

**ST. CHARLES PARISH  
ZONING BOARD OF ADJUSTMENT  
April 25, 2024  
6:00 P.M.**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

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**POSTPONED CASE:**

- 1     **2024-4-ZBA** requested by **Tyler Wilson** to reduce the minimum building elevation at **240 Whitley Drive, Des Allemands**. Zoning District R-1A(M). Council District 4.

**NEW CASES:**

- 28     **2024-11-ZBA** requested by **Gena Favaloro** to reduce the minimum building elevation at **113 Verdin Lane, Paradis**. Zoning District R-1A(M). Council District 4.
- 37     **2024-12-ZBA** requested by **Tyra Robinson** to reduce the minimum building elevation at **16545 Old Spanish Trail, Des Allemands**. Zoning District R-1A(M). Council District 4.
- 55     **2024-13-ZBA** requested by **Kristen Latiolais** to reduce the minimum building elevation at **209 Matthew Drive, Des Allemands**. Zoning District R-1A(M). Council District 4.

**UNFINISHED BUSINESS -  
NEW BUSINESS –  
MINUTES – (March 21, 2024)  
ADJOURN-**



**Department of Planning & Zoning**  
**Staff Report – Zoning Board of Adjustments**  
**Case No. 2024-4-ZBA**

**GENERAL APPLICATION INFORMATION**

**NAME/ADDRESS OF PROPERTY OWNER:**

Tyler Wilson for Nine Line Capital investments, LLC  
 102 St. Maria St.  
 Luling, LA 70070  
 (504) 315-8373

**LOCATION OF SITE:**

240 Whitley Road Des Allemands, LA 70030

**REQUESTED ACTION:**

Reduce the minimum building elevation from +5 ft. NAVD 88 to no less than 1 ft. above the centerline of Whitley Road in front of the lot.

**SITE INFORMATION**

**SIZE OF PARCEL:** 10,020 sq. ft.

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

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

**FUTURE LAND USE RECOMMENDATION:** Medium-density Residential

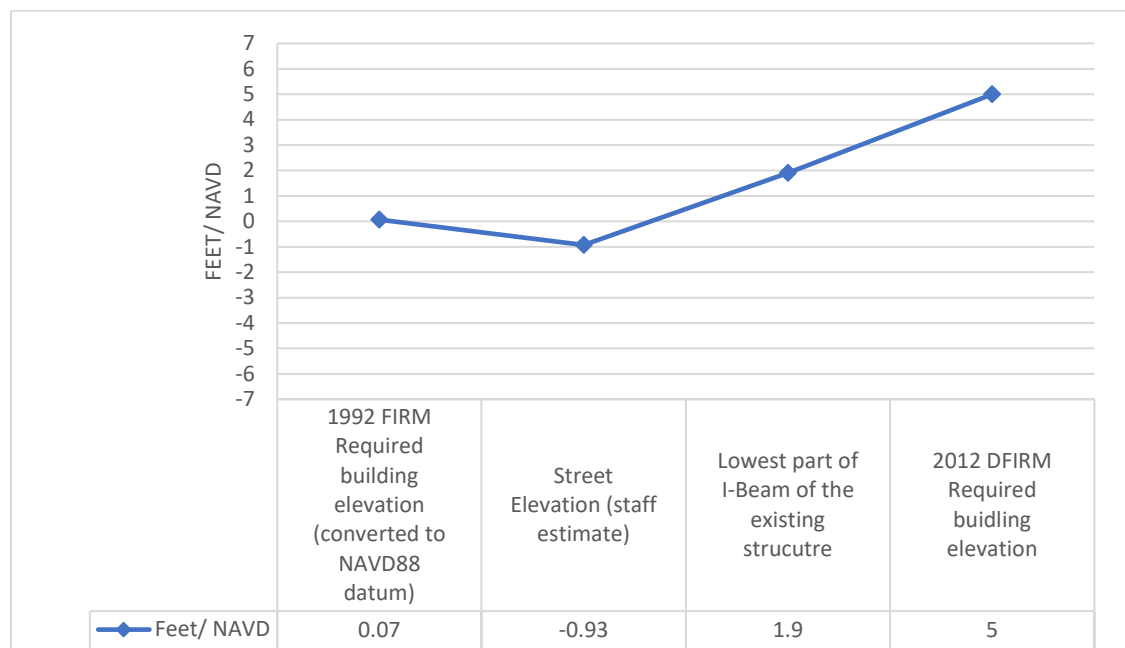
**TRAFFIC ACCESS** Whitley Road is a local or tertiary street that connects US Highway 90 and LA 631.

**UTILITIES:** Standard utilities are available for the site.

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

**MINIMUM REQUIRED BUILDING ELEVATION:** +5 ft. NAVD 88

The applicant submitted an Elevation Certificate for building permit 46258 indicating the top of the bottom floor is elevated to 3.4 ft. NAVD88; staff estimated the elevation of the I-beam to be 18 in. or 1.5 ft. lower. As a courtesy to the applicant, staff used the LiDAR data to estimate the elevation of the centerline of the street in front of the lot



**APPLICABLE CODE REGULATION(S)**

**Appendix A. Section XX. Flood Damage Prevention Item 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, E Provisions for Flood Hazard Reduction: 2. Specific Standards:**

In all areas designated as "X" Zones on the Federal Insurance Rate Map (FIRM) for St. Charles Parish, all buildings or structures shall be elevated so that the lowest portion of the structural members of the lowest floor are located at least twelve (12) inches above the center line of the nearest street right-of-way. In all areas of special flood hazard where base flood elevations have been provided as set forth in section C.2. or in section D.4.h., the following standards are required:

**2.d.2 Specific Standards for Manufactured homes**

2.Manufactured homes that are placed or substantially improved within FIRM zones A1—30, AH, and AE on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, must be elevated on a permanent foundation such that the bottom of the longitudinal structural I-beams of the manufactured home is elevated to or above the base flood elevation. (Ord. No. 19-11-4 , § I, 11-4-19)

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

a. Appeal Board:

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

b. Conditions for Variances.

1. **Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre (21,780 sq. ft.) or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level**, providing the relevant factors in section D.2. (see reference below) of this Ordinance have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variances increases.
2. Variances may be issued for reconstruction, rehabilitation, or restoration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Ordinance.
3. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
4. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
5. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
6. Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
7. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that (i) the criteria outlined in section D.5. are met, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
8. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

**DEPARTMENT ANALYSIS & FINDINGS**

1. The request to reduce the minimum building elevation for a mobile home that was placed under building permit 46258 issued on 7/06/2023.
2. The permit document includes a grade certificate dated June 13, 2023 and a flood elevation acknowledgement signed June 26, 2023.

3. The applicant indicates that none of the documents indicate that the I-beam must be elevated above 5 ft. NAVD88.
4. The lot was platted in 1949.
5. The lot is less than ½ acre.
6. The effective Flood Insurance Rate Map (1992 FIRM) shows the lot in a shaded X-zone which is not a Special Flood Hazard Area (SFHA).
7. The minimum elevation in X zones is 12 in. above the street; staff estimate the street is between .01 and .07 ft. NAVD88.
8. The Preliminary Digital Flood Insurance Rate Map (2012 DFIRM) shows the lot in an AE zone, which is a Special Flood Hazard Area with a base flood anticipated to reach +5 ft. NAVD 88.
9. Ordinance 13-7-7 states "...for the purpose of determining minimum building elevations, the Preliminary Digital Flood Insurance Rate Maps (DFIRM) referred to in "The Flood Insurance Study for the Parish of St Charles," stamped Revised Preliminary November 9, 2012, shall take precedent over the effective FIRMS where they are more restrictive."
10. This means the minimum elevation at 240 Whitley Road is 5 ft. NAVD 88.
11. The property owner has not demonstrated that placing the structure at the minimum building elevation creates an exceptional hardship on them or that they will occupy the mobile home.
12. The property owner has signed the addendum to the application for a variance from BFE/minimum building elevation requirement and the acknowledgement and indemnification.
13. Regarding similar variances in the area, the Zoning Board of Adjustment reduced the minimum building elevation from 5 ft. NAVD88 to 2.9 ft. NAVD88 for a substantial improvement at 240 Wenger Road (ZBA-2018-05).
14. In order to meet regulations, the property owner could elevate the manufactured home on a permanent foundation such that the bottom of the longitudinal structural I-beam is elevated to or above 5 ft. NAVD 88.
15. If FEMA requires the Parish to adopt the DFIRM or any map that shows the property in a SFHA, it could become mandatory for a mortgagor of the property to purchase flood insurance within six months of the adoption of the map. The cost could be extremely high.
16. If the applicant transfers the property the burden of purchasing flood insurance would also be transferred.



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

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

*46258*

**ELEVATION CERTIFICATE**

**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**

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

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>TYLER WILSON</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>240 WHITLEY ROAD</u>	Company NAIC Number: _____
City: <u>DES ALLEMANDS</u> State: <u>LA</u> ZIP Code: <u>70030</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>LOT36, WHITLEY SUBDIVISION</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>N29°49'56.2"</u> Long. <u>W90°27'31.5"</u> Horiz. Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>5</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>952</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>0</u> Engineered flood openings: <u>0</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>0</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): _____ sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>0</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>N/A</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION	
B1.a. NFIP Community Name: <u>ST CHARLES PARISH</u>	B1.b. NFIP Community Identification Number: _____
B2. County Name: <u>ST CHARLES PARISH</u>	B3. State: <u>LA</u> B4. Map/Panel No.: <u>220160-0175</u> B5. Suffix: <u>C</u>
B6. FIRM Index Date: <u>06/16/1992</u>	B7. FIRM Panel Effective/Revised Date: <u>06/16/1992</u>
B8. Flood Zone(s): <u>X</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>N/A</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <b>240 WHITLEY ROAD</b>	<b>FOR INSURANCE COMPANY USE</b>
City: <u>DES ALLEMANDS</u> State: <u>LA</u> ZIP Code: <u>70030</u>	Policy Number: _____
	Company NAIC Number: _____

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
\*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.  
Benchmark Utilized: GPS Vertical Datum: NAVD88

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

NGVD 1929  NAVD 1988  Other: NAVD 1988 - SEE NOTES

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

Check the measurement used:

- |   |             |  |                                 |
|---|-------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor):  | <u>3.4</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions):   | <u>N/A</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions):  | <u>N/A</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab):   | <u>N/A</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | <u>3.1</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input type="checkbox"/> Finished                         | <u>-0.4</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input type="checkbox"/> Finished                        | <u>-0.3</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:   | <u>N/A</u>  | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

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

Check here if attachments and describe in the Comments area.

Certifier's Name: Stephen P. Flynn License Number: 4668

Title: Surveyor

Company Name: Riverlands Surveying Co., L.L.C.

Address: 505 Hemlock Street

City: LaPlace State: LA ZIP Code: 70068

Telephone: 652-6356 Ext.: \_\_\_\_\_ Email: office@riverlandssurveying.com

Signature: Stephen P. Flynn Date: 01/15/2024



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

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

C2(a) FLOOR ELEVATION: 3.4'  
C2(e) AC PAD ELEVATION: 3.1' ELECTRIC PANEL ELEVATION: 3.6'  
TO ADJUST ELEVATIONS IN SECTION C2 TO NGVD 1929, ADD 0.30'

Note: ELEVATIONS HEREON DERIVED BY GPS LEICA SMARTNET SOLUTION 06/13/2023 NAVD88/NAD 83 GEOID18 F8061

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**  
**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

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

**FOR INSURANCE COMPANY USE**

City: **DES ALLEMANS** State: **LA** ZIP Code: **70030**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: FRONT/RIGHT

Clear Photo One



Photo Two

Photo Two Caption: FRONT/LEFT

Clear Photo Two



# ELEVATION CERTIFICATE

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

FOR INSURANCE COMPANY USE

City: DES ALLEMANDS State: LA ZIP Code: 70030

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

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

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

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

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: \_\_\_\_\_  feet  meters  above or  below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: \_\_\_\_\_  feet  meters  above or  below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C.2.b in applicable Building Diagram) of the building is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E3. Attached garage (top of slab) is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown The local official must certify this information in Section G.

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

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

Check here if attachments and describe in the Comments area.

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

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

Comments: \_\_\_\_\_

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240 WHITLEY ROAD

**FOR INSURANCE COMPANY USE**

City: DES ALLEMANDS State: LA ZIP Code: 70030

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

## SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a.  A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b.  A local official completed Section H for insurance purposes.
- G3.  In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4.  The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: 40250-23 G6. Date Permit Issued: 7/6/2023
- G7. Date Certificate of Compliance/Occupancy Issued: \_\_\_\_\_
- G8. This permit has been issued for:  New Construction  Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G11. Variance issued?  Yes  No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: \_\_\_\_\_ Title: \_\_\_\_\_

NFIP Community Name: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

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

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

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240 WHITLEY ROAD

FOR INSURANCE COMPANY USE

City: DES ALLEMANDS State: LA ZIP Code: 70030

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

## SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). *Reference the Foundation Type Diagrams (at the end of Section H instructions) and the appropriate Building Diagrams (at the end of Section I instructions) to complete this section.*

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–8. Top of bottom \_\_\_\_\_  feet  meters  above the LAG floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next \_\_\_\_\_  feet  meters  above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes  No

## SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* Note: If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

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

Comments: \_\_\_\_\_

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11**  
**BUILDING PHOTOGRAPHS**

Continuation Page

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

**FOR INSURANCE COMPANY USE**

City: **DES ALLEMANS** State: **LA** ZIP Code: **70030**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



**Photo Three**

Photo Three Caption: **BACK/LEFT**

**Clear Photo Three**



**Photo Four**

Photo Four Caption: **BACK/RIGHT**

**Clear Photo Four**



**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 240 Whitley Rd.

City Des Allemands State LA Zip 70070

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

Owner/Applicant Name Tyler Wilson

Mailing Address 102 Saint Maria St.

City Luling State LA Zip 70070

Phone # 504-315-8373 Email TylerWWilson413@gmail.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? I've Already set the trailer @ 3' in "X" Flood zone and would need to make major Plumbing changes. Also, house next door is Lower than mobile home. Tree

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

Above Home as well.

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

**OWNER:**  
Tyler Wilson 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.  
Tyler Wilson  
(Signature of owner)

**NOTARY PUBLIC:**  
 Subscribed and sworn to before me this 29 day  
 of January, 2024 in my  
 office at Poult  
 Louisiana.  
[Signature]  
(Signature of Notary Public)  
 Brandt J. Dufrene, Jr  
 Notary Public  
 My Commission Expires at Death  
 Bar #26020  
 SEAL

**FOR OFFICE USE ONLY:**

ZBA Case #: 2024-4-ZBA Property Identification #: \_\_\_\_\_ Date submitted: 1/29/24  
 Receipt #: 13060501 Flood Zone: X-zone/AE+5 Zoning District: 4  
 Subdivision Name: Whitley Subd  
 Square # \_\_\_\_\_ Lot # 36 Block \_\_\_\_\_ Property sq. ft. 10,000  
 Code Section being appealed: App A. Section XX



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

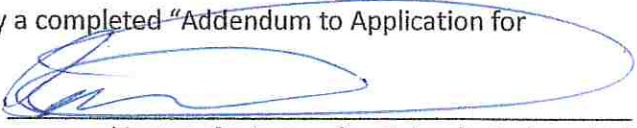
P.O Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

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

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

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

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

  
(Signature of reviewer confirms that application is complete)

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

The Zoning Board of Adjustment public hearing is scheduled on 3/21/24.  
(DATE)



PARISH OF SAINT CHARLES  
DEPARTMENT OF PLANNING AND ZONING

ADDENDUM TO APPLICATION FOR VARIANCE FROM  
BASE FLOOD ELEVATION REQUIREMENTS

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

COMPLETE THE FOLLOWING:

1. Is the property contiguous to and surrounded by lots with existing structures constructed below the base flood elevation? Yes
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? Yes  
(As the lot size increases beyond one-half (1/2) acre, the technical justification required for issuing a variance increases.)
7. Provide the following information and attachments:
- A. Properly executed authentic act of Acknowledgement, Indemnification, and Hold Harmless (see attached)
  - B. Total square footage of parcel: \_\_\_\_\_
  - C. Existing average grade at center of property and existing grades of all corners: \_\_\_\_\_
  - D. Existing center line street grades: \_\_\_\_\_
  - E. Distances from property lines and any existing structures on abutting properties and the elevations of those structures: \_\_\_\_\_
  - F. Any other physical features which may affect the granting or denial of the application (i.e. drainage canals, levees, etc.): \_\_\_\_\_
  - G. Photographs of the property and adjacent properties.
  - H. Any other pertinent information or documents to support this request.

**Acknowledgement and Indemnification Agreement**

STATE OF LOUISIANA, PARISH OF ST. CHARLES

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

January 29, 2024, (hereinafter "appearers"). The appearers acknowledged  
(DATE)

that they are the owners of the property located at 240 Whitley Rd.  
(ADDRESS)

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

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

Appearers further acknowledge that they are requesting a variance from St. Charles Parish's flood elevation requirements, based on the Federal Emergency Management Agency's (FEMA) Preliminary Digital Flood Insurance Rate Maps (DFIRM) for the purpose of constructing a building(s). The FEMA Preliminary DFIRM is + 5'; however, the building(s) elevation will meet the National Flood Insurance Program (NFIP) effective map requirements at 1' Above street

Appearers release and hold harmless the parish of St. Charles, all Departments, Agencies, Boards and Commissions, as well as its officers, agents, servants, employees, and volunteers, from any and all claims, demands, causes of action, expense, and liability as a result of the granting of a variance at the request of the appearers.

Done and passed before me this 29 day of January, 2024.

WITNESSES:

  
(Signature) ERITH G BROWN

ERITH G BROWN  
(Print Name)



NOTARY PUBLIC

Brandt J. Dufrene, Jr  
Notary Public  
(Print Name) My Commission Expires at Death  
Bar #06020

APPEARERS:

  
(Signature)

Tyler Wilson  
(Print Name)

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

Seal Required





**SAINT CHARLES PARISH  
DEPARTMENT OF PLANNING AND ZONING**

P.O. Box 302 • HAHNVILLE, LOUISIANA 70057  
(985) 783-5060 • (985) 783-5000 • FAX (985) 783-6447

**PERMIT APPLICATION  
MOBILE HOME APPLICATION**

Permit Issuance hours are 8:30am to 3:00pm

rev 5/15/2014

PERMIT #:	<u>46258-23</u>	DATE REQUESTED:	<u>7/6/23</u>
RECEIPT #:	_____	COUNCIL DISTRICT	<u>4</u> ZONING DISTRICT: <u>R1Am</u>
FLOOD ZONE:	_____	BFE	_____ DFRIM

(OFFICE SECTION)

CONSTRUCTION ADDRESS: 240 Whitley Rd. Des Allemands, LA 70030

APPLICANT: Tyler Wilson

MAILING ADDRESS: 102 Saint Maria St. Luling, LA 70070

PHONE #: 504-315-8373 EMAIL: TylerWWilson413@gmail.com

PROPERTY OWNER(S): Nine Pine Capital Investments, LLC

MAILING ADDRESS: 102 S<sup>th</sup> Mcie St, Luling LA 70070

PHONE #: \_\_\_\_\_ EMAIL: \_\_\_\_\_

SUBDIVISION: Whitley Subd

LOT #: 36 SQUARE/BLOCK #: \_\_\_\_\_ PROPERTY AREA (SQ FT.): \_\_\_\_\_

PROPERTY DIMENSIONS: \_\_\_\_\_ MOBILE HOME DIMENSIONS: \_\_\_\_\_

CITY THAT MOBILE HOME IS COMING FROM: \_\_\_\_\_

WIND ZONE: 3 YEAR: 2021  NEW  USED VALUE: \$ 81,600

HUD LABEL # PFS1293033 SERIAL # MHZ1AL09380

MOBILE HOME MAKE: Hamilton Homes MODEL # 146842A

PARKING SPACES: 2 CORNER LOT?  YES  NO

(PARKING SPACES- 2 Hard surfaced parking spaces 8 ½' x 19' required per mobile home.)

STREET FRONTAGE MATERIAL:  ASPHALT  CONCRETE  OTHER \_\_\_\_\_

INSTALLER: Regional Homes Raceland PHONE #: 985-537-8467

OTHER STRUCTURES ON PREMISES?  YES  NO

IF YES, DESCRIBE: \_\_\_\_\_

SEWER PERMIT #: 2205 WATER PERMIT #: W-9014

CULVERT PERMIT #: \_\_\_\_\_ PROPERTY I.D. #: 4039 0000036

COMMENTS: \_\_\_\_\_

Permit Fee-----\$55.00

Inspection Fee -----\$120.00

**Total Fee -----\$175.00**

**BASE REQUIREMENTS:**

- ELEVATION** – The lowest floor of a mobile home must be at least thirty-six (36) inches above grade, unless FEMA Base Flood Elevation Requirements dictate a higher elevation. New mobile homes over 67” and used mobile homes over 52” higher than natural ground grade require engineered foundation
- ANCHORING (TIE DOWN)** – Tie down or anchoring systems are designed to resist the lateral and uplift forces resulting from high winds. All ties must be made of rust resistant steel cable or straps, which fasten the mobile home to anchors embedded in the ground. If the mobile home is designed for over-the-top ties, they can be used in conjunction with frame ties, but cannot replace the amount of frame ties required below:

**MOBILE HOMES (OVER 50 FT. LONG):** Requires seven (7) frame ties connected to the ground anchors on each side; (50 FT. AND UNDER) Requires six(6) frame ties connected to the ground anchors on each side

- MUNICIPAL ADDRESS NUMBER:** Must be permanently posted on front of the structure with 4” numbers.

**CHECKLIST FOR OBTAINING PERMIT:**

- Application signed and dated. If applicant is not the applicable property owner, a signed and notarized affidavit from all property owners must be provided.
- Copy of Act of Sale/Deed to the property.
- Survey of the property; signed by licensed land surveyor.
- Site plan, including all actual dimensions, setback distances, a/c unit, driveways and parking spaces. Parking spaces must be hard surfaced material.
- A proposed base flood elevation certificate from a licensed land surveyor.
- Copy of sewer permit or health certificate. Call (985)783-5100 for Public Sewer or areas where Treatment Plant installation are required please call (985)-785-1029
- Copy of driveway (culvert) permit, if required.  
*Westbank (985)783-5070; Eastbank (985)764-9531*
- Photocopy of the HUD Label Number, proof of Wind Zone, Installer’s name.
- Permit, and inspection fees paid in full. Fees are accepted in the form of a **Check or Money Order** made payable to: St. Charles Parish Dept. of Finance. **Credit/Debit card payments** are subject to a 3% transaction fee.

**NO STRUCTURE SHALL BE OCCUPIED UNTIL ISSUANCE OF A  
CERTIFICATE OF OCCUPANCY**

REQUIREMENTS FOR OBTAINING PERMANENT ELECTRICAL SERVICE AND CERTIFICATE OF OCCUPANCY

- Mobile Home must have the installation sticker attached by the licensed installer
- Electrical complete
- Mobile Home must be properly anchored and meet setbacks
- Municipal address must be permanently posted on the front with 4” numbers
- Minimum 2 off street parking spaces are paved.
- The mobile home must be fully skirted/enclosed.
- Plumbing complete including a 3” vent
- Final Sewer/Health Approval-For final public sewer connection approval contact (985)-783-5100 for areas requiring treatment plant installation contact DHH at (985)-785-1029
- Final Elevation Certificate-Should be performed by a Licensed Surveyor
- Final Inspection-Please contact South Central Planning (SCPDC)to schedule 1-(985)-655-1070 to schedule a Final Code Inspection
- Planning Department issues the Certificate of Occupancy and releases power when the above requirements are in compliance.

I hereby acknowledge that I have read and understand all of the requirements listed on this application.

OWNER SIGNATURE: Tyler Wilson DATE: 7-6-2023

APPLICANT SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PERMIT SECTION SIGNATURE: JR DATE: 7/6/23



# SAINT CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING

P.O. Box 302 • HAHNVILLE, LOUISIANA 70057  
(985) 783-5060 • (985) 783-5000 • FAX (985) 783-6447

## FLOOD ELEVATION ACKNOWLEDGEMENT

I (We) the undersigned, do hereby acknowledge that I (we) have been advised that my proposed structure is located in a Special Flood Hazard Area, as determined by the Federal Emergency Management Agency (FEMA). I (we) have been advised of the required minimum elevation of this (these) structures, as determined on the Flood Insurance Rate Map (FIRM). I (we) further understand that **ALL STRUCTURES, RESIDENTIAL, AND NON-RESIDENTIAL, MUST BE CONSTRUCTED AT OR ABOVE THE REQUIRED BASE FLOOD ELEVATION. THIS INCLUDES, BUT IS NOT LIMITED TO, ATTACHED AND DETACHED STRUCTURES, AIR CONDITIONING UNITS, WATERHEATERS, WASHING MACHINES AND DRYERS. EACH STRUCTURE MUST HAVE ITS OWN ELEVATION CERTIFICATE.**

In cases where an accessory structure (attached or detached) can not comply with the base flood elevation requirements, that portion below must be constructed in accordance with **FEMA Technical Bulletins 1-93, 2-93, or 3-93**. These bulletins govern the flood proofing and structural requirements, as mandated by FEMA, for structures built below base flood elevation and are available from St. Charles Parish Department of Planning and Zoning.

Preliminary Certificate of Zoning Compliance will not be issued until all provisions of the aforementioned FEMA regulations are met.

In order to insure that all Floodplain Regulations are enforced I (we) understand that I (we) must provide a forms survey and an elevation **BEFORE**, I pour concrete or proceed with construction of **ANY** portion of this structure(s). **FAILURE TO SUBMIT REQUIRED INFORMATION BEFORE POURING CONCRETE WILL RESULT IN A CEASE & DESIST ORDER PLACED AGAINST FURTHER CONSTRUCTION ACTIVITY UNTIL INFORMATION IS SUBMITTED TO THIS DEPARTMENT.**

Tyler Wilson  
Applicant Name (please print)

Tyler Wilson 6-26-23  
Applicant Signature Date

[Signature]  
St. Charles Parish Official

46258  
Permit #

**St. Charles  
Permit Payment Receipt**

**7/6/2023**

**46258**

240 WHITLEY DR  
DES ALLEMANS LA 70030

Paid By:  
NINE LINE CAPITAL INVESTMENTS, LLC  
102 ST. MARIA DR.  
LULING , LA 70070

Payment Description:

**Fee Types**

Fee	Amount	Paid	Balance Due
Mobile Home Permit	\$175.00	\$175.00	\$0.00
Residential Wastewater	\$400.00	\$400.00	\$0.00
Water Meter Deposit 5/8in x 3/4in	\$130.00	\$130.00	\$0.00
Water Meter Installation 5/8in x 3/4in	\$825.00	\$825.00	\$0.00
<b>Total Fees</b>	<b>\$1,530.00</b>	<b>\$1,530.00</b>	<b>\$0.00</b>

**Payments**

Payment ID	Received Date	Payment Type	Reference Num	Fee	Amount
11537529	7/6/2023	Check	1002	Mobile Home Permit	\$55.00
				Mobile Home Permit	\$120.00
				Residential Wastewater	\$400.00
				Water Meter Deposit 5/8in x 3/4in	\$130.00
				Water Meter Installation 5/8in x 3/4in	\$825.00
					<b>\$1,530.00</b>
<b>Total</b>					<b>\$1,530.00</b>

**THIS IS NOT A PERMIT.** This receipt does not authorize you to begin construction on your project.

# ST. CHARLES PARISH

DEPARTMENT OF WATERWORKS  
P.O. BOX 108  
LULING, LA 70070

No 9014

## APPLICATION FOR WATER SERVICE

APPLICANT Name TYLER WILSON  
Mailing Address 102 ST MARIA ST. LULING LA 70070  
Home Phone 504-315-8373 Business Phone N/A  
LOCATION OF SERVICE 240 DUNITLEY RD, DES ALLEMANDS LA 70030  
Meter Size 3/4" Classification SINGLE FAMILY  
Property Owner SAME  
Mailing Address SAME

I am the owner of the property where this water meter is to be located and give permission to install the service at this location.

Date 1/10/23 X Signature [Signature]

### GENERAL CONDITIONS:

The undersigned applicant agrees to pay for the water service in accordance with the water rates now in force or hereinafter established by the governing body of the ST. CHARLES PARISH DEPARTMENT OF WATER and to conform to all rules and regulations governing the consumption of water now in force or hereafter established until such time as applicant vacates the above named premises and discontinues the service by notifying the waterworks. It is also agreed that the water service, including the meter, meter box, and valve are the sole property of ST. CHARLES PARISH DEPARTMENT OF WATER and may be repaired or replaced at the sole discretion of the Waterworks.

It is further understood and agreed by the undersigned applicant that in the event that the water bill, including sewer and other charges, are not paid, or any of the above referred to rules and regulations are violated, the water supply may be cut off without notice. It is also agreed that the water service may at any time be cut off when necessary for purposes of repairs or other contingencies, and the right to enter the premises at any time is hereby given to any employee of the Waterworks.

Meter deposits are not interest bearing.

### LEAD FREE NOTICE:

This is to advise that Section 1417 of the 1986 Amendments to the Safe Drinking Water Act requires the use of "lead free" pipe, solder and flux in the installation or repair of any water system, or any PLUMBING IN A RESIDENTIAL OR NON RESIDENTIAL FACILITY connected to a public water system.

Under the provisions of this amendment, solders and flux will be considered "lead-free" when they contain not more that 0.2 percent lead. Pipes and pipe fittings will be considered lead free when they contain not more than 8.0 percent lead.

The State Department of Health has notified all licensed plumbers, builders and contractors to use only lead-free solder and plumbing materials.

Date 1/10/23 X Signature [Signature]

METER MAKE \_\_\_\_\_ ACCOUNT NUMBER \_\_\_\_\_  
SERIAL NUMBER \_\_\_\_\_ INSTALLED BY \_\_\_\_\_  
METER READING \_\_\_\_\_ DATE INSTALLED \_\_\_\_\_  
APPLICANT TYLER WILSON RECEIPT NO. 9014  
METER DEPOSIT RECEIPT NO. 90296 SERVICE INSTALLATION FEES \$ 325.00  
PLANNING/ZONING PERMIT NO. 46258 SEWER PERMIT NO. 1205  
ISSUING CLERK [Signature] APPLICATION DATE 4/6/23



# ST. CHARLES PARISH

## DEPARTMENT OF WASTEWATER

P.O. BOX 705 • LULING, LOUISIANA 70070  
(985) 783-5100 • FAX (985) 785-6503

# Sewer Permit

I, TYLER WILSON the owner of the following described property:

Lot No. 36 House No. 240

Block N/A Street WHITLEY RD

Subdivision WHITLEY Town DES ALLEMANAS

do hereby request access to connect to the St. Charles Parish Sewer system.

The undersigned applicant agrees to comply with the Parish specifications for sewer connections.

It is also agreed that upon connection, applicant shall schedule an inspection before backfilling line. After approval from the Wastewater Dept, line shall be backfilled. A second inspection is required to verify that sewer boxes are properly installed over the Check Valves and Clean Outs. If inspections fail, an additional \$25.00 fee is required before being reinspected.

I am further aware that unfilled abandoned septic tanks constitute a serious hazard and I certify that the septic tank (if any) formerly serving this property has been or within 90 days will be pumped out and filled with river sand.

Signed Tyler Wilson X Date 7-10-23 Application Fee \$ 405.00

## INSPECTION REPORT

Pipe Size \_\_\_\_\_ Cleanouts \_\_\_\_\_ Checkvalve \_\_\_\_\_

Pipe \_\_\_\_\_ Line \_\_\_\_\_

Joints \_\_\_\_\_ Grade \_\_\_\_\_

Bedding \_\_\_\_\_ Ball \_\_\_\_\_

Rejected. Reason \_\_\_\_\_

1st Inspection Ok'd by \_\_\_\_\_ Date \_\_\_\_\_

Final Inspection OK'd by \_\_\_\_\_ 21 \_\_\_\_\_ Date \_\_\_\_\_



St. Charles Parish Planning Department  
 14996 River Road  
 Hahnville, LA 70057  
 985-783-5060

Permit Number	46258
Application Date	7/6/2023
Issue Date	07/06/2023

## Permit

Permit Types		Zoning	Flood Zone	Base Flood Elevation	DFIRM
Mobile Home Permit, Residential Wastewater		R1AM	X ZONE		DFIRM: AE5
Project Description			Business Name		
Mobile Home Permit *Applicant must meet flood zone requirements*			Mobile Home Permit		
Project Address			Subdivision	Section	Lot
240 WHITLEY DR, DES ALLEMANDS, LA 70030			WHITLEY SUBD.		36
Applicant			C Phone	W Phone	
Tyler Wilson			5043158373		
Applicant Mailing Address			E-Mail	H Phone	
102 Saint Maria St, Luling, LA 70070			tylerwilson413@gmail.com		
Owner			C Phone	W Phone	
NINE LINE CAPITAL INVESTMENTS, LLC					
Owner Mailing Address			E-Mail	H Phone	
102 ST. MARIA DR., LULING, LA 70070					
Contractor			License No.	C Phone	W Phone
N/A					
Contractor Mailing Address			E-Mail	H Phone	
Stories	Living Area Sq. Ft.	Accessory Sq. Ft.	Detached Acc. Sq. Ft.	Total Sq. Ft.	Estimated Project Value
			0	0	\$81600.00
Sewer Permit		Water Permit		Culvert Permit	
Parking Spaces		Property ID		Permit Fee	
2		40390000036		\$0.00	

**SEE ATTACHED INSPECTION REQUIREMENTS AND CONDITIONS**



St. Charles Parish Planning Department  
 14996 River Road  
 Hahnville, LA 70057  
 985-783-5060

Permit Number	46258
Application Date	7/6/2023
Issue Date	07/06/2023

# Permit

## Inspection Requirement and Conditions To request inspections call 1-985-655-1070.



### Permit Requirement Work Flow

Priority	Description
4	Mobile Home
5	Sewer Approval Final Elevation Certificate Approval
6	Release Power
7	Issue Certificate of Occupancy
8	Close Permit

### Jurisdictional Conditions

Mobile Home Permit  
 \*Applicant must meet flood zone requirements\*  
 \*\*Call Dept of Wastewater at 985-783-5100 for final sewer approval once the mobile home is installed\*\*  
 \*\*\*For inspections, call SCPDC at 985-655-1070\*\*\*

- TW 1. It is my responsibility as the holder of this permit to call 1-985-655-1070 (South Central Planning & Development Commission) to request the appropriate inspection(s) per the listed schedule sequence above.
- TW 2. I further understand this structure shall not be occupied or used for its intended purpose until all required documents/approvals have been submitted to St. Charles Parish Planning Department and a Final Certificate of Occupancy has been issued
- TW 3. Failure to follow the above requirements may lead to Legal Action, a Letter of Non-Compliance filed in the Clerks of Court and/or fines.
- TW 4. EXPIRATION: Permit is valid from date of issuance and may be voided if the work authorized is not started within 90 days from issuance. If construction has stopped and /or no improvements have been made to the project within 90 days the permit may be voided.
- TW 5. By execution of the signature(s) below, applicant(s) acknowledge(s) that issuance of this Permit by St. Charles Parish Planning & Zoning Department does not effect, impact, modify or suspend St. Charles Parish's rights to enforce any Judgment(s) which may have been obtained on the subject property.
- TW 6. St. Charles Parish reserves the right to revoke or void a Permit at any time due to non-compliance of any Ordinance, Building Code, State Laws or Orders by a Court of Law.

TW  7-10-23            7/6/23  
 Signatures      Date      Permit Official      Date



**RIVERLANDS SURVEYING CO L.L.C.**  
**P.O. BOX 1254**  
**LAPLACE, LOUISIANA 70069-1254**  
**PHONE: (985) 652-6356**

June 13, 2023

**REQUEST FOR GRADE CERTIFICATE**

Lot Number: LOT 36

Subdivision: WHITLEY SUBDIVISION

Municipal Address: 240 WHITLEY ROAD, DES ALLEMANDS

FIRM Zone: X	Base Flood Elevation .....	N/A	NAVD 88 (MSL)
Existing Street Elevation .....	0.75'	NAVD 88 (MSL)	
Existing Ground (Front) Elevation .....	(-)0.40'	NAVD 88 (MSL)	
Existing Ground (Back) Elevation .....	0.08'	NAVD 88 (MSL)	
Construction Bench Mark Elevation .....	0.61'	NAVD 88 (MSL)	

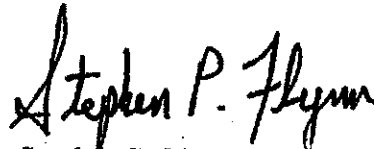
\* PROPOSED LOWEST FLOOR ELEVATION: \_\_\_\_\_ NAVD 88 (MSL)

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

Description: **BENCH MARK** – PK NAIL IN ASPHALT IN WHITLEY ROAD

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

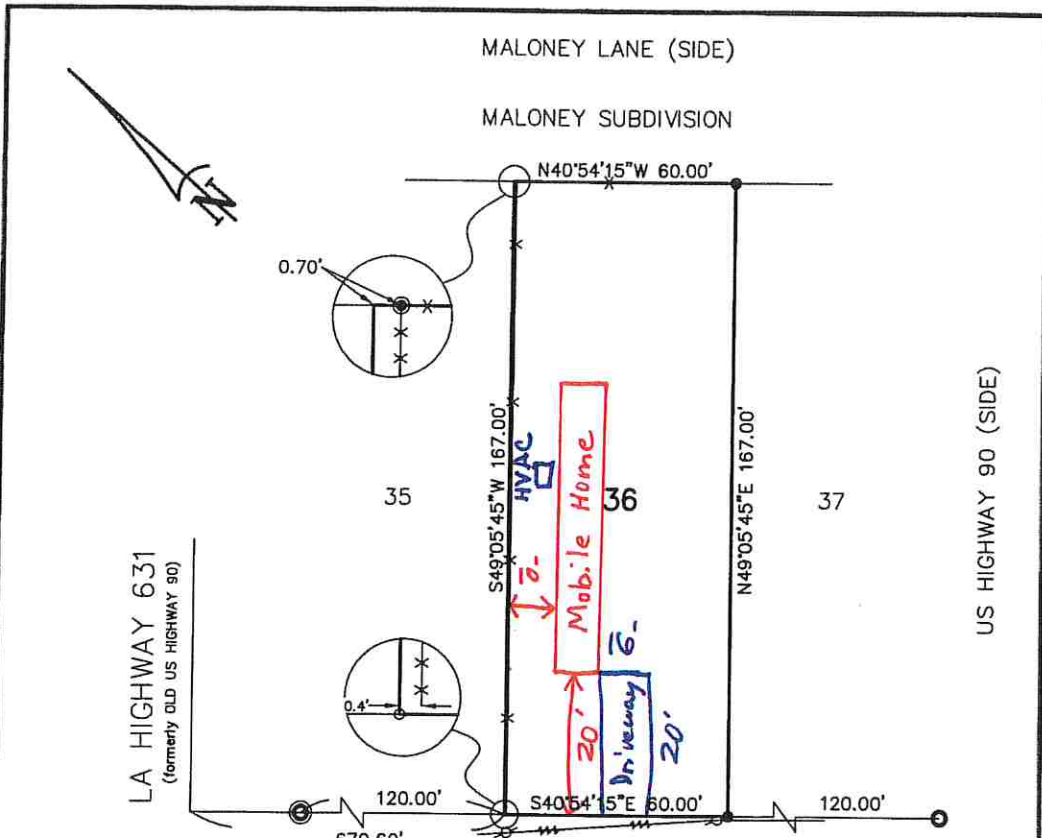
\*The floor of an attached enclosed garage may be considered as the lowest floor for Flood Insurance rating. Please consult your insurance agent.



Stephen P. Flynn, P.L.S.  
LA.ST.REG.NO. 4668

FIRM (Flood Insurance Rate Map)  
F8061





SCALE: 1" = 40'

**LEGEND**

- 1/2" IRON ROD SET
- RAILROAD SPIKE SET
- ⊙ FENCE POST
- ✕ FENCE
- ⚡ POWER POLE
- ⚡⚡ POWER LINE
- ⊙ 2" IRON PIPE FOUND
- 1 1/2" IRON PIPE FOUND

**WHITLEY ROAD**  
(formerly NAVE ROAD)

BM PK NAIL  
ELEV. = 0.61'

**TITLE: SURVEY PLAT OF LOT 36, WHITLEY SUBDIVISION**  
SITUATED IN SECTIONS 46 & 47, T-14-S, R-20-E,  
DES ALLEMANDS, ST. CHARLES PARISH, LOUISIANA.

**SURVEY REFERENCE:** WHITLEY SUBDIVISION BY E.M. COLLIER DATED JUNE 1949.  
**BASIS OF BEARING:** BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM,  
SOUTH ZONE 1702, NAD 83, GEOID 18 USING LEICA SMARTNET SOLUTION DATED 6/13/2023

**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.
- E. ELEVATIONS HEREON DERIVED BY GPS LEICA SMARTNET SOLUTION DATED 6/13/2023 DATUM NAVD88 (GEOID 18)

**FLOOD NOTE:** THE SURVEYED PARCEL IS IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0175C DATED 6/16/1992.

**CERTIFIED TO:** TYLER WILSON  
**MUNICIPAL ADDRESS:** 240 WHITLEY ROAD  
**DATE:** JUNE 13, 2023

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

DRAWN BY: KPB      DRAWING NO. MM3115

**RIVERLANDS SURVEYING COMPANY**



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

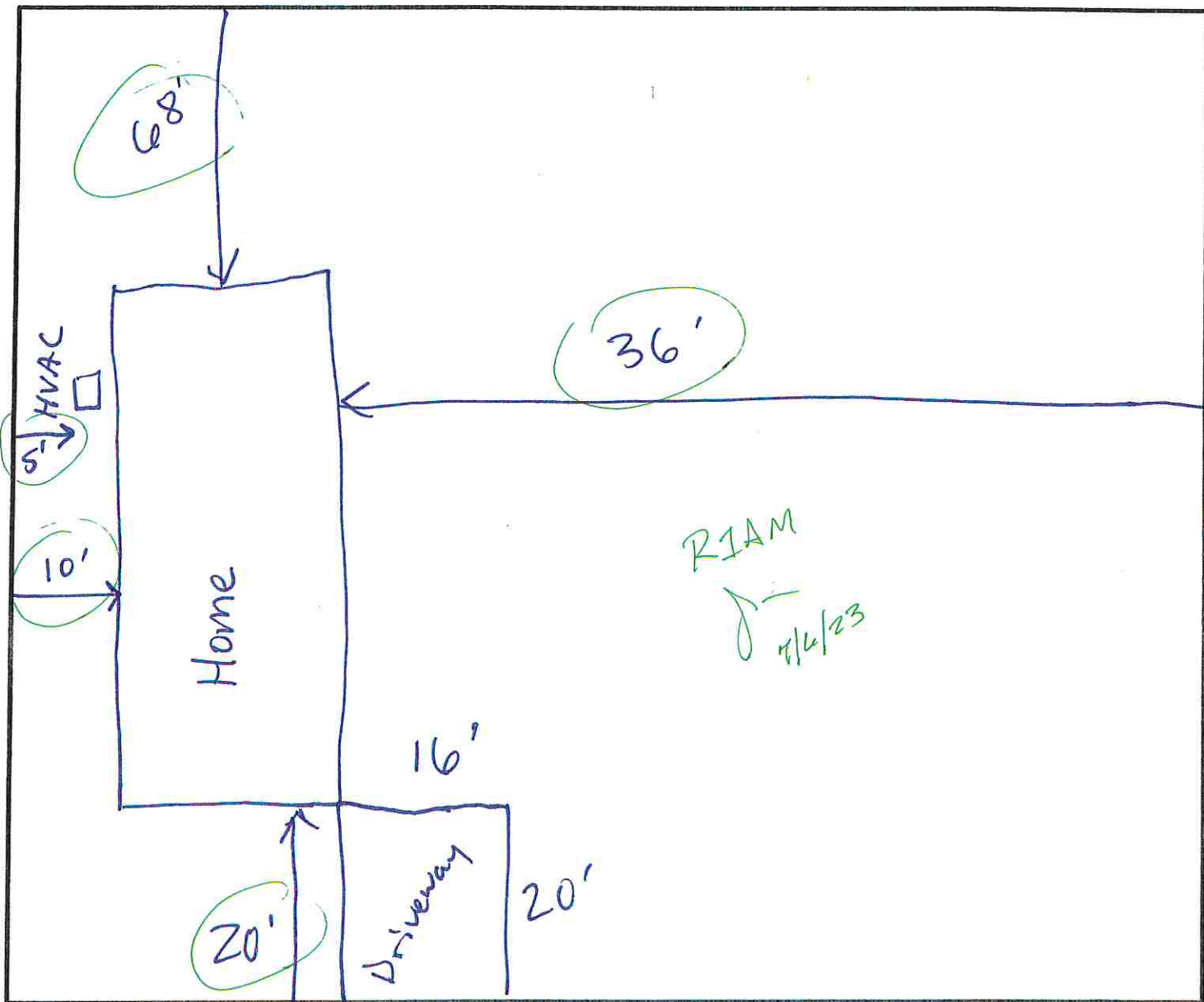


Site Plan

Address 240 Whitley Rd, Des Allemands LA 70030 Permit # 46258  
Project description Mobile Home Lot Size \_\_\_\_\_

Please Include:

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



Applicant Signature Tyler Wilson Date 7-6-2023

OFFICE USE ONLY

Zoning RIAM Attached/Detached Front 15' Rear 5' Right side 5' Left Side 5' Use M4

Approved [Signature] Date 7/6/23

Manufacturer Address  
**Hamilton Home Builders, LLC.**

330 Buccaneer Street  
 Hamilton, AL 35570

Date of Mfg: 10/14/2021

HUD Label No(s)  
 PFS1293033

Manufacturer's Serial Number and Model Unit Designation  
 H21AL09380 146842A

Design Approval  
 PFS

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 Substances Control Act.

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.

The factory installed equipment includes

Equipment	Manufacturer	Model Designation
Range	WHIRLPOOL	WFC150M0JS0
Refrigerator	WHIRLPOOL	WRT518SZFM00
Water Heater	RHEEM	E301R-B5
Furnace	NORTEK	E7EM0010H1

**COMFORT HEATING**

This manufactured home has been thermally insulated to conform with the requirements of the federal manufactured home construction and safety standards for all locations within U/O value zone II. (See map at bottom) Heating equipment manufacturer and model (see list at left). The above heating equipment has the capacity to maintain an average 70 degrees F temperature in this home at outdoor temperatures of -11.00000 degrees 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 1/2%) is not higher than 0.00000 degrees Fahrenheit.

The above information has been calculated assuming a maximum wind velocity of 15 mph at standard atmospheric pressure.

This area intentionally left blank.

**COMFORT COOLING**

Air conditioner not provided at factory

The air distribution system of this home is suitable for the installation of central air conditioning. The supply air distribution system installed in this home is sized for a manufactured home central air conditioning system of up to 30800 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 conditioners are rated at 0.3 inch water column static pressure or greater for the cooling air delivered to the manufactured home supply air duct system. Information necessary to calculate cooling loads at various locations and orientations is provided in the special comfort cooling information provided with this manufactured home.

To determine the required capacity of equipment to cool a home efficiently and economically, a cooling load (heat gain) calculation is required. The cooling load is dependent on the orientation, location and the structure of the home. Central air conditioners operate 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 the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbook of Fundamentals 1989 edition, once the location and orientation are known.

**INFORMATION PROVIDED BY THE MANUFACTURER**

NECESSARY TO CALCULATE SENSIBLE HEAT GAIN	
Walls (without windows and doors)	"U" 0.09000
Ceilings and roofs of light color	"U" 0.04840
Ceilings and roofs of dark color	"U"
Floors	"U" 0.07080
Air ducts in floor	"U" 0.09110
Air ducts in ceiling	"U"
Air ducts installed outside the home	"U"

The following are the duct areas in this home:

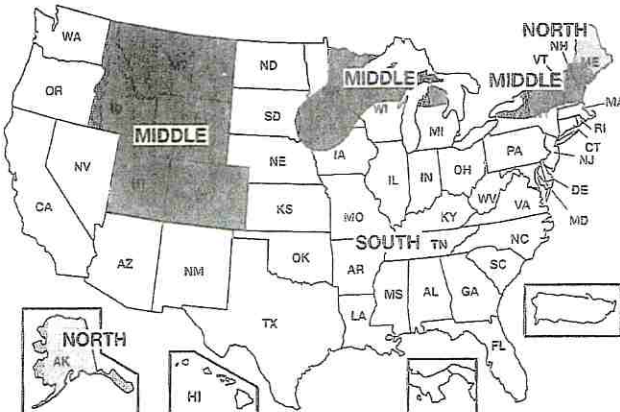
Air ducts in floor	68 sq. ft.
Air ducts in ceiling	sq. ft.
Air ducts installed outside the home	sq. ft.

HOME CONSTRUCTED FOR: **Wind Zone III**

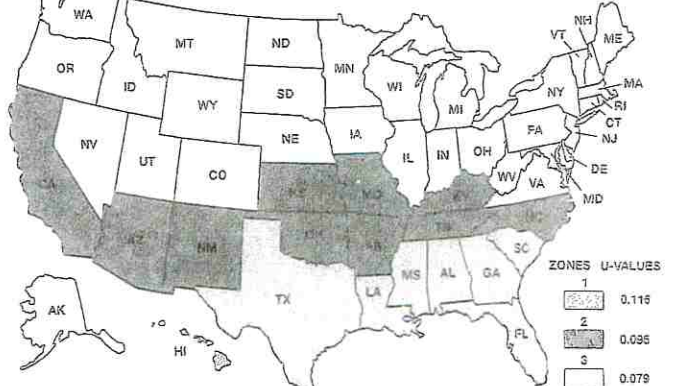
This home has not been designed for the higher wind pressure and anchoring provisions required for ocean/coastal areas and should not be located within 1500' of the coastline in Wind Zones II and III, unless the home and its anchoring and foundation system has been designed for the increased requirement 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 located in Wind Zones II and III, which have not been provided with shutters 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 manufacturer's printed instructions.

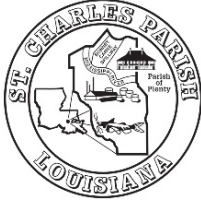


DESIGN ROOF LOAD ZONE MAP: SOUTH 20 PSF



U/O VALUE ZONE MAP





**Department of Planning & Zoning**  
**Staff Report – Zoning Board of Adjustments**  
**Case No. 2024-11-ZBA**

**GENERAL APPLICATION INFORMATION**

**NAME/ADDRESS OF PROPERTY OWNER:**

Gena Favalaro  
 105 Verdin Lane  
 (504)654-8331

**LOCATION OF SITE:**

113 Verdin Lane

**REQUESTED ACTION:**

Reduce the minimum building elevation from +5 ft. NAVD 88 to no less than 1 ft. above the centerline of Wisner Street (.71 ft. NAVD88).

**SITE INFORMATION**

**SIZE OF PARCEL:** .51acre or 22,215 sq. ft.

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

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

**FUTURE LAND USE RECOMMENDATION:** Medium-density Residential

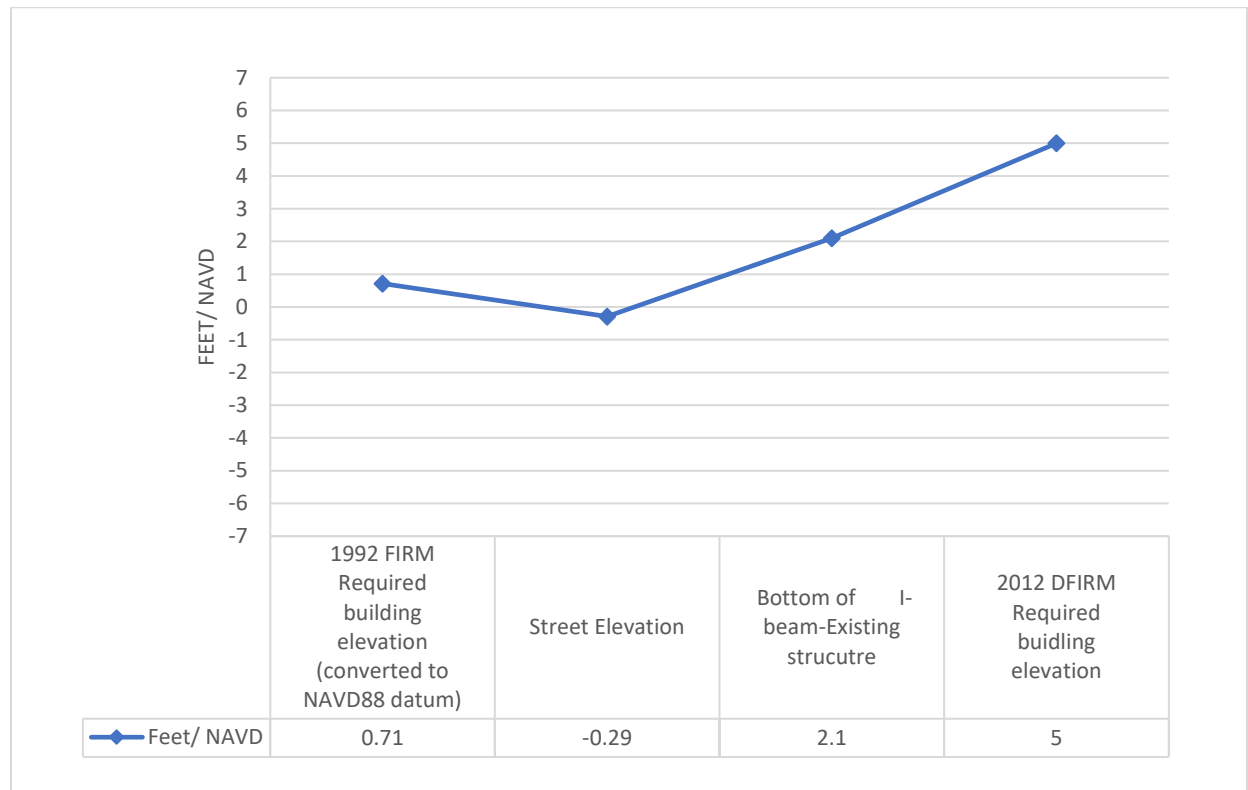
**TRAFFIC ACCESS:** Verdin Lane is a private drive accessible from Wisner Street, which is a local road.

**UTILITIES:** Standard utilities are available for the site.

**FLOOD ZONE:** The “effective” flood insurance rate map (1992 FIRM) shows the site in a shaded-X zone, which is not a special flood hazard area; the “preliminary” flood insurance map (2012 DFIRM) shows the property in a special flood hazard area with a base flood reaching as high as +5 ft NAVD 88.

**MINIMUM REQUIRED BUILDING ELEVATION:** +5 ft. NAVD 88

The data below is based on a grade certificate the property owner submitted which indicates the top of the floor a mobile home currently on the site is 3.6 ft. NAVD88; Parish standards require the elevation of the **bottom of the I-beam of a mobile home to be at or above the minimum building elevation**. Staff adjusted the number using the assumption that the bottom of the I-beam is 18 in. or 1.5 ft. below the top of floor.



**APPLICABLE CODE REGULATION(S)**

**Appendix A. Section XX. Flood Damage Prevention Item 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, E Provisions for Flood Hazard Reduction: 2. Specific Standards:**

In all areas designated as "X" Zones on the Federal Insurance Rate Map (FIRM) for St. Charles Parish, all buildings or structures shall be elevated so that the lowest portion of the structural members of the lowest floor are located at least twelve (12) inches above the center line of the nearest street right-of-way. In all areas of special flood hazard where base flood elevations have been provided as set forth in section C.2. or in section D.4.h., the following standards are required:

**2.d.2 Specific Standards for Manufactured homes**

2.Manufactured homes that are placed or substantially improved within FIRM zones A1—30, AH, and AE on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, must be elevated on a permanent foundation such that the bottom of the longitudinal structural I-beams of the manufactured home is elevated to or above the base flood elevation. (Ord. No. 19-11-4 , § I, 11-4-19)

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

a. Appeal Board:

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

b. Conditions for Variances.

1. **Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre (21,780 sq. ft.) or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level**, providing the relevant factors in section D.2. (see reference below) of this Ordinance have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variances increases.
2. Variances may be issued for reconstruction, rehabilitation, or restoration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Ordinance.
3. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
4. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
5. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
6. Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
7. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that (i) the criteria outlined in section D.5. are met, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
8. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

**DEPARTMENT ANALYSIS & FINDINGS**

1. The property owner requests reduction of the minimum building elevation for a mobile home on a 22,215 sq. ft. lot.
2. The lot was platted in 2010.
3. The lot is more than ½ acre.

4. The effective Flood Insurance Rate Map (1992 FIRM) shows the lot in a shaded X-zone which is not a Special Flood Hazard Area (SFHA).
5. The minimum elevation for all types of structures in X zones is 12 in. above the nearest street = .71 ft. NAVD88 at the location.
6. The Preliminary Digital Flood Insurance Rate Map (2012 DFIRM) shows the lot in an AE zone. This is a Special Flood Hazard Area with a base flood anticipated to reach +5 ft. NAVD 88.
7. Ordinance 13-7-7 states "...for the purpose of determining minimum building elevations, the Preliminary Digital Flood Insurance Rate Maps (DFIRM) referred to in "The Flood Insurance Study for the Parish of St Charles," stamped Revised Preliminary November 9, 2012 shall take precedent over the effective FIRMS where they are more restrictive."
8. This means the minimum building elevation at 113 Verdin Lane is 5 ft. NAVD88.
9. The property owner has not demonstrated that placing the structure at the minimum building elevation creates an exceptional hardship.
10. The property owner has initialed the cautions listed in the Addendum to the application to the Board of Adjustment and signed the Acknowledgement.
11. Regarding similar variances in the area, the Zoning Board of Adjustment has reduced the minimum elevation for other buildings in the area as follows:
  - From 5 ft. to 2.5 ft. NAVD88 at 113 Verdin Lane (2017-07-ZBA)
  - From 5 ft. to 2.42 ft. NAVD88 at 407 Estay Lane (2018-11-ZBA)
  - From 5 ft. to 1.68 ft. NAVD88 for a house at 503 Estay Lane (2020-59-ZBA)
12. In order to meet regulations, the property owner could elevate a manufactured or mobile home on a permanent foundation such that the bottom of the longitudinal structural I-beam is elevated to or above 5 ft. NAVD88 on the lot.
13. If FEMA requires the Parish to adopt the DFIRM or any map that shows the property in a SFHA, the mandatory flood insurance purchase requirement would apply the adoption of the map. The cost could be extremely high.

# 2024-11-ZBA Gena Favaloro

Reduce the minimum building elevation no lower than .71 ft. NAVD88







**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 113 VERDIN LN

City PARADIS State LA Zip 70080

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

Owner/Applicant Name GENA FAVALORO

Mailing Address 105 VERDIN LN (113 - 4055 0000000X)

City PARADIS State LA Zip 70080

Phone # 504-654-8331 Email GENAGILESE@GMAIL.COM

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? DISABLED lady  
moving to property

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:**  
Gena Favaloro 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.  
Gena Favaloro  
(Signature of owner)

**NOTARY PUBLIC:**  
Subscribed and sworn to before me this 11 day  
of March, 2024 in my  
office at \_\_\_\_\_  
Louisiana.  
Victoria Centanni  
(Signature of Notary Public) **SEAL**

**FOR OFFICE USE ONLY:**

ZBA Case #: 2024-11-2BNA Property Identification #: \_\_\_\_\_ Date submitted: 3/11/2023  
Receipt #: 13142002 Flood Zone: X-zone/AE+5 Zoning District: R-1A(m)  
Subdivision Name: Estay Subdivision  
Square # \_\_\_\_\_ Lot # \_\_\_\_\_ Block \_\_\_\_\_ Property sq. ft. 22,215 sq. ft.  
Code Section being appealed: App. A Section XX



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

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

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

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

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

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

(Signature of reviewer confirms that application is complete)

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

The Zoning Board of Adjustment public hearing is scheduled on 4/25/24  
(DATE)



F8131.pdf



LAPLACE, LOUISIANA 70069-1254  
PHONE: (985) 652-6356

FEBRUARY 20, 2024

**REQUEST FOR GRADE CERTIFICATE**

Lot Number: LOT X

Subdivision: ESTAY SUBDIVISION

Municipal Address: 113 VERDIN LANE, PARADIS

FIRM Zone: X	Base Flood Elevation .....	N/A	NAVD 88 (MSL)
Existing Wisner Street Elevation .....	(-)0.29'		NAVD 88 (MSL)
Existing Verdin Street Elevation .....	(-)0.55'		NAVD 88 (MSL)
Existing Ground Elevation .....	(-)0.73'		NAVD 88 (MSL)
Existing Trailer Floor Elevation .....	3.60'		NAVD 88 (MSL)
Construction Benchmark Elevation .....	(-)0.29'		NAVD 88 (MSL)

\* PROPOSED LOWEST FLOOR ELEVATION: \_\_\_\_\_ NAVD 88 (MSL)  
\* (PROPOSED LOWEST FLOOR ELEVATION TO BE FILLED OUT BY BUILDER)

Description: **BENCHMARK** - PK NAIL IN CENTERLINE OF WISNER STREET AT VERDIN LANE INTERSECTION.

The undersigned will not be responsible for the transfer of elevations from the construction benchmark 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.



*Stephen P. Flynn*  
Stephen P. Flynn, F.L.S.  
LA. ST. REG. NO. 4668

FIRM (Flood Insurance Rate Map)  
F8131



St. Charles Parish  
Department of Planning & Zoning  
**ZONING BOARD OF ADJUSTMENT**

**ADDENDUM TO APPLICATION FOR VARIANCE FROM  
BASE FLOOD ELEVATION REQUIREMENTS**

The applicant's initials below indicate that they understand the advice and cautions.

- GA The applicant is advised to obtain flood insurance quotes prior to applying for a variance.
- GA The applicant is cautioned that if this request for a variance is granted, flood insurance premiums will most likely be more expensive than if the building is built at or above the minimum building elevation.
- GA The applicant is cautioned that it may become mandatory to purchase a flood insurance policy for the building. This may occur, for example, if FEMA requires the Parish to adopt maps that show the property in a Special Flood Hazard Area; or if a property owner receives a federal grant or other assistance; or if a lender requires a borrower to purchase flood insurance for any reason.
- GA The applicant is cautioned that FEMA presented St. Charles Parish with Preliminary Flood Insurance Rate Maps (Preliminary FIRMs) in 2012. The St. Charles Parish Council adopted the new maps for the purpose of determining minimum building elevation, but not for the purpose of determining whether the mandatory flood insurance purchase requirements of the National Flood Insurance Program (NFIP) apply.
- GA The applicant is cautioned that in order to participate in the NFIP, St. Charles Parish must enforce minimum building elevations. Different minimum elevations may apply in the future. A building that does not meet the minimum building elevation will probably have a higher flood insurance premium, and the building may have to be raised to the minimum elevation in order to permit substantial improvements.
- GA The applicant is cautioned that best way to avoid negative impacts is to build at or above the current minimum building elevation.
- GA The applicant is cautioned that the Board's guidelines for considering variances from the minimum building elevation say that the Board should only consider a variance from elevation when "failure to grant the variance would result in exceptional hardship to the applicant."
- GA The applicant is cautioned that the Board's meetings are a public hearing, which is recorded, and at which applicants must present *sworn testimony* and evidence regarding the true hardship the minimum building elevation causes for them.

**COMPLETE THE FOLLOWING:**

1. The preliminary Flood Insurance Rate Map (2012) shows the property in Flood Zone AE; the minimum building elevation is +5 NAVD88.
2. The effective Flood Insurance Rate Map (1992) shows the property in Flood Zone X; the minimum building elevation is 1 above street NGVD29.
3. Is the property listed on the National Register of Historic Places or State Inventory of Historic Places? NO
4. Total sq. ft. of lot = \_\_\_\_\_
5. What alternative methods have you considered to meet the base flood elevation and why won't they work? Medical Issues and would like to stay at current map Elevation.
6. Describe the exceptional hardship to the applicant which would result if a variance was not granted. would not be able to get in and out of the trailer due to medical issues.
7. Provide the following information and attachments:
  - a. Properly executed authentic act of Acknowledgement, Indemnification, and Hold Harmless
  - b. Grade certificate, prepared by licensed land surveyor or engineer indicating
    1. Ground elevation at building site
    2. Elevation of street at centerline
    3. Elevation of and existing buildings on the property
  - c. Photographs of the property and any adjacent properties with buildings below the minimum elevation

**Acknowledgement and Indemnification Agreement**

STATE OF LOUISIANA, PARISH OF ST. CHARLES

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

March 11, 2024, (hereinafter "appearers"). The appearers acknowledged  
(DATE)

that they are the owners of the property located at 113 Verdun Ln  
(ADDRESS)

Paradis LA 70080, and that said property was acquired by  
(CITY, STATE, ZIP)

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

Appearers further acknowledge that they are requesting a variance from St. Charles Parish's flood elevation requirements, based on the Federal Emergency Management Agency's (FEMA) Preliminary Digital Flood Insurance Rate Maps (DFIRM) for the purpose of constructing a building(s). The FEMA Preliminary DFIRM is AE+5; however, the building(s) elevation will meet the National Flood Insurance Program (NFIP) effective map requirements at 1 foot above street

Appearers release and hold harmless the parish of St. Charles, all Departments, Agencies, Boards and Commissions, as well as its officers, agents, servants, employees, and volunteers, from any and all claims, demands, causes of action, expense, and liability as a result of the granting of a variance at the request of the appearers.

Done and passed before me this 11 day of March, 20 24.

WITNESSES:

Tammy Westbrook  
(Signature)

TAMMY WESTBROOK  
(Print Name)

Victoria Centanni  
NOTARY PUBLIC

Victoria Centanni  
(Print Name)

BAR NO. 24889

APPEARERS:

[Signature]  
(Signature)

GENA FAJARDO  
(Print Name)

Seal Required



**Department of Planning & Zoning**  
**Staff Report – Zoning Board of Adjustments**  
**Case No. 2024-12-ZBA**

1.

**GENERAL APPLICATION INFORMATION**

**NAME/ADDRESS OF PROPERTY OWNER:**

Tyra Gullage Robinson  
 16545 Old Spanish Trail  
 Des Allemand, LA 70030  
 (504) 249-0026

**LOCATION OF SITE:**

16545 Old Spanish Trail

**REQUESTED ACTION:**

Reduce the minimum building elevation from +5 ft. NAVD 88 to no less than 1 ft. above the centerline of the nearest street for a mobile home that has been placed on the lot.

**SITE INFORMATION**

**SIZE OF PARCEL:** .79 acres

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

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

**FUTURE LAND USE RECOMMENDATION:** Medium-density Residential

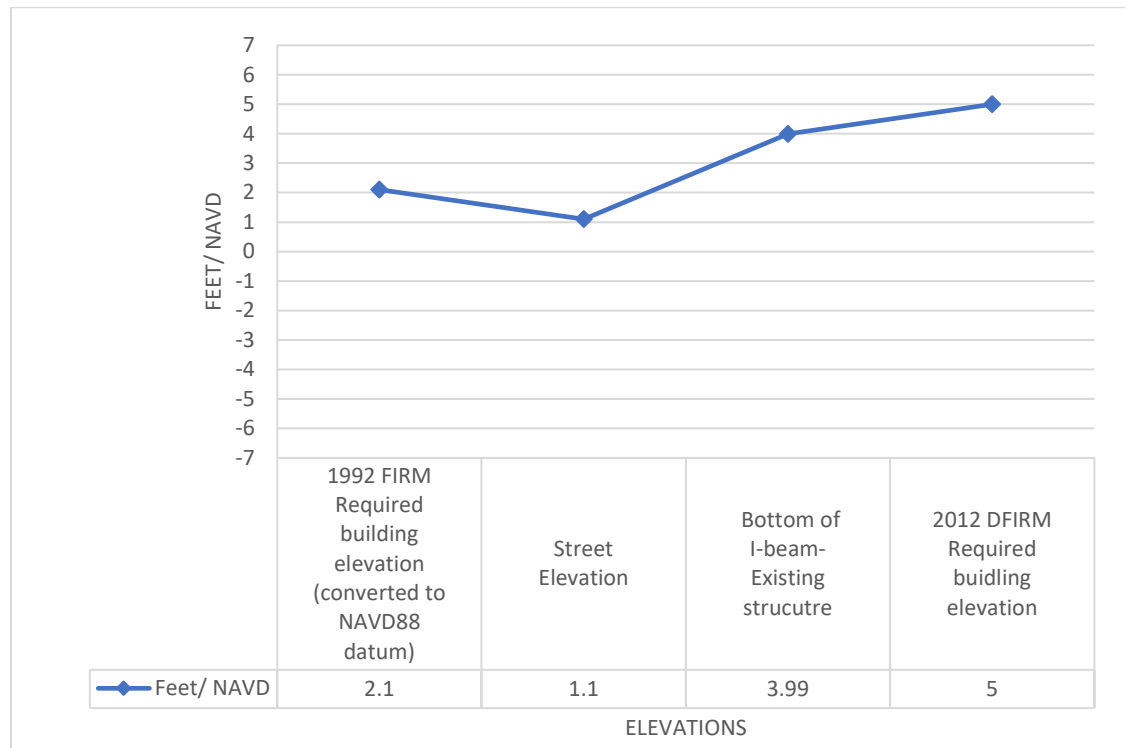
**TRAFFIC ACCESS:** Primary/Arterial Street

**UTILITIES:** Standard utilities serve the site.

**FLOOD ZONE:** The “effective” flood insurance rate map (1992 FIRM) shows the site in a shaded-X zone, which is not a special flood hazard area; the “preliminary” flood insurance map (2012 DFIRM) shows the property in a special flood hazard area with a base flood reaching as high as +5 ft NAVD 88.

**MINIMUM REQUIRED BUILDING ELEVATION:** +5 ft. NAVD 88

The information below is from a grade certificate the applicant submitted for the mobile home that has already been placed on the lot.



**APPLICABLE CODE REGULATION(S)**

**Appendix A. Section XX. Flood Damage Prevention Item 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, E Provisions for Flood Hazard Reduction: 2. Specific Standards:**

In all areas designated as "X" Zones on the Federal Insurance Rate Map (FIRM) for St. Charles Parish, all buildings or structures shall be elevated so that the lowest portion of the structural members of the lowest floor are located at least twelve (12) inches above the center line of the nearest street right-of-way. In all areas of special flood hazard where base flood elevations have been provided as set forth in section C.2. or in section D.4.h., the following standards are required:

**2.d.2 Specific Standards for Manufactured homes**

2.Manufactured homes that are placed or substantially improved within FIRM zones A1—30, AH, and AE on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, must be elevated on a permanent foundation such that the bottom of the longitudinal structural I-beams of the manufactured home is elevated to or above the base flood elevation. (Ord. No. 19-11-4 , § I, 11-4-19)

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

a. Appeal Board:

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

b. Conditions for Variances.

1. **Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre (21,780 sq. ft.) or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level**, providing the relevant factors in section D.2. (see reference below) of this Ordinance have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variances increases.
2. Variances may be issued for reconstruction, rehabilitation, or restoration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Ordinance.
3. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
4. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
5. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
6. Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
7. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that (i) the criteria outlined in section D.5. are met, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
8. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

**DEPARTMENT ANALYSIS & FINDINGS**

1. The request to reduce the minimum building elevation from 5 ft. NAVD88 for a mobile home that is already in place with the bottom of the I-Beam at 4 ft. NAVD88 (3.99 ft on the Elevation Certificate).
2. The lot was platted in 2006.

3. The lot is more than ½ acre.
4. The effective Flood Insurance Rate Map (1992 FIRM) shows the lot in a shaded X-zone which is not a Special Flood Hazard Area (SFHA).
5. The minimum elevation in X zones is 12 in. above the centerline of the street which is equal to 2.1 ft. NAVD88 at this location.
6. The Preliminary Digital Flood Insurance Rate Map (2012 DFIRM) shows the lot in an AE zone, which is a Special Flood Hazard Area with a base flood anticipated to reach +5 ft. NAVD 88.
7. Ordinance 13-7-7 states "...for the purpose of determining minimum building elevations, the Preliminary Digital Flood Insurance Rate Maps (DFIRM) referred to in "The Flood Insurance Study for the Parish of St Charles," stamped Revised Preliminary November 9, 2012 shall take precedent over the effective FIRMS where they are more restrictive."
8. This means the minimum elevation at the location is 5 ft. NAVD 88.
9. The property owner has not demonstrated that placing the structure at the minimum building elevation creates an exceptional hardship.
10. The property owner has initialed the cautions listed in the Addendum to the application to the Board of Adjustment and signed the Acknowledgement.
11. Regarding similar variances in the area, the Zoning Board of Adjustment has reduced the minimum building elevation as follows:
  - from 5 ft. to 1.75 ft. NAVD88 for a mobile home at 16523 Old Spanish Trl (2021-23-ZBA)
  - from 5 ft. to 2.0 ft NAVD88 for a mobile home at 16541 Old Spanish Trl (2021-51-ZBA)
  - from 5 ft. to 1.8 ft. NAVD88 for a mobile home at 202 JB Green Rd (2022-29-ZBA)
  - from 5 ft. to 1.25 ft. NAVD88 for a mobile home at 194 JB Green Rd (ZBA 2013-12)
12. In order to meet regulations, the property owner could elevate a manufactured home on a permanent foundation such that the bottom of the longitudinal structural I-beam is elevated to or above 5 ft. NAVD88.
13. If FEMA requires the Parish to adopt the DFIRM or any map that shows the property in a SFHA, it could become mandatory for a mortgagor of the property to purchase flood insurance within six months of the adoption of the map. The cost could be extremely high.



# 2024-12-ZBA Tyra Larce

Reduce the minimum building elevation no lower than 2.1 ft. NAVD88





**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 16545 Old Spanish Trail  
 City Des Allemands State LA Zip 70030  
 Subdivision COTEAU DE FRANCE Lot 81<sup>12</sup> Block \_\_\_\_\_ Section 39, T14SR  
20E  
 Owner/Applicant Name Tynel Robinson  
 Mailing Address Same as above  
 City Des Allemands State LA Zip 70030  
 Phone # 504 249-0026 Email \_\_\_\_\_

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? Because of 3 toddlers  
children. Majority of the time my mother will be staying  
at the home. She along w/ my grandmother both have knee  
replacements and both of them needs to get replacements of  
 Please attach any additional information to clarify or explain your request to the Board. the other

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

**OWNER:**  
Tynel Robinson 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.  
Tynel Robinson  
 (Signature of owner)

**NOTARY PUBLIC:**  
 Subscribed and sworn to before me this 9 day  
 of February, 2024 in my  
 office at 15045 River Road, Hahnville  
 Louisiana.  
Madelyn Fontenot  
 (Signature of Notary Public) #189379 SEAL

**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: \_\_\_\_\_



**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 \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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

Owner/Applicant Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone # \_\_\_\_\_ Email \_\_\_\_\_

**APPLICANT TESTIMONY:** Why can't your project meet the zoning regulations? Knee Replacement in  
Knee and need Replacement in Other Knee My 73 yr old mother  
will Particulary be staying w/me has same cenditions, plus eye  
Surgeries in both eyes. ALSO, my Nephew and infant will be living w/me  
 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:**  
Tyra Gullage Robinson 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.  
Tyra Gullage Robinson  
 (Signature of owner)

**NOTARY PUBLIC:**  
 Subscribed and sworn to before me this 29 day  
 of February, 2024 in my  
 office at 15045 River Road, Hahnville  
 Louisiana.  
Hannah Robert  
 (Signature of Notary Public) #195717 SEAL

**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: \_\_\_\_\_



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

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

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

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

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

\_\_\_\_\_  
(Signature of reviewer confirms that application is complete)

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

The Zoning Board of Adjustment public hearing is scheduled on \_\_\_\_\_  
(DATE)

**ACKNOWLEDGEMENT, INDEMINFCATION 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 March 15, 2024, (hereinafter "appearers"), who, after being duly sworn, acknowledged that they own the property located at 11,545 Old Spanish Trl and acquired it by instrument registered in the official records of St. Charles Parish at COB Entry \_\_\_\_\_.

Appearers further acknowledge that they are requesting a variance from the Flood Damage Prevention requirements of the St. Charles Parish Zoning Ordinance of 1981, as amended, in order to permit construction of one or more building(s) below the minimum required elevation. The minimum building elevation required at the property, is +5 NAVD; however, the building will be placed at +1 ft. NGVD29, which meets or exceeds the base flood elevation shown on the effective Flood Insurance Rate Map for St. Charles Parish as well as any additional elevation requirement of the Louisiana State Uniform Construction Code.

Appearers hereby release and hold harmless the Parish of St. Charles, all departments, agencies, boards, and commissions, officers, agents, servants, employees, and volunteers, from any and all claims, demands, causes of action, expense, and liability that may result from 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 15 day of March, 2024.

WITNESSES:

APPEARERS:

Taylor Robinson

PRINT NAME: Taylor Robinson

Tyra Robinson

Tyra Robinson

Jalacia Gullage

PRINT NAME: Jalacia Gullage

Hannah Robert  
NOTARY PUBLIC

PRINT NAME: Hannah Robert

BAR NO. #195717

SEAL REQUIRED



St. Charles Parish  
 Department of Planning & Zoning  
**ZONING BOARD OF ADJUSTMENT**

**ADDENDUM TO APPLICATION FOR VARIANCE FROM  
 BASE FLOOD ELEVATION REQUIREMENTS**

The applicant's initials below indicate that they understand the advice and cautions.

- The applicant is advised to obtain flood insurance quotes prior to applying for a variance.**
- The applicant is cautioned** that if this request for a variance is granted, flood insurance premiums will most likely be more expensive than if the building is built at or above the minimum building elevation.
- The applicant is cautioned** that it may become mandatory to purchase a flood insurance policy for the building. This may occur, for example, if FEMA requires the Parish to adopt maps that show the property in a Special Flood Hazard Area; or if a property owner receives a federal grant or other assistance; or if a lender requires a borrower to purchase flood insurance for any reason.
- The applicant is cautioned** that FEMA presented St. Charles Parish with Preliminary Flood Insurance Rate Maps (Preliminary FIRMs) in 2012. The St. Charles Parish Council adopted the new maps for the purpose of determining minimum building elevation, but not for the purpose of determining whether the mandatory flood insurance purchase requirements of the National Flood Insurance Program (NFIP) apply.
- The applicant is cautioned** that in order to participate in the NFIP, St. Charles Parish must enforce minimum building elevations. Different minimum elevations may apply in the future. A building that does not meet the minimum building elevation will probably have a higher flood insurance premium, and the building may have to be raised to the minimum elevation in order to permit substantial improvements.
- The applicant is cautioned** that best way to avoid negative impacts is to build at or above the current minimum building elevation.
- The applicant is cautioned** that the Board's guidelines for considering variances from the minimum building elevation say that the Board should only consider a variance from elevation when "failure to grant the variance would result in exceptional hardship to the applicant."
- The applicant is cautioned** that the Board's meetings are a public hearing, which is recorded, and at which applicants must present *sworn testimony* and evidence regarding the true hardship the minimum building elevation causes for them.

**COMPLETE THE FOLLOWING:**

1. The preliminary Flood Insurance Rate Map (2012) shows the property in Flood Zone AF; the minimum building elevation is +5ft NAVD88.
2. The effective Flood Insurance Rate Map (1992) shows the property in Flood Zone X; the minimum building elevation is 12" above NGVD29.  
old Spanish Trail
3. Is the property listed on the National Register of Historic Places or State Inventory of Historic Places? No
4. Total sq. ft. of lot = \_\_\_\_\_
5. What alternative methods have you considered to meet the base flood elevation and why won't they work? \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
6. Describe the exceptional hardship to the applicant which would result if a variance was not granted. \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
7. Provide the following information and attachments:
  - a. Properly executed authentic act of Acknowledgement, Indemnification, and Hold Harmless
  - b. Grade certificate, prepared by licensed land surveyor or engineer indicating
    1. Ground elevation at building site
    2. Elevation of street at centerline
    3. Elevation of and existing buildings on the property
  - c. Photographs of the property and any adjacent properties with buildings below the minimum elevation

### ELEVATION CERTIFICATE

**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**

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

SECTION A – PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>Tyra Robinson</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>16545 Old Spanish Trail</u>	Company NAIC Number: _____
City: <u>Des Allemands</u> State: <u>LA</u> ZIP Code: <u>70030</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Ward 4, CDF - Numbered Farm Lots, Block 81, Lot 81A, Parcel 42470810081A</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>29.841061</u> Long. <u>-90.453980</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>5</u>	
A8. For a building with a crawlspace or enclosure(s):	
a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>	
d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in.	
e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.	
f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
A9. For a building with an attached garage:	
a) Square footage of attached garage: <u>N/A</u> sq. ft.	
b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u>	
d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in.	
e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft.	
f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	

### SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: <u>St. Charles "unincorporated area"</u>	B1.b. NFIP Community Identification Number: <u>220160</u>
B2. County Name: <u>St. Charles Parish</u>	B3. State: <u>LA</u> B4. Map/Panel No.: <u>220160 0175</u> B5. Suffix: <u>C</u>
B6. FIRM Index Date: <u>06/16/1992</u>	B7. FIRM Panel Effective/Revised Date: <u>06/16/1992</u>
B8. Flood Zone(s): <u>X</u>	B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>N/A</u>
B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____	
B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____	
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA	
B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <b>16545 Old Spanish Trail</b>	<b>FOR INSURANCE COMPANY USE</b>
City: <u>Des Allemands</u> State: <u>LA</u> ZIP Code: <u>70030</u>	Policy Number: _____
	Company NAIC Number: _____

## SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

NGVD 1929  NAVD 1988  Other: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used?  Yes  No

If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

- |   |              |  |
|---|--------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor):  | <u>5.60</u>  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions):   | <u>N/A</u>   | <input type="checkbox"/> feet <input type="checkbox"/> meters            |
| c) Bottom of the lowest horizontal structural member (see Instructions):  | <u>4.20</u>  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab):   | <u>N/A</u>   | <input type="checkbox"/> feet <input type="checkbox"/> meters            |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | <u>4.40</u>  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished              | <u>-0.50</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished             | <u>0.60</u>  | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:   | <u>-0.40</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |

## SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

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

Check here if attachments and describe in the Comments area.

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

Title: President

Company Name: 2B Engineering, LLC

Address: 186 Dunleith Drive

City: Destrehan State: LA ZIP Code: 70047

Signature: Benny E. Herrington III Date: 03/18/2024

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

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

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

St. Charles Parish DFIRM Floodzone: AE BFE: 5.0 feet

C2. = NAVD 88 + 0.21 = NGVD 29 (FIS Report). C2.a) = top floor C2.c) = bottom longitudinal beam

C2.e) = AC = 4.4; all other machinery is at higher elevation; for elevations see elevation conversion sheet.

Old Spanish Trail centerline = 1.1 feet

Attachments: Elevation Conversion, Machinery Pics, Vicinity Map, Property Layout Map





# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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

16545 Old Spanish Trail

City: Des Allemands State: LA ZIP Code: 70030

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

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

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

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

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

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: \_\_\_\_\_  feet  meters  above or  below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: \_\_\_\_\_  feet  meters  above or  below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E3. Attached garage (top of slab) is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: \_\_\_\_\_  feet  meters  above or  below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown The local official must certify this information in Section G.

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

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

Check here if attachments and describe in the Comments area.

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

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

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Comments:

Sections E and F intentionally left blank.

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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

16545 Old Spanish Trail

City: Des Allemands State: LA ZIP Code: 70030

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a.  A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b.  A local official completed Section H for insurance purposes.
- G3.  In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4.  The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: \_\_\_\_\_ G6. Date Permit Issued: \_\_\_\_\_
- G7. Date Certificate of Compliance/Occupancy Issued: \_\_\_\_\_
- G8. This permit has been issued for:  New Construction  Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: \_\_\_\_\_  feet  meters Datum: \_\_\_\_\_
- G11. Variance issued?  Yes  No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: \_\_\_\_\_ Title: \_\_\_\_\_

NFIP Community Name: \_\_\_\_\_

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

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

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

# ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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

16545 Old Spanish Trail

City: Des Allemands

State: LA

ZIP Code: 70030

## FOR INSURANCE COMPANY USE

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

### SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is: \_\_\_\_\_ 6.10  feet  meters  above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: \_\_\_\_\_  feet  meters  above the LAG

H2. Is **all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes  No

### SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

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

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP Code: \_\_\_\_\_

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

Telephone: \_\_\_\_\_ Ext.: \_\_\_\_\_ Email: \_\_\_\_\_

Comments: \_\_\_\_\_

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**  
**BUILDING PHOTOGRAPHS**

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:  
 16545 Old Spanish Trail

City: Des Allemands State: LA ZIP Code: 70030

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front (northern) view of home.

Clear Photo One



Photo Two

Photo Two Caption: Rear (southern) view of home.

Clear Photo Two

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**  
**BUILDING PHOTOGRAPHS**

Continuation Page

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

16545 Old Spanish Trail

City: Des Allemands

State: LA

ZIP Code: 70030

**FOR INSURANCE COMPANY USE**

Policy Number: \_\_\_\_\_

Company NAIC Number: \_\_\_\_\_

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Left (eastern) side of home.

Clear Photo Three



Photo Four

Photo Four Caption: Right (western) side of home.

Clear Photo Four

186 Dunleith Drive  
 Destrehan, LA 70047  
 504-920-2125 - Benny  
 318-237-1407 - Buddy

**Date:** March 18, 2024  
**Our File #:** St. Charles 227  
**For:** 16545 Old Spanish Trail  
 Des Allemands, LA 70030

**Client Information:**

Ms. Tyra Robinson  
 16545 Old Spanish Trail  
 Des Allemands, LA 70030

**Section C2.**

Subsection	NAVD 88 Elevation	+	Datum Shift	=	NGVD 29 Elevation
a)	5.435 feet	+	0.210 feet	=	5.645 feet
b)	N/A feet	+	0.210 feet	=	N/A feet
c)	3.975 feet	+	0.210 feet	=	4.185 feet
d)	N/A feet	+	0.210 feet	=	N/A feet
e)	4.197 feet	+	0.210 feet	=	4.407 feet
f)	-0.754 feet	+	0.210 feet	=	-0.544 feet
g)	0.433 feet	+	0.210 feet	=	0.643 feet
h)	-0.609 feet	+	0.210 feet	=	-0.399 feet

**Equipment**

Subsection	NAVD 88 Elevation	+	Datum Shift	=	NGVD 29 Elevation
AC	4.197 feet	+	0.210 feet	=	4.407 feet
Water Heater	5.435 feet	+	0.210 feet	=	5.645 feet

**Miscellaneous**

Subsection	NAVD 88 Elevation	+	Datum Shift	=	NGVD 29 Elevation
Old Spanish Trail	0.849 feet	+	0.210 feet	=	1.059 feet

Conversions were found in Flood Insurance Study (FIS) Report.

If you have any questions concerning these elevations please contact:

**Benny Herrington**  
 504-920-2125  
[Benny@2bengineering.org](mailto:Benny@2bengineering.org)

**ELEVATION CERTIFICATE**  
**IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19**  
**BUILDING PHOTOGRAPHS**  
 See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 16545 Old Spanish Trail	<b>FOR INSURANCE COMPANY USE</b>  Policy Number: _____ Company NAIC Number: _____
City: <u>Des Allemands</u> State: <u>LA</u> ZIP Code: <u>70030</u>	

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



C2.e) Lowest machinery serving building is AC located near rear center of home.



**Department of Planning & Zoning**  
**Staff Report – Zoning Board of Adjustments**  
**Case No. 2024-13-ZBA**

**GENERAL APPLICATION INFORMATION**

**NAME/ADDRESS OF PROPERTY OWNER:**

Kristen Latiolais  
 209 Matthew Drive  
 Des Allemands, LA 70030  
 (225) 315-3023

**LOCATION OF SITE:**

209 Matthew Drive

**REQUESTED ACTION:**

Reduce the minimum building elevation from +5 ft. NAVD 88 to no less than 1 ft. above the centerline of street in front of the lot for a site-built house.

**SITE INFORMATION**

**SIZE OF PARCEL:** 21,632 sq. ft.

**ZONING:** R-1A, Single-family detached homes—Medium density.

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

**FUTURE LAND USE RECOMMENDATION:** Medium-density Residential

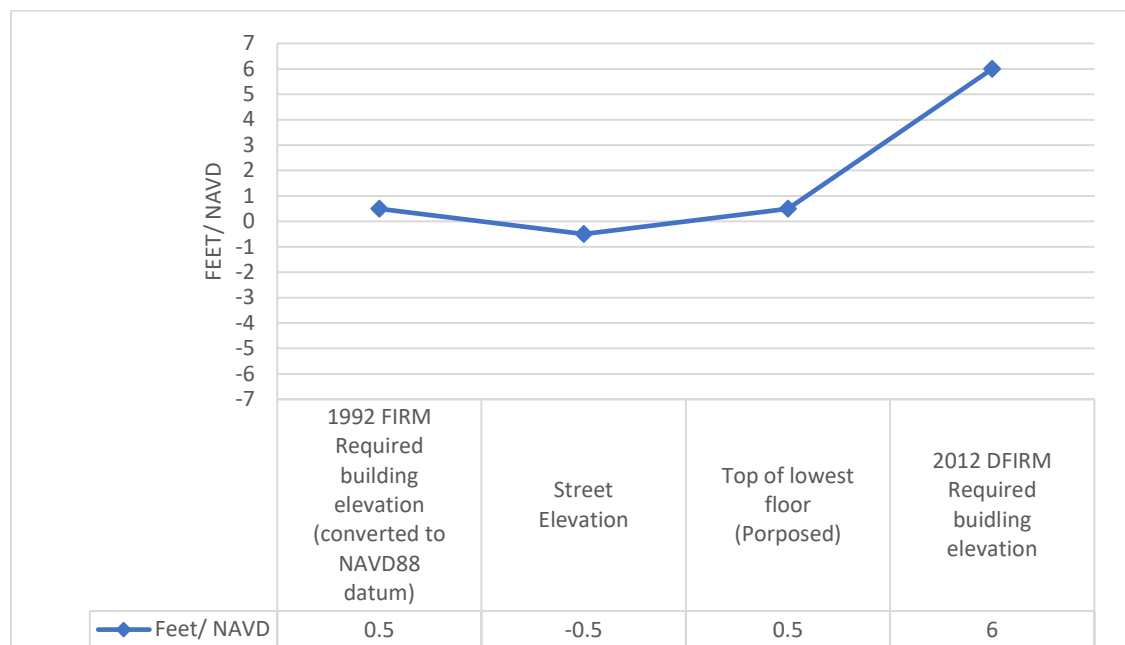
**TRAFFIC ACCESS** Tertiary/Local Streets

**UTILITIES:** Standard utilities are available for the site.

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

**MINIMUM REQUIRED BUILDING ELEVATION:** +6 ft. NAVD 88

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



**APPLICABLE CODE REGULATION(S)**

**Appendix A. Section XX. Flood Damage Prevention Item 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, E Provisions for Flood Hazard Reduction: 2. Specific Standards:**

In all areas designated as "X" Zones on the Federal Insurance Rate Map (FIRM) for St. Charles Parish, all buildings or structures shall be elevated so that the lowest portion of the structural members of the lowest floor are located at least twelve (12) inches above the center line of the nearest street right-of-way. In all areas of special flood hazard where base flood elevations have been provided as set forth in section C.2. or in section D.4.h., the following standards are required:

**2.a Specific Standards for residential construction**

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

**Appendix A. Section XX. Flood Damage Prevention, D.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.

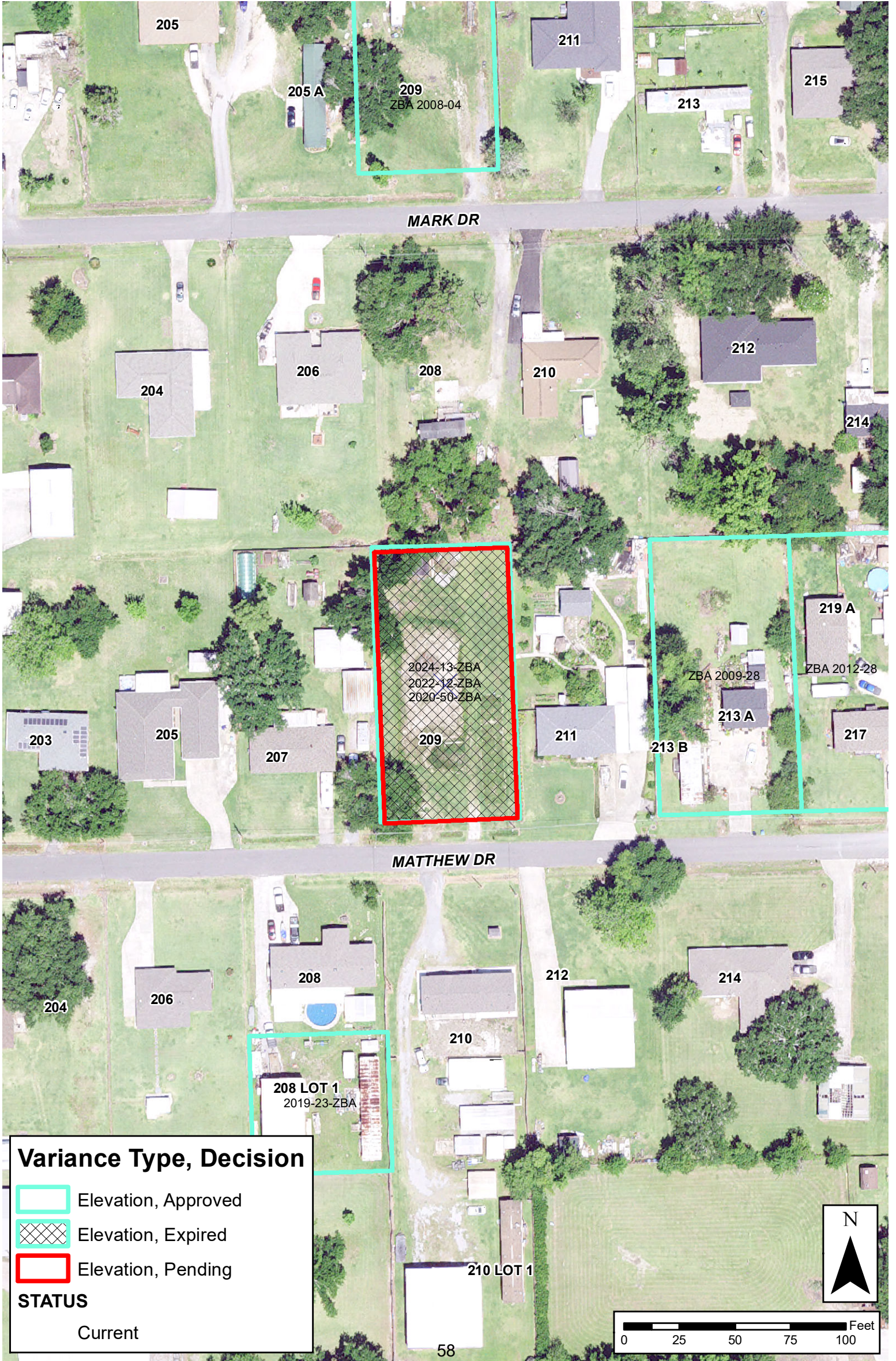
**DEPARTMENT ANALYSIS & FINDINGS**

1. The request is to reduce the minimum building elevation for a house on a 21,632 sq. ft. lot.
2. A similar request approved in 2022 (2022-13-ZBA) has expired.
3. The lot was platted in 1955.
4. The lot is less than ½ acre.

5. The effective Flood Insurance Rate Map (1992 FIRM) shows the lot in a shaded X-zone which is not a Special Flood Hazard Area (SFHA).
6. The minimum elevation in X zones is 12 in. above the centerline of the street (top of lowest floor).
7. The Preliminary Digital Flood Insurance Rate Map (2012 DFIRM) shows the lot in an AE zone, which is a Special Flood Hazard Area with a base flood anticipated to reach +6 ft. NAVD 88.
8. Ordinance 13-7-7 states "...for the purpose of determining minimum building elevations, the Preliminary Digital Flood Insurance Rate Maps (DFIRM) referred to in "The Flood Insurance Study for the Parish of St Charles," stamped Revised Preliminary November 9, 2012 shall take precedent over the effective FIRMS where they are more restrictive."
9. This means the minimum building elevation at 209 Matthew Drive is 6 ft. NAVD 88.
10. The property owner has not demonstrated that placing the structure at the minimum building elevation creates an exceptional hardship.
11. Ordinance 21-8-17/Chapter 7 Section 7-3 provides standards for Adjacent Lot Runoff Protection to help prevent new houses built at the minimum elevation from flooding neighbors.
12. The property owner has signed the addendum to the application for a variance from BFE/minimum building elevation requirement and the acknowledgement and indemnification agreement.
13. Regarding similar variances in the area, the Zoning Board of Adjustment has reduced the minimum building elevations from 6 ft. NAVD88 to no less than 12 in above the centerline of the street at the following locations:
  - 209 Mark Drive (2008-04-ZBA)
  - 208 Matthew Drive (2019-23-ZBA)
  - 213 Matthew Drive (2009-28-ZBA)
  - 217 Mathew Drive (2012-28-ZBA)
  - 209 Matthew Drive (2022-13-ZBA)
14. In order to meet regulations, the property owner could build the house and equipment at the minimum building elevation on fill, piers, or pilings.
15. If the construction requires any amount of fill, the requirements of Chapter 7, 7-3, Adjacent Lot Runoff Protection will apply.
16. If FEMA requires the Parish to adopt the DFIRM or any map that shows the property in a SFHA, it could become mandatory for a mortgagor of the property to purchase flood insurance within six months of the adoption of the map. The cost could be extremely high.

# 2024-13-ZBA Kristen Latoilais

Reduce the minimum building elevation no lower than .5 ft. NAVD88





St. Charles Parish  
 Department of Planning & Zoning  
**ZONING BOARD OF ADJUSTMENT**

OFFICE USE	
Submittal Date	_____
Received By	_____
Receipt #	_____
Case #	2024-13-2BA

**APPLICANT INFORMATION**

Applicant: Kristen Jatiolais  
 Mailing Address: 209 Matthew Dr. Des Allemands, LA 70030  
 Phone: 225-315-3023 Email: klatch727@yahoo.com

**PROPERTY INFORMATION**

Municipal Address: 209 Matthew Dr. Des Allemands, LA 70030  
 Lot, Block, Subdivision: Smith Green Acres  
 Permit/Project Description: Flood Variance

**THIS APPLICATION IS BEING MADE FOR A WAIVER FROM THE FOLLOWING REQUIREMENT(S)**

To not have to be required to build my home 6 feet up.

**APPLICATION CHECKLIST** (review process does not begin until all items below are submitted):

- \_\_\_ 1. Application with notarized endorsement of all property owners (see page bottom)  
 \*If the owner is a corporation, a corporate resolution authorizing the representative must be provided
- \_\_\_ 2. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
- \_\_\_ 3. Applicant Testimony (see next page)
- \_\_\_ 4. Completed *Addendum to Application for Variance from Base Flood Elevation Requirements*  
 \*Base Flood Elevation variance applications only
- \_\_\_ 5. Application Fee: Single-Family Residential = \$150, Other = \$250

<p><b>OWNER ENDORSEMENT:</b></p> <p><u>Kristen Jatiolais</u>          (Print Name)</p> <p>_____          (Print Name)</p> <p>Being duly sworn, deposes and states (i) that they are the sole owner/s of the property described in this application; (ii) that all statements contained in this application are true to the best of their knowledge and belief; and (iii) that they authorize the petition.</p> <p><u>[Signature]</u>          (Signature of owner)</p>	<p><b>NOTARY PUBLIC:</b></p> <p>Subscribed and sworn to before me this <u>6<sup>th</sup></u> day          of <u>March</u>, 20<u>24</u> in my          office at <u>Baton Rouge, LA</u></p> <p><u>[Signature]</u>          (Signature of Notary Public)</p> <p style="text-align: right;"><b>SEAL</b></p>
--	--

Notary for Life  
 Bryon C. Garrety #50331  
 Bryon C. Garrety #50331  
 Notary for Life

Case # \_\_\_\_\_

### ZONING BOARD OF ADJUSTMENT PROCESS



<sup>1</sup> The ZBA can either approve, approve with conditions, or deny the request.

<sup>2</sup> If approved, permitting must occur within one (1) year of the approval date. If denied, the project cannot proceed as submitted, but permitting can still occur for a project shown to be code compliant.

### ZBA EVALUATION STANDARDS (Appendix C., Section XIII., item D.)

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

### APPLICANT TESTIMONY

\*Additional information should be submitted to further demonstrate your hardship and support your appeal, including surveys, site/project plans, photographs, and other relevant information needed to show cause for the variance.

Considering the evaluation standards detailed above, why can't your project meet the requirement(s)?

Because I would flood out my neighbors. I have been approved for a variance twice before (9/24/20 and 4/25/22). The property is surrounded by lots with existing structures constructed below the base flood elevation.

### OFFICE USE

Zoning District: \_\_\_\_\_ Flood Zone: \_\_\_\_\_

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.)  
Flood my neighbors
6. Is your lot size less than one-half (1/2) acre? No  
(As the lot size increases beyond one-half (1/2) acre, the technical justification required for issuing a variance increases.)
7. Provide the following information and attachments:
  - A. Properly executed authentic act of Acknowledgement, Indemnification, and Hold Harmless (see attached)
  - B. Total square footage of parcel: 21,632
  - C. Existing average grade at center of property and existing grades of all corners: \_\_\_\_\_
  - D. Existing center line street grades: -0.5 NAVD
  - E. Distances from property lines and any existing structures on abutting properties and the elevations of those structures: \_\_\_\_\_
  - F. Any other physical features which may affect the granting or denial of the application (i.e. drainage canals, levees, etc.): \_\_\_\_\_
  - G. Photographs of the property and adjacent properties.

**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 Kristen Latiolais, (hereinafter "appearers"), who, after being duly sworn, acknowledged that they own the property located at 209 Matthew Dr. Des Allemands, LA 70030 and acquired it by instrument registered in the official records of St. Charles Parish at COB Entry \_\_\_\_\_. Appearers further acknowledge that they are requesting a variance from the Flood Damage Prevention requirements of the St. Charles Parish Zoning Ordinance of 1981, as amended, in order to permit construction of one or more building(s) below the minimum required elevation. The minimum building elevation required at the property, is 6 ft.; however, the building will be placed at 2-3 ft. NGVD29, which meets or exceeds the base flood elevation shown on the effective Flood Insurance Rate Map for St. Charles Parish as well as any additional elevation requirement of the Louisiana State Uniform Construction Code.

Appearers hereby release and hold harmless the Parish of St. Charles, all departments, agencies, boards, and commissions, officers, agents, servants, employees, and volunteers, from any and all claims, demands, causes of action, expense, and liability that may result from 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 22 day of March, 2024.

WITNESSES:

APPEARERS:

Amber Morace

Kristen Latiolais *K L*

PRINT NAME: Amber Morace

Taylor Latiolais

PRINT NAME: Taylor Latiolais

Bryon C. Garret  
NOTARY PUBLIC

PRINT NAME: Bryon C. Garret

BAR NO. 5'0331

**Bryon C. Garrety #50331  
Notary for Life**

SEAL REQUIRED



RODNEY GREENUP, JR.  
President

CHAD M. POCHE, P.E.  
Executive Vice President

RALPH P. FONTCUBERTA, JR., PLS  
Executive Vice President

## CONSTRUCTION BENCHMARK CERTIFICATE

June 16, 2020

**Project Number:** 10121

**Location:** Lot 28E, Smith's Green Acres Subdivision, St. Charles Parish

**Municipal Address:** 209 Matthew Drive, Des Allemands, LA 70030

**Flood Insurance Rate Map Zone Designation:** X

**Flood Insurance Rate Map Zone Elevation:** N/A

**Existing Centerline of Street:** -0.5' NAVD

**Construction Benchmark Elevation:** 1.0' NAVD

**\*Minimum Finish Floor Elevation =** 1.0' NAVD

**Reference Benchmark Used:** GPS Derived      Elevation: -0.7' NAVD

**Description of Construction Benchmark:** A 60d Nail set in the west face of a wooden power pole located  $\pm 20$  feet north of the centerline of Matthew Drive and  $\pm 5$  feet west of the easterly property line of Lot 28E.

Benchmark set according to the FEMA Advisory Base Flood Elevation for St. Charles Parish. Benchmark is set at 18" above the centerline of street or Base Flood Elevation for the area, whichever is the highest.

Proposed Residential       Proposed Commercial       Higher Regulatory Area

**The Undersigned is not responsible for transfer of grade elevation from established Construction Benchmark to form by the contractors or others.**

**Ralph P. Fontcuberta, Jr., PLS**  
Professional Land Surveyor  
LA License 4329



NAVD = North American Vertical Datum of 1988





