

**ST. CHARLES PARISH  
ZONING BOARD OF ADJUSTMENT  
August 17, 2023  
6:00 P.M.**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

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**POSTPONED CASE**

- 1**    **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.

**NEW CASES**

- 12**    **2023 28 ZBA** requested by **Troy Barrios** to reduce the required elevation for an accessory building at **588 Willowridge Drive, Luling**. Zoning District R-1A. Council District 2.

**UNFINISHED BUSINESS -  
NEW BUSINESS –  
MINUTES – (July 20, 2023)  
ADJOURN-**



**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**

**OWNER:**  
CHANDRA EVANS 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.  
Chandra Evans  
(Signature of owner) Chandra Evans

**NOTARY PUBLIC:**  
 Subscribed and sworn to before me this 21<sup>ST</sup> day  
 of June, 2023 in my  
 office at Kenner  
 Louisiana.  
Kathleen M. Cambre  
(Signature of Notary Public) **SEAL**

OFFICIAL SEAL  
 KATHLEEN M. CAMBRE  
 NOTARY PUBLIC-LOUISIANA  
 NOTARY #88509  
 PARISH OF JEFFERSON  
 My Commission is For Life

**FOR OFFICE USE ONLY:**

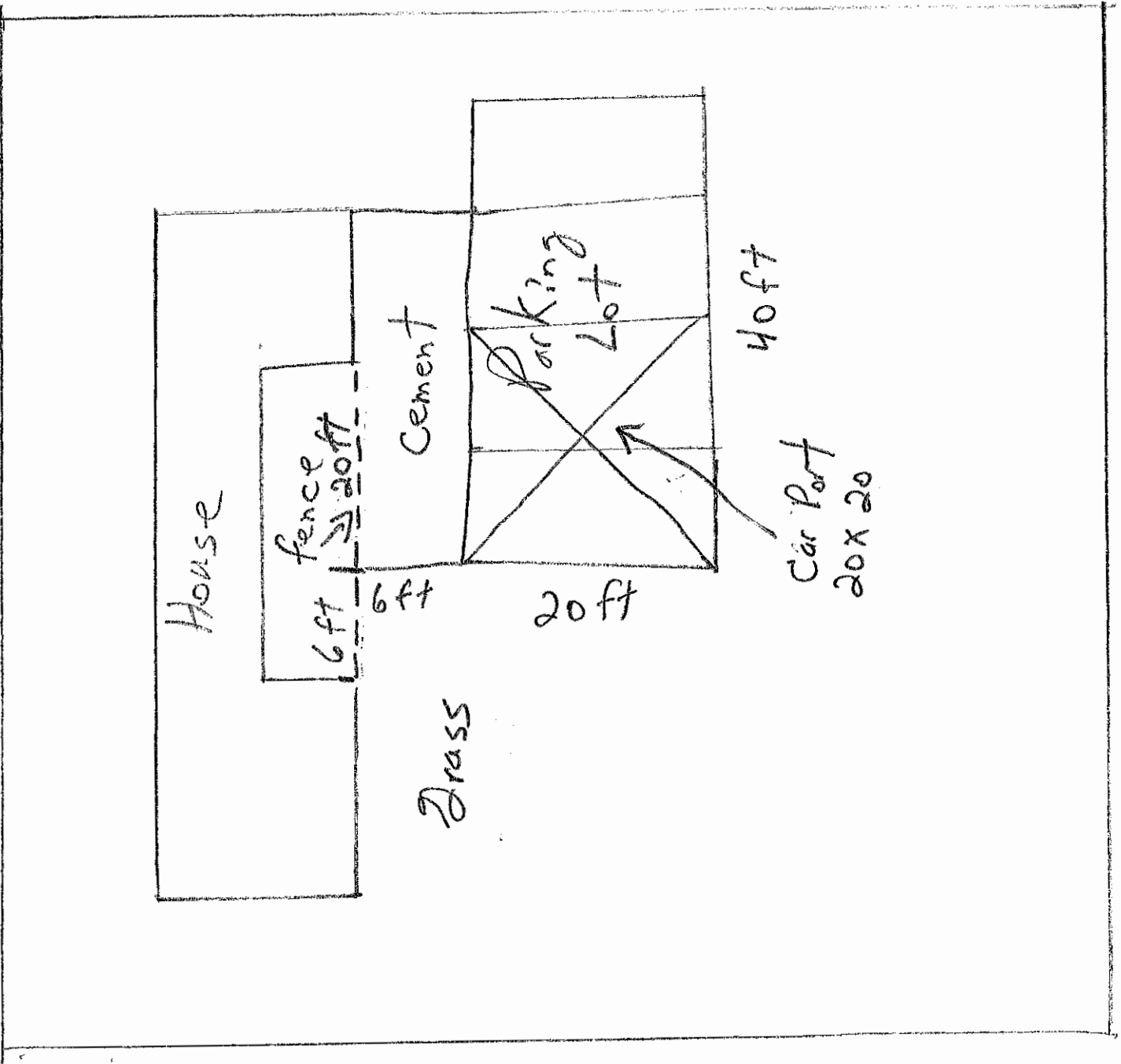
ZBA Case #: 2023-26-ZBA Property Identification #: \_\_\_\_\_ Date submitted: \_\_\_\_\_

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



# STANDARD CARPORT DETAILS

## 12 ft to 24 ft SPAN

LIGHT FRAME CONSTRUCTION



**CAROLINA CARPORTS INC.**  
P.O. BOX 1263  
DOBSON, NC 27017  
TOLL FREE 1-800-670-4262  
LOCAL 336-367-6400  
FAX 336-367-6410

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### METAL CARPORT INSTALLATION PLANS AND DETAILS AND FRAMING AND FASTENER SPECIFICATIONS

**CAROLINA CARPORTS, INC.**  
187 Cardinal Ridge Trail  
DOBSON, NORTH CAROLINA 27017

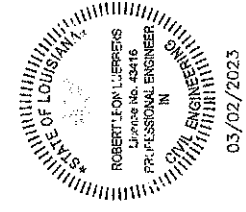
**THE OWNER IS RESPONSIBLE FOR OBTAINING A BUILDING PERMIT, IF NEEDED, AND FOR COMPLYING WITH ALL LOCAL BUILDING CODE REQUIREMENTS.**

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2021 INTERNATIONAL BUILDING CODE INCLUDING THE BUILDING CODE OF LOUISIANA.

BUILDING CODE INFORMATION	
OCCUPANCY CATEGORY	I, II, III, U or S
USE GROUP	2B
CONSTRUCTION TYPE	II
IMPORTANCE FACTOR	1.0
WIND W	1.0
SNOW S	0.8   1.0
EARTHQUAKE I <sub>e</sub>	1.0

DESIGN LOADS	
MIN. DEAD LOAD	5 PSF
MIN. FLOOR LIVE LOAD	125 PSF
MIN. ROOF LIVE LOAD	20 PSF
MIN. GROUND SNOW LOAD	
MAX. GROUND SNOW LOAD	
MIN. ULTIMATE WIND SPEED	SEE TABLE 1
MAX. ULTIMATE WIND SPEED	
EXPOSURE CATEGORY	
SEISMIC RESPONSE COEFFICIENT	0.500



Name: **Troy Evans**  
Address: **2 River Birch Lane**  
City: **Saint Rose** State: **LA**  
Zip: **70087**

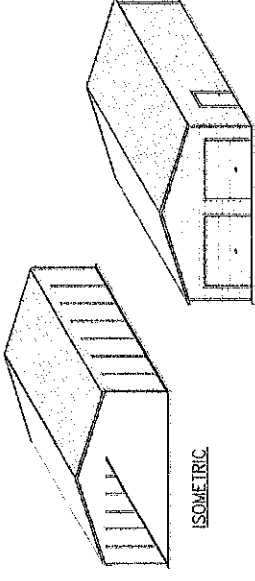
These plans have been provided for the purpose of obtaining a building permit for the construction of the building for:

Use of these plans by anyone else or for any other purpose is prohibited.

03/02/2023  
SHEET 1 OF 4

NOTE: USE  $\odot$  24" x 24" 14 Ga.  
 $\circ$  24" x 24" 12 Ga.  
STEEL TUBE FOR ALL FRAME AND BASE RAIL MEMBERS UNLESS OTHERWISE SHOWN.

NOTE: THESE PLANS INCLUDE STANDARD DETAILS THAT CAN BE USED FOR A WIDE RANGE OF APPLICATIONS. IF SITE SPECIFIC PLANS ARE REQUIRED, A SEPARATE SET OF PLANS WILL NEED TO BE PREPARED.



ISOMETRIC

CONCRETE FOUNDATION DESIGN RECOMMENDATIONS:  
CONCRETE INFORMATION AND DETAILS SHOWN IN THESE PLANS ARE FOR INFORMATION ONLY. THE CONCRETE SLAB AND FOUNDATION ARE BY OTHERS. THE OWNER IS RESPONSIBLE FOR PROVIDING A SUITABLE FOUNDATION FOR THE PROPOSED STRUCTURE AND COORDINATING WITH THE LOCAL BUILDING CODE OFFICIALS.  
CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF 4000 PSI OR HIGHER STRENGTH CONCRETE IS ACCEPTABLE.  
COVER OVER REINFORCING STEEL: REINFORCING BARS SHALL BE 3 INCHES WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE EARTH OR WEATHER AND 1 1/2" ELSEWHERE.  
REINFORCING STEEL SHALL BE MINIMUM GRADE 40. THE USE OF FIBER REINFORCED CONCRETE (FRC) OR WELDED WIRE FABRIC (WWF) IS ACCEPTABLE.

TABLE 1 (HIGH WIND REGION)

**BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS**

WIND EXPOSURE CATEGORY	WIND SPEED (MPH)	WIND SPEED (MPH)	WIND SPEED (MPH)	MAXIMUM SPACING (ft)	MAXIMUM SPACING (ft)	MAXIMUM SPACING (ft)	MAXIMUM SPACING (ft)
B or C	105 TO 140	82 TO 108	5.0	29 Gauge	8		
B or C	145 TO 170	117 TO 132	4.0				

NOTE: 1. Spacing shall be adjusted to the appropriate panel member spacing by the 1/2" or 1" increments shown above.  
2. Fasteners shall be #12 x 4" self-drilling screws, without control head washers.  
3. Spacing shall be adjusted to the appropriate panel member spacing by the 1/2" or 1" increments shown above.  
4. Spacing shall be adjusted to the appropriate panel member spacing by the 1/2" or 1" increments shown above.

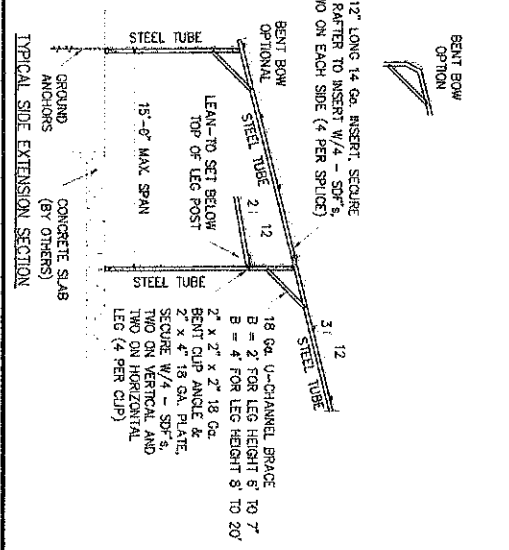
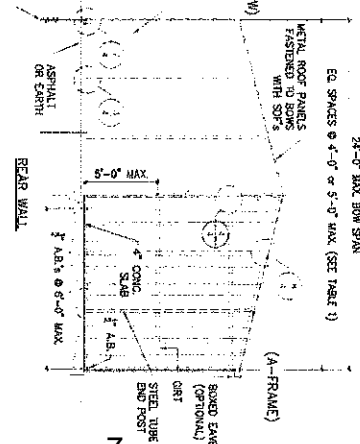
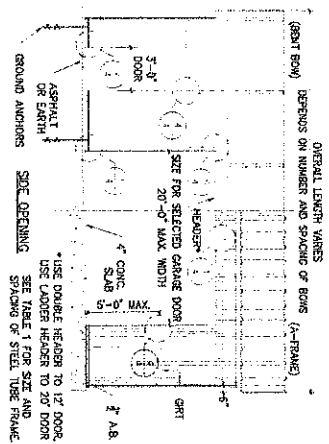
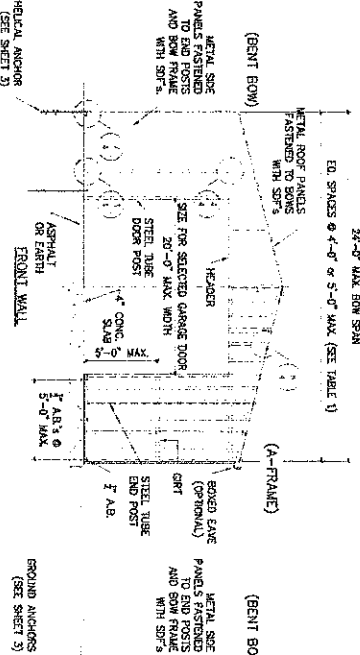
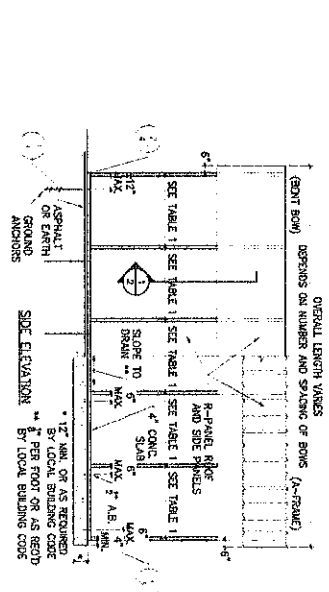
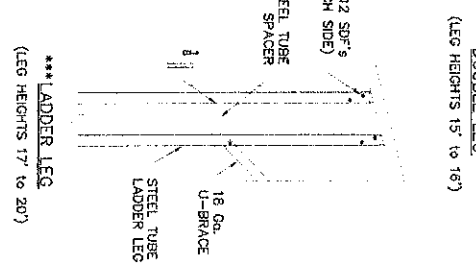
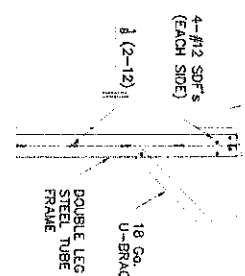
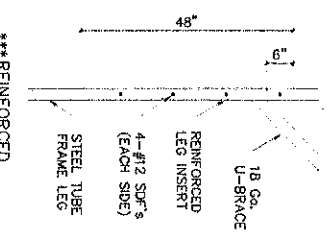
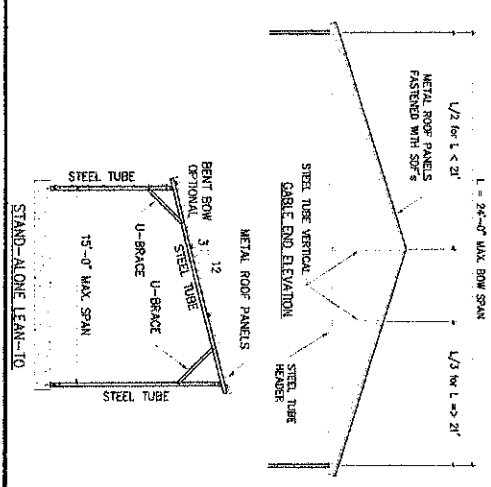
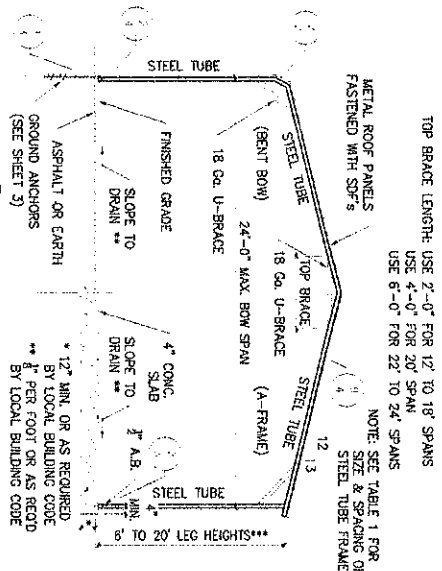
TABLE 1 (HIGH WIND REGION)

**BOW/RAFTER FRAME, END POST, GROUND ANCHOR AND PANEL FASTENER SPACING SPECIFICATIONS**

WIND EXPOSURE CATEGORY	WIND SPEED (MPH)	WIND SPEED (MPH)	WIND SPEED (MPH)	MAXIMUM SPACING (ft)	MAXIMUM SPACING (ft)	MAXIMUM SPACING (ft)	MAXIMUM SPACING (ft)
B or C	141 TO 150	109 TO 116	5.0	29 Gauge	8		
B or C	151 TO 170	117 TO 132	4.0	26 Gauge	6		

NOTE: 1. Spacing shall be adjusted to the appropriate panel member spacing by the 1/2" or 1" increments shown above.  
2. Fasteners shall be #12 x 4" self-drilling screws, without control head washers.  
3. Spacing shall be adjusted to the appropriate panel member spacing by the 1/2" or 1" increments shown above.  
4. Spacing shall be adjusted to the appropriate panel member spacing by the 1/2" or 1" increments shown above.

**GENERAL NOTES:**  
THESE PLANS PERTAIN ONLY TO THE STRUCTURE, INCLUDING MAIN WIND FORCE RESISTING SYSTEM (MFRS), COMPONENTS AND CONNECTIONS, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES, INCLUDING, BUT NOT LIMITED TO, PLUMBING, ELECTRICAL, MECHANICAL, PROPERTY SET-BACKS, OR OTHER LOCAL ZONING REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.  
THESE STRUCTURES ARE DESIGNED AS UTILITY/STORAGE BUILDINGS CAPABLE OF SUPPORTING THE DEAD LOAD OF THE STRUCTURE AND APPLICABLE LIVE AND WIND LOADS. IMPROVEMENTS NOT SPECIFICALLY ADDRESSED HEREIN, WHICH EXERT ADDITIONAL LOADS ON THE STRUCTURE SHALL BE AT THE OWNER'S RISK. CAROLINA CARPORTS SHALL NOT BE RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS.  
THE SPACING INDICATED IN THE ABOVE TABLE IS THE MAXIMUM SPACING FOR THE MAIN WIND FORCE RESISTING SYSTEM. A CLOSER SPACING MAY BE NEEDED TO MEET LOCAL BUILDING CODE AND/OR SITE SPECIFIC REQUIREMENTS.  
ALL STEEL TUBING SHALL BE 55 KSI STEEL OR BETTER. ALL METAL PANELS SHALL BE 60 KSI STEEL OR BETTER.  
FASTEN METAL ROOF AND WALL PANELS TO FRAMING WITH #12 x 3" SELF DRILLING FASTENERS WITH CONTROL SEAL WASHERS AT AN AVERAGE SPACING OF 6" FOR 29 GAUGE PANELS AND 6" FOR 26 GAUGE PANELS.  
ALL FIELD CONNECTIONS SHALL BE #12 x 3" SELF DRILLING FASTENERS (SDF) UNLESS NOTED OTHERWISE.  
ALL WELDED CONNECTIONS SHALL BE SHOP WELDED UNLESS NOTED OTHERWISE.  
GROUND ANCHOR REQUIREMENTS: INSTALL HELICAL ANCHORS WITHIN 6" OF EACH CORNER POST AND AT A MAXIMUM SPACING OF 25' ALONG THE BASE RAIL. INSTALL GROUND RODS (#4 THREADED REBAR) BETWEEN THE HELICAL ANCHORS AT A MAXIMUM SPACING OF 5' AND A MINIMUM SPACING OF 4' ALONG THE BASE RAIL HELICAL ANCHORS AND GROUND RODS ARE NOT REQUIRED FOR CONCRETE FOOTING AND/OR CONCRETE SLAB CONSTRUCTION.  
CONCRETE ANCHORS SHALL BE 1/2" BUNNET REDHEAD TRUBOLT WEDGE ANCHOR, 1/2" REDHEAD TAPCON+ SIMPSON STRONG-TIE BRACING BOLT-2 WEDGE ANCHOR OR THEN NO SUREN ANCHOR OR AN APPROVED EQUAL.  
POST/RAFTER CONNECTION: BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS AND HEADERS.  
GALVANIZATION: METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED. METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.



STATE OF LOUISIANA  
 PROFESSIONAL ENGINEERS  
 ROBERT LEON LISBERGERS  
 LICENSE NO. 42414  
 IN  
 CIVIL ENGINEERING  
 03/02/2023  
 SHEET 2 OF 4





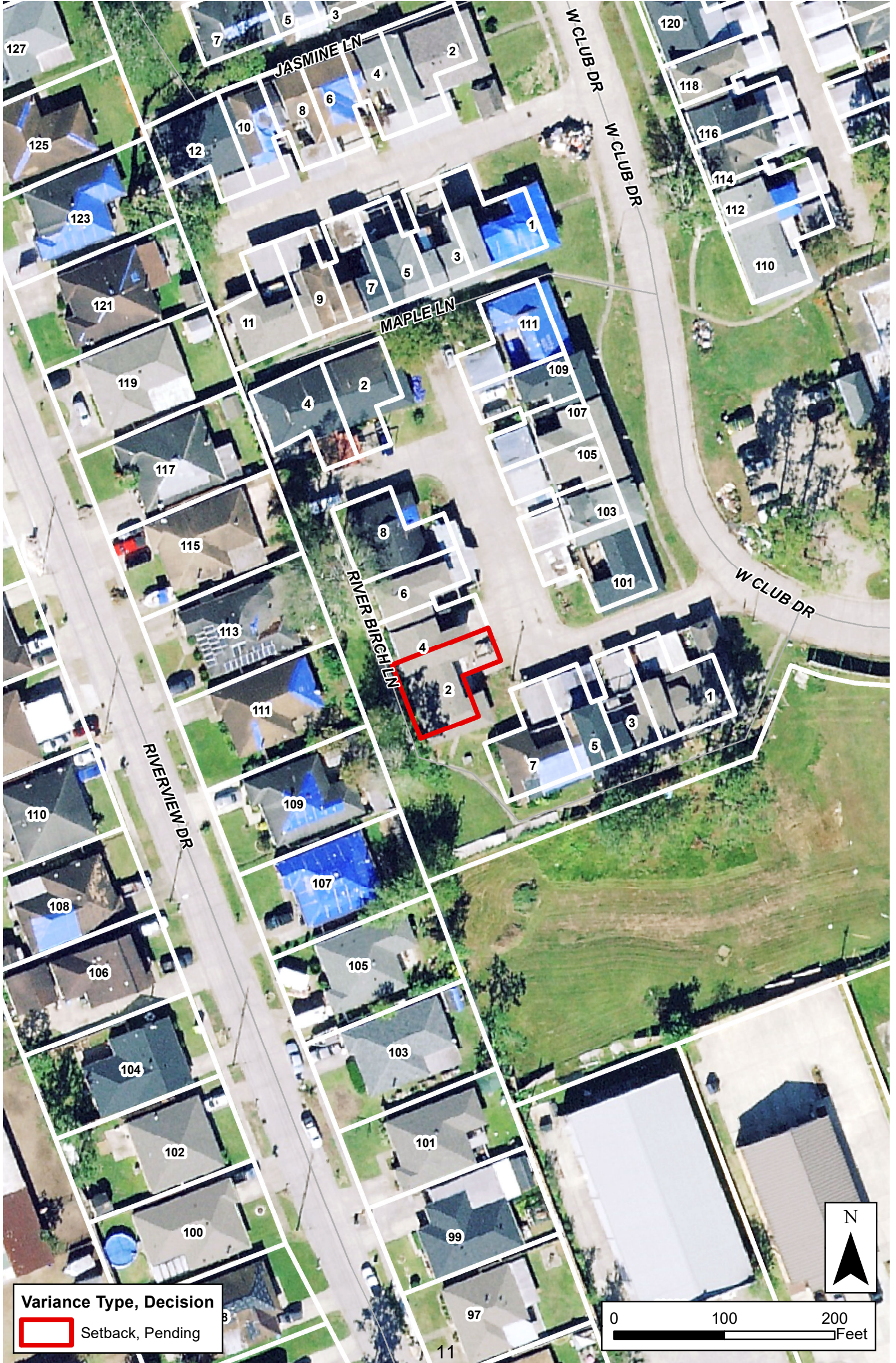


2 River Birch - 2020 Aerial  
Location of Carport prior to Hurricane Ida



# 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. 2023-28-ZBA**

**GENERAL APPLICATION INFORMATION**

**NAME/ADDRESS OF APPLICANT:**

Troy Barrios  
 588 Willowridge Drive  
 Luling La 70070  
 504.874.7817; barriosbuilders@gmail.com

**LOCATION OF SITE:**

588 Willowridge Drive, Lot 12 Willowridge Estates Phase IV

**REQUESTED ACTION:**

Reduce the minimum building elevation from 6 ft. NAVD88 to no less than 4 ft. NGVD29 for a 320 sq. ft. shed.

**SITE INFORMATION**

**FLOOD ZONES AND BASE FLOOD ELEVATIONS (BFE):**

AE Zone/+ 4 ft. NGVD29 (1992 FIRMS); AE Zone/+6 ft. NAVD88 (2013 Preliminary DFIRMs)

**MINIMUM BUILDING ELEVATION:** +6 ft. NAVD88

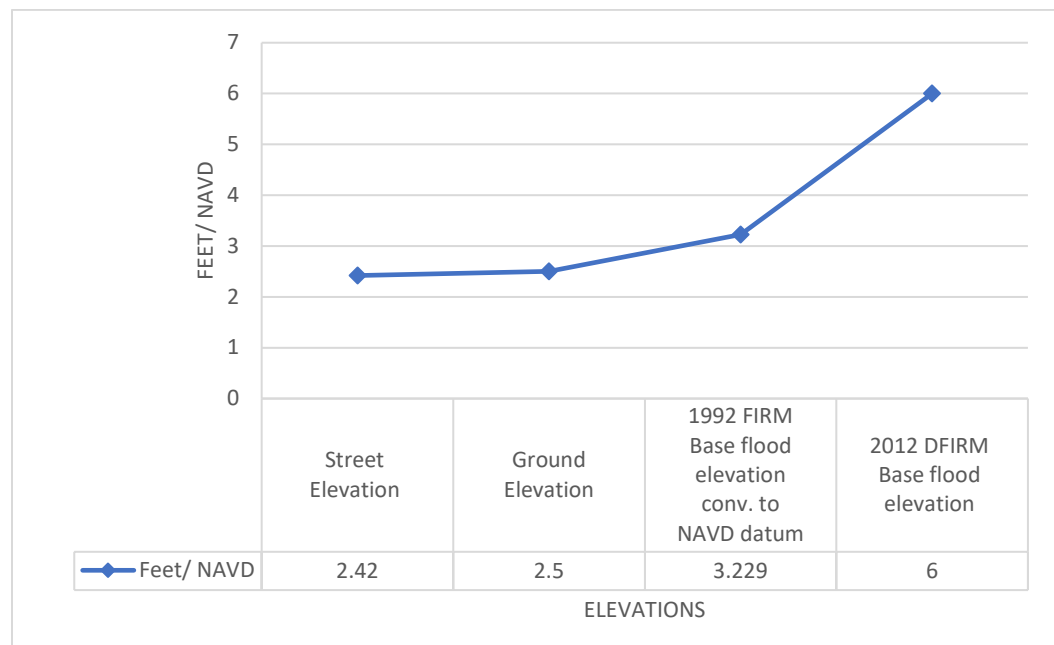
**EXISTING ZONING:** R-1A, Single family residential detached conventional homes—Low density

**SURROUNDING ZONING AND LAND USE:** R-1A zoning surrounds the site. Willowridge is built-out with site-built, single-family houses.

**FUTURE LAND USE RECOMMENDATION:** Low-Density Residential

**TRAFFIC ACCESS:** Willowridge Drive is a local or tertiary street that connects to Willowdale Boulevard.

**UTILITIES:** Standard utilities serve the site



**APPLICABLE CODE REGULATION(S)**

**Appendix A. Section XX. Flood Damage Prevention E.2.a. Provisions for Flood Hazard Reduction**

Residential construction: New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to or above the base flood elevation. Accessory buildings, having less than one hundred forty-five (145) square feet of floor area, may be constructed below the base flood elevation, but must be unfinished on the interior, constructed with flood-resistant materials below the base flood elevation, used only for storage, and anchored to resist flotation, collapse and lateral movement.

**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.

<b>DEPARTMENT ANALYSIS &amp; FINDINGS</b>
---

1. The request is to reduce the minimum building elevation from 6 ft. NAVD88 to 4 ft. NGVD29 (=3.229 ft. NAVD88) for a 320 sq. ft. shed in the backyard at 588 Willowridge Drive.
2. Accessory structures over 144 sq. ft. must comply with the Flood Damage Prevention Ordinance.
3. The lot is less than ½ acre.
4. The lot was platted in a Special Flood Hazard Area in 1995.
5. The minimum building elevation at the time was 4 ft. NGVD29.
6. The Preliminary Digital Flood Insurance Rate Map (2012 DFIRM) shows increased risk with a base flood reaching 6 ft. above mean sea level (NAVD 88 datum).
7. 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."
8. This means the minimum building elevation at 588 Willowridge Drive is +6 ft. NAVD 88.
9. In 2016, the applicant built a house on the lot; it meets the 6 ft. elevation (NAVD88 datum).
10. A detached garage completed in December 2016 is elevated to +5.1 ft. (NAVD88 datum) and floodproofed to comply.
11. The property owner has signed the addendum to the application for variance from BFE requirements and the acknowledgement and indemnification agreement.
12. The property owner has not demonstrated that placing the shed at the minimum building elevation would create an exceptional hardship.
13. The Zoning Board of Adjustment has not considered requests to reduce the minimum building elevation in the area.
14. In order to meet regulations, the property owner could place the building at the minimum elevation on pilings, columns, or fill.
15. 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 588 Willowridge Dr

City Luling State LA Zip 70070

Subdivision Willowridge Estates Phase IV Lot 12 Block SQUARES Section \_\_\_\_\_

Owner/Applicant Name Troy Barrios

Mailing Address 588 Willowridge Dr

City Luling State LA Zip 70070

Phone # 504 874-7817 Email barriosbuilders@gmail.com

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

\_\_\_\_\_

\_\_\_\_\_

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:**  
Troy Barrios 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.  
Troy Barrios  
(Signature of owner)

**NOTARY PUBLIC:**  
Subscribed and sworn to before me this 17 day  
of JULY, 2023 in my  
office at BOULTE, LOUISIANA  
Louisiana.  
Adam Mader  
(Signature of Notary Public)

**ADAM MADER**  
**NOTARY PUBLIC**  
**NOTARY ID NUMBER: 164019**  
**JEFFERSON PARISH, LA**  
**MY COMMISSION RENEWED FOR LIFE**

**FOR OFFICE USE ONLY:**

ZBA Case #: 2023-28-ZBA Property Identification #: 205000500012 Date submitted: 7/17/23

Receipt #: 12751962 Flood Zone: AE4 / SFIRM AEC Zoning District: R-1A

Subdivision Name: Willowridge Estates

Square # \_\_\_\_\_ Lot # 12 Block \_\_\_\_\_ Property sq. ft. Approx. 14,613

Code Section being appealed: Accessory-Elevation





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? YES
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 ✓
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? YES  
(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: \_\_\_\_\_
- C. Existing average grade at center of property and existing grades of all corners: \_\_\_\_\_
- D. Existing center line street grades: \_\_\_\_\_
- E. Distances from property lines and any existing structures on abutting properties and the elevations of those structures: \_\_\_\_\_
- F. Any other physical features which may affect the granting or denial of the application (i.e. drainage canals, levees, etc.): \_\_\_\_\_
- G. Photographs of the property and adjacent properties.
- H. Any other pertinent information or documents to support this request.

**Acknowledgement and Indemnification Agreement**

STATE OF LOUISIANA, PARISH OF ST. CHARLES

BEFORE ME, the undersigned Notary, and in the presence of the two undersigned witnesses, appeared

July 17 2023 (DATE), (hereinafter "appearers"). The appearers acknowledged

that they are the owners of the property located at 588 Willowridge Dr. (ADDRESS)

Luling, LA 70070 (CITY, STATE, ZIP), and that said property was acquired by

Instrument registered in the official records of St. Charles Parish at COB 704 FOLIO 43.

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; however, the building(s) elevation will meet the National Flood Insurance Program (NFIP) effective map requirements at AE +4.

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 17th day of July, 2023.

WITNESSES:

[Signature]  
(Signature)

Amanda Wedge  
(Print Name)

APPEARERS:

[Signature]  
(Signature)

Troy Barrios  
(Print Name)

NOTARY PUBLIC

(Print Name)

BAR NO.

ADAM MADER  
NOTARY PUBLIC  
NOTARY ID NUMBER: 164019  
JEFFERSON PARISH, LA  
MY COMMISSION IS ISSUED FOR LIFE

Seal Required

# ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008  
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION			FOR INSURANCE COMPANY USE	
A1. Building Owner's Name Troy A. Barrios and Amy Borne Barrios			Policy Number:	
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 588 Willowridge Drive			Company NAIC Number:	
City Luling	State LA	ZIP Code 70070	29985	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 12 Square 5 Willowridge Estates Phase IV				
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Residential				
A5. Latitude/Longitude: Lat. 29.8901 Long. 090.3368 Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983				
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.				
A7. Building Diagram Number 1A				
A8. For a building with a crawlspace or enclosure(s):			A9. For a building with an attached garage:	
a) Square footage of crawlspace or enclosure(s)	NA	sq ft	a) Square footage of attached garage	426 sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade	0		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade	2
c) Total net area of flood openings in A8.b	0	sq in	c) Total net area of flood openings in A9.b	432 sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number St. Charles Parish, 220160		B2. County Name St. Charles Parish		B3. State Louisiana	
B4. Map/Panel Number 220160 0150	B5. Suffix C	B6. FIRM Index Date 06/16/1992	B7. FIRM Panel Effective/Revised Date 06/16/1992	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) 4.00
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: OFIRM AE + 6					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source:					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)		
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.		
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: LSU C4G Real Time Network Vertical Datum: NAVD 1988 Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: Datum used for building elevations must be the same as that used for the BFE.		
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	6.1 ✓	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	17.1	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	NA	<input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	5.1 ✓	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	6.1 ✓	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	4.8	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	5.5	<input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	NA	<input type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION		
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.		
<input checked="" type="checkbox"/> Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
<input type="checkbox"/> Check here if attachments.		
Certifier's Name Louis J. Gassen, Jr.	License Number 4945	
Title PLS	Company Name Lucien C. Gassen Surveying Services	
Address 1026 Gassen Street	City Luling	State LA ZIP Code 70070
Signature	Date 12/12/2016	Telephone 985 785-0745

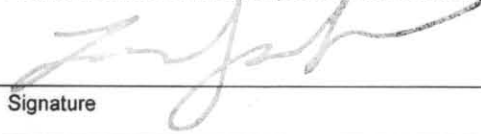


<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>		<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 588 Willowridge Drive		Policy Number:	
City Luling	State LA	ZIP Code 70070	Company NAIC Number:

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments A9) Hand Held Unit C2 e) Is the elevation of the air condition unit NAVD 88 + 0.30 = NGVD 29 (Vertcon)  
 DFIRM ADVISORY: AE 6.00 (CONSTRUCTION REQUIREMENT)

Signature  Date 12/12/2016

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
  - a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments.

**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number 29985	G5. Date Permit Issued 8-17-16	G6. Date Certificate Of Compliance/Occupancy Issued
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- G7. This permit has been issued for:  New Construction  Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: 6.4  feet  meters Datum NGVD29
- G9. BFE or (in Zone AO) depth of flooding at the building: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_
- G10. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

Local Official's Name Earl Matherne Title Planning Administrator

Community Name St. Charles Parish Telephone 985.783.5060

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments.



NAVD88 +	0.30	=NGVD29
C2.	a	6.4 NGVD29
	b	17.4 NGVD29
	c	na NGVD29
	d	5.4 NGVD29
	e	6.4 NGVD29
	f	5.1 NGVD29
	g	5.8 NGVD29
	h	na NGVD29

# Building Photographs

See Instructions for Item A6.

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.  
588 Willowridge Drive

Policy Number:

City Luling

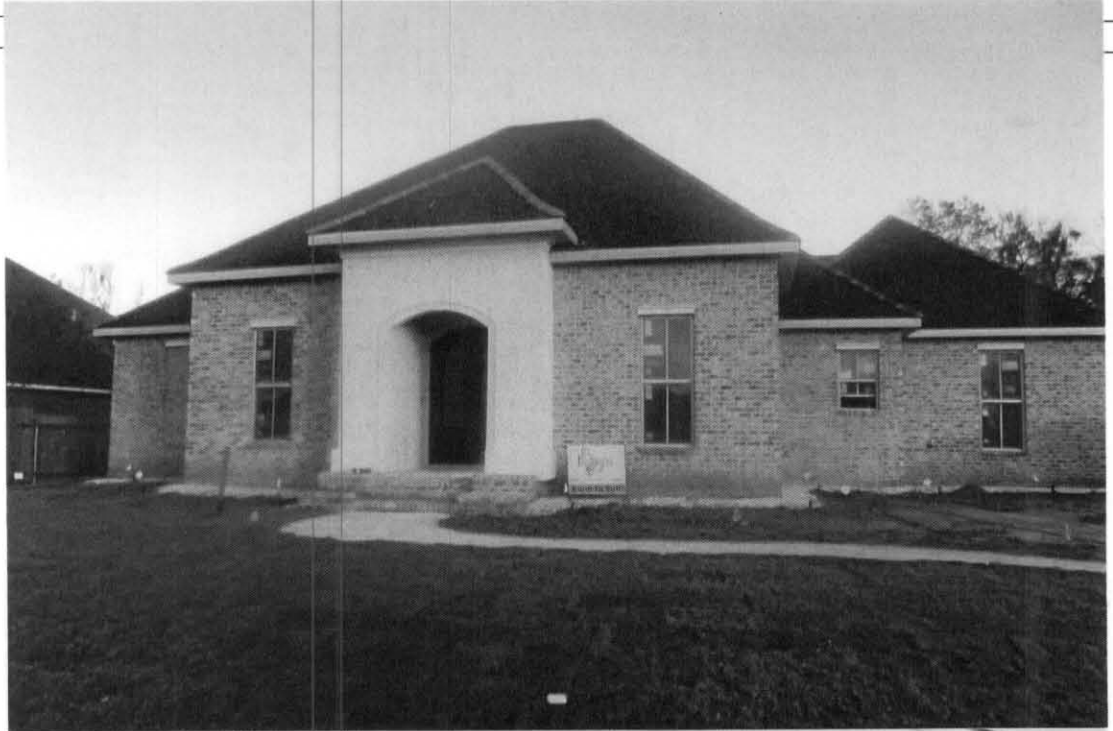
State LA

ZIP Code 70070

Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

FRONT  
12/12/2016



REAR  
12/12/2016



# ELEVATION CERTIFICATE

**Important: Read the instructions on pages 1-9.**

OMB No. 1660-0008  
 Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name <u>Troy A. Barrios and Amy Borne Barrios</u>		Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. <u>588 Willowridge Drive</u>		Company NAIC Number: <u>30237</u>
City <u>Luling</u>	State <u>LA</u> ZIP Code <u>70070</u>	
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) <u>Lot 12 Square 5 Willowridge Estates Phase IV</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Accessory (Detached Garage)</u>		
A5. Latitude/Longitude: Lat. <u>29.8903</u> Long. <u>090.3366</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983		
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.		
A7. Building Diagram Number <u>1A</u>		
A8. For a building with a crawlspace or enclosure(s):		A9. For a building with an attached garage:
a) Square footage of crawlspace or enclosure(s) <u>400</u> sq ft		a) Square footage of attached garage <u>NA</u> sq ft
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>2</u>		b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>0</u>
c) Total net area of flood openings in A8.b <u>432</u> sq in		c) Total net area of flood openings in A9.b <u>0</u> sq in
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number <u>St. Charles Parish, 220160</u>		B2. County Name <u>St. Charles Parish</u>		B3. State <u>Louisiana</u>	
B4. Map/Panel Number <u>220160 0150</u>	B5. Suffix <u>C</u>	B6. FIRM Index Date <u>06/16/1992</u>	B7. FIRM Panel Effective/Revised Date <u>06/16/1992</u>	B8. Flood Zone(s) <u>AE</u>	B9. Base Flood Elevation(s) (Zone AO, use base flood depth) <u>4.00</u>
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction *A new Elevation Certificate will be required when construction of the building is complete.	
C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters. Benchmark Utilized: <u>LSU C4G Real Time Network</u> Vertical Datum: <u>NAVD 1988</u> Indicate elevation datum used for the elevations in items a) through h) below. <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____ Datum used for building elevations must be the same as that used for the BFE.	
Check the measurement used.	
a) Top of bottom floor (including basement, crawlspace, or enclosure floor)	<u>5.1</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
b) Top of the next higher floor	<u>NA</u> <input type="checkbox"/> feet <input type="checkbox"/> meters
c) Bottom of the lowest horizontal structural member (V Zones only)	<u>NA</u> <input type="checkbox"/> feet <input type="checkbox"/> meters
d) Attached garage (top of slab)	<u>NA</u> <input type="checkbox"/> feet <input type="checkbox"/> meters
e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments)	<u>NA</u> <input type="checkbox"/> feet <input type="checkbox"/> meters
f) Lowest adjacent (finished) grade next to building (LAG)	<u>4.8</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
g) Highest adjacent (finished) grade next to building (HAG)	<u>5.0</u> <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters
h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support	<u>NA</u> <input type="checkbox"/> feet <input type="checkbox"/> meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
<input checked="" type="checkbox"/> Check here if comments are provided on back of form. Were latitude and longitude in Section A provided by a licensed land surveyor? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<input type="checkbox"/> Check here if attachments.	
Certifier's Name <u>Louis J. Gassen, Jr.</u>	License Number <u>4945</u>
Title <u>PLS</u>	Company Name <u>Lucien C. Gassen Surveying Services</u>
Address <u>1026 Gassen Street</u>	City <u>Luling</u> State <u>LA</u> ZIP Code <u>70070</u>
Signature <u>[Signature]</u>	Date <u>12/12/2016</u> Telephone <u>985 785-0745</u>



*see notes of EC for home*  
*12/16/16*

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>		FOR INSURANCE COMPANY USE	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 588 Willowridge Drive (Detached Garage)		Policy Number:	
City Luling	State LA	ZIP Code 70070	Company NAIC Number:

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)**

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments A9) Hand Held Unit  
DFIRM ADVISORY: AE 6.00 (CONSTRUCTION REQUIREMENT)

NAVD 88 + 0.30 = NGVD 29 (Vertcon)

Signature 

Date 12/12/2016

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
  - a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ ZIP Code \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_ Telephone \_\_\_\_\_

Comments \_\_\_\_\_

Check here if attachments.

**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for:  New Construction  Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: 5.4  feet  meters Datum NGVD29

G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

G10. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_



Local Official's Name \_\_\_\_\_ Earl Matherne Title \_\_\_\_\_ Planning Administrator

Community Name \_\_\_\_\_ St. Charles Parish Telephone \_\_\_\_\_ 985.783.5060

Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments see EC for house 588 Willowridge Drive see A9  Check here if attachments.

NAVD88 +	0.30	=NGVD29
C2. a	5.4	NGVD29
b	na	NGVD29
c	na	NGVD29
d	na	NGVD29
e	na	NGVD29
f	5.1	NGVD29
g	5.3	NGVD29
h	na	NGVD29

# Building Photographs

See Instructions for Item A6.

**IMPORTANT:** In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 588 Willowridge Drive (Detached Garage)		Policy Number:
City Luling	State LA ZIP Code 70070	Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

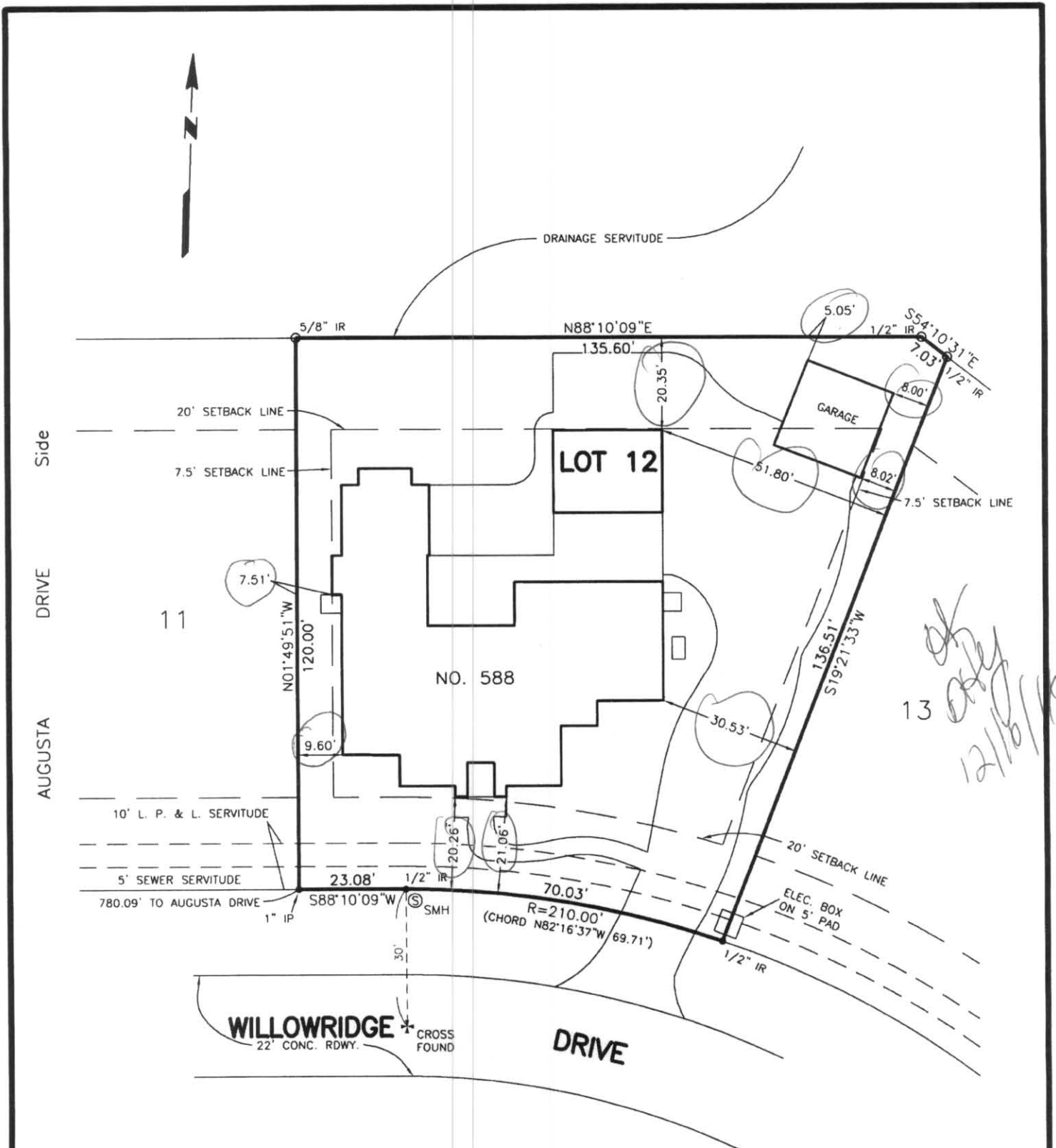
FRONT  
12/12/2016



REAR  
12/12/2016







**LOT 12, SQUARE 5  
WILLOWRIDGE ESTATES  
PHASE IV  
IN SECTION 4, T14S - R21E  
ST. CHARLES PARISH, LOUISIANA**

SCALE: 1" = 30'

AUGUST 2, 2016  
ADDED IMPROVEMENTS AUGUST 22, 2016  
UPDATED SEPTEMBER 8, 2016  
UPDATED NOVEMBER 10, 2016  
UPDATED DECEMBER 12, 2016

- LEGEND**
- = FOUND
  - = IRON ROD SET
  - IP = IRON PIPE
  - IR = IRON ROD
  - SMH = SEWER MANHOLE
- BEARINGS ARE BASED ON SUBDIVISION PLAN

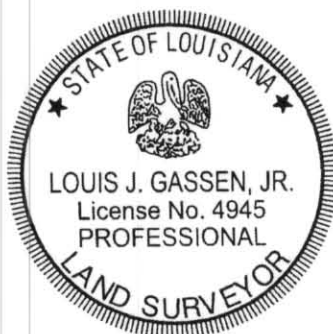
CERTIFIED TO TROY A. BARRIOS AND AMY BORNE BARRIOS

REFERENCE PLAN:  
WILLOWRIDGE ESTATES PHASE IV BY KREBS,  
LASALLE, LEMIEUX, CONSULTANTS, INC., LAWRENCE  
G. BODET, LAND SURVEYOR, DATED NOV. 13, 1995

The servitudes shown on this survey are limited to those set forth per subdivision plot and per information furnished by the owner or his agent 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.

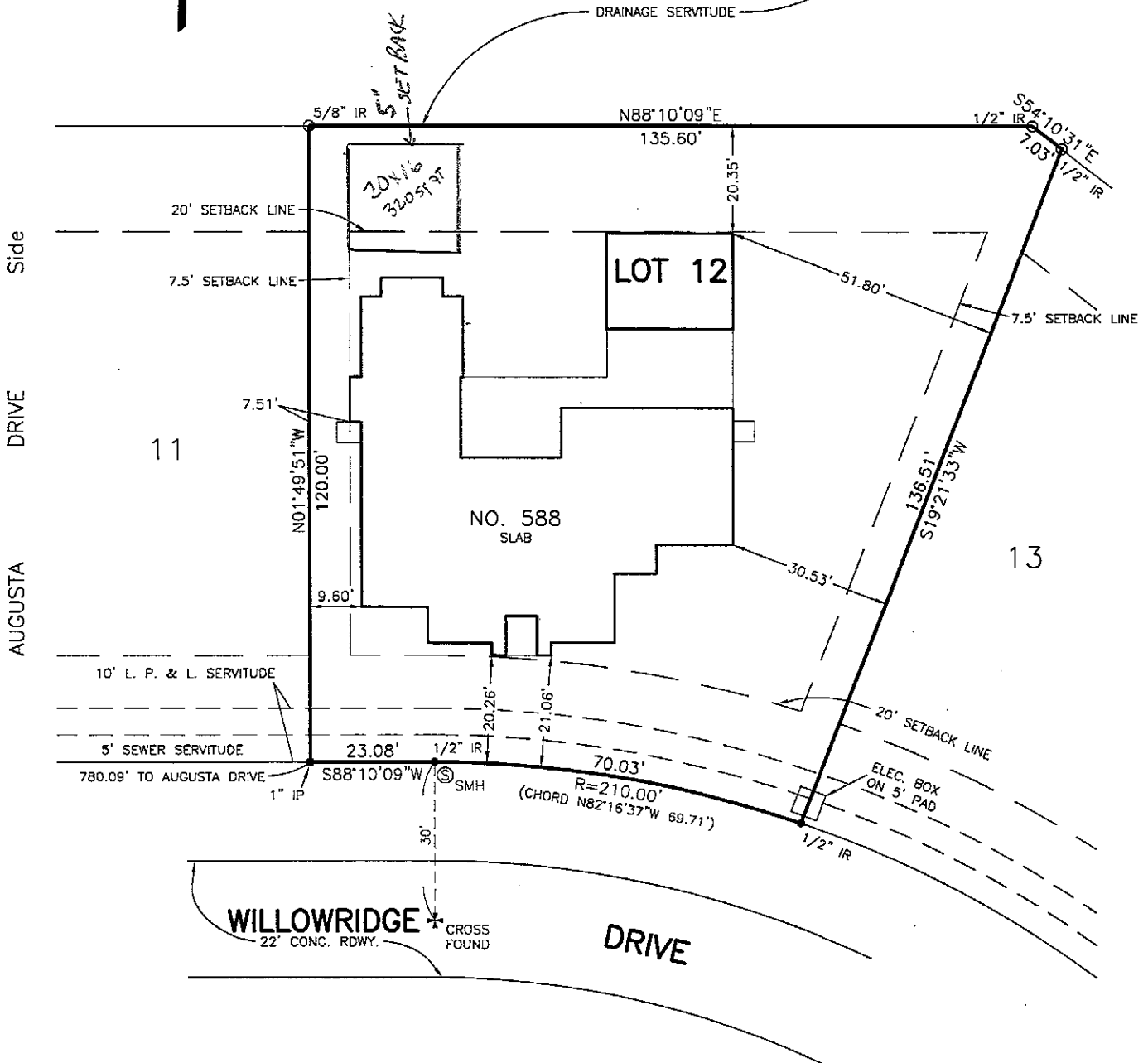
This is to certify that I have consulted the Flood Insurance Rate Maps and found that this property is in Zone AE.

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



*[Signature]*  
LOUIS J. GASSEN JR., PLS  
Registration No. 4945  
(985) 785-0745  
1026 Gassen Street  
Luling, Louisiana 70070

**LUCIEN C. GASSEN  
SURVEYING SERVICES**



LOT 12, SQUARE 5  
 WILLOWRIDGE ESTATES  
 PHASE IV  
 IN SECTION 4, T14S - R21E  
 ST. CHARLES PARISH, LOUISIANA  
 SCALE: 1" = 30'

AUGUST 2, 2016  
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I certify that this plat represents an actual ground survey performed under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.

*[Signature]*  
 LOUIS J GASSEN JR, PLS  
 Registration No. 4945  
 (985) 785-0745  
 1026 Gassen Street  
 Luling, Louisiana 70070

**LUCIEN C. GASSEN  
 SURVEYING SERVICES**



# 2023-28-ZBA, Troy Barrios

Reduce the required building elevation for a 320 sq. ft. shed

