

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

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

- 1 **2023 36 ZBA** requested by **Clara Parnell** to reduce the required setbacks for a carport and allow a building to occupy more than 25% of required rear yard at **501 Turtle Creek Lane, St. Rose**. Zoning District R-1A. Council District 5.
- 14 **2023 37 ZBA** requested by **Historic Bethlehem Baptist Church** to allow an on-premises sign to exceed the maximum sign area permitted on River Road at **14989 River Road, Hahnville**. Zoning District C-1. Council District 1.
- 22 **2023 38 ZBA** requested by **Gloria and Lynn St. Pierre** to reduce the required setbacks for a carport at **153 Annex Street, New Sarpy**. Zoning District R-1A. Council District 6.
- 30 **2023 39 ZBA** requested by **Lucille Jefferson** to reduce the required setbacks for a mobile home at **348 Alexander Street, Boutte**. Zoning District R-1A(M). Council District 1.
- 40 **2023 40 ZBA** requested by **Samuel Buhler** to reduce the required setbacks for a carport at **104 Union Drive, Hahnville**. Zoning District R-1A. Council District 1.
- 46 **2023 41 ZBA** requested by **Malcolm Darensbourg, Sr. for MAD. III, LLC** to waive the requirement for permanent, dust-free paving for a commercial parking surface at **199 Good Hope Street, Norco**. Zoning District C-2. Council District 6.
- 53 **2023 42 ZBA** requested by **Jessica Gamez & Pedro Cristobal Cruz** to reduce the required construction elevation at **110 B Luke Drive, Des Allemands**. Zoning District R-1A(M). Council District 4.
- 65 **2023 43 ZBA** requested by **German Valles & Doris Ochoa** to reduce the required construction elevation at **112 A Luke Drive, Des Allemands**. Zoning District R-1A(M). Council District 4.

**UNFINISHED BUSINESS -
NEW BUSINESS –
MINUTES – (September 21, 2023)
ADJOURN-**



Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-36-ZBA

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:

Clara Parnell
501 Turtle Creek Lane
St. Rose, LA 70087
504.710.2452; marieparnell48@gmail.com

LOCATION:

501 Turtle Creek Lane, St. Rose; Lot 13, Block F, Preston Hollow Subdivision

REQUEST:

- Reduce required side yard setback from 5 ft. to 5 inches
- Reduce required rear yard setback from 18.8 ft. to 5 inches
- Allow a building to occupy more than 25% (69.9%) of the required rear

SITE INFORMATION

SIZE OF PROPERTY: Approximately 5,174 sq. ft.

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

SURROUNDING ZONING AND LAND USE: the site is located in Preston Hollow Subdivision which is zoned R-1A and developed with site-built single family homes. Elkinsville is adjacent to the rear and is zoned R-1A(M).

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: Turtle Creek Lane

BASE FLOOD ELEVATION (BFE): X; 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:

- a. Minimum lot size: Six thousand (6,000) square feet per family; minimum width—sixty (60) feet.
- 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.
 - (5) 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 setback of accessory buildings including overhangs, shall be three (3) feet.
 - (4) Nonresidential accessory buildings shall not be permitted.

DEPARTMENT ANALYSIS & FINDINGS

1. On March 15, 2023 Code Enforcement observed a carport constructed without a permit and advised the owner to apply for a permit and that the structure did not meet setbacks.
2. On April 4, 2023 a patio cover permit was applied for. The permit could not be approved due to a setback violation and the owner was given an application for the Zoning Board of Adjustments.
3. Code Enforcement conducted two additional inspections where no remedy for the violation had begun before a code violation letter was sent on May 26, 2023 to the property owner. Letter was returned undelivered on July 6, 2023.
4. Owner submitted the application for a variance on September 13, 2023.
5. Lot 13, Block F, Preston Hollow Subdivision was platted in 1968 at 55 ft. wide and 94.08 ft. deep.
6. Due to being under 100 ft. deep, the rear setback is reduced to 20% of the lot depth, or 18.8 ft.
7. During a site visit conducted on September 25, 2023, it was found the structure extended beyond what was noted in the code violation. The roof of the primary structure was extended to create the carport and extends into both the required side yard and a significant portion of the required rear yard.
8. Approval of the variance would reduce the side yard setback from 5 ft. to 5 in., the rear yard setback from 18.8 ft. to 5 in., and allow approximately 69.6% of the required rear yard to be occupied by a structure.
9. The Board of Adjustments has heard similar variance requests for side yard setbacks in the area:
 - 1987-36-ZBA – Approved a side yard setback variance from 5 ft. to 1 ft. 3 in. for construction of a residence at 540 Mockingbird Lane.
 - 2008-10-ZBA – Approved a front yard setback variance from 11 ft. to 6 in. for an attached carport along Normandy Street at 544 Turtle Creek Lane.
 - 2012-19-ZBA – Approved a side yard setback variance from 5 ft. to 1 ft. for an attached patio cover at 521 Mockingbird Lane.
 - 2022-2-ZBA – Approved a rear yard setback variance from 18.8 ft. to 10 ft. for an addition at 601 Turtle Creek Lane. This variance also permitted the structure to occupy 30% of the required rear yard.
 - 2023-29-ZBA – Approved a side yard setback variance from 5 ft. to 1 ft. for an attached carport at 505 Turtle Creek Lane.
 - No other requests related to allowing an accessory building to occupy more than 25% of the rear yard has been heard.
10. To meet the zoning district requirements the applicant would need to remove the structure and replace with a carport developed within the required setback lines.



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 501 Turtle Creek Ln.

City St. Rose State La Zip 70087

Subdivision Preston Hollow Lot 13 Block 2nd Section _____

Owner/Applicant Name _____

Mailing Address 501 Turtle Creek Ln.

City St. Rose State La Zip 70087

Phone # 504-710-2452 Email marie.parnell1148@gmail.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? Per the email "open violation" + "setback requirements"

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>Llana Parnell</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. <u>Llana Parnell</u> <small>(Signature of owner)</small></p>	<p>NOTARY PUBLIC: Subscribed and sworn to before me this <u>6th</u> day of <u>April</u>, 20<u>23</u> in my office at <u>Luling</u> Louisiana. <u>Julie Champagne</u> <small>(Signature of Notary Public)</small> SEAL <small>JULIE M. CHAMPAGNE LA NOTARY ID# 78402 ST. CHARLES PARISH, LA COMMISSIONED FOR LIFE</small></p>
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FOR OFFICE USE ONLY:

ZBA Case #: 2023-36-ZBA Property Identification #: 503700F00013 Date submitted: 9/13/23

Receipt #: 12847214 Flood Zone: _____ Zoning District: R-1A

Subdivision Name: Preston Hollow Subdivision

Square # F. Lot # 13 Block _____ Property sq. ft. 5,174.4

Code Section being appealed: App A, Sec VI B. [] 2. b. (2) side-five(s) feet

From: [Marie Parnell](#)
To: [Brett Badgerow](#)
Subject: Re: ZBA Application - Update Needed
Date: Tuesday, October 3, 2023 11:09:57 AM

Hi Brett,

We're requesting a setback for the shed.

Also, the shed was already on the property when we purchased the house.

The setback from the back of the shed to the property line measure at 5 inches.

Thanks,

Damien & Lesley Gray

On Mon, Sep 25, 2023 at 1:27 PM Brett Badgerow <bbadgerow@stcharlesgov.net> wrote:

Ms. Parnell,

The application and information is currently under review.

It was discovered that the carport is only a portion of the construction that appears to be ongoing on the property. The carport is now connected to a previously unattached accessory building. This would be within the rear setback, along with the previously discussed side setback. Another issue I'm seeing is the percentage of the required rear yard that now has a structure. The code states "An accessory building may occupy no more than twenty-five (25) percent of the required rear yard." I estimate the structure to be taking up approximately 69.6% of the rear yard.

The application stated 'Per the email "open violation" & "setback requirements", as the testimony. The site plan submitted shows the request for the side yard setback as being placed 5" from the property line.

I would need an updated request for the variances that would be necessary to allow this structure to be permitted. These should include:

- **Side Yard Setback** – Mentioned previously as 5" to property line.
- **Rear Yard Setback** – Need to know distance from rear of structure to rear property line.
- **An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.** – This request needs to be added also.

Please respond back with a testimony/request for the items listed above.

Thanks,

Brett Badgerow

Planner I

St. Charles Parish

P (985) 783-5060

P.O. Box 302

14996 River Rd.

Hahnville, LA 70057

www.stcharlesparish.gov

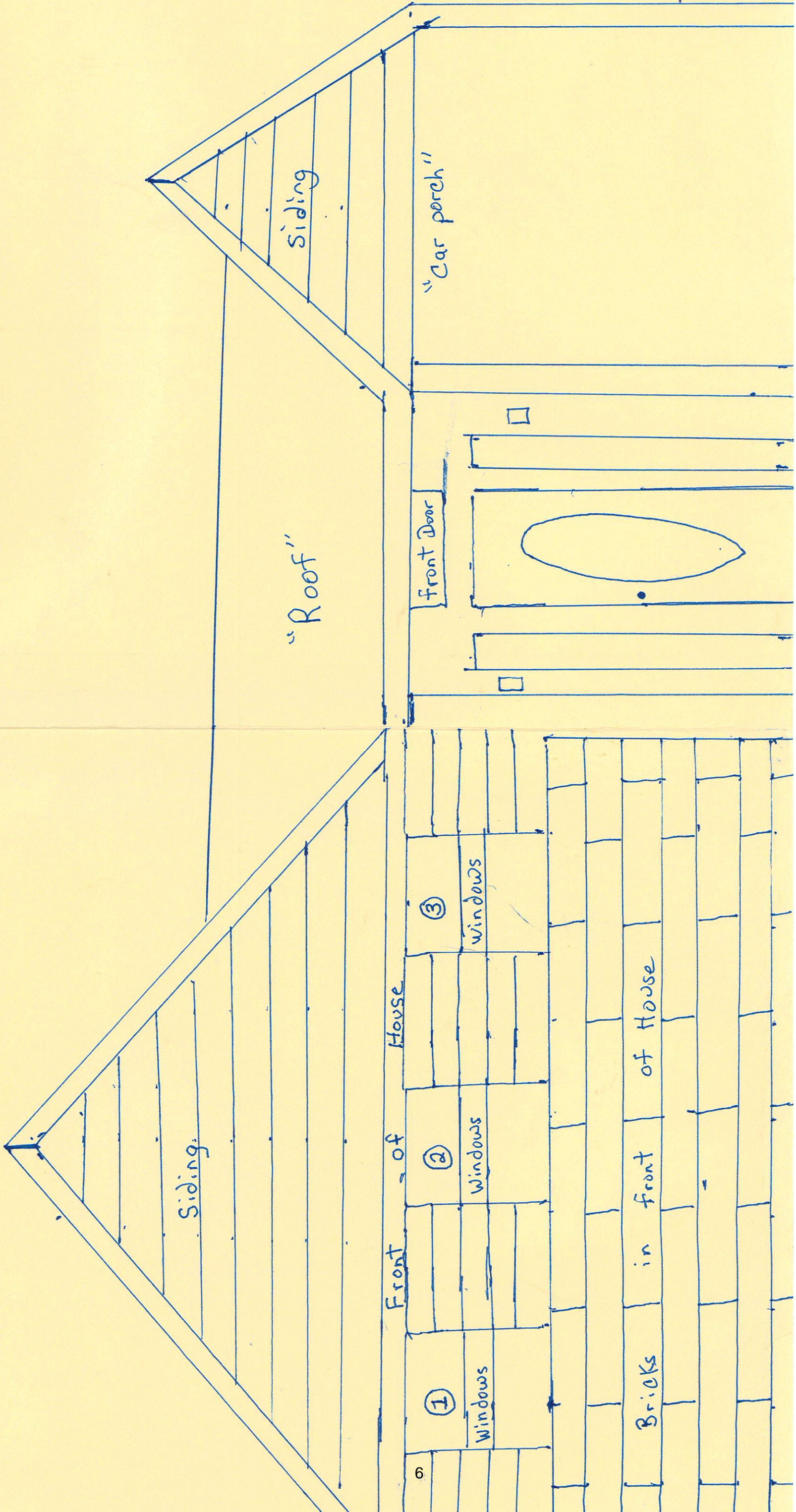
Note: Please be aware that receipt of and/or response to this email may be considered a public record.

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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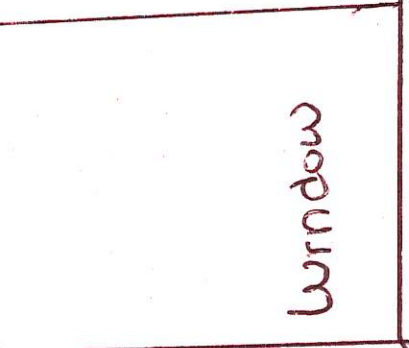
S" 2
To the
Property





Turtle Creek

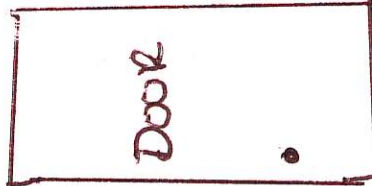
DRIVEWAY



Window

BACK WALL
OF THE

Patio Cover



Door

Patio Cover

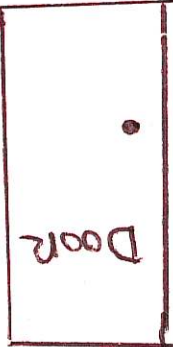
Back wall to Property
line is 22 feet

Patio
Cover

BACK WALL
to Shed
wall
8 feet



Shed



Door

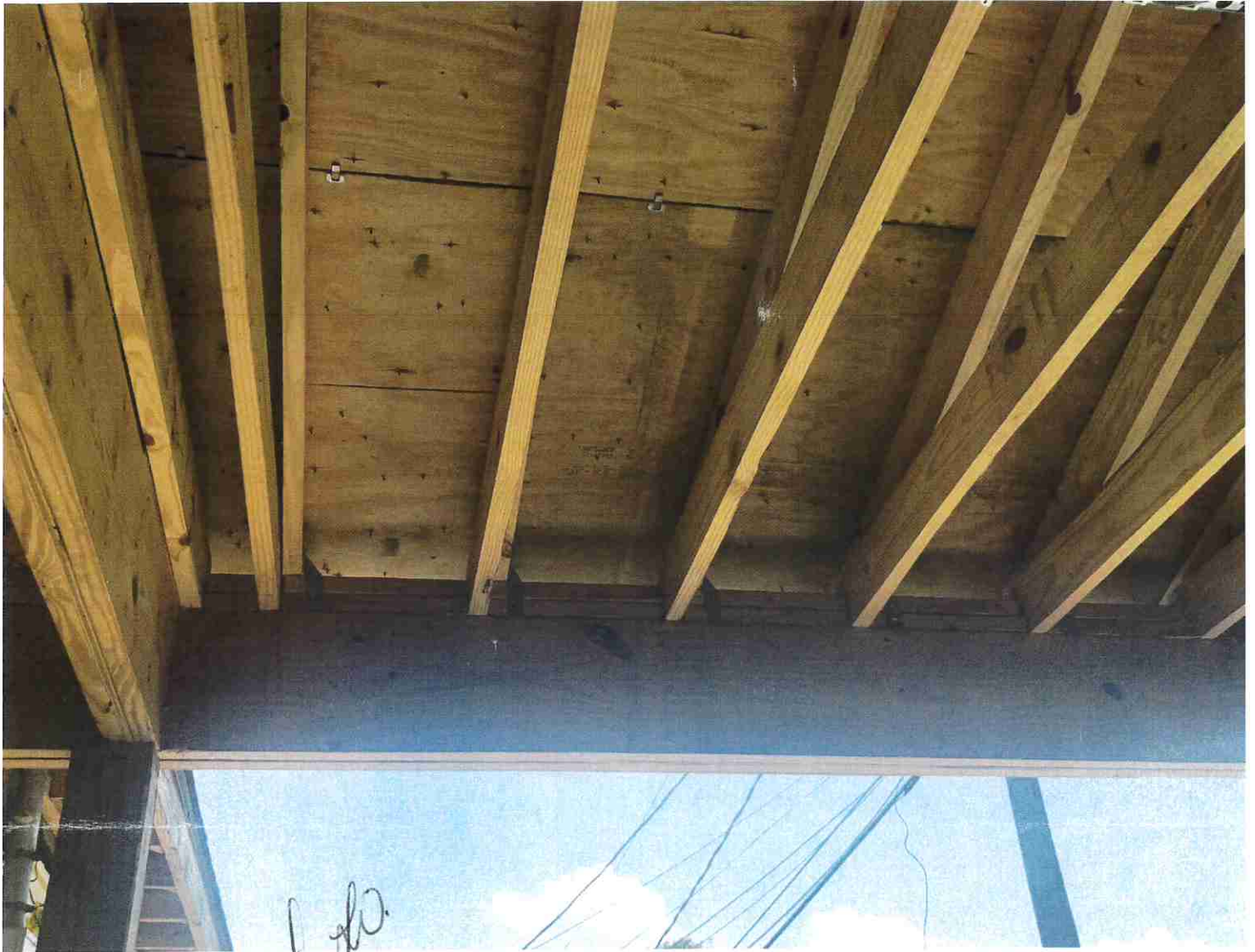
Patio
Cover

Shed wall
to the Property
line 20 feet

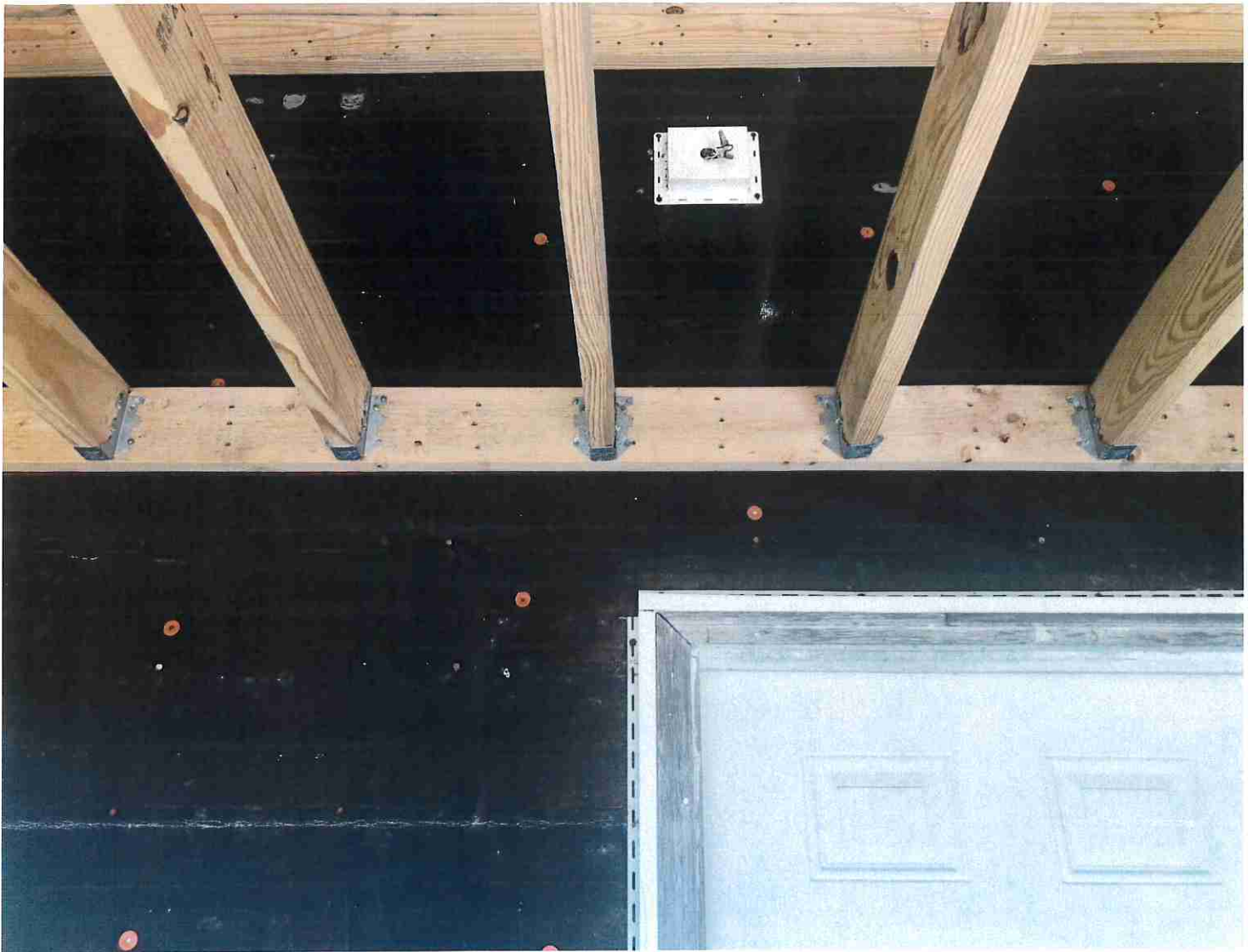


7
Patio cover

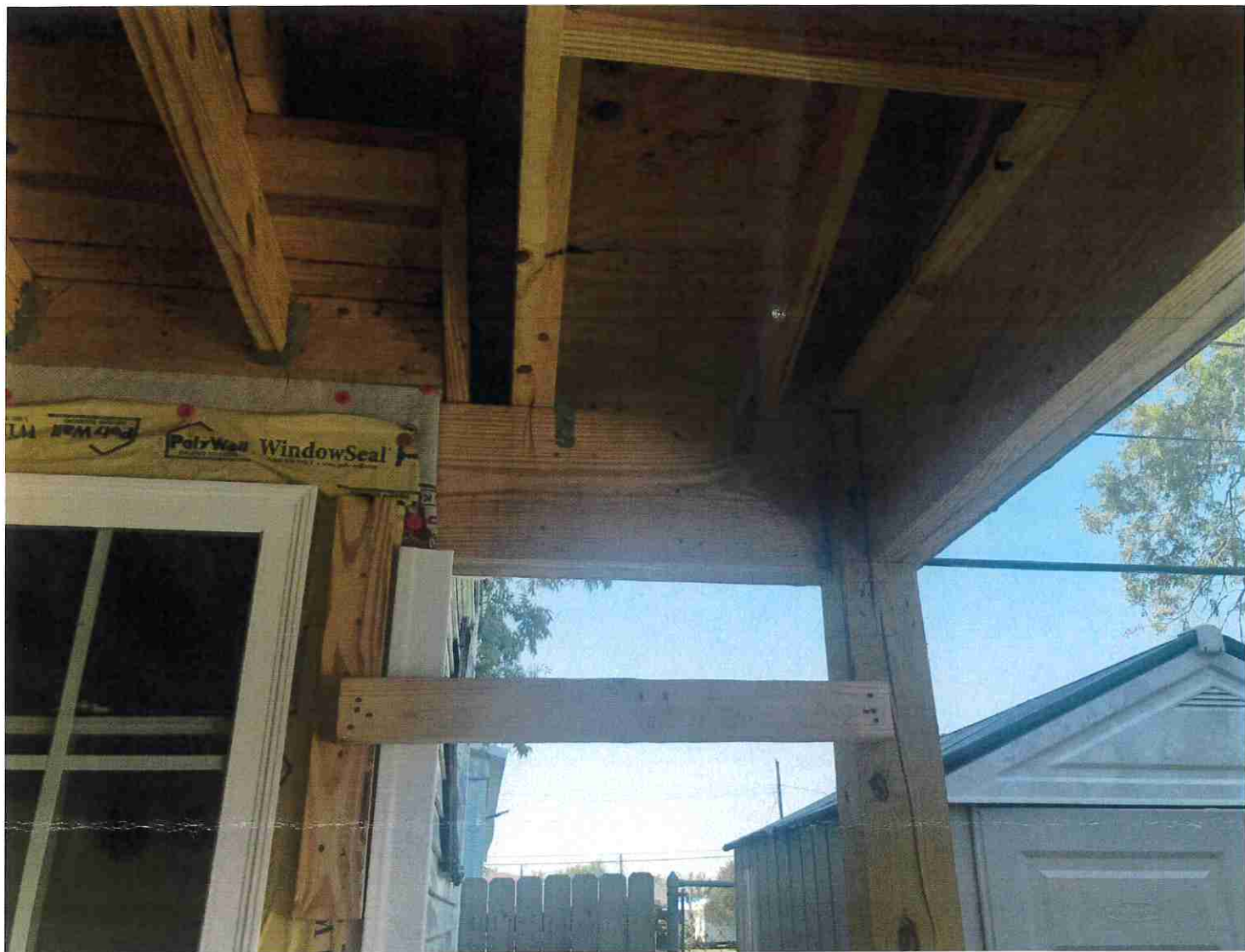
501 Turtle Creek



301 Maple Ave. Kato.
Suatelo
S. Rose.



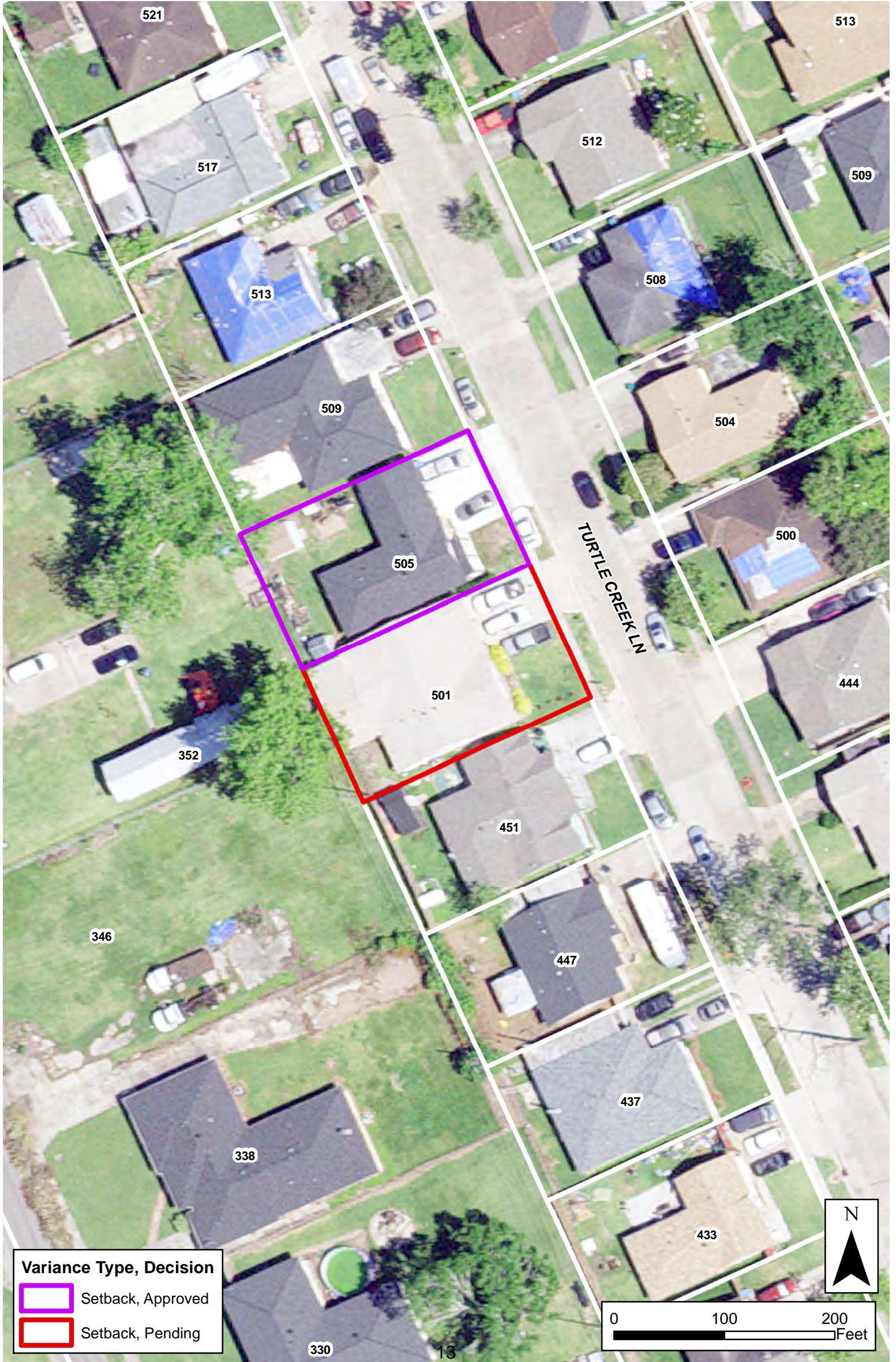






2023-36-ZBA Clara Parnell

Reduce the required setbacks for a carport and allow a building to occupy more than 25% of required rear yard





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-37-ZBA**

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:

Frank Gray
Pro Signs & Branding
1310 Carroll Street
Kenner, LA 70062
504.877.0070; frank@psbnola.com

Cathy R. Brimmer
Historic Bethlehem Baptist Church
P.O. Box 930
Hahnville, LA 70057

LOCATION:

14989 River Road, Hahnville

REQUEST:

Remove the requirement limiting an on-premises sign on River Road to 72 sq. ft. for the permitting of an on-premises sign consisting of 142.28 sq. ft.

SITE INFORMATION

SIZE OF PROPERTY: 18,808 sq. ft.

EXISTING ZONING: C-1, General Commercial district – Commercial offices

SURROUNDING ZONING AND LAND USE: The site is in an area under various commercial zoning districts, including CR-1 to the Bethlehem St. side, C-1 to the Courthouse Lane and Joe Louis Lane sides, and C-3 to the River Road side. Surrounding uses include commercial or institutional buildings fronting River Road and residential homes fronting Bethlehem St.

FUTURE LAND USE RECOMMENDATION: Town Center

TRAFFIC ACCESS: River Road and Bethlehem Street

BASE FLOOD ELEVATION (BFE): X; **DFIRM:** X

APPLICABLE CODE REGULATION(S)

Appendix A. Section XXI. Sign Regulations

G. Requirements for On-Premises Signs

- 4. On-premises signs located on the River Roads (LA. 18, LA. 48 and LA. 628) and on Ormond Boulevard shall be limited to seventy-two (72) square feet of sign face and twelve (12) feet in height, regardless of zoning district.**

DEPARTMENT ANALYSIS & FINDINGS

1. On July 19, 2023, a sign permit was submitted by Pro Signs on behalf of Bethlehem Baptist Church for a new on-premises sign at 14989 River Road, Hahnville.
2. On-premises signs on River Road are limited to 72 sq. ft. in sign face area.
3. For double-faced signs, sign area is calculated adding the area of each sign face together. A double-face sign can consist of 36 sq. ft. per side on River Road.
4. Plans showed the sign totaled 148 sq. ft., or 74 sq. ft. on each side.
5. On August 23, 2023, revised plans showing the sign consisting of 142.28 sq. ft. total, or 71.14 sq. ft. on each side. The applicant was notified the sign still exceeded the allowable area.
6. Due to the sign being manufactured a variance application was submitted on September 15, 2023.
7. The request, if approved, would allow a sign to be constructed consisting of 142.28 sq. ft. (71.14 sq. ft. on each side), or a 97.5% increase over the 72 sq. ft. maximum allowed on River Road.
8. The Board of Adjustment approved a similar variance for a car dealership that once occupied nearby 15042 River Road, Hahnville:
 - ZBA-94-63, approved a variance for sign height from 12 ft. to 30 ft. and sign area from 72 sq. ft. to 96 sq. ft.
9. To meet the zoning district requirements the applicant would need to redesign the sign to meet the regulations for an on-premise sign on River Road.



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 14989 River Road

City Hahnville State LA Zip 70057

Subdivision _____ Lot _____ Block _____ Section _____

Owner/Applicant Name Historic Bethlehem Baptist Church

Mailing Address 1310 Carroll Street

City Kenner State LA Zip 70062

Phone # 504-877-0070 Email frank@psbnola.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? The permit application was denied for being over the allowable area and did not meet the required setback. In that denial the entire structure of the sign was counted as the face area. If the ordinance specifies that the structure is to be counted, then we need a Variance. (See attached for rest of explanation)

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:
Cathy R. Brimmer 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.
Cathy R. Brimmer
 (Signature of owner)

NOTARY PUBLIC:
 Subscribed and sworn to before me this 15th day
 of September 20 23 in my
 office at Boutte
 Louisiana
[Signature]
 (Signature of Notary Public)



FOR OFFICE USE ONLY:

ZBA Case #: _____ Property Identification #: 101000N000A1 Date submitted: 9/15/23
 Receipt #: 12853635 Flood Zone: _____ Zoning District: C-1
 Subdivision Name: Flagville Subd.
 Square # _____ Lot # A1 Block N Property sq. ft. _____
 Code Section being appealed: App A, Sec XXI, G, On-Premises Signs

Applicant Testimony (Cont.)

Other signs along River Road in Hamville would also exceed the allowable face area of the sign if that same standard is applied.

Additionally, there exists a big tree that would block the visibility of the sign if it is set back from the property line. The church only wants their sign to be installed replacing the existing sign which is in very poor condition and looks bad. The proposed sign, in the location of the existing sign would not interfere with traffic visibility on River Road or traffic entering and leaving the church.

EXISTING SIGNAGE

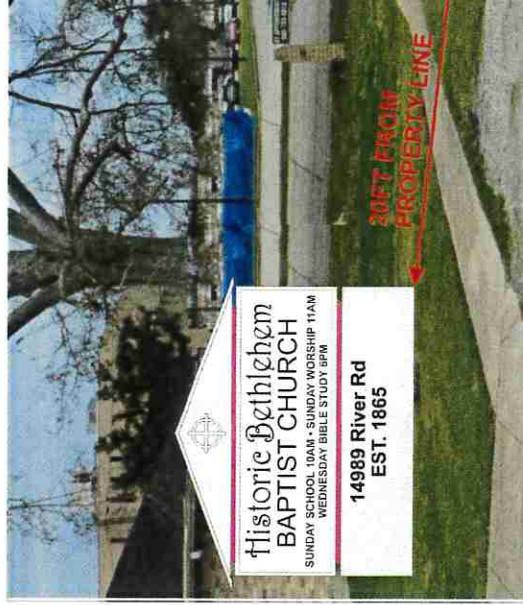
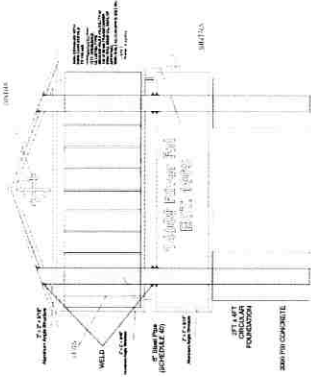
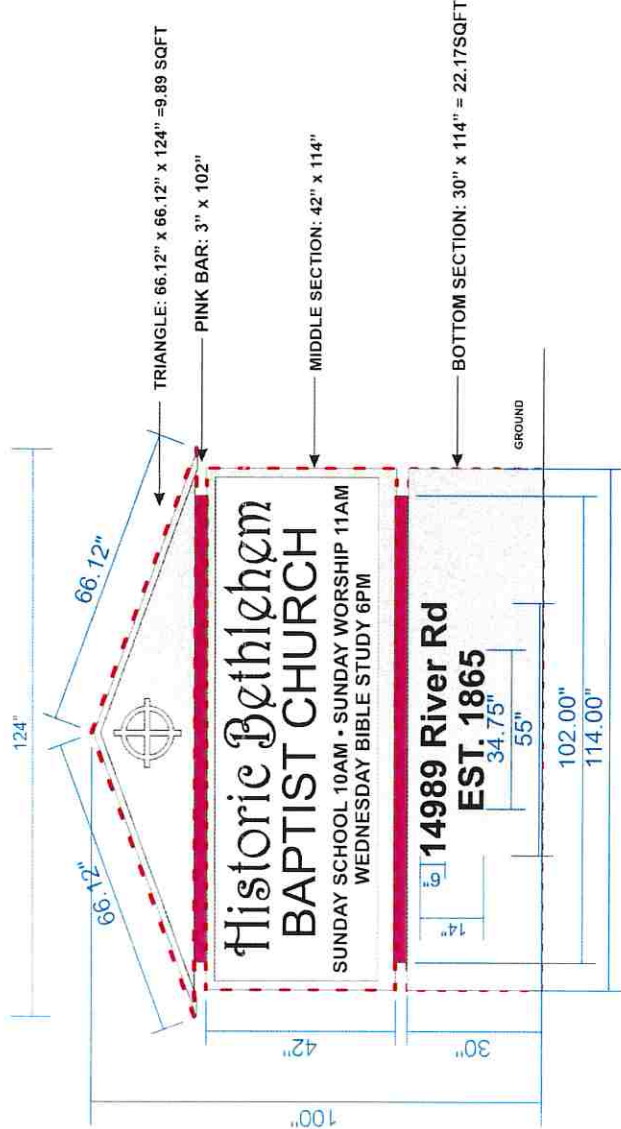


IMAGE NOT TO SCALE

EXACT COLORS MAY NOT COME OUT THE SAME AS ON LAYOUT



Mfg & Install (1) Double Sided Monument Sign.
 Internally Illuminated Cabinet w/ 3/16" White Acrylic w/ HP Black Vinyl.
 2" x 2" x 3/16" Aluminum Angle Structure. White LEDs
 Address - 1/2" Sintra Letters Painted Black
 Cross - 1/2" Sintra Painted to Match Topper Color
 New Steel Pipes & Foundation. Exact Colors TBD
 Stucco Finish for Topper and Bottom
 REMOVE AND DISCARD EXISTING SIGN
INCLUDE A PHOTO CELL MOUNTED ON TOP OF THE SIGN TO AUTOMATICALLY TURN THE SIGN ON AND OFF

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY CONFORM TO ALL CITY REQUIREMENTS. I AM NOT GENERALLY ADMINISTERING THE WORK. ALL ELECTRIC SIGNS ARE LISTED. WINDLOAD OF 130 MPH. THIS DRAWING IS THE PROPERTY OF PRO SIGNS & BRANDING AND CANNOT BE DUPLICATED WITHOUT PERMISSION.

Job Name:	Historic Bethlehem	Designer:	Trevor Norris	Sketch #:	23-0350p1R2
Location:	14989 River Road Hannville, LA	Salesman:	Frank Gray	Scale:	3/8" = 1'-0"
		Contact Person:		Contact Number:	



RIVER RD

RIVER RD

PROPERTY LINE

20FT SETBACK

proposed
slab level 2' high

EXEMP

BETHLEHEM BAPTIST CHURCH

BETHLEHEM ST

REDWING MARINE, INC.

VIAL, LEON C, III

GROSS, CLARENCE, JR.





ST. CHARLES PARISH
 PLANNING AND ZONING
 LA DEPT OF MOTOR VEHICLES
 LIBRARY
 EMERGENCY OPERATIONS
 CENTER

2023-37-ZBA Historic Bethlehem Baptist Church

Allow an on-premises sign to exceed the maximum sign area permitted on River Road





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-38-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 from 5 ft. to 2.5 ft. for 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.
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 it to remain.
3. This carport was the subject of a previous request (2023-27-ZBA) to reduce the side yard setback to 5 in., which was denied at the July 20, 2023 ZBA meeting.
4. The carport has remained as originally installed pending the outcome of this second request.
5. Approval of the variance would reduce the side yard setback from 5 ft. to 2.5 ft., and place approximately 100 sq. ft. of the 400 sq. ft. carport (25%) within the required side setback.
6. Lots 14, 15, and 16, Square 1 of St. Charles Terrace Annex Subdivision was first platted in 1930.
7. A variance was previously approved for this property reducing the side yard setback for an attached carport from 5 ft. to 1 ft. (2003-21-ZBA). The structure was not built and the variance expired.
8. The Board of Adjustment has heard similar variance requests in the area:
 - 2003-17-ZBA – Denied a side yard setback variance from 5 ft. to 1 ft. and a front yard setback variance from 19.94 ft. to 2 ft. for an attached carport at 152 Annex Street.
 - 2003-34-ZBA – Approved a front yard setback variance from 19.94 ft. to 2 ft. for an attached carport at 152 Annex Street.

9. If the variance is approved:
 - The constructed carport would have to be modified in order to meet the variance request from five (5) inches to the property to the requested 2.5 feet.
 - The modified carport would need to pass building code requirements to receive Final Approval. **Without an engineering report, this is unlikely to be possible. Pre-engineered metal structures require engineered plans to meet building code requirements. Alteration of those buildings create situations where approval may not be possible at all without outside engineering review.**
10. 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.
11. In its current form, the structure has not provided the required building plans to be reviewed and approved under building code. Alteration of the structure to accommodate this revised size would require substantial review of revised engineered plans for approval.
12. Even if a variance for the request is approved, the building must still meet all IBC requirements. Approval of a variance should in no way imply approval of the actual structure being requested.



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 153 Annex Street

City Destrehan State LA Zip 70047

Subdivision St. Charles Terrace Annex Lot 14, 15, 16 Block _____ Section _____

Owner/Applicant Name Gloria and Lynn St. Pierre

Mailing Address P.O. Box 154 153 Annex St., Destrehan La. 70047

City New Sarpy State La. Zip 70078

Phone # 504-599-4881 Email Gloriastpierre1@gmail.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? We are asking to setback our patio covers 2.5 ft from our property line to make sure we don't get too much of whatever weather is being thrown at us and to be able to enter through our side door which we enter through daily

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:
Gloria & Lynn St. Pierre 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.
Gloria St Pierre / Lynn St Pierre
 (Signature of owner)

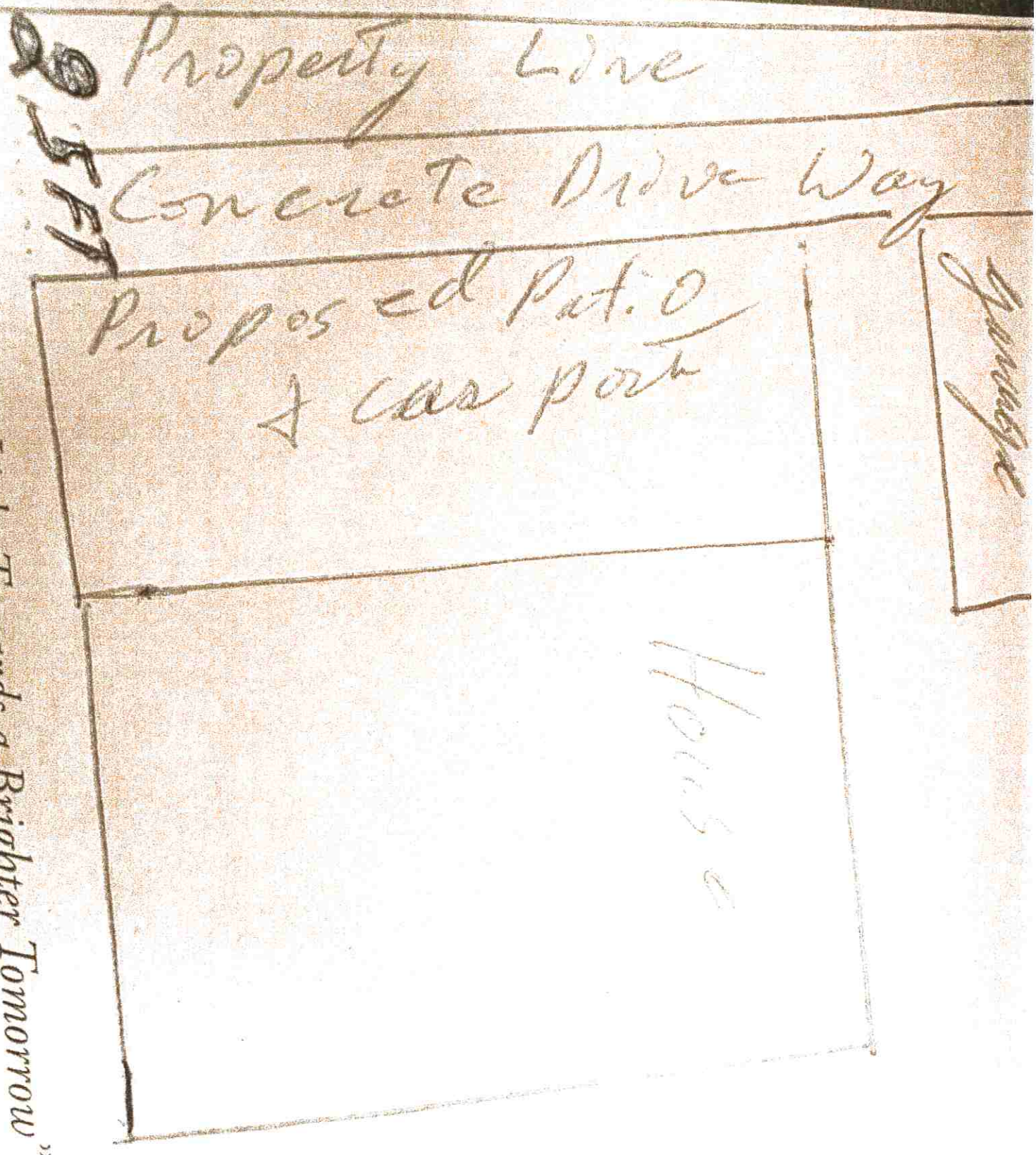
NOTARY PUBLIC:
 Subscribed and sworn to before me this 18th day
 of September, 2023 in my
 office at Meris, La 70079,
 Louisiana.
[Signature]
 (Signature of Notary Public) **SEAL**

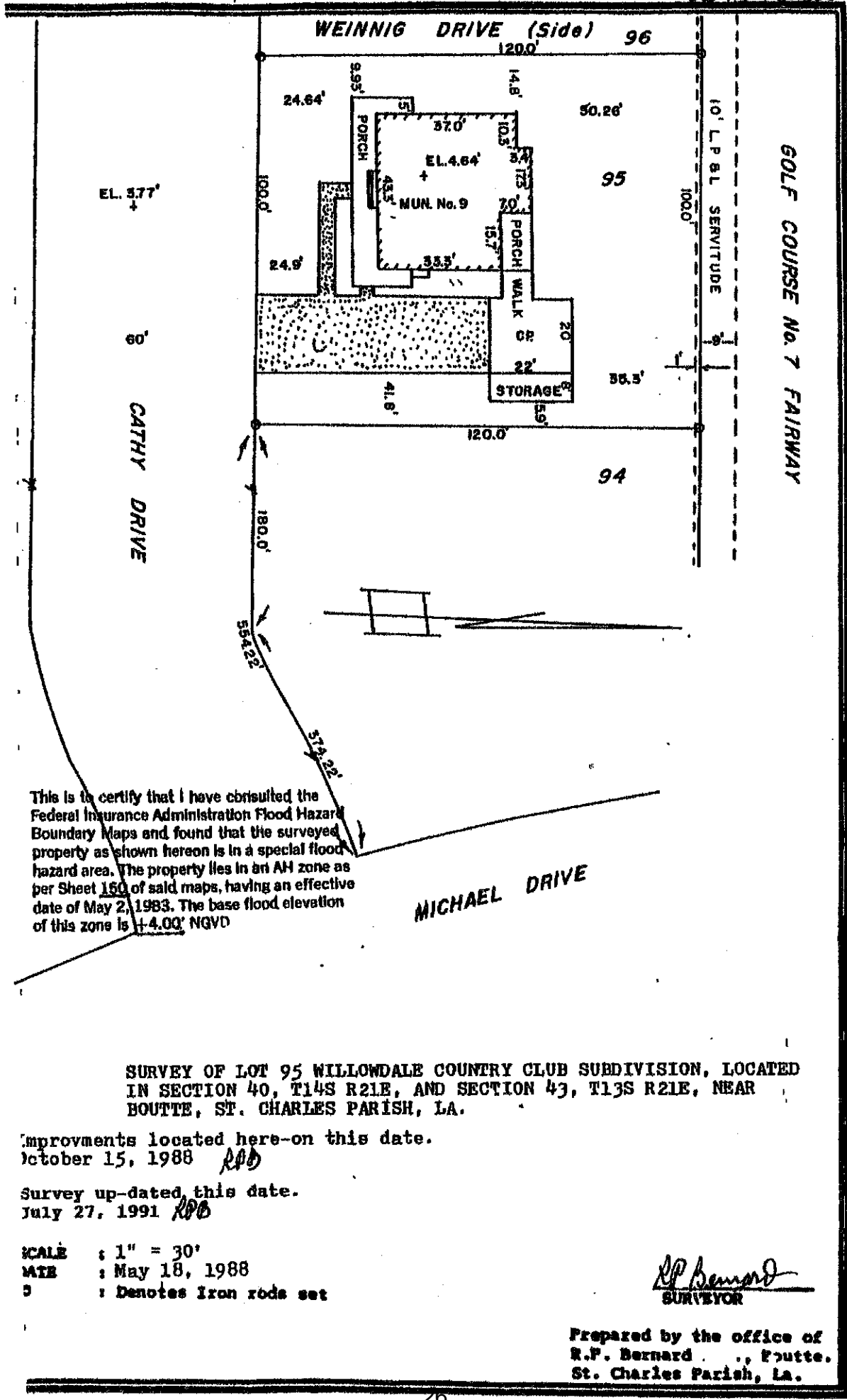
FOR OFFICE USE ONLY:

ZBA Case #: 2023-38-2BA Property Identification #: 667200100014 Date submitted: 9/18/23
 Receipt #: 12854854 Flood Zone: A99/OFIRM-X Zoning District: R-1A
 Subdivision Name: St. Charles Terrace Annex Subdivision
 Square # 1 Lot # 14, 15, and 16 Block _____ Property sq. ft. 7,800 sq. ft.
 Code Section being appealed: App A, Sec. VI.D. [1] 2. b. (2) sideyard

24 see 2023-27-2BA (denied)

"A Guiding Light Towards a Brighter Tomorrow"





EL. 5.77'

CATHY DRIVE

WEINNIG DRIVE (Side) 96

GOLF COURSE No. 7 FAIRWAY

10' L.P. & L. SERVITUDE

MICHAEL DRIVE

This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found that the surveyed property as shown hereon is in a special flood hazard area. The property lies in an AH zone as per Sheet 150 of said maps, having an effective date of May 2, 1983. The base flood elevation of this zone is +4.00' NGVD

SURVEY OF LOT 95 WILLOWDALE COUNTRY CLUB SUBDIVISION, LOCATED IN SECTION 40, T14S R21E, AND SECTION 43, T13S R21E, NEAR ROUTE, ST. CHARLES PARISH, LA.

Improvements located here-on this date.
October 15, 1988 *RFB*

Survey up-dated this date.
July 27, 1991 *RFB*

SCALE : 1" = 30'
MTE : May 18, 1988
⊙ : Denotes Iron rods set

R.F. Bernard
SURVEYOR

Prepared by the office of
R.F. Bernard, Route,
St. Charles Parish, La.

1092

8-25-2023

This is a petition stating
and signed that we have
no problem with Lynn
and Gloria St Pierre to
put up their patio cover/carport
Cover of any size.

Name:

- 1) [Signature]
- 2) Steph Nelson
- 3) Wendy Nelson
- 4) Jeffery Inohari

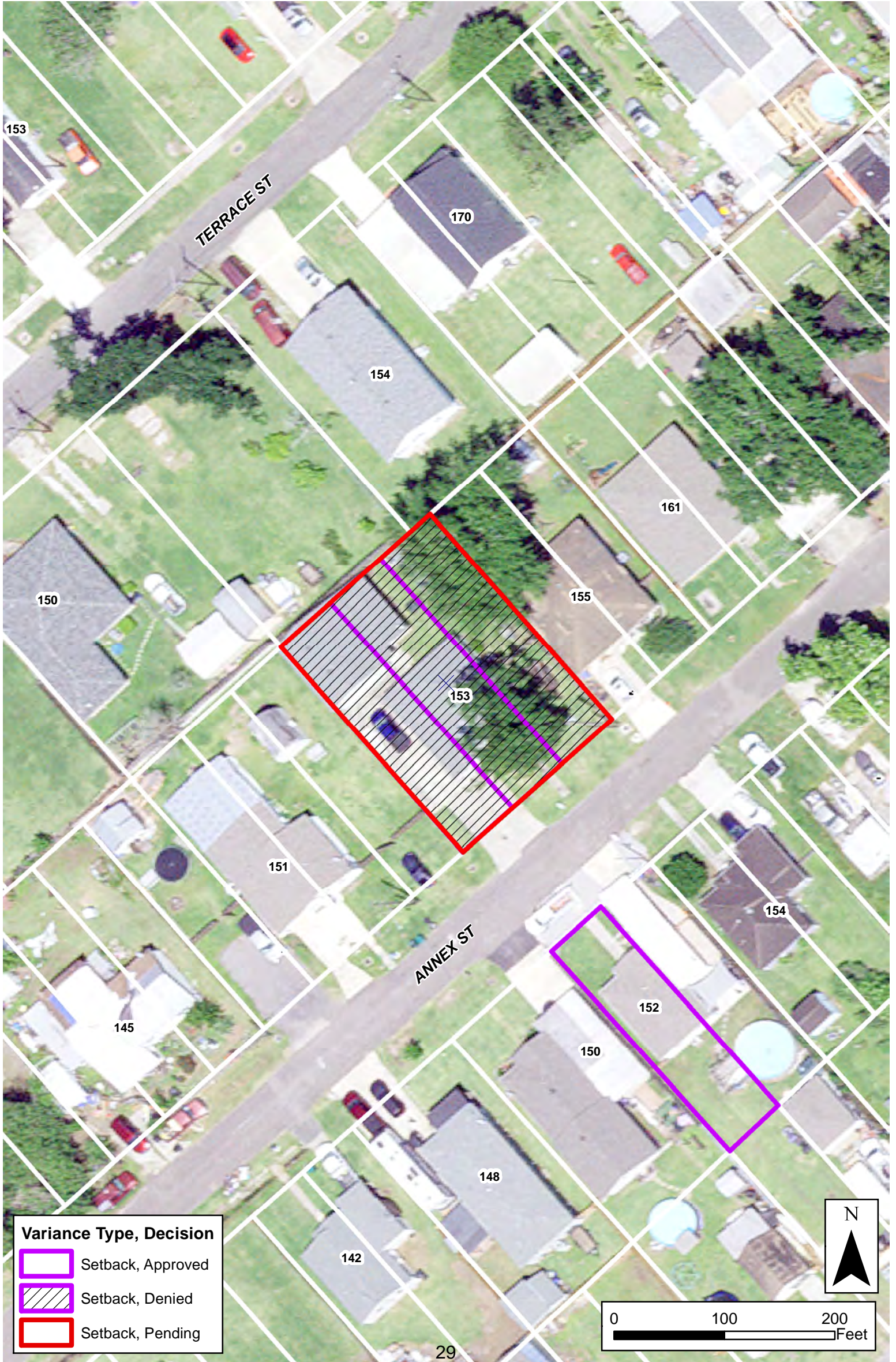
Address:

- 1) 155 Annex St.
- 2) 154 Annex St
- 3) 154 Annex St
- 4) 150 Terrace St



2023-38-ZBA Gloria and Lynn St. Pierre

Reduce the required side yard for an attached carport





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-39-ZBA**

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF APPLICANT:

Lucille Jefferson
P.O. Box 108
Boutte, LA 70039
985.212.9947; lucillejefferson5@gmail.com

LOCATION OF SITE:

348 Alexander Street, Boutte; Lot H, Big Oak Subdivision

REQUESTED ACTION:

Reduce the required front setback from 10 ft. to 5.4 ft. and reduce the required side setback from 5 ft. to 3 ft. for a manufactured home.

SITE INFORMATION

SIZE OF PROPERTY: 4,400 sq. ft.

EXISTING ZONING: R-1A(M), Single family residential detached conventional homes, manufactured homes, and mobile homes—Medium density

SURROUNDING ZONING AND LAND USE: R-1A(M); the site is located on a street developed with site-built and manufactured single family homes.

FUTURE LAND USE RECOMMENDATION: Residential High

TRAFFIC ACCESS: Alexander Street

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

APPLICABLE CODE REGULATION(S)

Appendix A. Section VI. Zoning District Criteria and Regulations

B. Residential Districts

[II.] R-1A(M). Single family residential detached conventional homes, manufactured homes, and mobile homes—Medium density.

2. Spatial Requirements.

b. Minimum yard sizes:

(1) Front—Fifteen (15) feet.

(2) Side—Five (5) feet.

(3) Rear—Five (5) feet.

(4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.

(5) 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. In August, 2023, the applicant contacted the permit department concerning placement of a mobile home on the property located at 348 Alexander Street.
2. On August 14, 2023, the applicant placed the mobile home on the property, but installation was not completed due to being unable to apply for the necessary permit until a succession was completed.
3. On September 19, 2023, a mobile home permit application (Permit No. 46732) and a variance application were submitted for the above mentioned manufactured home.
4. Lot H, Big Oak Subdivision was platted as a 52.2 ft. by 84.3 ft. lot as shown on a map by Charles W. Decker C.E. dated May 4, 1955.
5. Lot H was previously developed with a site-built house but had been vacant since 2015.

6. The variance application was submitted due to the manufacture home being 76 ft. long and not meeting the required front (10 ft.) and side yard (5 ft.) setbacks.
7. This request would reduce the front yard setback on the Richard Street side from 10 ft. to 5.4 ft., and the side yard setback from 5 ft. to 3 ft.
8. The Board of Adjustment has heard similar variance requests in the area:
 - ZBA-2011-05 – Approved a side yard setback variance from 5 ft. to 1.6 ft. to permit a manufactured home at 498 S. Kinler Avenue, Boutte.
9. To meet zoning district requirements the manufactured home would need to be replaced with one that can meet setback 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 346 Alexander Boule

City Boutte State LA Zip 70039

Subdivision Big Oak Lot H Block _____ Section _____

Owner/Applicant Name Lucille Jefferson

Mailing Address P.O. Box 108

City Boutte State LA Zip 70039

Phone # 985-212-9947 Email LucilleJefferson5@gmail.com

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

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

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

OWNER:
Lucille Jefferson 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.
Lucille Jefferson
(Signature of owner)

NOTARY PUBLIC:
Subscribed and sworn to before me this 19th day
of September, 20 23
office at Boutte
Louisiana.

(Signature of Notary Public)



FOR OFFICE USE ONLY:

ZBA Case #: 2023-39-ZBA Property Identification #: 7001000000 H Date submitted: 9/19/23
Receipt #: 12857554 Flood Zone: _____ Zoning District: R-1A(m)
Subdivision Name: Big Oak Subd.
Square # _____ Lot # H Block _____ Property sq. ft. _____
Code Section being appealed: _____

After twenty years I was forced to move my mobile home off family property. I placed my mobile home down the street on Alexander St.

My mobile home is too big and will not meet the requirement setback. I am asking for 3 ft on the left side and 5.4 ft on the right side. which amounts an undeveloped street, that been used as a driveway for 50 plus yrs.

Lucille Johnson

SITE PLAN

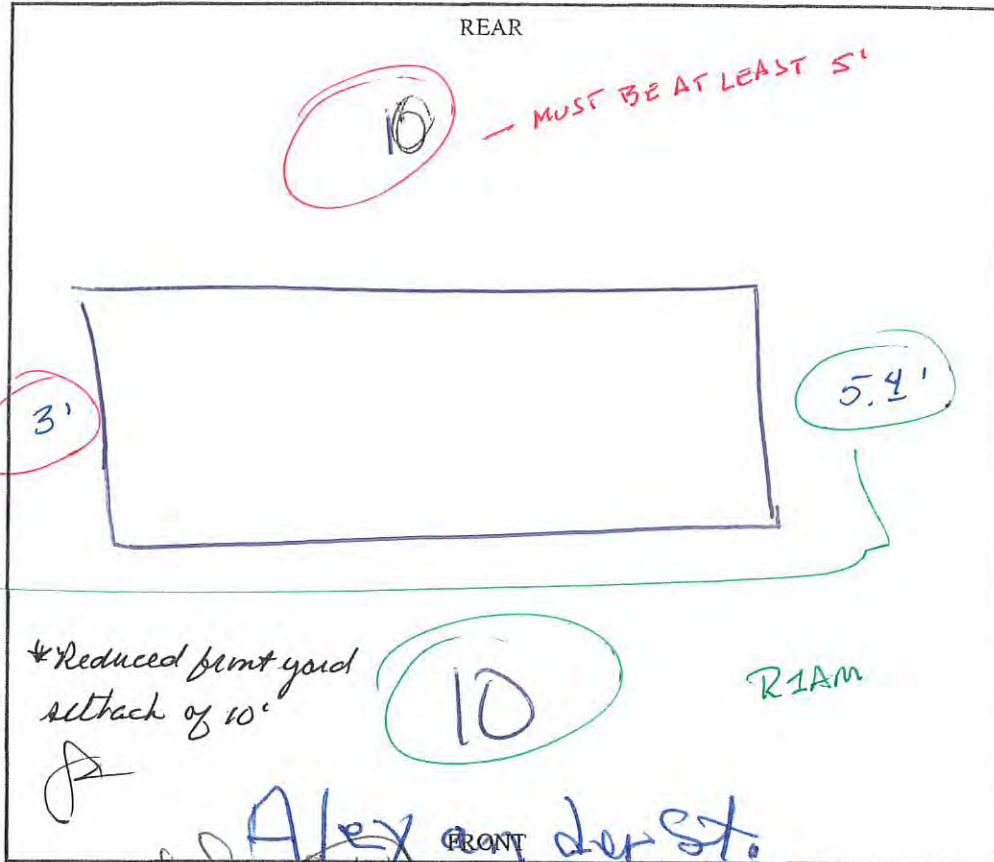
(see next page for sample site plan)

Address: 348 Alexander St, Smiths JD 10089 Permit# 46732

Project Description: Mobile Home Lot Size: 52.3 x 84.3

PLEASE INCLUDE:

- 1. All existing structures and their uses (home, shed, etc)
- 2. All proposed structures and their uses
- 3. Distance structures are from each other and property lines
- 4. Proposed drainage flow
- 5. Available/proposed parking spaces
- 6. Existing power lines



Applicant Signature Alex Johnson Date: 9-15-23

FOR OFFICE USE ONLY

Zoning RIAM Attached/Detached Front 10' Rear 5 R. Side 5 L. Side 5

Approved _____ Date _____

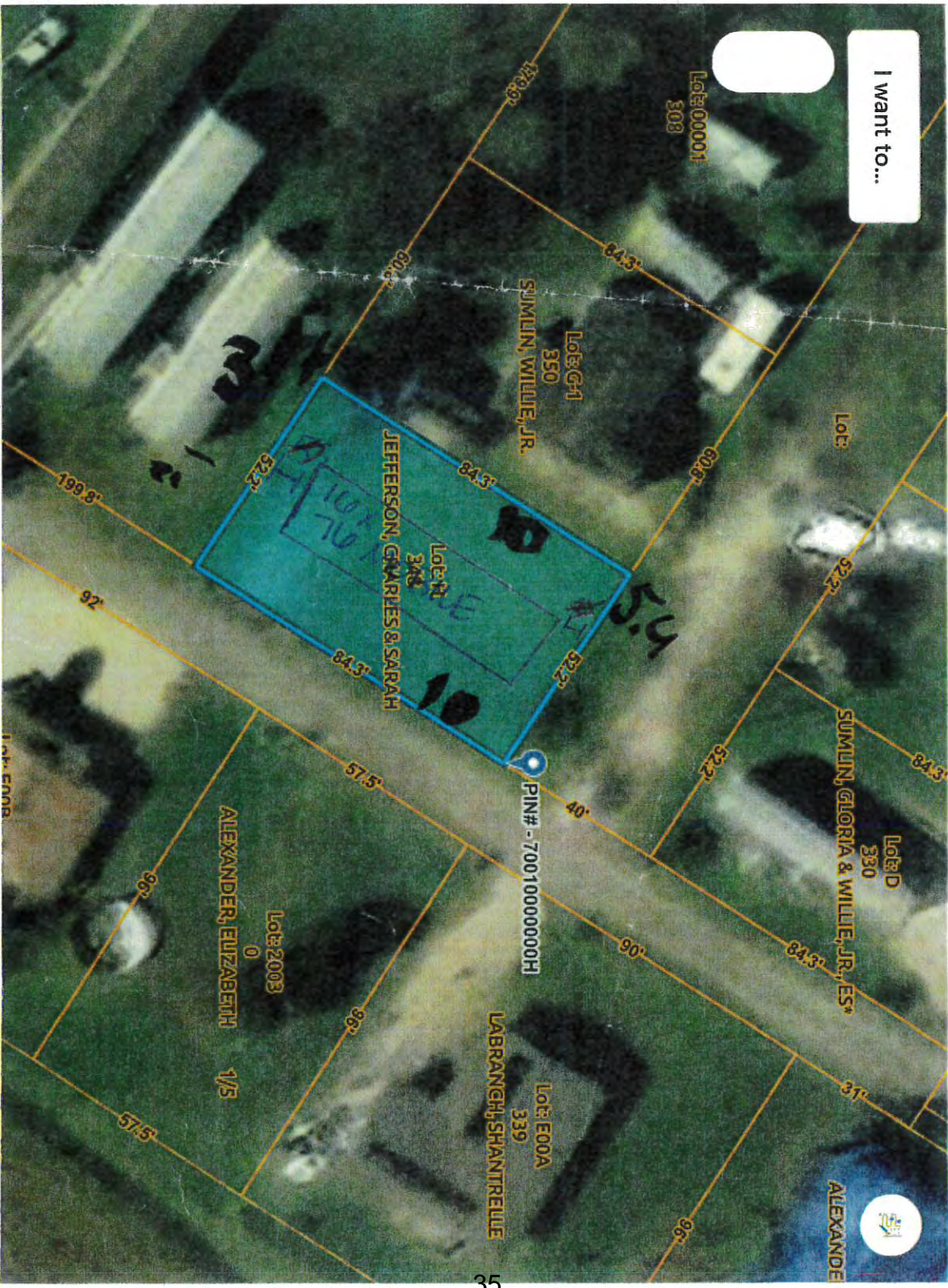


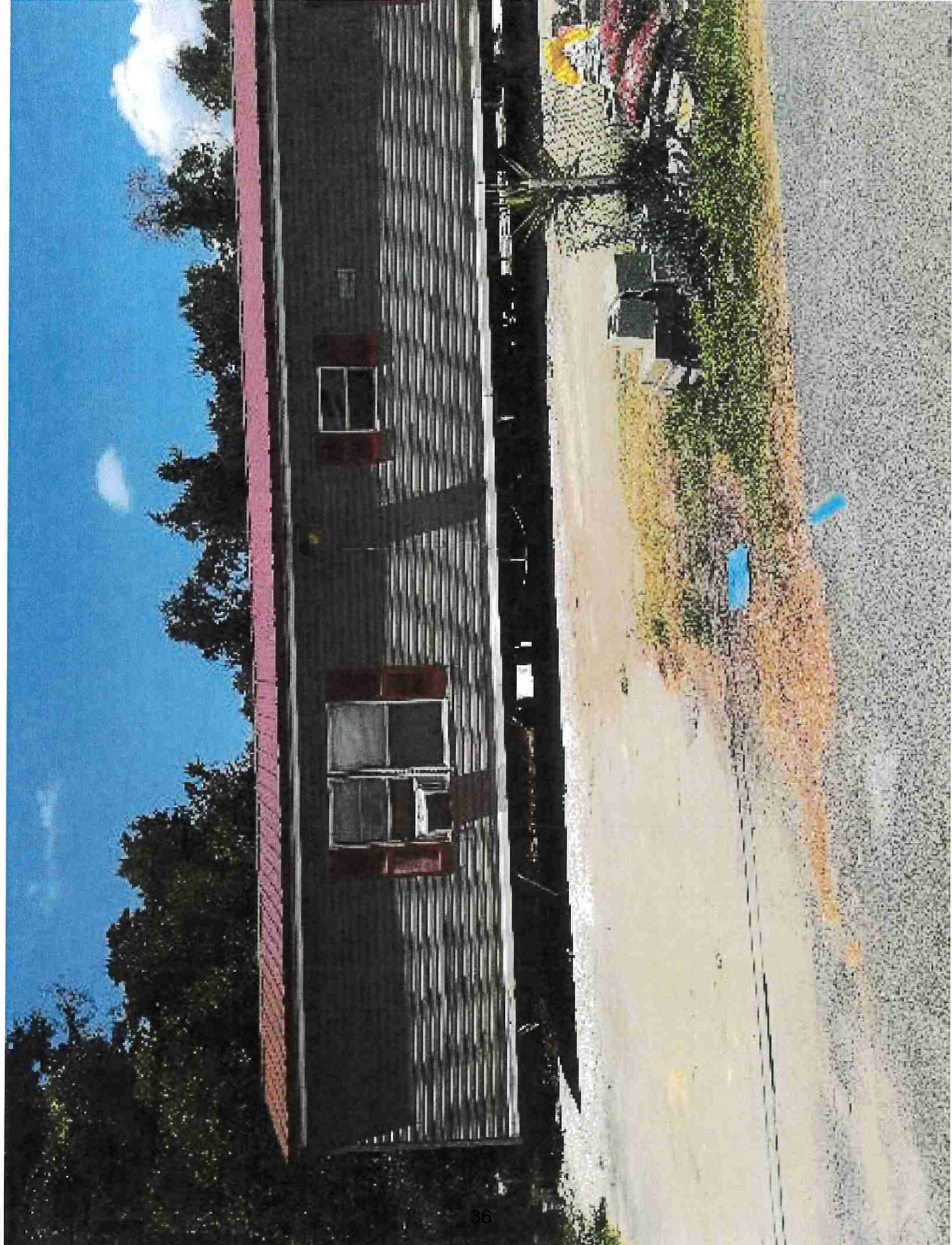
PIN# -
700100000001

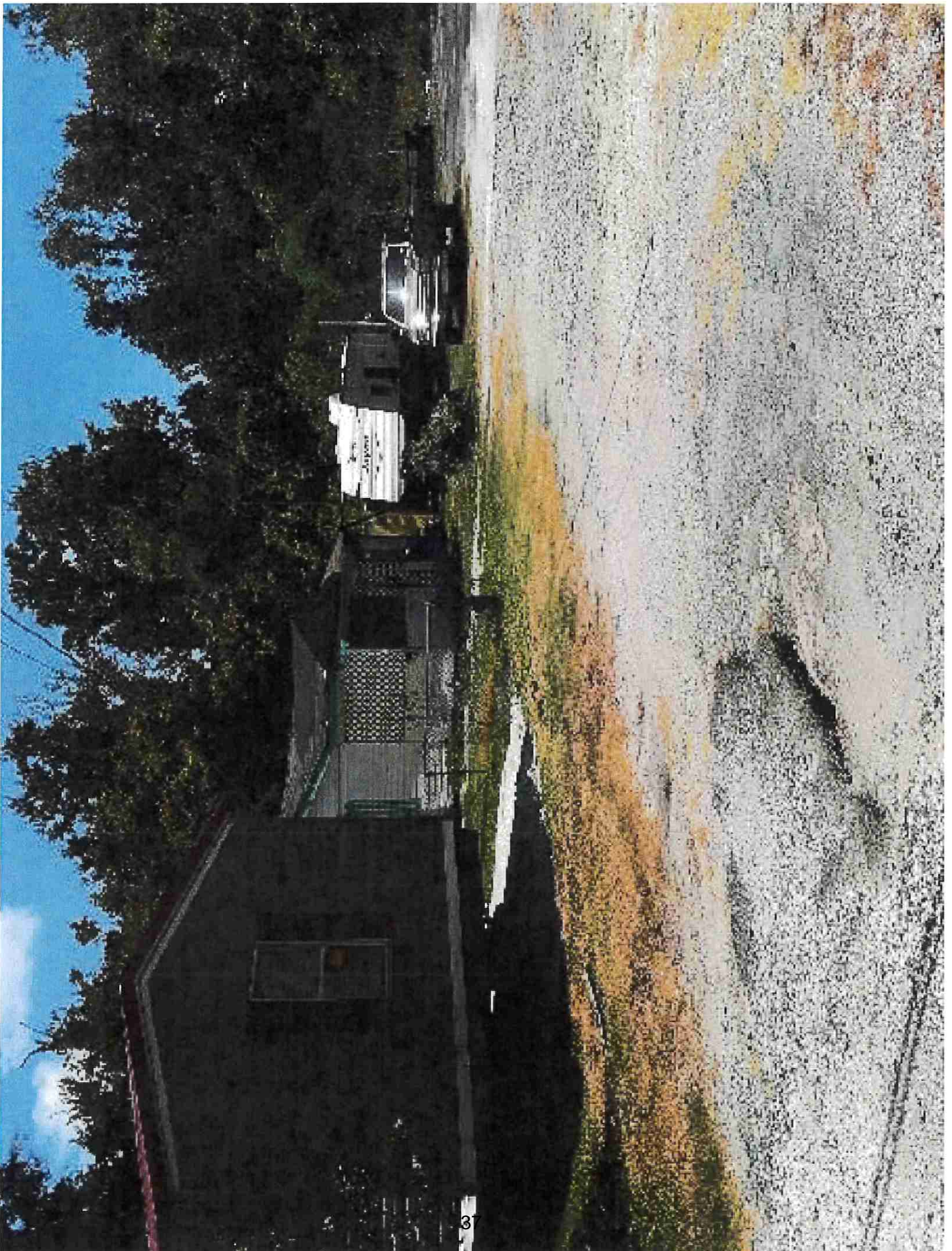


Property Information

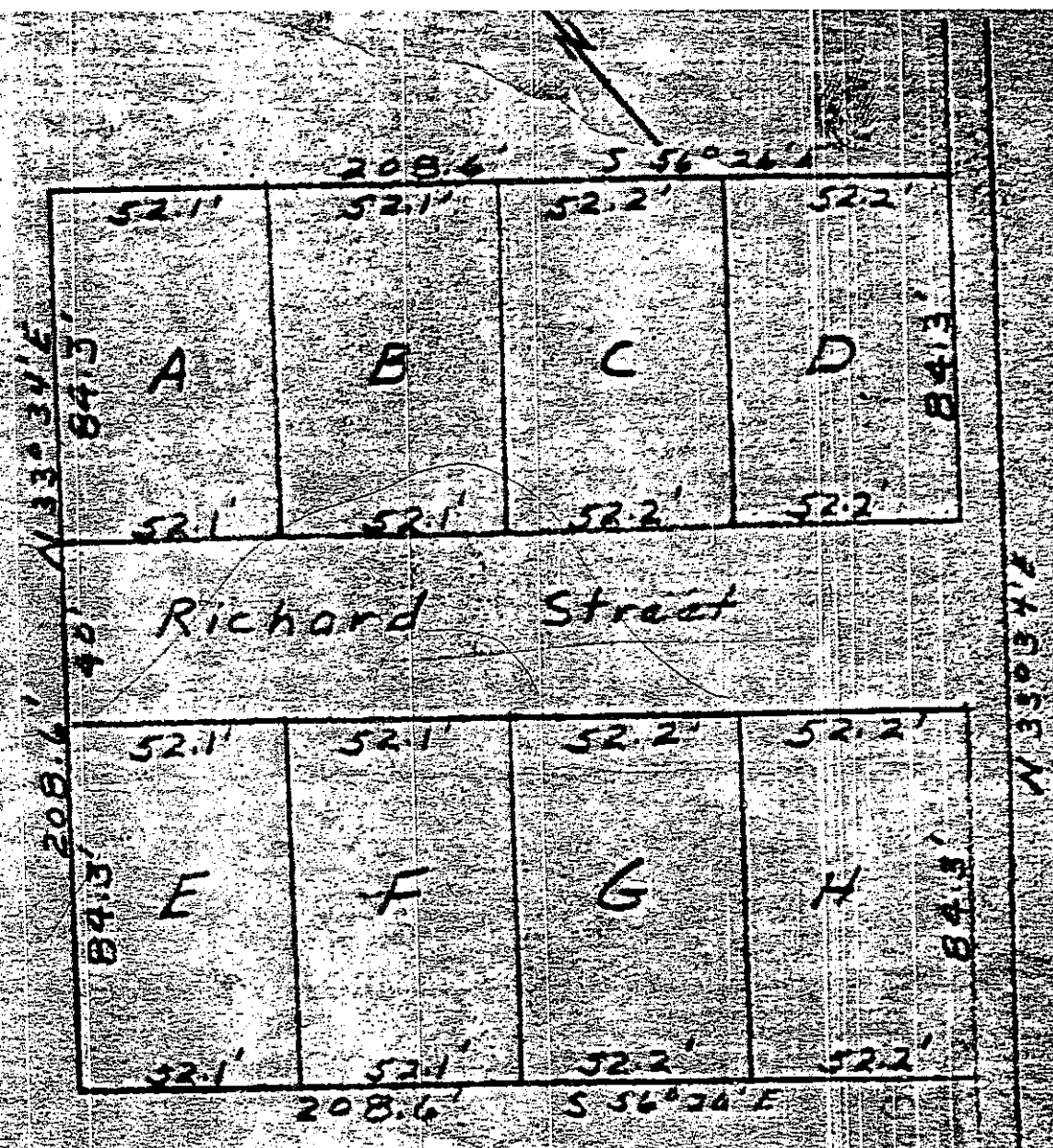
Property	70010001
Identification Number	000H
Lot Number	H
Subdivision	BIG OAK SUBD.
Physical Address	348 ALEXANDER ER ST
Physical City/State/Zip	LA 70035
Primary Owner	JEFFERSON, CHARLES & SARAH
Secondary Owner	JEFFERSON, LUCILLE C/O
Owner	JEFFERSON, LUCILLE C/O







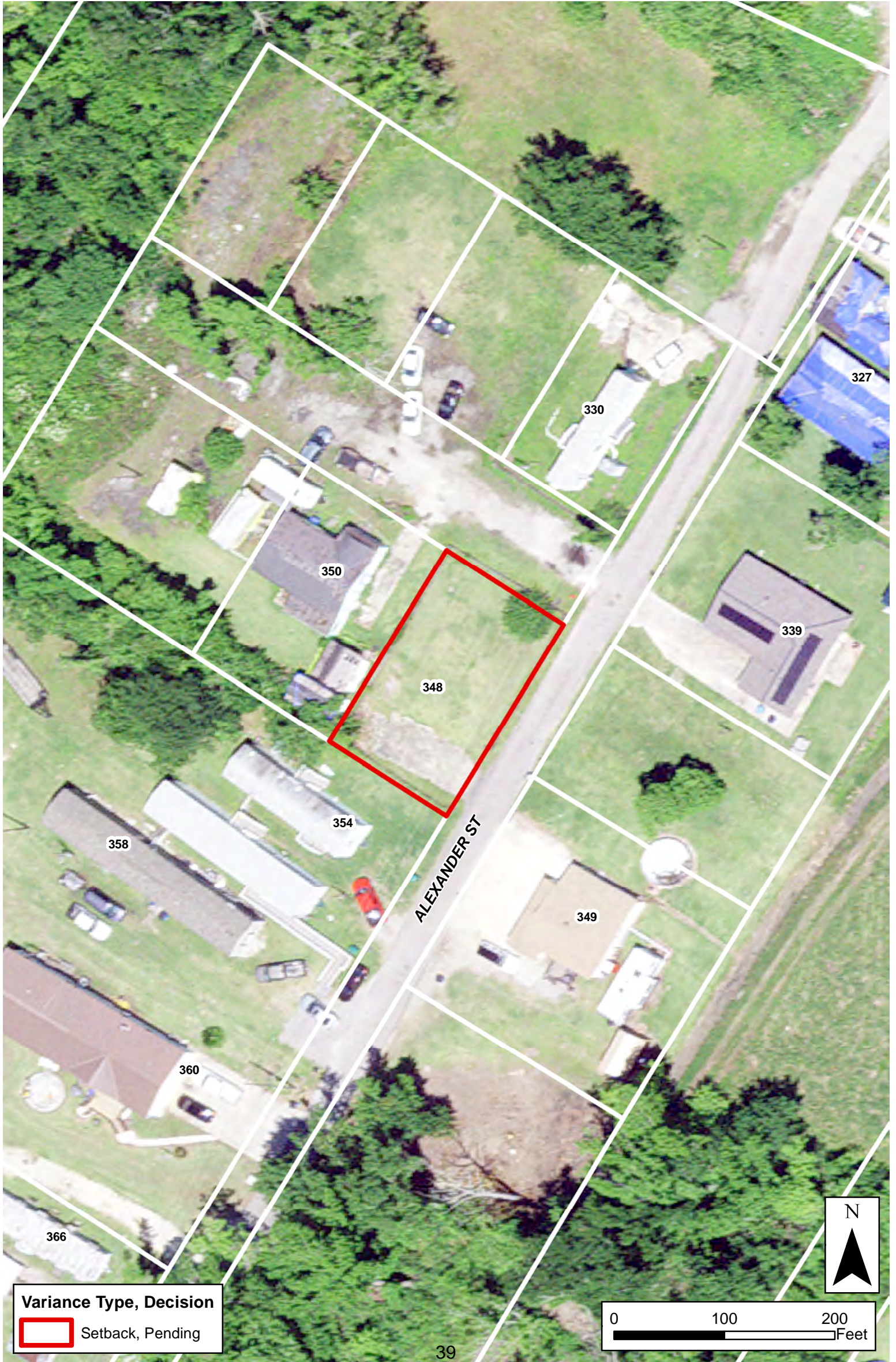
808



Big Oak Subdivision
 Aucoin & Landry - owners.
 Acquired from Alexander Parro.
 Section 90, T-13-S, R-20-E.
 Boutte, St. Charles Parish, Louisiana.
 Charles W. Duchey, Civil Engineer, R.
 May 4, 1955. Scale: 1" = 40'

2023-39-ZBA Lucille Jefferson

Reduce front and side yard setbacks to permit an existing mobile home in R-1A(M)





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-40-ZBA**

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:

Samuel Buhler IV
104 Union Drive
Hahnville, LA 70057
504.756.7963; riverregionhomeimprovements@gmail.com

LOCATION:

104 Union Drive, Hahnville; Lot 200, Fashion Plantation Estates, Phase II

REQUEST:

Allow a residential accessory building within a front yard and reduce the required front yard setback from 20 ft. to 10.8 ft. to install an RV cover.

SITE INFORMATION

SIZE OF PROPERTY: 9,119.7 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 subdivision.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: South Fashion Boulevard

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

APPLICABLE CODE REGULATION(S)

Appendix A. Section VII. - Supplemental use and performance regulations

1. The following uses are subject to the regulations set forth herein:

Accessory buildings.

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

Appendix A. Section VI. Zoning District Criteria and Regulations

B. Residential districts

[I.] R-1A. Single family residential detached conventional homes —Medium density.

2. Spatial Requirements:

b. Minimum yard sizes:

- (1) **Front—Twenty (20) feet.**
- (2) Side—Five (5) feet.
- (3) Rear—Twenty (20) feet.
- (4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.

DEPARTMENT ANALYSIS & FINDINGS

- 1. On September 19, 2023, the owner applied to permit a carport, but was forwarded to a Planner for a variance due to the structure being within the required front yard since front yard.
- 2. On September 23, 2023, the owner submitted the variance application requesting a reduction of front yard setbacks on Lot 200, Fashion Plantation Estates, Phase II.

3. Lot 200 of Fashion Plantation Estates, Phase II was originally platted on September 21, 2002. The subject portion of the site is considered a front yard due to abutting an improved portion of the S. Fashion Blvd. right-of-way.
4. Approval of the variance would allow for the placement of a detached residential accessory structure within the required front yard, between the primary structure and the S. Fashion Blvd. right-of-way, and reduce the front yard setback from 20 ft. to 10.8 ft.
5. There is a 10 ft. utility servitude within the S. Fashion Blvd. side front yard. Based on the submitted site plan the structure would not encroach into this servitude.
6. The Board of Adjustments has heard similar variance requests in the area:
 - 2021-47-ZBA – Approved request to reduce the required side yard from 5 ft. to 2 ft. to permit an existing attached carport at 104 Union Drive, Hahnville.
7. In order to meet the zoning district requirements the applicant can submit plans showing the location of the detached accessory structure within a side/rear yard or redesign to an attached structure that meets the front yard setback requirement.



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 104 Union Drive

City Hahnville State LA Zip 70057

Subdivision Fashion Lot 200 Block _____ Section _____

Owner/Applicant Name Samuel Buhler IV

Mailing Address 104 Union Drive

City Hahnville State LA Zip 70057

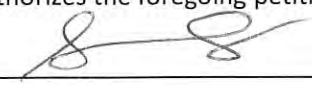
Phone # 504-756-7963 Email riverregionhomeimprovements@gmail.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? to close to street

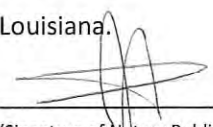
(S Fashion)

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


 (Signature of owner)

NOTARY PUBLIC:
 Subscribed and sworn to before me this 21st day
 of September, 2023 in my
 office at Boutte
 Louisiana.


 (Signature of Notary Public)



FOR OFFICE USE ONLY:

ZBA Case #: 2023-40-2BA Property Identification #: 10510000200 Date submitted: 9/21/23

Receipt #: 12860883 Flood Zone: X Zone Zoning District: R-1A

Subdivision Name: Fashion Plantation Estates

Square # _____ Lot # 200 Block _____ Property sq. ft. _____

Code Section being appealed: _____

All Aluminum RV cover Detached

X = post (4x4)
= Beam (2x7)

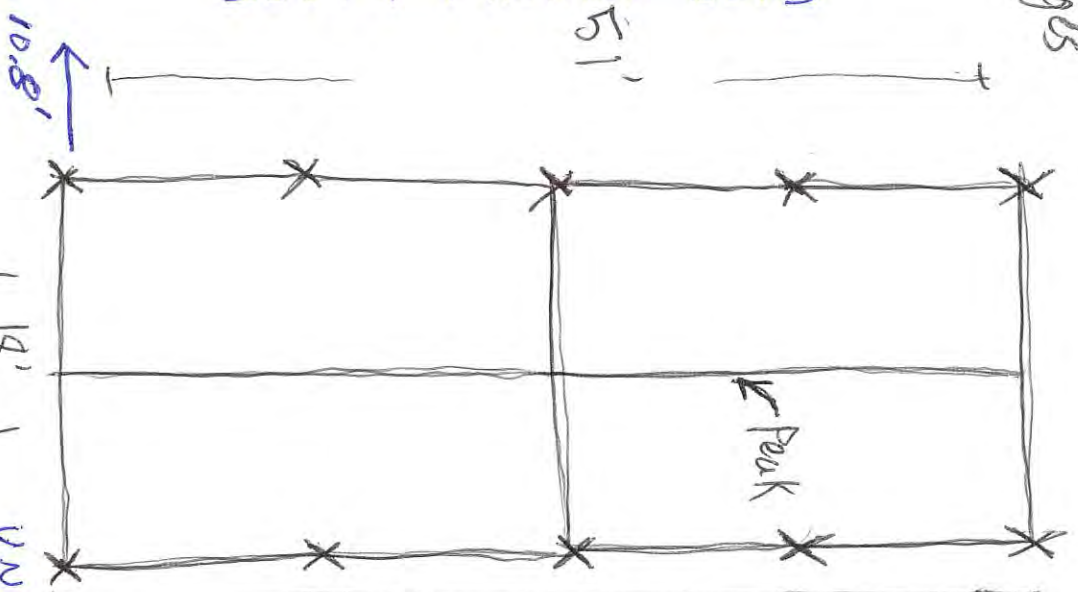
↳ Roof Panels running from peak to outer edges

- 4x4 posts anchored 2 ft in ground with 100lbs of concrete in each

- Posts attached to 2x7 beam with 5 inch steel bolts

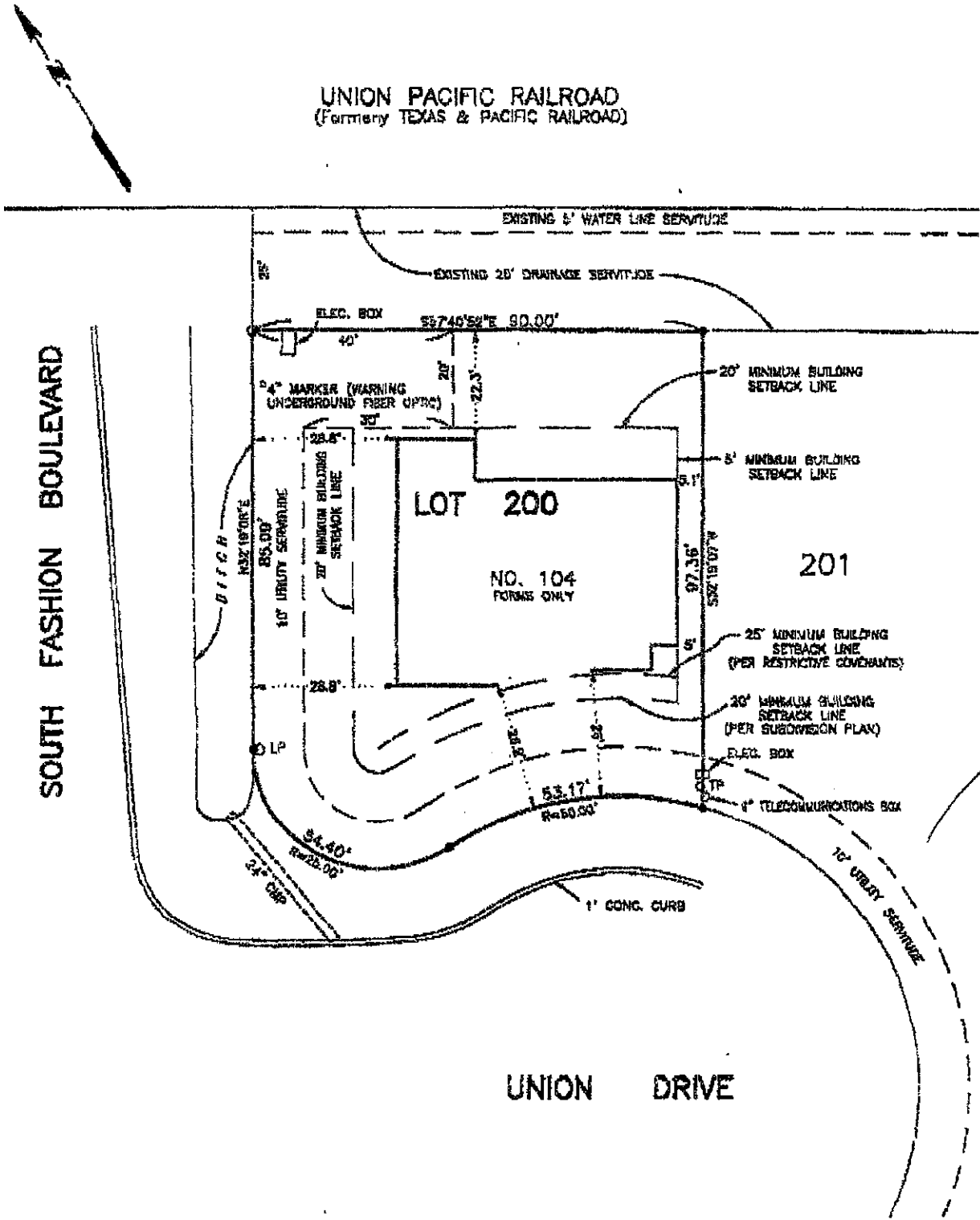
- Panels attached to beam with 3 screws at each beam

SOUTH FASHION BLVD



UNION DR
 - posts flush with fascia
 - cover will be 18 ft from brick wall

16506-03



**SURVEY OF LOT 200
 FASHION PLANTATION ESTATES
 PHASE II
 IN SECTIONS 7 & 8, T13S - R20E
 ST. CHARLES PARISH, LOUISIANA
 SCALE: 1" = 30'
 DECEMBER 11, 2002
 ADDED IMPROVEMENTS FEBRUARY 11, 2003**

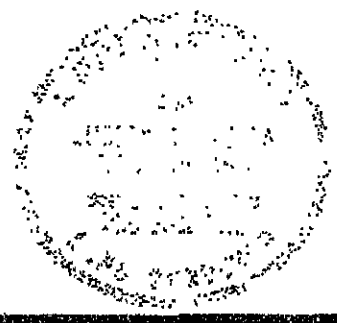
LEGEND
 ● = IR FOUND
 ○ = IR SET
 LP = LIGHT POLE
 TP = TELEPHONE PEDISTAL
 BEARINGS ARE BASED
 ON SUBDIVISION PLAN

CERTIFIED TO DANA DUHE, WIFE OF/AND SAMUEL H. BLHLER, IV

REFERENCE PLAN:
FASHION PLANTATION ESTATES PHASE II, BY
LUCIEN C. GASSEN, DATED SEPTEMBER 21, 2002

The servitudes shown on this survey are limited to those set forth per subdivisor plot and there is no representation that all applicable servitudes are shown hereon. No research done on the 14 items listed on out of cash file dated October 30, 2002. 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 under my supervision and is in accordance with the Louisiana standards of practice for a Class 2 survey.

Lucien C. Gassen

LUCIEN C. GASSEN, PLS
Registration No. 363
LULING, LOUISIANA 70070

2023-40-ZBA Samuel Buhler

Reduce the required setbacks for a carport in R-1A





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-41-ZBA**

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:

Malcolm Darensbourg Sr.
318 Devon Road
Laplace, LA 70068
504.512.0358; malcolmfab@gmail.com

LOCATION:

199 Good Hope Street, Norco LA 70079

REQUEST:

Waiver to allow a commercial parking lot to consist of an aggregate gravel surface instead of the required permanent dust-free paving.

SITE INFORMATION

SIZE OF PROPERTY: 25,376 sq. ft. total, subject area consists of approximately 10,369 sq. ft.

EXISTING ZONING: C-2, General Commercial—Retail Sales

SURROUNDING ZONING AND LAND USE: C-2 zoning is adjacent to the Third Street side. C-2/R-1A zoning is located to the Goodhope Street side and adjacent to the St. Charles Street side. R-1A zoning is adjacent to the First Street side.

Single family houses are adjacent to the First Street and St. Charles Street sides. An automotive service station and a cellular tower installation are located across Goodhope Street. The Canadian National Railroad is located to the Third Street side.

FUTURE LAND USE RECOMMENDATION: Neighborhood Mixed Use and Lot 28 listed as Low-Moderate Residential.

TRAFFIC ACCESS: Good Hope Street and Third Street

BASE FLOOD ELEVATION (BFE): A99; DFIRM AE9.5

APPLICABLE CODE REGULATION(S)

Appendix A. Section VIII. - Site design requirements.

Purpose: The regulations of this section are intended to ensure the safe, orderly, and convenient development of the built environment.

A. Off-street parking in general:

2. **Any area where off-street parking is provided (including additional parking areas that are not required by this ordinance) must be surfaced with permanent dust-free paving** except for single-family residences in the O-L District which must be surfaced with appropriate materials.

DEPARTMENT ANALYSIS & FINDINGS

1. Planning staff discussed the requirements to expand the commercial parking area for the building at 199 Goodhope Street, Norco into adjacent Lots 28 and 29, which includes a requirement for a permanent dust-free paving surface.
 - Planning staff have worked with the applicant since 2020 regarding the permitting of an event space at 199 Goodhope Street (Permit No. 35624).
 - Expanding the parking lot is necessary to provide the required parking to permit an event space at 199 Goodhope Street.
 - To expand the commercial parking lot into Lots 28 and 29 a rezoning from R-1A to C-2 was required. This rezoning was approved by the Parish Council on August 28, 2023 (PZS-2023-10-R, Ordinance No. 23-8-6).
2. On September 23, 2023, the applicant submitted an application requesting a waiver from the permanent dust-free paving requirement for the parking area expansion into Lots 28 and 29.
3. Lots 28-33 were platted as part of Good Hope Annex "A" as per the plan by H. E. Landry dated December 30, 1930.

4. The building at 199 Goodhope Street and located within the boundaries of Lots 30-33 was previously used as the St. Charles Parish Library Norco Branch, which completed its relocation to 590 Apple Street in 2021.
5. The applicant acquired Lots 30-33 in 2019 and Lots 28 and 29 in 2021.
6. Approval of the variance would permit the use of an aggregate gravel parking surface instead of the required concrete or asphalt.
 - All other site design requirements, including use of concrete barrier curbing where required, concrete driveways, etc. would still be applicable.
 - The parking layout shown on the submitted site plan does not fully comply with site design requirements, specifically those concerning parking stall and vehicular drive aisle dimensions and landscaping. Approval this specific request is not an endorsement of the layout shown in the submitted site plan.
7. The Board of Adjustment has not heard of any similar variance cases in the area.
8. To meet site design requirements the applicant can submit plans showing the parking lot consisting of a permanent dust-free paving surface.

Meeting = 10/19, Deadline = 9/19



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 197 Good Hope St

City Monro State LA Zip 70079

Subdivision _____ Lot _____ Block _____ Section _____

Owner/Applicant Name Malcolm Darenbourg sr

Mailing Address 318 Devon Rd

City LaPlace State LA Zip 70068

Phone # 504 5120358 Email Malcolm Fab@gmail.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? I'm asking for a
request to be able to use gravel instead of cement,
do to the flooding in the area. Gravel absorb
the water through the soil

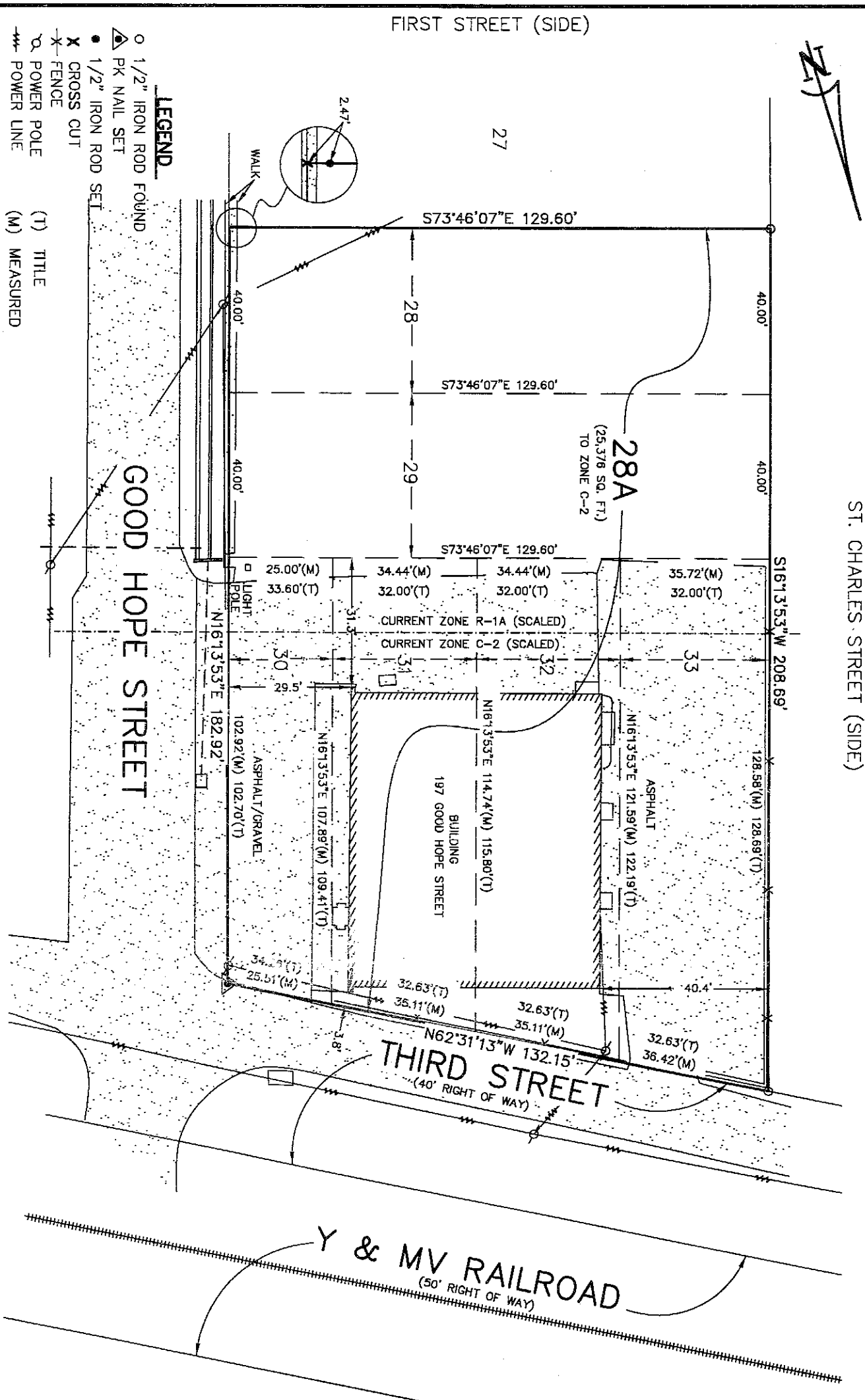
Please attach any additional information to clarify or explain your request to the Board.

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

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

NOTARY PUBLIC:
Subscribed and sworn to before me this 20th day
of September, 2023 in my
office at Monro
Louisiana.
[Signature]
(Signature of Notary Public)
GREGORY A. MILLER,
Notary Public
LSBA #19063
SEAL

FOR OFFICE USE ONLY:
ZBA Case #: 2023-41-ZBA Property Identification #: 65190A400030 Date submitted: 9/21/23
Receipt #: 12861063 Flood Zone: A99 Zoning District: C2
Subdivision Name: Good Hope Plantation, Annex A, B
Square # _____ Lot # 30 Block A4 Property sq. ft. _____
Code Section being appealed: _____



LEGEND

- 1/2" IRON ROD FOUND
- △ PK NAIL SET
- 1/2" IRON ROD SET
- ✕ CROSS CUT
- X- FENCE
- ⊙ POWER POLE
- (T) TITLE
- (M) MEASURED

TITLE: SURVEY PLAT AND RESUBDIVISION OF LOTS 28, 29, 30, 31, 32 & 33, SQUARE 4, GOODHOPE ANNEX A INTO A LOT HEREN DESIGNATED AS LOT 28A, SQUARE 4, GOODHOPE ANNEX A AND TO SHOW THE CHANGE IN THE CURRENT ZONE OF ZONE C-2 AND ZONE R-1A TO ZONE C-2
 SITUATED IN SECTION 6, T-12-S, R-8-E,
 NORCO, ST. CHARLES PARISH, LOUISIANA.

SURVEY REFERENCE: GOOD HOPE ANNEX A BY H.E. LANDRY, C.E. DATED DECEMBER 23, 1930.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOD 18 USING LEICA SMARTNET SOLUTION DATED 8/11/2022.

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 COMPLES 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. 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.

MUNICIPAL ADDRESS: 197 GOOD HOPE STREET
DATE: JUNE 8, 2023

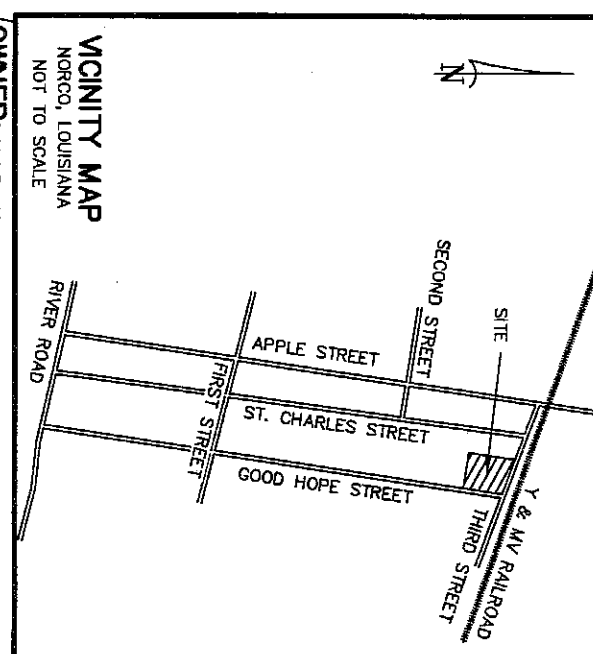
ST. CHARLES STREET (SIDE)

FIRST STREET (SIDE)

GOOD HOPE STREET

THIRD STREET
 (40' RIGHT OF WAY)

Y & MV RAILROAD
 (50' RIGHT OF WAY)



OWNER: M.A.D., LLC
 318 DEVON ROAD
 LAPLACE, LA 70068

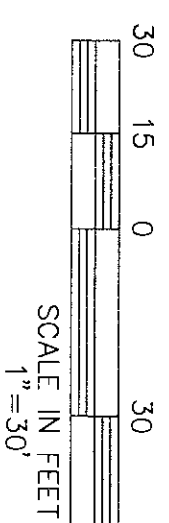
APPROVED:

PLANNING COMMISSION
 DATE

PARISH PRESIDENT
 DATE

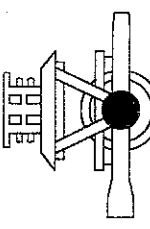
DIRECTOR, DEPT. OF PLANNING AND ZONING
 CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
 RECORDED IN THE CLERK OF COURT'S OFFICE
 ST. CHARLES PARISH ON THE _____ DATE
 DAY OF _____ IN BOOK _____
 FOLIO _____ ENTRY # _____

Stephen P. Flynn
 STEPHEN P. FLYNN
 P.L.S. LA. ST. REG. NO. 4688



DRAWN BY: KPB
 DRAWING NO. MM1568, WD04995

RIVERLANDS SURVEYING COMPANY



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



PROPOSED PARKING SPACES:
 44 REGULAR PARKING SPACES
 3 HANDICAP PARKING SPACES

- LEGEND**
- 1/2" IRON ROD FOUND (T) TITLE
 - △ PK NAIL SET (M) MEASURED
 - 1/2" IRON ROD SET
 - ✕ CROSS CUT
 - X- FENCE
 - POWER POLE
 - POWER LINE

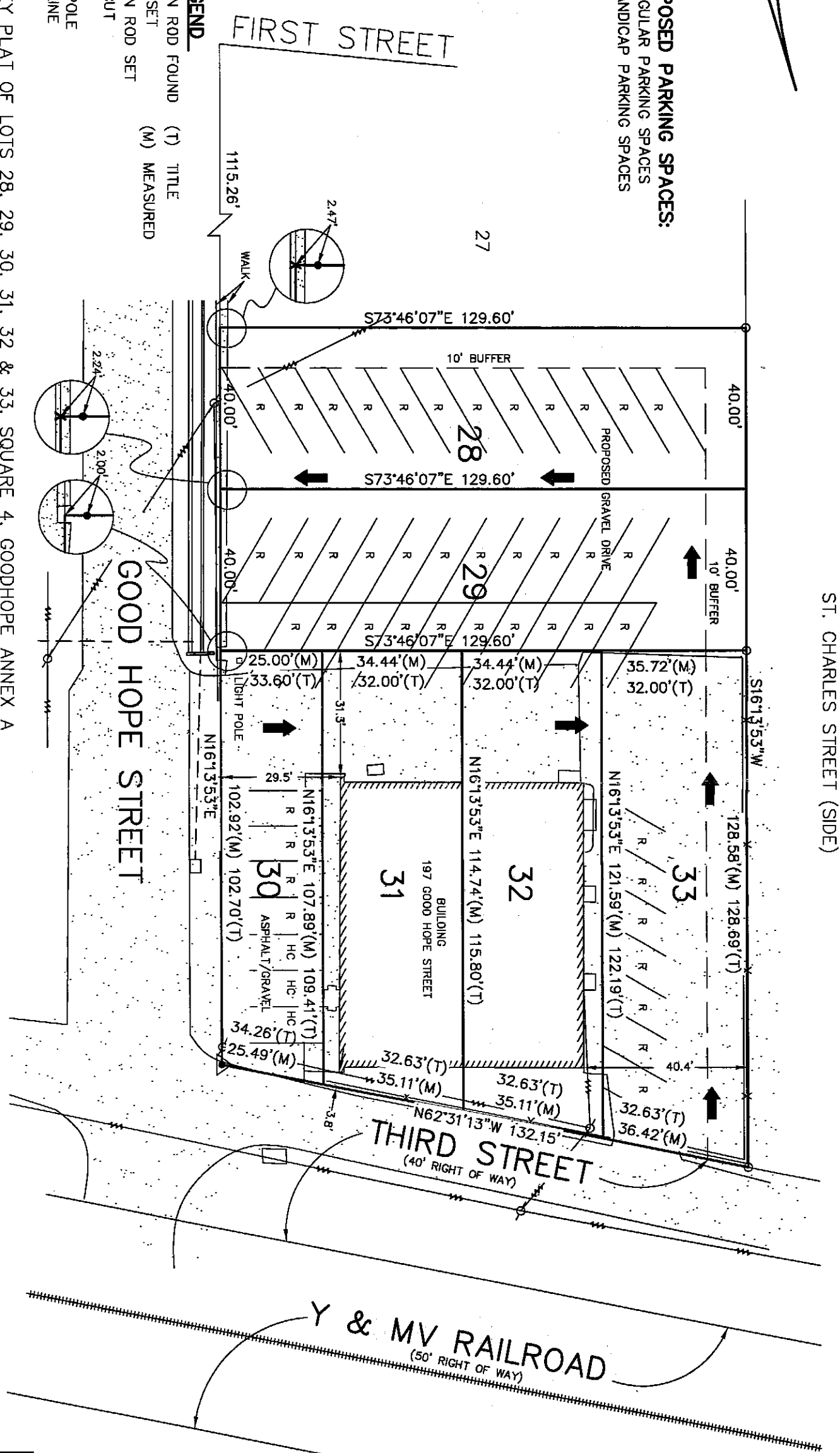
TITLE: SURVEY PLAT OF LOTS 28, 29, 30, 31, 32 & 33, SQUARE 4, GOODHOPE ANNEX A
 SITUATED IN SECTION 6, T-12-S, R-8-E,
 NORCO, ST. CHARLES PARISH, LOUISIANA.

SURVEY REFERENCE: GOOD HOPE ANNEX A BY H.E. LANDRY, C.E. DATED DECEMBER 23, 1930.
BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM,
 SOUTH ZONE 1702, NAD 83, GEOID 18 USING LEICA SMARTNET SOLUTION DATED 8/11/2022

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 COMPLETES 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. 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.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "AE" PER FEDERAL INSURANCE RATE
 MAP NUMBER 220160-0050C DATED 5/16/1992

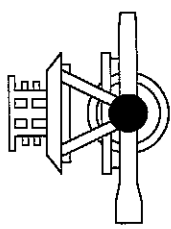
CERTIFIED TO: M.A.D. III, LLC
MUNICIPAL ADDRESS: 197 GOOD HOPE STREET
DATE: AUGUST 11, 2022 REVISED TO UPDATE PARKING AREA 9/20/2023



ST. CHARLES STREET (SIDE)

DRAWN BY: KPB DRAWING NO. MM1568_W04588_Parking_A

RIVERLANDS SURVEYING COMPANY



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

PRELIMINARY
 STEPHEN P. FLYNN
 P.L.S. LA. ST. REG. NO. 4668
 NOT TO BE USED FOR CONSTRUCTION
 BIDDING, RECORDATION, CONVEYANCE,
 SALES OR AS THE BASIS FOR THE
 ISSUANCE OF A PERMIT

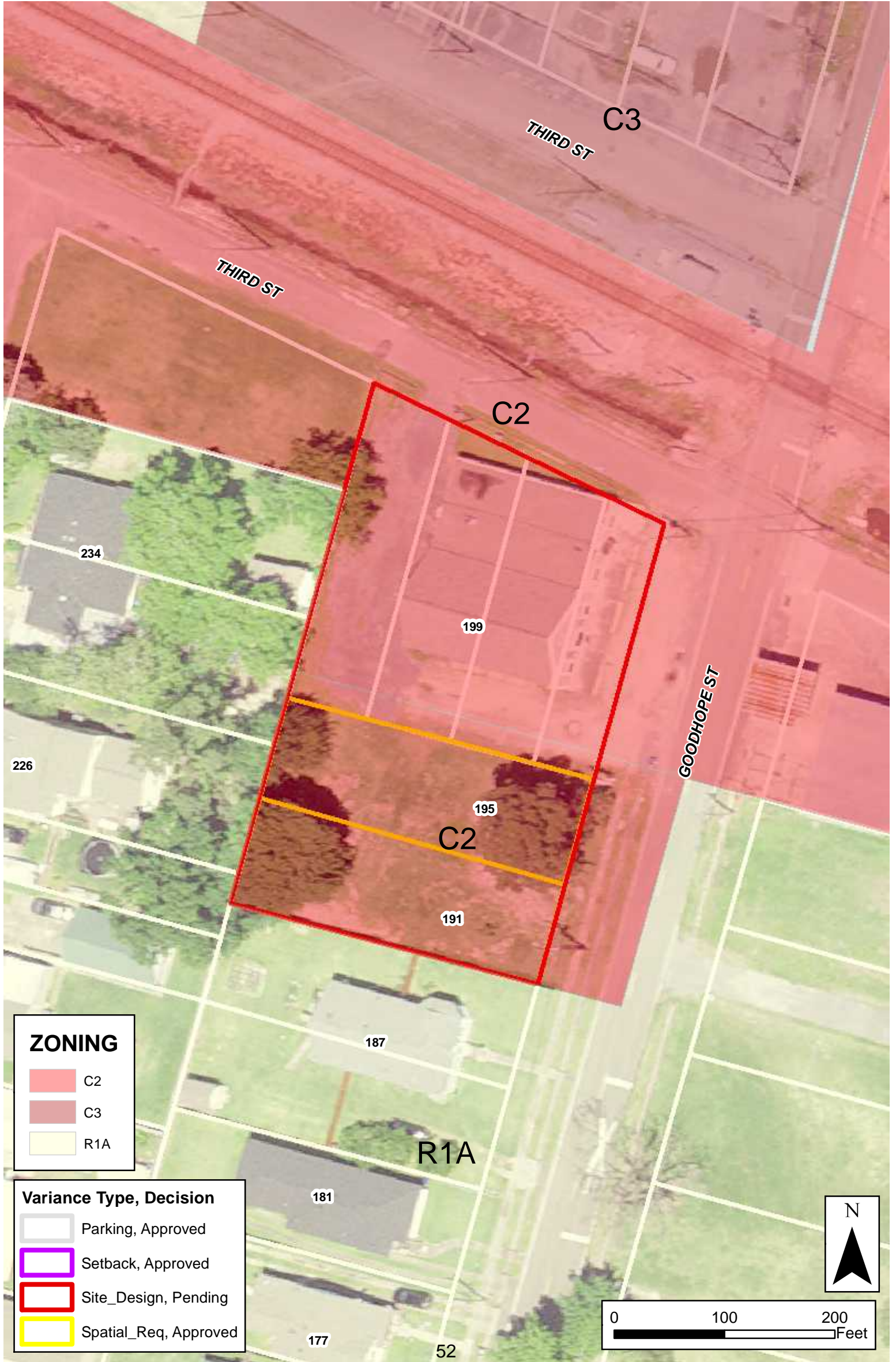
2023-41-ZBA Malcolm Darensbourg, Sr. for MAD. III, LLC

Waive the requirement for permanent, dust-free paving for a commercial parking surface



2023-41-ZBA Malcolm Darensbourg, Sr. for MAD. III, LLC

Waive the requirement for permanent, dust-free paving for a commercial parking surface





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-42-ZBA**

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF PROPERTY OWNER:

Pedro Martinez
2617 Panama Street
Kenner, LA 70063
(504)205-4336

LOCATION OF SITE:

Lot 7-A-2; 110 B Luke Drive, Bayou Gauche

REQUESTED ACTION:

Reduce the minimum building elevation from +6 ft. NAVD 88 to no less than 1 ft. above the centerline of Luke Drive in front of the lot.

SITE INFORMATION

SIZE OF PARCEL: 10,440 sq. ft.

ZONING: R-1A(M), Single-family detached, Manufactured, & Mobile Homes—Medium density.

SURROUNDING ZONING AND LAND USE: R-1A(M) zoning; mobile homes and site-built houses abut.

FUTURE LAND USE RECOMMENDATION: Medium-density Residential

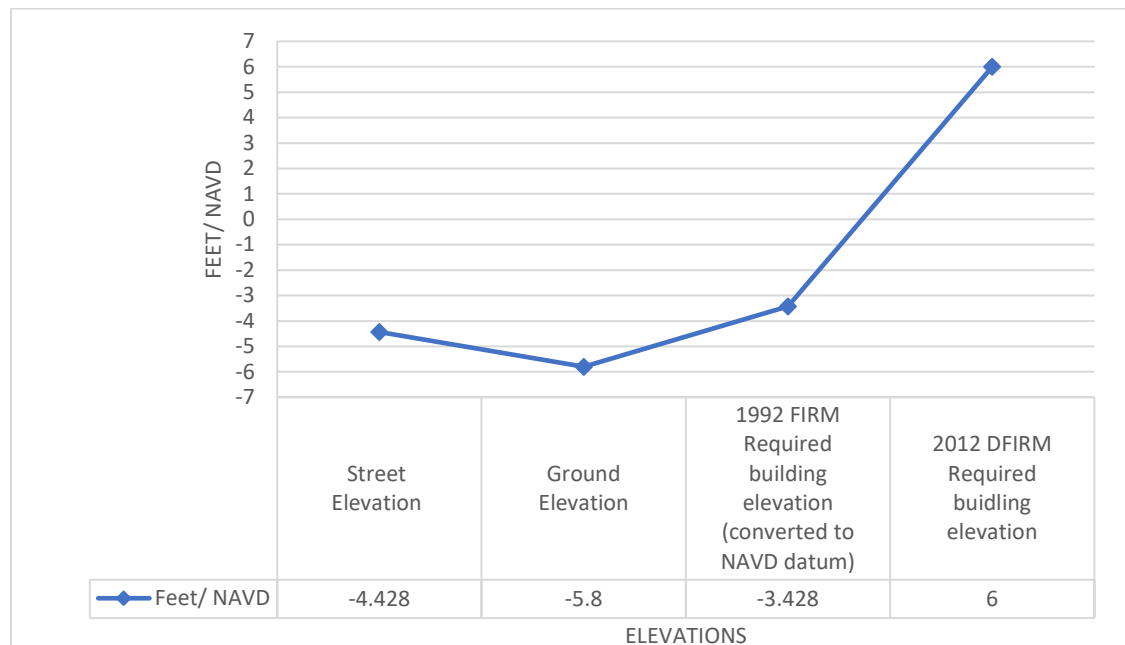
TRAFFIC ACCESS: Lot 7-A-2 has 50 ft. of width or frontage on Luke Drive, a tertiary street.

UTILITIES: Standard utilities are available for the site.

FLOOD ZONE: The “effective” flood insurance rate map (1992 FIRM) shows the site in a shaded-X zone, which is not a special flood hazard area; the “preliminary” flood insurance map (2012 DFIRM) shows the property in a special flood hazard area with a base flood reaching as high as +6 ft NAVD 88.

MINIMUM REQUIRED BUILDING ELEVATION: +6 ft. NAVD 88

The data below is based on a grade certificate the property owner submitted for a variance to reduce the required construction elevation for a manufactured home on Lot 7-A, which was subsequently resubdivided, along with the adjacent lot 7-B, into four lots including the subject lot, 7-A-4. The Floodplain Manager will require a new grade certificate for permitting a structure on the lot.



APPLICABLE CODE REGULATION(S)

Appendix A. Section XX. Flood Damage Prevention, E.2.d.2

2.Manufactured homes that are placed or substantially improved within FIRM zones A1—30, AH, and AE on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or

subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, must be elevated on a permanent foundation such that the bottom of the longitudinal structural I-beams of the manufactured home is elevated to or above the base flood elevation. (Ord. No. 19-11-4 , § I, 11-4-19)

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

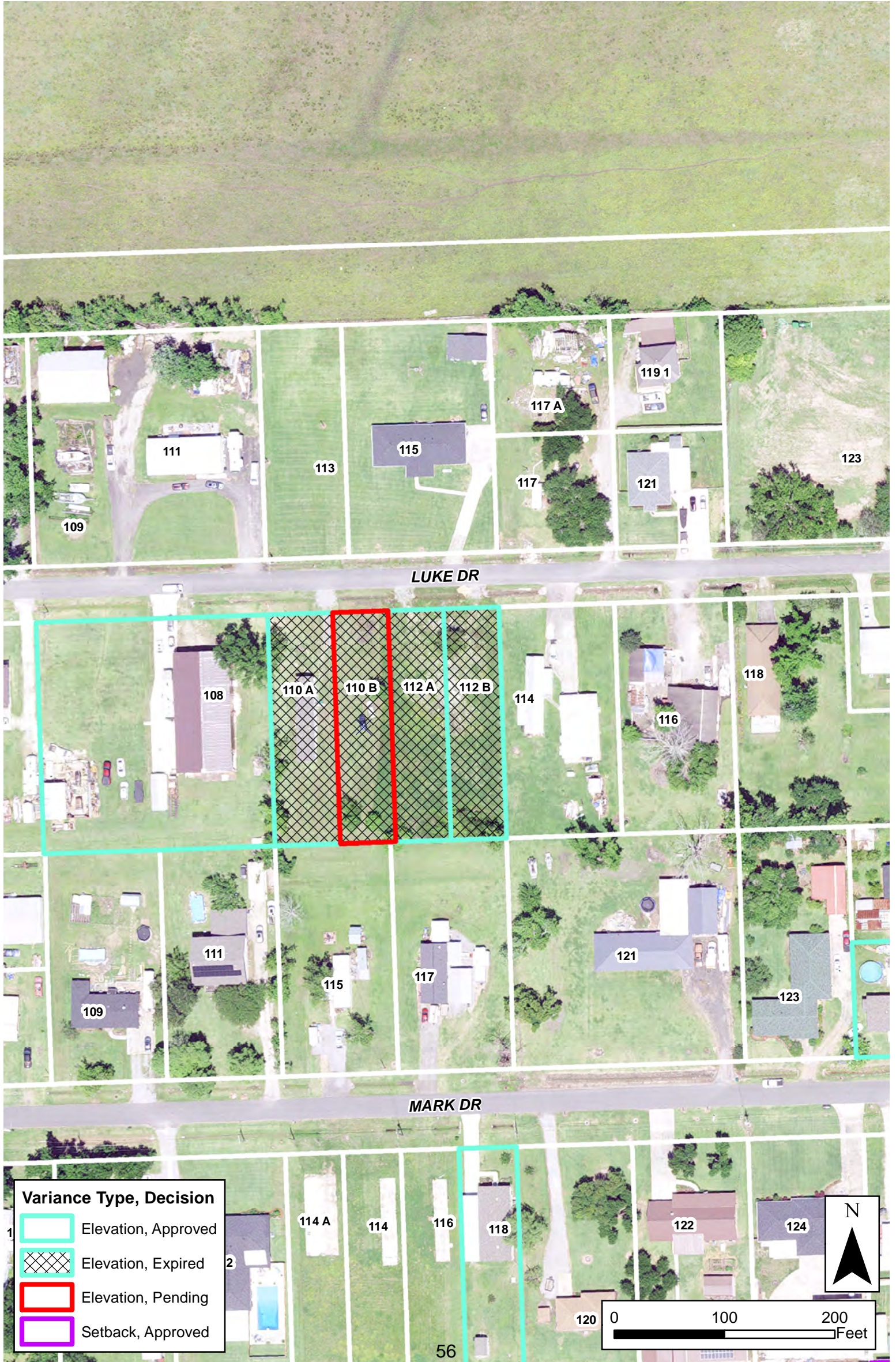
walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1—30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls if the breakaway walls meet the standards of section 60.3(e)(5) of the National Flood Insurance Program.

DEPARTMENT ANALYSIS & FINDINGS

1. The request to reduce the minimum building elevation for a residence on a 10,440 sq. ft. lot.
2. The lot was platted in 2023.
3. The lot is less than ½ acre.
4. 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).
5. The minimum elevation in X zones is 1 ft. above the street (the Floodplain Manager will require a grade certificate in order to permit a structure on the site).
6. The Preliminary Digital Flood Insurance Rate Map (2012 DFIRM) shows the lot in an AE zone, which is a Special Flood Hazard Area with a base flood anticipated to reach +6 ft. NAVD 88.
7. Ordinance 13-7-7 states "...for the purpose of determining minimum building elevations, the Preliminary Digital Flood Insurance Rate 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."
8. This means the minimum elevation at 112 B Luke Street is 6 ft. NAVD 88.
9. The property owner has not demonstrated that placing the structure at the minimum building elevation creates an exceptional hardship on them or that they will occupy the residence.
10. The property owner has signed the addendum to the application for a variance from BFE/minimum building elevation requirement and the acknowledgement and indemnification agreement.
11. Regarding similar variances in the area, the Zoning Board of Adjustment has reduced the minimum building elevation as follows:
 - From 6 ft. to no lower than 1 ft. above the street at 112 B Luke Drive (2023-32-ZBA)
 - from 6 ft. to no lower than 1 ft. above the street at 110 Luke Drive (2022-15-ZBA)
 - from 6 ft. to no lower than 1 ft. above the street at 125 Mark Drive (2021-26 ZBA)
 - from 6 ft. to no lower than 1 ft. above the street at 108 Luke Drive (2021-2-ZBA)
 - from 6 ft. to no lower than 1 ft. above the street at 118 Mark Dr (2020-29-ZBA)
12. In order to meet regulations, the property owner could elevate a manufactured home on a permanent foundation such that the bottom of the longitudinal structural I-beam is elevated to or above 6 ft. NAVD 88 or elevate a site-built house and equipment on fill, piers, or pilings to the minimum elevation.
13. If FEMA requires the Parish to adopt the DFIRM or any map that shows the property in a SFHA, it could become mandatory for a mortgagor of the property to purchase flood insurance within six months of the adoption of the map. The cost could be extremely high.

2023-42 ZBA Jessica Gamez & Pedro Cristobal Cruz

Reduce the required elevation for a mobile home





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 110 Luke Drive Lot 7-A-2 (110B)

City Des Allemands State LA Zip 70037

Subdivision Green Acres Subdivision Lot 7-A-2 Block _____ Section 34

Owner/Applicant Name Pedro Cristobal Cruz Martinez

Mailing Address c/o Lloyd J Frickey 152 Bayou Esters de Des Allemands Pt

City 2670 Poydras St Kenner LA 70063 State _____ Zip 70008

Phone # 985-783-2936 Email lfrickey2@cox.net

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

The height was not be condone to the neighborhood. Plot is very small chedder, the height could be a problem. Mobile home can be a used unit, may not survive the 1st

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:
hartz
Pedro Cristobal Cruz 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.
Pedro Cruz
 (Signature of owner)

NOTARY PUBLIC:
 Subscribed and sworn to before me this _____ day
 of SEP 25 2023, 20____ in my
 office at des Allemands,
 Louisiana.
 LLOYD JOSEPH FRICKEY
 NOTARY PUBLIC
 PARISH OF ST. CHARLES
 (Signature of Notary Public) ID# 15308 **SEAL**

FOR OFFICE USE ONLY:

ZBA Case #: 2023-42-ZBA Property Identification #: _____ Date submitted: 9/25/23
 Receipt #: 12872822 Flood Zone: X/AE+6 Zoning District: RIA(m)
 Subdivision Name: Smith Green Acres
 Square # _____ Lot # 7-A-2 Block _____ Property sq. ft. _____
 Code Section being appealed: Appendix A Section XX



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

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

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

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

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

- ___ 1. Application, completed, signed by all property owners, and notarized. For corporations, the application must be signed by an authorized representative and accompanied by a corporate resolution.
- ___ 2. Copy of the deed (Available at the Clerk of Court's office).
- ___ 3. Name and mailing address of all abutting and adjacent property owners (Available at the Assessor's Office).
- ___ 4. Surveys, site/ project plans, photographs, and other relevant information needed to show cause for a variance. All surveys and plans must show lot dimensions, square footage of existing structures and proposed structures, existing and proposed mechanical equipment, and setback distances.
- ___ 5. Fee: \$150 for single-family residential or \$250 for all other applications (Check, Money Order, Debit/ Credit processing fee of 3%).
- ___ 6. Floodplain Variance Applications must be accompanied by a completed "Addendum to Application for Variance from Base Flood Elevation Requirements" form.

(Signature of reviewer confirms that application is complete)

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

The Zoning Board of Adjustment public hearing is scheduled on _____.

(DATE)



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 Lot 7-A-1 has already been graded A worse + 7-A-4 have been graded worse
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 (1/4 Acre)
(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: 10,440
 - C. Existing average grade at center of property and existing grades of all corners: _____
 - D. Existing center line street grades: On file in your office
 - 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 of 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.

ACKNOWLEDGEMENT, INDEMINIFCATION AND HOLD HARMLESS

STATE OF LOUISIANA

PARISH OF ST. CHARLES

BEFORE ME, the undersigned Notary, and in the presence of the two undersigned witnesses, personally came and appeared Pedro Cruz, (hereinafter "appearers"), after being duly sworn, acknowledged that they are the owners of the property located at 110 Lick Lane Lot 242, and that said property was acquired by instrument registered in the official records of St. Charles Parish at COB 2/28/10 FOLIO 476710. Appearers do further acknowledge that they are hereby requesting a variance for the purpose of constructing a building(s). The base flood elevation required by the Federal Emergency Management (FEMA) is _____; however the building(s) elevation will be _____ and therefore, a variance is needed from the based flood elevation required by the Federal Emergency Management Agency (FEMA) and do hereby agree to protect, defend, indemnify save, and hold harmless St. Charles Parish, its agents and assigns, from any liability whatsoever, arising out of injury or loss to as a result of its granting the variance request by Appearers.

Appearers further acknowledge that they hereby agree to defend any litigation arising out of the granting of the variance and agree to pay all claims and demands arising therefrom, including court costs and attorneys.

Done and passed before me this _____ day of SEP 25 2023, 20_____.

WITNESSES:

APPEARERS:

German Valles

Pedro Cruz

PRINT NAME: German Valles

[Signature]

PRINT NAME: Doris Ochoa

[Signature]

LLOYD JOSEPH FRICKEY
NOTARY PUBLIC
PARISH OF ST. CHARLES
ID# 15308

NOTARY PUBLIC

PRINT NAME: _____

U.S. DEPARTMENT OF HOMELAND SECURITY
 Federal Emergency Management Agency
 National Flood Insurance Program

OMB Control No. 1660-0008
 Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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

SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Pedro Cruz</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>110C Luke Drive</u>	Company NAIC Number: _____
City: <u>Des Allemands</u> State: <u>LA</u> ZIP Code: <u>70030</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Ward 4, Smith's Green Acres Subdivision, Lot 7A, Parcels 403300000007A</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>29.810382</u> Long. <u>-90.427123</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>5</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): <u>N/A</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): <u>N/A</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>N/A</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): <u>N/A</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): <u>N/A</u> sq. ft.	

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: <u>St. Charles "unincorporated area"</u>	B1.b. NFIP Community Identification Number: <u>220160</u>
B2. County Name: <u>St. Charles Parish</u>	B3. State: <u>LA</u>
B4. Map/Panel No.: <u>220160</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>X</u> B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>N/A</u>	
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
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	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 110C Luke Drive	FOR INSURANCE COMPANY USE
City: Des Allemands State: LA ZIP Code: 70030	Policy Number: _____ Company NAIC Number: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations - Zones A1-A30, AE, AH, AO, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, A99. Complete Items C2.a-h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: LWES and LSU C4G Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

- | | | | |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | _____ -3.20 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | _____ N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | _____ N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | _____ N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | _____ N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | _____ -5.60 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | _____ -5.50 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | _____ N/A | <input type="checkbox"/> feet | <input type="checkbox"/> meters |

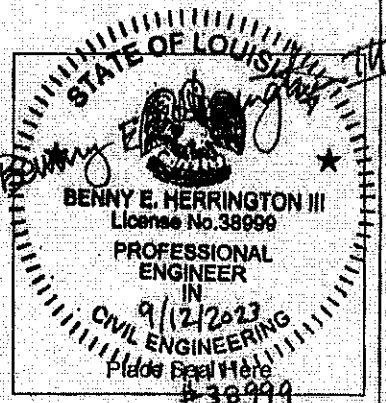
SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state 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.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: Benny E. Herrington III License Number: 38999
Title: President
Company Name: 2B Engineering, LLC
Address: 186 Dunleith Drive
City: Destrehan State: LA ZIP Code: 70047



Signature: Benny E. Herrington III Date: 09/12/2023
Telephone: (504) 920-2125 Ext.: _____ Email: Benny@2bengineering.org

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

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
St. Charles Parish DFIRM Floodzone: AE BFE: 6.2 feet NGVD 29. Conversion found in FIS report.
Benchmark is set in utility pole across Luke Drive from property, 2.160 feet up from ground.
C2.a) = bottom I-beam (variance). No variance, then C2.a) should be 9.4 foot higher to elevation of 6.2 feet NGVD 29
Luke Drive centerline elevation = -4.2 feet NGVD 29
Attachments: Elevation Conversion and Vicinity Map

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 110C Luke Drive	FOR INSURANCE COMPANY USE
City: Des Allemands State: LA ZIP Code: 70030	Policy Number: _____ Company NAIC Number: _____

SECTION E - BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1-E5. For Items E1-E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the 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 1-2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) 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 AUTHORIZED REPRESENTATIVE) CERTIFICATION

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

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

Sections E and F intentionally left blank.



Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-43-ZBA

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF PROPERTY OWNER:

German Valles & Doris Ochoa
 814 Paul Fredrick St
 Luling, LA 70070
 (504) 516-7420

LOCATION OF SITE:

Lot 7-A-3; 112 A Luke Drive, Bayou Gauche

REQUESTED ACTION:

Reduce the minimum building elevation from +6 ft. NAVD 88 to no less than 1 ft. above the centerline of Luke Drive in front of the lot.

SITE INFORMATION

SIZE OF PARCEL: 10,440 sq. ft.

ZONING: R-1A(M), Single-family detached, Manufactured, & Mobile Homes—Medium density.

SURROUNDING ZONING AND LAND USE: R-1A(M) zoning; mobile homes and site-built houses abut.

FUTURE LAND USE RECOMMENDATION: Medium-density Residential

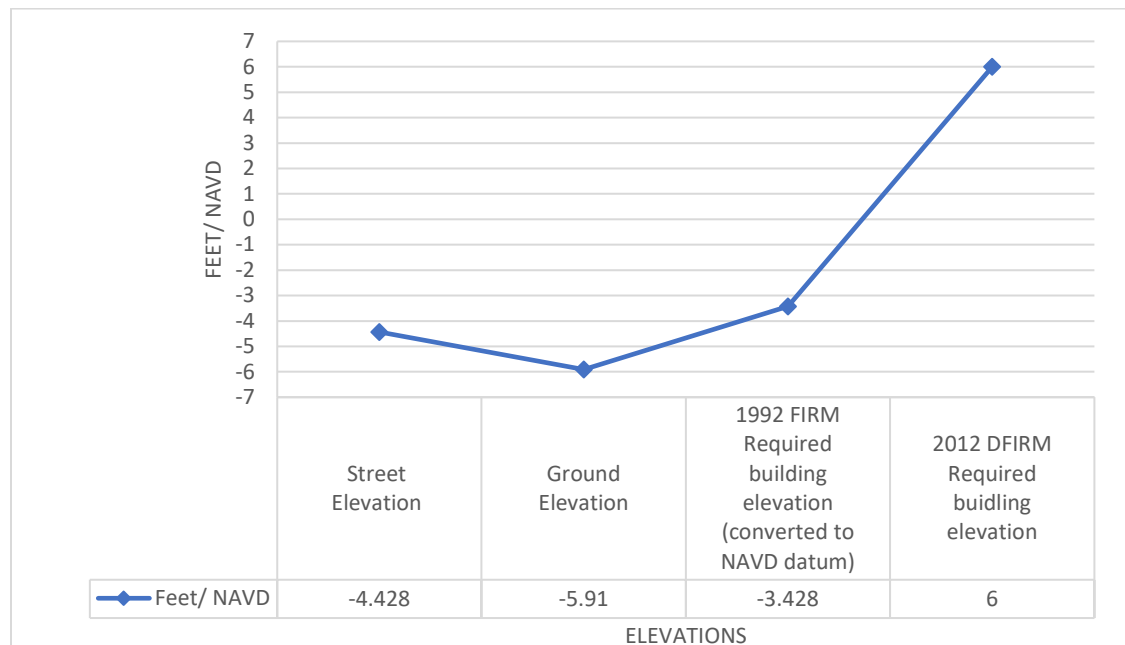
TRAFFIC ACCESS: Lot 7-A-3 has 50 ft. of width or frontage on Luke Drive, a tertiary street.

UTILITIES: Standard utilities are available for the site.

FLOOD ZONE: The “effective” flood insurance rate map (1992 FIRM) shows the site in a shaded-X zone, which is not a special flood hazard area; the “preliminary” flood insurance map (2012 DFIRM) shows the property in a special flood hazard area with a base flood reaching as high as +6 ft NAVD 88.

MINIMUM REQUIRED BUILDING ELEVATION: +6 ft. NAVD 88

The data below is based on a grade certificate the property owner submitted for a variance to reduce the required construction elevation for a manufactured home on Lot 7-A, which was subsequently resubdivided, along with the adjacent lot 7-B, into four lots including the subject lot, 7-A-4. The Floodplain Manager will require a new grade certificate for permitting a structure on the lot.



APPLICABLE CODE REGULATION(S)

Appendix A. Section XX. Flood Damage Prevention, E.2.d.2

2.Manufactured homes that are placed or substantially improved within FIRM zones A1—30, AH, and AE on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or

subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, must be elevated on a permanent foundation such that the bottom of the longitudinal structural I-beams of the manufactured home is elevated to or above the base flood elevation. (Ord. No. 19-11-4 , § I, 11-4-19)

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

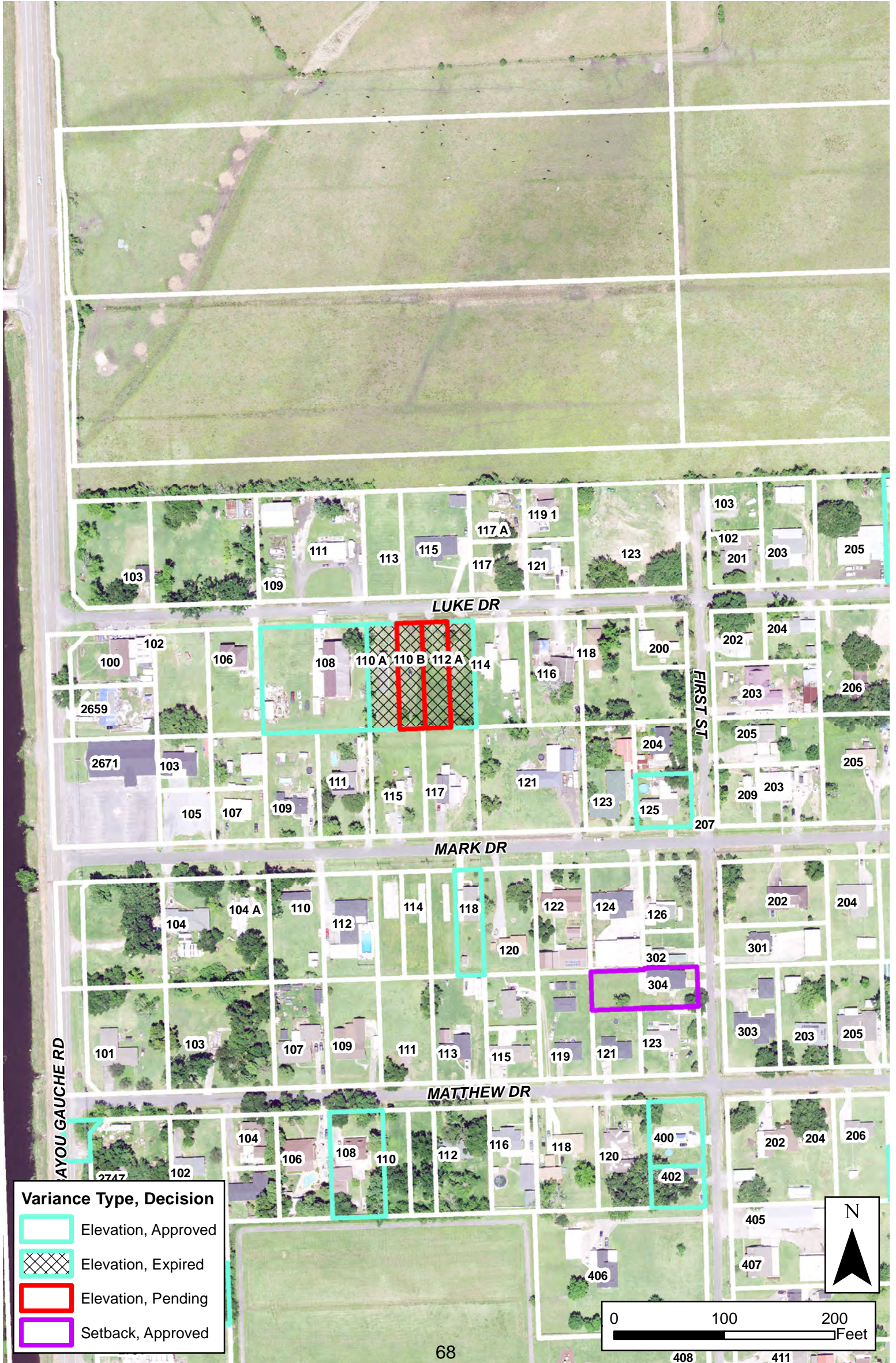
walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1—30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls if the breakaway walls meet the standards of section 60.3(e)(5) of the National Flood Insurance Program.

DEPARTMENT ANALYSIS & FINDINGS

1. The request to reduce the minimum building elevation for a residence on a 10,440 sq. ft. lot.
2. The lot was platted in 2023.
3. The lot is less than ½ acre.
4. 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).
5. The minimum elevation in X zones is 1 ft. above the street (the Floodplain Manager will require a grade certificate in order to permit a structure on the site).
6. The Preliminary Digital Flood Insurance Rate Map (2012 DFIRM) shows the lot in an AE zone, which is a Special Flood Hazard Area with a base flood anticipated to reach +6 ft. NAVD 88.
7. Ordinance 13-7-7 states "...for the purpose of determining minimum building elevations, the Preliminary Digital Flood Insurance Rate 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."
8. This means the minimum elevation at 112 B Luke Street is 6 ft. NAVD 88.
9. The property owner has not demonstrated that placing the structure at the minimum building elevation creates an exceptional hardship on them or that they will occupy the residence.
10. The property owner has signed the addendum to the application for a variance from BFE/minimum building elevation requirement and the acknowledgement and indemnification agreement.
11. Regarding similar variances in the area, the Zoning Board of Adjustment has reduced the minimum building elevation as follows:
 - From 6ft to no lower than 1 ft above the street at 112 B Luke Drive(2023-32-ZBA)
 - from 6 ft. to no lower than 1 ft. above the street at 110 Luke Drive (2022-15-ZBA)
 - from 6 ft. to no lower than 1 ft. above the street at 125 Mark Drive (2021-26 ZBA)
 - from 6 ft. to no lower than 1 ft. above the street at 108 Luke Drive (2021-2-ZBA)
 - from 6 ft. to no lower than 1 ft. above the street at 118 Mark Dr (2020-29-ZBA)
12. In order to meet regulations, the property owner could elevate a manufactured home on a permanent foundation such that the bottom of the longitudinal structural I-beam is elevated to or above 6 ft. NAVD 88 or elevate a site-built house and equipment on fill, piers, or pilings to the minimum elevation.
13. If FEMA requires the Parish to adopt the DFIRM or any map that shows the property in a SFHA, it could become mandatory for a mortgagor of the property to purchase flood insurance within six months of the adoption of the map. The cost could be extremely high.

2023-43 German Valles & Doris Ochoa

Reduce the required elevation for a mobile home





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 110 Luke Drive Lot 7-A-3 (112A)

City Des Allemands State LA Zip 70031

Subdivision Green Acres Lot 7-A-3 Block _____ Section 34

Owner/Applicant Name German Valles + Doree Ocker

Mailing Address 814 Paul Indruchy St - Guest hut to Lloyd J. Frickby 152 Bayou Esprit Dr Des Allemands 70031

City Luling State LA Zip 70070

Phone # 504-516-742 / Call Lloyd Frickby 985-788-2936 Email lfrickby2@gmail.com

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

The her cell does not coincide with the neighborhood used mobile home, to be fully repaired, may not be able to be listed to allow, applicant would provide a used mobile home that my use of some the left

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:
German Valles + Doree Ocker 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.
GERMAN VALLES [Signature]
 (Signature of owner)

NOTARY PUBLIC:
 Subscribed and sworn to before me this _____ day
 of SEP 25 2023, 20____ in my
 office at Des Allemands
 Louisiana: [Signature]
 LLOYD JOSEPH FRICKBY
 NOTARY PUBLIC
 PARISH OF ST. CHARLES
 ID# 15307
 (Signature of Notary Public) **SEAL**

FOR OFFICE USE ONLY:

ZBA Case #: 2023-43-ZBA Property Identification #: _____ Date submitted: 9/25/23
 Receipt #: 12872940 Flood Zone: X/AE+6 Zoning District: R1-A(m)
 Subdivision Name: Smith Green Acres
 Square # _____ Lot # 7-A-3 Block _____ Property sq. ft. _____
 Code Section being appealed: Appendix A Section XX



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 Lots 7-A-1 and 7-A-4 have already been granted variances
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? 1/4 Acre
(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: 10,440 70
 - C. Existing average grade at center of property and existing grades of all corners:

ACKNOWLEDGEMENT, INDEMNIFICATION AND HOLD HARMLESS

STATE OF LOUISIANA

PARISH OF ST. CHARLES

BEFORE ME, the undersigned Notary, and in the presence of the two undersigned witnesses, personally came and appeared Carma Velles + Doro Sebe, (hereinafter "appearers"), after being duly sworn, acknowledged that they are the owners of the property located at 110 Lake Drive Lot 7-A-3, and that said property was acquired by instrument registered in the official records of St. Charles Parish at COB _____ FOLIO _____. Survey # 476712 Appearers do further acknowledge that they are hereby requesting a variance for the purpose of constructing a building(s). The base flood elevation required by the Federal Emergency Management (FEMA) is _____; however the building(s) elevation will be _____ and therefore, a variance is needed from the based flood elevation required by the Federal Emergency Management Agency (FEMA) and do hereby agree to protect, defend, indemnify save, and hold harmless St. Charles Parish, its agents and assigns, from any liability whatsoever, arising out of injury or loss to as a result of its granting the variance request by Appearers.

Appearers further acknowledge that they hereby agree to defend any litigation arising out of the granting of the variance and agree to pay all claims and demands arising therefrom, including court costs and attorneys.

Done and passed before me this _____ day of SEP 25 2023, 20_____.

WITNESSES:

APPEARERS:

[Signature]
PRINT NAME: Vanessa Castellanos

Carma Velles

[Signature]
PRINT NAME: DORCAS FRICKEY

[Signature]

[Signature]

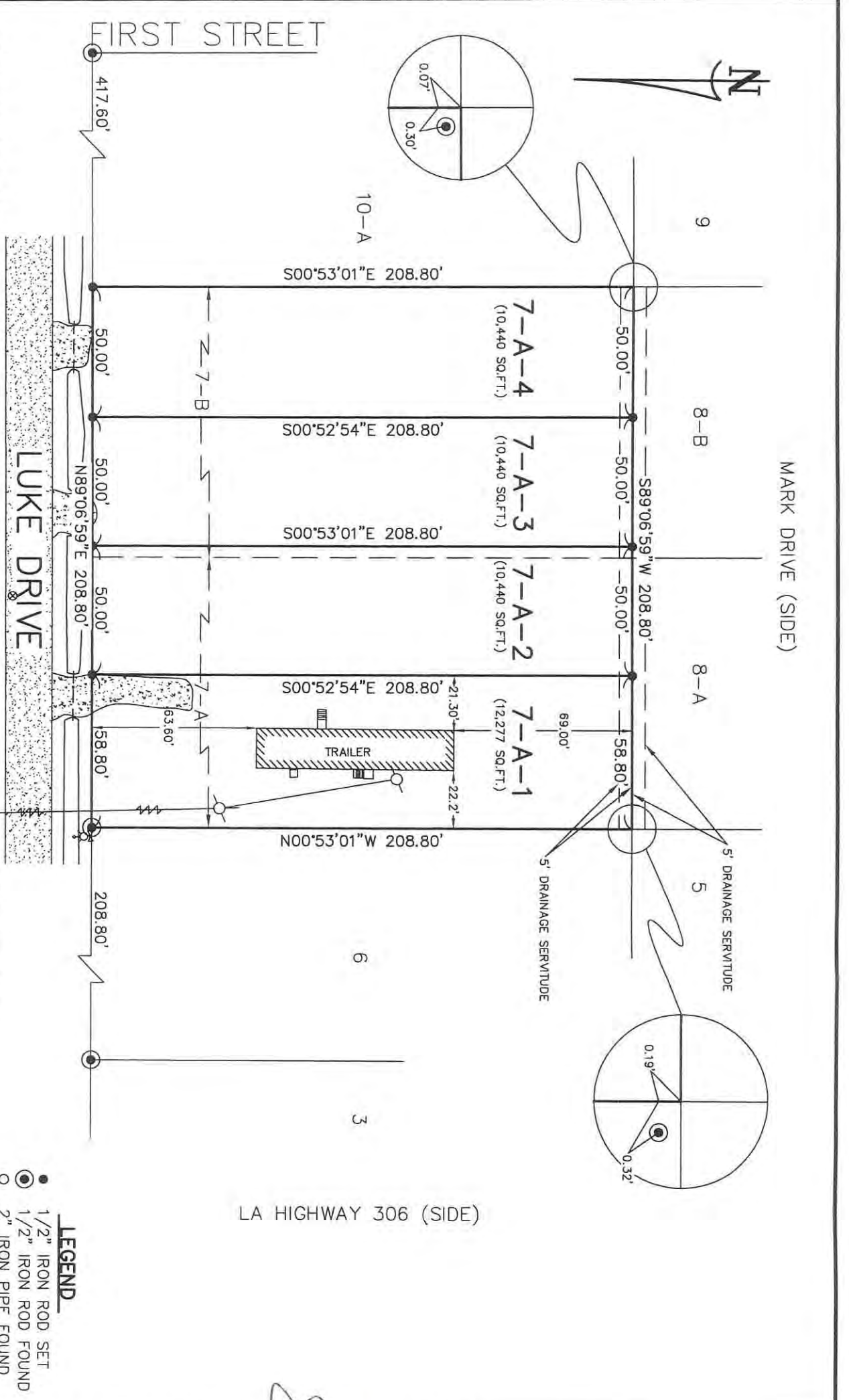
NOTARY PUBLIC

LLOYD JOSEPH FRICKEY
NOTARY PUBLIC
PARISH OF ST. CHARLES
ID# 15308

PRINT NAME: _____

BAR NO. _____

SEAL REQUIRED



TITLE: SURVEY PLAT & RESUBDIVISION OF LOTS 7-A AND 7-B, SMITH'S GREEN ACRES SUBDIVISION INTO LOTS HERIN DESIGNATED AS LOTS 7-A-1, 7-A-2, 7-A-3 & 7-A-4
SMITH'S GREEN ACRES SUBDIVISION
 SITUATED IN SECTION 34, T-14-S, R-20-E,
 near BAYOU GAUCHE, ST CHARLES PARISH, LOUISIANA.

DATE: JUNE 16, 2023, REVISED SIGNATURE BLOCK 7/10/2023.

SURVEY REFERENCE:
 1. SMITH'S GREEN ACRES BY H.E. LANDRY C.E. DATED OCTOBER 1, 1955
 2. RESUBDIVISION OF LOTS 7, 8, & 10 SMITH'S GREEN ACRES SUBDIVISION INTO LOTS 7-A, 7-B, 8-A, 8-B, 10-A, & 10-B BY R.P. BERNARD P.L.S. DATED FEBRUARY, 27, 1991

BASIS OF BEARING: BEARINGS HERON ARE REFERENCED TO GRID NORTH AS ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING IUGCA SMARTNET SOLUTION DATED 06/16/2023 NAVD83/NAD 83 GEOID18.

FLOOD NOTE: THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0175C DATED 06/16/1992.

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 COMPLES 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. NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.

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

DRAWN BY: KPB
DRAWING NO.: MM3124

SCALE IN FEET
 1" = 50'

DEVELOPER: LLOYD FRICKEY
 152 BAYOU ESTATES DRIVE
 DES ALLEMANDS, LA 70030
 985-758-2936

VICINITY MAP
 near BAYOU GAUCHE, LOUISIANA
 NOT TO SCALE

APPROVED:
 Matt Jouve
 PARISH PRESIDENT
 CHAIR OF PLANNING COMMISSION
 DATE: 8/14/23

RECORDED IN THE CLERK OF COURT'S OFFICE
 ST. CHARLES PARISH, LOUISIANA
 ON THE 9TH DAY OF August 20 23
 INSTRUMENT NUMBER 4710 6496

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNERS EXPENSE

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

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 08/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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

SECTION A - PROPERTY INFORMATION		FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Doris Ochoa</u>		Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>110B Luke Drive</u>		Company NAIC Number: _____
City: <u>Des Allemands</u> State: <u>LA</u> ZIP Code: <u>70030</u>		
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Ward 4, Smith's Green Acres Subdivision, Lot 7B, Parcels 403300000007B</u>		
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>		
A5. Latitude/Longitude: Lat. <u>29.810391</u> Long. <u>-90.426904</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84		
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).		
A7. Building Diagram Number: <u>5</u>		
A8. For a building with a crawlspace or enclosure(s):		
a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>		
d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.		
e) Total rated area of engineered flood openings in A8.c (attach documentation - see Instructions): <u>N/A</u> sq. ft.		
f) Sum of A8.d and A8.e rated area (if applicable - see Instructions): <u>N/A</u> sq. ft.		
A9. For a building with an attached garage:		
a) Square footage of attached garage: <u>N/A</u> sq. ft.		
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A		
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>		
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.		
e) Total rated area of engineered flood openings in A9.c (attach documentation - see Instructions): <u>N/A</u> sq. ft.		
f) Sum of A9.d and A9.e rated area (if applicable - see Instructions): <u>N/A</u> sq. ft.		

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION			
B1.a. NFIP Community Name: <u>St. Charles "unincorporated area"</u>	B1.b. NFIP Community Identification Number: <u>220160</u>		
B2. County Name: <u>St. Charles Parish</u>	B3. State: <u>LA</u>	B4. Map/Panel No.: <u>220160 0175</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>X</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>N/A</u>		
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____			
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			
B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>110B Luke Drive</u>	FOR INSURANCE COMPANY USE
City: <u>Des Allemands</u> State: <u>LA</u> ZIP Code: <u>70030</u>	Policy Number: _____ Company NAIC Number: _____

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

- C1. Building elevations are based on: Construction Drawings* Building Under Construction* Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.
- C2. Elevations -- Zones A1-A30, AE, AH, AO, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, A99. Complete Items C2.a-h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: LWES and LSU C4G Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.

- NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

- | | | | |
|---|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | <u>-3.20</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>-5.70</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>-5.20</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | <u>N/A</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 state 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.

Were latitude and longitude in Section A provided by a licensed land surveyor? Yes No

Check here if attachments and describe in the Comments area.

Certifier's Name: Benny E. Herrington III License Number: 38999

Title: President

Company Name: 2B Engineering, LLC

Address: 186 Dunleith Drive

City: Destrehan State: LA ZIP Code: 70047

Signature: Benny E. Herrington III Date: 09/12/2023

Telephone: (504) 920-2125 Ext.: _____ Email: Benny@2bengineering.org



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

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
St. Charles Parish DFIRM Floodzone: AE BFE: 6.2 feet NGVD 29. Conversion found in FIS report.
Benchmark is set in utility pole across Luke Drive from property, 2.160 feet up from ground.
C2.a) = bottom I-beam (variance). No variance, then C2.a) should be 9.4 foot higher to elevation of 6.2 feet NGVD 29
Luke Drive centerline elevation = -4.2 feet NGVD 29
Attachments: Elevation Conversion and Vicinity Map

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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

110B Luke Drive

City: Des Allemands

State: LA

ZIP Code: 70030

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION E - BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1-E5. For Items E1-E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: Construction Drawings* Building Under Construction* Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the 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 1-2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) 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 AUTHORIZED REPRESENTATIVE) CERTIFICATION

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

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

Sections E and F intentionally left blank.