdivision development on adjacent property.
6. No variances for residential fence height have been heard in this area prior to this hearing.
7. In order to come into compliance the shed can be relocated out of the front yard and into an area considered a side and/or rear yard, and the fence can either be removed from the front yard setback or reduced to 4 ft. in height.

Deadline: 5/16
Meeting: 6/15

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 210 Pretty Acres Avenue

City Hahnville State La. Zip 70057

Subdivision River Road Estates Lot 16 Block _____ Section _____

Owner/Applicant Name Ryan K. Harvey

Mailing Address 210 Pretty Acres Avenue

City Hahnville State La. Zip 70057

Phone # (504) 913-6766 Email Rharvey0711@gmail.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? I do live on a corner lot but not on a intersection. The street is not a through way, it is a dead end. The fence is for privacy & safety of my family. If a street is ever built I will gladly follow rules as stated.

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:

Ryan Harvey 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.

Ryan Harvey
(Signature of owner)

NOTARY PUBLIC:

Subscribed and sworn to before me this 4th day of May, 20 23 in my office at St. Charles, Louisiana.

(Signature of Notary Public)

JORDYN KRATZBERG #100813 NOTARY PUBLIC MY COMMISSION IS FOR LIFE JEFFERSON PARISH, LA

SEAL

FOR OFFICE USE ONLY:

ZBA Case #: 2023-20-ZBA Property Identification #: 1060000 000 16 Date submitted: 5/16/23

Receipt #: _____ Flood Zone: X Zoning District: R1A

Subdivision Name: River Road Estates

Square # _____ Lot # 16 Block _____ Property sq. ft. 12,447

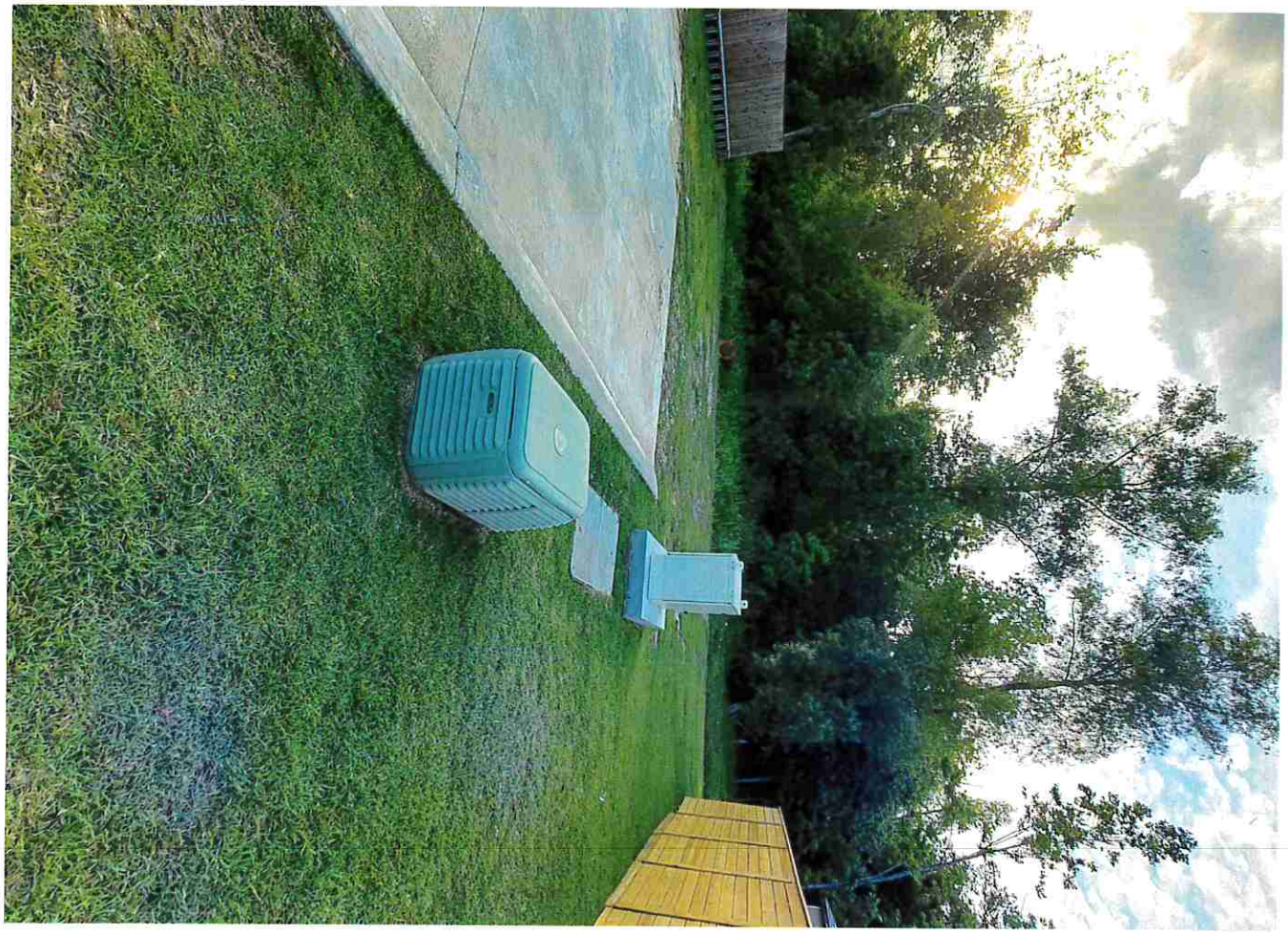
Code Section being appealed: App. A Sec. IV. 5, Sec VII. 1. a., Sec VI. B [17] 2. b(1)

Vision triangle


DO NOT


Parrish


STOP
50 Ft
To Step Sign




At Stopsign


SPEED LIMIT
25


WHITNEY
STOP
SLOW
CHILDREN
AT PLAY
SPEED
LIMIT
25


SLOW
CHILDREN
AT PLAY

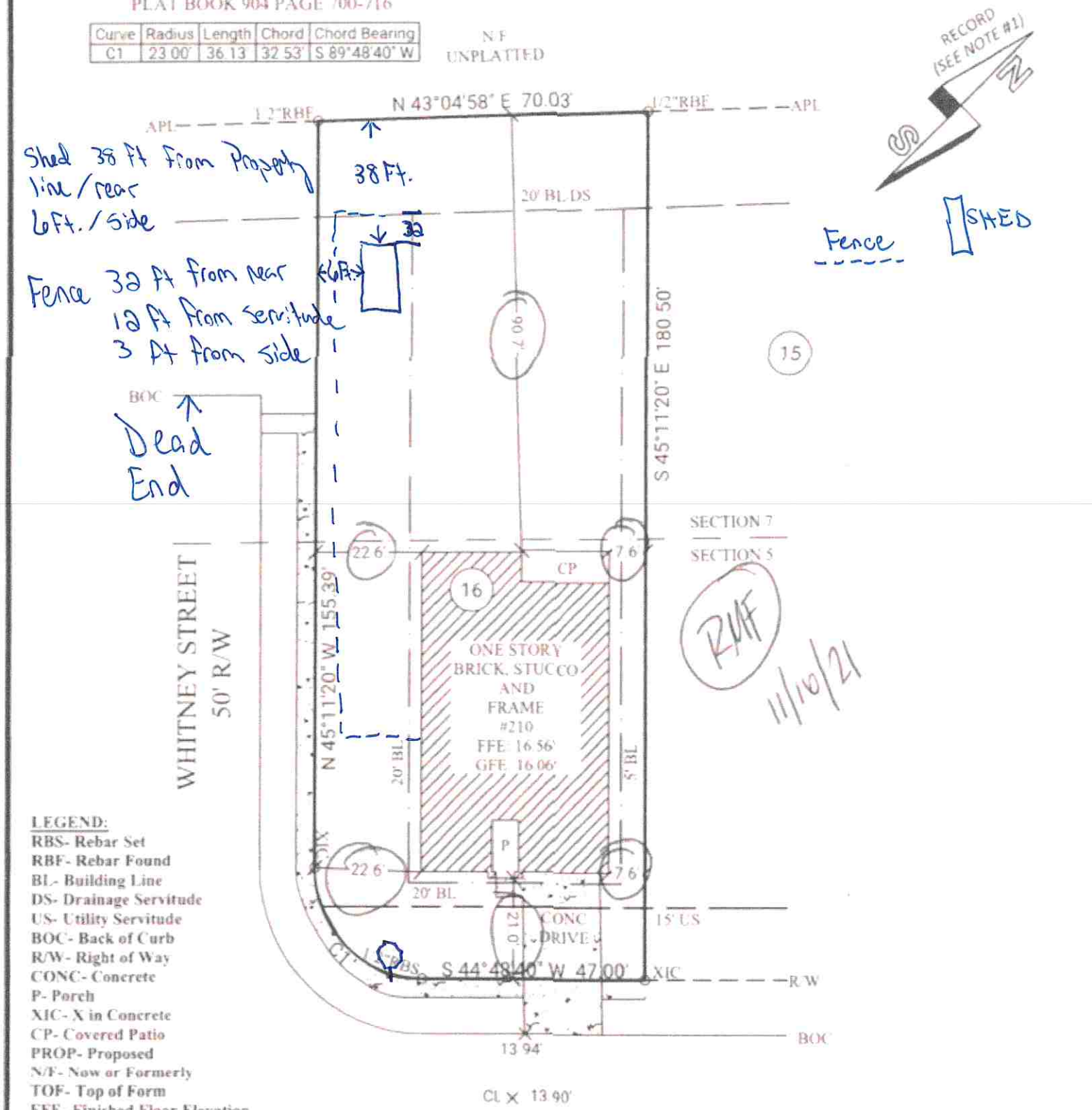
6 DIMENSIONS FROM HOUSE TO PROPERTY LINES SHOULD NOT BE USED TO ESTABLISH FENCES
7 THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000+ FEET
8 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 7 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE
9 EQUIPMENT USED LECIA T16 TOTAL ROBOTIC STATION

ADDRESS: 210 PRETTY ACRES AVENUE

AREA: 12,447 SQUARE FEET ~ 0.286 ACRES
PLAT BOOK 904 PAGE 700-716

FLOOD NOTE
THIS PROPERTY LIES IN ZONE "X" ACCORDING TO FEMA FIRM # 2201600125C EFFECTIVE 06 16 1992

Curve	Radius	Length	Chord	Chord Bearing
C1	23.00'	36.13'	32.53'	S 89°48'40" W



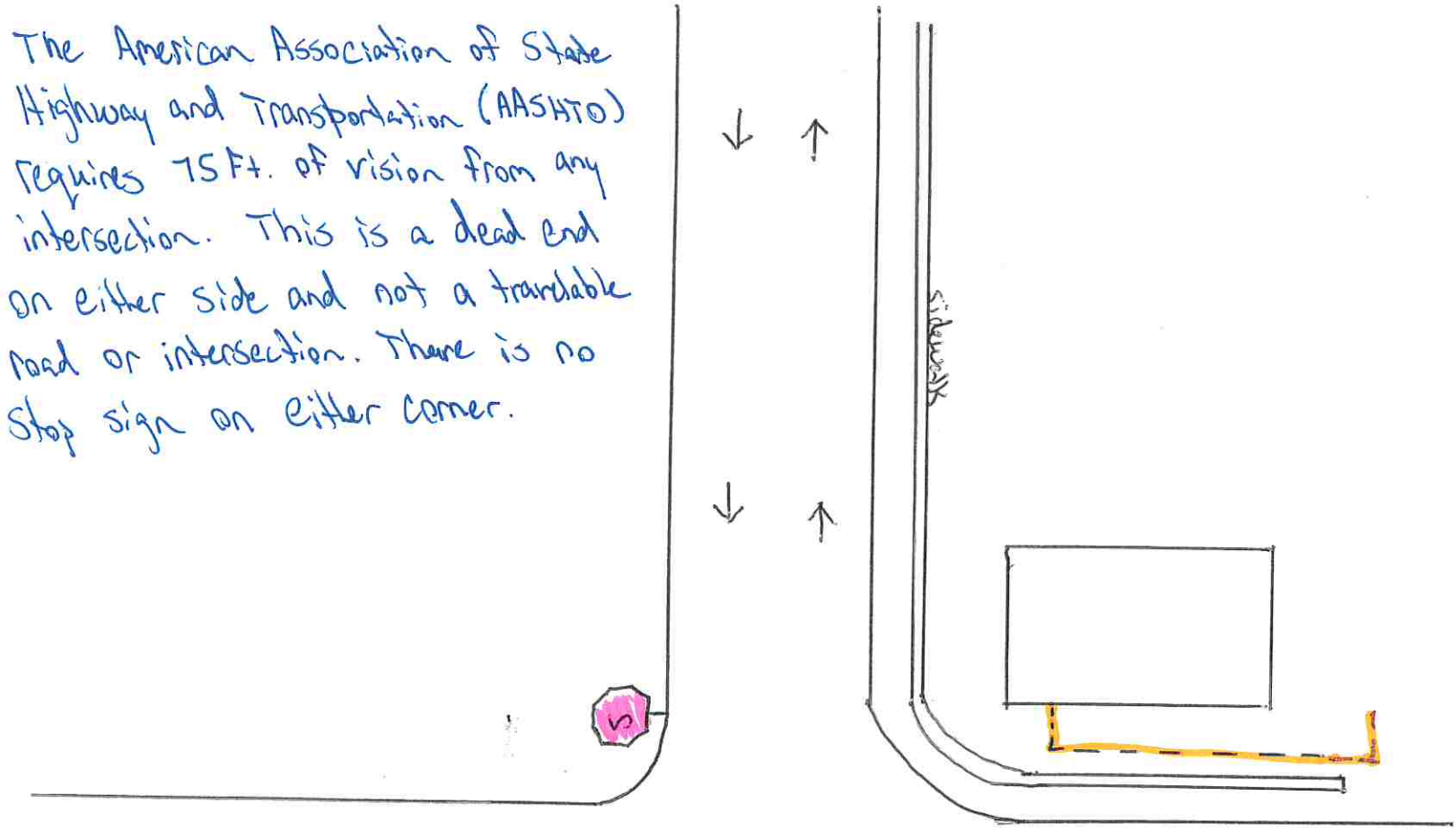
LEGEND:
RBS- Rebar Set
RBF- Rebar Found
BL- Building Line
DS- Drainage Servitude
US- Utility Servitude
BOC- Back of Curb
R/W- Right of Way
CONC- Concrete
P- Porch
XIC- X in Concrete
CP- Covered Patio
PROP- Proposed
N/F- Now or Formerly
TOF- Top of Form
FFE- Finished Floor Elevation
GFE- Garage Floor Elevation
POB- Point of Beginning
APL- Approximate Property Line

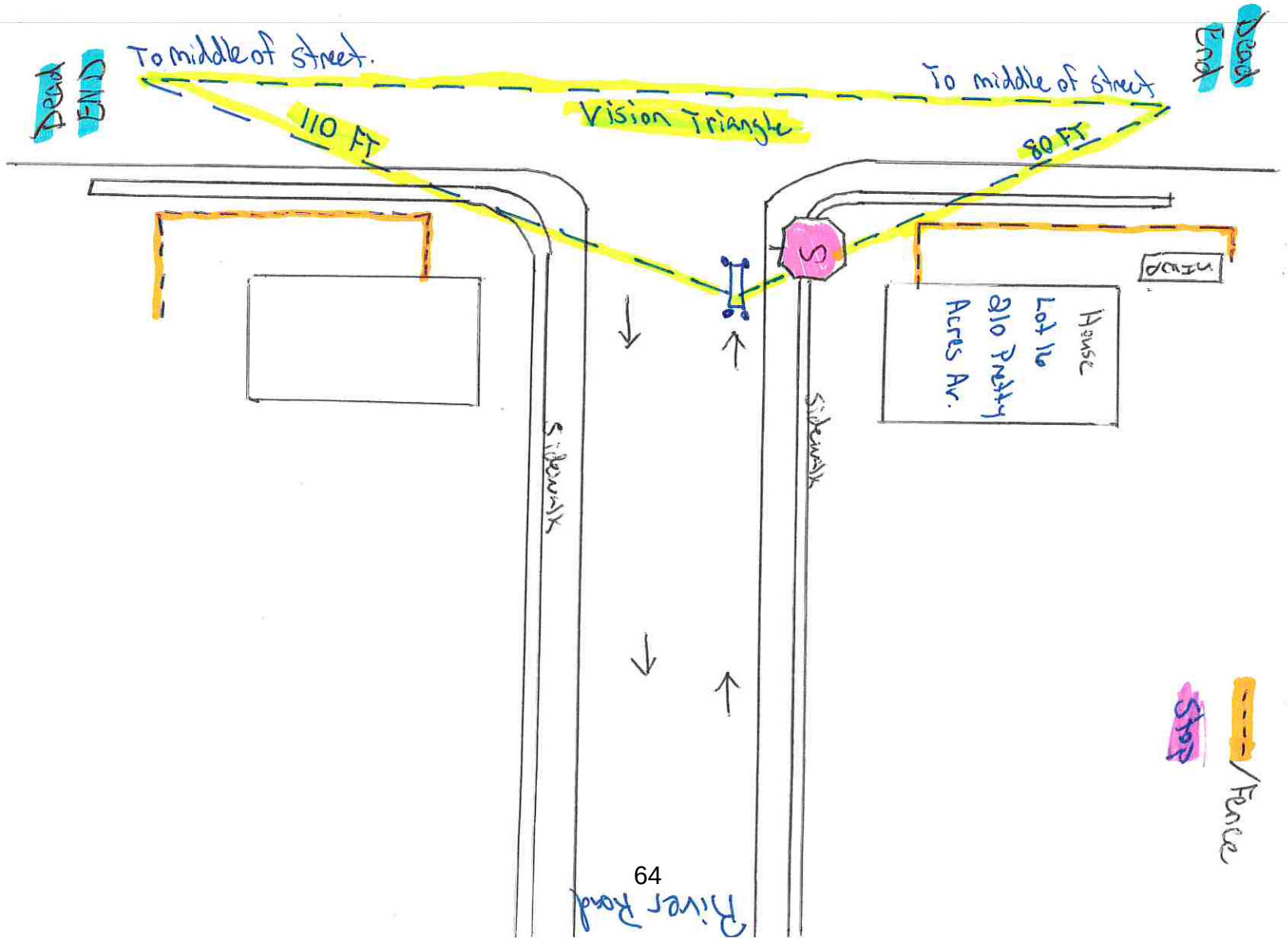
PRETTY ACRES AVENUE
50' PUBLIC R/W

30' 20' 10' 0' 30'
GRAPHIC SCALE: 1" = 30'

I, CHRISTOPHER W. CLARK, PLS. 0005191, HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE BOUNDARY SURVEY SHOWN HEREON IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN TITLE 46, PART LXI, CHAPTER 2905 AND 2907 BASED ON A "CLASS C SURVEY", AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS C SURVEY AS SPECIFIED THEREIN.

The American Association of State Highway and Transportation (AASHTO) requires 75 Ft. of vision from any intersection. This is a dead end on either side and not a trafficable road or intersection. There is no stop sign on either corner.





If a street was ever made to connect then the rear of the fence would be at least 40 ft. from that corner considering my property line is 40 ft. from rear fence now.

2023-20-ZBA, Ryan Harvey

Allow an accessory building within a front yard, reduce the front yard setback and remove the height restriction for fences

Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-21-ZBA

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:
Jared Schaub
220 Pretty Acres Avenue
Hahnville, LA 70057
504.252.8980; jared.schaub@yahoo.com

LOCATION:
220 Pretty Acres Avenue, Hahnville; Lot 17, River Road Estates

REQUEST:
Remove the requirement limiting residential fences within the front yard setback to 4 ft. in height.

SITE INFORMATION

SIZE OF PROPERTY: 12,194 sq. ft.

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

SURROUNDING ZONING AND LAND USE: Surrounding zoning is primarily R-1A, with O-L zoning adjacent to the rear. The site is in a newly developed subdivision consisting of single-family residential houses, while the property adjacent to the rear is undeveloped and wooded.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: Pretty Acres Avenue

BASE FLOOD ELEVATION (BFE): X; DFIRM X

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.

DEPARTMENT ANALYSIS & FINDINGS

1. On April 26, 2023 a Code Enforcement Inspector started a violation on the property due to the construction of a fence within the front yard exceeding 4 ft. in height.
2. On May 16, 2023 a variance application was submitted to remove the 4 ft. height limitation for the fence erected within the front yard setback.
3. Lot 17 was platted in 2021 as part of River Road Estates Phase 1 and construction of a single-family home was completed in 2021 (Permit No. 36528).
4. The fence is located in what is considered a front yard due to abutting an improved right-of-way designated Whitney Street, which is a street stub extending off Pretty Acres Avenue developed to comply with the St. Charles Parish Subdivision Regulations by creating block separation and connectivity to future subdivision development on adjacent property.
5. No variances for residential fence height have been heard in this area prior to this hearing.
6. In order to come into compliance the fence can either be removed from the front yard setback or reduced to 4 ft. in height.

Deadline = 5/16
Meeting = 6/15

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 220 Pretty acres Ave

City hahnville State LA Zip ~~70076~~ 70057

Subdivision river road estates Lot ~~220~~ 17 Block _____ Section _____

Owner/Applicant Name Jared Schaub

Mailing Address 220 Pretty Acres Ave

City hahnville State LA Zip 70057

Phone # 504-252-8980 Email Jared.schaub@yahoo.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? It shouldn't be in violation because it is not a cross street/it does not impede the view of the street/dead end. I have the fence up for safety and security for my family.

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:

Jared Schaub 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.

(Signature of owner)

NOTARY PUBLIC:

Subscribed and sworn to before me this 16th day of May, 2023 in my office at 100 Melanie St. Boutte LA 70039 Louisiana

(Signature of Notary Public)

JORDYN KRATZBERG - #189813 NOTARY PUBLIC MY COMMISSION IS FOR LIFE JEFFERSON PARISH, LA

SEAL

FOR OFFICE USE ONLY:

ZBA Case #: 2023-21-ZBA Property Identification #: 106 0000000 17 Date submitted: 5/16/23

Receipt #: 10272136 Flood Zone: X Zoning District: R1A

Subdivision Name: River Road Estates

Square # _____ Lot # 17 Block _____ Property sq. ft. 12,194

Code Section being appealed: _____


WHITNEY
STOP
SPEED LIMIT 25
CHILDREN AT PLAY
SLOW
CHILDREN AT PLAY
GMC


PRETTY ACRES AVE
STOP
SLOW
CHILDREN
AT PLAY
D·R·HORTON
America's Builder
8


WHITNEY ST
STOP
SLOW
CHILDREN
AT PLAY
D R HORTON
SPEED
LIMIT
25
CHILDREN
AT
PLAY

2023-21-ZBA, Jared Schaub

Remove the height restriction limiting residential fences erected within the required front yard setback.

Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-22-ZBA

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:
Karen Landry for St. Landry, LLC
555 Pine Steet
Norco, LA 70079
504.258.9922

LOCATION:
Between 530 and 542 Marino Drive, Norco; Lot 18, Block 5 of Good Hope Plantation Subdivision

REQUEST:
Allow a nonconforming lot to remain without resubdivision into an adjacent lot under common ownership, reducing the minimum spatial requirements for a lot under R-1A zoning from 6,000 sq. ft. to 4,220 sq. ft. and 60 ft. wide to 50 ft. wide.

SITE INFORMATION

SIZE OF PROPERTY: 4,220 sq. ft.

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

SURROUNDING ZONING AND LAND USE: The site is in a developed neighborhood of single-family residential under R-1A zoning.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: Marino Drive

BASE FLOOD ELEVATION (BFE): AE5; DFIRM AE5

APPLICABLE CODE REGULATION(S)

Section VI. - Zoning district criteria and regulations.
B. Residential districts — The regulations in the Residential Districts are as follows:
[I.] R-1A. Single family residential detached conventional homes —Medium density.
2. Spatial Requirements:
a. **Minimum lot size: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet.**

Section IX. - Nonconformities.
A. Nonconforming lots:
(1) Any lot of record in existence before October 19, 1981 which does not meet the minimum width and/or area requirements for the zoning district in which it is located shall be considered a nonconforming lot of record.
a. Any portion of ground that does not meet the minimum width and/or area requirement for the zoning district in which it is located resulting from government action shall be considered a nonconforming lot of record.
(2) **If two (2) or more nonconforming lots of record or two (2) or more portions of lots with continuous frontage in common ownership, and if one (1) or more of the lots does not meet the minimum width and/or area requirements for zoning district in which it is located, the land involved shall be required to resubdivide into a single lot for development or permitting.**
(3) No portion of the land described immediately above shall be conveyed by sale or transfer if it does not meet the minimum width and/or area requirements for the zoning district in which it is located; however, the entire holding may be conveyed to a single owner. Nor shall any division of land lot be made which leaves remaining any portion of ground that does meet the minimum width and/or area requirements of the zoning district in which it is located.
(4) A non-conforming lot of record may be developed if the proposed use and/or structure is permitted within the zoning district and if the proposed development meets all standards of the Zoning Ordinance.

DEPARTMENT ANALYSIS & FINDINGS

1. Lot 18 was platted in 1950 with dimensions of 50 ft. wide by 84.4 ft. deep and consisting of 4,220 sq. ft. (Map titled "Subdivision of a portion of east ½ of Lot "B" being of subdivision of Good Hope Plantation Subdivision", by S. P. Landry, C.E. July 29, 1950).
2. Under the St. Charles Parish Zoning Ordinance of 1981 Lot 18 is considered nonconforming to minimum spatial requirements, specifically those of the R-1A zoning district requiring a minimum lot size of 6,000 sq. ft. and 60 ft. wide.
3. Section IX of the zoning ordinance allows nonconforming lots platted prior to the adoption of the current regulations to remain, unless they are adjacent to another lot in common ownership, at which point they must be consolidated to correct the nonconformity.
4. Lot 18 is under common ownership with adjacent Lot R (542 Marino Drive). Lot R meets the requirements of the R-1A district and is developed with a site-built single family house.
5. The applicant requests a variance to allow nonconforming Lot 18 to remain without resubdivision into adjacent Lot R.
6. Nonconforming lots are common in Norco since many of the blocks were platted with 84.4 ft. deep lots. As a result similar variances have been heard to allow lots to remain as originally platted when adjacent to lots in common ownership, including:
    - 2005-26-ZBA – variance granted to allow Lots 9 and 10 to remain at 4,220 sq. ft. and 50 ft. wide, 614 Marino Drive, Norco.
    - 2020-23-ZBA – variance granted to allow Lot 16 to remain at 4,220 sq. ft. and 50 ft. wide, 562 West B Street, Norco.
7. To bring the lot into compliance it could be consolidated into adjacent Lot R, resulting in an 11,140 sq. ft. and 132 ft. wide lot.
8. If the variance is approved, the applicant shall record the final occupancy approval and the variance approval with the deed.

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 Inbetween 530 & 542 Marino

City Norco State LA. Zip 70079

Subdivision GOOD HOPE PLTN.-E½ of B Lot 18 Block 5 Section

Owner/Applicant Name St. Landry LLC

Mailing Address 555 Pine st. Norco

City Norco State LA. Zip 70079

Phone # (504) 258-9922 Email

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? Because it is a nonconforming lot. I would like to get a variance to construct a single family home on this lot.

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:

Karen Landry (St. Landry LLC) 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.

Karen Landry
(Signature of owner)

NOTARY PUBLIC:

Subscribed and sworn to before me this 5th day of May, 2023 in my office at Norco, Louisiana.

(Signature of Notary Public) **SEAL**

FOR OFFICE USE ONLY:

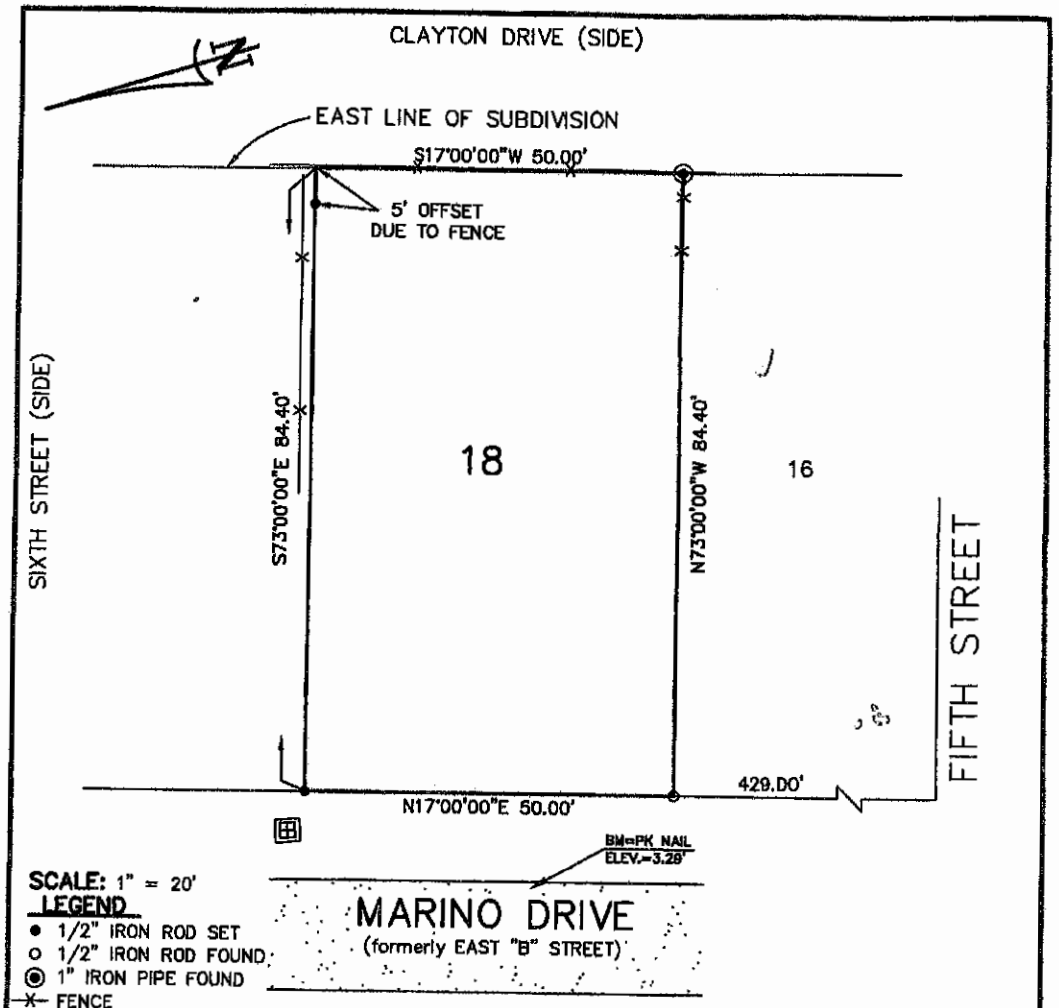
ZBA Case #: 2022-22-ZBA Property Identification #: 60150050000018 Date submitted: 5/19/23

Receipt #: 10279132 Flood Zone: AE5 Zoning District: R-1A

Subdivision Name: Good Hope Plantation

Square # Lot # 18 Block 5 Property sq. ft. 4,220

Code Section being appealed: App. A, Sec VI. B. [1] 2. a. (Spatial Requirements)



SCALE: 1" = 20'

LEGEND

- ● 1/2" IRON ROD SET
- ○ 1/2" IRON ROD FOUND
- ◉ 1" IRON PIPE FOUND
- —X— FENCE
- ⊞ DROP INLET

TITLE: SURVEY PLAT OF LOT 18 OF SUBDIVISION OF PORTION OF EAST 1/2 OF LOT "B" BEING A SUBDIVISION OF GOOD HOPE SUBDIVISION SITUATED IN SECTION 6, T-12-S, R-8-E, NORCO, ST. CHARLES PARISH, LOUISIANA.

SURVEY REFERENCE: SUBDIVISION OF PORTION OF EAST 1/2 OF LOT "B" BEING A SUBDIVISION OF GOOD HOPE SUBDIVISION BY S.K. LANDRY, C.E. DATED 7/29/1950.

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 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 ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LIECA SMARTNET SOLUTION 4/19/23 NAVD88/NAD 83 GEOID18.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0050C DATED 6/16/1992, REVISED TO REFLECT LOMR DATED 5/2/2003.

CERTIFIED TO: JDK CONSTRUCTION

MUNICIPAL ADDRESS: MARINO DRIVE

DATE: APRIL 19, 2023

Stephen P. Flynn

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

STATE OF LOUISIANA
STEPHEN P. FLYNN
License No. 4668
PROFESSIONAL LAND SURVEYOR

DRAWN BY: KPB	DRAWING NO. MM3081

RIVERLANDS SURVEYING COMPANY

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

2023-22-ZBA, St. Landry LLC

Reduce the required minimum spatial requirements for a lot in R-1A