

**ST. CHARLES PARISH  
ZONING BOARD OF ADJUSTMENT  
May 16, 2024  
6:00 P.M.**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

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**1** **2024-14-ZBA** requested by **Connor St. Pierre** to reduce the required rear-yard setback for a carport at **709 Sixth Street, Norco**. Zoning District R-1A. Council District 6.

**7** **2024-15-ZBA** requested by **Randy Havard** to reduce the required side-yard setback for construction of a single-family residence at **117 Vans Lane, Destrehan**. Zoning District O-L. Council District 6.

**16** **2024-16-ZBA** requested by **Hunter McDonald** to reduce the minimum building elevation at **212 Grand Bayou Rd, Des Allemands**. Zoning District R-1A(M). Council District 4.

**UNFINISHED BUSINESS -  
NEW BUSINESS –  
MINUTES – (April 25, 2024)  
ADJOURN-**



**Department of Planning & Zoning**  
**Staff Report – Zoning Board of Adjustments**  
**Case No. 2024-14-ZBA**

**GENERAL APPLICATION INFORMATION**

**APPLICANT / PROPERTY OWNER:**

Connor St. Pierre  
709 Sixth St.  
Norco, LA 70079  
225.206.1284; connorstpierre19@gmail.com

**LOCATION:**

Lot 1A, Good Hope Plantation Subdivision; 709 Sixth Street, Norco

**REQUEST:**

Reduce the required 20 ft. rear yard setback to 1.5 ft. for an attached carport.

**SITE INFORMATION**

**SIZE OF PROPERTY:** 10,803.2 sq. ft.

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

**SURROUNDING ZONING AND LAND USE:** R-1A, the site is located in a developed residential subdivision.

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

**TRAFFIC ACCESS:** Marino Drive and Sixth Street

**BASE FLOOD ELEVATION (BFE):** Flood Zone AE 5'; DFIRM AE 5'

**APPLICABLE CODE REGULATION(S)**

Appendix A. Section VI. Zoning District Criteria and Regulations

B. Residential districts —

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

2. Spatial Requirements: b. Minimum yard sizes:

(1) Front—Twenty (20) feet.

(2) Side—Five (5) feet.

(3) Rear—Twenty (20) feet.

(4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.

**DEPARTMENT ANALYSIS & FINDINGS**

1. On April 11, 2024 a variance application was submitted to reduce the rear yard setback for placement of an attached carport on Lot 1A.
2. Lot 1A resulted from a 2019 resubdivision of Lots 1, 2, and a portion of 3 as shown on a map by Stephen P. Flynn, PLS dated September 27, 2018. Original Lots 1, 2 and 3 are shown on a map by E.M. Collier, C.E., dated September 29, 1952.
3. Lot 1A is a corner lot, where rear and side yards are based on orientation of the house. In this case the house faces Sixth Street making this a reduction to the rear yard. If the home faced Marino Street this would be a reduction to the side yard.
4. At 16.9 ft. the rear yard is currently substandard. Approval of this variance would further reduce the rear yard to 1.5 ft.
5. 20.8 ft. is maintained between the home and the property line on the West B Street side.
6. The Board of Adjustment has heard similar requests in this area:
  - 2023-6-ZBA—approved a variance for a reduction in the rear yard setback from 20 ft. to 8 ft. to permit an addition at 613 Marino Drive, Norco.
7. To meet zoning district requirements the applicant must relocate the proposed carport to the 20.8 ft. wide side yard.





**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)?

*Need to build rampart to keep boat out of weather  
That is the only place on the property to park boat  
due to trees, layout of property. Regulations now  
would not work due to size of boat and  
amount of space between my house and neighbor's  
fence*

**OFFICE USE**

Zoning District: R-1A

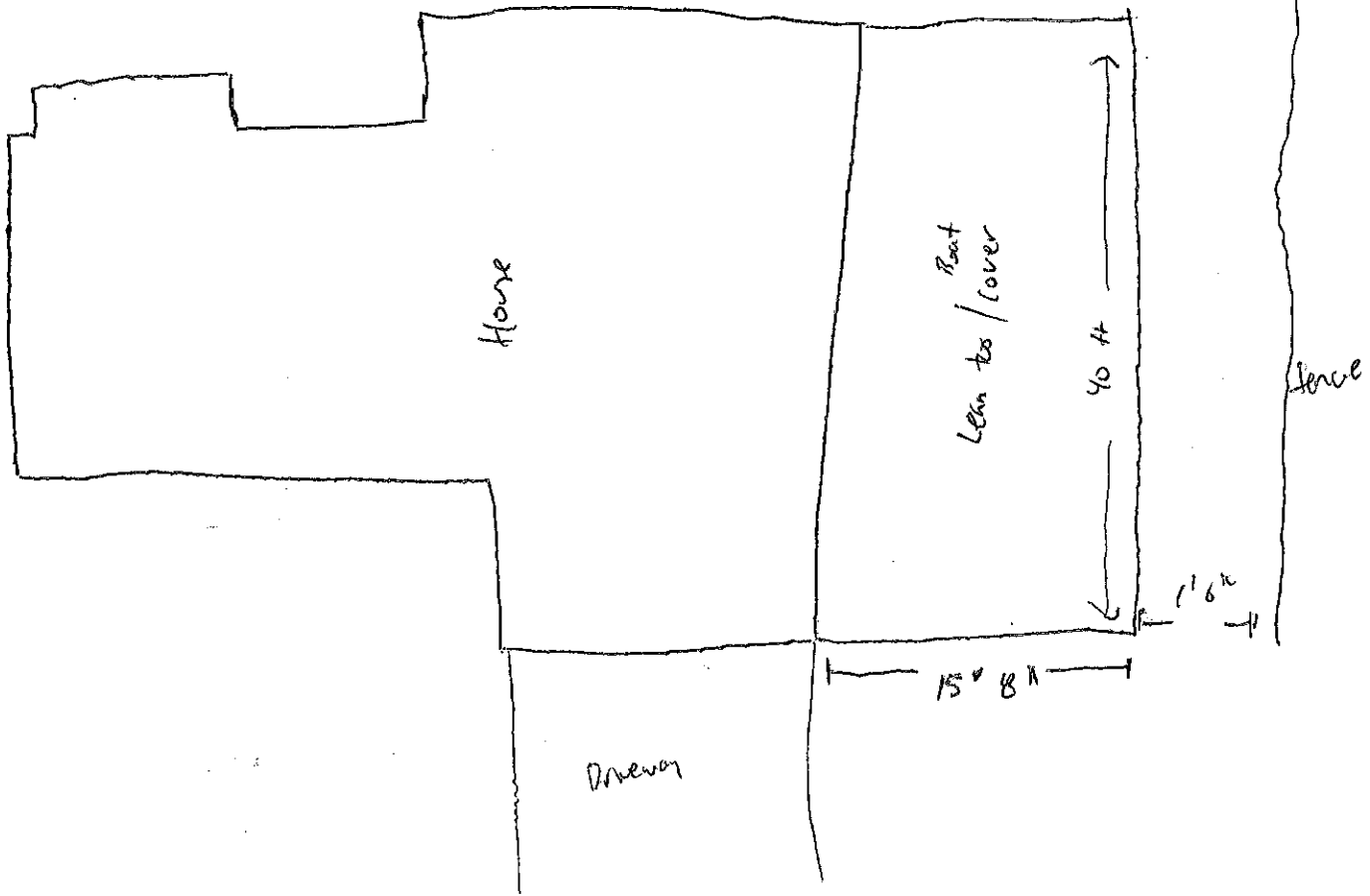
Flood Zone: AE5'

Code Section being appealed: App. A. Sec. VI. B. [1] 2. b. (2) side yard

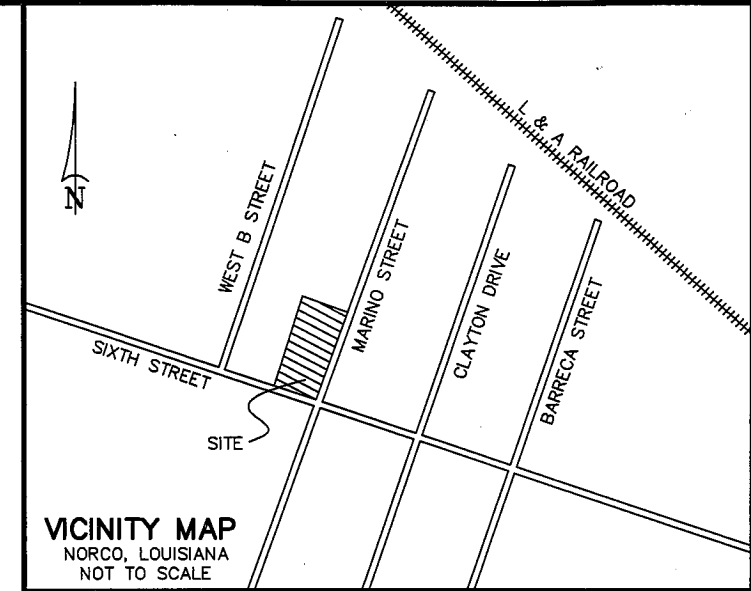
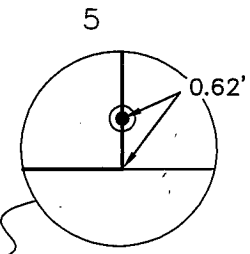
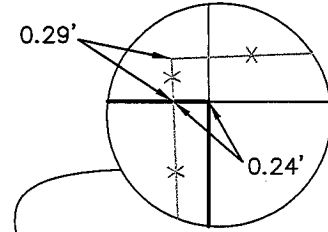
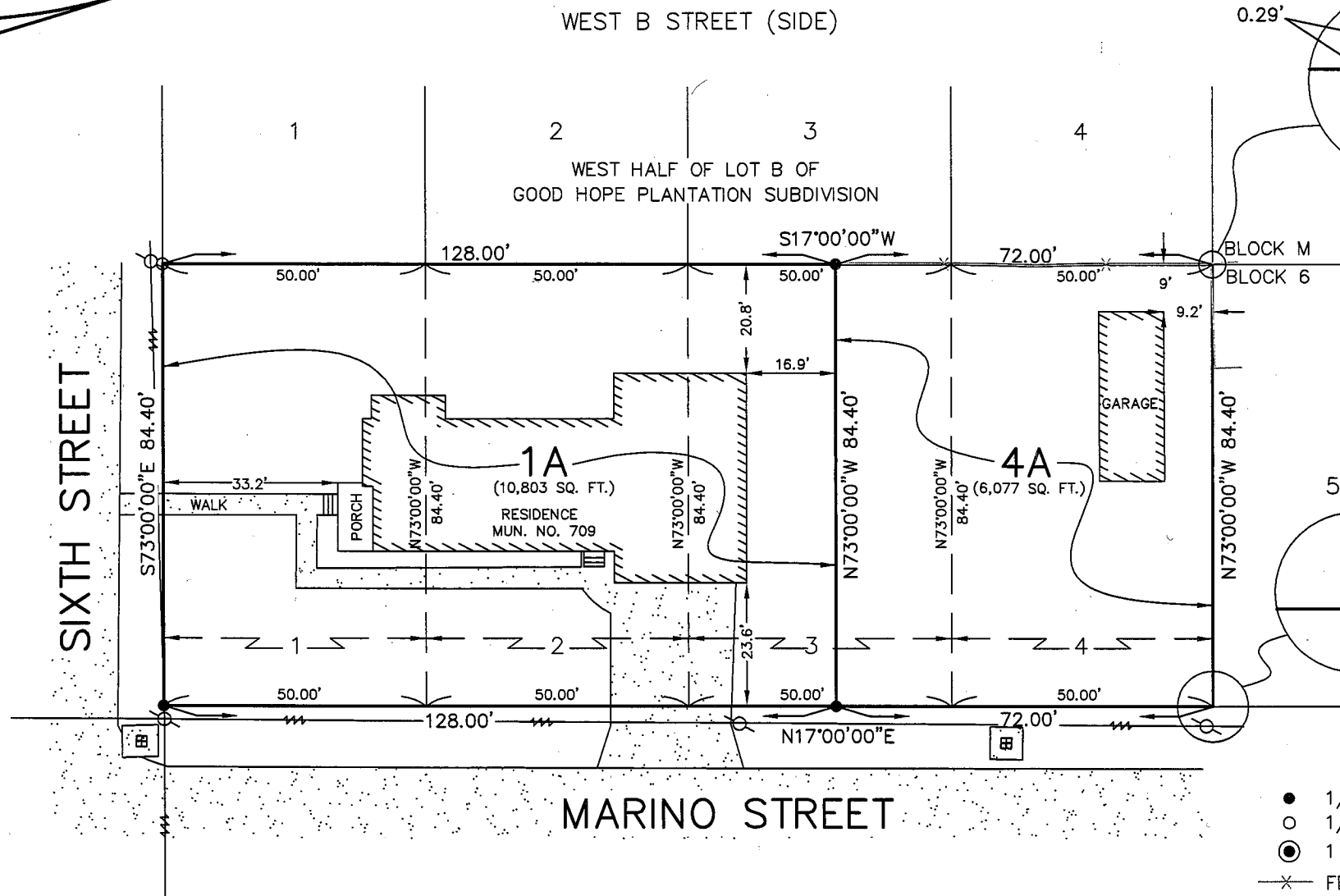




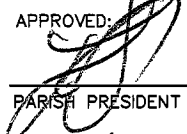
6th Street



Marino



**DEVELOPER:** KELLY BUCKWALTER  
101 SCHEXNAYDRE LANE  
DESTREHAN, LA 70047  
985-764-3833

APPROVED:  3-6-19  
PARISH PRESIDENT DATE  
Michael J. Albert 2-27-19  
DIRECTOR, DEPT. OF PLANNING AND ZONING DATE

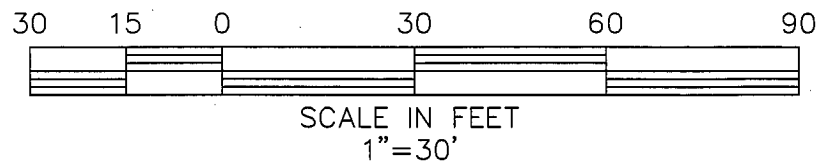
CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE  
ST. CHARLES PARISH ON THE 12  
DAY OF Mar 2019 IN BOOK 874  
FOLIO 240 ENTRY # 439222

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

**LEGEND**

- 1/2" IRON ROD SET
- 1/2" IRON ROD FOUND
- ⊙ 1 1/2" IRON PIPE FOUND
- ✕ FENCE
- ⊕ POWER POLE
- POWER LINE



**TITLE:** SURVEY PLAT AND RESUBDIVISION OF LOTS 1, 2, 3 & 4, BLOCK 6 OF THE EAST HALF OF LOT B OF GOOD HOPE PLANTATION SUBDIVISION INTO LOTS HEREIN DESIGNATED AS LOT 1A & LOT 4A, BLOCK 6 OF GOOD HOPE PLANTATION SUBDIVISION SITUATED IN SECTION 6, T-12-S, R-8-E, NORCO, ST. CHARLES PARISH, LOUISIANA.

**DATE:** SEPTEMBER 27, 2018  
**SURVEY REFERENCE:** SUBDIVISION OF A PORTION OF THE EAST HALF OF LOT B. OF GOOD HOPE PLANTATION BY E.M. COLLIER, C.E. DATED SEPTEMBER 29, 1952.

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

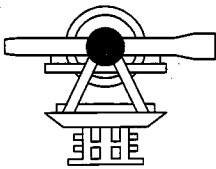
**SURVEYOR'S NOTES:**


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

DRAWN BY: KPB DRAWING NO. MM1900


**RIVERLANDS SURVEYING COMPANY**

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





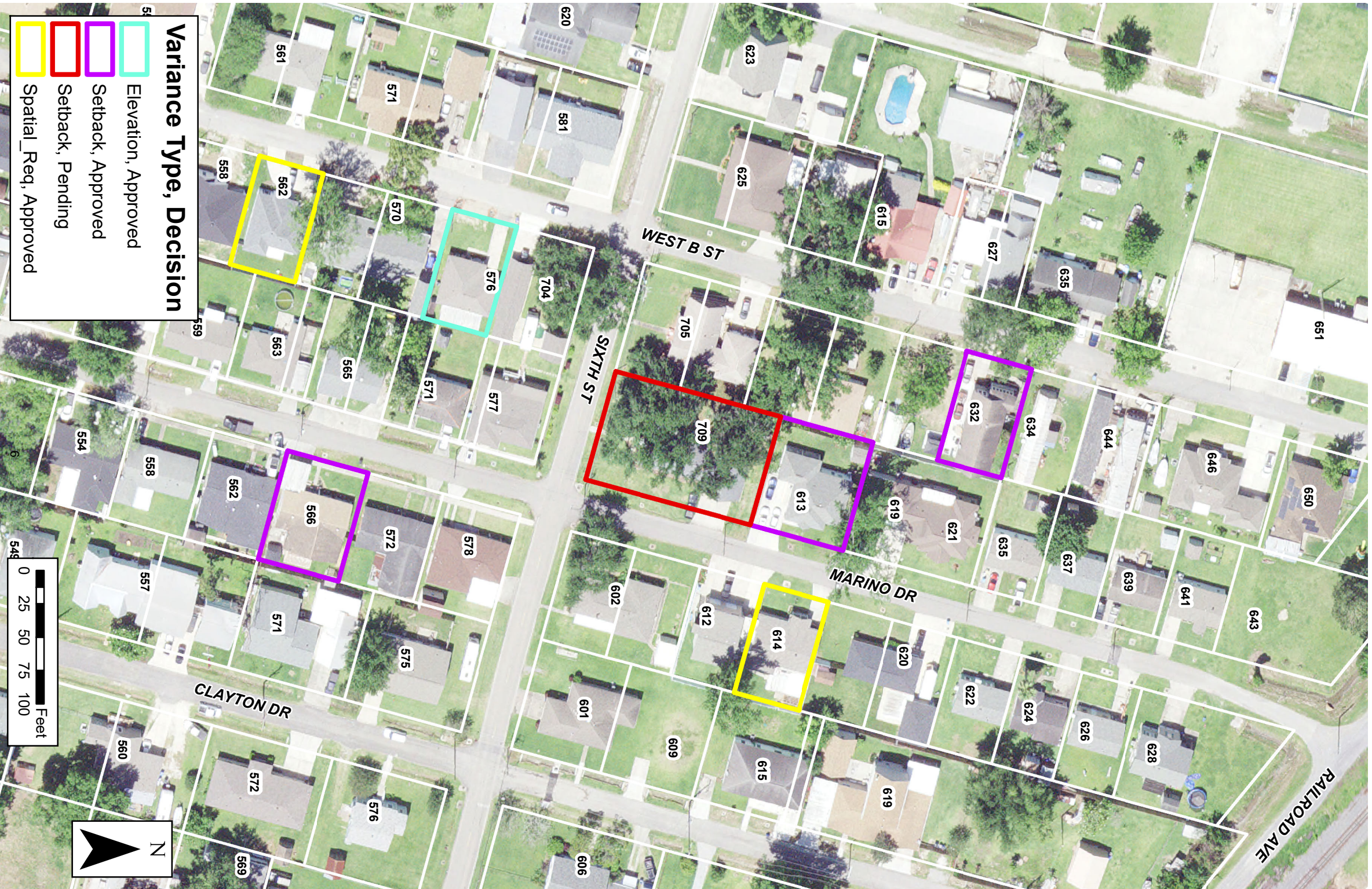
STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668





# 2024-14-ZBA Connor St. Pierre

Reduce the required rear yard setback in R-1A







**Department of Planning & Zoning**  
**Staff Report – Zoning Board of Adjustments**  
**Case No. 2024-15-ZBA**

**GENERAL APPLICATION INFORMATION**

**APPLICANT / PROPERTY OWNER:**

Randy Havarad  
811 Rosewood Drive  
Metairie, LA 70001  
504.442.5657; havardioronworks@yahoo.com

**LOCATION:**

½ of Tract 14, Victoria Acres; 117 Vans Lane, Destrehan

**REQUEST:**

Reduce the required 10 ft. side yard setback to 7 ft. for construction of a single-family residence.

**SITE INFORMATION**

**SIZE OF PROPERTY:** approximately 16,680 sq. ft.

**EXISTING ZONING:** O-L, Open Land District

**SURROUNDING ZONING AND LAND USE:** O-L is adjacent to the rear and each side; R-1A is located to the Vans Lane side. The subject side of Vans Lane is mostly developed with single-family homes. The opposite side of Vans Lane is undeveloped.

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

**TRAFFIC ACCESS:** Vans Lane

**BASE FLOOD ELEVATION (BFE):** Flood Zone A99; DFIRM X

**APPLICABLE CODE REGULATION(S)**

Appendix A. Section VI. Zoning District Criteria and Regulations

B. Residential districts –

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

2. Spatial Requirements: b. Minimum yard sizes:

(1) Front—Thirty-five (35) feet.

(2) Side—Ten (10) feet.

(3) Rear—Twenty (20) feet.

**DEPARTMENT ANALYSIS & FINDINGS**

1. On April 2, 2024, the applicant contacted Planning and Zoning regarding a variance application to reduce a side yard setback.
2. An application was submitted on April 12, 2024 to reduce the required 10 ft. side yard setback under O-L zoning to 7 ft. for construction of a new single-family home.
3. A single-family residence was previously located on the subject site. It was demolished in 2020 (Permit No. 35590).
4. The site, half of tract 14, Victoria Acres, is referenced on the map of Victoria Estates by A.G. Munding C.E. dated February 27, 1923 and revised March 12, 1923.
5. This variance would allow 180 sq. ft. of a primary structure within the required side yard.
6. The Board of Adjustment has heard similar requests in this area at 121 Vans Lane. Both 2015-1-ZBA and 2022-16-ZBA reduced side yard setbacks to four (4) feet for residential additions.
7. To meet zoning district requirements the applicant could redesign the project to place the single-family residence within the permitted setbacks.



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

<b>OFFICE USE</b>
Submittal Date <u>4/12/24</u>
Received By <u>RS</u>
Receipt # <u>13190707</u>
Case # <u>2024-15-ZH</u>

**APPLICANT INFORMATION**

Applicant: Randy Howard  
 Mailing Address: 811 Rosewood Metairie La 70001  
 Phone: 504 442 5657 Email: Howardironworks@yahoo.com

**PROPERTY INFORMATION**

Municipal Address: 117 Yans Lane  
 Lot, Block, Subdivision: 1/2 of tract 14 Adj tract 16 of Victoria Acres  
 Permit/Project Description: Build new construction 7ft off property line

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

Building to start at 7ft off of property line instead of 10ft.

**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

**OWNER ENDORSEMENT:**

(Print Name) Randy Howard  
 (Print Name) Neella Folse

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.

(Signature of owner) [Signature]

**NOTARY PUBLIC:**

Subscribed and sworn to before me this 12 day  
 of APRIL, 2024 in my  
 office at BUNTE, LOUISIANA

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

(Signature of Notary Public) [Signature]

**SEAL**

**ZONING BOARD OF ADJUSTMENT PROCESS**



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<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.)**

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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)?

There is an existing driveway - adding 2 ft width to house to accommodate handicap access

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**OFFICE USE**

Zoning District: \_\_\_\_\_

0-1

Flood Zone: \_\_\_\_\_

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

App A, Sec VI A.II.1 2. b. (2) side setback





**GENERAL NOTES**

1. Floor 40 lbs. Live load, 15 lbs. Dead load
  2. Roof 30 lbs. Live load, 20 lbs. Dead load
  3. Soil bearing capacity-2000 PSF
  4. Live loads, dead loads, wind loads, snow loads, lateral loads, seismic zoning and any specialty loading conditions will need to be confirmed before construction and adjustments to plans made accordingly. See your local building officials for verification of your specific load data, zoning restrictions and site conditions.
- CONCRETE AND FOUNDATIONS**
1. All slabs on grade shall be 4 inch 3000 PSI (28-day compressive strength concrete), unless noted otherwise.
  2. All slabs on grade shall have 6 mil, polyethylene vapor barrier underneath.
  3. Interior slabs shall have 6 mil, polyethylene vapor barrier underneath.
  4. Provide proper expansion joints and control joints as per local requirements.
  5. Provide additional bracing points as required by floor, 7' foot maximum, and loading transfers. Foundation details may vary with local codes and conditions. Verify with contractor or engineer.
  6. Foundation details may vary with local codes and conditions. Verify with contractor or engineer.
  7. Provide foundation access and vents as required by local codes and conditions.
  8. Foundation wall and footing shall reinforce must conform with your local building requirements.
  9. Foundation walls and footings shall be backfilled until house is completely framed and roof is in place.
  10. Verify depth of footings with your local codes.
  11. Provide interior partitions as required by HUD minimum property standards.
- BASINMENT**
1. Basement stairs are indicated as 10 inch treads with 1 inch nosing (1 inch nosing) and 7.75 inch risers.
  2. Water heater and air conditioner may be located in basement when using basement option.
  3. Provide sump pumps as required.
  4. Some soil conditions may require a 12 inch concrete retaining wall, verify with contractor or engineer.
  5. Provide exterior windows and door as grade allows.
  6. Provide venting as local codes and conditions dictate.

**MISC. NOTES**

1. All materials, supplies and equipment to be installed per manu. specifications and local codes.
2. Provide type "X" firecode sheetrock on garage walls and ceiling.
3. Confirm window openings for your local glass requirements and minimum light and venting.
4. The mechanical and electrical layout is suggested only. Consult your mechanical and electrical contractors for exact specifications, loadings and sizes.
5. Misc elevations to this plan can be made by the builder. Please contact our drafting department for information price quotes if major changes are required.

**FRAMING**

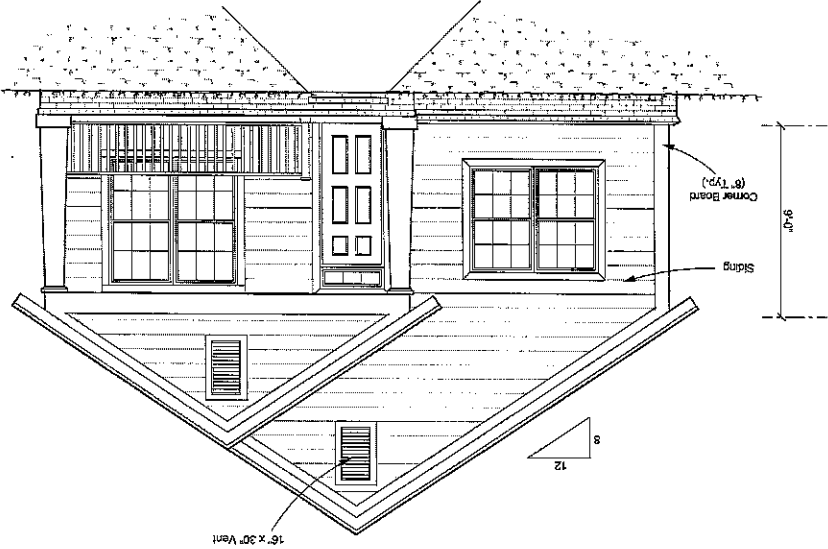
1. Contractor to confirm the size, spacing and species of all framing and structural members to meet your local code requirements.
2. Any structural or framing members not indicated on the plan are to be sized by the contractor.
3. Double floor joists under all partition walls, unless otherwise noted.
4. All angled walls are 45 degree angles unless noted otherwise.
5. Provide collar ties, cross-bracing and bracing as required.
6. Provide additional bearing points as required by loading transfers.
7. Framing lay-out and size may vary with local codes and conditions.
8. Roof framing plan is for general layout only, do not use for rafter count.

This plan was designed and drafted by W.L. Martin Home Designs to meet average conditions and codes in the state of Oklahoma at the time it was designed. Because codes and regulations can change and may vary from jurisdiction to jurisdiction, W.L. Martin Home Designs cannot warrant compliance with any special code or regulation. Consult your local building official to determine the suitability of these plans for your specific site and application.

The plan can be adapted to your local building codes and requirements, but also, it is the responsibility of the purchaser and/or builder of this plan to see that the structure is built in strict compliance with all governing municipal codes [city, county, state, and federal].

The purchaser and/or builder of this plan releases W.L. Martin Home Designs, its owner and employees from any claims or lawsuits that may arise during the construction of this structure or any time thereafter.

**FRONT ELEVATION**



117 VAUS LAKE

Date \_\_\_\_\_  
 Scale 1/4" = 1'-0"  
 Drawn \_\_\_\_\_  
 Job \_\_\_\_\_  
 Sheet 1  
 OF 7 Sheets

**W.L. Martin Home Designs**  
 for Contact Information  
 www.wlmartinhomes.com

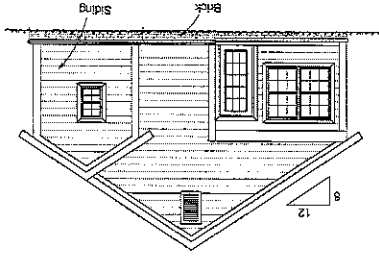
#24310  
 ELKWOOD

REVISIONS BY

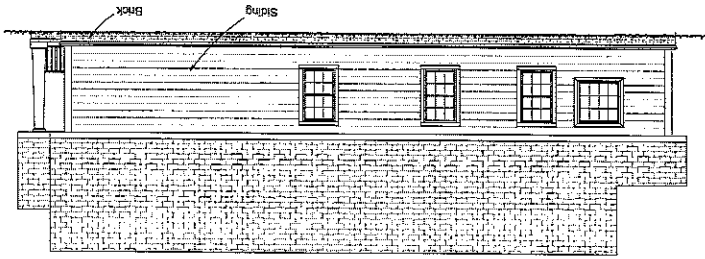
Date \_\_\_\_\_  
 Scale Noted \_\_\_\_\_  
 Drawn \_\_\_\_\_  
 Job \_\_\_\_\_  
 Sheet 2  
 of 7 Sheets

117 WAYS LABE

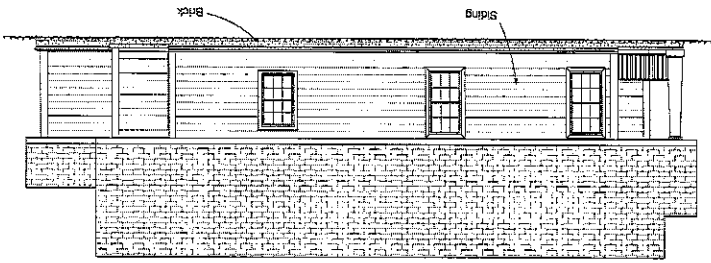
REAR ELEVATION  
 1/8" = 1'-0"



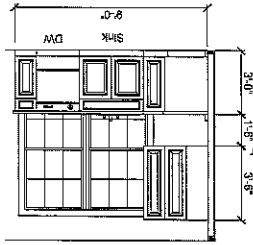
LEFT SIDE ELEVATION  
 1/8" = 1'-0"



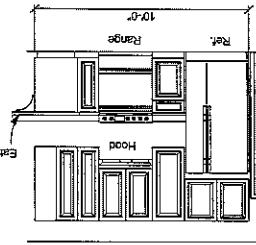
RIGHT SIDE ELEVATION  
 1/8" = 1'-0"



ELEVATION B  
 1/4" = 1'-0"



ELEVATION A  
 1/4" = 1'-0"



Selections to be made for Cabinet Style, Color, and Hardware

W.L. Martin Home Designs

for Contact Information  
 www.wlmarthinhomes.com

#24310  
 Elkwood

REVISIONS	BY





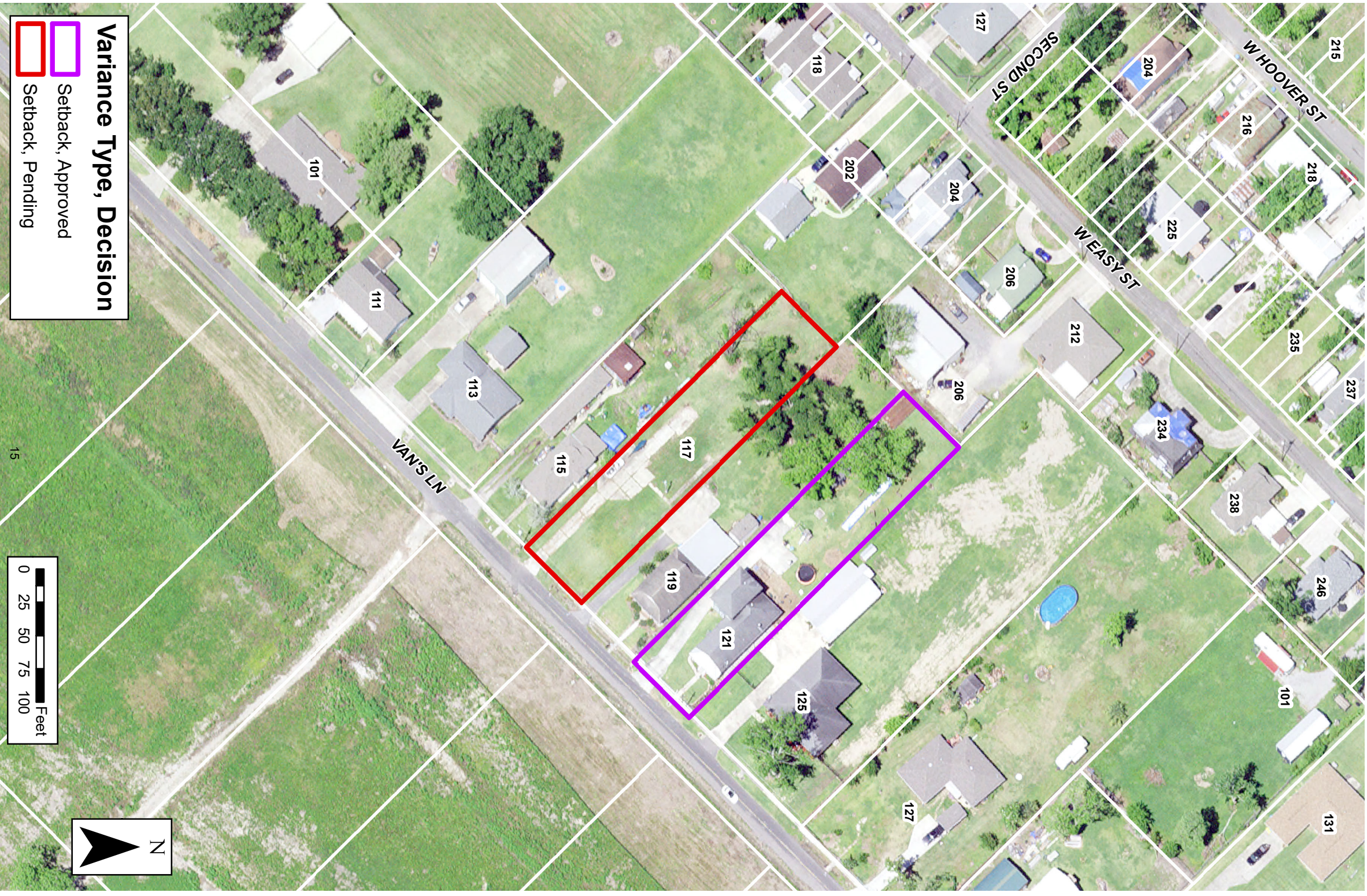






# 2024-15-ZBA Randy Havard

Reduce the required side yard setback in O-L







**Department of Planning & Zoning  
Staff Report – Zoning Board of Adjustments  
Case No. 2024-16-ZBA**

**GENERAL APPLICATION INFORMATION**

**NAME/ADDRESS OF PROPERTY OWNER:**

Hunter McDonald  
316 Willowdale Blvd.  
(985) 212-2996

**LOCATION OF SITE:**

212 Grand Bayou Road

**REQUESTED ACTION:**

Reduce the minimum building elevation from +6 ft. NAVD 88 to no less than 12 in. above the centerline of street in front of the lot for a site-built house.

**SITE INFORMATION**

**SIZE OF PARCEL:** 89,830

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

**SURROUNDING ZONING AND LAND USE:** R-1A zoning; site-built houses about.

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

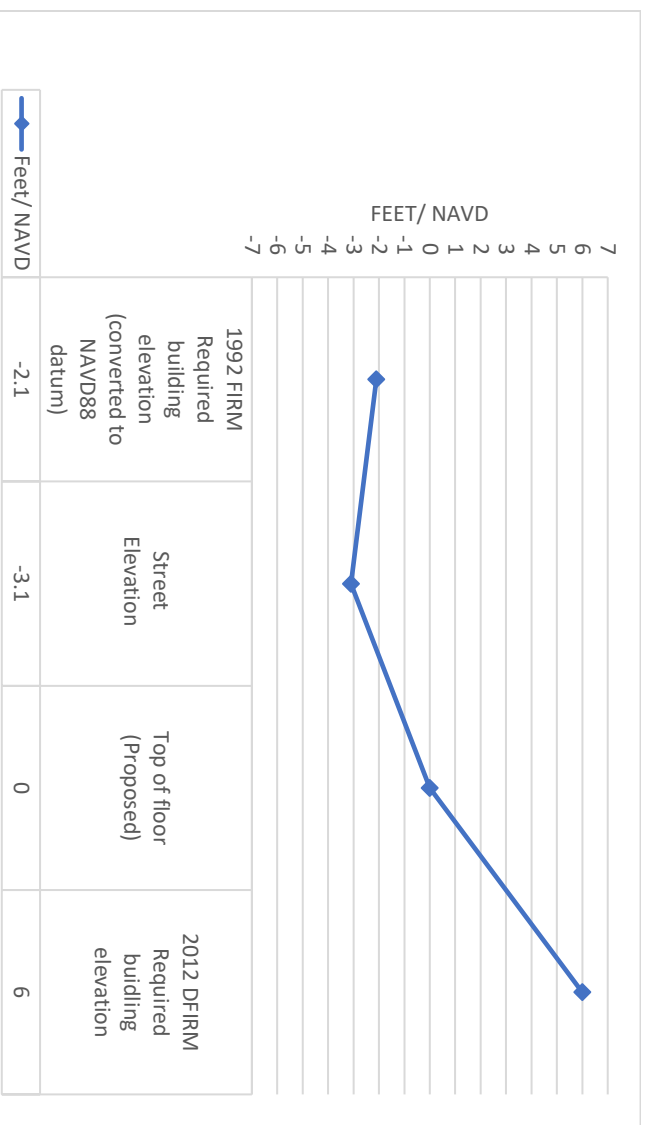
**TRAFFIC ACCESS:** Tertiary/Local Streets

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

**FLOOD ZONE:** The “effective” flood insurance rate map (1992 FIRFM) shows the site in a 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 NAVD88.

**MINIMUM REQUIRED BUILDING ELEVATION:** +7 ft. NAVD88

**The information below is based on information the property owner submitted on a construction Elevation Certificate and an aerial image with elevations of the street.**



**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, 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 an 86,880 sq. ft. lot from the required 6 ft. NAVD88 to no lower than 0 ft. NAVD88.
2. At 86,781.29 sq. ft., the lot is 1.99 acres (please see conditions for variances #1, above).
3. 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).
4. The minimum elevation in X zones is 12 in. above the centerline of the street (this would require the top of lowest floor to be at or above -2.1 ft. NAVD88 on the property).



5. The Preliminary Digital Flood Insurance Rate Map (2012 DFIRM) shows the lot in an AE zone, which is a Special Flood Hazard Area; the base flood is estimated to reach +6 ft. NAVD88.
6. 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."
7. This means the minimum building elevation required by the Zoning Ordinance at this location, is 6 ft. NAVD88.
8. The adjacent house numbered 216 was built in 2005, prior to the adoption of the DFIRM for elevations; the top of its lowest floor is 0.1 ft. NAVD88.
9. Regarding similar variances in the area, the Zoning Board of Adjustment has reduced the minimum building elevations from 6 ft. or 7 ft. NAVD88 to no less than 12 in above the centerline of the street at 10 lots on Grand Bayou Road, including the following:
  - From 6 ft. to 0 ft. NAVD88 at 208 Grand Bayou Road ZBA 2014-09 (elevation Certificate shows the final floor is elevated to 0.3 ft. NAVD88)
  - From 6 ft. to -1 ft. NAVD88 at 228 Grand Bayou Road 2021-64-ZBA (elevation certificate shows the final flood is elevated to 0.2 ft. NAVD88)
10. The property owner has not demonstrated that placing the structure at the minimum building elevation creates an exceptional hardship on the 1.99 acre lot.
11. The property owner has signed the addendum to the application for a variance from BFE/minimum building elevation requirement.
12. In order to meet regulations, the property owner could build the house and equipment at the minimum building elevation on fill, piers, or pilings.
13. If the any amount of fill is placed on the lot for the construction, the requirements of Chapter 7, 7-3, Adjacent Lot Runoff Protection, apply.
14. 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.



# 2024-16 ZBA Hunter McDonald

Reduce the minimum building elevation to 0 ft. NAVD88







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

APPLICATION FEE:  
 Single-Family Residential: \$50  
 All Other: \$100

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

Municipal Address of Request: 212 Grand Bayou Rd.

City Des Allemands State LA Zip 70030

Subdivision Sunset Ridge LA Pasture Ranch/lot 4 Block 4 Section

Owner/Applicant Name Hunter-Martin McDonald

Mailing Address 316 Willowdale Blvd

City Luling State LA Zip 70030

Phone # 985-212-2996 Email ~~hmc~~ hmcDonald316@gmail.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? Cost to build home to BFE by either pilings or earthen, is too great. This plans to be our "Forever Home" and do not want any restrictions in the event we become less mobile as we get older.

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

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

<p><b>OWNER:</b></p> <p><u>Hunter Martin Maxwell</u> (Print Name) being duly sworn, 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.</p> <p>(Signature of owner)</p>	<p><b>NOTARY PUBLIC:</b></p> <p>Subscribed and sworn to before me this <u>30<sup>th</sup></u> day of <u>January</u>, 20<u>24</u> in my office at <u>Luling</u> Louisiana.</p> <p>(Signature of Notary Public) <u>SP-BS-1</u> SEAL</p>
---	---

**FOR OFFICE USE ONLY:**

ZBA Case #: 2024-16-2884 Property Identification #:  Date submitted: 4/1

Receipt #: 13198899 Flood Zone: X/AE+1b Zoning District: R1A

Subdivision Name: Sunset Ridge LA Pasture Ranch/lot 4

Square #  Lot #  Block  Property sq. ft. 89,280

Code Section being appealed: Section XX / Appendix A



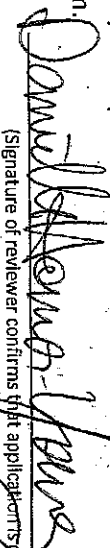
**ST. CHARLES PARISH**  
**DEPARTMENT OF PLANNING AND ZONING**  
**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**  
P.O. Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

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: \$50 for single-family residential or \$100 for all other applications (Check, Money Order, Debit/ Credit processing fee of 3%). 150.00
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 applications 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 May 14, 2024  
(DAY)



PARISH OF SAINT CHARLES  
DEPARTMENT OF PLANNING AND ZONING  
ADDENDUM TO APPLICATION FOR VARIANCE FROM  
BASE FLOOD ELEVATION REQUIREMENTS

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

**COMPLETE THE FOLLOWING:**

1. Is the property contiguous to and surrounded by lots with existing structures constructed below the base flood elevation? yes
2. Is the property listed on the National Register of Historic Places or State Inventory of Historic Places. (If yes, please provide related information on a separate sheet, including data related to the registration status after project completion). Yes \_\_\_\_\_ No ✓
3. What alternative methods have been explored so that the proposed structure may meet the base flood elevation and why are they not appropriate? (Provide information on a separate sheet.)
4. Describe the exceptional hardship to the applicant which would result if a variance was not granted. (Provide information on a separate sheet along with supporting documentation.)
5. Describe the exceptional hardship to the surrounding properties if the variance was not granted. (Provide information on a separate sheet along with supporting documentation.)
6. Is your lot size less than one-half (1/2) acre? 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: 86,810 sqft
- C. Existing average grade at center of property and existing grades of all corners: N: -4.3' E: -4.5' W: -5.6' S: -4.6'
- D. Existing center line street grades: -3.1'
- E. Distances from property lines and any existing structures on abutting properties and the elevations of those structures: W: 38.4' (-0.3')
- F. Any other physical features which may affect the granting of denial of the application (i.e. drainage canals, levees, etc.): None
- G. Photographs of the property and adjacent properties.
- H. Any other pertinent information or documents to support this request.



ACKNOWLEDGEMENT, INDEMINIFICATION 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 Hunter Martin McDonald,

(hereinafter "appears"), after being duly sworn, acknowledged that they are the owners of the property located at 812 Grand Bayou rd Des Allemands, LA 70033, and that said property was

acquired by instrument registered in the official records of St. Charles Parish at COB \_\_\_\_\_.

FOLIO \_\_\_\_\_. Appears do further acknowledge that they are hereby requesting a variance for the purpose of constructing a building(s). The base flood elevation required by the Federal Emergency Management (FEMA) is 16; however the building(s) elevation will be 16' above street therefore, a variance is needed from the based flood elevation required by the

Federal Emergency Management Agency (FEMA) and do hereby agree to protect, defend, indemnify save, and hold harmless St. Charles Parish, its agents and assigns, from any liability whatsoever, arising out of injury or loss as a result of its granting the variance request by Appears.

Appears 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 26 day of January, 2021.

WITNESSES:

Madison McDonald

APPEARERS:

[Signature]

PRINT NAME: MADISON

McDonald C.R.B. Boyette

PRINT NAME: C.R.B. Boyette

[Signature]  
NOTARY PUBLIC

PRINT NAME: JOHN D. BRADY

BAR NO. 50457

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.

H.M. The applicant is advised to obtain flood insurance quotes prior to applying for a variance.

H.M. 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.

H.M. 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.

H.M. 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.

H.M. 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.

H.M. The applicant is cautioned that best way to avoid negative impacts is to build at or above the current minimum building elevation.

H.M. 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."

H.M. 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 6' NAVD88.

2. The effective Flood Insurance Rate Map (1992) shows the property in Flood Zone X; the minimum building elevation is 0' 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 = 160' x 512.16' = 86,9056

5. What alternative methods have you considered to meet the base flood elevation and why won't they work? See attached Word document.

6. Describe the exceptional hardship to the applicant which would result if a variance was not granted. See attached Word document.

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

ABUTTING PROPERTY OWNERS

List names and mailing addresses of each owner of property abutting the subject property. Abutting property touches the subject property or is directly across a street, ditch, or other servitude/right of way and *would* touch the subject property if not for the servitude.

Information must be obtained from the St. Charles Parish Assessor.

NAME:

MAILING ADDRESS:

1. Tason Cambre

208 Grand Bayou Rd.  
Des Allemands, LA 70030

2. Kyle Alfred

216 Grand Bayou Rd.  
Des Allemands, LA 70030

3. Edith Sandoz  
Sunset Ridge Development, LLC

1592 Hwy 606  
St. Joseph, LA 71366

4. Chevron U.S.A. Inc.

P.O. Box 285  
Houston, Tx 72001

5. \_\_\_\_\_

\_\_\_\_\_

6. \_\_\_\_\_

\_\_\_\_\_

7. \_\_\_\_\_

\_\_\_\_\_

8. \_\_\_\_\_

\_\_\_\_\_

9. \_\_\_\_\_

\_\_\_\_\_

10. \_\_\_\_\_

\_\_\_\_\_

11. \_\_\_\_\_

\_\_\_\_\_

12. \_\_\_\_\_

\_\_\_\_\_

13. \_\_\_\_\_

\_\_\_\_\_

14. \_\_\_\_\_

\_\_\_\_\_

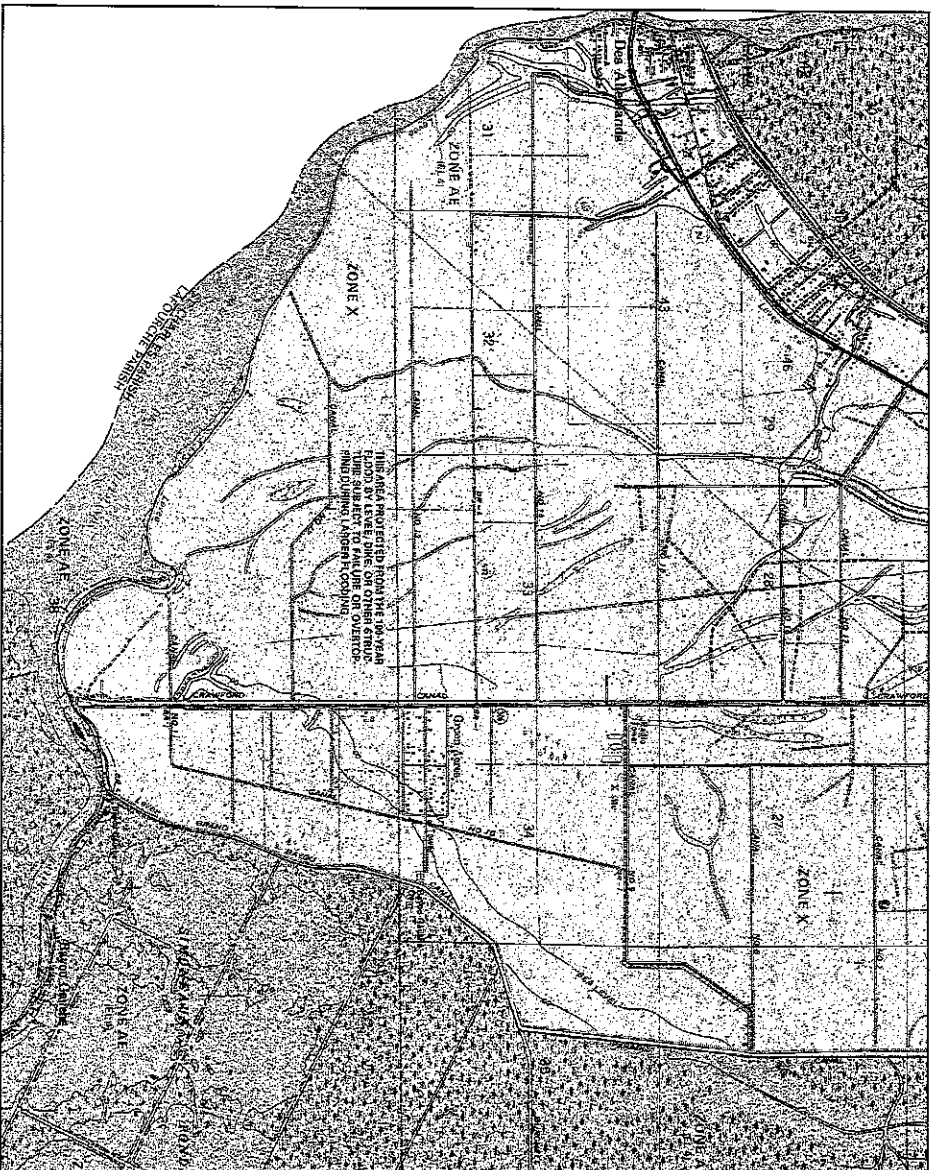
Hunter McDonald

4/5/2024


212 Grand Bayou Road

### Planning and Zoning Variance Information

1. The alternative methods that we have explored so that the proposed structure may meet the base flood elevation are: a home built on **pilings** and a **floating slab**.
  - a. *A home built to BFE on pilings is not in our financial budget, also it would cause major accessibility problems for us and others as we get older. No body wants to walk up a flight of stairs to access their home.*
  - b. *A home built to BFE on a floating slab is also not in our financial budget. It to would cause accessibility issue as we get older. It would also be susceptible to foundation (settling) issues.*
2. The exceptional hardships to the applicant if the variance is not granted.
  - a. *If would make building a home unaffordable to the land owners.*
  - b. *Create accessibility problems for elderly folks and for home owners as the get older.*
3. The exceptional hardships to the surrounding properties if the variance was not granted.
  - a. *The land would remain vacant and/or we would seek home ownership outside of the parish.*




  
 APPROPRIATE SCALE

**NATIONAL FLOOD INSURANCE PROGRAM**  
**FIRM**  
**FLOOD INSURANCE RATE MAP**  
 ST. CHARLES PARISH,  
 LOUISIANA  
 (INCORPORATED AREAS)  
 PANEL 175 OF 275  
  
 COMMUNITY PANEL NUMBER  
 22040.0725 C  
 MAP REVISION  
 JUNE 16, 1992  
Federal Emergency Management Agency

This is an official flood insurance rate map of the Federal Emergency Management Agency. It is based on the best available information and is intended to provide a general indication of the flood hazard areas. It is not intended to be used as a basis for engineering or other professional services. It is not intended to be used as a basis for insurance underwriting. It is not intended to be used as a basis for any other purpose. It is not intended to be used as a basis for any other purpose.



**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>Hunter McDonald</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>212 Grand Bayou Road</u>	Company NAIC Number: _____

City: Des Allemands State: LA ZIP Code: 70030

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: \_\_\_\_\_

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential

A5. Latitude/Longitude: Lat. 29°49'14.53" Long. 90°25'25.39" Horiz. Datum:  NAD 1927  NAD 1983  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: 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area?  Yes  No  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: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A8.c: N/A sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): N/A sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: N/A sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage?  Yes  No  N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:  
 Non-engineered flood openings: N/A Engineered flood openings: N/A

d) Total net open area of non-engineered flood openings in A9.c: N/A sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): N/A sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): N/A sq. ft.

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

B1.a. NFIP Community Name: St. Charles Parish B1.b. NFIP Community Identification Number: 220160

B2. County Name: St. Charles Parish B3. State: LA B4. Map/Panel No.: 2201600175 B5. Suffix: C

B6. FIRM Index Date: 06/16/1992 B7. FIRM Panel Effective/Revised Date: 06/16/1992

B8. Flood Zone(s): X B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): N/A

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:  
 FIS  FIRM  Community Determined  Other: \_\_\_\_\_

B11. Indicate elevation datum used for BFE in Item B9:  NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)?  Yes  No  
 Designation Date: N/A  CBRS  OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)?  Yes  No



# ELEVATION CERTIFICATE

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

FOR INSURANCE COMPANY USE

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

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

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

City: Des Allemands State: LA ZIP Code: 70030

## 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, ARA, ARA/AE, ARA/1–A30, ARA/H, ARA/O, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.  
Benchmark Utilized: C4GNet Vertical Datum: NAVD88

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):  | N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters  |
| b) Top of the next higher floor (see Instructions):   | N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters  |
| c) Bottom of the lowest horizontal structural member (see Instructions):  | N/A <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters  |
| d) Attached garage (top of slab):   | N/A <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): | N/A <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              | -2.3 <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             | -1.9 <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:   | N/A <input 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: Gregory Plaisance License Number: 5208

Title: Professional Land Surveyor

Company Name: GIS Engineering, LLC

Address: 16878 West Main St.

City: Cut Off State: LA ZIP Code: 70345

Telephone: (985) 475-2088 Ext.: \_\_\_\_\_ Email: gplaisance@gisy.com

Signature: \_\_\_\_\_ Date: 01/19/2024



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):

Ground elevations only. 60D nail set in Power Pole at elevation of +6.0'.

Lat and Long were obtained by GPS observation. To convert from NGVD to NAVD88 in St. Charles Parish, subtract 0.21'.  
Preliminary FIRM Panel ID: 22089C0250D dated 11/9/12, Zone AE, Elevation +6.0'



# 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.:  
212 Grand Bayou 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 ARAO, AND ZONE A (WITHOUT BFE)

For Zones AO, ARAO, 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: \_\_\_\_\_

Telephone: \_\_\_\_\_

Ext.: \_\_\_\_\_

Email: \_\_\_\_\_

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

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

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



# 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.:

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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:

- G-1.  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 G2.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**

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

See Instructions for Item A6.

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**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:

Clear Photo One

Photo Two

Photo Two Caption:

Clear Photo Two