

**ST. CHARLES PARISH  
ZONING BOARD OF ADJUSTMENT  
November 16, 2023  
6:00 P.M.**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

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**POSTPONED CASES:**

- 1**     **2023 40 ZBA** requested by **Samuel Buhler** to allow a residential accessory structure within the front yard and reduce the required front yard setback from 20 ft. to 10.8 ft. at **104 Union Drive, Hahnville**. Zoning District R-1A. Council District 1.

**NEW CASES:**

- 7**     **2023 44 ZBA** requested by **Ronald Pate** to reduce the required front yard setback from 15 ft. to 12 ft. for construction of a porch at **177 Kenner Lane, Montz**. Zoning District R-1A(M). Council District 6.
- 12**    **2023 45 ZBA** requested by **Rajnish Jain** to reduce the required construction elevation at **13441 Highway 90, Boutte**. Zoning District C-3. Council District 4.
- 21**    **2023 46 ZBA** requested by **Carol Etter** to allow a residential fence exceeding 4 ft. in height within the front yard setback at **88 Boutte Estates Drive, Boutte**. Zoning District R-1A(M). Council District 1.
- 44**    **2023 47 ZBA** requested by **Sondra Washington and Mary Nelson** to reduce the required front yard setback from 15 ft. to 0 ft. and remove the Special Provision limiting additional dwellings on unsubdivided property to a rate of 1 dwelling unit for each 7,000 sq. ft. of lot area for the permitting of a mobile home at **358 Second Street, St. Rose**. Zoning District R-1A(M).

**UNFINISHED BUSINESS -  
NEW BUSINESS –  
MINUTES – (October 19, 2023)  
ADJOURN-**



**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**  
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 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)

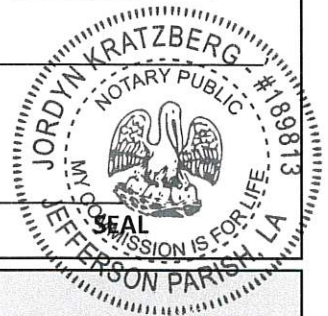
deposes and states (i) that he or she is the owners of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.

[Signature]  
(Signature of owner)

**NOTARY PUBLIC:**

Subscribed and sworn to before me this 21st day  
of September, 2023 in my  
office at Boutte

Louisiana.  
[Signature]  
(Signature of Notary Public)



**FOR OFFICE USE ONLY:**

ZBA Case #: 2023-40-2BA Property Identification #: 105100000200 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: \_\_\_\_\_

X = post (4x4)  
 — = Beam (2x7)

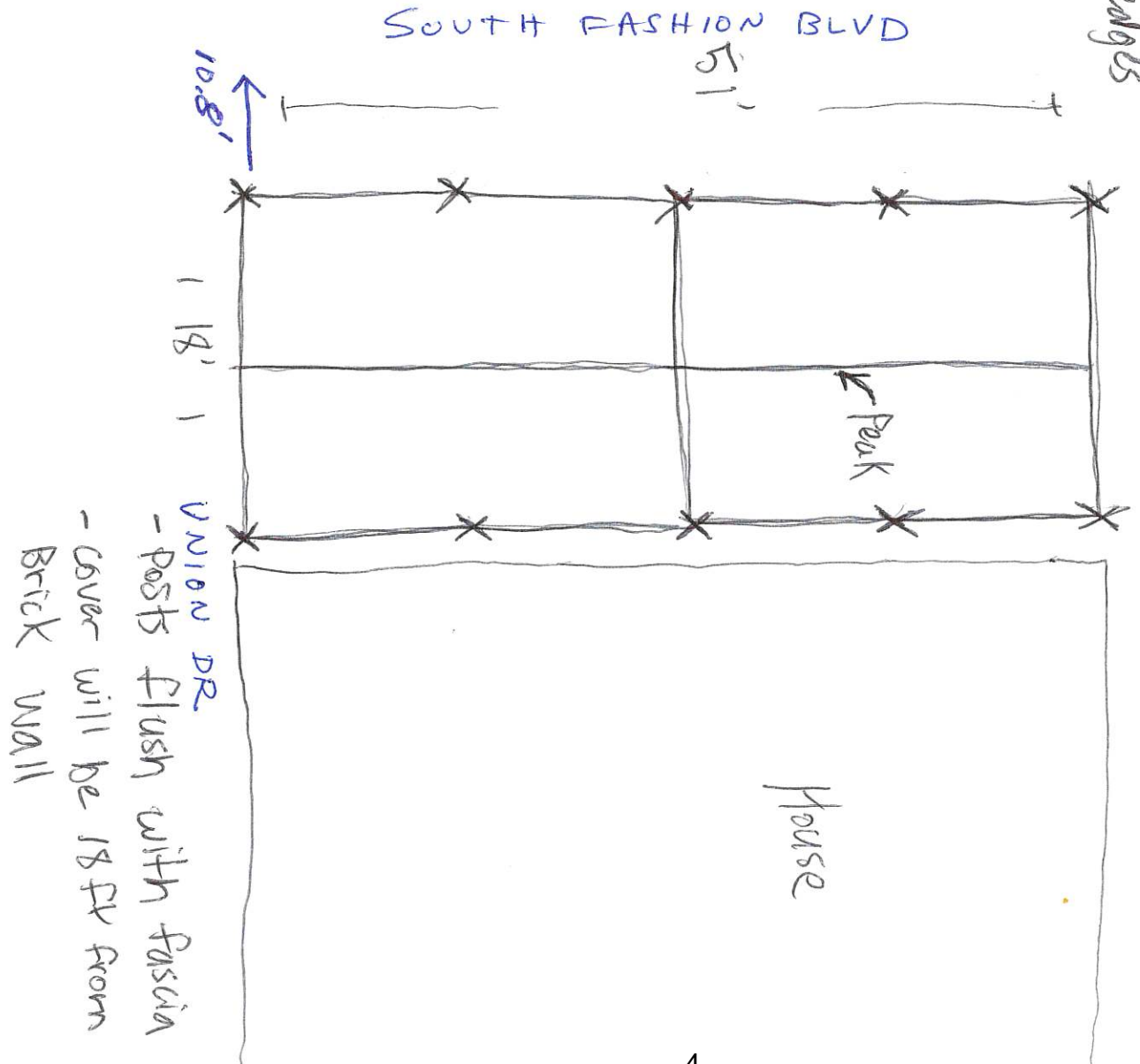
All Aluminum RV cover Detached

↳ Roof  
 Panels running from peak to outer edges

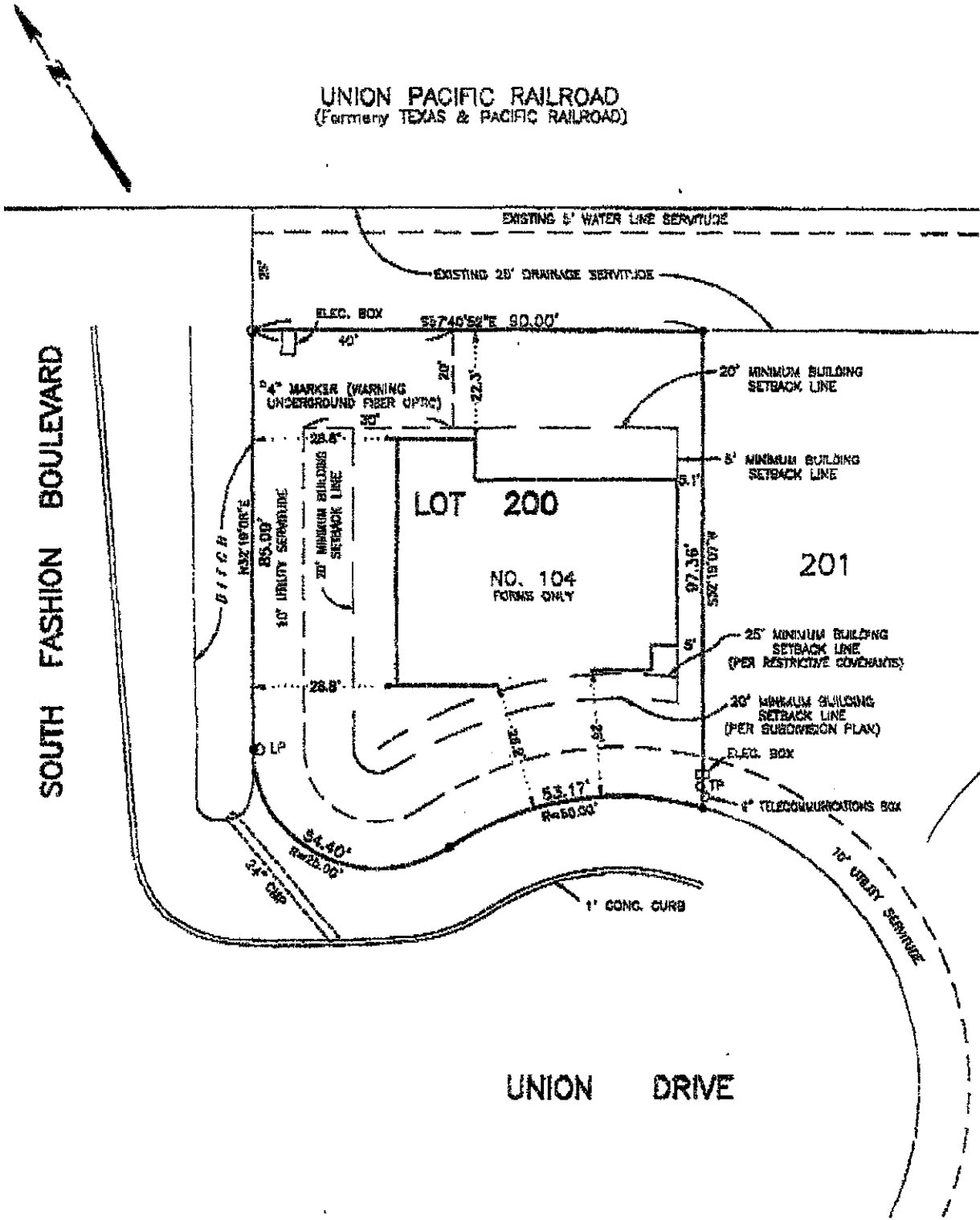
- 4x4 posts anchored 2 ft in ground  
 with 100lbs of concrete in each

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

↳ Panels attached to beam with  
 3 screws at each beam



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 PEDESTAL  
 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 title 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. 2023-44-ZBA**

**GENERAL APPLICATION INFORMATION**

**NAME/ADDRESS OF APPLICANT:**

Ronald Pate  
177 Kenner Lane  
Montz, LA 70068  
504.559.6742; ronpate@gmail.com

**LOCATION OF SITE:**

177 Kenner Lane, Montz

**REQUESTED ACTION:**

Reduce the required front yard setback from 15 ft. to 12 ft. for construction a porch.

**SITE INFORMATION**

**SIZE OF PROPERTY:** 4,875 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:** Low-Moderate Residential

**TRAFFIC ACCESS:** Kenner Lane

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

**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. On October 10, 2023, the applicant inquired about needing a variance for adding a front porch to his residence at 177 Kenner Lane, Montz.
2. On October 16, 2023, a variance application was submitted by the applicant due to the porch addition not meeting required front yard (15 ft.) setback.
3. This request would reduce the front yard setback from 15 ft. to 12 ft.
4. The Board of Adjustment has heard a similar variance request in the area:
  - ZBA-2023-35 – Approved a variance of front and rear yard setbacks from 15 ft. to 10.12 ft. and 5 ft. to 2 ft. respectively to place a mobile home at 116 Kenner Lane, Montz.
5. To meet zoning district requirements the applicant could redesign the porch to extend no further than 5 ft. from the front of the house.





**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 177 Kenner Lane

City Montz State LA Zip 70068

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_

Owner/Applicant Name Ronald Pate

Mailing Address 177 Kenner Lane

City Montz State LA Zip 70068

Phone # 504-559-6742 Email ron.pate@gmail.com

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

**OWNER:**  
Ronald Pate 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.  
Ronald Pate  
(Signature of owner)

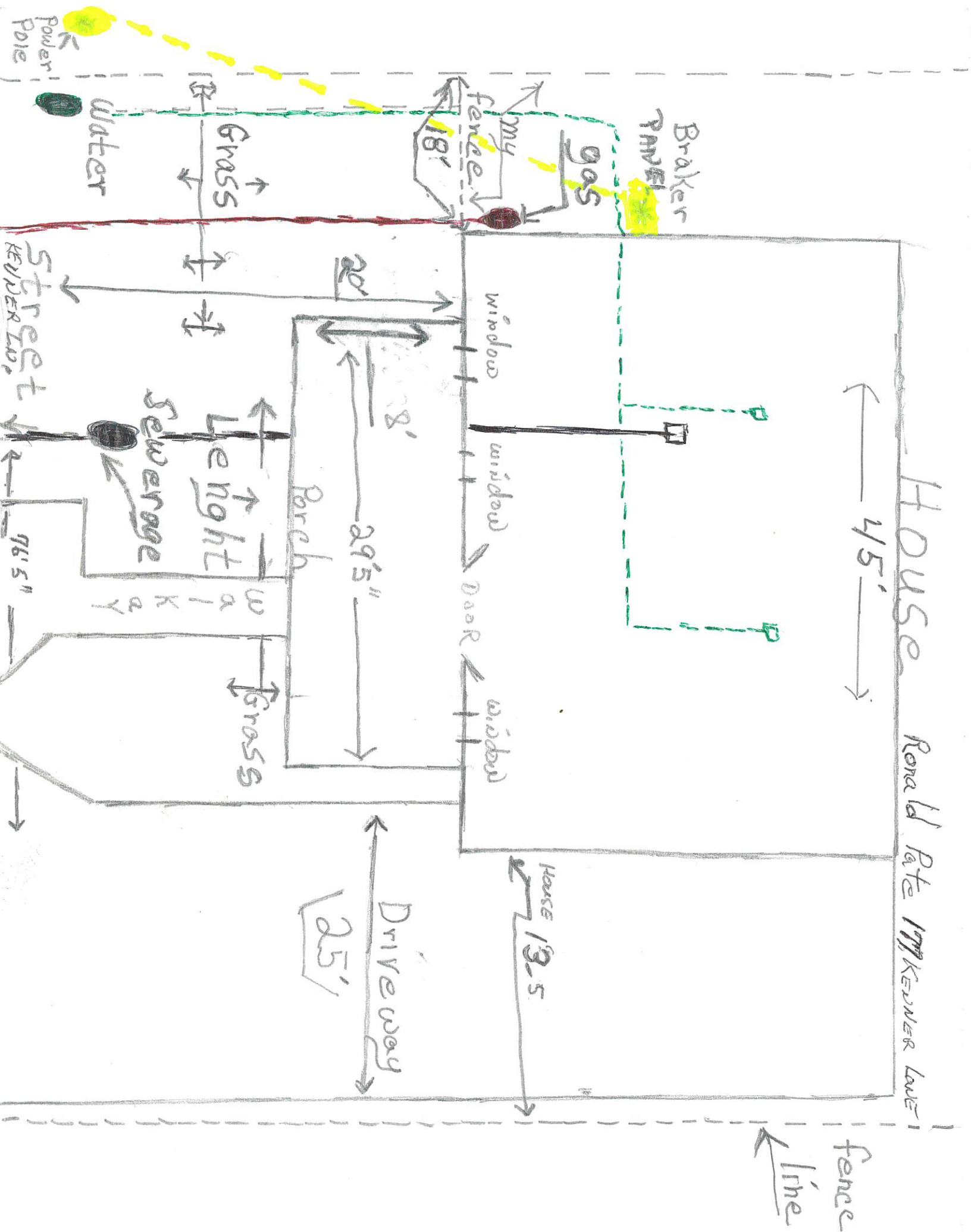
**NOTARY PUBLIC:**  
Subscribed and sworn to before me this 11 day  
of October, 2023 in my  
office at St. Charles,  
Louisiana.  
Hannah Robert  
(Signature of Notary Public) **SEAL**

**FOR OFFICE USE ONLY:**

ZBA Case #: 2023-44-ZBA Property Identification #: 605200003650 Date submitted: 10/16/2023  
Receipt #: \_\_\_\_\_ Flood Zone: X-Zone Zoning District: R-1A(M)  
Subdivision Name: Montz  
Square # \_\_\_\_\_ Lot # 3650 Block \_\_\_\_\_ Property sq. ft. \_\_\_\_\_  
Code Section being appealed: App A. Section VI B [11] 2 (1)(3)(4) - setback

I don't know if I need a variance but applying for one now. I think I am grandfathered in before the rule came about. What I want to do is build a porch on the front of my home. I was told that I had to get permission from the council. So I'm asking the council to grant permission for me to add a porch on the front of my home.

I have included pictures so the council can see how homes in my neighborhood is sitting close to the street.



# 2023-44-ZBA Ronald Pate

Reduce the required front yard setback to accomodate construction of a front porch.





**Department of Planning & Zoning  
Staff Report – Zoning Board of Adjustments  
Case No. 2023-45-ZBA**

**GENERAL APPLICATION INFORMATION**

**NAME/ADDRESS OF APPLICANT:**

Rajnish Jain  
137 Cottage Drive  
Luling, LA 70070  
(985) 210-6018

**LOCATION OF SITE:**

13441 Highway 90, A Portion of Ellington Plantation Lot E, Boutte

**REQUESTED ACTION:** Reduce the minimum building elevation from +6 ft. NAVD to no lower than +4 ft. NGVD to repair substantial damage in a commercial building.

**SITE INFORMATION**

**SIZE OF SITE:** 13181 sq. ft.

**EXISTING ZONING:** C3, Highway commercial district-Wholesale and retail sales

**SURROUNDING ZONING AND LAND USEC-:** C-3 zoning developed with commercial uses abuts the site on three sides along /Hwy 90. R-1AM zoning developed with single-family uses abuts the rear, across Magnolia Street.

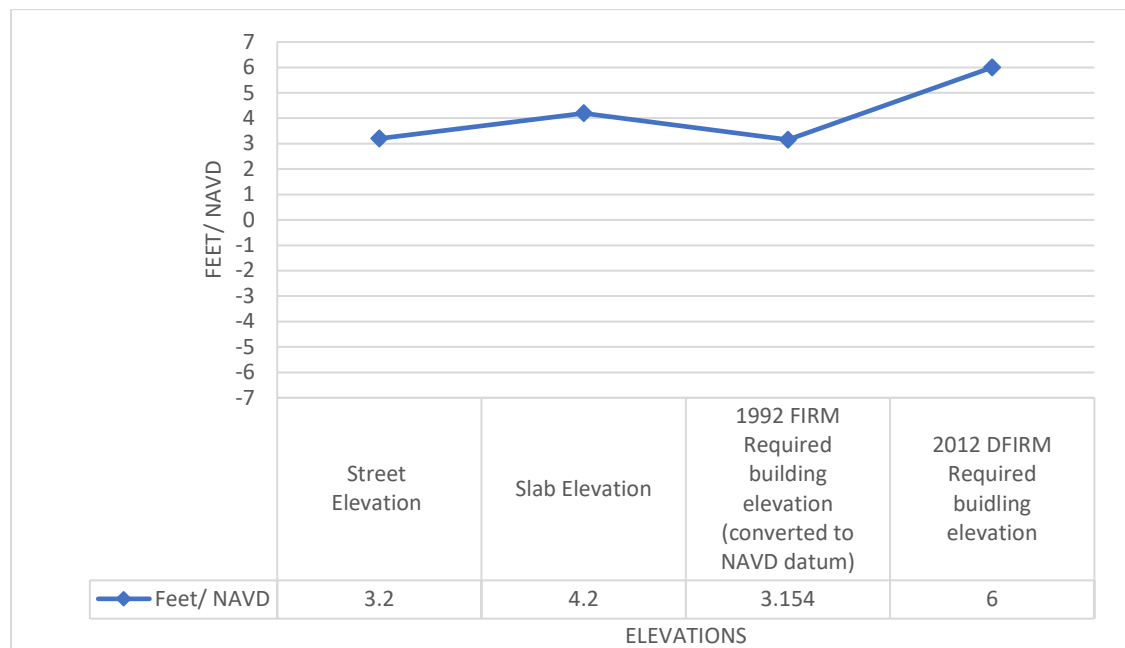
**FUTURE LAND USE RECOMMENDATION:** Commercial

**TRAFFIC ACCESS** The site is irregularly shaped, with frontage on US Hwy 90, Magnolia Avenue, and Williams Street.

**FLOOD ZONE:** The “effective” flood insurance rate map (1992 FIRM) shows the site in a special flood hazard area with a base flood elevation of +4 ft. NGVD; the “preliminary” flood insurance map (2012 DFIRM) shows the property in a special flood hazard area with a base flood elevation of +6 ft. NAVD.

**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 minimum building elevation in order to permit repairs to a commercial building that was damaged by Hurricane Ida



## APPLICABLE CODE REGULATION(S)

### Appendix A. Section XX. Flood Damage Prevention, Section A. Definitions

43. Substantial Damage—Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50) percent of the market value of the structure before the damage occurred.

44. Substantial Improvement—Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds fifty (50) percent of the market value of the structure before "start of construction" of the improvement. This includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:(i) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by a local code enforcement official and which are the minimum necessary conditions, or (ii) any alteration of an "historic structure," provided that the alteration will not preclude the structure's continued designation as an "historic structure."

45. Variance—A grant of relief to a person from the requirements of this Ordinance when specific enforcement would result in unnecessary hardship. A variance, therefore, permits construction or development in a manner otherwise prohibited by this Ordinance.

### 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, D.2. Compliance

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

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

#### a. Appeal Board:

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

#### b. Conditions for Variances.

1. **Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre (21,780 sq. ft.) or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level,** providing the relevant factors in section D.2. (see reference below) of this Ordinance have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variances increases.
2. Variances may be issued for reconstruction, rehabilitation, or restoration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Ordinance.
3. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
4. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
5. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
6. Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

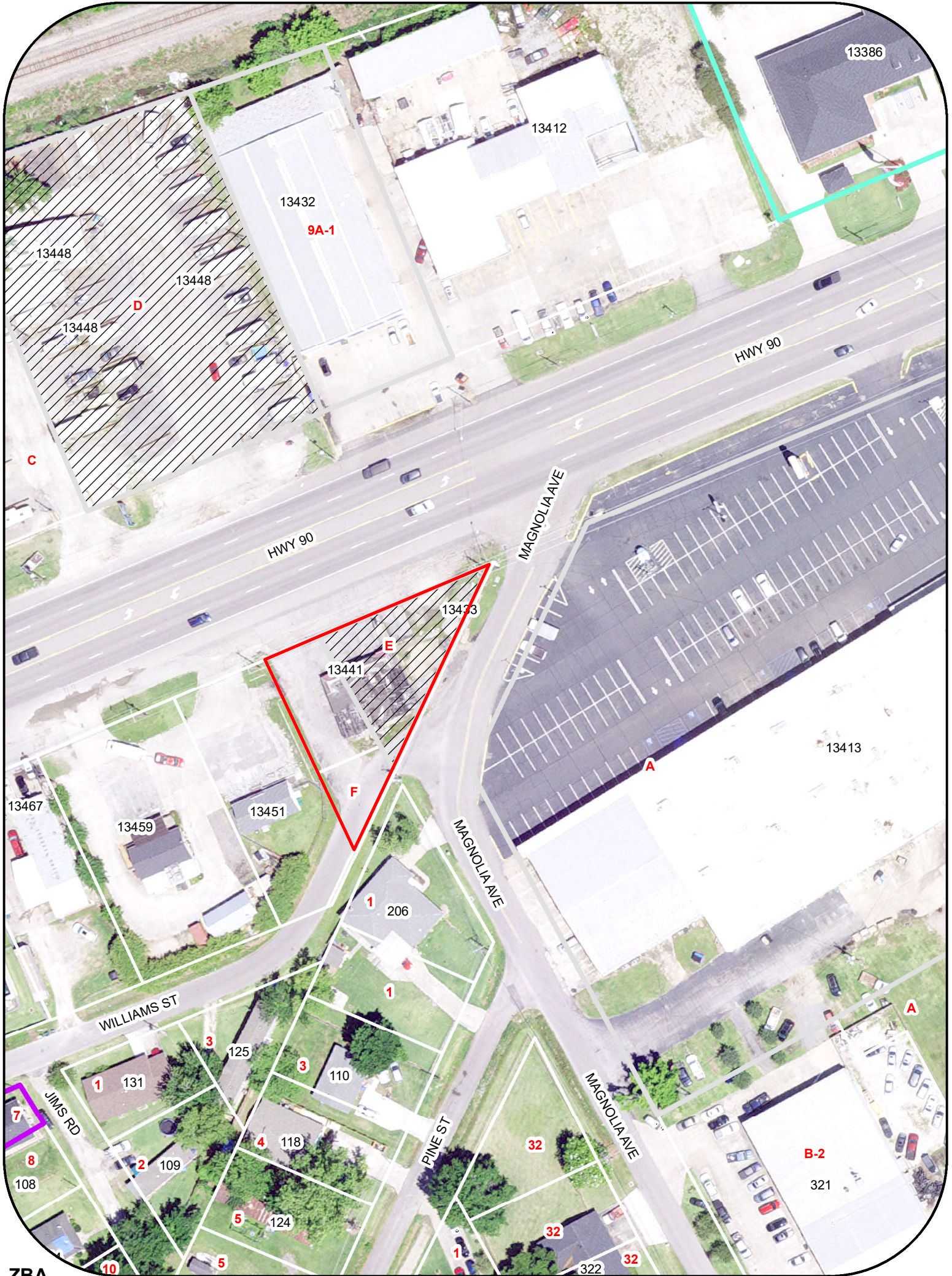
7. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use **provided that (i) the criteria outlined in section D.5. are met**, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
8. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

<b>DEPARTMENT ANALYSIS &amp; FINDINGS</b>
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1. The applicant requests a variance from the required elevation of +6 ft. NAVD in order to permit renovations at 13441 Highway 90 using the existing slab.
2. The existing slab is at +5.1 ft NGVD.
3. The building was substantially damaged (more than 50% of the value) by Hurricane Ida.
4. The site is less than ½ acre at 13,181 sq. ft.
5. The Zoning Board of Adjustment has not granted elevation variances on the Hwy 90 corridor in Boutte.
6. In order to meet the required elevation, the property owner could elevate the slab to +6 ft. NAVD.
7. The property owner has completed the Addendum to the Application for Variance from BFE Requirements and signed the Acknowledgement and Indemnification Agreement (hold-harmless) for Elevation Variances.

# 2023-45 Rajnish Jain

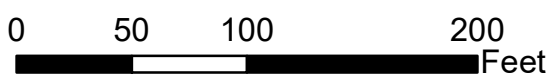
Reduce the minimum building elevation from +6ft. NAVD to no lower than +4ft NGVD to repair substantial damage in a commercial building.



ZBA

## Variance Type, Decision

- Elevation, Approved
- Parking, Approved
- Parking, Denied
- Setback, Approved





Meeting = 11/16, Deadline = 10/17



**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 13441 Hwy. 90

City BOULTE State LA Zip 70039

Subdivision Magnolia Ridge Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_

Owner/Applicant Name RAJNISH JAIN

Mailing Address 137 COTTAGE DRIVE

City LULING State LA Zip 70070

Phone # 985-210-6018 Email Jain1959@aol.com

**APPLICANT TESTIMONY:** Why can't your project meet the zoning regulations? WE WANT TO KEEP THE SAME LOOK, WHICH IS IN EXISTENCE FROM 53 YEARS. ALSO, I DON'T LIKE TO DESTROY SOMETHING, WHAT IS NOT NECESSARY-AND FILL OUR LANDFILL. ALSO ADD TO COST OF REBUILD.

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:**  
Rajnish Jain 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.  
Rajnish Jain  
(Signature of owner)

**NOTARY PUBLIC:**  
Subscribed and sworn to before me this Nov 12 2023 day  
of \_\_\_\_\_, 20\_\_\_\_ in my  
office at Des Allemands  
Louisiana.  
LLOYD JOSEPH FRICKEY  
NOTARY PUBLIC  
PARISH OF ST. CHARLES  
ID# 15308  
[Signature]  
(Signature of Notary Public) **SEAL**

**FOR OFFICE USE ONLY:**

ZBA Case #: 2023-45-ZBA Property Identification #: \_\_\_\_\_ Date submitted: \_\_\_\_\_

Receipt #: 12900696 Flood Zone: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_

Square # \_\_\_\_\_ Lot # \_\_\_\_\_ Block \_\_\_\_\_ Property sq. ft. \_\_\_\_\_

Code Section being appealed: \_\_\_\_\_



PARISH OF SAINT CHARLES  
DEPARTMENT OF PLANNING AND ZONING

ADDENDUM TO APPLICATION FOR VARIANCE FROM  
BASE FLOOD ELEVATION REQUIREMENTS

- A. The applicant is cautioned that if this request for a variance is granted, the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation (up to amounts as high as \$25 for \$100 of insurance coverage).
- B. Applicants are cautioned that continued local participation in the Federal Flood Insurance program can only be assured by adherence to Federal guidelines for the granting of variances to established base flood elevations. One vital requirement is that "failure to grant the variance would result in exceptional hardship to the applicant." Applicants must present their reasons for such hardship at a public hearing on the request.
- C. In order to ensure proper consideration of each request, Federal Floodplain Management monitors require that applicants provide detailed responses containing appropriate technical data from an appropriate professional consultant (i.e., engineer, landscape architect, etc.) This data should be presented according to the required Base Flood Elevation (BFE) should include a complete discussion of the alternatives considered and why they are considered unavailable. Generalized conclusions are insufficient to justify a determination of "exceptional hardship." Data relating to hardship experienced if the variance is not granted must provide specific information regarding each impact.

**COMPLETE THE FOLLOWING:**

1. Is the property contiguous to and surrounded by lots with existing structures constructed below the base flood elevation? yes
2. Is the property listed on the National Register of Historic Places or State Inventory of Historic Places. (If yes, please provide related information on a separate sheet, including data related to the registration status after project completion). Yes \_\_\_\_\_ No X
3. What alternative methods have been explored so that the proposed structure may meet the base flood elevation and why are they not appropriate? (Provide information on a separate sheet.)
4. Describe the exceptional hardship to the applicant which would result if a variance was not granted. (Provide information on a separate sheet along with supporting documentation.)
5. Describe the exceptional hardship to the surrounding properties if the variance was not granted. (Provide information on a separate sheet along with supporting documentation.)
6. Is your lot size less than one-half (1/2) acre? 13191.0  
(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: 13191'
  - C. Existing average grade at center of property and existing grades of all corners: \_\_\_\_\_
  - D. Existing center line street grades: 3.20
  - 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.): \_\_\_\_\_
  - 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 RAJNESH JANE, (hereinafter "appearers"), after being duly sworn, acknowledged that they are the owners of the property located at 13441 Hwy 90 Boudy # 7039, and that said property was acquired by instrument registered in the official records of St. Charles Parish at COB entry # FOLIO 475440. 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 6.6; however the building(s) elevation will be 4.9 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 OCT 12 2023, 20\_\_\_\_\_.

**WITNESSES:**

**APPEARERS:**

Molly Badaux  
PRINT NAME: Molly Badaux

Rajnish Jane  
\_\_\_\_\_

Dorcas Frickey  
PRINT NAME: DORCAS FRICKEY

\_\_\_\_\_

\_\_\_\_\_  
**NOTARY PUBLIC**

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

BAR NO. \_\_\_\_\_

**SEAL REQUIRED**

# GASSEN SURVEYING, LLC

1026 GASSEN ST  
Luling, LA 70070

## GRADE CERTIFICATE

June 14, 2023

Lot Number: D, E and F Square:

Subdivision: Being a Portion of Ellington Plantation

Municipal No.: 13411 Highway 90

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

Existing Street Elevation:	.....	4.05	NGVD
		3.20	NAVD

Existing Building Elevation:	.....	5.1	NGVD
		4.2	NAVD

Existing Asphalt Elevation:	.....	4.9	NGVD
		4.0	NAVD

Construction Bench Mark Elevation:	.....	6.85	NGVD
		6.00	NAVD

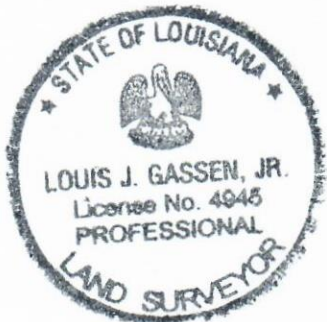
\*(PROPOSED LOWEST FLOOR ELEVATION TO BE FILLED OUT BY BUILDER)

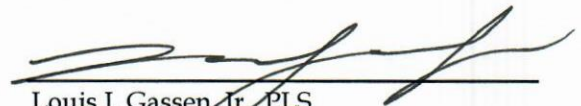
\*PROPOSED LOWEST FLOOR ELEVATION:

DESCRIPTION: 60d NAIL IN POWER POLE

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

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

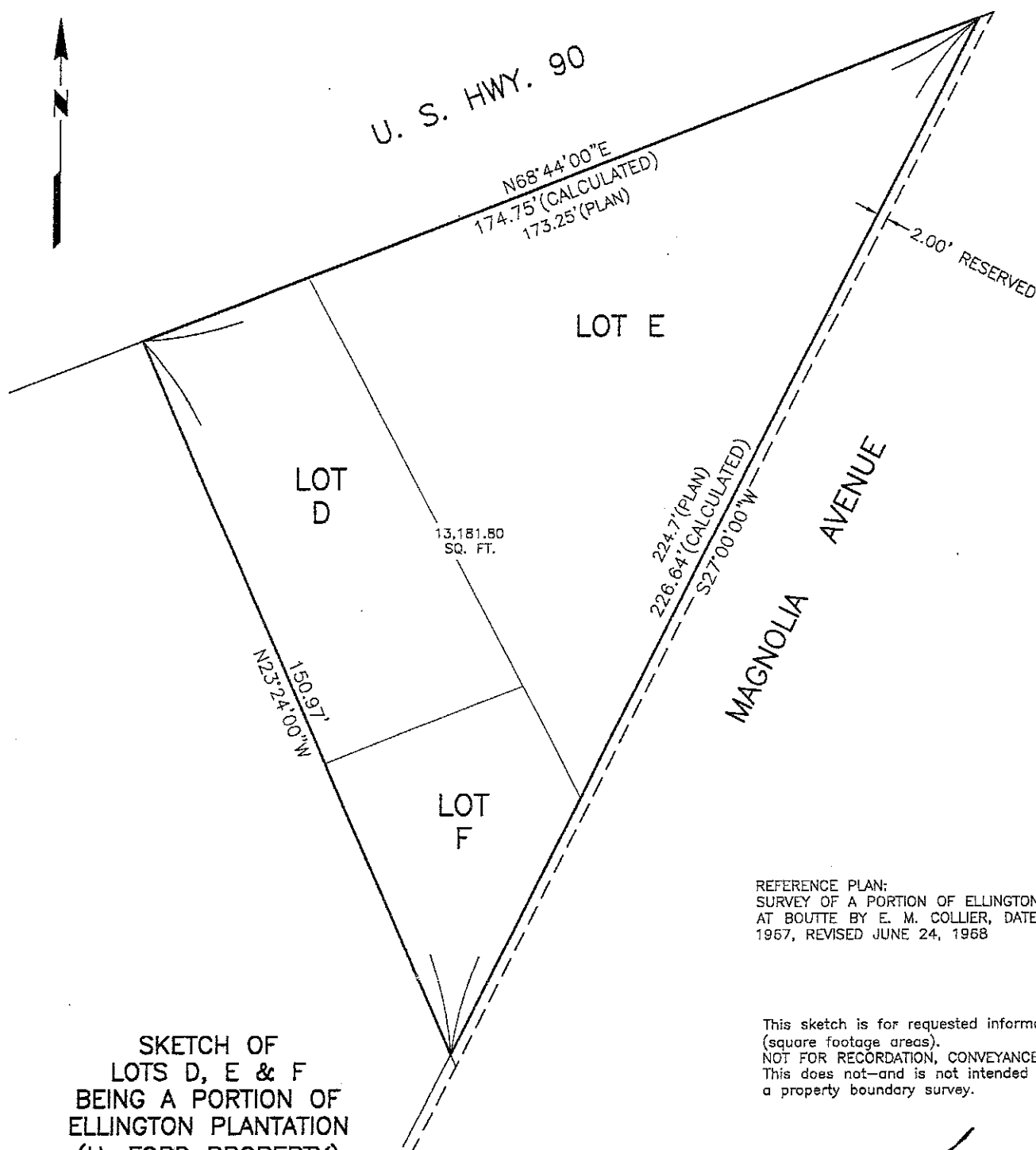
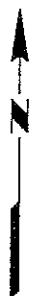
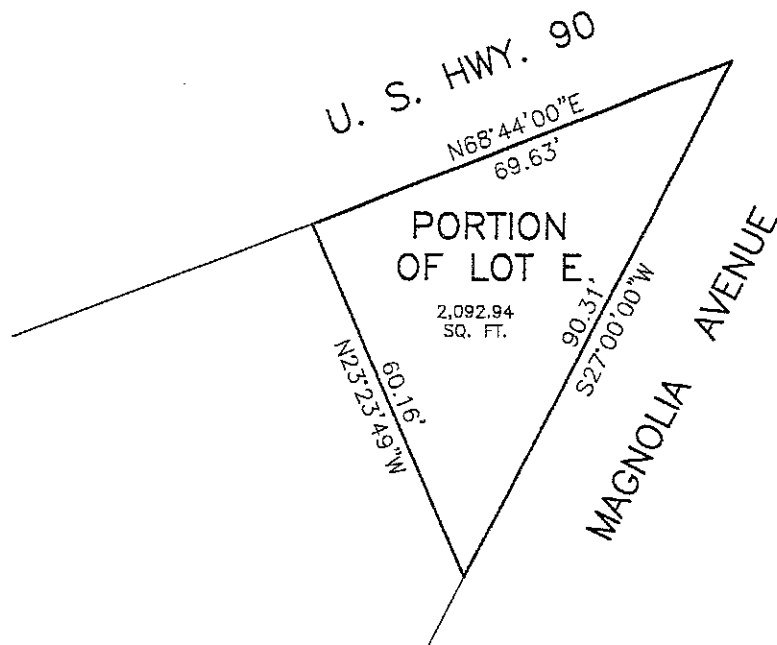


  
Louis J. Gassen, Jr., PLS  
Registration No. 4945

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




SKETCH OF  
A PORTION OF LOT E  
BEING A PORTION OF  
ELLINGTON PLANTATION  
(H. FORD PROPERTY)

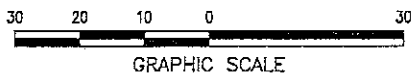


SKETCH OF  
LOTS D, E & F  
BEING A PORTION OF  
ELLINGTON PLANTATION  
(H. FORD PROPERTY)  
IN SECTION 119, T13S - R20E  
ST. CHARLES PARISH, LOUISIANA  
SCALE: 1" = 30'      FEBRUARY 7, 2023

REFERENCE PLAN:  
SURVEY OF A PORTION OF ELLINGTON PLANTATION  
AT BOUTTE BY E. M. COLLIER, DATED APRIL 12,  
1967, REVISED JUNE 24, 1968

This sketch is for requested information only  
(square footage areas).  
NOT FOR RECORDATION, CONVEYANCES OR SALES.  
This does not—and is not intended to—represent  
a property boundary survey.

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



GASSEN SURVEYING, LLC



**Department of Planning & Zoning**  
**Staff Report – Zoning Board of Adjustments**  
**Case No. 2023-46-ZBA**

**GENERAL APPLICATION INFORMATION**

**NAME/ADDRESS OF APPLICANT:**

Carol Etter  
88 Boutte Estates Drive  
Boutte, LA 70039  
504.430.6734; carol.etter.nola@gmail.com

**LOCATION OF SITE:**

88 Boutte Estates Drive, Boutte; Lot 426, King's Estates, Phase I

**REQUESTED ACTION:**

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

**SITE INFORMATION**

**SIZE OF PROPERTY:** Approx 6,302 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 homes. The area to the rear of the site is zoned R-2 but is currently vacant.

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

**TRAFFIC ACCESS:** Boutte Estates

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

**APPLICABLE CODE REGULATION(S)**

Appendix A. Section IV. General Provisions

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

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

**DEPARTMENT ANALYSIS & FINDINGS**

1. On September 25, 2023, Code Enforcement started a violation for the construction of a fence exceeding 4 ft. in height within a front yard setback (Rainey Court side, formerly Coretta Drive).
2. On October 18, 2023, an application was received requesting a variance to allow the fence to exceed 4 ft. in height within the front yard setback.
3. Lot 426, King's Estates, Phase I was platted in 2007 as shown on the map by Lucien C. Gassen, P.L.S. dated August 13, 2007.
4. Lot 426 measures is 69.97 ft. wide along Boutte Estates Drive by 91.46 ft. deep along Rainey Court.
5. The site is developed with a single-family home completed in 2019 (Permit No. 32505).
6. The Board of Adjustment has not heard similar variance requests in the area.
7. To meet zoning district requirements the fence could be relocated back to the front yard setback line or reduced to 4 ft. high.

8. The existing fence extends 5 ft. into the Rainey Court right-of-way. This variance request is limited to required fence height within the boundaries of Lot 426. Regardless of the outcome of this request, fencing within the Rainey Court right-of-way must be removed as per Risk Management.
9. The fence would encompass a 10 ft. utility servitude running through the Rainey Street side of the property. Per Risk Management, if a fence is placed over a utility servitude and a repair is necessary, the utility can remove the fence as necessary. Replacement of the fence is the obligation of the property owner. This would still be applicable if the fence was built in compliance with the 4 ft. height restriction.



**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 88 Boutte Estates Drive

City Boutte State LA Zip 70039

Subdivision Boutte Estates Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_

Owner/Applicant Name Carol L. Etter, ~~Deceased Etter~~

Mailing Address ~~1488~~ 88 Boutte Estates Dr. (or ours?)

City Boutte State LA Zip 70039

Phone # 504-~~430~~-430-6734 Email Carol.etter.nola@gmail.com

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

see Attachment 1

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

**OWNER'S ENDORSEMENT:** STATE OF LOUISIANA, PARISH OF ST. CHARLES **JOHN KARL ETTER**

**OWNER:**  
Carol Etter 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.  
Carol Etter  
 (Signature of owner)

**NOTARY PUBLIC:** **JOHN KARL ETTER**  
 Notary Public Bar #: 25042  
 State of Louisiana  
 My Commission is Issued for 10 day  
 Subscribed and sworn to before me this 10th day  
 of October, 2023 in my  
 office at New Orleans  
 Louisiana  
[Signature]  
 (Signature of Notary Public) **SEAL**

**FOR OFFICE USE ONLY:**

ZBA Case #: 2023-46-ZBA Property Identification #: 706300000426 Date submitted: 10/18/23  
 Receipt #: 12902222 Flood Zone: \_\_\_\_\_ Zoning District: R-1A(m)  
 Subdivision Name: King's Estates, Phase I  
 Square # \_\_\_\_\_ Lot # 426 Block \_\_\_\_\_ Property sq. ft. \_\_\_\_\_  
 Code Section being appealed: App. A, Sec. IV. 5 Fences, b. fence height



Before the St. Charles Parish  
Zoning Appeal Board

Re: 88 Boutte Estates Drive, Boutte, Louisiana (photo attached, Exhibit A)

Requesting a variance in the height of fence (6 ft rather than 4 ft) along SW side of house due to:

1. Tenant (occupant) owns a 65 lb. dog, which can jump a 4 - foot fence (photo attached, Exhibit B). A six - foot fence is required to constrain the dog in the yard.
2. The street along the side of the house is a private street, not a public access road – Rainey Court, formerly Coretta Drive (photo of street sign attached, Exhibit C).
3. Other properties in the subdivision and adjacent subdivision which are on corners have similar 6 - foot high side yard fences.
  - a. 93 Boutte Estates Drive (on corner of Boutte Estates Drive and Turner Lane) (photo Exhibit D),
  - b. 90 Boutte Estates drive (on corner of Boutte Estates Drive and Rainey Court) (photo attached, Exhibit E); and
  - c. 60 Boutte 94 Boutte Estates Drive (on corner of Boutte Estates Drive (photo attached, Exhibit F)
4. Tenant (occupant) desires to install a small above ground pool at some future time, which would require a 6 - foot fence for pool safety.

Note: This property is occupied by the daughter of the property owner and the daughter’s family.

#### Attachments

1. Application, signed and notarized
2. Copy of deed – Act of Cash Sale (Attachment 2)
3. Listing of names and addresses of abutting and adjacent property owners
  - a. Samuel Rodney 80 Boutte Estates Drive
  - b. Quiana Brown, 81 Boutte Estates Drive
  - c. Telly Maria Walker, 84 Boutte Estates Drive
  - d. Eric McLean, 85 Boutte Estates Drive
  - e. Chantasha Randall, 87 Boutte Estates Drive
  - f. Andrea Scott, 89 Boutte Estates Drive
  - g. Michael Anthony Phipps, 90 Boutte Estates Drive
  - h. Richard Louis Ingram, 93 Boutte Estates Drive
  - i. Dwatnea Edwardneisha Smith, 94 Boutte Estates Drive
  - j. 100 Rainey Court, Vacant land behind 88 Boutte Estates Drive, Assessment Number 70630000000A, subject of Building Permit 45074-22



4. Surveys, etc.
  - a. Original Survey from Developer (Exhibit 4A)
  - b. Recent survey performed for property owners (Exhibit 4B)
  - c. Final Plat from Developer (Exhibit 4C)
  - d. Google Earth aerial photo (Exhibit 4D)
  - e. Photograph of street sign at corner of 88 Boutte Estates Drive showing street was renamed to Rainey Court per Building Permit 45074-22 (Exhibit 4E)
  - f. Assessor's Map showing side street as Rainey Court (Exhibit 4F)
  - g. Photograph of 88 Boutte Estates Drive with fence (Exhibit 4G)
  - h. Photographs of dog owned by current occupant (Exhibits 4H and 4I)
  - i. Photograph of 60 Boutte Estates Drive
  - j. Photograph of 90 Boutte Estates Drive
  - k. Photograph of 93 Boutte Estates Drive
5. Warning Notice
6. Check for \$150.00 made out to St. Charles Parish

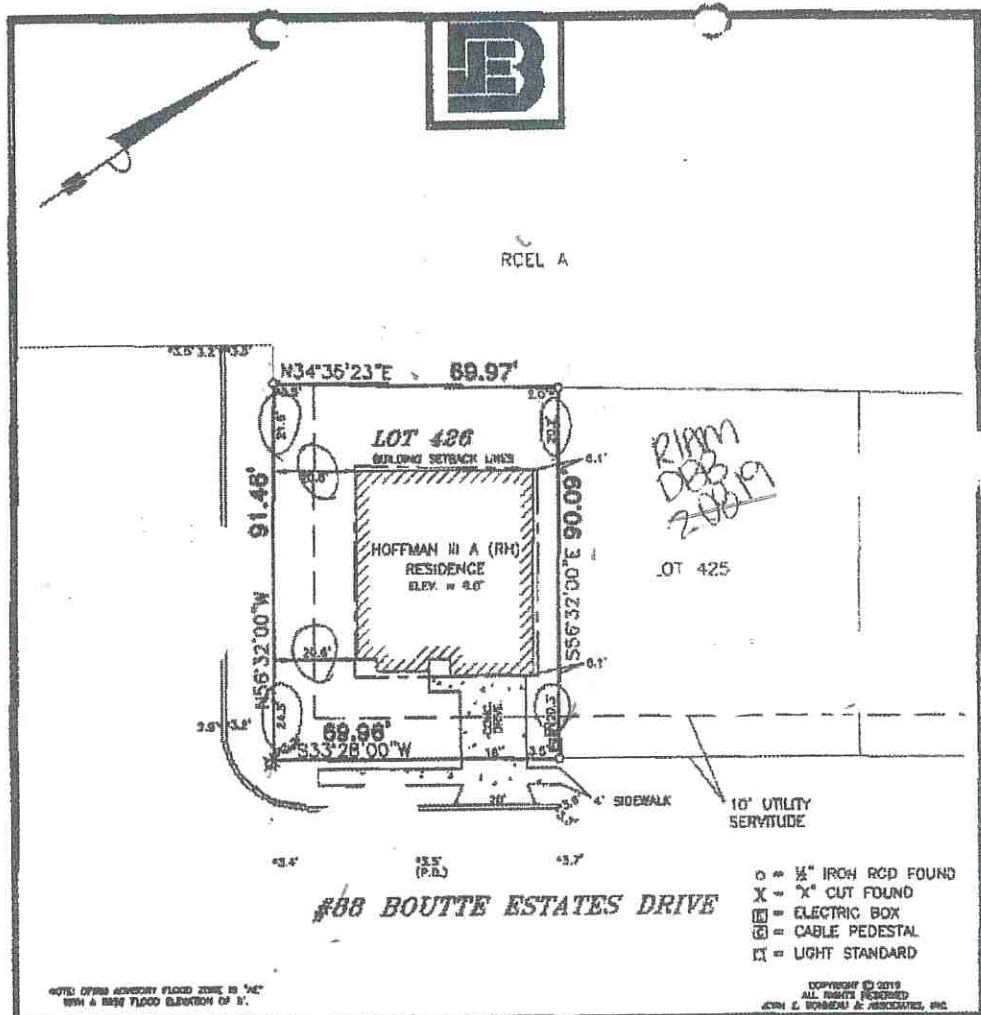
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- j. 100 Rainey Court, Vacant land behind 88 Boutte Estates Drive, Assessment Number 70630000000A, subject of Building Permit 45074-22





RCEL A



RIPM  
DOB  
2009

- = 1/2" IRON ROD FOUND
- X = "X" CUT FOUND
- = ELECTRIC BOX
- ⊠ = CABLE PEDESTAL
- ⊞ = LIGHT STANDARD

NOTE: OTHER ADVISORY FLOOD ZONE IS "AC" WITH A BASE FLOOD ELEVATION OF 5'.

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ALL RIGHTS RESERVED  
JOHN E. BONNEAU & ASSOCIATES, INC.

<p><b>BOUNDARY OPERATIONS:</b> FRONT: 20' SIDE: B SIDE STREET: 20' ROAD: 20'</p>	<p><b>REFERENCE SURVEY:</b> The Recorded Subdivision Map. <b>BASED UPON:</b> The Recorded Subdivision Map.</p>	<p><b>NOTE:</b> Getback lines shall be verified by owner or contractor prior to any construction, as an abstract top soil has not been performed by the undersigned.</p>
<p><b>WARRANTY NOTE:</b> This is to certify that I have contacted the Federal Emergency Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "AE" with a Base Flood Elevation of 5' in accordance with Community Panel No. 220100 0125 C; Revised JUNE 16, 1992.</p>		

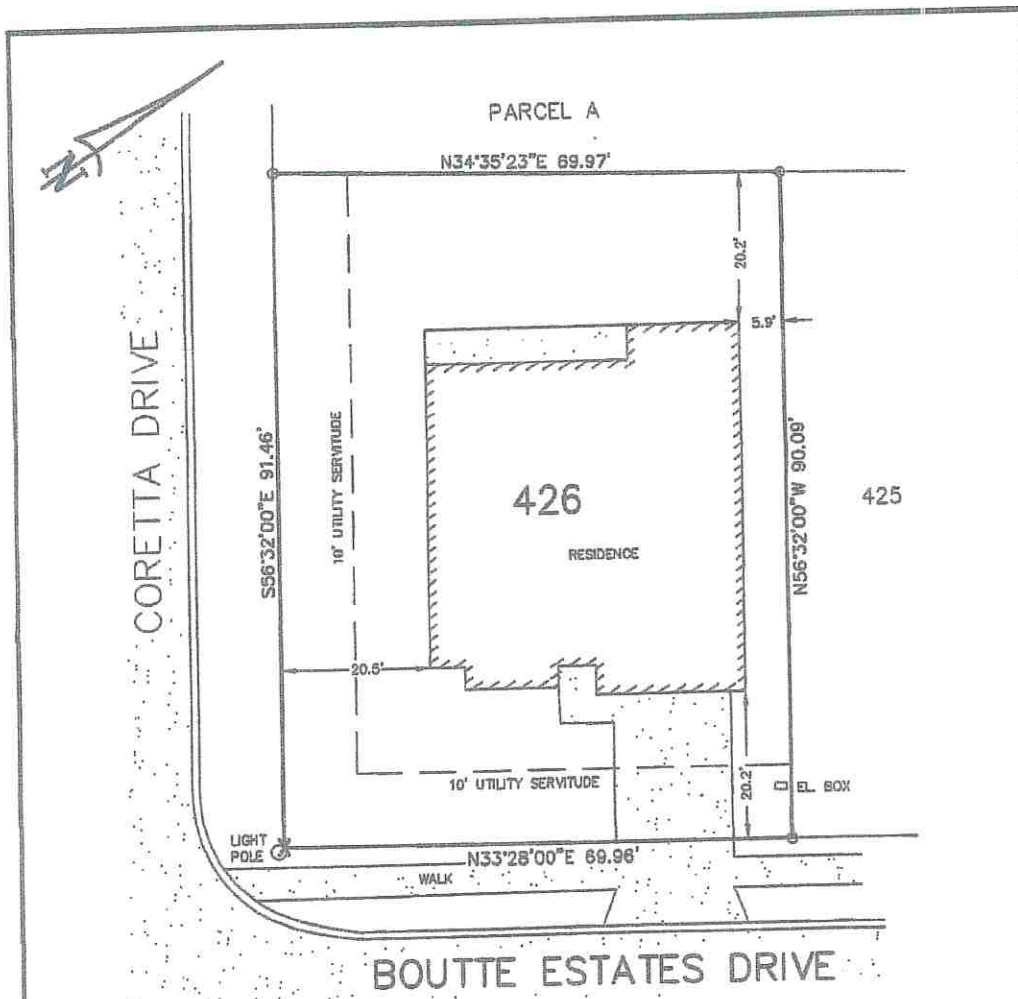
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

### SURVEY MAP OF LOT 426, KING'S ESTATES, PHASE 1

in  
St. Charles Parish, Louisiana  
for  
DSL D HOMES, L.L.C.

tabbles  
**EXHIBIT**  
**4A**

<p>Survey No. 2018 448 Date: AUGUST 09, 2018</p>	<p>Drawn by: SPH Revised: 11/29/18(FORMS), 02/06/19(FINAL)</p>	<p>Scale: 1" = 30'</p>	<p>This Survey is Certified True and Correct</p> <p><b>JOHN E. BONNEAU</b> Professional Land Surveyor Registration No. 4423</p>
<p><b>JOHN E. BONNEAU &amp; ASSOCIATES, INC.</b> Professional Land Surveyors • Planners and Consultants 1011 NORTH CAUSEWAY BLVD., SUITE 34 • MONROE, LA 70471 (985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778 www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com</p>			



SCALE: 1" = 20'

**LEGEND**

- o 1/2" IRON ROD FOUND
- X CROSS CUT ON LIGHT POLE BASE

**TITLE: SURVEY PLAT OF LOT 426, KING'S ESTATES PHASE I**  
 BOUTTE, ST. CHARLES PARISH, LOUISIANA.

**SURVEY REFERENCE:** FINAL PLAT KING'S ESTATES PHASE I BY LUCIEN GASSEN, P.L.S. DATED AUGUST 13, 2007.

**BASIS OF BEARING:** TAKEN FROM REFERENCED SURVEY PLAT.

**SURVEYOR'S NOTES:**

- A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
- D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

**CERTIFIED TO:** JOHN ETTER  
**MUNICIPAL ADDRESS:** 88 BOUTTE ESTATES DRIVE  
**DATE:** MAY 18, 2023

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

DRAWN BY: KPB      DRAWING NO. MM3096

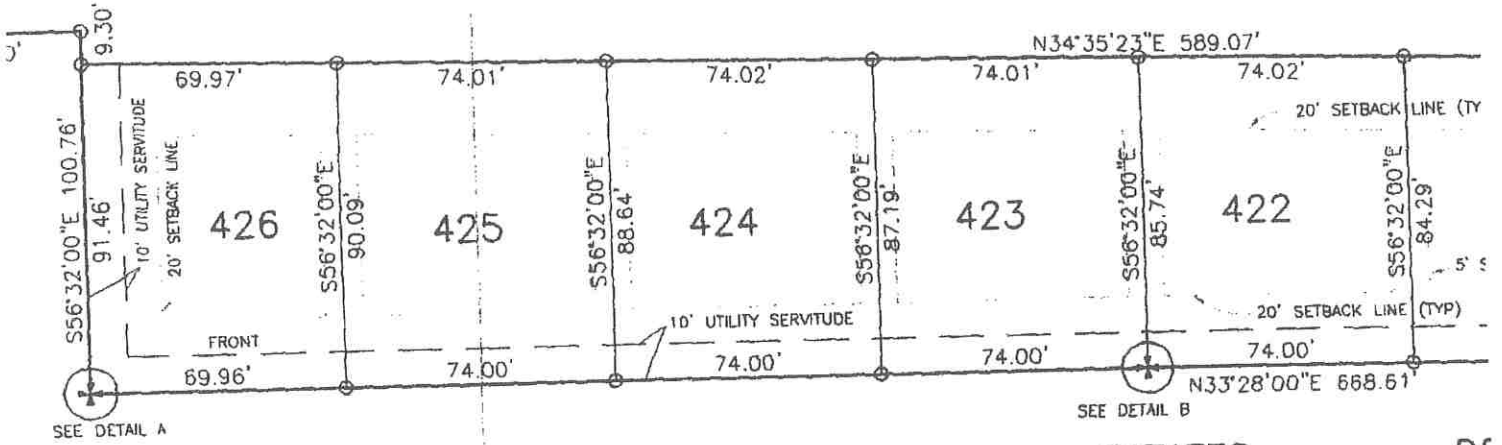
**RIVERLANDS SURVEYING COMPANY**



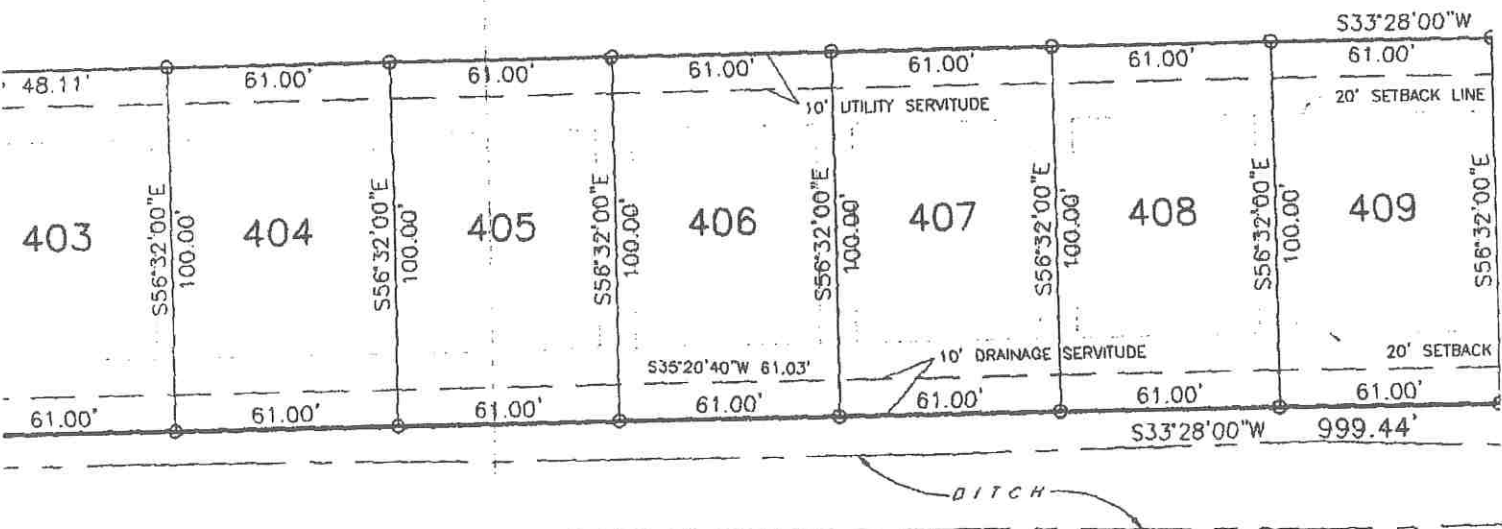
505 HEMLOCK STREET  
 LAPLACE, LA. 70068  
 1-800-248-6982  
 985-652-6356



**EXHIBIT**  
 4B



BOUTTE ESTATES DF



JUANITA JC  
C/O ALLEN  
P. O. 8  
LULING, LOUI

**FINAL PLAT**  
RESUBDIVISION OF PARCEL "BE"  
BOUTTE ESTATES  
INTO  
KING'S ESTATES  
PHASE I



LOTS 401 THROUGH 428 AND PARCEL A  
IN SECTIONS 88, 89 & 90, T13S - R20E  
ST. CHARLES PARISH, LOUISIANA

SCALE: 1" = 50'

AUGUST 13, 2007



BARSCALE

# Untitled Map

Write a description for your map.

88 Boutte Estates Dr

Coretta Dr

Boutte Estates Dr

Boutte Estates Dr

## Legend

- 88 Boutte Estates Dr
- Boutte Community Park
- Excel Tire Services
- Kingdom Hall of Jehovah's Witnesses
- Rhonda Jones
- St Charles Social Concerns-Thrift Shop



Google Earth

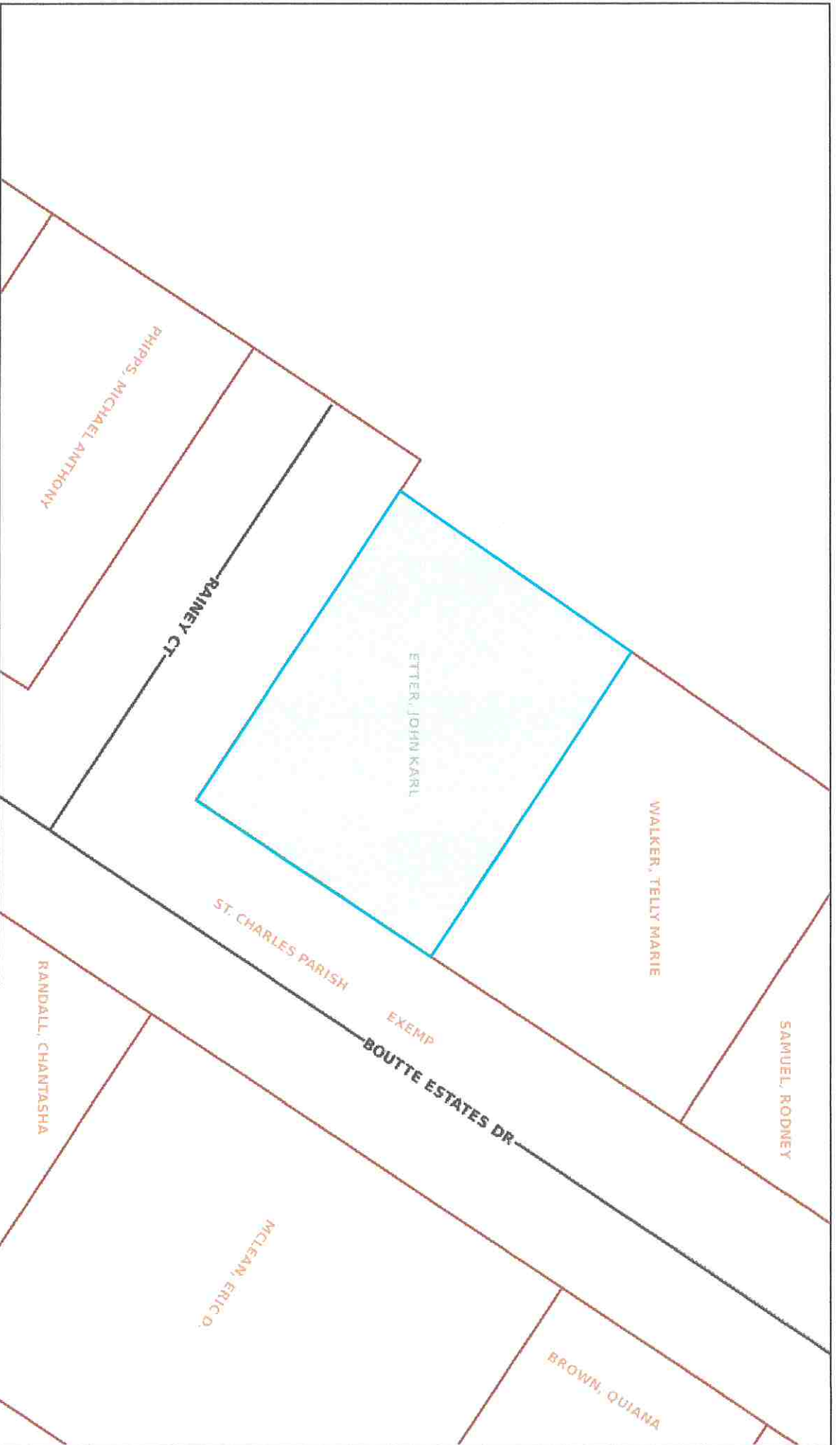
100 ft







# St Charles Parish Assessor



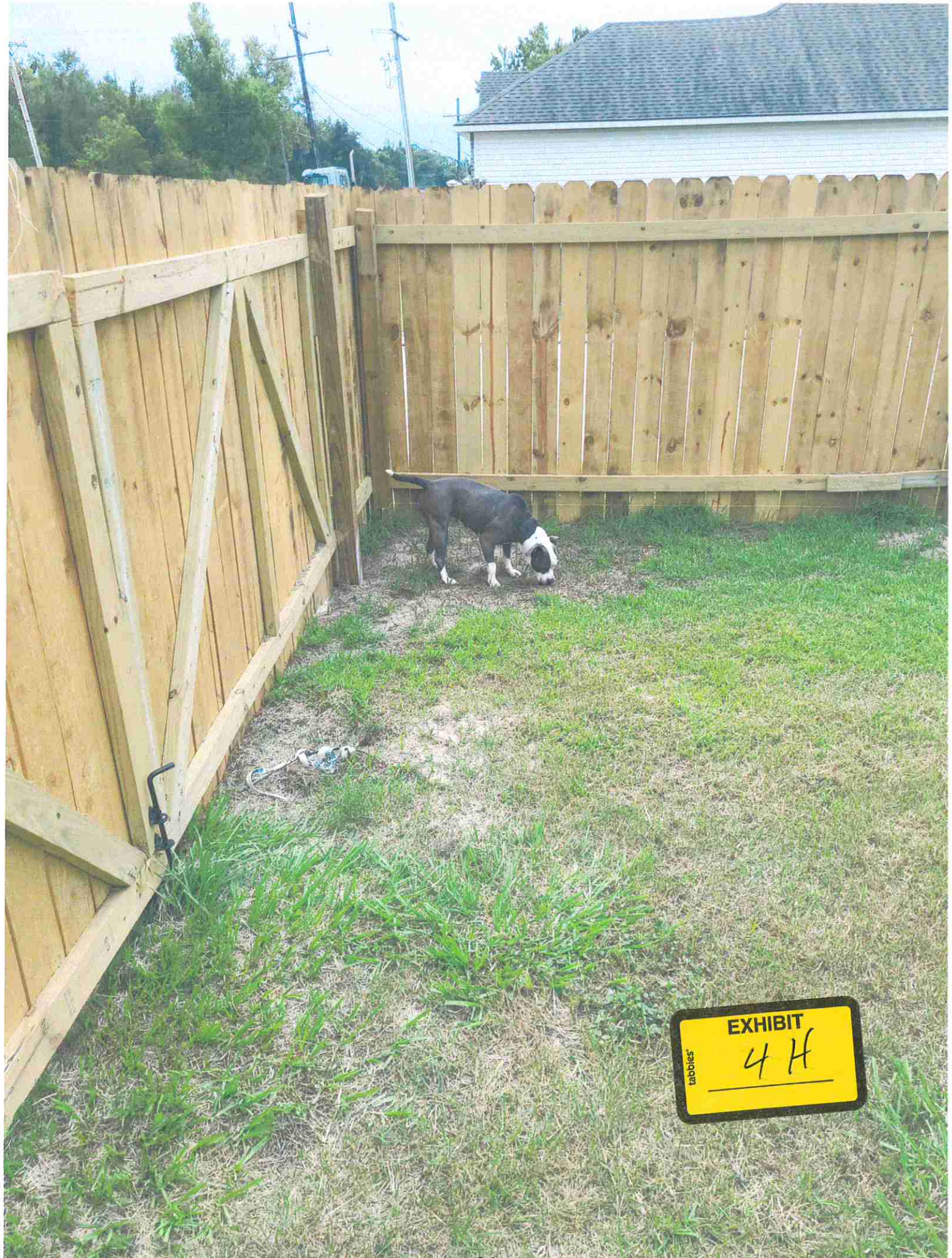
DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the data presented. The Assessor of St. Charles Parish makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The Assessor retains the right to make changes and update data on this site at anytime, without notification. The parcel data on the base map is used to locate, identify and inventory parcels of land in St. Charles Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessors Offices are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.



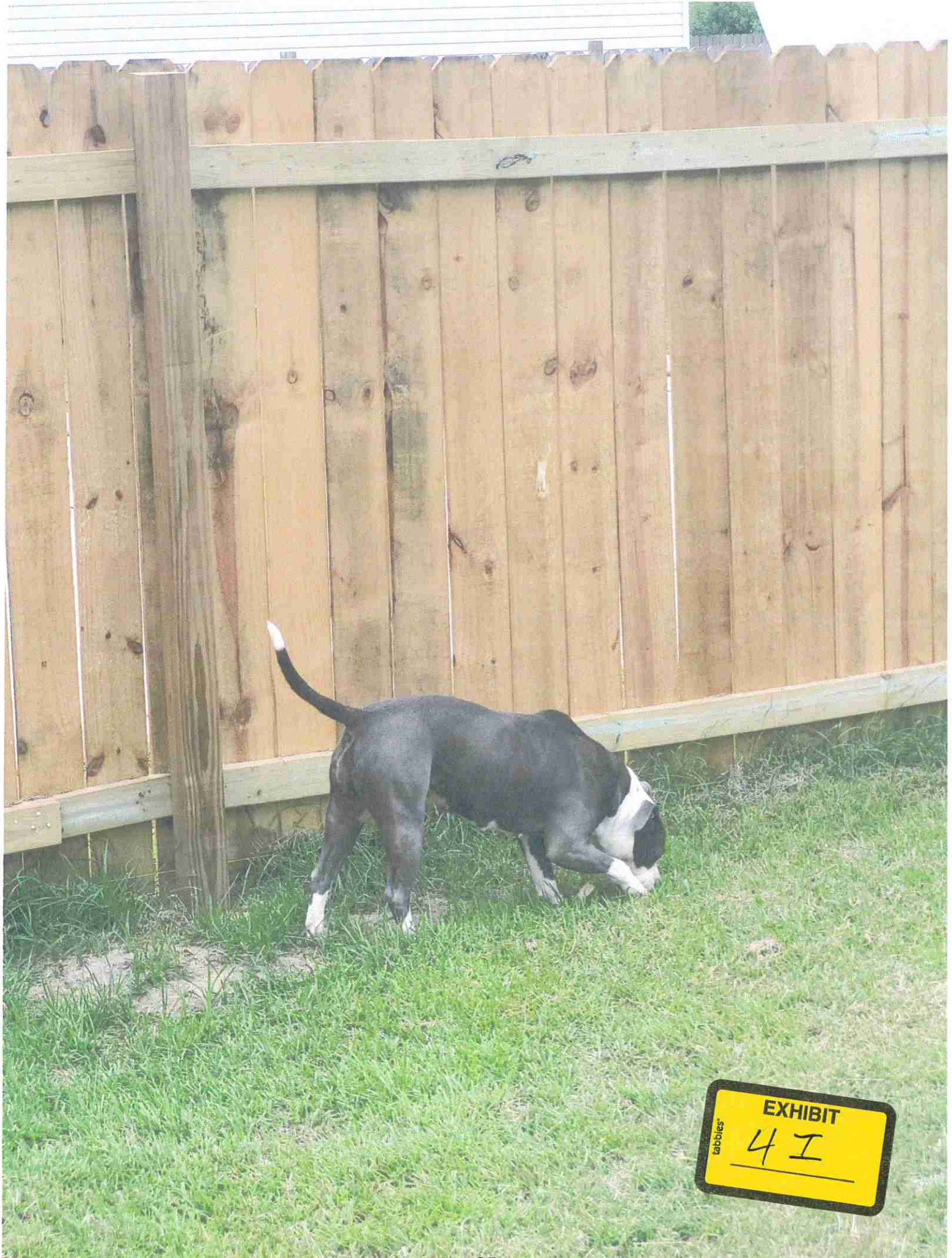


88 Bourke  
Estates  
Drive

tabbles'  
EXHIBIT  
46



tabbies®  
EXHIBIT  
4H



tabbies<sup>®</sup>  
EXHIBIT  
4 I



60 Route  
Estates Drive





93 Barthe  
Estates Drive

tabbies®  
EXHIBIT  
42



Code Violation #: \_\_\_\_\_

Date: 25 Sept. 2003

Address: 88 Boutte Estates

This property may be in violation of one of the following:

- Animals in residential zoning
- Derelict vehicle
- Trash/debris
- Permit to Violation
- Unsafe structure
- Tall grass/weeds
- Building without a permit
- Zoning Regulations
- Illegal sign
- Operating a business in a residential
- Fence (height/setback)

Other: \_\_\_\_\_

R.V. In the right of way

Please contact Inspector: Woody Canvs

Cell Number: 985-331-3753

St. Charles Parish  
Department of Planning and Zoning  
P.O. Box 302 • Hahnville, LA 70057  
(985) 783-5060 • Fax: (985) 783-6447

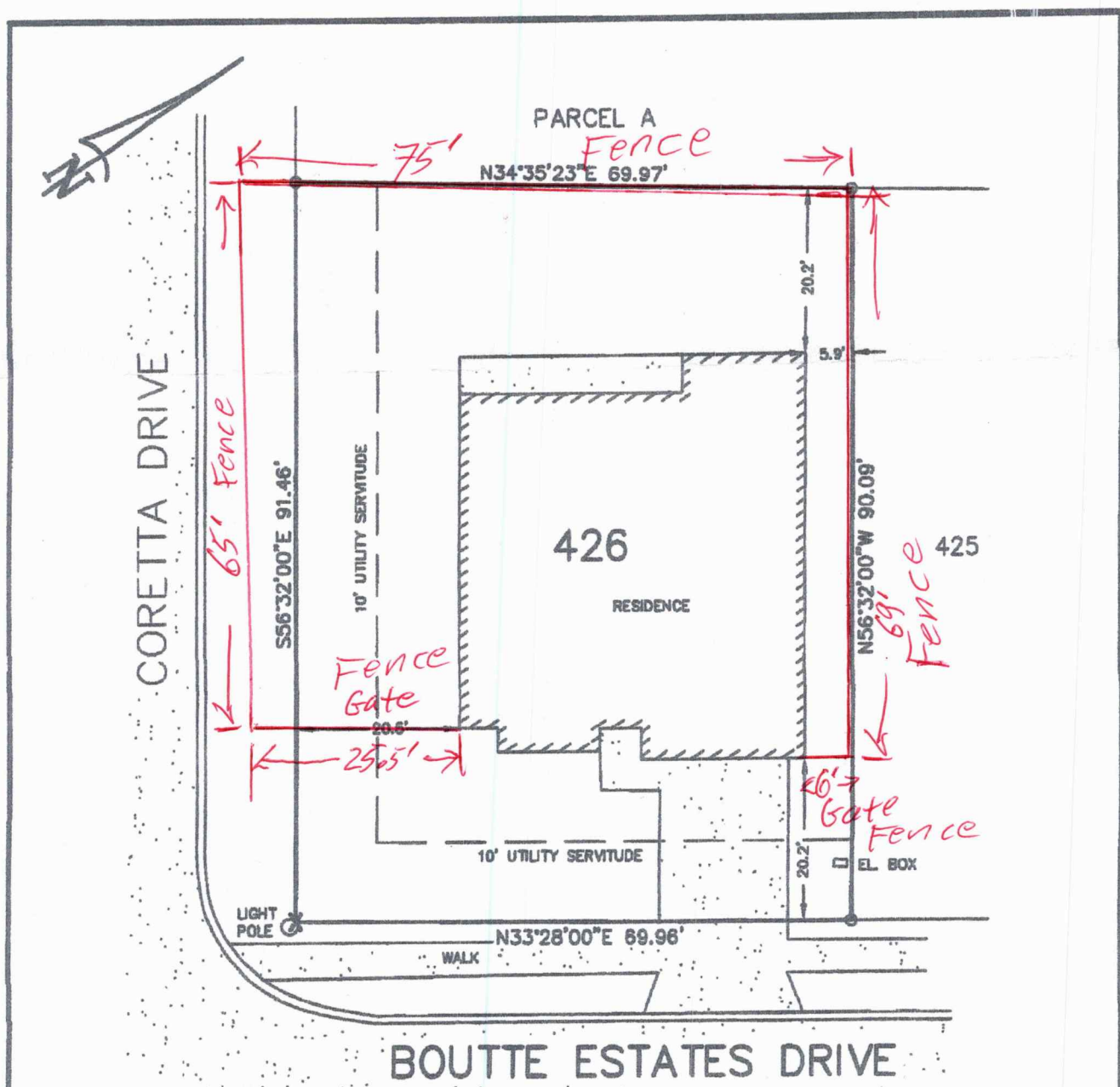


St Charles Parish Assessor



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SCALE: 1" = 20'

**LEGEND**

- o 1/2" IRON ROD FOUND
- X CROSS CUT ON LIGHT POLE BASE

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- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. NO DITCHES, UNDERGROUND LINES OR CONDUITS SHOWN.
- D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

**CERTIFIED TO:** JOHN ETTER  
**MUNICIPAL ADDRESS:** 88 BOUTTE ESTATES DRIVE  
**DATE:** MAY 18, 2023

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

DRAWN BY: KPB

DRAWING NO. MM3096

**RIVERLANDS SURVEYING COMPANY**



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

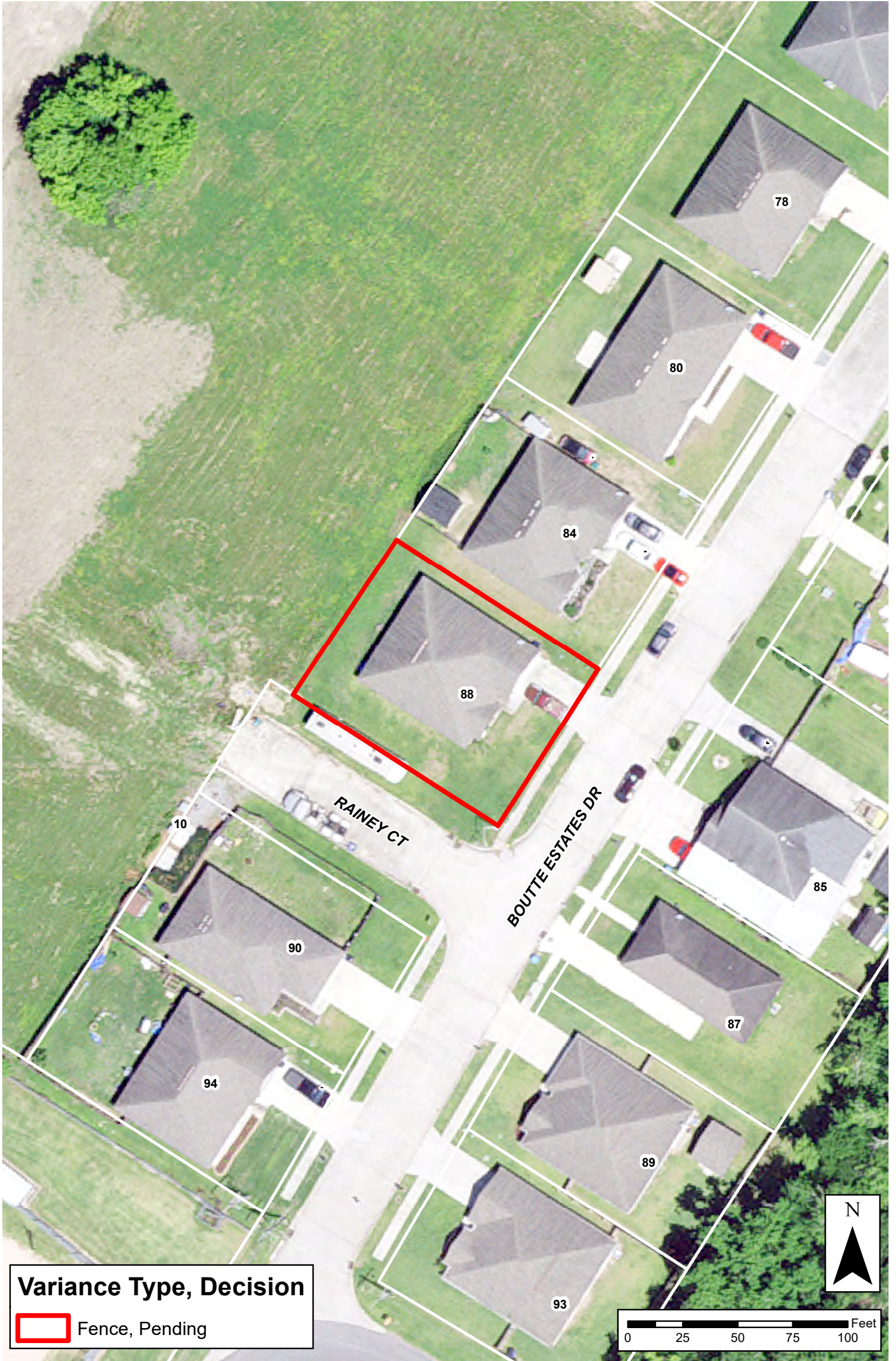






# 2023-46-ZBA Carol Etter

Allow a residential fence exceeding 4 ft. in height within the front yard setback





**Department of Planning & Zoning**  
**Staff Report – Zoning Board of Adjustments**  
**Case No. 2023-47-ZBA**

**GENERAL APPLICATION INFORMATION**

**NAME/ADDRESS OF APPLICANT:**

Sondra Washington	Mary Nelson
P.O. Box 476	P.O. Box 612
St. Rose, LA 70087	St. Rose, LA 70087
504.405.1269	504.444.4324
sondrawashington64@gmail.com	

**LOCATION OF SITE:**

358 Second Street, St. Rose; Lot 37 (front one-half and rear one-half) of Tracts 5 and 6, Elkinsville Subdivision

**REQUESTED ACTION:**

- Reduce the required front setback from 15 ft. to 0 ft.
- Remove the Special Provision in the R-1A(M) district limiting additional dwellings on unsubdivided property to a rate of 1 dwelling unit for each 7,000 sq. ft. of lot area.

**SITE INFORMATION**

**SIZE OF PROPERTY:** 4,000 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:** Low-Moderate Residential

**TRAFFIC ACCESS:** Second Street

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

**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.

3. Special Provisions:

a. Additional dwellings on unsubdivided property:

**(1) Additional dwellings on unsubdivided property referred to in 1.b(1) above will be permitted at the rate of one (1) dwelling unit for each seven thousand (7,000) square feet of lot area.**

(2) The applicant for any additional dwellings on unsubdivided property shall submit a copy of all subdivision restrictions (covenants) which govern the property in order to protect the integrity of the neighborhood.

(3) Under no circumstances will the total number of dwellings per unsubdivided lot permitted under these provisions exceed four (4).

- (4) Permits issued under this provision will be issued for a two-year period. At the expiration of this time, an investigation will be conducted by the Planning and Zoning Department to determine if this Code is complied with. Non-compliance will result in the revocation of the permit.

#### **DEPARTMENT ANALYSIS & FINDINGS**

1. In April 2023, the applicant contacted the permit department concerning placement of a mobile home on the property located at 358 Second Street, St. Rose.
2. In July 2023, attorneys representing the applicant began working with Permits concerning the placement of a mobile home and required documentation.
3. On September 19, 2023, a ZBA application was sent to an attorney representing the applicant.
4. On October 18, 2023, the applicant, along with a representing attorney, submitted the variance application.
5. Lot 37, Elkinsville Subdivision was platted as a 40 ft. by 100 ft. lot as shown on a map by Frank T. Payne C.E. dated December 13, 1924.
  - A 1972 Judgement of Possession divided the ownership of Lot 37 between the front one-half and rear one-half.
6. Prior to Hurricane Ida Lot 37 was developed with a mobile home and a site-built dwelling. The site-built dwelling remains, and the proposed mobile home replacement would occupy roughly the same space as the previous mobile home.
7. This request would reduce the front yard setback on Second Street from 15 ft. to 0 ft. and result in 240 sq. ft. of the structure within the front yard setback.
8. This request would also remove the Special Provision limiting additional dwellings on unsubdivided property to a rate of 1 dwelling unit for each 7,000 sq. ft. of lot area, resulting in two dwelling units within the 4,000 sq. ft. of Lot 37.
9. The Board of Adjustment has not heard similar variance requests in the area.
10. There are no other routes for permitting a replacement of a mobile home on this site that would be compliant with the Zoning Ordinance.



**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 358 2nd St. St Rose

City St Rose State LA Zip 70087

Subdivision Elkinsville Lot 36+37 of Lots 5+6 Block \_\_\_\_\_ Section \_\_\_\_\_

Owner/Applicant Name Mary A. Nelson

Mailing Address P O Box 612

City St Rose State LA Zip 70087

Phone # 504-444-4324 Email N/A

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? see attached  
Set back  
Spatial

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:**  
Mary A. Nelson 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.  
Mary A. Nelson  
 (Signature of owner)

**NOTARY PUBLIC:**  
 Subscribed and sworn to before me this 12<sup>th</sup> day  
 of October, 20 23 in my  
 office at St. Rose  
 Louisiana.  
Elizabeth A. Hammant  
 (Signature of Notary Public) **SEAL**

ELIZABETH A. HAMMANT  
 Notary Public  
 State of Louisiana, Bar No. 18247  
 My Commission is issued for Life

**FOR OFFICE USE ONLY:**

ZBA Case #: 2023-47-ZBA Property Identification #: 501600500837 Date submitted: 10/18/23  
 Receipt #: 12903228 Flood Zone: \_\_\_\_\_ Zoning District: R-1A(m)  
 Subdivision Name: Elkinsville  
 Square # \_\_\_\_\_ Lot # A37 and B37 Block 5 Property sq. ft. \_\_\_\_\_  
 Code Section being appealed: \_\_\_\_\_



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

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

Municipal Address of Request 358 2nd St

City St Rose State LA Zip 70087

Subdivision Elkinsville Lot 36+37 Block of Lots 5+6 Section \_\_\_\_\_

Owner/Applicant Name Sondra Washington

Mailing Address PO Box 476

City St Rose State LA Zip 70087

Phone # 504-405-1269 Email Sondra Washington 64@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:**  
Sondra Washington 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.  
Sondra Washington  
(Signature of owner)

**NOTARY PUBLIC:**  
Subscribed and sworn to before me this 18<sup>th</sup> day  
of October, 20 23 in my  
office at St Rose  
Louisiana.  
Elizabeth A Hamman  
(Signature of Notary Public) **SEAL**  
ELIZABETH A. HAMMAN  
Notary Public  
State of Louisiana, Bar No. 12247  
My Commission is issued for Life

**FOR OFFICE USE ONLY:**

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



Reasons why a variance is needed.

I have lived on the property located at 358 2<sup>nd</sup> Street, St. Rose, LA for over 38 years in the same mobile home trailer measuring 14 x 70. My mobile home was destroyed by Hurricane Ida. After a two year process I have been awarded a new trailer by the Restore LA program. I do not understand why I now have to go through a new permitting process when all I am doing is replacing my trailer home in the exact same location.

In fact, my new trailer home is smaller, measuring only 56 feet long. Prior to Hurricane Ida, there were three structures on my property, including my (much larger) trailer. The two other structures still exist and I would like to place my new smaller trailer where the previous one sat.

I was told by the permit office that I needed a variance but I am not sure what I need. I understand that I will not have enough room for the required front setback; however, my trailer will sit some 7-10 feet off the street when the majority of structures on my street and on neighboring streets sit much less than 10 feet off the street, and in fact some sit less than 5 feet off the street. My new trailer will be located some 7-10 feet from the structure in the back of the lot.

I will have ample space for parking, as parking was not an issue prior to Hurricane Ida.

None of my neighbors oppose my request to place my new trailer in the same location as the old one as it has never caused any issues in the past. In fact, there are multiple structures on the majority of lots on my street and on the neighboring ones. I am simply asking that I be allowed to continue to live on the property I have lived on for the past 40 years. I cannot afford to live anywhere else.



# Kyle's post

 2

2 comments

 Like

 Comment

 Share



 3

 Like

 Comment

 Share





St Rose, Louisiana  
Google Street View  
Apr 2011 See latest date

Google

JOHNSON

PAUL, MORRIS - ESTATE OF

364

20

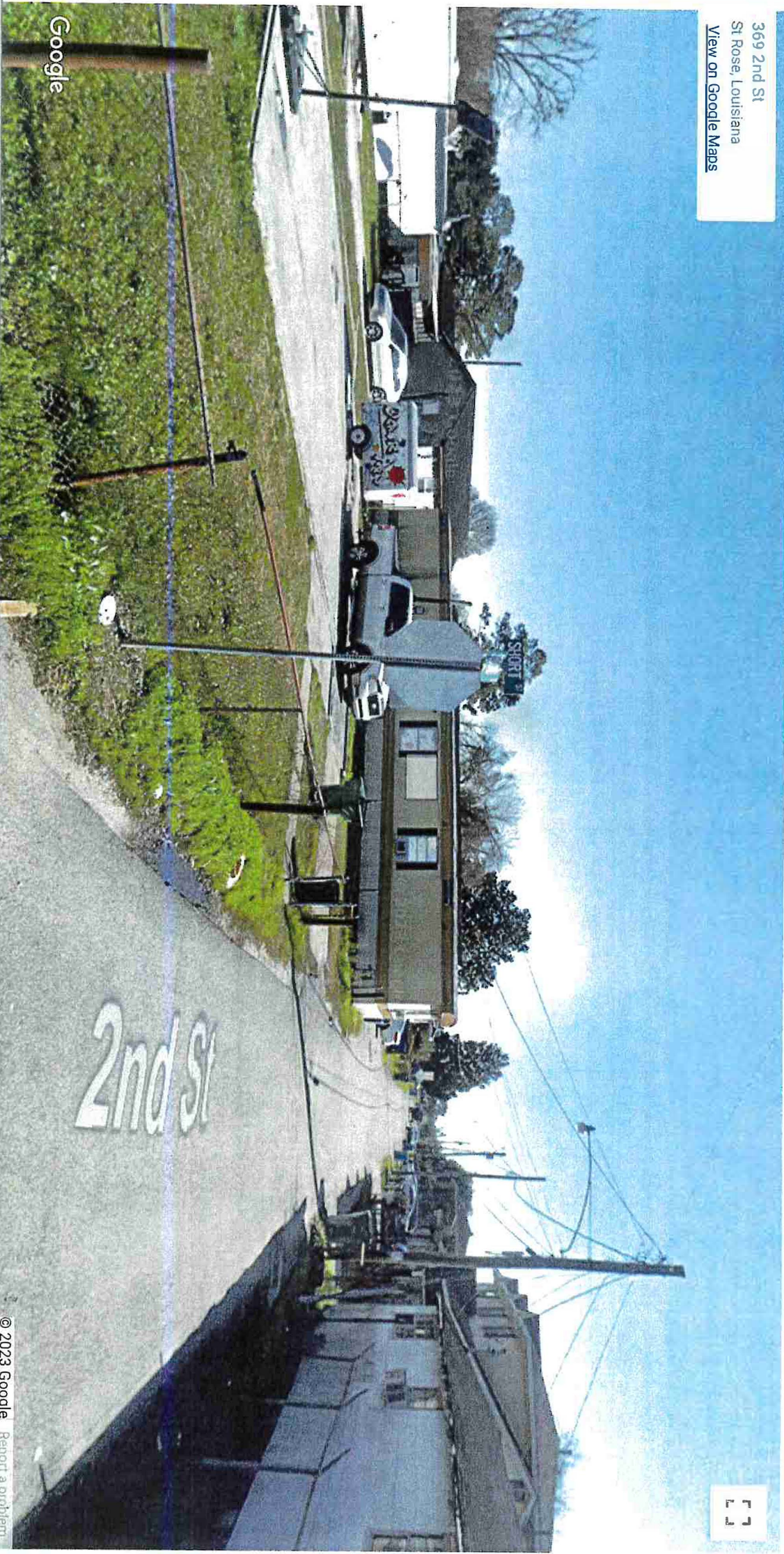
369 2nd St  
St Rose, Louisiana  
[View on Google Maps](#)

5016

Asset  
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Ownr  
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Parcel  
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Block  
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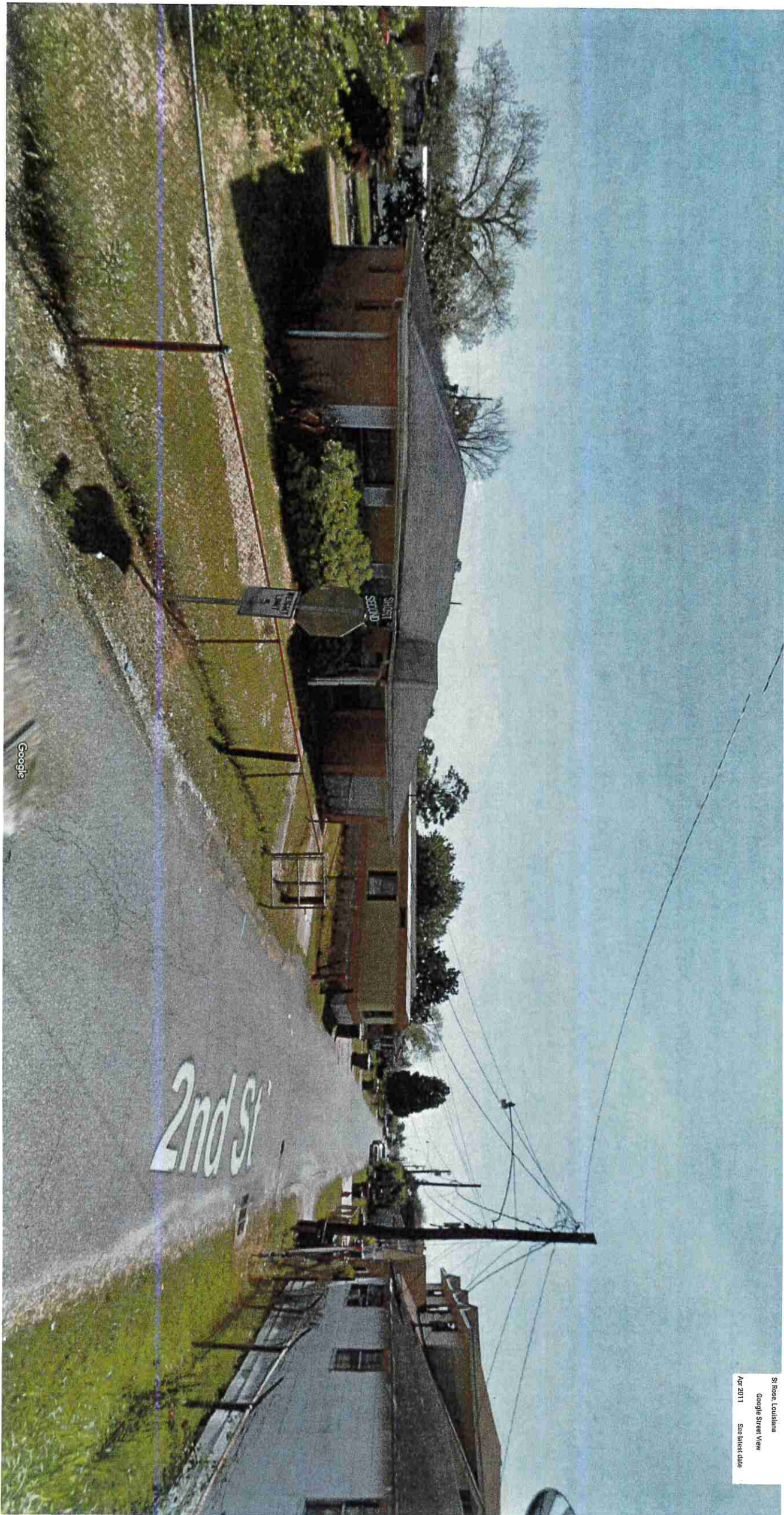
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TAYLOR, ET AL

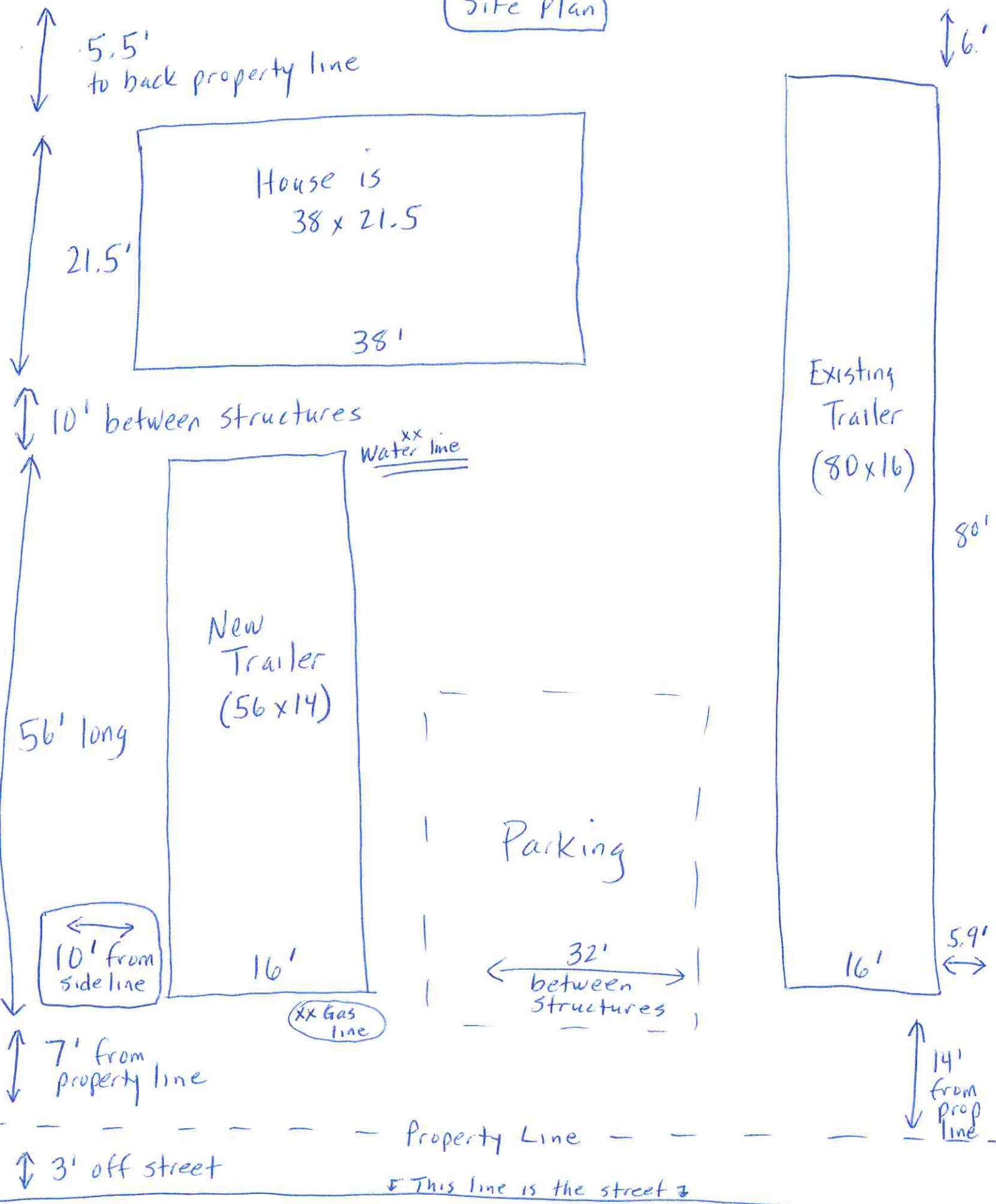
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St. Rose, Louisiana  
Google Street View  
Apr 2011 See latest date

366 2nd St  
St. Rose, LA  
366 2nd St

Site Plan



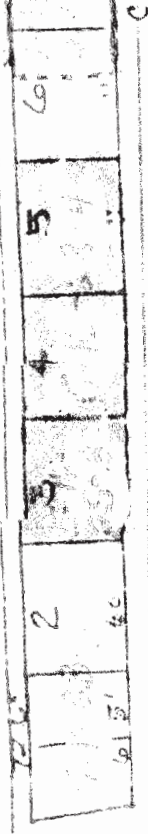
Sondra Washington

2nd St. St. Rose, LA

Lot is 80' x 100'

10x  
N 23° 30' E  
30' 1/2" 2 1/2"  
100' 1/2" 1/2"  
100' 1/2" 1/2"

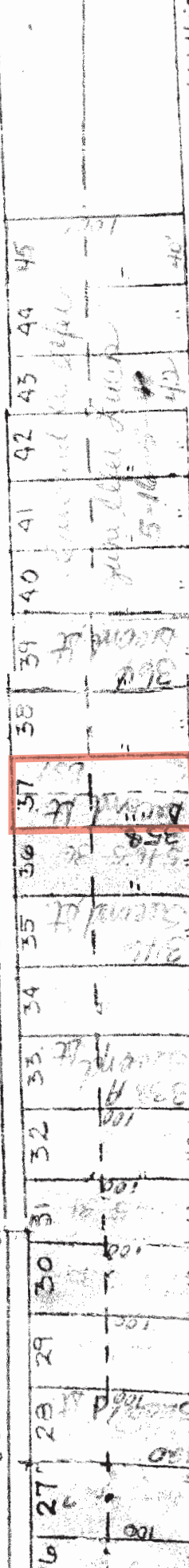
Willie Birtch  
108'  
36' Jesse 176'  
124'



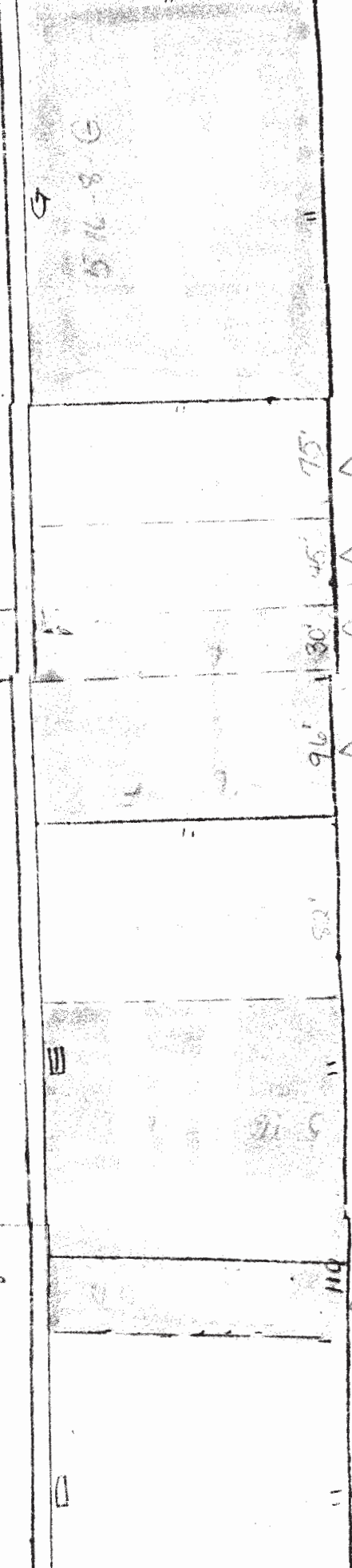
40 SHORT LOT

CEMETARY 440' +-

Albert  
60'  
61'  
61'  
60'  
60'  
60'  
60'  
60'  
60'  
60'  
60'



EST of Joseph Willie  
1/7  
Adam Vinnett Ovide Vinnett Oscar Vinnett  
1/3 of 1/7  
1/3 of 1/7





To whom it may concern  
I Maryann don't mind  
Sandra having her replacement  
home back at 358 1<sup>st</sup> St  
I live at 363 1<sup>st</sup> Street  
St. Rose La 70087

To Whom it May Concern,

Faye Washington has live across the  
Street from me for 30 years, & would  
love to see her put another home across  
from me. She was a wonderful neighbor.

Lani Augustine  
355 Second Street  
St. Rose, La. 70087

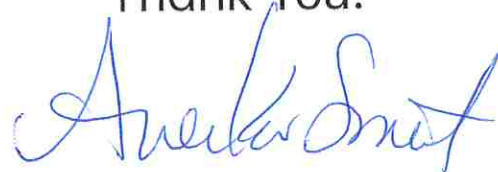
**8/21/23**

To whom it may concern,

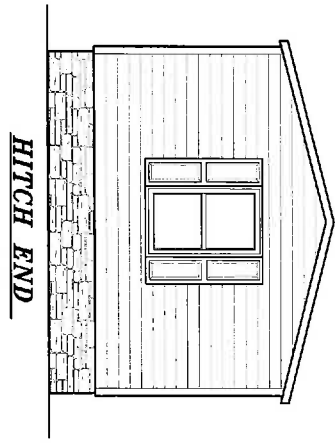
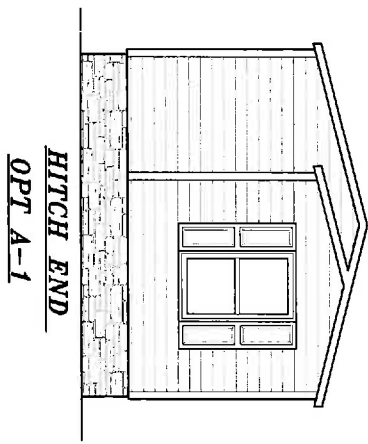
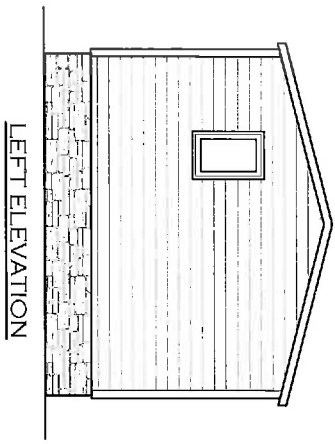
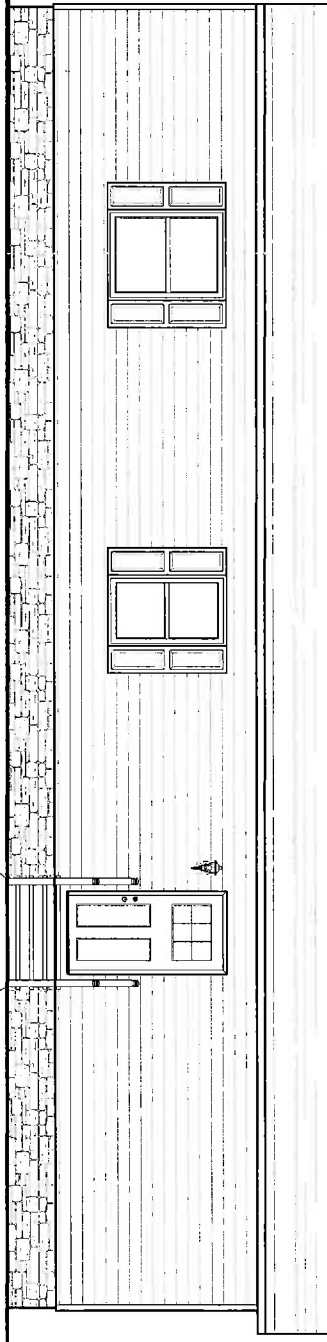
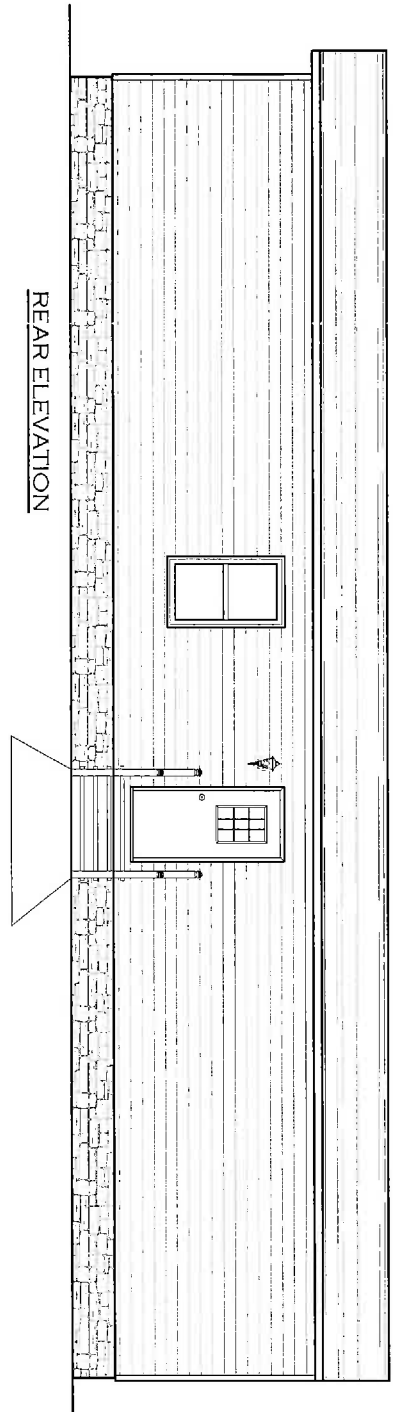
I Live at 346 Second Street, St. Rose Louisiana 70087. Ms. Sondra Washington is my next door neighbor at 358 Second Street. Ms. Sondra is a wonderful neighbor who has lived at that property for over thirty years and my family and I would not mind at all if she put a replacement home on her property.

If you have any questions or concerns you may contact me at [504 909 3582](tel:5049093582).

Thank You.

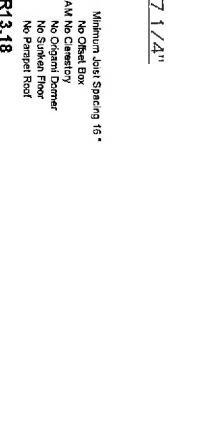
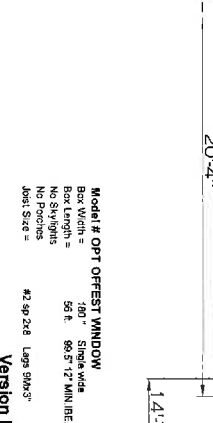
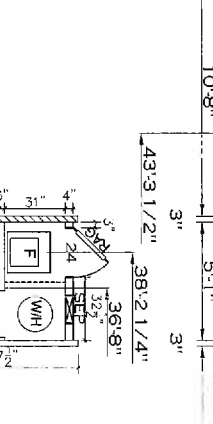
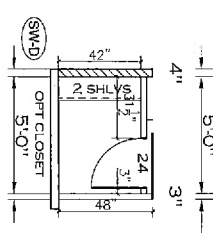
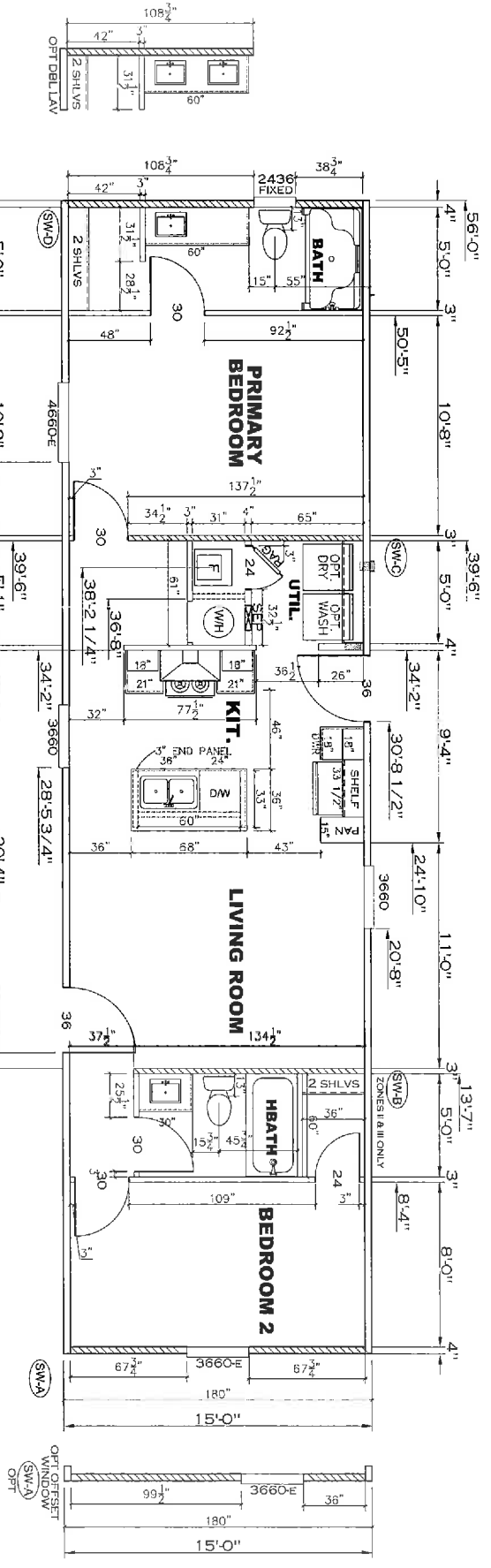


Aneika Smith



SHEET NO. <b>EX-1.</b>	EXTERIORS	SHEET NAME	PLAN NO. NS-S006-1656-2	SCALE 3/16"=1'	DATE PRINTED 10/31/2022	DATE DRAWN 9/13/2022	DRAWN BY Alex Whaley	MODEL NAME	REVISION	DATE
								MIYO		
								MODEL NO. MYO16562AH		
								BOX SIZE 16' x 56'		
								MODEL SQ. FT. 840		





**Model # NS-S006-1656-2**

Box Width = 160" Single wide  
 Box Length = 56 ft 99.6" 12" MIN BEAM No Clearency  
 No Skylights No Original Corner  
 No Porches No Staircase Floor  
 No Permitted Roof  
 Jet Size = #2 sq 2x8 Legs 5x8x3"

Minimum Joist Spacing 16"

**Version R13.18**

Wind Zone 1 Standard Roof  
 136' Sheathing only with 15 girt, 5' at 87/10  
 or 119' 1/8" Chords 2x4 Sps #3 Top Plate 4

Diaphragm Construction	2x6 Ribs Even spaced w/ 12" girt block	SW15/SW2
Sheathing Panel Type	1/2" OSB	SW15/SW2
Age	0	135.5
D	56	147.5

Wind Zone 1 Standard Roof  
 136' Sheathing only with 15 girt, 5' at 87/10  
 or 119' 1/8" Chords 2x4 Sps #3 Top Plate 4

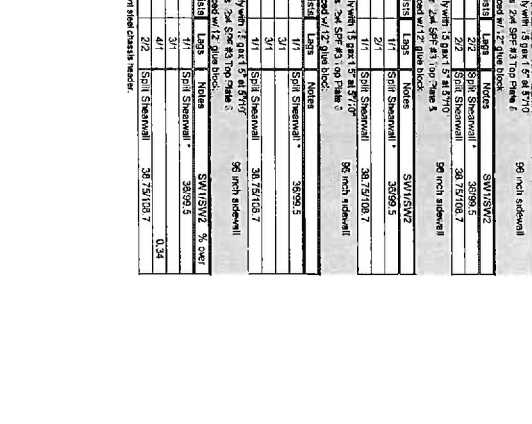
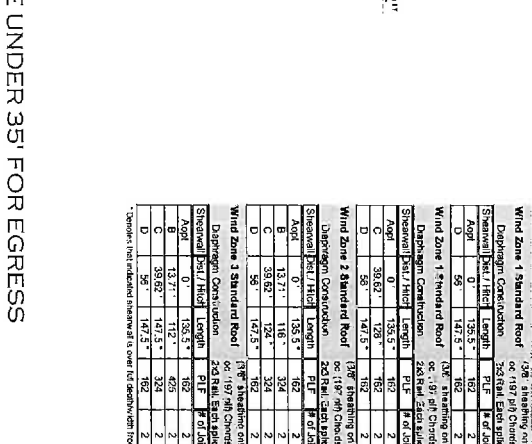
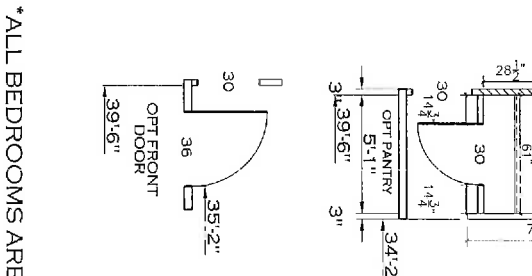
Diaphragm Construction	2x6 Ribs Even spaced w/ 12" girt block	SW15/SW2
Sheathing Panel Type	1/2" OSB	SW15/SW2
Age	0	135.5
D	56	147.5

Wind Zone 2 Standard Roof  
 136' Sheathing only with 15 girt, 5' at 87/10  
 or 119' 1/8" Chords 2x4 Sps #3 Top Plate 4

Diaphragm Construction	2x6 Ribs Even spaced w/ 12" girt block	SW15/SW2
Sheathing Panel Type	1/2" OSB	SW15/SW2
Age	0	135.5
D	56	147.5

Wind Zone 3 Standard Roof  
 136' Sheathing only with 15 girt, 5' at 87/10  
 or 119' 1/8" Chords 2x4 Sps #3 Top Plate 4

Diaphragm Construction	2x6 Ribs Even spaced w/ 12" girt block	SW15/SW2
Sheathing Panel Type	1/2" OSB	SW15/SW2
Age	0	135.5
D	56	147.5



**Model # OPT OFFSET WINDOW**

Box Width = 160" Single wide  
 Box Length = 56 ft 99.6" 12" MIN BEAM No Clearency  
 No Skylights No Original Corner  
 No Porches No Staircase Floor  
 No Permitted Roof  
 Jet Size = #2 sq 2x8 Legs 5x8x3"

Minimum Joist Spacing 16"

**Version R13.18**

Wind Zone 1 Standard Roof  
 136' Sheathing only with 15 girt, 5' at 87/10  
 or 119' 1/8" Chords 2x4 Sps #3 Top Plate 4

Diaphragm Construction	2x6 Ribs Even spaced w/ 12" girt block	SW15/SW2
Sheathing Panel Type	1/2" OSB	SW15/SW2
Age	0	135.5
D	56	147.5

Wind Zone 1 Standard Roof  
 136' Sheathing only with 15 girt, 5' at 87/10  
 or 119' 1/8" Chords 2x4 Sps #3 Top Plate 4

Diaphragm Construction	2x6 Ribs Even spaced w/ 12" girt block	SW15/SW2
Sheathing Panel Type	1/2" OSB	SW15/SW2
Age	0	135.5
D	56	147.5

Wind Zone 2 Standard Roof  
 136' Sheathing only with 15 girt, 5' at 87/10  
 or 119' 1/8" Chords 2x4 Sps #3 Top Plate 4

Diaphragm Construction	2x6 Ribs Even spaced w/ 12" girt block	SW15/SW2
Sheathing Panel Type	1/2" OSB	SW15/SW2
Age	0	135.5
D	56	147.5

Wind Zone 3 Standard Roof  
 136' Sheathing only with 15 girt, 5' at 87/10  
 or 119' 1/8" Chords 2x4 Sps #3 Top Plate 4

Diaphragm Construction	2x6 Ribs Even spaced w/ 12" girt block	SW15/SW2
Sheathing Panel Type	1/2" OSB	SW15/SW2
Age	0	135.5
D	56	147.5

**Clayton Built**

MODEL NAME: MIYO  
 MODEL NO: MYO16562AH  
 BOX SIZE: 16' x 56'  
 MODEL SQ. FT.: 840

DATE: \_\_\_\_\_ REVISION: \_\_\_\_\_

DATE PRINTED: 9/13/2022  
 DATE DRAWN: 9/13/2022  
 DRAWN BY: Alex Whaley

SCALE: 3/16" = 1'  
 SHEET NAME: PRIMARY PLAN  
 SHEET NO: A-2.

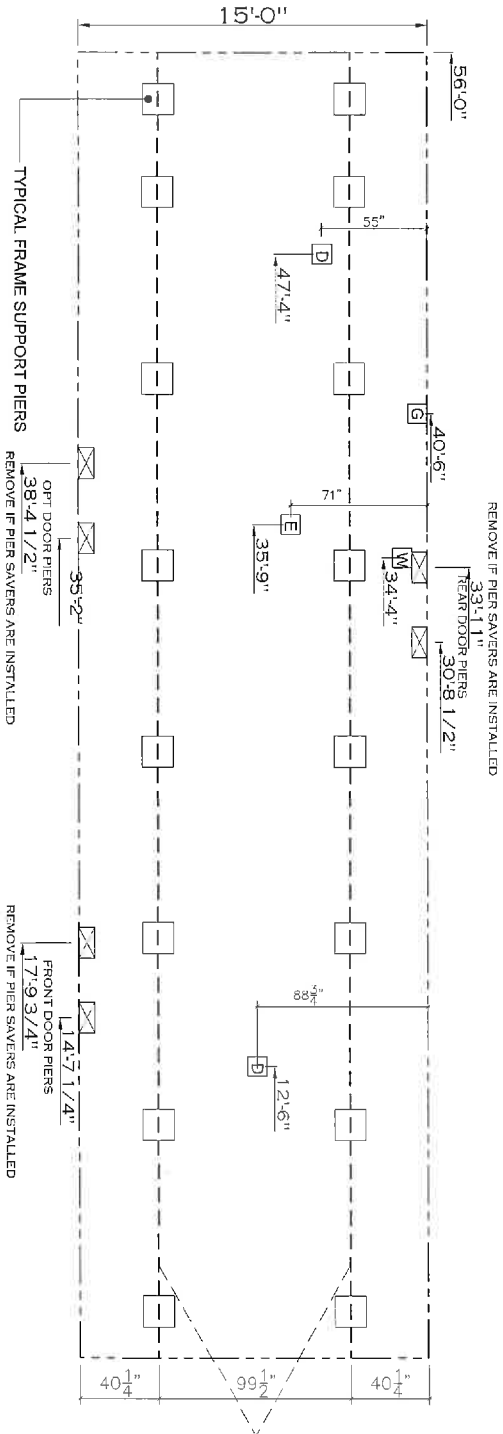
\* ALL BEDROOMS ARE UNDER 35' FOR EGRESS

20 lb ROOF LOAD SIDEWALL OPENING PIER LOAD 16' BOX WIDTH	SIDEWALL OPENING (FT) REQUIRED PER LOAD (LBS)									
	3	4	5	6	8	10				
	1244	1413	1581	1750	2088	2425				

\*FOR 30 lb & 40 lb ROOF LOAD REFER TO TABLES 7 & 7a IN THE INSTALLATION MANUAL.

PIER LEGEND	
	= PIER MAIN BEAM
	= PIER PERIMETER
	= PIER PORCH/ACCESSORY ENTRY

SERVICE DROP LEGEND	
	= ELECTRICAL DROP
	= WATER INLET
	= DWV PLUMBING DROP
	= GAS INLET



- NOTES:**
- REFER TO TABLES 6 AND 6a IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS FOR HOMES THAT DO NOT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 7 AND 7a IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS FOR HOMES THAT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 10 AND 10a TO DETERMINE FOOTING SIZE FOR ALL PIERS.
  - REFER TO TABLE 9 FOR PIER CONFIGURATION AND MAXIMUM ALLOWABLE HEIGHTS. CROSS REFERENCE THE HEIGHT LISTED IN THE FRAME TIEDOWN CHARTS (TABLE 18, 19, AND 20).
  - THE MAXIMUM SPACING FOR FRAME SUPPORT PIERS FOR 8" I-BEAMS IS 8 FEET, 10" & 12" I-BEAMS IS 10 FEET, APPROXIMATE.
  - FLOOR WIDTH SHOWNIS FOR STANDARD PRODUCT ONLY. CONTACT THE MFG FACILITY FOR SPECIFICATIONS OF OPTIONS ORDERED.

MODEL NAME <b>MIYO</b>	MODEL NO. <b>MYO16562AH</b>	MODEL SQ. FT. <b>840</b>	BOX SIZE <b>16' x 56'</b>
DRAWN BY <b>Alex Whaley</b>	DATE DRAWN <b>9/13/2022</b>	DATE PRINTED <b>10/3/2022</b>	SCALE <b>3/16"=1'</b>
PLANNING NO. <b>NS-S006-1656-2</b>	SHEET NAME <b>FRAME PIERS</b>	SHEET NO. <b>SU-1</b>	



**CMH MANUFACTURING, INC.**

CLAYTON HOMES  
333 AUSTIN ST  
BONHAM, TX 75418

Comfort Heating

Date of Manufacture	Plant #	NTA2159942	HUD #
3/22/23	00935		
Manufacture's Serial Number and Model Unit Designation			
CBH037293TX		35MYO16562AH23	
Designed Approval by (D.A.P.I.A.)			

**H.W.C.**

This manufactured home is designed to comply with the Federal Manufactured Home Construction and Safety Standards in force at the time of manufacture. The manufacturer certifies this home is compliant with the Title VI, Toxic Substance Control Act. (For additional information, consult the owner's manual.)

The factory installed equipment includes:

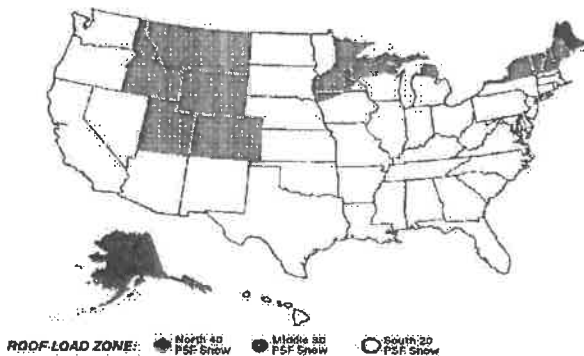
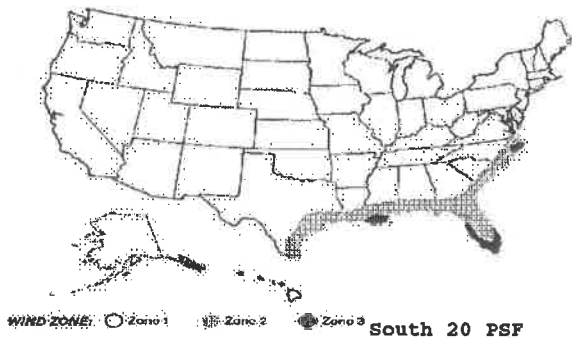
Equipment	Manufacturer	Model Designation
HEATING AND/OR AC FOR COOKING REFRIGERATOR	CARRIER	FEVA003610
WATER HEATER	FRIGIDAIRE	FCRC3012ABG
	FRIGIDAIRE	FFTR1814WB
WASHER	RHEEM	E40 2 RH95
DRYER	NA	NA
DISHWASHER	NA	NA
GARBAGE DISPOSAL	FRIGIDAIRE	FDPC4221AB2A
FIREPLACE	NA	NA
SMOKE DETECTOR	FIRST ALERT	9120-B
MICROWAVE	NA	NA

Manufactured Home Constructed for: **Zone 3**

This home has not been designed for the higher wind pressures and anchoring provisions required for ocean/coastal areas and should not be located within 1500' of the coastline in the Wind Zones II and III, unless the home and its anchoring and foundation system have been designed for the increased requirements specified for Exposure D in ANSI/ASCE 7-88.

This Home **Has Not** been equipped with storm shutters or other protective coverings for windows and exterior door openings. For homes designed to be in Wind Zones II and III which have not been provided with shutter or equivalent covering devices. It is strongly recommended that the home be made ready to be equipped with these devices in accordance with the method recommended in the manufacturer's printed instructions.

This manufactured home **IS NOT** designed to accommodate the additional loads imposed by the attachment of an attached accessory building or structure in accordance with the manufacturer installation instructions.



This manufactured home has been thermally insulated to conform with the requirements of the manufactured home construction and the safety standards for all locations within climate zone 2.

Heating equipment manufacturer and model (see list at left).  
The above heating equipment has the capacity to maintain an average of 70° F temperature in this home at outdoor temperatures of -13 °F.  
To Maximize furnace operating economy and to conserve energy, it is recommended that this home be installed where the outdoor winter design temperature (97.5%) is not higher than 12 °F.  
The above information has been calculated assuming a maximum wind velocity of 15 m.p.h. standard atmospheric conditions.

Comfort Cooling

Air Conditioner provided at factory (Alternate I)

Air conditioner manufacturer and model (See list at left).  
Certified capacity B.T.U./hour in accordance with the appropriate air conditioning and registration institute standards. The central air conditioning system provided in this home has been sized assuring an orientation of the front (hitch end) of the home facing . On this basis, the system is designed to maintain an indoor temperature of 75°F when outdoor temperatures are °F dry bulb and °F wet bulb.

The temperature to which this home can be cooled will change depending upon the amount exposures of the windows of this home in the sun's radiant heat. Therefore, the home's heat gains will vary dependent upon its orientation to the sun and any permanent shading provide Information concerning the calculation of cooling loads at various locations, widow exposure and shadings are provided in Chapter 22 of the 1981 edition of the ASHRAE Handbook of Fundamentals.

Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this manufactured home.

Air Conditioner not provided at factory (Alternate II)

The air distribution system of the home is suitable for the installation of the central air conditioning. supply of air distribution system installed in this home is sized for the manufactured home central air conditioning system of up to 26000 B.T.U./hr. rated capacity which are certified in accordance with the appropriate air conditioning and refrigeration institute standards when the air circulators of such air conditioner are related at 0.3 inch water column static pressure or information necessary to calculate cooling loads at various locations and orientation is provided in the special comfort cooling information provided with this manufactured home.

Air Conditioner not recommended (Alternate III)

The air distribution system of this home has not been designed in anticipation of its use with a central air conditioning system.

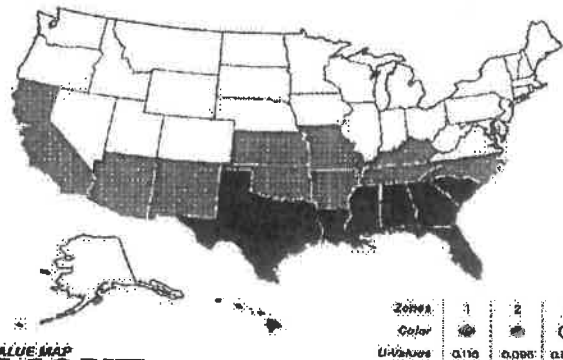
**INFORMATION PROVIDED BY THE MANUFACTURER  
NECESSARY TO CALCULATE SENSIBLE HEAT GAIN**

Walls (Without windows and doors)	"U"	0.091
Ceilings and roofs of light color	"U"	
Ceilings and roofs of dark color	"U"	0.035
Floors	"U"	0.051
Air ducts in floor	"U"	
Air ducts in ceiling	"U"	
Air Ducts installed outside the home	"U"	

The following are the duct areas in this house

Air ducts in the floor	56	Sq. Ft.
Air ducts in the ceiling		Sq. Ft.
Air ducts outside the home		Sq. Ft.

To determine the required capacity of the equipment to cool a home efficiently and economically, cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation location and the structure of the home. Central air conditioner operates most efficiently and provide the greatest comfort when their capacity closely approximates the calculated cooling load. Each home's air conditioner should be sized in accordance with Chapter 22 of the American Society of Heating, Refrigerating and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals once the location and orientation are known.



**DO NOT REMOVE**

# 2023-47-ZBA Mary Nelson and Sondra Washington

Reduce the required front yard setback and remove the Special Provision limiting additional dwellings on unsubdivided property.

