

**ST. CHARLES PARISH
PLANNING BOARD OF COMMISSIONERS
December 7, 2023
6:00 P.M.**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

- 1 **2023-22-HOP** requested by **Diandray Martin** for a home occupation – “D-Luxe Builders” – at **84 Dunleith Court, Destrehan**. Council District 3. **Requires Planning Commission approval.**

- 5 **2023-23-HOP** requested by **Alexis Pradat** for a home occupation – “The Shading Lounge” – at **408 South Fashion Boulevard, Hahnville**. Council District 1. **Requires Planning Commission approval.**

- 9 **2023-5-SPU** requested by **Jordan Petit** for an Accessory Dwelling Unit in an R-1A zoning district at **219 Bernard Avenue, Ama**. Council District 2. **Requires Planning Commission approval with Parish Council consideration for a supporting resolution.**

UNFINISHED BUSINESS-

NEW BUSINESS- Comprehensive Plan Implementation Annual Report (deferred to later meeting)

Election of Presiding Officers

MINUTES – (November 2, 2023)

ADJOURN



Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-22-HOP

APPLICATION INFORMATION

- **Applicant & Business Location**
Diandray Martin
84 Dunleith Court
Destrehan, LA
504.610.5000; missd@dluxebuilders.com

BUSINESS INFORMATION

- **Name & Description:** D-Luxe Builders, LLC; general contractor for residential and multi-family homes
- **Licensing & Permits:** Louisiana State Licensing Board for Contractors (LSLBC)
- **Vehicles & Equipment:** No specialized vehicles or equipment used.

SITE INFORMATION

- **Current Use**
Single-family house
- **Surrounding Zoning & Uses**
R-3 zoning is located to the front and adjacent to each side. R-1A zoning is located to the rear. The home is located in a developed residential area consisting of both single-family and multi-family dwellings.
- **Traffic Access & Parking**
The house is developed with a driveway providing access to Dunleith Court.
- **Utilities**
Per the Parish GIS standard utilities are available along Dunleith Court.

APPLICABLE REGULATIONS

Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions, and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. **Permit Process:**
 1. **Pre-Application Meeting:** The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
 2. **Application:** A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
 3. **Departmental Review:** The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
 4. **Public Notice and Comment:**
 - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with

- a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
- b. If objections to the proposed activity are submitted to the Planning Director, the application will be forwarded to the Planning Commission for public hearing and consideration.
5. **Determination:** The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
 - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
 - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
 - c. Deny the application.
- C. **Operational Regulations:**
 1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
 2. There shall be no signs posted which indicate the existence of the home occupation.
 3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
 4. There shall be no outdoor storage of materials or products on the premises.
 5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 6. The home occupation shall not eliminate or impede required off-street parking.
 7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
 9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
 10. Home occupation permits are not transferrable as to person or location.
 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
 - D. **Revocation of Home Occupation Permit:**
 1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
 2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
 3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
 - E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

This request comes before the Planning Commission due to requiring licensing with the Louisiana State Licensing Board for Contractors (License No. 881370).

The business will not utilize specialized vehicles or equipment at the residence. The applicant states the residence is a domicile address for the business and used primarily to handle emails and phone calls.

The applicant has acknowledged the Home Occupation Operational Regulations. No complaints or violations are on file for the property or the business owner.

DEPARTMENT RECOMMENDATION

Approval.

essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Diandray Martin

Home address: 84 Dunleith Court

Mailing address (if different): _____

Phone: 584-610-5000

Email: missda@dluxebuilders.com

Property owner: Diandray Martin

Name of proposed business: D-Luxe Builders

Are state or federal permits/licenses required for your proposed business? YES / NO

If yes, please list the agency/office involved: _____

Description of proposed business/business-related activities: answer phones and emails.

How many people will be employed by the proposed business? 1 (myself)

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied. none

What materials and equipment will be used in the proposed business? Where will these items be stored? none

If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

Diandray Martin
(Property owner - Signature)

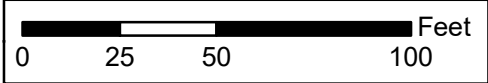
10/9/23
(Date)

Diandray Martin
(Property owner - Print Name)

Louis G. Authement
(Notary signature & seal)
Louis G. Authement Notary # 25814

10/11/23
(Date)

Permit/Case #: 2023-22-HOP





Department of Planning & Zoning Staff Report – Home Occupation Case No. 2023-23-HOP

APPLICATION INFORMATION

- **Applicant & Business Location**
Alexis Pradat
408 South Fashion Boulevard
Hahnville, LA 70057
504.237.5643; theshadinglounge@gmail.com

BUSINESS INFORMATION

- **Name & Description:** The Shading Lounge – facials, waxing and eyebrow tinting
- **Licensing & Permits:** Louisiana Board of Cosmetology (License No. 1651230819)
- **Vehicles & Equipment:** standard skincare equipment and supplies

SITE INFORMATION

- **Current Use:** single-family house
- **Surrounding Zoning & Uses**
R-1A; the house is located in a developed residential subdivision.
- **Traffic Access & Parking**
The house is developed with a driveway providing access to Natchez Court, which provides enough parking to accommodate the required two (2) spaces for a single family home plus any customers.
- **Utilities:** standard utilities are available

APPLICABLE REGULATIONS

Appendix A. Section XXII. - Regulations for Home Occupations.

Purpose: It is the intent of this section to regulate home occupations in residential uses. A home occupation is an accessory use of a dwelling unit, conducted by one (1) or more persons who reside at the property. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the appearance or character thereof or adversely affect neighboring. The intent of these regulations is to preserve the character of the neighborhood, to limit activities that may adversely impact the area, such as increasing noise, traffic, dust, smoke, emissions and electromagnetic interference; and to foster the growth of small businesses in the community.

- A. When in compliance with the requirements of this section, a home occupation shall be similar in type or character, but not limited to the following uses: Art studio, Child care for not more than five (5) children, contracting services, Cosmetology, Crafting, Dressmaking, Alterations, Tailoring, Internet based sales, Professional offices, Teaching or tutoring inclusive of arts.
- B. **Permit Process:**
 1. **Pre-Application Meeting:** The Planning Director, or his designated staff, shall advise applicants of the regulations for home occupations such as appropriate activities for home occupations, operational regulations, and consequences for violating operational regulations. The Planning Director, or his designated staff, shall determine whether the premises to be permitted is in compliance with the St. Charles Parish Code of Ordinances, or what measures must be taken to bring the premises into compliance prior to consideration of an application for a home occupation permit.
 2. **Application:** A citizen who proposes appropriate activities at a residence that is not in violation of the Code of Ordinances may apply for a permit for a home occupation. The applicant must agree to follow operational regulations listed in Section C. When an applicant does not own the subject property, the applicant must provide notarized endorsement of the application by the property owner.
 3. **Departmental Review:** The Planning Director, or his designated staff, shall determine whether the proposed use complies with the operational regulations of this section.
 4. **Public Notice and Comment:**
 - a. Once the Planning Director has determined that the proposed use meets the general parameters of this code and the operational requirements of this section, the property shall be posted for ten (10) days with a sign stating that the resident has applied for a permit to operate a home occupation and that the Department of Planning and Zoning will receive and record public comment on the application for the same ten (10) calendar days.
 - b. If objections to the proposed activity are submitted to the Planning Director, the application will be

- forwarded to the Planning Commission for public hearing and consideration.
5. **Determination:** The Planning Director, or his/her designee, shall consider the nature of the home occupation, the operational regulations, the relationship of the proposed home occupation to neighboring properties, requirements for state permits and licenses, and take one of the following actions:
 - a. Issue a Home Occupational Permit with or without written conditions, for those occupations that do not require state or federal permits or licenses.
 - b. Forward applications requiring state or federal permits or licenses along with a recommendation of the Department to the Planning and Zoning Commission for public hearing and decision.
 - c. Deny the application.
- C. **Operational Regulations:**
1. No dump truck, bus, construction vehicle, semi-truck, or vehicle of similar nature shall be permitted to park on the subject property as part of a home occupation. Any vehicle or trailer that will be used in the operation of a home occupation must be documented with photographs as part of the application process.
 2. There shall be no signs posted which indicate the existence of the home occupation.
 3. No non-resident employees or contractors associated with the home occupation will visit the home for business purposes—this includes, but is not limited to picking up work assignments, materials, or payment.
 4. There shall be no outdoor storage of materials or products on the premises.
 5. Indoor storage of material or products shall not exceed twenty (20) percent of the gross floor area of the dwelling.
 6. The home occupation shall not eliminate or impede required off-street parking.
 7. The home occupation shall not cause any external effect such as increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential area, or in violation of any applicable governmental code. There shall be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any applicable governmental code.
 8. The resident or residents engaged in the home occupation shall possess all required licenses including a St. Charles Parish Occupational License"; Department of Health and Hospitals; and other state or federal permits or licenses.
 9. No alcoholic beverages shall be sold, offered, or provided in a commercial capacity in the home where the occupational license is held, in connection with the operation of a home occupation.
 10. Home occupation permits are not transferrable as to person or location.
 11. Home occupation activities which include the manufacture, sale, or repair firearms (or any related commercial activity) shall be prohibited in R-2 and R-3 residential zoning districts, and shall be additionally prohibited on residentially zoned lots which contain more than one dwelling unit.
- D. **Revocation of Home Occupation Permit:**
1. A home occupational permit may be revoked by the Planning Director upon violation of any requirement of this Code, or of any condition or requirement of any permit granted, unless such violation is corrected within five (5) days of notice of such violation.
 2. Any such permit may be revoked after three (3) violations of any requirements of this section, or of the conditions of such permit, or where the Planning Director finds that the continuation of the home occupation permit will have a detrimental effect upon the surrounding subdivision or neighborhood.
 3. The Planning Director may conduct a public hearing on the revocation of a home occupation permit.
- E. **Appeal:** Any and all appeals to the decision of the Planning Director/Planning Commission shall be to the St. Charles Parish Board of Adjustments in accordance with the provisions of section XIII of this Code.

FINDINGS

The request comes before the Planning Commission because it requires an Esthetician license from the Louisiana Board of Cosmetology.

Applicant states that the salon will be located in the residence but separated from living areas.

The applicant has been advised in order to obtain the occupational license for the business, the building must meet code requirements of several agencies, including:

- State Fire Marshal
- Parish Building Official
- Cosmetology Board

The Louisiana State Cosmetology Board online database shows the property owner holds a Type E license to practice as an Esthetician (License No. 1651230819), but does not show a shop license for the property owner or the address.

DEPARTMENT RECOMMENDATION

Staff recommend approval with the following stipulations:

- **Clients scheduled by appointment only with no overlap and no walk-ins.**
- **Provide certification the salon meets Life Safety Code, Louisiana State Uniform Construction Code, and requirements of the Cosmetology Board.**



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

2023-23-140P

Permit/Case #:	
Receipt #:	12929396
Application Date:	11/6/23
Zoning District:	R1A
FLUM Designation:	Low-Med
Date Posted:	12

APPLICATION FOR HOME OCCUPATION PERMIT

Administrative: \$25
 State or Federal Permits/Licenses Required: \$200

Home Occupation: A business, profession, occupation, or trade conducted within the principle structure of a residential use by residents of the dwelling which is incidental and secondary to the residential use of the dwelling, does not change the essentially residential character of the use, and which complies with the requirements of Section XXII, Home Occupations, of the Zoning Ordinance.

Applicant: Alexis Pradat
 Home address: 408 S Fashion Blvd Hahnville La 70057
 Mailing address (if different): _____
 Phone: 504 237-5643 Email: the.shading.lounge@gmail.com
 Property owner: Brent & Jennifer Pradat
 Name of proposed business: The Shading Lounge

Are state or federal permits/licenses required for your proposed business? YES / NO
 If yes, please list the agency/office involved: State Board of Cosmetology license

Description of proposed business/business-related activities: facials, waxing, eye brow tinting

How many people will be employed by the proposed business? 0

Please list all vehicles/trailers associated with your proposed business, including the year/make/model. Please also indicate where each will be parked/stored. Pictures of each vehicle/trailer must also be supplied.
n/a

What materials and equipment will be used in the proposed business? Where will these items be stored?
Facial cleansers & wax in cabinets located in room

If the applicant does not own the property, the property owner(s) must sign and notarize below to indicate their approval/understanding of the proposed business.

Jennifer Pradat (Property owner - Signature) _____
 _____ (Date) 11/1/23

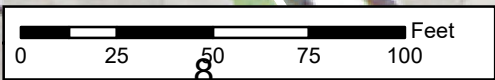
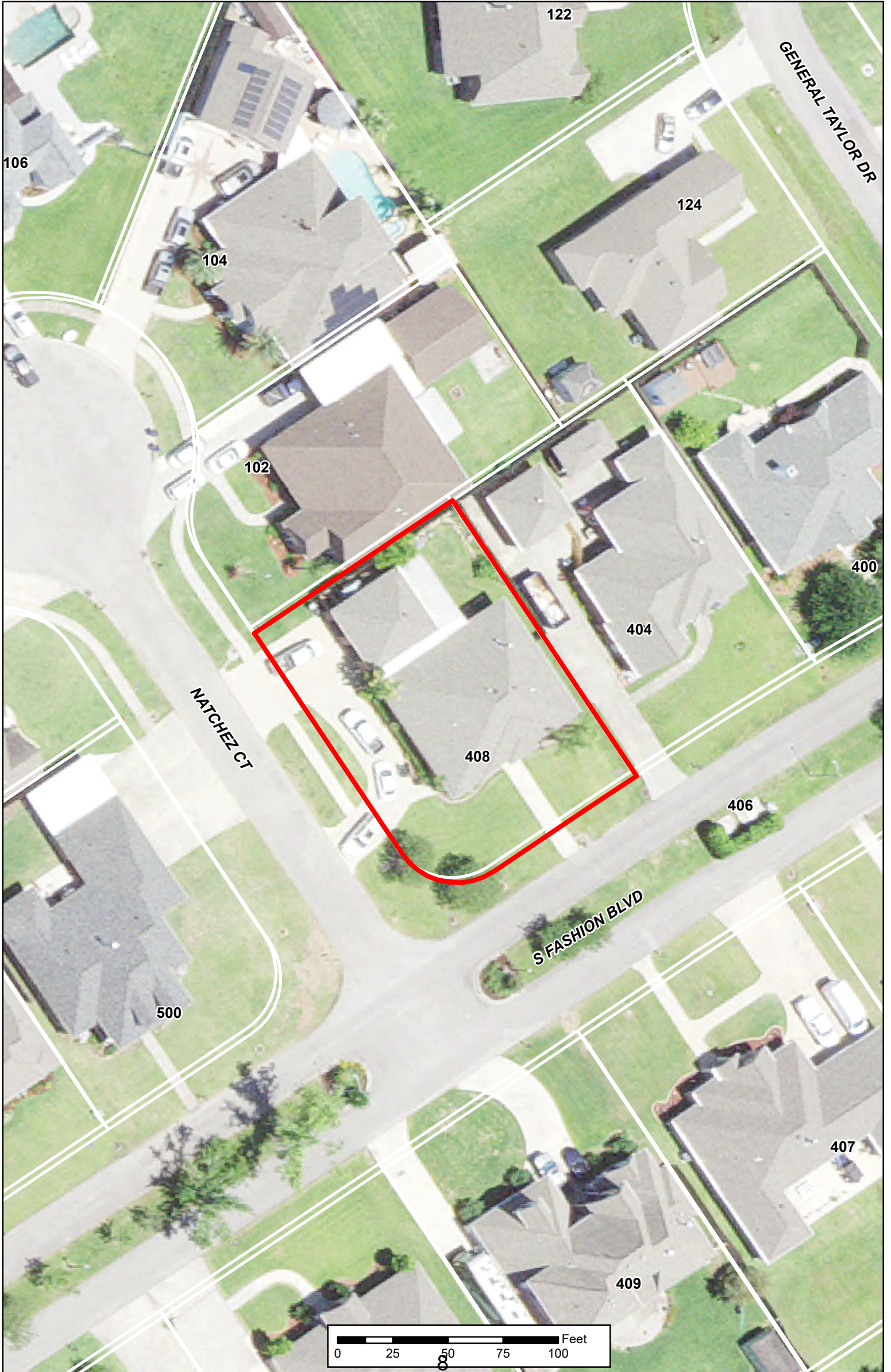
Jennifer Pradat (Property owner - Print Name) _____

 (Notary signature & seal) _____ (Date) 11/01/2023

Permit/Case #: _____



2023-23-HOP
The Shading Lounge





Department of Planning & Zoning Staff Report – Special Permit Use Case No. 2023-5-SPU

APPLICATION INFORMATION

- **Applicant / Property Owner**
Jordan Petit
219 Bernard Avenue
Ama, LA 70031
504-559-9318; petit219@yahoo.com
- **Request**
Accessory Dwelling Unit (ADU)

SITE INFORMATION

- **Location**
219 Bernard Avenue, Ama; Lot 10A, Block F, Sellers Village Subdivision
- **Size of Site**
14,519.5 sq. ft.
- **Current Zoning and Land Use**
R-1A; site-built single family house.
- **Surrounding Zoning and Land Use**
R-1A zoning is adjacent to each side.

This site is in a developed residential neighborhood consisting of site-built single-family homes.

- **Future Land Use Recommendation**
Low-to-Moderate Residential: Single-family detached dwellings; attached dwellings such as duplexes, patio/zero-lot line homes and townhomes; and accessory units. Neighborhood retail, services, offices and institutions are also permitted in appropriate locations such as along transportation corridors or at intersections. (over six dwellings per acre)
- **Flood Zone & Minimum Building Elevation**
1992 Flood Insurance Rate Map: X zone
2013 Digital Flood Insurance Rate Map: X
- **Traffic Access**
This site has 71 ft. of frontage on Bernard Avenue, where access is provided via a driveway accommodating up to four (4) vehicles.

With the development of the ADU the driveway will be extended through the property and connect to the ADUs attached carport.
- **Utilities**
As per the Parish GIS map, parish water, sewer, and drainage facilities are available along Bernard Avenue.

APPLICABLE REGULATIONS

Appendix A. Section VI. – Zoning District Criteria and Regulations

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

Policy statement: This district is composed of areas containing one-family dwellings constructed on a permanent foundation, connected to public utilities and which meet the architectural standards of a permanent residence. The district regulations are designed to protect the residential character of the areas by prohibiting all commercial activities; to encourage a suitable neighborhood environment for family life by including among the

permitted uses such facilities as schools and churches; and to preserve the openness of the areas by requiring certain minimum yard and area standards to be met.

1. Use Regulations:
 - a. A building or land shall be used only for the following purposes:
 - (1) Site-built single-family detached dwellings
 - (2) Accessory uses
 - (3) Private recreational uses
 - b. Special exception uses and structures include the following:
 - (1) Parks, public libraries, fire stations, police or sheriff's stations or substations, and sewer pumping stations.
 - (2) Showing the operation of historic buildings and/or sites and their related activities, provided a certificate from the United States Department of Interior is furnished by the owner verifying that the building and/or site is on the National Register of Historic Places.
 - (3) Accessory uses to golf courses and country clubs limited to the following:
 - art studios
 - churches and religious institutions
 - commercial recreation facilities
 - commercial schools
 - personal service businesses, examples include but are not limited to beauty shops and barber shops, acupuncture, and massage services
 - professional offices, examples include but are not limited to doctors, dentists, engineers, architects, landscape architects, plan services, realtors, insurance
 - restaurants and cafeterias
 - c. Special permit uses and structures include the following:
 - (1) Child care centers.
 - (2) Public and private schools (except trade, business, and industrial).
 - (3) Golf courses (but not miniature courses or driving ranges), country clubs, and accessory commercial uses on such properties.
 - (4) Educational, religious and philanthropic institutions. These buildings must be set back from all yard lines a distance of at least one (1) foot for each foot of building height.
 - (5) Modular, panelized and precut homes, provided that they are placed on a permanent foundation.
 - (6) *Reserved.*
 - (7) Private commercial access roads, upon review by the Planning Commission and supporting resolution of the Council.
 - (8) Accessory dwelling units upon approval by the Planning Commission and supporting resolution of the Council.**
 - (9) Garden Home Developments in accordance with Section VII Supplemental Regulations upon review and recommendation of the Planning Commission and supporting resolution of the St. Charles Parish Council.
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.
 - d. Permitted encroachments:
 - (1) Overhangs projecting not more than twenty-four (24) inches, excluding gutter. For accessory buildings, overhangs shall not be closer than three (3) feet to any property line.
 - (2) Stairs and landings not more than three (3) feet in height, projecting no more than four (4) feet into required front or rear yard.

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.

Accessory dwelling units.

- a. *Purpose.* To offer a wider range of housing options within residential zoning districts.
- b. *Design and development standards for all accessory dwelling units (ADU).*
 - i. There shall be no more than one (1) ADU permitted per lot.
 - ii. No ADU will be permitted without a primary building.

- iii. An ADU may consist of part or all of a detached accessory structure or it may consist of a portion of the primary structure.
- iv. There shall not be more than one (1) bedroom in an ADU.
- v. An ADU shall use the electrical service of the primary structure.
- vi. The owner of the property on which the ADU is to be created shall occupy the primary dwelling unit.
- vii. Setbacks for ADUs developed as part of the principal structure are the same as the underlying zoning district.
- viii. Setbacks for ADUs developed as detached structures shall meet the setbacks for accessory structures for the underlying zoning district.
- ix. The floor area of the ADU is limited to fifty (50) percent of the floor area of the primary dwelling unit, not to exceed one thousand two hundred (1,200) square feet.
- x. ADUs require one (1) off-street parking space in addition to the parking requirements of the underlying zoning district.

Appendix A. Section IV.

A. *Evaluation Criteria* – those uses requiring approval for either a *Special Exception* or a *Special Permit Use* shall be evaluated by the criteria below. These criteria are to be considered illustrative and not restrictive. Other criteria may be considered though not specifically listed below if said criteria affect the general health, safety, and welfare of the public.

- 1. Compliance with the current St. Charles Parish Comprehensive Plan.
- 2. Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.
- 3. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
- 4. Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.
- 5. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
- 6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:
 - a. Required yards and open space
 - b. Ingress and egress to property
 - c. Parking and loading areas
 - d. Location of garbage facilities
 - e. Landscaping, buffering, and screening
 - f. Signage
 - g. Height and bulk of structures
 - h. Location and direction of site lighting

SPU CRITERIA COMPLIANCE

The proposal meets the criteria as follows:

- 1. *Compliance with the current St. Charles Parish Comprehensive Plan.* The Comprehensive Plan recommends Low-to-Moderate Density Residential which takes into account accessory units such as ADUs. **Complies**
- 2. *Compatibility with existing uses on abutting sites in terms of site development, building design, hours of operation, and transportation features related to safety and convenience of vehicular and pedestrian circulation.* The site plan shows the proposed ADU behind the primary structure, approximately 72 ft. away in the rear of the 204.5 ft. deep lot. This building arrangement is typical for accessory structures and similar to other properties in the area. Vehicular access will not change as the existing driveway will be utilized for the ADU. **Complies**
- 3. *Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.* Dedicated loading facilities are not required for this use. The ADU will utilize the existing driveway entrance for access. The ADU is shown with an attached carport where the required one (1) parking space will be provided. **Complies**
- 4. *Potentially unfavorable impacts on other existing uses on abutting sites to the extent such impacts exceed those impacts expected from a permitted use in the zoning district.* The zoning district is limited to site-built single family houses. The site plan shows the ADU located in a typical area for accessory residential structures, and it will utilize the existing driveway for parking and ingress/egress. The ADU should not exceed the impacts of a site built house. **Complies**
- 5. *Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.* Building code requirements will be enforced as part of the permitting process. Noise impacts are not expected from this type of development, but the noise ordinance will provide for any enforcement necessary should it occur. The development must comply with drainage requirements, which will be reviewed as part of the building permit process. **Complies**

6. A site development plan shall be required as part of the application process. The following design criteria shall be evaluated on the plan:

- a. *Required yards and open space.* The site plan shows the ADU meeting all applicable setbacks. It does not impact the requirement limiting the required rear yard to 25% building coverage due to being located entirely outside the required rear yard and. **Complies**
- b. *Ingress and egress to property.* Access to the ADU will be provided via the existing driveway, which will be extended into the rear of the property and connect to the ADUs attached carport. **Complies**
- c. *Parking and loading areas.* A loading area is not required for this type of use. The plans show the ADU developed with an attached carport providing the required one (1) parking space. **Complies**
- d. *Location of garbage facilities.* The ADU would utilize standard municipal garbage collection, which does not require a dedicated facility. **N/A**
- e. *Landscaping, buffering, and screening.* Landscaping or buffering is not required for the development of an ADU. **N/A**
- f. *Signage.* **N/A**
- g. *Height and bulk of structures.* ADUs are limited to 50% of the square footage of the primary dwelling or 1,200 sq. ft. max., and one (1) bedroom. The square footage of the primary home is approximately 1,872 sq. ft. The floor plan shows the ADU totaling 639 sq. ft., with one (1) bedroom. **Complies**
- h. *Location and direction of site lighting.* Site lighting is not proposed in a way that would have an adverse effect on adjacent properties. **N/A**

ANALYSIS

This request for an Accessory Dwelling Unit (ADU) meets all applicable review criteria for a Special Permit Use. The plans show the ADU meets all zoning district requirements and those requirements specific to ADUs.

DEPARTMENT RECOMMENDATION

Approval.

If the Planning Commission approves this request, it will be forwarded to the Parish Council for consideration of a supporting resolution.



St. Charles Parish
Department of Planning & Zoning
 14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
 Phone (985) 783-5060 • Fax (985) 783-6447
 www.stcharlesparish-la.gov

Permit/Case #:	_____
Receipt #:	_____
Application Date:	_____
Zoning District:	_____
FLUM Designation:	_____
Date Posted:	_____

APPLICATION FOR SPECIAL PERMIT USE

Fee: \$50

Special Permit Use: Those building or land uses requiring in-depth review and analysis by the Planning and Zoning Department and approval of the Planning Commission and/or the Parish Council when required by the Zoning Ordinance.

Applicant: Jordan Petit
 Home address: 219 Bernard Ave.
 Mailing address (if different): same as above
 Phone: 504-559-9318 Email: Petit219@yahoo.com
 Property owner: Jordan Petit
 Municipal address of property: 219 Bernard Ave.
 General location or legal description (if no address has been assigned): _____

Present use of property and existing structures: Dwelling

Contemplated use of property/reason for special permit use request: add mother in law suite for my room. she would like to have her own space & I would like to have her close to take care of her if/when needed. She is the only person that will reside in the house.

I/we swear to be the sole owner(s) of the property described in this application for Special Permit Use; I/we endorse this application:

Jordan Petit x [Signature]
 (Property owner) (Property owner)

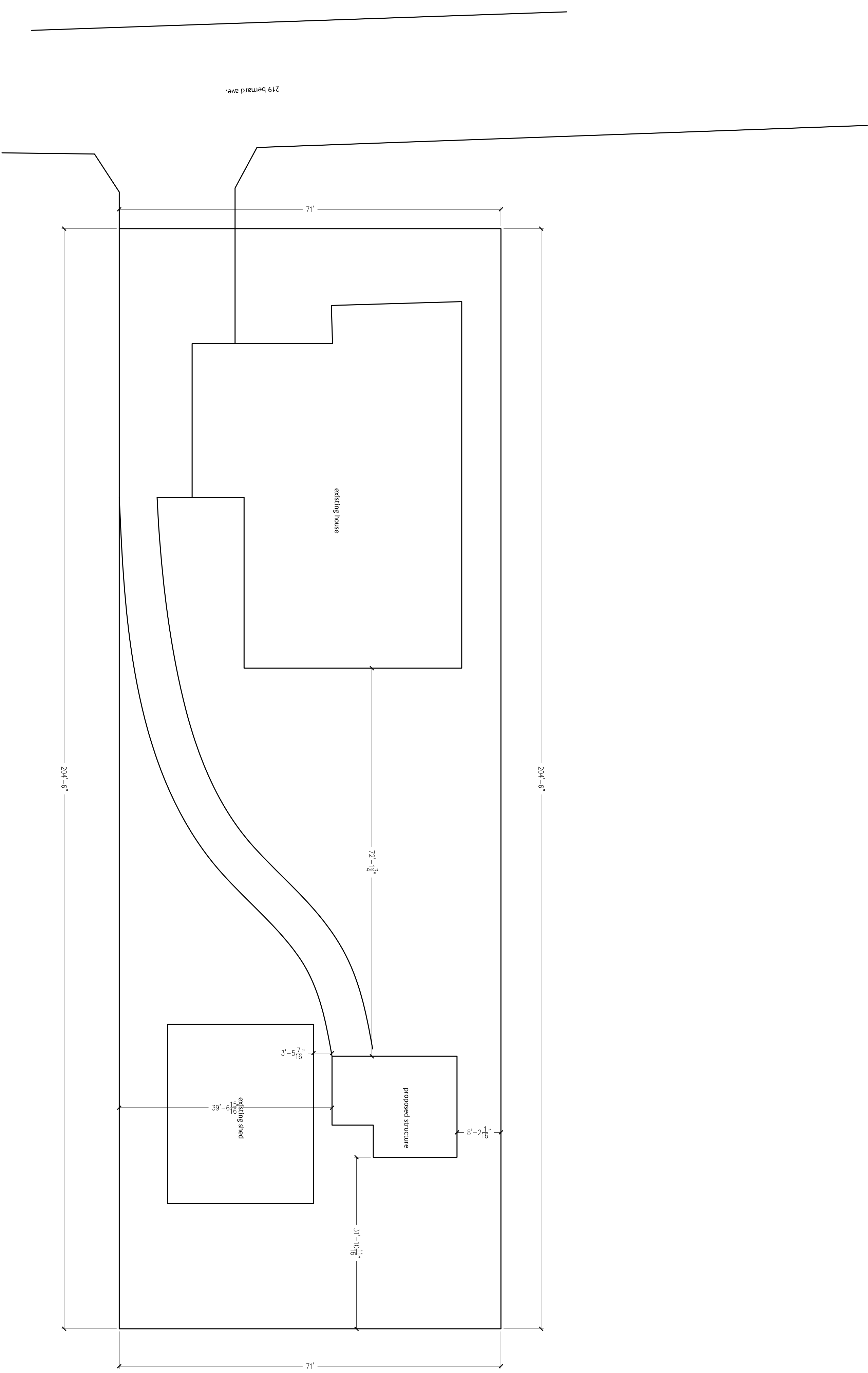
 (Property owner) (Property owner)

 (Property owner) (Property owner)

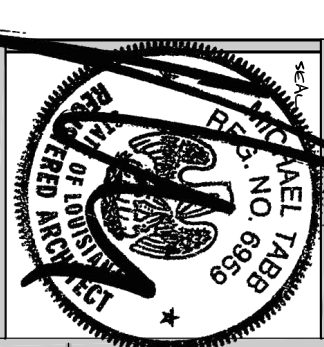
Paula Haydel
 (Notary signature & seal)

10/18/2023
 OFFICIAL SEAL
 PAULA C. HAYDEL - 20031
 NOTARY PUBLIC
 STATE OF LOUISIANA
 PARISH OF JEFFERSON
 My commission Expires with life

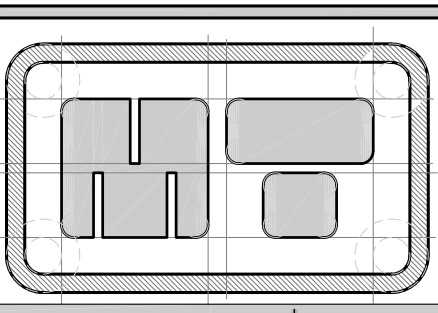
Permit/Case #: 2023-5-SPU



M Floor Plan
SCALE: 1/8"=1'-0"

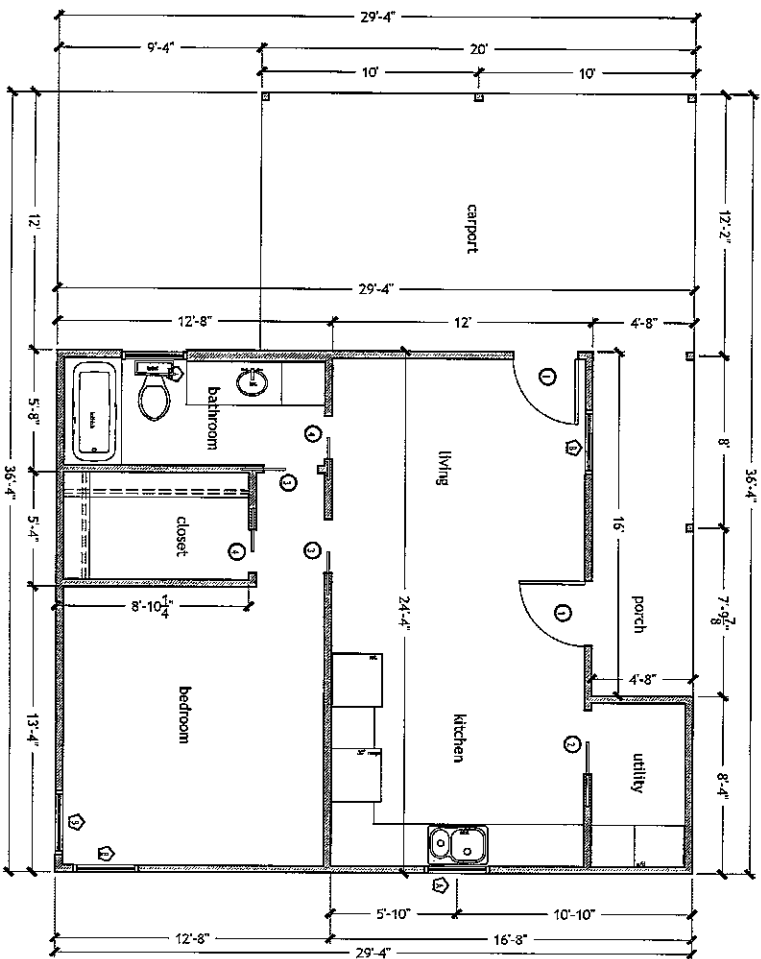


219 BERNARD AVE
AMA LA 70031



MICHAEL TABB
RESIDENTIAL DESIGN AND DRAFTING
PERIODICALLY DESIGN AND DRAFTING
MICHAEL TABB

A-1



First Floor	
Living	639 sqft
Front Porch	74 sqft
Carport	239 sqft
Total Square Foot	952 sqft

WINDOW SCHEDULE	
MARK QTY.	DESCRIPTION
A 2	34" x 54" OIL DR. INSUL. LOW'E
B 2	34" x 54" OIL DR. INSUL. LOW'E

DOOR SCHEDULE		
MARK	DOOR SIZE	DESCRIPTION/REMARKS
1	3'-7" x 6'-6"	POCKET DOOR, OWNER, BROWN, CONTRACTOR INSTALLED
2	3'-0" x 6'-6"	POCKET DOOR, OWNER, BROWN, CONTRACTOR INSTALLED
3	2'-6" x 6'-6"	POCKET DOOR, OWNER, BROWN, CONTRACTOR INSTALLED
4	2'-0" x 6'-6"	POCKET DOOR, OWNER, BROWN, CONTRACTOR INSTALLED

NOTE: ALL HARDWARE TO BE LEVER TYPE IN FINISH CHOSEN BY OWNER

M Floor Plan
 Scale: 1/4" = 1'-0"

219 BERNARD AVE
 ANA HAWAII 70031

MICHAEL TABB
 ARCHITECTURE, DESIGN AND DRAFTING
MICHAEL TABB

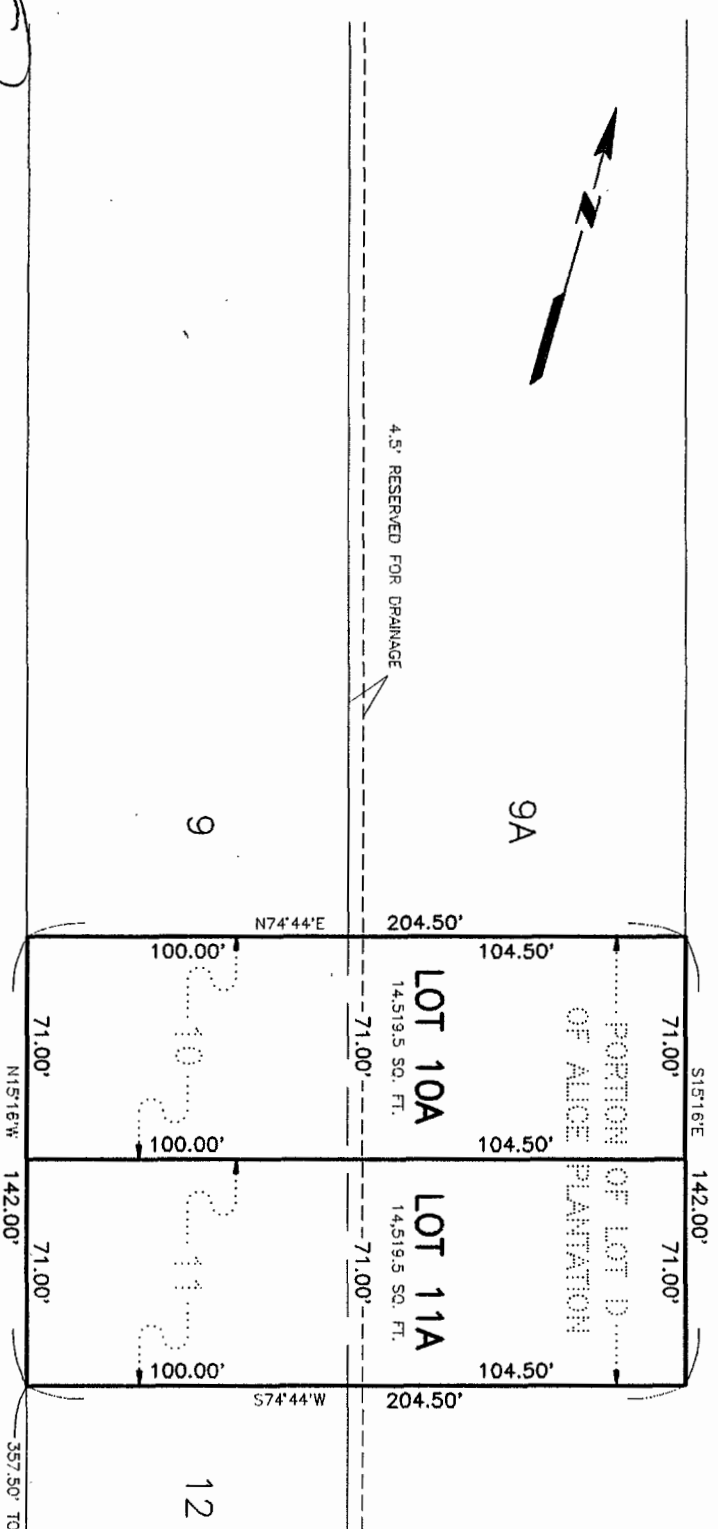
PROJECT NO. 110-0985
 DATE: 10-24-2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1/4" = 1'-0"

A-2

PERRY LANE Side



4.5' RESERVED FOR DRAINAGE



BERNARD AVENUE

357.50' TO BOB & LUCY LANE

BOB & LUCY LANE Side

- REFERENCE:
1. SELLERS VILLAGE BY E. M. COLLIER, DATED OCT. 8, 1953
 2. PORTION OF ALICE PLANTATION BY J. J. KREBS, DATED JUNE 22, 1991

Approval/Disapproval

Stephen P. Brown
Director of Planning & Zoning

Date 5/10/94

Approved/Disapproved

Richard A. Krey
Parish President

Date 5/11/94

The subdivision plat shows no servitudes and no information regarding servitudes was furnished by the owner or his agent. No further research regarding servitudes was performed for this property.

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

LEGEND

- = IR FOUND
- = IR SET

BEARINGS ARE BASED ON SUBDIVISION PLAN

ADDITION OF LOTS 10A AND 11A, BLOCK "F"
TO SELLERS VILLAGE
BEING A PORTION OF LOT D
OF ALICE PLANTATION
IN SECTIONS 34 & 35, T13S - R21E
ST. CHARLES PARISH, LOUISIANA
MAY 4, 1994

CERTIFIED TO JULIUS B. SELLERS, JR.



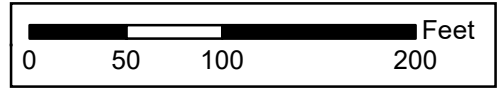
Recorded in the Clerk of Court's office
St. Charles Parish on the 16 day of
MAY 1994 in Book 480
Folio 372, Entry # 184357

Signature _____ Title _____

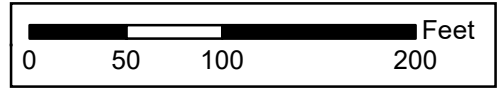
I certify that this plat represents an actual ground survey performed under my supervision and is in accordance with the Louisiana standards of practice for a class C survey.

Lucien C. Gassen
LUCIEN C. GASSEN, PLS
Registration No. 353
LULING, LOUISIANA 70070



2023-5-SPU Accessory Dwelling Unit

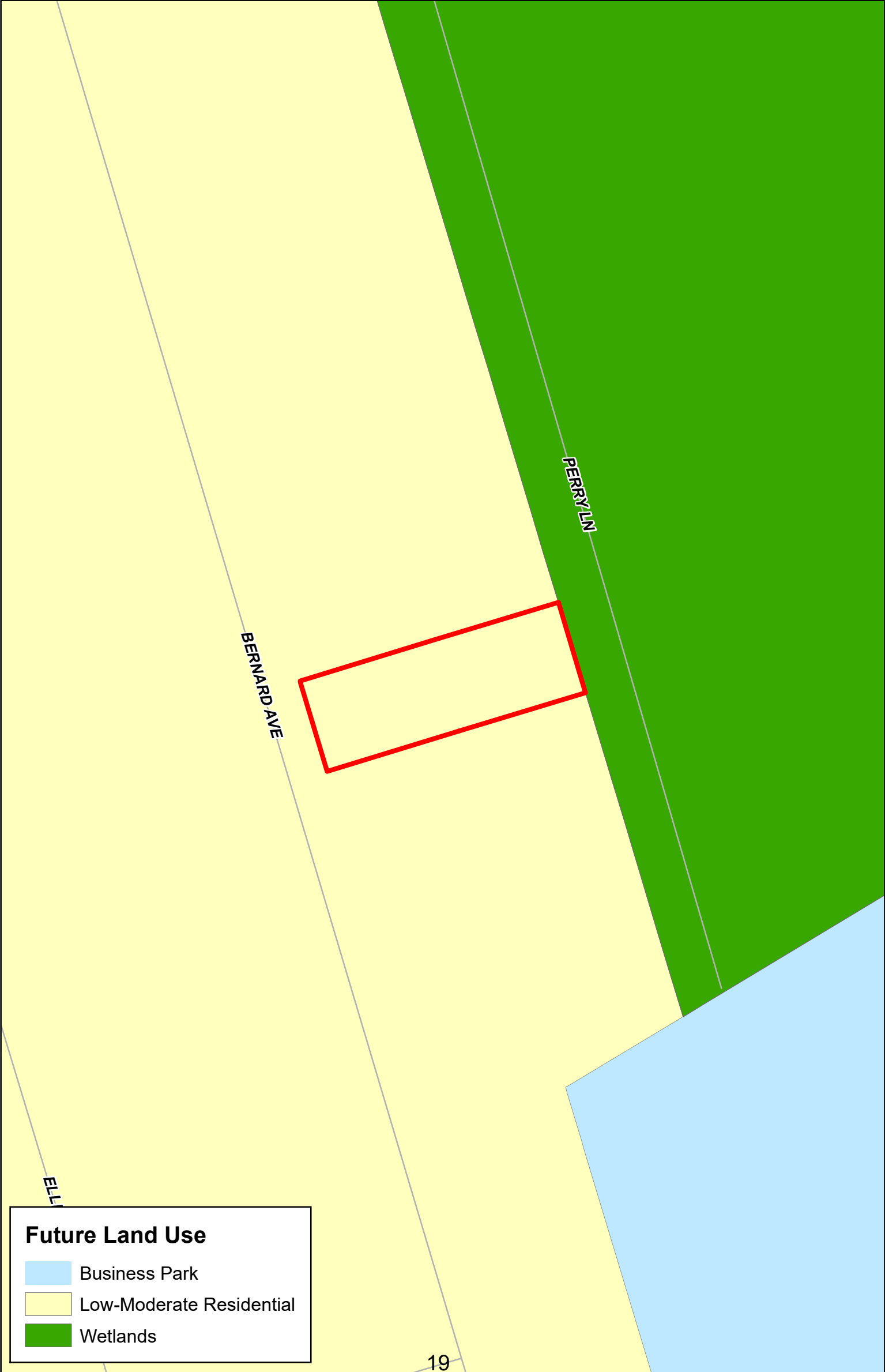
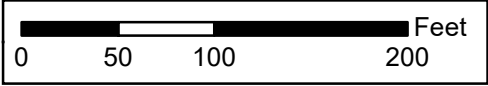


2023-5-SPU Accessory Dwelling Unit






ZONING

	OL
	R1A



Future Land Use

-  Business Park
-  Low-Moderate Residential
-  Wetlands