

**ST. CHARLES PARISH
ZONING BOARD OF ADJUSTMENT
July 20, 2023
6:00 P.M.**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

POSTPONED CASE

- 1 **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.

NEW CASES

- 6 **2023 23 ZBA** requested by **Colleen Lirette** to reduce the required front yard setback for a mobile home at **15291 Old Spanish Trail, Paradis**. Zoning District O-L. Council District 4.
- 11 **2023 24 ZBA** requested by **Craig and Irlene Mender** to reduce the required rear yard setback for construction of an attached patio cover and carport at **2361 Ormond Blvd, Destrehan**. Zoning District R-1B. Council District 3.
- 21 **2023 25 ZBA** requested by **Tien Nguyen** to reduce the required construction elevation at **149 Pleasant Valley Drive, Des Allemands**. Zoning District R-1A. Council District 4.
- 30 **2023 26 ZBA** requested by **Chandra Evans** to reduce the required setbacks for a carport at **2 River Birch Lane, St. Rose**. Zoning District R-3. Council District 5.
- 41 **2023 27 ZBA** requested by **Gloria and Lynn St. Pierre** to reduce the required side yard setback for an attached carport at **153 Annex Street, New Sarpy**. Zoning District R-1A. Council District 6.

**UNFINISHED BUSINESS -
NEW BUSINESS –
MINUTES – (June 15, 2023)
ADJOURN-**



**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:

[1.] 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. - E 1/2 & B Lot 10 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.

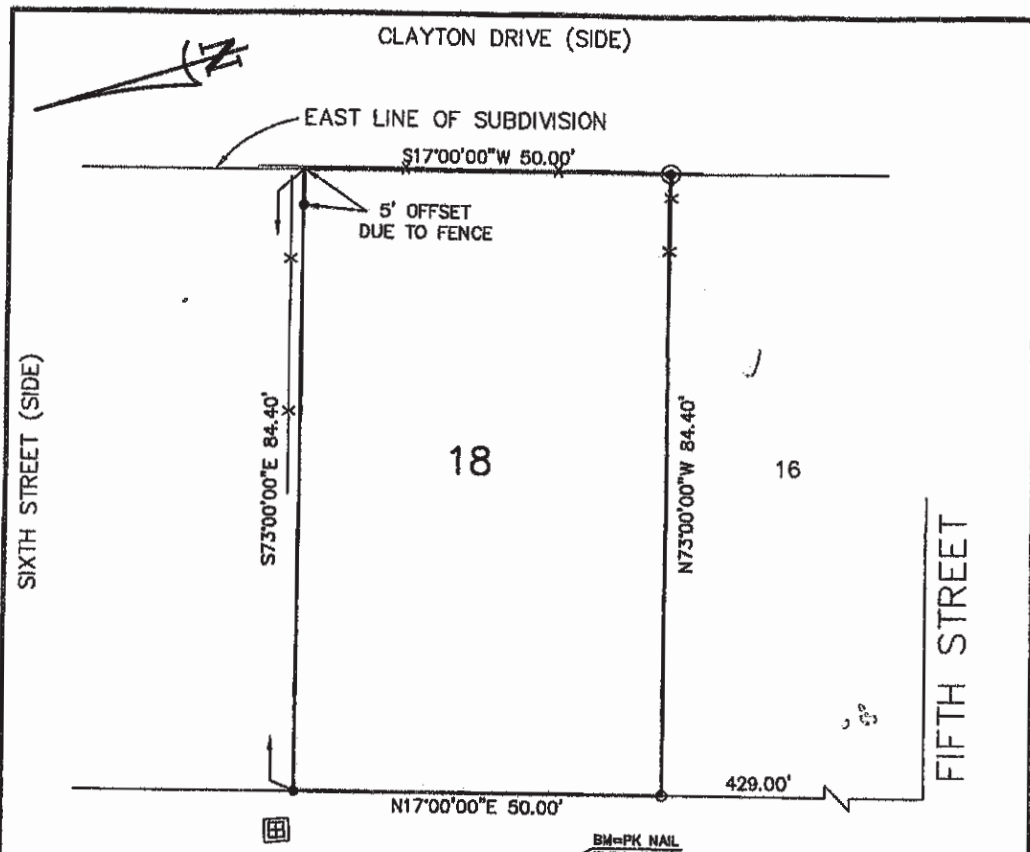
Please attach any additional information to clarify or explain your request to the Board.

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

<p>OWNER: <u>Karen Landry (St. Landry LLC)</u> <u>Karen Landry</u> 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. <u>Karen Landry</u> (Signature of owner)</p>	<p>NOTARY PUBLIC: Subscribed and sworn to before me this <u>5th</u> day of <u>May</u>, 20<u>23</u> in my office at <u>Norco</u> Louisiana. <u>[Signature]</u> (Signature of Notary Public) SEAL</p>
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FOR OFFICE USE ONLY:

ZBA Case #: 2022-22-ZBA Property Identification #: 601500500018 Date submitted: 5/19/23
Receipt #: 10279132 Flood Zone: AES Zoning District: R-1A
Subdivision Name: Good Hope Plantation
Square # _____ Lot # 10 Block 5 Property sq. ft. 4200
Code Section being appealed: App. A, Sec VI. B. 01 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

MARINO DRIVE
(formerly EAST "B" STREET)

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 IEGCA SMARTNET SOLUTION 4/19/23 NAVD88/NAD 83 GEOID18.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE MAP NUMBER 220180-0050C DATED 6/16/1992, REVISED TO REFLECT LOMR DATED 5/2/2003.

CERTIFIED TO: JOK CONSTRUCTION
MUNICIPAL ADDRESS: MARINO DRIVE
DATE: APRIL 19, 2023

DRAWN BY: KPB **DRAWING NO.:** MM3081

RIVERLANDS SURVEYING COMPANY



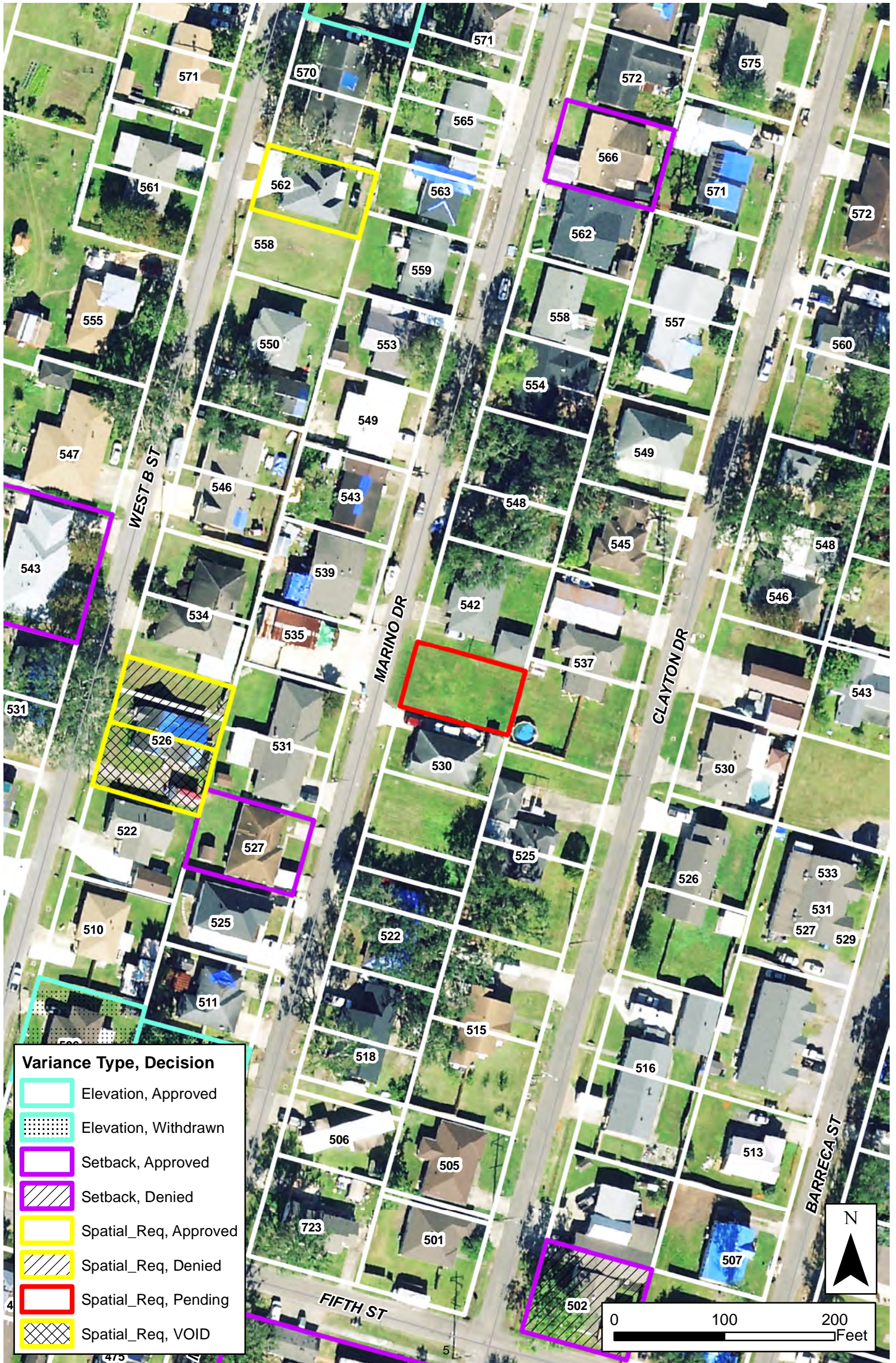
505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356

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



2023-22-ZBA, St. Landry LLC

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





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-23-ZBA**

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:

Colleen Lirette
15297 Old Spanish Trail
Paradis, LA 70080
504.352.3061; keene2834@cox.net

LOCATION:

15291 Old Spanish Trail; Lot 1A, Sub-Drainage District Number 1, Sunset Drainage District

REQUEST:

Reduce required front yard setback for the placement of a manufactured home from 35 feet to 24 feet.

SITE INFORMATION

SIZE OF PROPERTY: 21,692.88 sq. ft.

EXISTING ZONING: O-L - Open Land District

SURROUNDING ZONING AND LAND USE: O-L; single-family residential homes abut to the west side and Hilcorp Energy's Emergency Operations Command Center abuts to the east.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: LA 631 (Old Spanish Trail)

BASE FLOOD ELEVATION (BFE): X Zone; DFIRM AE5

APPLICABLE CODE REGULATION(S)

Appendix A. Section VI. Zoning District Criteria and Regulations

A. Open Land District

[1.] O-L. Open Land District:

2. Spatial Requirements: b. Minimum yard sizes:

(1) **Front—Thirty-five (35) feet.**

(2) Side—Ten (10) feet.

(3) Rear—Twenty (20) feet.

(4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.

3. Special Provisions:

a. Additional dwellings on unsubdivided property:

(1) Additional dwellings on unsub- divided property referred to in 1, a(11) above, will be permitted at the rate of one (1) dwelling unit for each ten thousand (10,000) square feet of lot area.

DEPARTMENT ANALYSIS & FINDINGS

1. After consulting with Planning and Zoning, on June 2, 2023 an application was submitted requesting a variance from the required front yard setback for a manufactured home placed without a permit at 15291 Old Spanish Trail, Paradis.
2. The manufactured home was placed 24 feet from the front property line instead of the required 35 feet under O-L zoning, occupying 176 sq. ft. of the front yard setback. Granting the variance would reduce the front yard setback by 11 feet.
3. Lot 1A was created by resubdivision in 2006 (PZS-2006-67).
4. The lot was previously developed with a manufactured home that was removed in 2019.
5. The Board of Adjustments has not heard similar variance requests in the area.
6. All setback requirements could be met if the manufactured home was positioned parallel to LA 631.



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 15291 Old Spanish Trail
City Paradis State LA Zip 70080
Subdivision _____ Lot _____ Block _____ Section _____
Owner/Applicant Name Colleen Lirette
Mailing Address 15291 Old Spanish Trail
City Paradis State LA Zip 70080
Phone # 504-352-3061 Email Keene2834@cox.net

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? Trailer is already on property and it would be a major hardship to move it. Also it is too long to be placed the other way because of driveway.

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:
Colleen Lirette 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.
Colleen Lirette
(Signature of owner)

NOTARY PUBLIC:
Subscribed and sworn to before me this 2nd day
of June, 2023 in my
office at Clerk of Court (St. Charles)
Hahnville,
Louisiana. Brandie Fabre 153309
Deputy Clerk of Court, St. Charles Parish LA
Brandie Fabre
(Signature of Notary Public) **SEAL**

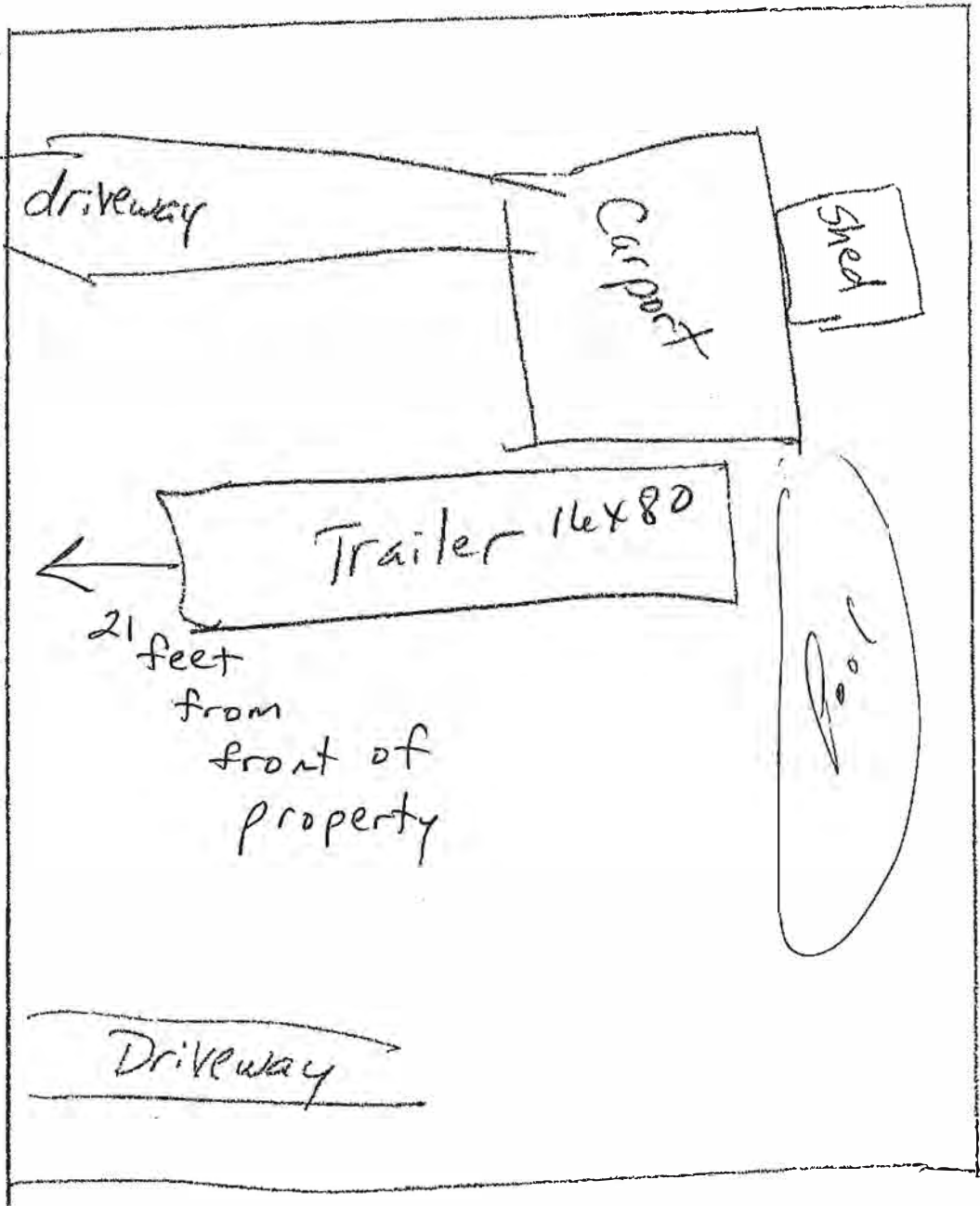
FOR OFFICE USE ONLY:

ZBA Case #: 2023-23-ZBA Property Identification #: 40340010001A Date submitted: 6/2/23
Receipt #: 10294311 Flood Zone: X / DFIRM A65 Zoning District: O-L
Subdivision Name: Coteau De France Numbered Farm lots
Square # _____ Lot # 1A Block 1 Property sq. ft. 0.498 acres
Code Section being appealed: Appendix A, Section VI. A [1] 2.

Hillcorp

Hillcorp

Old Spanish Trail



Lirette

Ken
Bresant

2023-23-ZBA, Colleen Lirette

Reduce the required front yard setback in O-L





Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-24-ZBA

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:

Craig and Irlene Mender
2361 Ormond Boulevard
Destrehan, LA 70047
985.212.1681; craig.mender@outlook.com

LOCATION:

2361 Ormond Boulevard, Destrehan; Lot 850, Square 22, Section 3, of Ormond Country Club Estates

REQUEST:

Reduce required rear yard setback from 25 feet to 5 feet for construction of an attached carport with a storage room and covered terrace.

SITE INFORMATION

SIZE OF PROPERTY: Approximately 16,895 sq. ft.

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

SURROUNDING ZONING AND LAND USE: R-1B zoning is located to the North and South. R-1A zoning is located to the rear and across Ormond Blvd. The site is located in a developed single-family neighborhood.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: Asphodel Drive

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

APPLICABLE CODE REGULATION(S)

Appendix A. Section VI. Zoning District Criteria and Regulations

B. Residential districts—the regulations in the Residential Districts are as follows:

[III.] *R-1B. Single family residential detached conventional homes*—Light to medium density.

2. Spatial Requirements:

- a. Minimum lot size: Ten thousand (10,000) square feet per family; minimum width—eighty (80) feet.
- b. Minimum yard sizes:
 - (1) Front—Twenty-five (25) feet.
 - (2) Side—Eight (8) feet.
 - (3) Rear—Twenty-five (25) feet.**
 - (4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.
- c. Accessory buildings:
 - (1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.**
 - (2) The accessory building shall not exceed two-story construction.
 - (3) Minimum rear and side setbacks of a detached accessory building shall be five (5) feet.
 - (4) Accessory buildings shall be located on the same parcel of land as the main structure.
 - (5) Nonresidential accessory buildings shall not be permitted.
- d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

DEPARTMENT ANALYSIS & FINDINGS

1. An application was submitted on June 13, 2023 requesting a reduction of the rear yard setback at 2361 Ormond Boulevard in order to permit and construct an attached carport/storage room and covered terrace.
2. The covered terrace and carport/storage room are shown under a common roof extending from the rear of the existing house. The covered terrace is shown nearly 22 feet from the rear property line and the carport/storage room is shown 5 feet from the rear property line.
3. Approximately 777 sq. ft. of the proposed structures are shown within the rear yard setback, which equates to approximately 24.8% within the “required rear yard.”
 - This is noteworthy since accessory structures under this zoning district are limited to occupying no more than 25% of the required rear yard, limiting any future additions or residential accessory structures on this property within that space.
4. Lot 850, Square 22, Section 3, Ormond Country Club Estates was platted as part of the Subdivision of Ormond Country Club Estates in 1977. The residence was constructed in 1983 (Permit #2462-83).
5. The Board of Adjustments has heard similar variance requests in the area:
 - 2009-17-ZBA – Approved a variance reducing the rear yard setback for a residential addition from 25 ft. to 10 ft. at 75 Rosedown Drive.
6. In order to meet the zoning district requirements the applicant could redesign the carport as a detached structure which permits it within 5 feet of the rear property line, and redesign the covered terrace within the 25 foot rear yard setback.



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 2361 ORMOND BLVD.

City DESTREHAN State LA Zip 70047

Subdivision ORMOND ESTATES Lot 850 Block _____ Section 3

Owner/Applicant Name CRAIG & IRENE MENDER

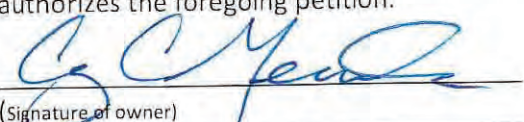
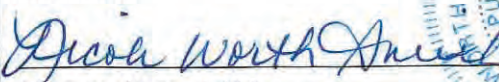

Mailing Address 2361 ORMOND BLVD

City DESTREHAN State LA Zip 70047

Phone # (985) 212-1681 Email Craig.mender@outlook.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? There appears to be a 20' setback at the back of my property that comes within a couple of feet of my back patio. This does not allow me to add a carport. My neighbor appears to be within 5' of the property.
 Please attach any additional information to clarify or explain your request to the Board. (cont.)

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

<p>OWNER: <u>CRAIG C. MENDER</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.  <small>(Signature of owner)</small></p>	<p>NOTARY PUBLIC: Subscribed and sworn to before me this <u>25th</u> day of <u>April</u>, 20 <u>23</u> in my office at <u>St. Charles Parish</u> Louisiana.  <small>(Signature of Notary Public)</small> <u>NICOLE WORTH SMITH</u>  SEAL</p>
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FOR OFFICE USE ONLY:

ZBA Case #: 2023-24-ZBA Property Identification #: 302200000850 Date submitted: 6/13/23
 Receipt #: 10309377 Flood Zone: _____ Zoning District: R1B
 Subdivision Name: ORMOND COUNTRY CLUB-BLVD.
 Square # 22 Lot # 850 Block _____ Property sq. ft. Approx. 16,900
 Code Section being appealed: Appendix A, Sec. VI, B. [iii], 2. b. rear yard

Rear yard set

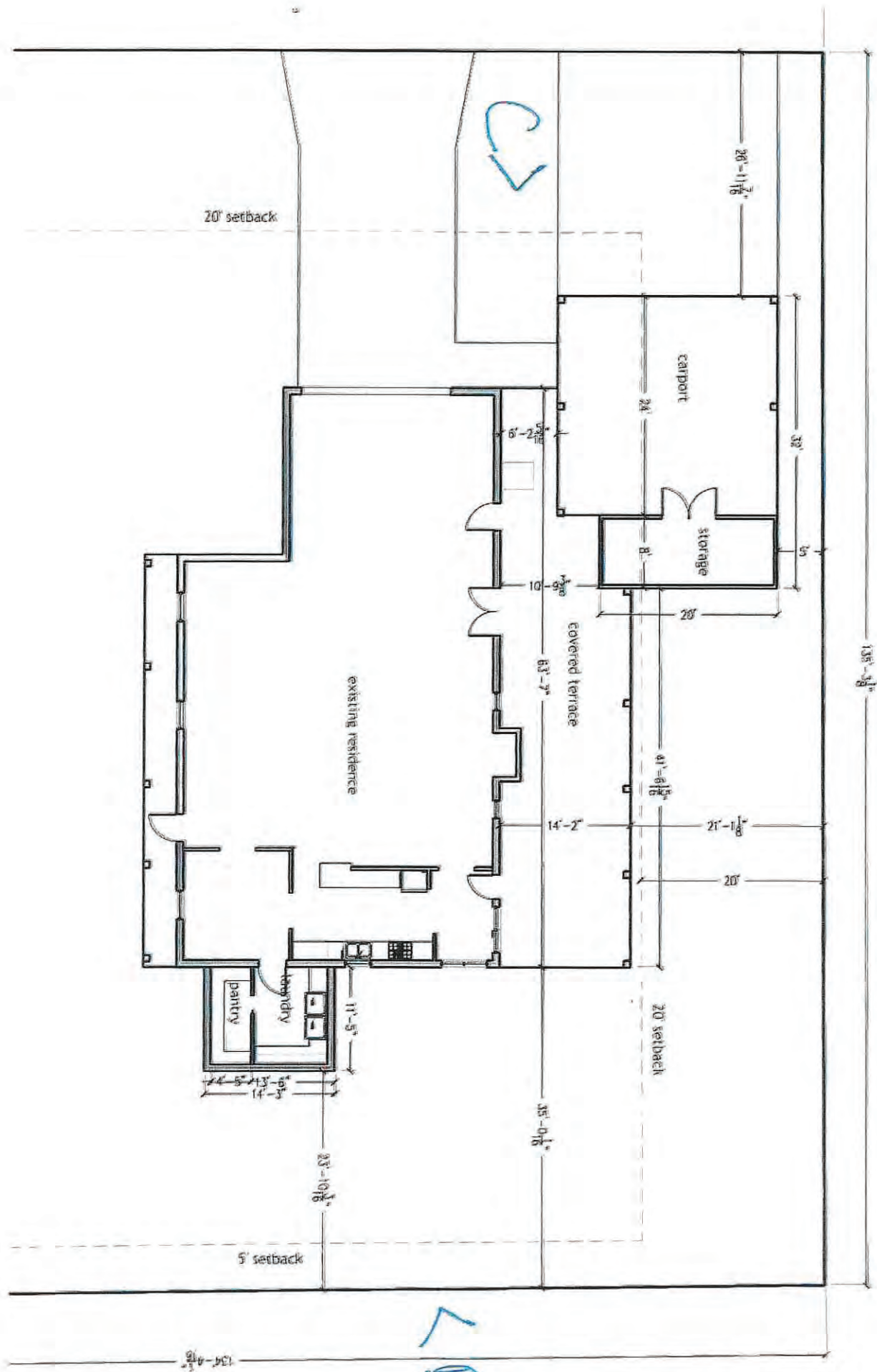
APPLICATION TESTIMONY (cont.)

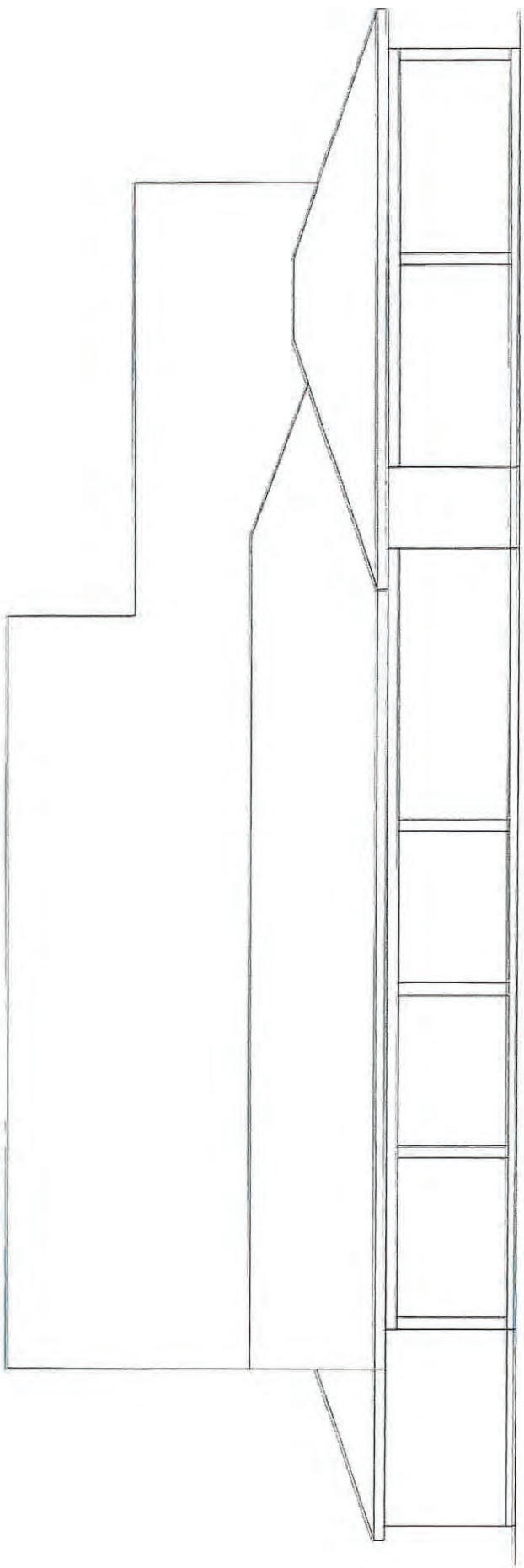
with a garage. The property I am referencing is 4 Asphodel Drive. I am respectfully requesting the same 5-6' variance on the back property line in order to complete construction of a carport. We will adhere to the 20' setback off Asphodel Drive.

Thank you,
Cy Menden

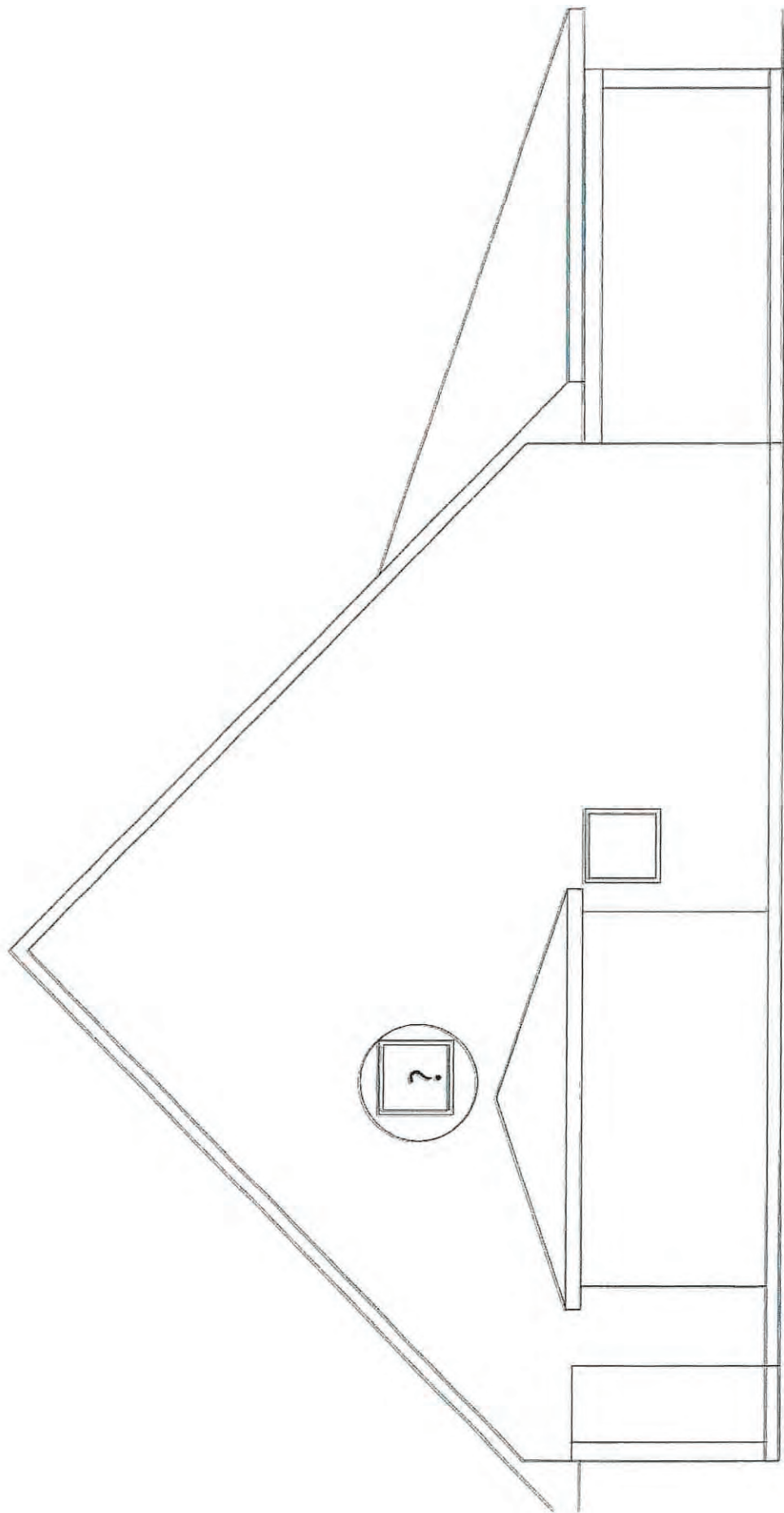
Nicole Worth Smith
NICOLE WORTH SMITH
4/25/2023



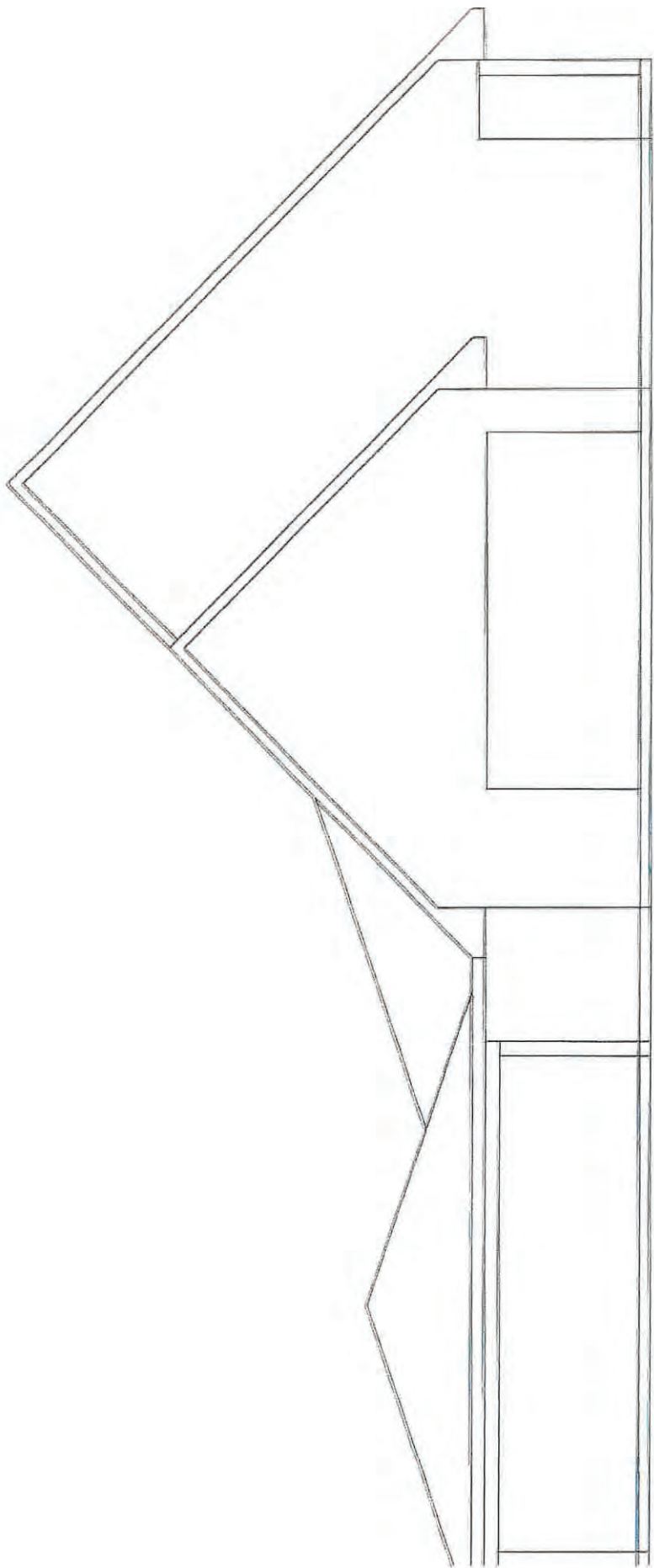




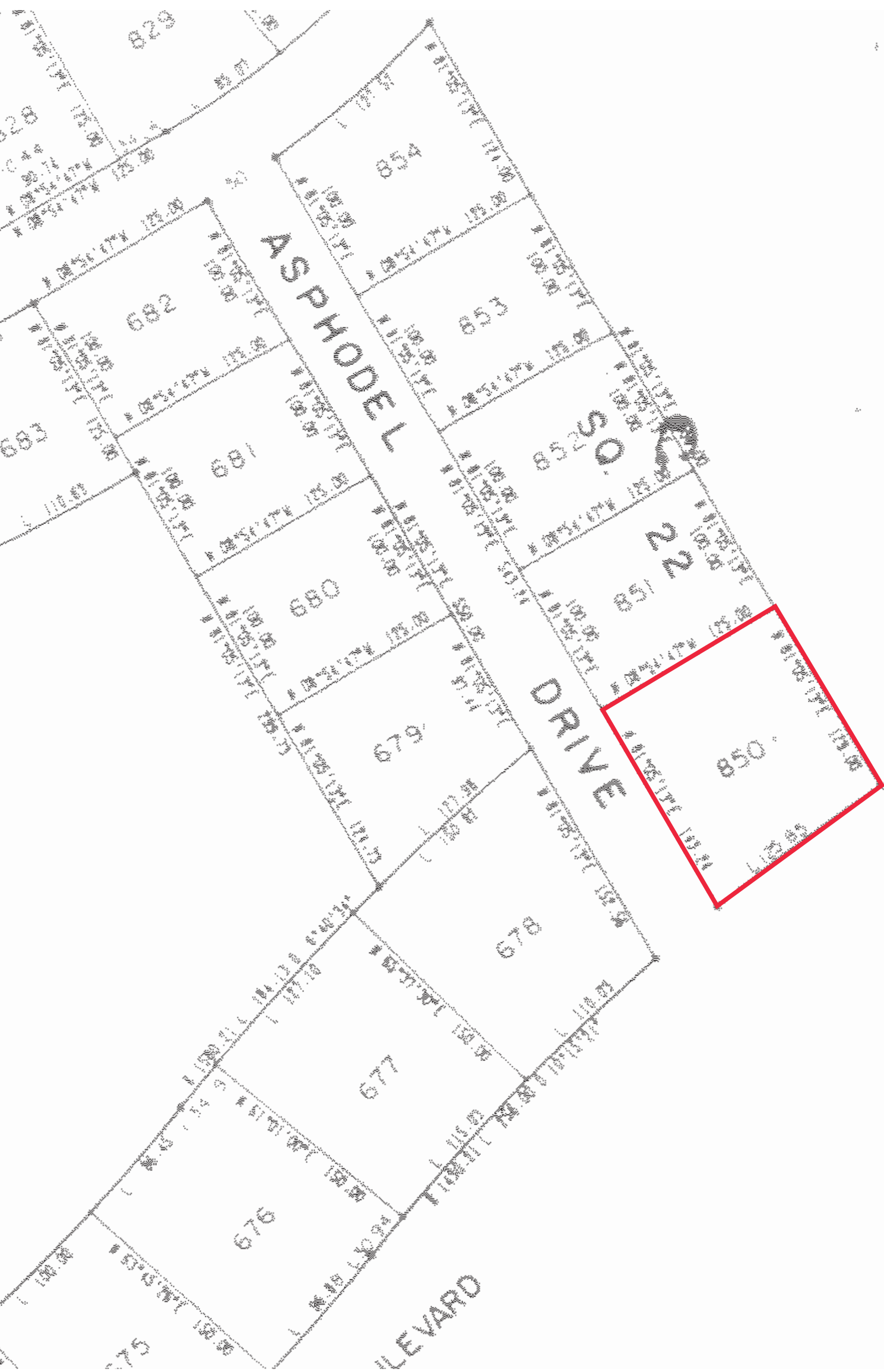
A



B



2



2023-24-ZBA, Craig and Irlene Mender

Reduce the required rear yard setback in R-1B





Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-25-ZBA

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF APPLICANT:

Tien Nguyen for South Coast Builders
 112 Noel Dr
 Westwego, LA 70094
 832.407.4864; tiennguyen1978@yahoo.com

LOCATION OF SITE:

149 Pleasant Valley Drive; Lot 4 Pleasant Valley Extension

REQUESTED ACTION:

Reduce the minimum building elevation from 6 ft. NAVD 88 to no less than -1.4 ft. NAVD 88 or (-0.38 ft. NGVD 29, which is 12 in. above the centerline of the street nearest the lot.

SITE INFORMATION

SIZE OF PARCEL: 12,040 sq. ft.

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

SURROUNDING ZONING AND LAND USE: R-1A zoning surrounds the site. Pleasant Valley Drive is building-out with four (4) site-built, single-family houses completed since 2021.

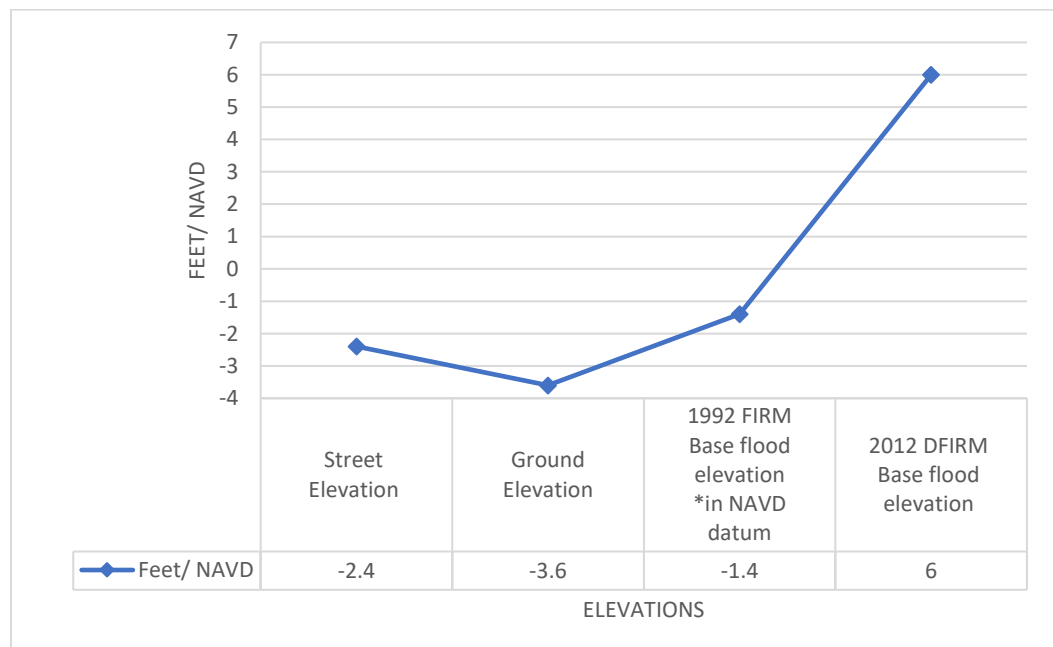
FUTURE LAND USE RECOMMENDATION: Low-Density Residential

TRAFFIC ACCESS: Pleasant Valley Drive is a local or tertiary street that originates at Bayou Gauche Road and connects to Shamrock Drive.

UTILITIES: Standard utilities are available for the site

BASE FLOOD ELEVATION (BFE): X-Zone with a preliminary DFIRM AE +6 ft. NAVD 88

MINIMUM BUILDING ELEVATION: +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:
- The danger to life and property due to flooding or erosion damage;
 - The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - The danger that materials may be swept onto other lands to the injury of others;
 - The compatibility of the proposed use with existing and anticipated development;
 - The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - 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 request is for reduction of the minimum building elevation for a site-built, single family house on slab at 149 Pleasant Valley Drive.
2. The lot was platted in 2006.
3. The lot is less than ½ acre.
4. The minimum building elevation in 2006 was 1 ft. above the centerline of the street.
5. The effective Flood Insurance Rate Map (1992 FIRM) shows the lot in a shaded X-zone which is not a Special Flood Hazard Area (SFHA).
6. St. Charles Parish requires a minimum building elevation of 1 ft. above the centerline of the street in X zones; the elevation of Pleasant Valley Drive at the location is -2.4 ft. (NAVD 88 datum).
7. The Preliminary Digital Flood Insurance Rate Map (2012 DFIRM) shows the lot in a Special Flood Hazard Area (SFHA)—an AE zone with an anticipated base flood reaching 6 ft. above mean sea level (NAVD 88 datum).
8. Ordinance 13-7-7 states “...for the purpose of determining minimum building elevations, the Preliminary Digital Flood Insurance Rate Maps (DFRIM) 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.”
9. This means the minimum building elevation at 149 Pleasant Valley Drive is +6 ft. NAVD 88.
10. The property owner has signed the addendum to the application for variance from BFE requirements and the acknowledgement and indemnification agreement.
11. The property owner has not demonstrated that the minimum building elevation creates an exceptional hardship to them.
12. Regarding similar variances in the area, the Zoning Board of Adjustment has reduced the minimum building elevation as follows:
 - from 6 ft. to -0.97 ft. NAVD 88 at 153 Pleasant Valley Drive (2020-25-ZBA)
 - from 6 ft. to -1.35 ft. NAVD 88 at 145 Pleasant Valley Drive (2020-44-ZBA)
 - from 6 ft. to -1.58 ft. NAVD 88 at 154 Pleasant Valley Drive (2020-45 ZBA)
 - from 6 ft. to -1.35 ft. NAVD 88 at 142 Pleasant Valley Drive (2020-62-ZBA)
 - from 6 ft. to -1.47 ft. NAVD 88 at 150 Pleasant Valley Drive (2021-24-ZBA)
13. In order to meet regulations, the property owner could place the building and machinery at the minimum required elevation on pilings, columns, or fill.
14. If FEMA requires the Parish to adopt the DFIRM or any map that shows the property in a SFHA, it could become mandatory for the mortgagor of the property to purchase flood insurance within six months of the adoption of the map. The cost could be high.



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 149 Pleasant Valley Dr

City Des Allemands State LA Zip 70030

Subdivision Pleasant Valley Lot 4 Block _____ Section _____

Owner/Applicant Name Tien Nguyen

Mailing Address 112 Noel Dr


City Westwego State VA Zip 70094

Phone # 832-407-4864 Email Tiennguyen1978@yahoo.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? Building high 6' feet will get into my budget building. I also want to be same elevation as all my neighbors

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>Tien Nguyen</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. _____ <small>(Signature of owner)</small></p>	<p>NOTARY PUBLIC: Subscribed and sworn to before me this <u>16th</u> day of <u>June</u>, 20<u>23</u> in my office at <u>Route LA, St. Charles Parish</u> Louisiana. _____ <small>(Signature of Notary Public)</small></p> 
--	--

FOR OFFICE USE ONLY:

ZBA Case #: 2023-25-ZBA Property Identification #: [scribble] Date submitted: _____

Receipt #: 10314722 Flood Zone: _____ Zoning District: _____

Subdivision Name: _____

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

Code Section being appealed: _____

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

Tien Nguyen (NAME), (hereinafter "appearers"). The appearers acknowledged

that they are the owners of the property located at 149 Pleasant Valley Dr (ADDRESS)

Des Allemands LA 70030 (CITY, STATE, ZIP), and that said property was acquired by

Instrument registered in the official records of St. Charles Parish at COB _____ FOLIO _____.

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; however, the building(s) elevation will meet the National Flood Insurance Program (NFIP) effective map requirements at 12".

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 16th day of June, 20 23.

WITNESSES:

[Signature]
(Signature)

Kathryn Moore
(Print Name)

[Signature]

NOTARY PUBLIC

Jordyn Kratzberg
(Print Name)

BAR NO. 189813

APPEARERS:

[Signature]
(Signature)

Tien Nguyen
(Print Name)





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 why 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.)
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.)
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.)
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.)
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: 86 x 140 = 12,040 sqft
 - C. Existing average grade at center of property and existing grades of all corners: ~~0.00~~ -3.6
 - D. Existing center line street grades: - 2.40
 - E. Distances from property lines and any existing structures on abutting properties and the elevations of those structures: W/A
 - F. Any other physical features which may affect the granting or denial of the application (i.e. drainage canals, levees, etc.): NO
 - G. Photographs of the property and adjacent properties.
 - H. Any other pertinent information or documents to support this request.

GASSEN SURVEYING, LLC

1026 GASSEN ST
Luling, LA 70070

GRADE CERTIFICATE

February 10, 2022

Lot Number: 4 Square:

Subdivision: Pleasant Valley Extension

Municipal No.: 149 Pleasant Valley Drive

Firm Zone:	X	Base Flood Elevation:	N/A	NGVD
DFIRM ZONE:	AE	DFIRM Advisory Base Flood Elevation:	6.00	NAVD
		(CONSTRUCTION REQUIREMENT)		

Existing Street Elevation:	-1.38	NGVD
		-2.40	NAVD

Existing Ground Elevation:	-2.6	NGVD
		-3.6	NAVD

Reference Elevation Mark Only:	1.02	NGVD
		0.00	NAVD

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

*PROPOSED LOWEST FLOOR ELEVATION: _____

DESCRIPTION: MARK ON LIGHT POLE #2 ACROSS THE STREET

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

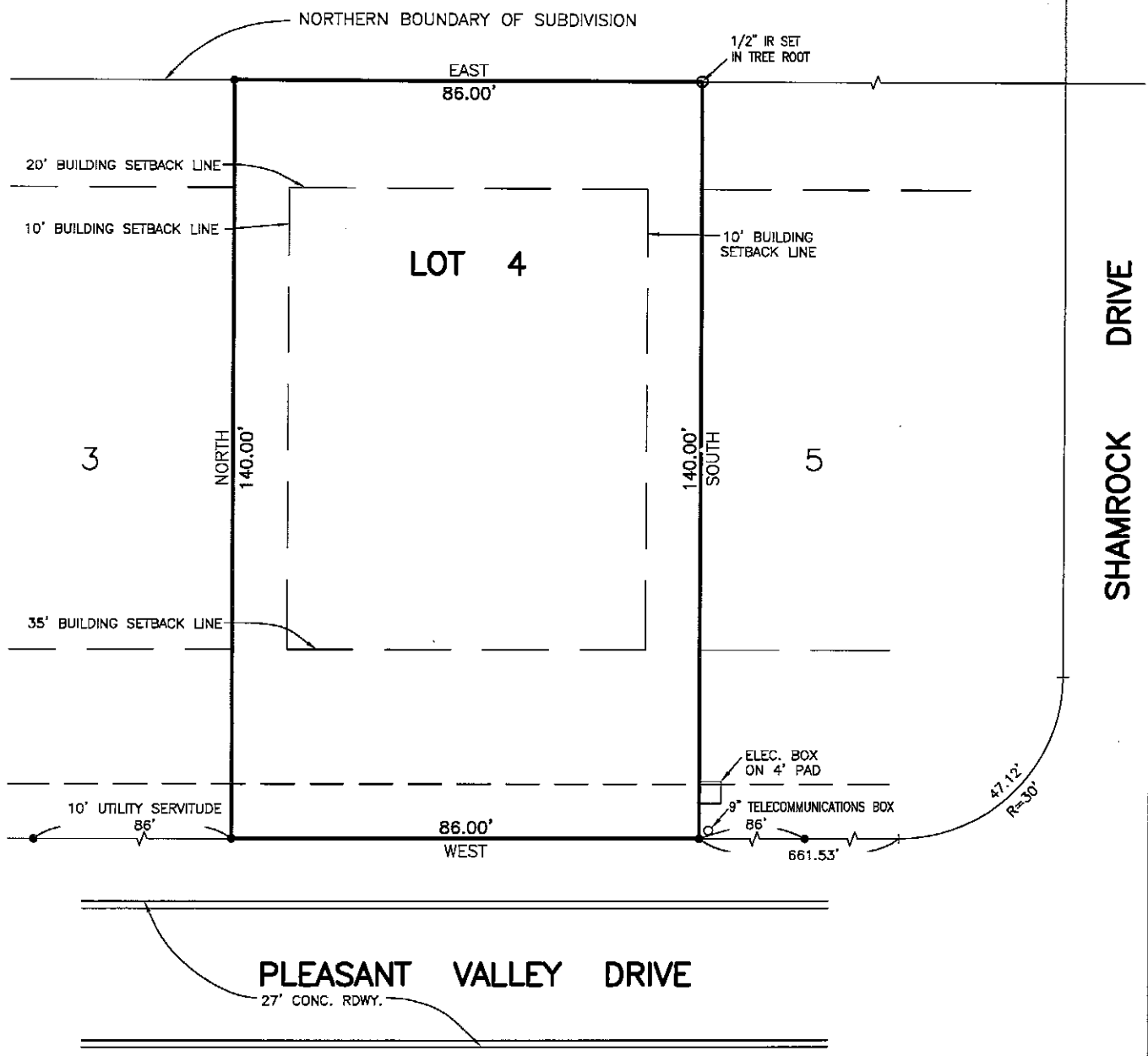
*The floor of an attached enclosed garage may be considered as the lowest floor for Flood Insurance rating. Please consult your insurance agent.



[Handwritten Signature]
 Louis J. Gassen, Jr., PLS
 Registration No. 4945

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

MATHERNE DRIVE Side



**SURVEY OF LOT 4
 PLEASANT VALLEY EXTENSION
 IN SECTION 3, T15S - R20E
 ST. CHARLES PARISH, LOUISIANA**
 SCALE: 1" = 30' FEBRUARY 10, 2022

LEGEND
 ● = 1/2" IRON ROD FOUND
 ○ = 1/2" IRON ROD SET
 IR = IRON ROD
 BEARINGS ARE BASED
 ON SUBDMISION PLAN

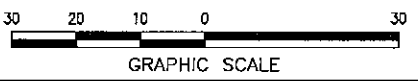
CERTIFIED TO SOUTH COAST BUILDERS LLC

NOTE:
8' REAR & SIDE SETBACK
FOR DETACHED BUILDINGS

REFERENCE PLAN:
PLEASANT VALLEY EXTENSION BY LUCIEN C.
GASSEN, PLS, DATED JULY 10, 2006

The servitudes shown on this survey are limited to those set forth per subdivision plat and there is no representation that all applicable servitudes are shown hereon. No title search or public record search was made in compiling data 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
 1026 Gassen Street
 Luling, Louisiana 70070

GASSEN SURVEYING, LLC

2023-25-ZBA, Tien Nguyen

Reduce the required construction elevation to permit a single-family home.





Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-26-ZBA

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:

Chandra Evans
305 South Fashion Boulevard
Hahnville, LA 70057
504.559.8100; cwhiteevans@yahoo.com

LOCATION:

2 River Birch Lane, St. Rose; Lot 51, Charlestown Subdivision

REQUEST:

Reduce required rear yard setback from 20 feet to zero (0) feet.

SITE INFORMATION

SIZE OF PROPERTY: Approximately 2,015 sq. ft.

EXISTING ZONING: R-3, Multi-family residential

SURROUNDING ZONING AND LAND USE: The site is part of the Charlestowne condo development zoned R-3. Riverview Estates, a single family residential subdivision, is adjacent to the Riverview Dr. side.

FUTURE LAND USE RECOMMENDATION: Residential High

TRAFFIC ACCESS: Shared Driveway via West Club Dr.

BASE FLOOD ELEVATION (BFE): X Zone

APPLICABLE CODE REGULATION(S)

Appendix A. Section VI. Zoning District Criteria and Regulations

B. Residential districts —

[VIII.] R-3. Multi-family residential.

2. Spatial Requirements: b. Minimum yard sizes:

(1) Front—Twenty (20) feet.

(2) Side— Ten (10) feet.

(3) Rear—Twenty (20) feet.

(4) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.

DEPARTMENT ANALYSIS & FINDINGS

1. After speaking with permits, on June 20, 2023 an application was submitted requesting a variance from the required front yard setback for a carport at 2 River Birch, St. Rose.
2. Granting the variance would reduce the setback twenty (20) ft. to zero (0) ft., and crossing the property line into a shared access drive.
3. Lot 51 was platted as part of Charlestown Subdivision in 1972.
4. This area of Charlestown consists of privately owned condos on individual lots. The units front common areas with sidewalks acting as the “streets” (River Birch Lane). The rear of the properties consist of parking and storage areas accessed by shared interior access drives. The majority of properties in Charlestown have a carport covering the parking area in the rear and extending into the shared interior access drives.
5. A carport existed prior to Hurricane Ida as seen in Aerials from GIS and the Assessor’s Office. Aerial photographs taken post Hurricane Ida show a damaged carport.
6. The Board of Adjustments has not heard any similar variance request in the area.
7. It is not possible to redesign the carport in a way that would meet current setback requirements due to the way this section of Charlestown was developed.



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 7 River Birch

City St. Rose State La Zip 70087

Subdivision Charlestowne Lot _____ Block _____ Section _____

Owner/Applicant Name Chandra Evans

Mailing Address 305 S. Fashion Blvd.

City Hahnville State La Zip 70057

Phone # 504-559-8100 Email CWhiteevans@yahoo

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? _____
Too close to property lines. Doesn't meet setbacks
Looking to have cars covered as is the majority
of properties in neighborhood. IDA destroyed original carport

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>CHANDRA EVANS</u> 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. <u>Chandra Evans</u> (Signature of owner) <u>Chandra Evans</u></p>	<p>NOTARY PUBLIC: Subscribed and sworn to before me this <u>21ST</u> day of <u>June</u>, 20<u>23</u> in my office at <u>Kenner</u> Louisiana. <u>Kathleen M. Cambre</u> (Signature of Notary Public) SEAL</p> <p align="center"><small>OFFICIAL SEAL KATHLEEN M. CAMBRE NOTARY PUBLIC-LOUISIANA NOTARY #88509 PARISH OF JEFFERSON My Commission is For Life</small></p>
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FOR OFFICE USE ONLY:

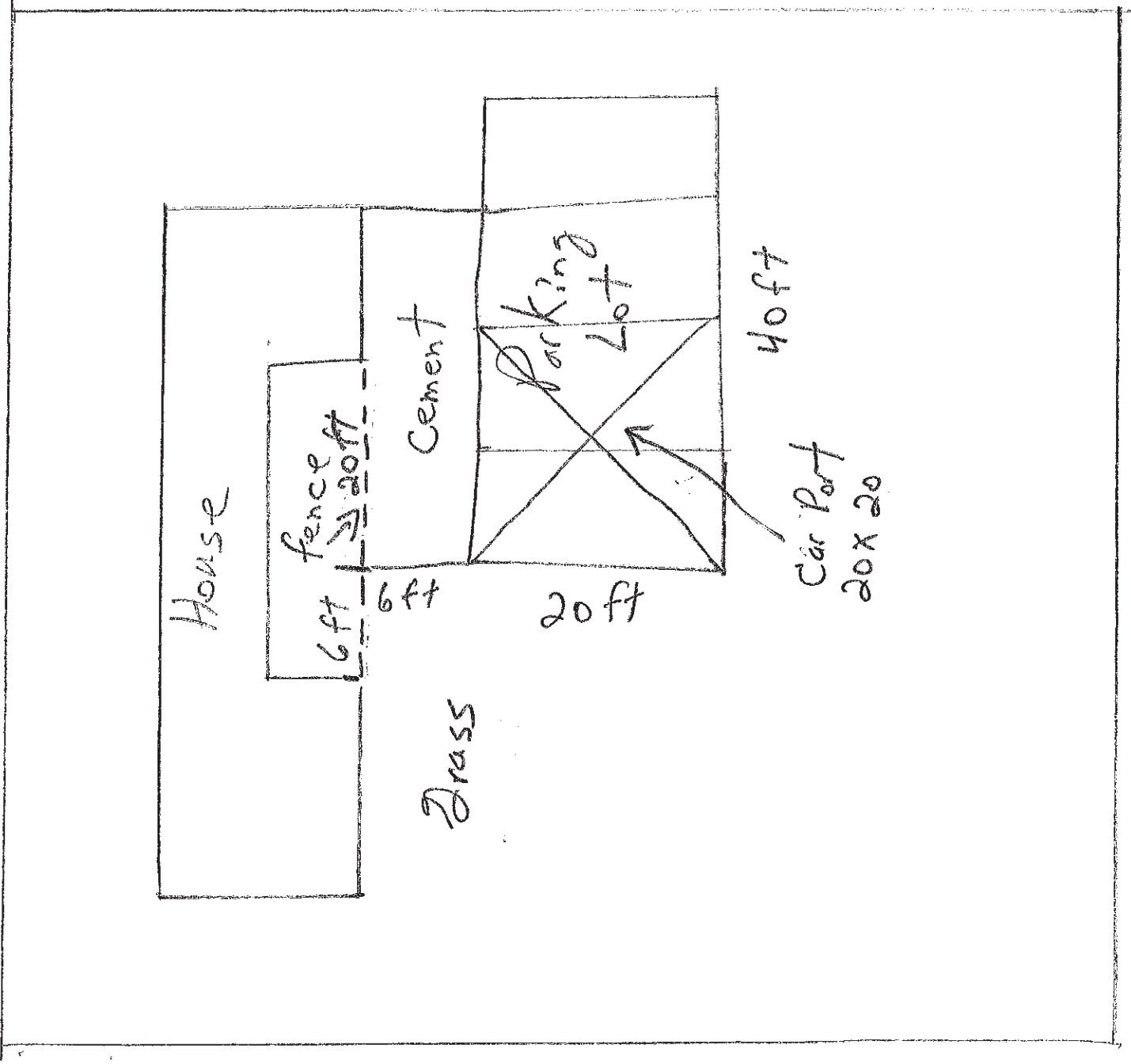
ZBA Case #: 2023-26-ZBA Property Identification #: _____ Date submitted: _____

Receipt #: 10320315 Flood Zone: _____ Zoning District: _____

Subdivision Name: _____

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

Code Section being appealed: _____



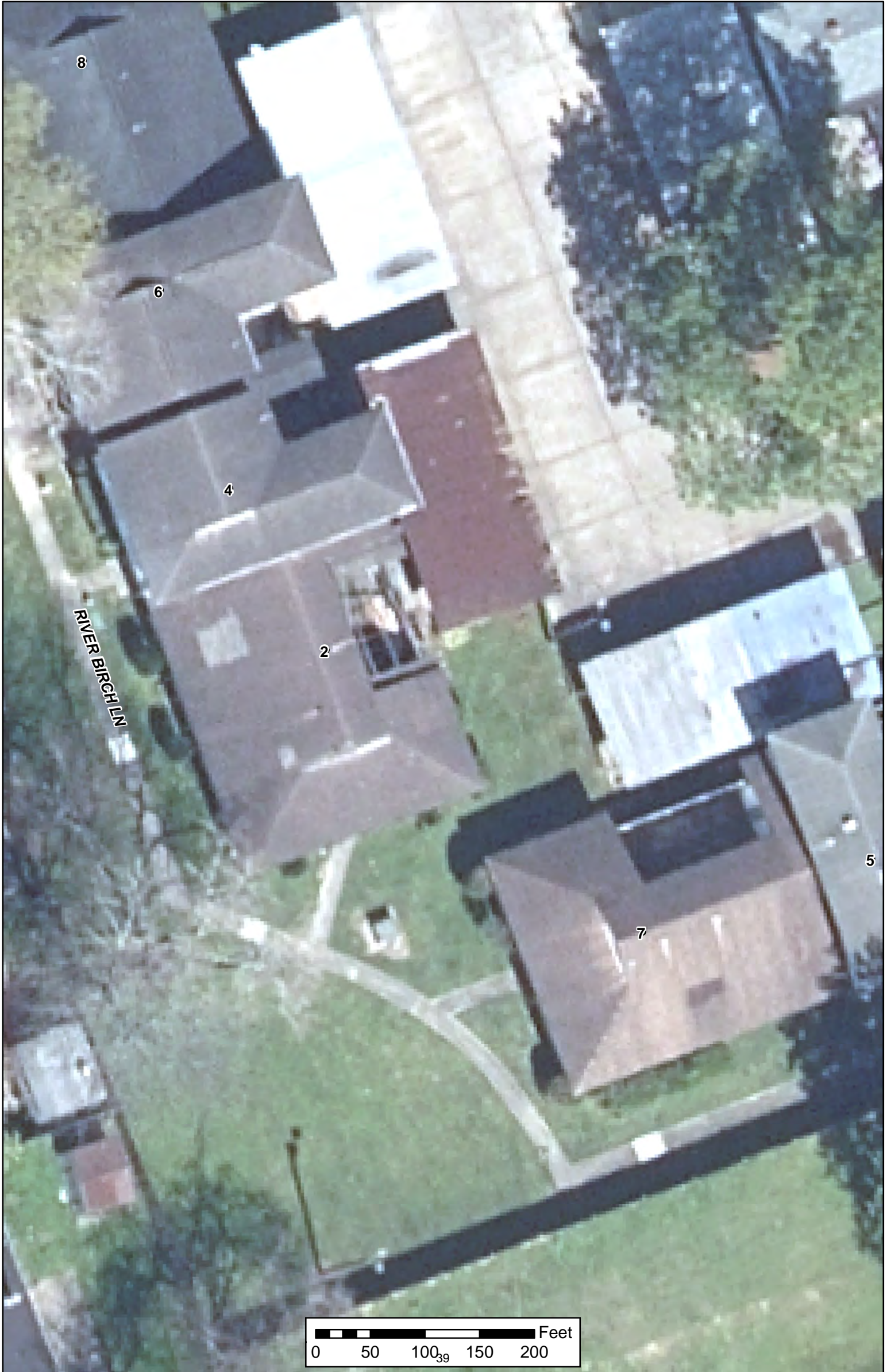
Post Hurricane Ida



© All EagleView Technology Corporation



2 River Birch - 2020 Aerial
Location of Carport prior to Hurricane Ida



2023-26-ZBA, Chandra Evans

Reduce the required front yard setback in R-3





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-27-ZBA**

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:

Gloria and Lynn St. Pierre
153 Annex Street
New Sarpy, LA 70078
504.559.4881; gloriastpierre1@gmail.com

LOCATION:

153 Annex Street, New Sarpy; Lots 14, 15 and 16, Square 1, St. Charles Terrace Annex Subdivision

REQUEST:

Reduce required side yard setback to five (5) inches for construction of an attached carport.

SITE INFORMATION

SIZE OF PROPERTY: 7,800 sq. ft.

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

SURROUNDING ZONING AND LAND USE: R-1A; the site is located in a developed single-family residential neighborhood with site-built homes.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: Annex Street

BASE FLOOD ELEVATION (BFE): A99, DFIRM: X

APPLICABLE CODE REGULATION(S)

Appendix A. Section VI. Zoning District Criteria and Regulations

B. Residential districts

[1.] 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. Around June 14, 2023 Code Enforcement observed the installation of a carport without a permit and advised the owner to apply.
2. Upon speaking to permits the owner was advised the structure does not meet setback requirements and a variance must be approved to permit the structure and allow construction to continue.
3. Approval of the variance would reduce the side yard setback from 5 feet to 5 inches, and place 164.5 sq. ft. of the 493.5 sq. ft. carport (33%) within the required side setback.
4. Lots 14, 15, and 16, Square 1 of St. Charles Terrace Annex Subdivision was first platted in 1930.
5. A variance was previously approved for this property reducing the side yard setback for an attached carport from 5 feet to 1 foot (2003-21-ZBA). A permit was issued (16835-03) but the structure was not built. After six months without progress the permit was voided and the variance expired.
6. The Board of Adjustments has heard similar variance requests in the area:
 - 2003-17-ZBA – Denied a side yard setback variance from five (5) ft. to one (1) ft. and a front yard setback variance from 19.94 ft. to two (2) ft. for an attached carport at 152 Annex Street.
 - 2003-34-ZBA – Approved a front yard setback variance from 19.94 ft. to two (2) ft. for an attached carport at 152 Annex Street.
7. In order to meet the zoning district requirements the applicant would need remove the structure and replace with a carport that meets the zoning requirements.



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 153 Annex St.
City Destrehan State La. Zip 70047
Subdivision St. Charles Terrace ANNEX Lot 14, 15, 16 Block Square 1 Section _____
Owner/Applicant Name Gloria & Lynn St. Pierre
Mailing Address P.O. Box 154 (153 Annex St. Destrehan, La 70047)
City New Sarpy State La. Zip 70078
Phone # 504-559-4881 Email Gloriastpierre1@gmail.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? I understand that my patio cover is large but I needed a cover to block the sun and be able to open my storm door and door to keep the sun from heating the knobs up so much.

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>Gloria St. Pierre & Lynn St. Pierre</u> 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. <u>Gloria St. Pierre</u> (Signature of owner) <u>Lynn St. Pierre</u></p>	<p>NOTARY PUBLIC: Subscribed and sworn to before me this <u>21th</u> day of <u>June</u>, 20<u>23</u> in my office at <u>Norco, LA 70079</u>, Louisiana. <u>Gary L. Smith Sr.</u> (Signature of Notary Public) <u>GARY L. SMITH SR.</u> SEAL LSBA# 25878</p>
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FOR OFFICE USE ONLY:

ZBA Case #: _____ Property Identification #: _____ Date submitted: _____
Receipt #: _____ Flood Zone: _____ Zoning District: _____
Subdivision Name: _____
Square # _____ Lot # _____ Block _____ Property sq. ft. _____
Code Section being appealed: _____

My husband is disabled because of having a crushed lumbar and had major surgery and still is under the care of a doctor. We needed the shelter to keep him from coming out of the house to get in the car to take him back and forth to doctors and I needed the patio cover to keep him from too much heat and to keep him from getting wet. He had sinus surgery a year ago and he was put under anesthesia and he is almost 70 yrs. old, a few months from now and now I noticed he has lost some of his short term and has lost some of his long term memory. I do most of all the driving back and forth to Metairie and New Orleans. He seems to be able to drive for short trips with me around here in St. Charles Parish East Bank. Without a shelter to block the sun and the rain we struggle even when he was in a wheel chair and even getting groceries is hard for us in heat and rain.

just to fight to bring him into the house. My cement has been here since 2010 and the fence was a link rusted fence was there since the 90's or longer when we bought the house and we asked the previous owner Guy Landry if we could replace the rusted fence to a wooden fence which he said yes so we put up a wooden fence then a long time now and he died and the family sold the house.

I am not trying to harm or upset anyone in our neighborhood, we just wanted a patio cover to cover the sun from our doors and coming out of the rain men for the future in case either one of us needing a wheel chair reason.

We are 70 yrs. old and keep to ourselves. Please reconsider the need and why we wanted to put up the patio cover in the first place. In the meantime the hurricane has blown down my fence

which divides our property from our neighbor Dame Bertead and we still need to replace. The kids keep throwing a football hard and it hits my horse window, door and my cars!

My doors handles get so hot that I have a difficult time opening the storm door and my metal door. We have lived here for 50 years and I didn't know I needed a permit since the hurricane has blown a lot of covers and fences here away!

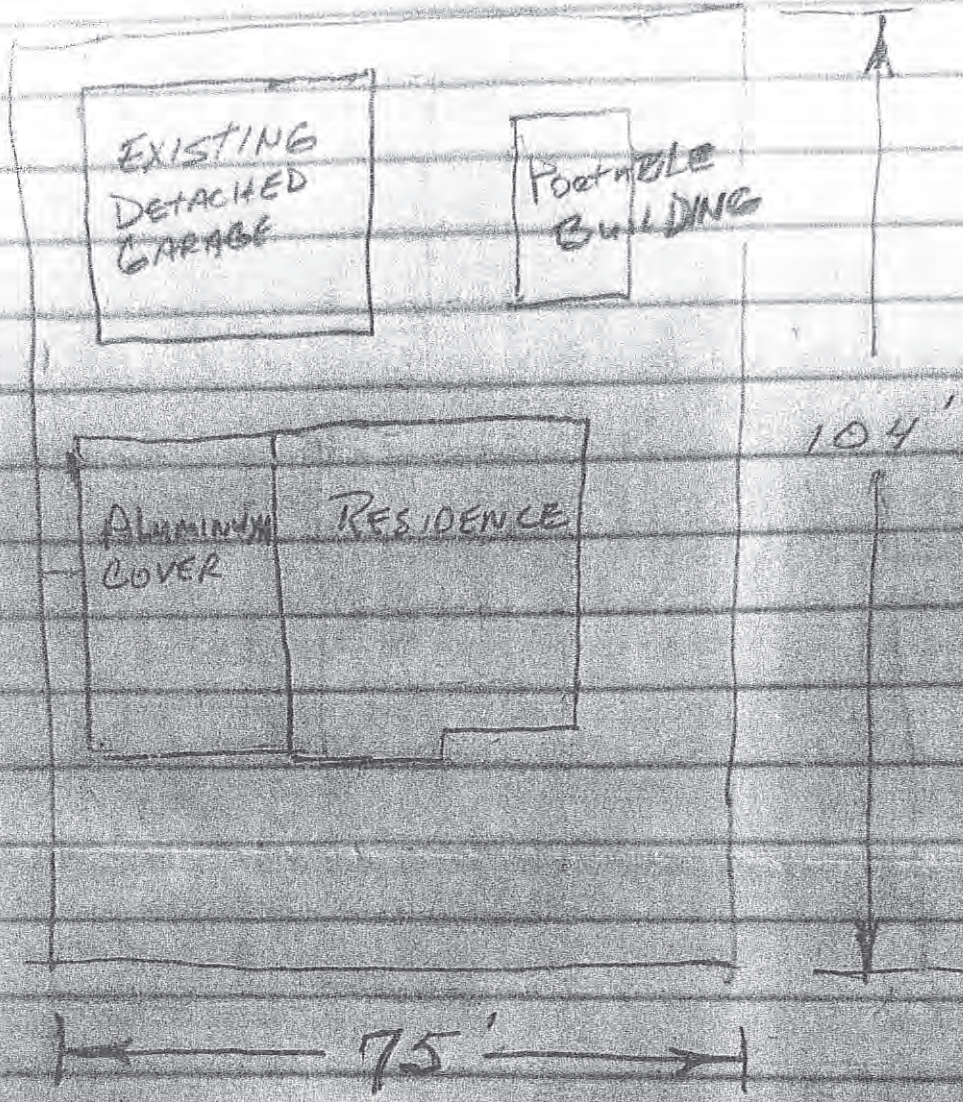
My husband has 2 rods, 4 screws and a cage in his back. He's had 2 infusions and still gets injections to help ease up his pain. I have rheumatoid arthritis now and I'm under the care of a doctor also.

We are sorry for any inconvenience we may have caused. I hope you will let us get the permit and get to finish the job that was started.

Thanks Again in Advance
 Gloria Dean & Lynn St. Pierre (Hors) 504-559-4881
 (Hum) 504-722-6263

Photo

Done





2023-27-ZBA, Gloria and Lynn St. Pierre

Reduce the required side yard setback in R-1A

