

**ST. CHARLES PARISH
ZONING BOARD OF ADJUSTMENT
June 20, 2024
6:00 P.M.**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

- 1** **2024-17-ZBA** requested by **Jarod P. Valence** to reduce the minimum building elevation at **737 Ayo Lane, Paradis**. Zoning District R-1A(M). Council District 4.

- 16** **2024-18-ZBA** requested by **Paul J. Hogan** to reduce the minimum building elevation on Lot 9B-2, **815 Barber Road, Lot B Paradis**. Zoning District O-L. Council District 4.

**UNFINISHED BUSINESS -
NEW BUSINESS –
MINUTES – (May 16, 2024)
ADJOURN-**



Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2024-17-ZBA

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF PROPERTY OWNER:

Jared Valence
 737 Ayo Lane
 Paradis LA 70080

LOCATION OF SITE:

737 Ayo Lane

REQUESTED ACTION:

Reduce the minimum building elevation from +5 ft. NAVD 88 to no less than 1 ft. above the centerline of Ayo Lane.

SITE INFORMATION

SIZE OF PARCEL: 23,106 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

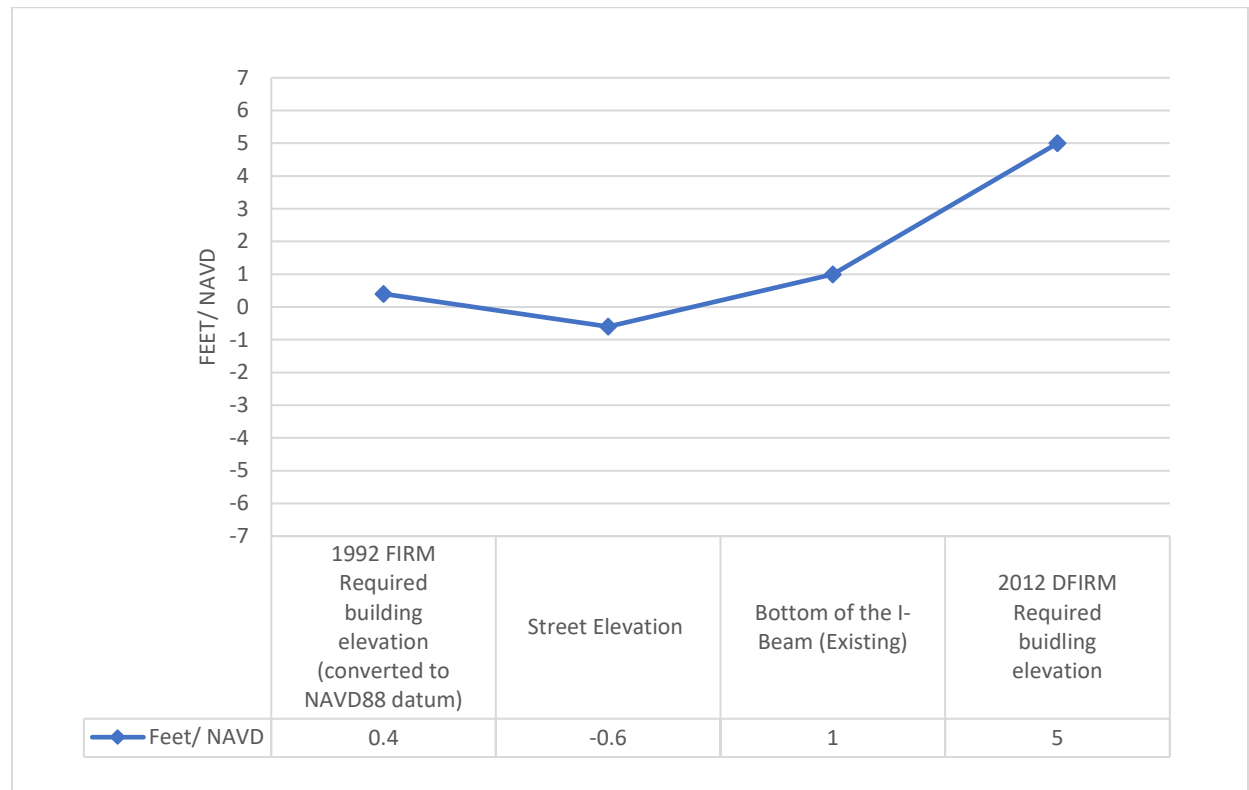
TRAFFIC ACCESS: Ayo Lane is a private drive accessible from Wisner Street, which is a local road.

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 an elevation certificate the property owner submitted which indicates the top of the floor of a mobile home that is currently on the site is 2.5 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. 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.

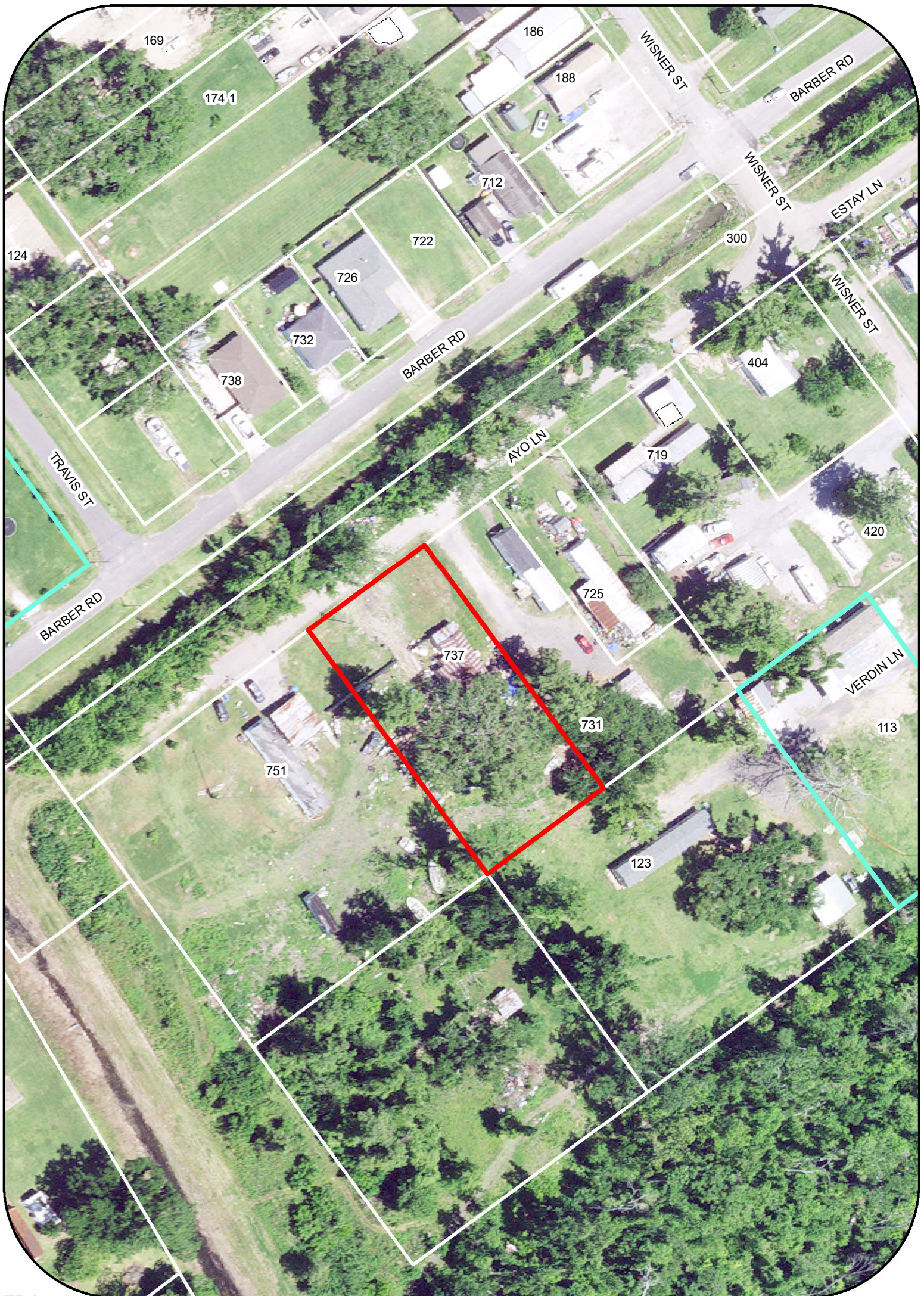
DEPARTMENT ANALYSIS & FINDINGS

1. On February 19, 2024, the applicant applied for a building permit to move a mobile home from 113 Verdin Land to 737 Ayo Lane.
2. On February 22, 2024, the Permit Section emailed to inform the applicant that in order to issue the permit, he had to submit a grade certificate (often called an elevation benchmark).



3. On March 4, 2024, the permit section received a grade certificate and issued the building permit. The certificate states "PER ST. CHARLES PARISH CONSTRUCTION REQUIREMENTS: DFIRM ADVISORY ZONE AE + 5.0 ft."
4. On May 3, 2024, the department received a final elevation certificate by email. The Floodplain Manager/CRS Specialist informed the applicant that the mobile home was too low.
5. On May 14, 2025 the Department accepted an application for a variance to reduce the minimum building elevation from 5 ft. NAVD 88. Staff estimate that the bottom of the I-Beam is at 1 ft. NAVD88.
6. The lot was platted in 2006. The elevation requirement at the time was 12 in. above the centerline of the street.
7. The lot is more than ½ acre.
8. 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).
9. The minimum elevation for all types of structures in X zones is 12 in. above the nearest street = .4 ft. NAVD88 at the location.
10. 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.
11. 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."
12. This means the minimum building elevation at 737 Ayo Lane is 5 ft. NAVD88.
13. The property owner has not demonstrated that placing the structure at the minimum building elevation creates an exceptional hardship.
14. The property owner has initialed the cautions listed in the Addendum to the application to the Board of Adjustment and signed the Acknowledgement.
15. Regarding similar variances in the area, the Zoning Board of Adjustment has reduced the minimum elevation for other buildings as follows:
 - From 5 ft. to 3 ft. NAVD88 for a mobile home at 812 Barber Road (ZBA 2012-10)
 - From 5 ft. for a mobile home at 113 Verdin Lane (2024-11-ZBA)
16. 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.
17. 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 cost could be extremely high.

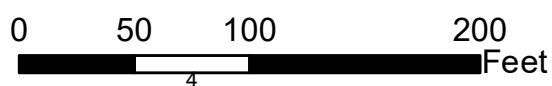
2024-17 ZBA Jared Valence

Reduce the minimum building elevation from 5ft. NAVD88 to 1 ft. NAVD88 for an existing mobile home



ZBA
Variance Type, Decision

-  Elevation, Approved
-  Elevation, Pending



RIVERLANDS SURVEYING CO L.L.C.

P.O. BOX 1254

LAPLACE, LOUISIANA 70069-1254

PHONE: (985) 652-6356

February 23, 2024

REQUEST FOR GRADE CERTIFICATE

Lot Number: Lot S

Subdivision: ESTAY SUBDIVISION

Municipal Address: 737 AYO LANE, PARADIS

FIRM Zone: X Base Flood Elevation N/A NAVD 88 (MSL)

Existing Street Elevation (-)0.28' NAVD 88 (MSL)

Existing Ground Elevation (-)0.60' NAVD 88 (MSL)

Construction Bench Mark Elevation (-)0.28' NAVD 88 (MSL)

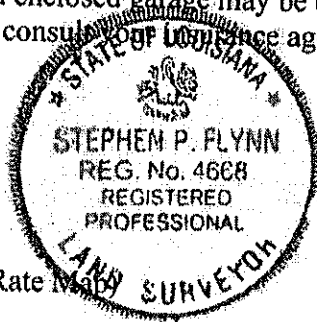
* PROPOSED LOWEST FLOOR ELEVATION: _____ NAVD 88 (MSL)

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

Description: **BENCH MARK – PK NAIL IN CENTERLINE OF AYO LANE**
PER ST. CHARLES PARISH CONSTRUCTION REQUIREMENTS: DFIRM ADVISORY
ZONE AE + 5.0'

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

FIRM (Flood Insurance Rate Map)
F8132



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

OFFICE USE	
Submittal Date	_____
Received By	_____
Receipt #	_____
Case #	_____

APPLICANT INFORMATION

Applicant: JAROD P. VALENCE
 Mailing Address: 737 Ayo Lane Paradise LA 70034
 Phone: 504 655 3727 Email: Nu.Stripe@gmail.com
Stripe

PROPERTY INFORMATION

Municipal Address: 737 Ayo Lane Paradise, LA 70030
 Lot, Block, Subdivision: Lot 5 ESTAY SUBDIVISION
 Permit/Project Description: _____

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

Waiver of CONSTRUCTION Elevation
This request IS AN AS built Request

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:

JAROD P. VALENCE
 (Print Name)

 (Print Name)

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]
 (Signature of owner)

NOTARY PUBLIC:

Subscribed and sworn to before me this 4th day
 of May, 2024 in my
 office at Des Allemands, LA.

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

MAY 4 2024

[Signature]
 (Signature of Notary Public)

SEAL

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 Jared Valence, (hereinafter "appearers"), who, after being duly sworn, acknowledged that they own the property located at Lots Estmly Sub 737 Acq, Lane and acquired it by instrument registered in the official records of St. Charles Parish at COB Entry 476365. Parade, h

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'; however, the building will be placed at 2.5' 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 4th day of May, 2024.

WITNESSES:

APPEARERS:

Amy Valence

[Signature]

PRINT NAME: Amy Valence

Gene Breaux

PRINT NAME: Gene Breaux

NOTARY PUBLIC

PRINT NAME: _____

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

BAR NO. _____

SEAL REQUIRED

MAY 4 2024

Case # _____

ZONING BOARD OF ADJUSTMENT PROCESS



¹The ZBA can either approve, approve with conditions, or deny the request.

² 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)?

This is an application for an As built
project

Presently 25'

Requesting A variance of 25'
to meet the 45' required

OFFICE USE	
Zoning District: <u>RIA(m)</u>	Flood Zone: <u>X/AE+5</u>
Code Section being appealed: <u>App A Section XX</u>	

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

OMB Control No. 1680-0008
Expiration Date: 08/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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

SECTION A - PROPERTY INFORMATION	FOR INSURANCE COMPANY USE
A1. Building Owner's Name: <u>JARED VALENCE</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>737 AYO LANE</u>	Company NAIC Number: _____
City: <u>PARADIS</u> State: <u>LA</u> ZIP Code: <u>70080</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>LOT X, ESTAY SUBDIVISION</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>RESIDENTIAL</u>	
A5. Latitude/Longitude: Lat. <u>N29°52'28.0"</u> Long. <u>W90°26'01.3"</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 PARISH</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.: 737 AYO LANE	FOR INSURANCE COMPANY USE
City: <u>PARADIS</u> State: <u>LA</u> ZIP Code: <u>70080</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>2.5</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>2.2</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>(-)0.6</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>(-)0.5</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

Signature: *Stephen P. Flynn* Date: 05/01/2024

Telephone: 985-652-6356 Ext.: _____ Email: OFFICE@RIVERLANDSSURVEYING.COM



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: 2.5' C2(e) AC PAD ELEVATION: 2.2' ELECTRICAL PANEL ELEVATION: 3.6'
THIS IS NOT A BOUNDARY SURVEY. ELEVATIONS BY MUNICIPAL ADDRESS ONLY.
TO ADJUST ELEVATIONS IN SECTION C2 TO NGVD 1929, ADD 0.30'

Note: ELEVATIONS HEREON DERIVED BY GPS LEICA SMARTNET SOLUTION 02/20/2024 NAVD88/NAD 83 GEOID18 F8132.5332

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.:
737 AYO LANE

City: PARADIS State: LA ZIP Code: 70080

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: _____

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.:
737 AYO LANE

FOR INSURANCE COMPANY USE

City: PARADIS State: LA ZIP Code: 70080

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.:
737 AYO LANE

City: PARADIS State: LA ZIP Code: 70080

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 _____ feet meters above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

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.:
 737 AYO LANE

City: PARADIS State: LA ZIP Code: 70080

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.

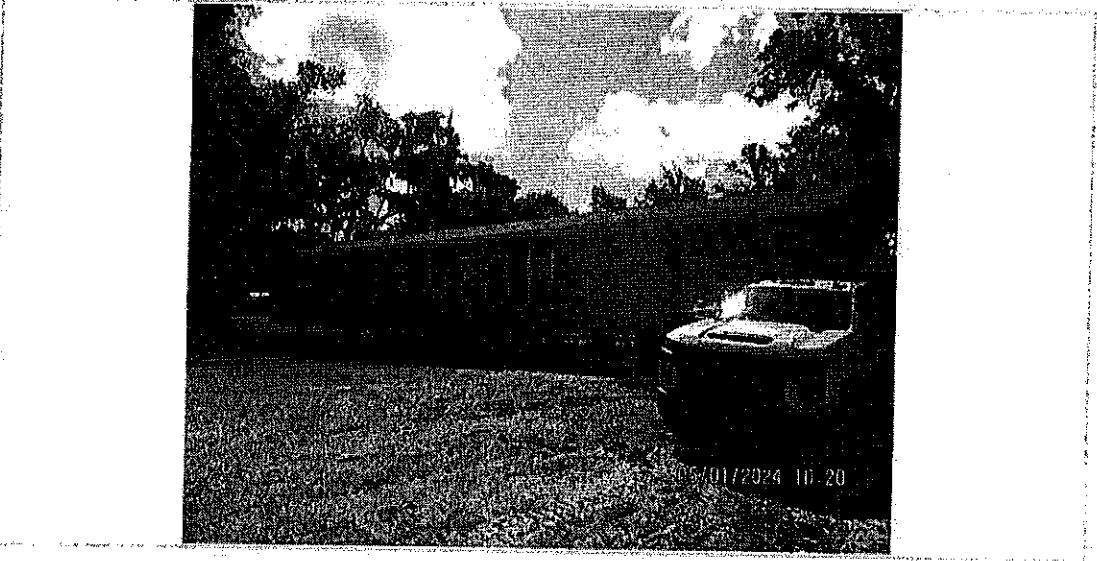


Photo One

Photo One Caption: **FRONT**

Clear Photo One

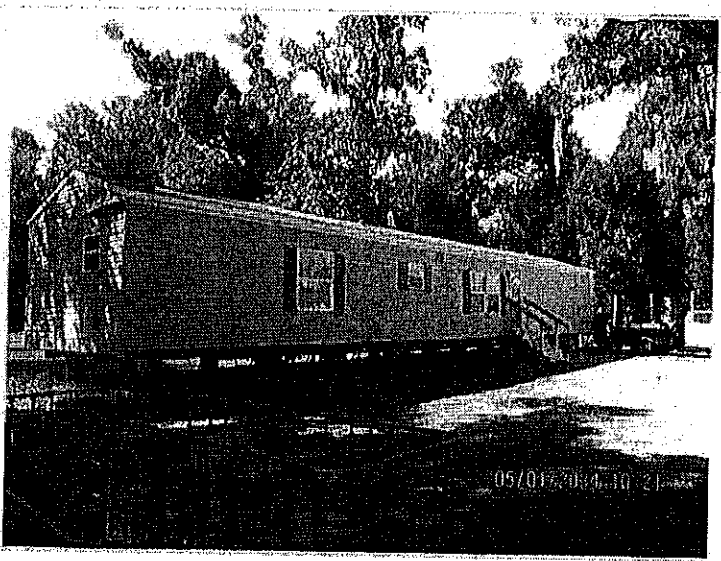


Photo Two

Photo Two Caption: **LEFT/FRONT**

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.;
737 AYO LANE

FOR INSURANCE COMPANY USE

City: PARADIS State: LA ZIP Code: 70080

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.

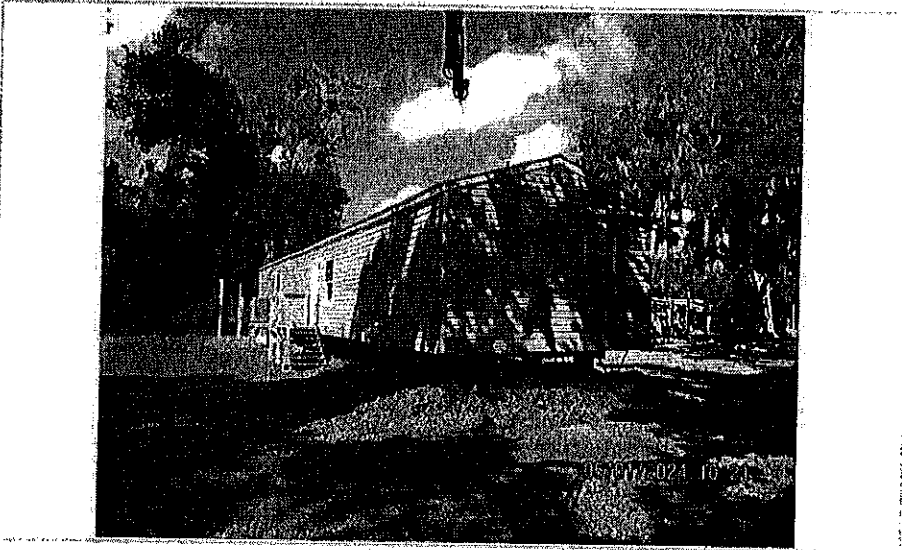


Photo Three

Photo Three Caption: **BACK/LEFT**

Clear Photo Three

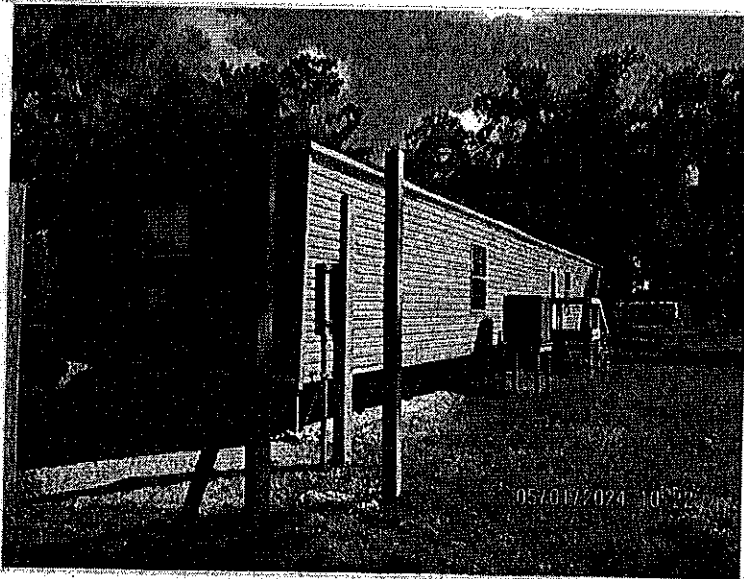


Photo Four

Photo Four Caption: **RIGHT/BACK**

Clear Photo Four



Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2024-18-ZBA

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF PROPERTY OWNER:

Paul Hogan
 P.O. Box 250
 Des Allemands, LA 70030
 504.615.4862

LOCATION OF SITE:

815 Barber Road, Paradis

REQUESTED ACTION:

Reduce the minimum building elevation, the lowest point of the I-beam for a mobile home, from +5 ft. NAVD 88 to no less than 12 in. above the centerline of Barber Road. Barber Road is -.31. NAVD88 at the location.

SITE INFORMATION

SIZE OF PARCEL: 1.076 acres or 46,881 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

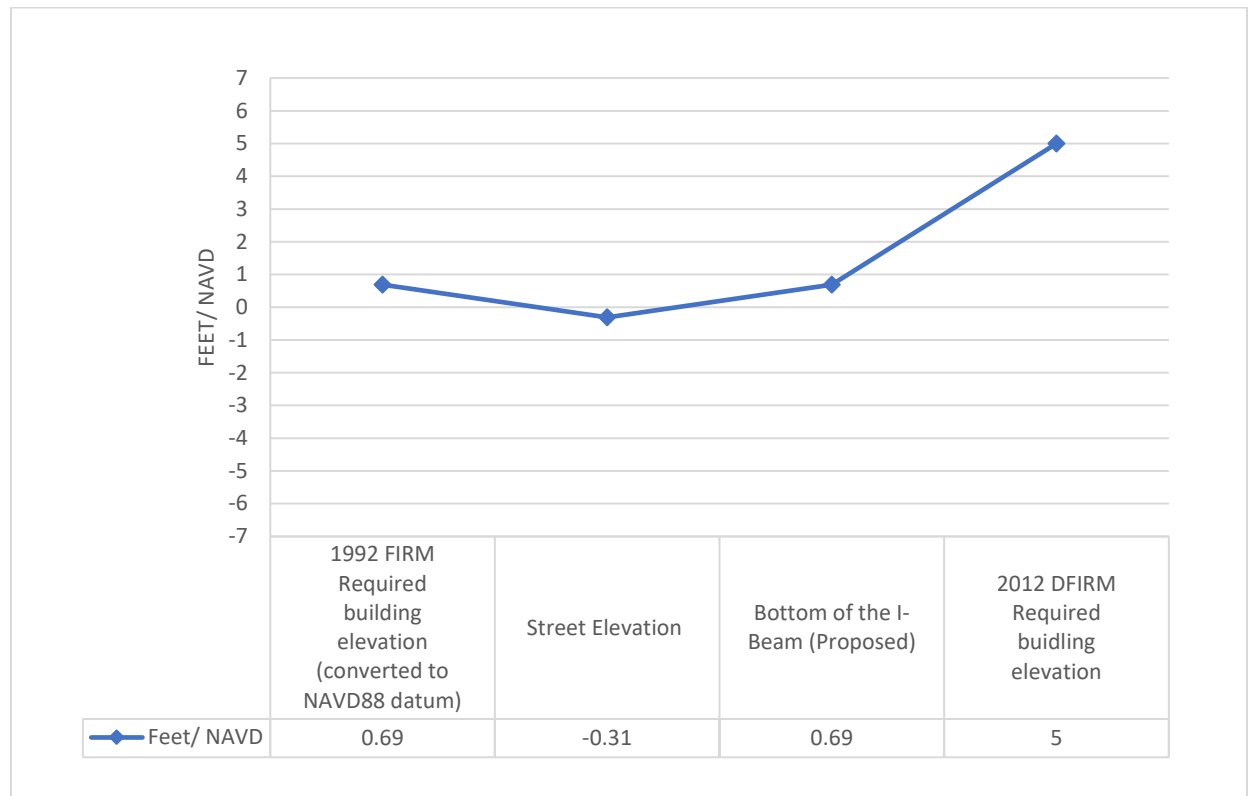
TRAFFIC ACCESS: Barber Road is accessible from Hwy 306, Bayou Gauche Road.

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; 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**, which is 5 ft. NAVD88 at this location.



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. 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 damage 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 a reduction of the minimum building elevation for a mobile home on a 46,881 sq. ft. lot.
2. The lot is more than ½ acre.
3. The lot was platted in 2023. The minimum building elevation at the time was 5 ft. NAVD88.
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 .69 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 815 Barber Road 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 3 ft. NAVD88 for a mobile home at 812 Barber Road (ZBA 2012-10)
12. 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.



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

OFFICE USE	
Submission Date	_____
Received By	_____
Receipt #	_____
Case #	2024-18-2BA

APPLICANT INFORMATION

Applicant: Paul J. Hogan
 Mailing Address: P.O. Box 250 Des Allemands, LA 70030
 Phone: 504-615-4862 Email: phinda9@aol.com

PROPERTY INFORMATION


Municipal Address: _____
 Lot, Block, Subdivision: _____
 Permit/Project Description: _____

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

ADVISORY BASE FLOOD ELEVATION

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>OWNER ENDORSEMENT:</p> <p><u>Paul J. Hogan</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>Paul J. Hogan</u> (Signature of owner)</p>	<p>NOTARY PUBLIC:</p> <p>Subscribed and sworn to before me this <u>30th</u> day of <u>APRIL</u>, 20<u>24</u> in my office at <u>THIBODAUX, LA</u>.</p> <p> Kelly M. Danos Notary Public ID #134725 Statewide Jurisdiction My Commission Is For Life</p> <p><u>Kelly M. Danos</u> (Signature of Notary Public)</p> <p style="text-align: right;">SEAL</p>
---	---

Case # _____

ZONING BOARD OF ADJUSTMENT PROCESS



¹The ZBA can either approve, approve with conditions, or deny the request.

² 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)?

The height Required would be out of character with the existing neighborhood and would pose STABILITY ISSUES for the trailer. This request would put the trailer At A comparable height to ALL trailers in the neighborhood.

OFFICE USE	
Zoning District: _____	Flood Zone: _____
Code Section being appealed: _____	



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.

- PH **The applicant is advised to obtain flood insurance quotes prior to applying for a variance.**
- PH **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.
- PH **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.
- PH **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.
- PH **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.
- PH **The applicant is cautioned** that best way to avoid negative impacts is to build at or above the current minimum building elevation.
- PH **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."
- PH **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 12" -NGVD29. ABOVE STREET (+0.69 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 = 46,881
5. What alternative methods have you considered to meet the base flood elevation and why won't they work? There are no reasonable alternative methods
6. Describe the exceptional hardship to the applicant which would result if a variance was not granted. Height would be out of character with the neighborhood and the height would pose stability 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



ST. CHARLES PARISH

PLANNING AND ZONING

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.**

PAUL J. HOGAN

Applicant Name (please print)

Paul J. Hogan

Applicant Signature

4-29-24

Date

St. Charles Parish Official

Permit #

Site Plan

Page 23 of 9

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 PAUL J. HOGAN, (hereinafter "appearers"), who, after being duly sworn, acknowledged that they own the property located at _____ and acquired it by instrument registered in the official records of St. Charles Parish at COB Entry 174761. 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 +5NAVD88; however, the building will be placed at 0.69 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 9th day of May, 2024.

WITNESSES:

APPEARERS:

James Heiser

PRINT NAME: James Heiser

Tammy Ratley

PRINT NAME: Tammy Ratley

Paul J. Hogan

Kelly M. Danos

NOTARY PUBLIC

PRINT NAME: KELLY M. DANOS

BAR NO. N/A

SEAL REQUIRED



Kelly M. Danos
Notary Public ID #134725
Statewide Jurisdiction
My Commission Is For Life

GASSEN SURVEYING, LLC

1026 GASSEN ST
Luling, LA 70070

GRADE CERTIFICATE

May 7, 2024

Lot Number: 9B-2 Square:
Subdivision: Sunset Drainage District
Municipal No.: Barber Road
Firm Zone: X Base Flood Elevation: N/A NGVD
DFIRM ZONE: AE DFIRM Advisory Base Flood Elevation: 5.00 NAVD

Existing Street Elevation: 0.66 NGVD
-0.31 NAVD
Existing Ground Elevation: -2.1 NGVD
-3.1 NAVD
Reference Elevation Mark Only: 1.70 NGVD
0.73 NAVD

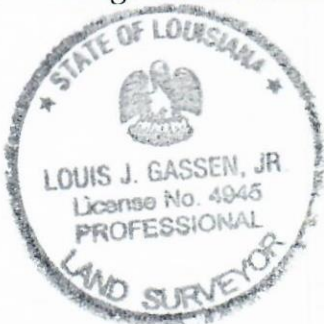
*(PROPOSED LOWEST FLOOR ELEVATION TO BE FILLED OUT BY BUILDER)

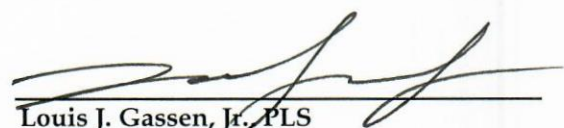
*PROPOSED LOWEST FLOOR ELEVATION: _____

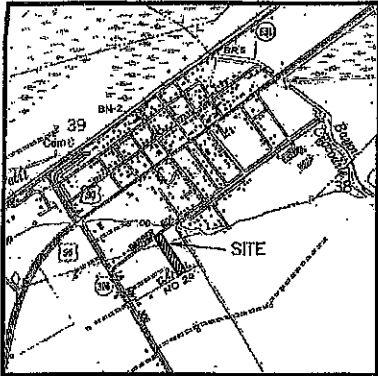
DESCRIPTION: ALA ON FIRE HYDRANT

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

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




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

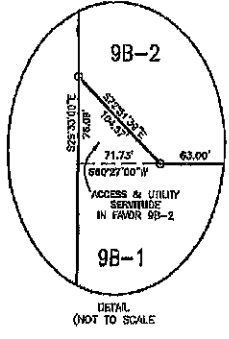
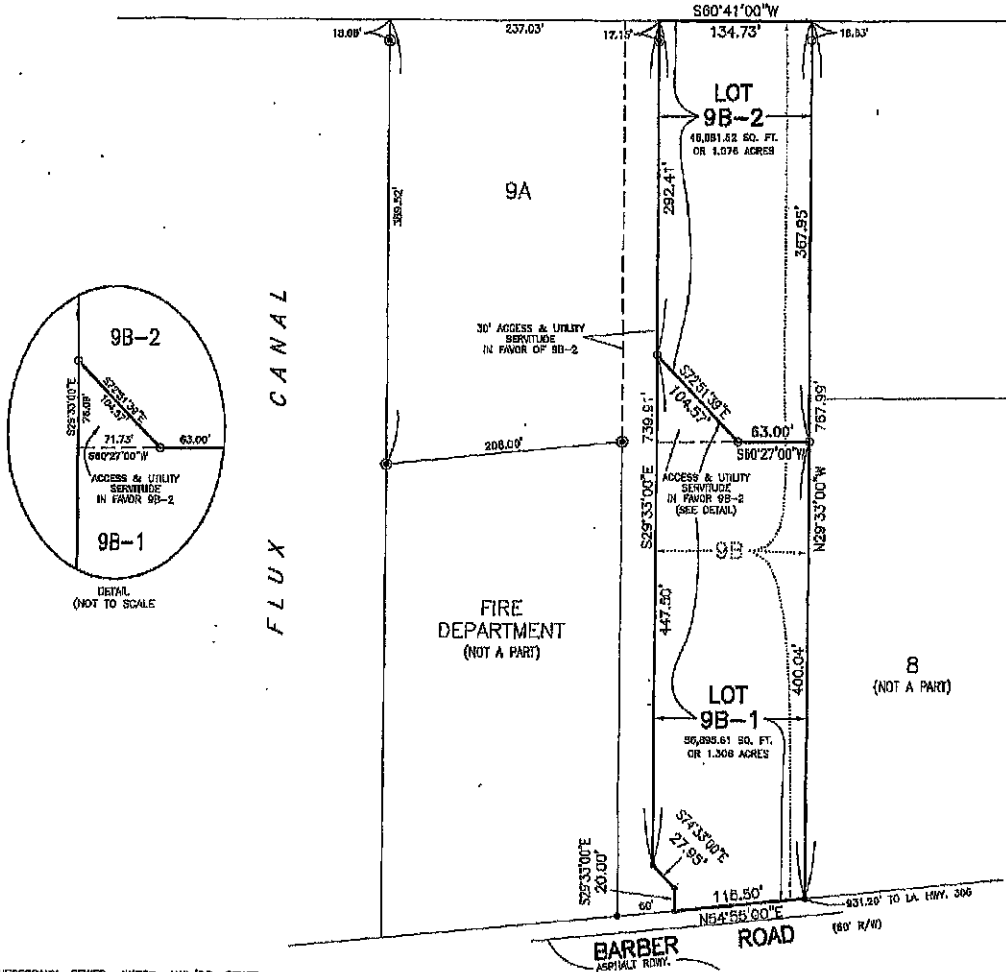


VICINITY MAP
SCALE 1" = 2000'

APPROVALS:
[Signature] 7-MAR-2024
 St. Charles Parish Planning and Zoning
 Commission Chairman Date
Bob Fidler 4/1/24
 St. Charles Parish Council Chairman Date
Matt Jewess 4-2-24
 St. Charles Parish President Date

RECORDED IN THE CLERK OF COURT'S OFFICE,
 ST. CHARLES PARISH, LOUISIANA
 ON THE ____ DAY OF ____ 20 ____
 INSTRUMENT NUMBER _____

CANAL N.O. 24



DETAIL
(NOT TO SCALE)

Scale
 CRAWFORD CANAL
 COB: 480953; Page: 2; File: 4112/2/2024/1651-38-APP1(stcharles)1.dwg

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

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

REFERENCE PLAN:
 RESUBDIVISION OF LOT 9 OF A RESUBDIVISION OF
 LOTS 510 & 517 OF THE SUNSET DRAINAGE DISTRICT
 INTO LOTS 9A AND 9B BY LUCREN C. GASSEN, PLS,
 DATED APRIL 15, 1993

The servitudes shown on this survey are limited to
 those set forth per information furnished by the
 owner of the land and there is no representation
 that all applicable servitudes are shown hereon. No
 title search or public record search was made in
 compiling data for this survey.

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



RESUBDIVISION OF LOT 9B
 OF A RESUBDIVISION OF LOT 516 & 517
 OF THE SUNSET DRAINAGE DISTRICT
 INTO LOTS 9B-1 & 9B-2
 IN SECTIONS 38 & 39, T14S - R20E
 ST. CHARLES PARISH, LOUISIANA
 SCALE 1" = 100' OCTOBER 17, 2023

CERTIFIED TO PAUL HOBAN

LEGEND
 ⊙ = 1/2" IRON ROD IN CONC. FOUND
 ● = 1/2" IRON ROD FOUND
 ○ = 1/2" IRON ROD SET
 DIMENSIONS ARE BASED
 ON REFERENCE PLAN

I certify that this plot represents an actual
 ground survey performed by myself or under
 my supervision and is in accordance with the
 Louisiana standards of practice for a Class C
 survey.

[Signature]
 LOUIS J GASSEN JR, PLS
 Registration No. 4945
 (828) 785-0745
 1025 Gassen Street
 Luling, Louisiana 70070

GASSEN SURVEYING, LLC



St. Charles Parish Clerk of Court
P.O. Box 424
Hahnville, LA 70057

Phone (985) 783-6632

Lance Marino
Clerk of Court
Parish of St. Charles



Clerk use only

Instrument Number: 480953

Book/Index: COB

Document Type: RESUBDIVISION

Recording Date: 4/12/2024 10:51:38 AM

Page Count: Scanned Page Count: 2 not including this page

Grantor 1: HOGAN, PAUL

Grantee 1: DEPT OF PLANNING & ZONING PARISH OF ST CHARLES

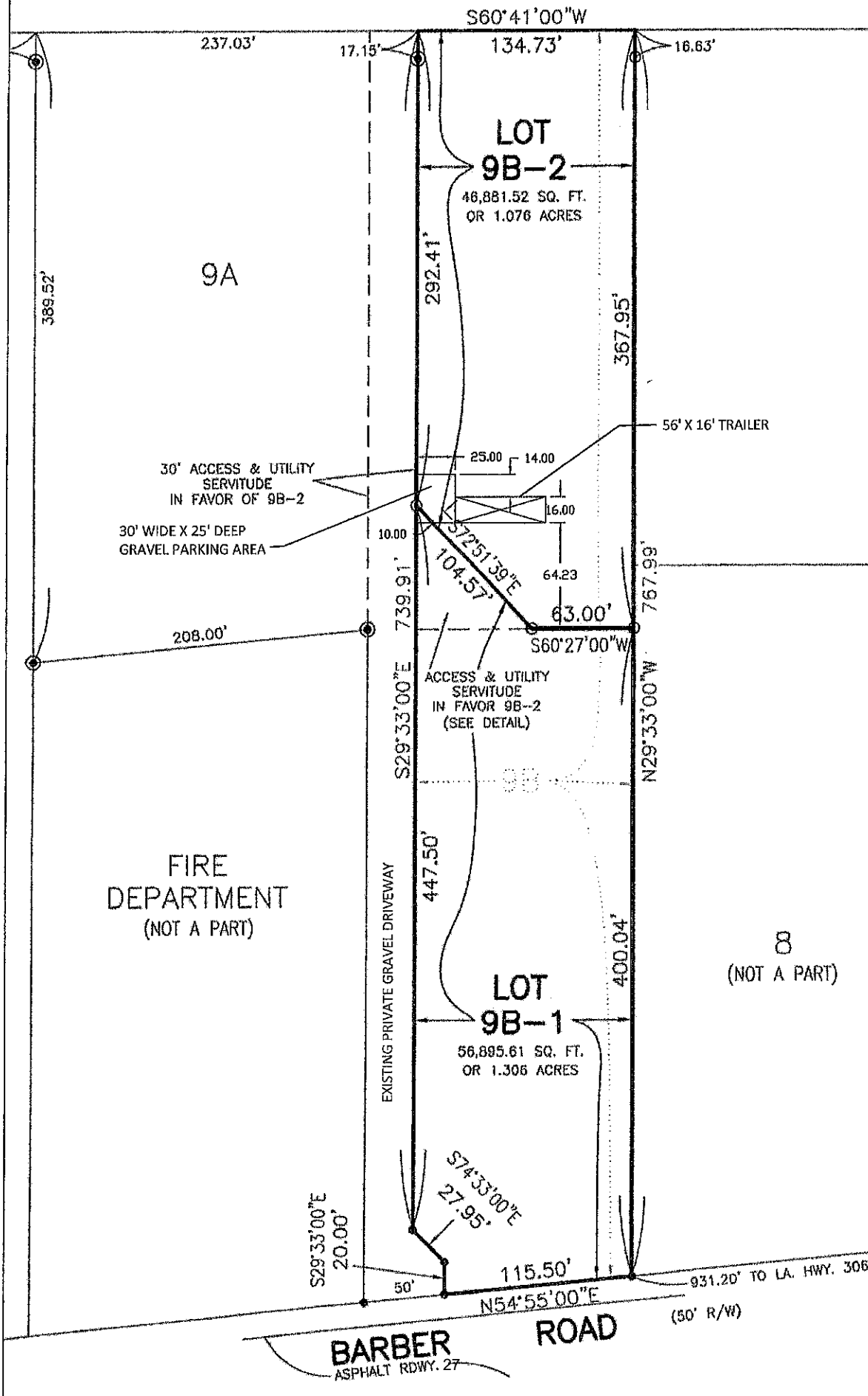
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Aubrey Waguespack
Aubrey Waguespack

CANAL NO. 24





ST. CHARLES PARISH

OFFICE OF THE COUNCIL

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057

(985) 783-5000 • Fax: (985) 783-2067

www.stcharlesparish-la.gov

COUNCIL OFFICE MEMORANDUM

JULIA FISHER-PERRIER
CHAIRMAN
COUNCILWOMAN, DISTRICT VII

WENDY BENEDETTO
VICE-CHAIRMAN
COUNCILWOMAN AT LARGE, DIVISION A

PAUL J. HOGAN, PE
COUNCILMAN AT LARGE, DIVISION B

TERRELL D. WILSON
COUNCILMAN, DISTRICT I

MARY K. CLULEE
COUNCILWOMAN, DISTRICT II

DICK GIBBS
COUNCILMAN, DISTRICT III


WILLIAM BILLY WOODRUFF
COUNCILMAN, DISTRICT IV

MARILYN B. BELLOCK
COUNCILWOMAN, DISTRICT V

TRACI A. FLETCHER
COUNCILWOMAN, DISTRICT VI

DATE: NOVEMBER 8, 2019

TO: MR. MICHAEL ALBERT
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO
COUNCIL SECRETARY 

RE: AMEND CODE
FLOOD DAMAGE PREVENTION ORDINANCE
APPENDIX A SECTION XX.E.2.D.2

On November 4, 2019, the St. Charles Parish Council adopted Ordinance No. 19-11-4 amending the St. Charles Parish Flood Damage Prevention Ordinance, Appendix A, Section XX.E.2.d.2, to require that the bottom of the longitudinal structural I-beams of a manufactured home is elevated to or above the base flood elevation.

A copy of the ordinance is enclosed for your records. Please notify the appropriate parties of the Council's action in this regard.

MI/sm

Enclosure

cc: Parish Council
Mr. Billy Raymond w/enclosure
Ms. Marny Stein w/enclosure
Planning & Zoning Commission w/enclosure

2019-0328

INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPARTMENT OF PLANNING AND ZONING)

ORDINANCE NO. 19-11-4

An ordinance to amend the St. Charles Parish Flood Damage Prevention Ordinance, Appendix A, Section XX.E.2.d.2, to require that the bottom of the longitudinal structural I-beams of a manufactured home is elevated to or above the base flood elevation.

WHEREAS, St. Charles Parish adopted its Flood Damage Prevention Ordinance in 1983; and,

WHEREAS, St. Charles Parish occasionally has to modify these regulations to comply with changes in the National Flood Insurance Program (NFIP) Regulations and Guidance; and,

WHEREAS the current NFIP Guidance requires the bottom of the longitudinal structural I-beams of a manufactured home are elevated to or above the base flood elevation rather than the lowest floor; and,

WHEREAS this change has been made to avoid damages and claims to the electrical and mechanical equipment installed between the I-beams on a modern manufactured home.

NOW, THEREFORE, THE ST. CHARLES PARISH COUNCIL HEREBY ORDAINS:

SECTION I. That Appendix A Section XX.E.2.d.2 of the St. Charles Parish Code of Ordinances is amended as shown below, with new text underlined and deleted text in ~~strikethrough~~:

- 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 ~~lowest floor~~ bottom of the longitudinal structural I-beams of the manufactured home is elevated to or above the base flood level elevation.

The foregoing ordinance having been submitted to a vote, the vote thereon was as follows:

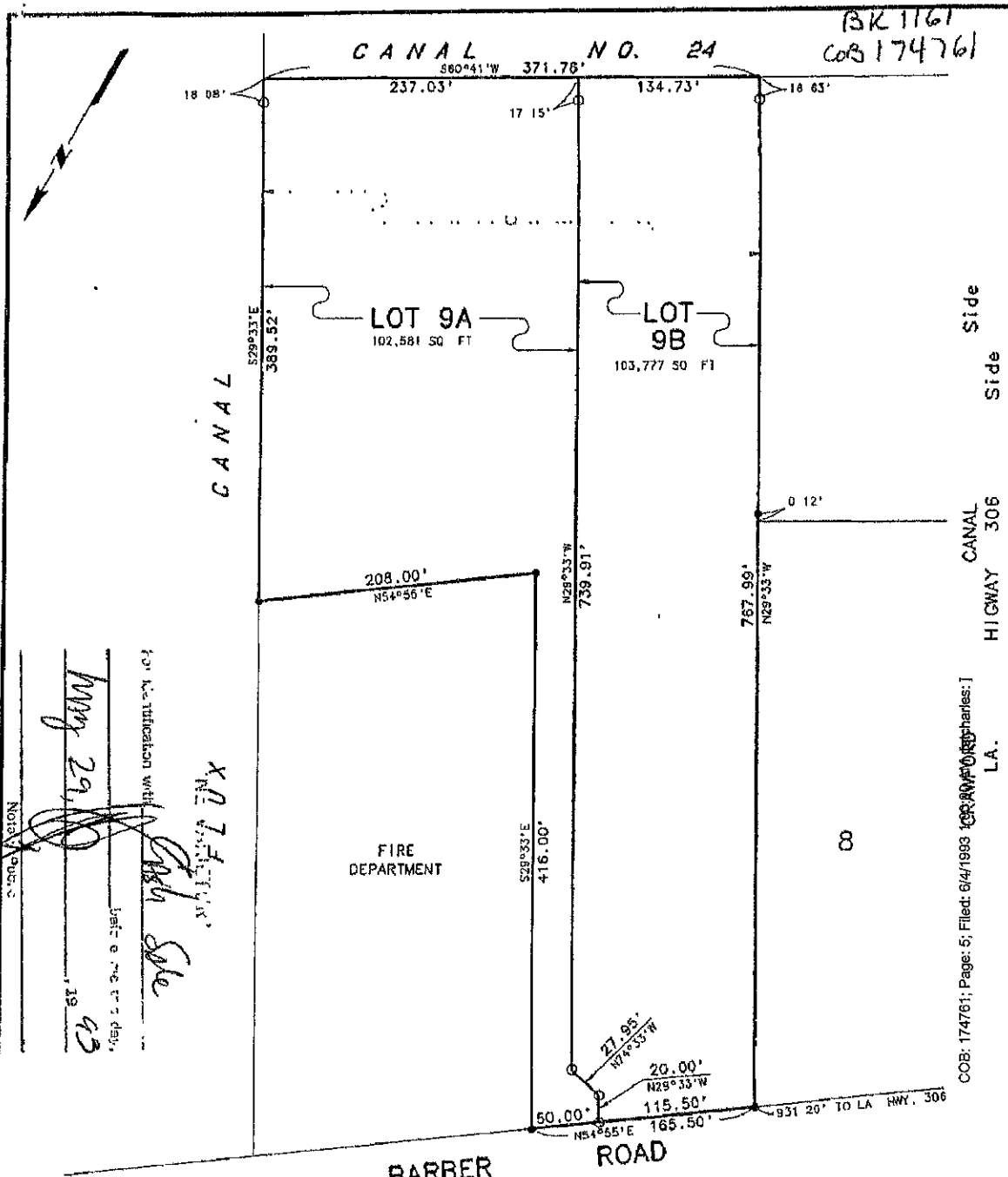
YEAS: WILSON, CLULEE, GIBBS, BELLOCK, FLETCHER, FISHER-PERRIER

NAYS: NONE

ABSENT: BENEDETTO, HOGAN, WOODRUFF

And the ordinance was declared adopted this 4th day of November, 2019, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]
 SECRETARY: Michelle Appata
 DLVD/PARISH PRESIDENT: November 5, 2019
 APPROVED: _____ DISAPPROVED: _____
 PARISH PRESIDENT: [Signature]
 RETD/SECRETARY: November 7, 2019
 AT: 1:55pm RECD BY: [Signature]



RESUBDIVISION OF LOT 9
 OF A RESUBDIVISION OF LOTS 516 & 517
 OF THE SUNSET DRAINAGE DISTRICT
 INTO LOTS 9A AND 9B
 IN SECTIONS 38 & 39, T14S - R20E
 ST. CHARLES PARISH, LOUISIANA

Approval/Disapproval
C. Ann Clark 5-8-93
 Chairman-Planning Commission Date

SCALE: 1" = 100' APRIL 15, 1993
 CERTIFIED TO RICKY HOGAN

Date
 Approved/Disapproved
Charles Regan
 Parish President
 5/11/93
 Date

LEGEND
 ● = IR FOUND
 ○ = IR SET
 BEARINGS ARE BASED
 ON SUBDIVISION PLAN

Recorded in The Clerk of Court's office
 St. Charles Parish on the 12th day of
MAY, 1993, in Book 465
 Folio 78, Entry # 174098
 Signature Title

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

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

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

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