

**ST. CHARLES PARISH
ZONING BOARD OF ADJUSTMENT
July 18, 2024
6:00 P.M.**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

- 1 **2024-19-ZBA** requested by **Michael Phipps** to allow a residential fence exceeding 4 ft. in height within the front yard setback, **90 Boutte Estates Drive, Boutte**. Zoning District R-1A(M). Council District 1.
- 7 **2024-20-ZBA** requested by **Kurt Dufrene** to reduce the setback for a generator at **405 Lakewood Drive, Luling**. Zoning District R-1A. Council District 7.
- 14 **2024-21-ZBA** requested by **Huyen Nguyen** to reduce the rear yard setback for a new single-family residence, **107 Engle Cove Court, Luling**. Zoning District R-1A. Council District 7.
- 19 **2024-22-ZBA** requested by **Braiden Laurent & Raven Reid** to reduce the front, rear, and side yard setbacks for a new single-family residence, **Lot 13, Loupe Street, Luling**. Zoning District O-L. Council District 2.
- 27 **2024-23-ZBA** requested by **Mary Jo Medeiros** to reduce the required open space for a townhouse development, **315 B Ormond Meadows Drive, Destrehan**. Zoning District R-3. Council District 6.
- 45 **2024-24-ZBA** requested by **Lawrence & Marie Dufrene** to install a generator in the front yard and reduce the front yard setback, **120 Louisiana Street, Paradis**. Zoning District R-3. Council District 4.
- 57 **2024-25-ZBA** requested by **Rickey & Denise Morales for Anytime Hot Shot & Delivery, LLC** to reduce the setback for a generator, **137 Teal Street, St. Rose**. Zoning District M-1. Council District 5.
- 62 **2024-26-ZBA** requested by **Navdeep Singh** to allow an on-premises sign to exceed the maximum area and height permitted on Ormond Boulevard, **1904 Ormond Boulevard, Destrehan**. Zoning District C-2. Council District 3.
- 67 **2024-27-ZBA** requested by **Jerry A. Candies, Jr.** to reduce the minimum building elevation, **Lot B adjacent to 14949 Old Spanish Trail, Paradis**. Zoning District R-1A(M). Council District 4.
- 76 **2024-28-ZBA** requested by **Raymone Gullage, Sr.** to reduce the minimum building elevation, **162 Mott Lane, Des Allemands**. Zoning District R-1A(M). Council District 4.

**UNFINISHED BUSINESS -
NEW BUSINESS –
MINUTES – (June 20, 2024)
ADJOURN-**



**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2024-19-ZBA**

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF APPLICANT:

Michael A. Phipps
90 Boutte Estates Drive
Boutte, LA 70039
504.577.6843; michaelphipps80@gmail.com

LOCATION OF SITE:

90 Boutte Estates Drive, Boutte; Lot 427, King's Estates, Phase I

REQUESTED ACTION:

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

SITE INFORMATION

SIZE OF PROPERTY: 6,122.69 sq. ft.

EXISTING ZONING: R-1A(M)

SURROUNDING ZONING AND LAND USE: R-1A(M) & R-2; the site is located on a developed residential street. The property to the rear is vacant.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: Boutte Estates Drive

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

APPLICABLE CODE REGULATION(S)

Appendix A. Section IV. General Provisions

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

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

DEPARTMENT ANALYSIS & FINDINGS

1. In November 2023 Code Enforcement notified the owner of 90 Boutte Estates Drive a fence exceeding 4 ft. in height within a front yard setback and potentially in the Parish right-of-way (Rainey Court side, formerly Coretta Drive).
2. On November 6, 2023 the owner contacted Planning and Zoning to discuss the fence and their options. A Zoning Board of Adjustments application was provided.
3. On December 14, 2023 Code Enforcement began a violation on the fence, which was sent to the Legal Department on May 24, 2024.
4. On May 28, 2024 a ZBA application was submitted requesting a variance to allow the fence to remain, exceeding 4 ft. in height within the front yard setback.
5. Lot 427, King's Estates Phase I was platted in 2007 as shown on the map by Lucien C. Gassen, P.L.S. dated August 13, 2007. It is shown measuring 60.05 ft. along Boutte Estates Drive and 101.00 ft. deep along Rainey Court.
6. The site is developed with a single-family home completed in 2019 (Permit No. 32806).

7. The Board of Adjustment has heard two similar variance requests in the area, 2023-46-ZBA at 88 Boutte Estates Drive and 2024-9-ZBA at 60 Boutte Estates Drive. Both requests were granted for variances allowing fences taller than four (4) ft. to remain within front yard setbacks.
8. To meet zoning district requirements the fence could be relocated back to the front yard setback line or reduced to 4 ft. high.
9. The existing fence extends approximately 3.5 ft. into the Rainey Court right-of-way. This variance request is limited to required fence height within the boundaries of Lot 427. Regardless of the outcome of this request, fencing within the Rainey Court right-of-way must be removed as per Risk Management.
10. The fence would encompass a 10 ft. utility servitude running through the Rainey Street side of the property. Per Risk Management, if a fence is placed over a utility servitude and a repair is necessary, the utility can remove the fence as necessary. Replacement of the fence is the obligation of the property owner. This would still be applicable if the fence was built in compliance with the 4 ft. height restriction.



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

OFFICE USE	
Submittal Date	5/28/24
Received By	SS
Receipt #	13254417
Case #	2024-14-28A

APPLICANT INFORMATION

Applicant: Michael A. Phipps
 Mailing Address: 90 BOITTE ESTATES DR, BOITTE, La. 70039
 Phone: (504) 577-6843 Email: michaelPhipps80@gmail.com

PROPERTY INFORMATION

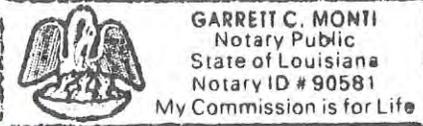
Municipal Address: 90 BOITTE ESTATES DR, BOITTE, La. 70039
 Lot, Block, Subdivision: KIUGS ESTATES
 Permit/Project Description: Fence height Variance.

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

FENCE HEIGHT

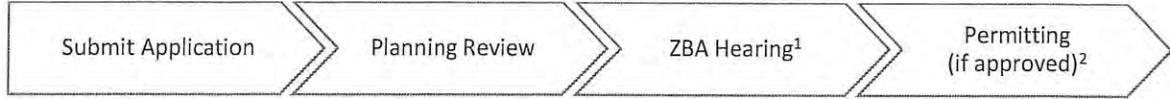
APPLICATION CHECKLIST (review process does not begin until all items below are submitted):

- 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>Michael A. Phipps</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>Michael Phipps</u> (Signature of owner)</p>	<p>NOTARY PUBLIC:</p> <p>Subscribed and sworn to before me this <u>28</u> day of <u>May</u>, 20 <u>24</u> in my office at <u>Luling, LA</u></p> <div style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;">  </div> <p><u>Garrett Monti</u> (Signature of Notary Public)</p> <p style="text-align: right;">SEAL</p>
--	--

Case # 2024-19-ZBA

ZONING BOARD OF ADJUSTMENT PROCESS



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

²If 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)?

I would like you to consider the fact that I've been living in my home for over 5 years and honestly feel as if the person who requested to rezone this property for procurement should have at least some responsibility (financial). This area has been up for sale at least as far as I know.

OFFICE USE

Zoning District: R-1A(M) Flood Zone: _____
 Code Section being appealed: App A, Section IV.5, fences b. fence height



This map is generated by the St. Charles Geographic Information Systems Office and is for reference only. Data that appear on this map may or may not be accurate, current, or otherwise reliable. Developed by Luis4018



Legend

- Base Map Layers
- Parcels

Notes

Fence is 6' w/ height from Dwelling, looking for a Contractor to make adjustments

Michael Smith

5-28-2024

2024-19-ZBA Fence Height in Front Yard

1" = 100'

N





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2024-20-ZBA**

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:

Kurt Dufrene
405 Lakewood Drive
Luling, LA 70070
504.296.5578; kedufrene2@gmail.com

LOCATION:

405 Lakewood Drive, Luling; Lot 103, South Lakewood Subdivision

REQUEST:

Reduce the setback for a residential generator from 5 ft. to 3 ft.

SITE INFORMATION

SIZE OF PROPERTY: 15,000 sq. ft.

EXISTING ZONING: R-1A

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: Lakewood Drive

BASE FLOOD ELEVATION (BFE): AE4; DFIRM AE6

APPLICABLE CODE REGULATION(S)

Appendix A. Section X. - Exceptions and modifications

C. Exceptions and Modifications to Use Regulations:

1. Power plants, heating, or cooling plants, or apparatus or machinery which are accessory to permitted uses all districts shall be permitted only if so placed and operated to cause the least inconvenience to owners and tenants of adjoining lots and buildings; and provided that all of the above mentioned activities comply with existing parish ordinances and do not cause serious annoyance or injury to occupants of adjoining premises by reason of the emission of odors, fumes, or gases, dust, smoke, noise or vibration, light or glare, or other nuisance.
Specifically these units are to be placed no closer than five (5) feet to any property line in any O-L or residential zoning districts and no closer than ten (10) feet to any property line in any commercial or industrial zoning district.

DEPARTMENT ANALYSIS & FINDINGS

1. On May 10, 2024 the applicant contacted Planning and Zoning requesting a variance application to address the placement of a generator within 5 ft. of a residential property line.
2. The application was submitted on June 13, 2024 requesting a 2 ft. reduction of the required 5 ft. residential setback for accessory machinery.
3. Lot 103, South Lakewood Subdivision was platted on June 30, 2008 by Dufrene Surveying & Engineering Inc. and was developed with a site-built house in 2014 (Permit No. 27342).
4. The Board of Adjustment has not heard a similar request in this area.
5. To meet zoning district requirements the applicant could consider other locations for the proposed generator that would allow for 5 ft. between the generator and the property line.



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

OFFICE USE
 Submittal Date 6/13/2024
 Received By AK
 Receipt # 13313581
 Case # 2024-20-ZBA

APPLICANT INFORMATION

Applicant: Kurt Dufrene
 Mailing Address: 405 Lakewood Drive, Luling, LA 70070
 Phone: (504)296-5578 Email: Kedufrene2@gmail.com

PROPERTY INFORMATION

Municipal Address: 405 Lakewood Drive
 Lot, Block, Subdivision: Lot 103, South Lakewood Subdivision
 Permit/Project Description: Home Standby Generator

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

Code Section X. - Exceptions and Modifications.
C. Exceptions and Modifications to Use Regulations
1. Power Plants... no closer than five (5) feet to any
property line....

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)
- N/A 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:
Kurt E. Dufrene
 (Print Name)
Natalie B Dufrene
 (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 7th day
 of June, 2024 in my
 office at BOUTTE, LOUISIANA
[Signature]
 (Signature of Notary Public)



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.

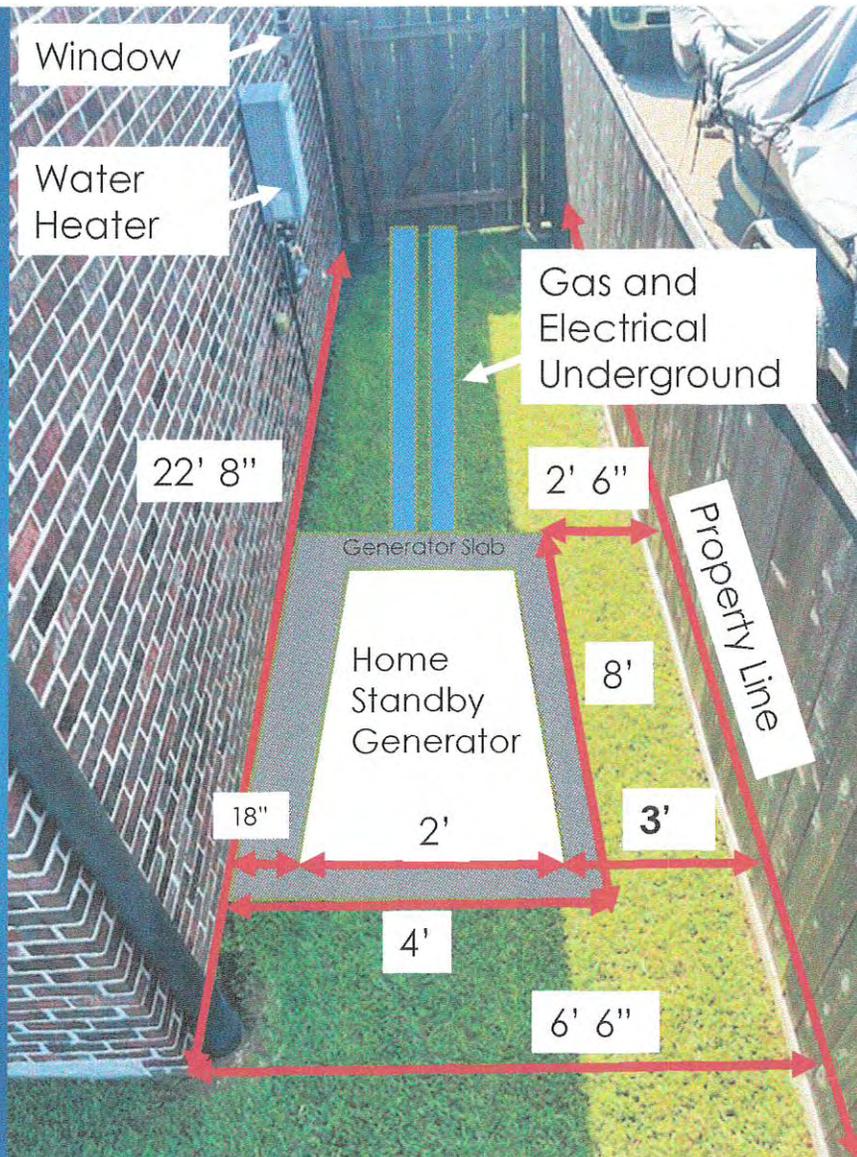
APPLICANT TESTIMONY

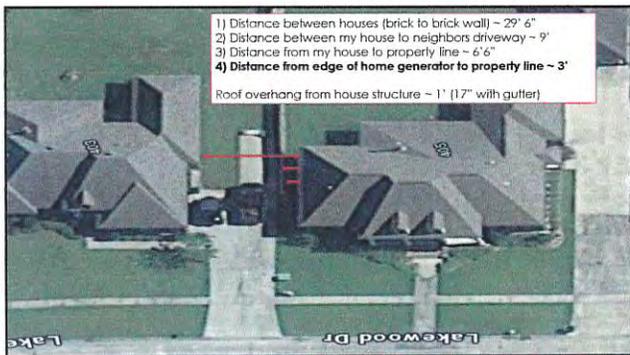
*Additional information should be submitted to further demonstrate your hardship and support your appeal, including surveys, site/project plans, photographs, and other relevant information needed to show cause for the variance.

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

The installation location for the home standby generator is the closest location to the incoming electrical and natural gas service that does not require removal of landscaping. It is inside my fence which adds extra security for the generator as well. This location keeps the length of wiring and gas piping to a minimum.

OFFICE USE	
Zoning District: <u>R-1A</u>	Flood Zone: <u>AE4'</u> DFIRM: <u>AEG'</u>
Code Section being appealed: <u>App A Sec. X.C.1.</u>	





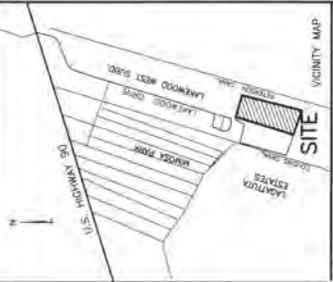
FINAL PLAT

SOUTH LAKEWOOD SUBDIVISION

RESUBDIVISION OF PORTION OF SECTION 16, T14S, R21E, AND SECTION 14, T14S, R21E, OF RANGE 14 NORTH, EAST 1ST MERIDIAN, PARISH OF ST. CHARLES, LOUISIANA, BEING LAKEWOOD DRIVE, LAKE CAROLYN DRIVE, LAKE SCOTT DRIVE AND THE EXTENSION OF LAKEWOOD DRIVE, SOUTH LAKEWOOD SUBDIVISION OF LAKEWOOD DRIVE, SOUTH LAKEWOOD SUBDIVISION OF ST. CHARLES PARISH, LOUISIANA

DUPRENE SURVEYING
& ENGINEERING, INC.
1000 UNIVERSITY BLVD., SUITE 100
MONROE, LA 70001
504-333-1111
www.duprenesurveying.com

MAJIC



17,584	141	17,417
13,533	142	13,724
15,000	143	13,371
15,000	144	15,000
15,000	145	19,441
13,500	146	23,516
13,500	147	13,500
13,500	148	13,500
15,000	149	12,445
15,000	150	15,000
15,000	151	17,932
15,000	152	11,987
15,000	153	14,200
15,000	154	14,200
15,000	155	14,200
15,000	156	14,200
15,000	157	14,200
15,000	158	14,200
15,000	159	14,200
15,000	160	14,200
15,000	161	14,200
15,000	162	14,200
15,000	163	14,200
15,000	164	14,200
15,000	165	14,200
15,000	166	14,200
15,000	167	14,200
15,000	168	14,200
15,000	169	14,200
15,000	170	14,200
15,000	171	14,200
15,000	172	14,200
15,000	173	14,200
15,000	174	14,200
15,000	175	14,200
15,000	176	14,200
15,000	177	14,200
15,000	178	14,200
15,000	179	14,200
15,000	180	14,200
15,000	181	14,200
15,000	182	14,200
15,000	183	14,200
15,000	184	14,200
15,000	185	14,200
15,000	186	14,200



DEDICATION STATEMENTS

THE PORTION OF WAY SHOWN HEREIN IS NOT REVENUE-PRODUCING AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THE EASEMENT IS GRANTED. THE PORTION OF WAY SHOWN HEREIN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THE EASEMENT IS GRANTED. THE PORTION OF WAY SHOWN HEREIN IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THE EASEMENT IS GRANTED.

APPROVAL

[Signatures]
DATE: 7/10/08

NO PORTION OF TEMPORARY STRUCTURES, ERECTIONS, OR CONSTRUCTION OF ANY TYPE SHALL BE PERMITTED WITHIN THE BOUNDARIES OF ANY EASEMENT GRANTED HEREIN UNLESS THE SAME SHALL BE FIRST APPROVED BY THE BOARD OF SUPERVISORS OF THE PARISH OF ST. CHARLES, LOUISIANA.

NO PORTION OF TEMPORARY STRUCTURES, ERECTIONS, OR CONSTRUCTION OF ANY TYPE SHALL BE PERMITTED WITHIN THE BOUNDARIES OF ANY EASEMENT GRANTED HEREIN UNLESS THE SAME SHALL BE FIRST APPROVED BY THE BOARD OF SUPERVISORS OF THE PARISH OF ST. CHARLES, LOUISIANA.

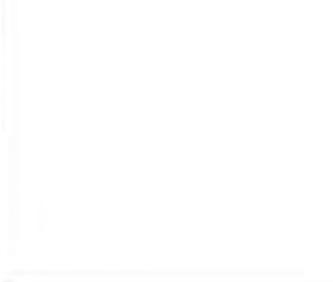
NO PORTION OF TEMPORARY STRUCTURES, ERECTIONS, OR CONSTRUCTION OF ANY TYPE SHALL BE PERMITTED WITHIN THE BOUNDARIES OF ANY EASEMENT GRANTED HEREIN UNLESS THE SAME SHALL BE FIRST APPROVED BY THE BOARD OF SUPERVISORS OF THE PARISH OF ST. CHARLES, LOUISIANA.

NO PORTION OF TEMPORARY STRUCTURES, ERECTIONS, OR CONSTRUCTION OF ANY TYPE SHALL BE PERMITTED WITHIN THE BOUNDARIES OF ANY EASEMENT GRANTED HEREIN UNLESS THE SAME SHALL BE FIRST APPROVED BY THE BOARD OF SUPERVISORS OF THE PARISH OF ST. CHARLES, LOUISIANA.

NO PORTION OF TEMPORARY STRUCTURES, ERECTIONS, OR CONSTRUCTION OF ANY TYPE SHALL BE PERMITTED WITHIN THE BOUNDARIES OF ANY EASEMENT GRANTED HEREIN UNLESS THE SAME SHALL BE FIRST APPROVED BY THE BOARD OF SUPERVISORS OF THE PARISH OF ST. CHARLES, LOUISIANA.

NO PORTION OF TEMPORARY STRUCTURES, ERECTIONS, OR CONSTRUCTION OF ANY TYPE SHALL BE PERMITTED WITHIN THE BOUNDARIES OF ANY EASEMENT GRANTED HEREIN UNLESS THE SAME SHALL BE FIRST APPROVED BY THE BOARD OF SUPERVISORS OF THE PARISH OF ST. CHARLES, LOUISIANA.

NO PORTION OF TEMPORARY STRUCTURES, ERECTIONS, OR CONSTRUCTION OF ANY TYPE SHALL BE PERMITTED WITHIN THE BOUNDARIES OF ANY EASEMENT GRANTED HEREIN UNLESS THE SAME SHALL BE FIRST APPROVED BY THE BOARD OF SUPERVISORS OF THE PARISH OF ST. CHARLES, LOUISIANA.



WEST HEATHER STREET (SIDE)

St. Charles Parish School Board
LAKEWOOD WEST SECTION 7

- REFERENCE:
1. SURVEY BY J.P. BERNARD FOR ST. CHARLES PARISH SCHOOL BOARD DATED MAY 14, 1978.
 2. SURVEY OF A PORTION OF LAKE STAR PLANTATION BY J.J. KREBS & SONS DATED AUGUST 31, 1984.
 3. RESUBDIVISION PLAN FOR LAKEWOOD WEST BY GERALD DUNK DATED MAY 12, 1971.
 4. SURVEY BY DUPRENE SURVEYING & ENGINEERING, INC. DATED APRIL 21, 1985.
 5. SURVEY BY DUPRENE SURVEYING & ENGINEERING, INC. DATED OCTOBER 7, 1996.
 6. SUBDIVISION PLAN FOR LAKEWOOD ESTATES PHASE II BY MICHAEL BERNARD DATED JUNE 21, 2005.
- THIS PROPERTY IS LOCATED IN PIA ZONE 20N, NE 1/4, BAGE COMMUNITY NUMBER 20140, TAMEL (MISC. JUNE 15, 1997)



2024-20-ZBA Mechanical Equipment Setback

1" = 100'

N





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2024-21-ZBA**

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:

Huyen Nguyen
1173 E. Airline Highway
Laplace, LA 70068
504.610.0832; kutieh@yahoo.com

LOCATION:

107 Engle Cove Court, Luling; Lot 54, Square 11, Ashton Plantation Subdivision—Phase 2-B

REQUEST:

Reduce the required 20 ft. rear yard setback to 8 ft. for construction of a single-family residence.

SITE INFORMATION

SIZE OF PROPERTY: 12,511.5 sq. ft.

EXISTING ZONING: R-1A

SURROUNDING ZONING AND LAND USE: R-1A & C-3; the site is located in a developed residential subdivision with Interstate 310 adjacent to the rear.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: Engle Cove Court

BASE FLOOD ELEVATION (BFE): AE5; DFIRM AE4 & X

APPLICABLE CODE REGULATION(S)

Appendix A. Section VI. Zoning District Criteria and Regulations

[1.] 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 June 11, 2024 the applicant contacted Planning and Zoning regarding a variance application to reduce a rear yard setback for construction of a new single family home.
2. An application was submitted on June 13, 2024 to reduce the 20 ft. rear yard setback to 8 ft.
3. Lot 54, Sq. 11, Ashton Plantation Phase 2-A was platted as shown on the Final Plat of Ashton Plantation Phase 2-A by Louis J. Gassen Jr., PLS dated June 4, 2018.
4. This variance would allow 143 sq. ft. of a detached garage structure within the required rear yard.
5. The Board of Adjustment has heard similar requests in this area:
 - 2016-29-ZBA – Approved a reduction of the required rear yard setback for new construction from 20 ft. to 9 ft. at 106 Lac Segnette Drive.
 - 2023-15-ZBA – Approved a reduction of the required rear yard setback for a patio cover from 20 ft. to 15 ft. at 133 Cove Pointe Drive.
6. To meet zoning district requirements the applicant could revise the plans to locate the home within setback lines.



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

OFFICE USE
 Submittal Date 6/13/2024
 Received By DR
 Receipt # 13315559
 Case # 2024-21-ZBA

APPLICANT INFORMATION

Applicant: Huyen Nguyen
 Mailing Address: 1173 E. Airline Hwy Laplace, LA 70068
 Phone: 504-610-0832 Email: kutieh@yahoo.com

PROPERTY INFORMATION

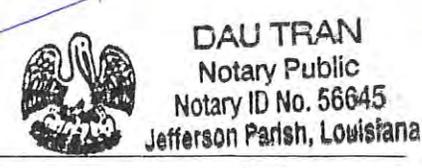
Municipal Address: 107 Engle Cove Ct Luling, LA 70070, formerly known as 109 Engle Cove Ct
 Lot, Block, Subdivision: LOT 54, Square 11, Ashton Plantation, Phase 2-B
 Permit/Project Description: New Consturction

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

Reduce rear yard setback

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)
- N/A 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
 *Attached Check, made payable to Dept of Finance

<p>OWNER ENDORSEMENT:</p> <p><u>Huyen Nguyen</u> (Print Name)</p> <p>_____</p> <p>(Print Name)</p> <p>Being duly sworn, deposes and states (i) that they are the sole owner/s of the property described in this application; (ii) that all statements contained in this application are true to the best of their knowledge and belief; and (iii) that they authorize the petition.</p> <p><u>[Signature]</u> (Signature of owner)</p>	<p>NOTARY PUBLIC:</p> <p>Subscribed and sworn to before me this <u>11</u> day of <u>June</u>, 20<u>24</u> in my office at <u>3040 Veterans Blvd #103</u> <u>Metairie, LA 70002</u></p> <p><u>[Signature]</u> (Signature of Notary Public)</p> <div style="text-align: center;">  DAU TRAN Notary Public Notary ID No. 56645 Jefferson Parish, Louisiana SEAL </div>
---	--

Case # 2024-21-ZBA

ZONING BOARD OF ADJUSTMENT PROCESS



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

²If 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)?

I am a first time home builder. I went about the right means and realized a variance was needed

after speaking with Brett & Zoey regarding my site plan. I've previously worked with PKD, LLC,

who was my plan designer that received approval from Ashton Plantation HOA for rear yard setback.

Therefore, I was unaware of a waiver being needed and thought it was okay, since HOA approved it.

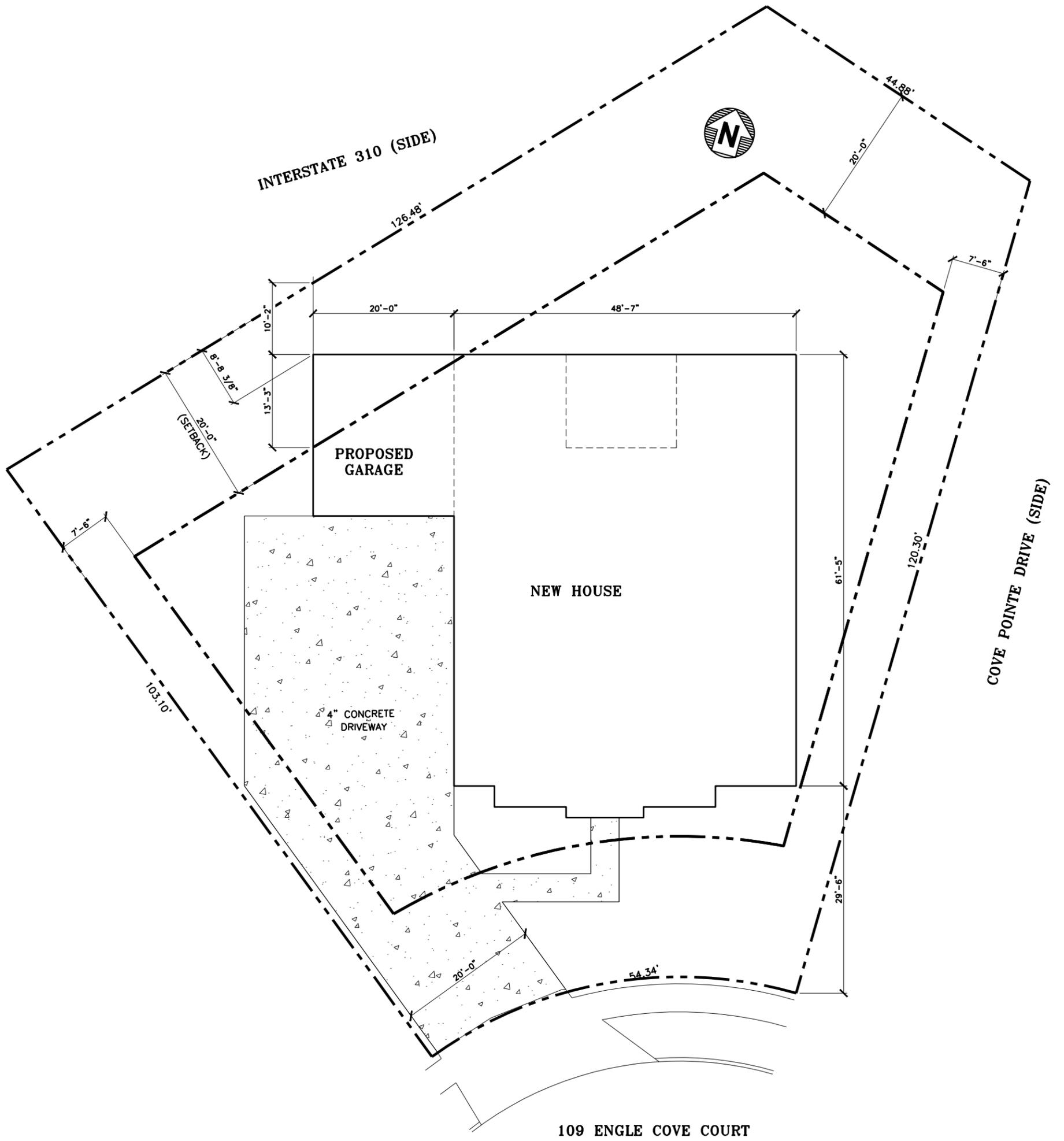
I am seeking approval for my setback. Without this approval, it would put me in a financial hardship.

I would have to spend more money on a new set of plans, plus extending the timeframe out further

would hinder this process for me. I have been working on this project for nearly a year. Please consider

the approval of my request, noting that I have an oddly shaped LOT as well. Respectfully, - Huyen Nguyen

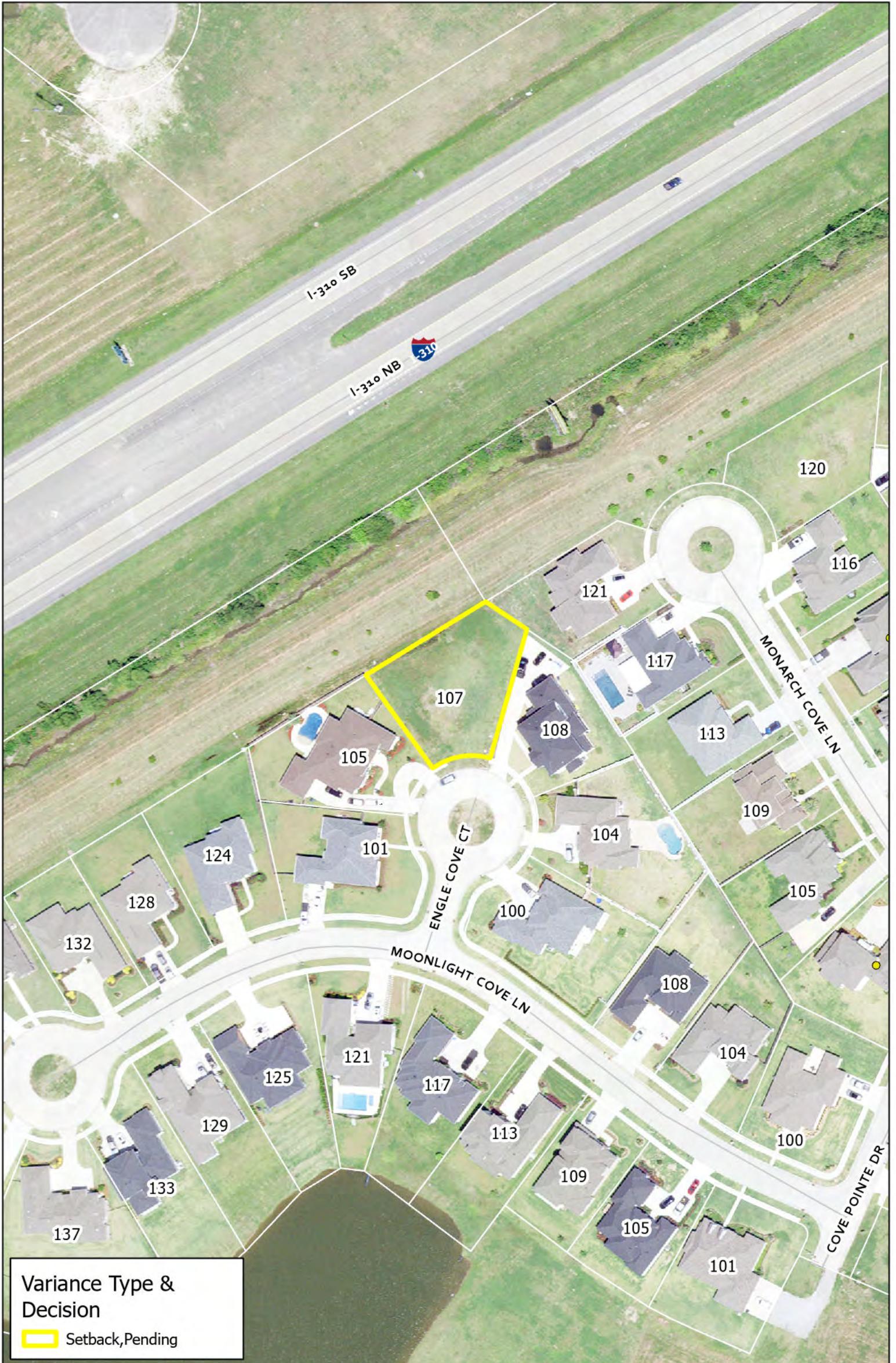
OFFICE USE	
Zoning District: <u>B-1A</u>	Flood Zone: <u>AE 5'</u>
Code Section being appealed: <u>App A. Sec VI. B. [1]2.b. (3) - rear setback</u>	



2024-21-ZBA
Rear Yard Setback

1" = 100'

N





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2024-22-ZBA**

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:

Braiden Laurent and Raven Reid
150 Loupe Street
Luling, LA 70070
504.430.0896; blaurent3001@gmail.com

LOCATION:

Lot 13, Loupe Subdivision; 188 Loupe Street, Luling

REQUEST:

- Reduce the 35 ft. front yard setback to 15 ft.
- Reduce both 10 ft. side yard setbacks to 8 ft. 2 ¾ in.
- Reduce the 20 ft. rear yard setback to 19 ft. 2 ¾ in.

SITE INFORMATION

SIZE OF PROPERTY: 7,110 sq. ft.

EXISTING ZONING: O-L, Open Land District

SURROUNDING ZONING AND LAND USE: OL; the site is on a developed residential street.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: Loupe Street

BASE FLOOD ELEVATION (BFE): X; DFIRM X

APPLICABLE CODE REGULATION(S)

Appendix A. Section VI. Zoning District Criteria and Regulations

[I.] O-L. Open Land District:

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 June 7, 2024 the applicant submitted a variance application to reduce the front, side, and rear setbacks on Lot 13 to construct a new single-family home.
2. Lot 13 is shown on the map of Loupe Subdivision by S.K. Landry P.E. dated August 6, 1963, revised August 30, 1963, and revised again April 19, 1965.
3. The lots of Loupe Subdivision were platted at sizes typical for R-1A zoned areas, with Lot 13 consisting of 7,110 sq. ft. instead of the 20,000 sq. ft. required under O-L.
4. The O-L district also requires larger setbacks, with an extra 5 ft. required on each side and an additional 15 ft. required for the front compared to the R-1A district.
5. This variance would allow a primary structure to encroach 20 ft. into the front yard, 1 ft. 9 ¼ in. into each side yard, and 9 ¼ in. into the rear yard.
6. The Board of Adjustment has granted similar requests in this area:
 - ZBA 2009-07, 180 Loupe Street, Luling:
 - Reduced front yard setback from 35 ft. to 25 ft.
 - Reduced rear yard setback from 20 ft. to 18 ft.
 - ZBA 2009-08, 169 Loupe Street, Luling:
 - Reduced front yard setback from 35 ft. to 21 ft.
 - Reduced rear yard setback from 20 ft. to 5 ft.

- Reduced side yard setback from 10 ft. to 5 ft.
 - ZBA 2009-09, 198 Loupe Street, Luling (Lot 15) *not constructed:
 - Reduced front yard setback from 35 ft. to 10 ft.
 - Reduced rear yard setback from 20 ft. to 10 ft.
 - 2021-62-ZBA, 161 Loupe Street:
 - Reduced front yard setback from 35 ft. to 20 ft.
 - Reduced side yard setback from 10 ft. to 5 ft.
 - 2021-67-ZBA, 198 Loupe Street, Luling (Lot 15) *not constructed:
 - Reduced front yard setback from 35 ft. to 15 ft.
7. To meet zoning district requirements the applicant could redesign the project placing the primary structure within the required setbacks.



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

OFFICE USE	
Submittal Date	<u>6/7/24</u>
Received By	<u>BP</u>
Receipt #	<u>13217888</u>
Case #	<u>2024-22-284</u>

APPLICANT INFORMATION

Applicant: Braiden Laurent + Raven Reid
 Mailing Address: 150 Loupe St. Luling, LA 70070
 Phone: (504)-430-0896 Email: blaurent3001@gmail.com

PROPERTY INFORMATION

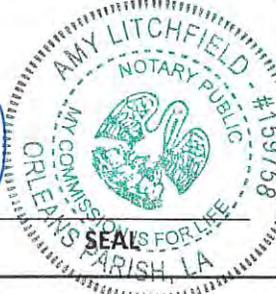
Municipal Address: 188 Loupe St. Luling, LA 70070
 Lot, Block, Subdivision: Lot 13, Loupe Subdivision
 Permit/Project Description: _____

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

We are requesting 5 foot setbacks all around the lot (front, back, sides).

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>Braiden Laurent</u> (Print Name)</p> <p><u>Raven Reid</u> (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>Braiden Laurent</u> (Signature of owner)</p> <p><u>Raven Reid</u></p>	<p>NOTARY PUBLIC:</p> <p>Subscribed and sworn to before me this <u>7th</u> day of <u>June</u>, 20<u>24</u> in my office at <u>BOULTE LA</u>.</p> <p><u>Amy Litchfield</u> (Signature of Notary Public)</p> 
---	--

Case # _____

ZONING BOARD OF ADJUSTMENT PROCESS



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

²If 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.

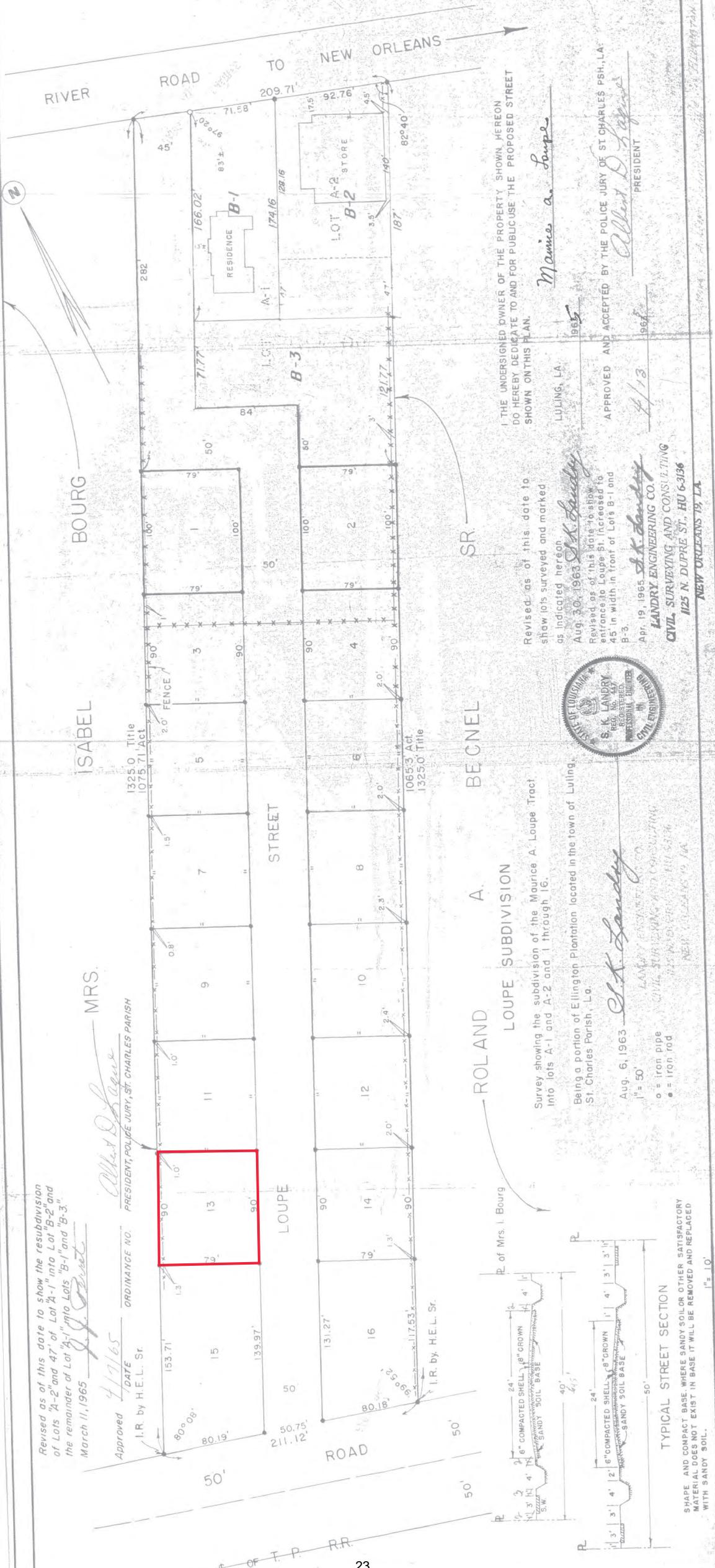
APPLICANT TESTIMONY

*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 houseplan chosen requires more space than the allotted setbacks of the lot.

OFFICE USE	
Zoning District: <u>O-L</u>	Flood Zone: _____
Code Section being appealed: <u>V.I. A. [1] 2; front, side, and rear setbacks</u>	



Revised as of this date to show the resubdivision of Lots "A-2" and 47' of Lot "A-1" into Lot "B-2" and the remainder of Lot "A-1" into Lots "B-1" and "B-3".
 March 11, 1965
J. J. Street

Approved 4/17/65 DATE
 I.R. by H.E.L. Sr.
 MRS. *Alfred D. Laque*
 PRESIDENT, POLICE JURY, ST. CHARLES PARISH

I, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON DO HEREBY DEDICATE TO AND FOR PUBLIC USE THE PROPOSED STREET SHOWN ON THIS PLAN.

Maurice A. Laque
 LULING, LA.

APPROVED AND ACCEPTED BY THE POLICE JURY OF ST. CHARLES PSH., LA.
Alfred D. Laque
 PRESIDENT
 4/13 1965

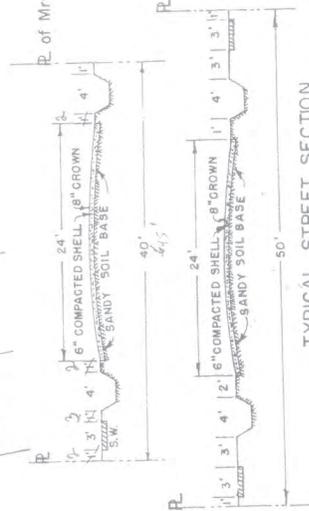
Revised as of this date to show lots surveyed and marked as indicated hereon
 Aug. 30, 1963 *S. K. Landry*
 Revised as of this date to show entrance to Loupe St. increased to 45' in width in front of Lots B-1 and B-3.
 Apr. 19, 1965 *S. K. Landry*

LANDRY ENGINEERING CO.
 CIVIL SURVEYING AND CONSULTING
 1125 N. DUPRE ST., HU 6-3136
 NEW ORLEANS 19, LA

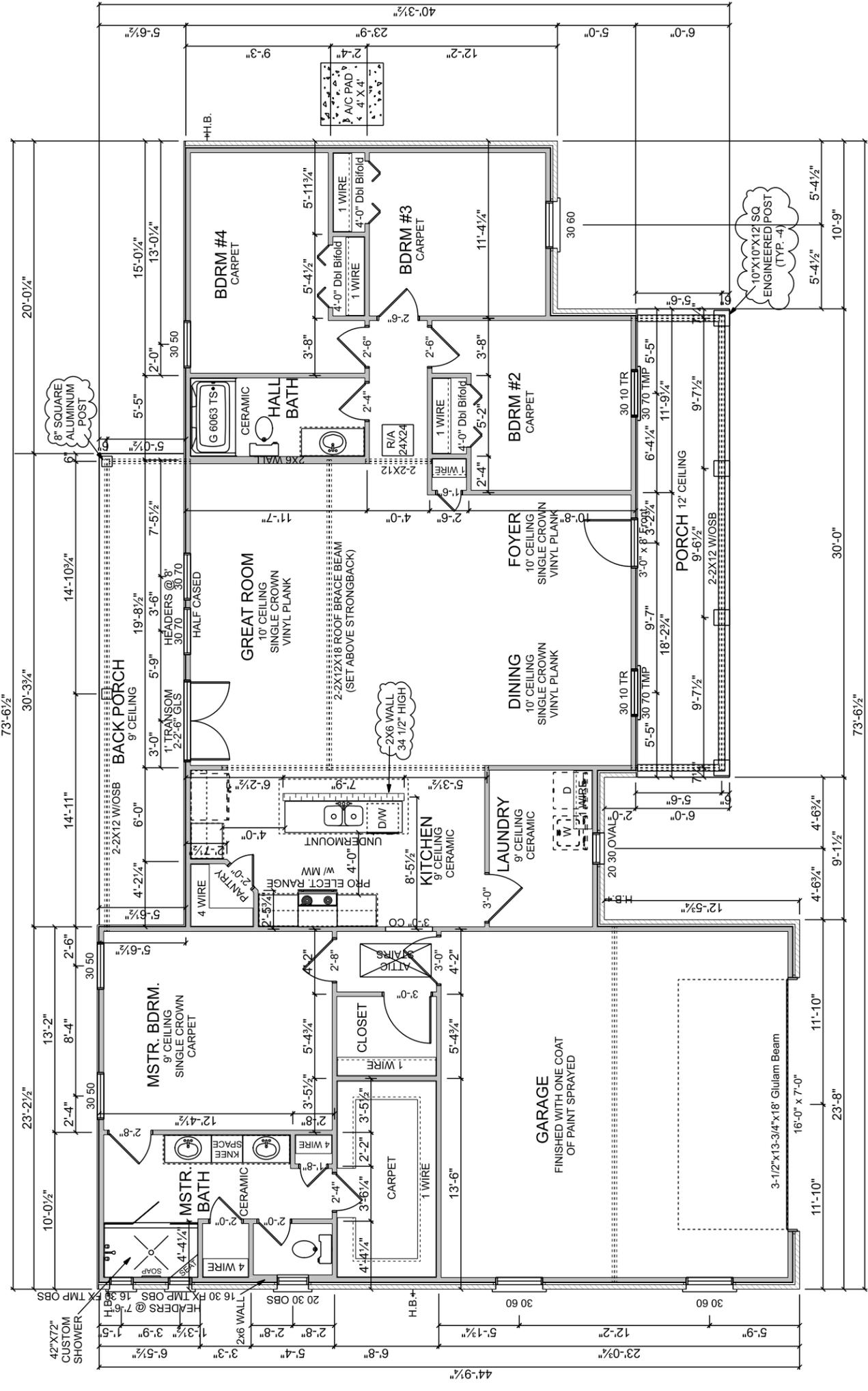


Survey showing the subdivision of the Maurice A. Loupe Tract into lots A-1 and A-2 and 1 through 16.
 Being a portion of Ellington Plantation located in the town of Luling, St. Charles Parish, La.
 Aug. 6, 1963
S. K. Landry
 LANDRY ENGINEERING CO.
 CIVIL SURVEYING AND CONSULTING
 1125 N. DUPRE ST., HU 6-3136
 NEW ORLEANS 19, LA

1" = 50'
 o = iron pipe
 • = iron rod



APPROVALS	DATE	CT HOMES REP	DATE	Parcel #:	PROJECT DETAILS		LIVING AREA 1884 sq ft. GARAGE 535 sq ft. BACK PORCH 168 sq ft. PORCH 180 sq ft. Total 2767 sq ft.	Model: Granier Elevation: Knowles 4 Bdrm Front Load Garage	PLAN REVIEW SHEET CONTENTS FLOOR PLAN	DRAWING DATE 3/31/2024	DRAWN BY K. Rippentrop	SHEET NUMBER 1 of 8 SCALE: 1/8" = 1'-0"
CUSTOMER	DATE	CUSTOMER	DATE	Project # 12936-1963	Residence for: Reid-Laurent - R. & B. Luling, LA St. Charles Parish							
					Zoning: Flood Zone: BFI: FFE: Front Setback= Left Setback= Right Setback= Rear Setback=							



2024-22-ZBA Front, Side, & Rear Yard Setback

1" = 100'

N





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2024-23-ZBA**

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:

Mary Jo Medeiros
315 Ormond Meadows Dr. Apt B
Destrehan, LA 70047
504.301.6659; akcmj2003@yahoo.com

LOCATION:

Lot 8-B, Square C, Ormond Meadows Subdivision; 315 B Ormond Meadows Drive

REQUEST:

Reduce the required open space for a townhouse development from 20% to approximately 6.5%.

SITE INFORMATION

SIZE OF PROPERTY: 1,963.5 sq. ft.

EXISTING ZONING: R-3

SURROUNDING ZONING AND LAND USE: R-3 and R-1A; the site is located along a developed residential street consisting of single family homes and townhouse developments.

FUTURE LAND USE RECOMMENDATION: High-Density Residential

TRAFFIC ACCESS: Ormond Meadows Drive

BASE FLOOD ELEVATION (BFE): FA99; DFIRM AE4.5 and X

APPLICABLE CODE REGULATION(S)

Appendix A. Section VII. Supplemental use and performance regulations.

1. The following uses are subject to the regulations set forth herein: [VIII.] R-3. Multi-family residential:
Townhouses.
 - e. Open Space and Buffering.
 - i. **Maximum land cover is 80%; 20% of a townhouse development site must be left open.**
 - ii. Each townhouse unit shall have its own rear yard of at least one hundred twenty (120) square feet. The rear yard shall not be used for any accessory building.
 - iii. A five (5) foot wide landscaped buffer is required along the sides and rear of any townhouse development that abuts an R-1A, R-1B, or R-1A(M) district or any lot containing a single-family dwelling.

DEPARTMENT ANALYSIS & FINDINGS

1. On May 17, 2024 the applicant contacted Permits with the intent to construct a patio cover at 315B Ormond Meadows Drive.
2. On June 14 2024 a variance application was submitted to reduce both side yard setbacks for placement of the proposed patio cover.
3. The proposal would extend the existing patio cover across the entirety of the fenced rear yard.
4. Planning and Zoning determined a setback variance is not required since interior townhouse lots are not subject to side yard setbacks, but since the proposal reduces the already limited open space a variance from the minimum 20% open space requirement is necessary.
5. The site is first shown as Lot 8, Square C, Ormond Meadows Subdivision on a survey by John Marshall of J.J. Krebs & Sons, Inc. on January 23, 1979. A subsequent resubdivision divided Lot 8 into Lots 8A, 8B, 8C, and 8D as shown on a map by Lucien C. Gassen on August 20, 1981.
6. Lot 8B was developed as part of a townhouse development where each lot is individually owned.
7. Approval would reduce the open space from the required 20% to approximately 6.5%.
8. The Board of Adjustment has heard a similar request in this area:

- ZBA 2006-25—denied a variance for a reduction in the rear yard setback from 20 ft. to 10 ft. and the side yard setback from 10 ft. 2 ft. to permit an accessory storage building at 308C Ormond Meadows Drive.
9. Without a variance, the proposed structure cannot be permitted.



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

OFFICE USE	
Submittal Date	6/14/24
Received By	BB
Receipt #	13320836
Case #	2024-23-ZBA

APPLICANT INFORMATION

Applicant: Mary Jo Medeiros
 Mailing Address: 315 Ormond Meadows Dr. Apt B Destrehan LA 70047
 Phone: 504-301-6659 Email: ckcmj2003@yahoo.com

PROPERTY INFORMATION

Municipal Address: 315-B Ormond Meadows Dr.
 Lot, Block, Subdivision: Lot 8-B, S.Q.C. Ormond Meadows Subd.
 Permit/Project Description: Carport Installation

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

R-3 side yard setbacks of 10 feet and
request special permit to install carport/patio cover
within my property lines

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:

Mary Jo Medeiros
 (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.

Mary Jo Medeiros
 (Signature of owner)

NOTARY PUBLIC:

Subscribed and sworn to before me this 13 day
 of JUNE, 20 24 in my
 office at ROUTE LA, ST. CHARLES
PARISH

 (Signature of Notary Public)



Case # 2024-23-2819

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

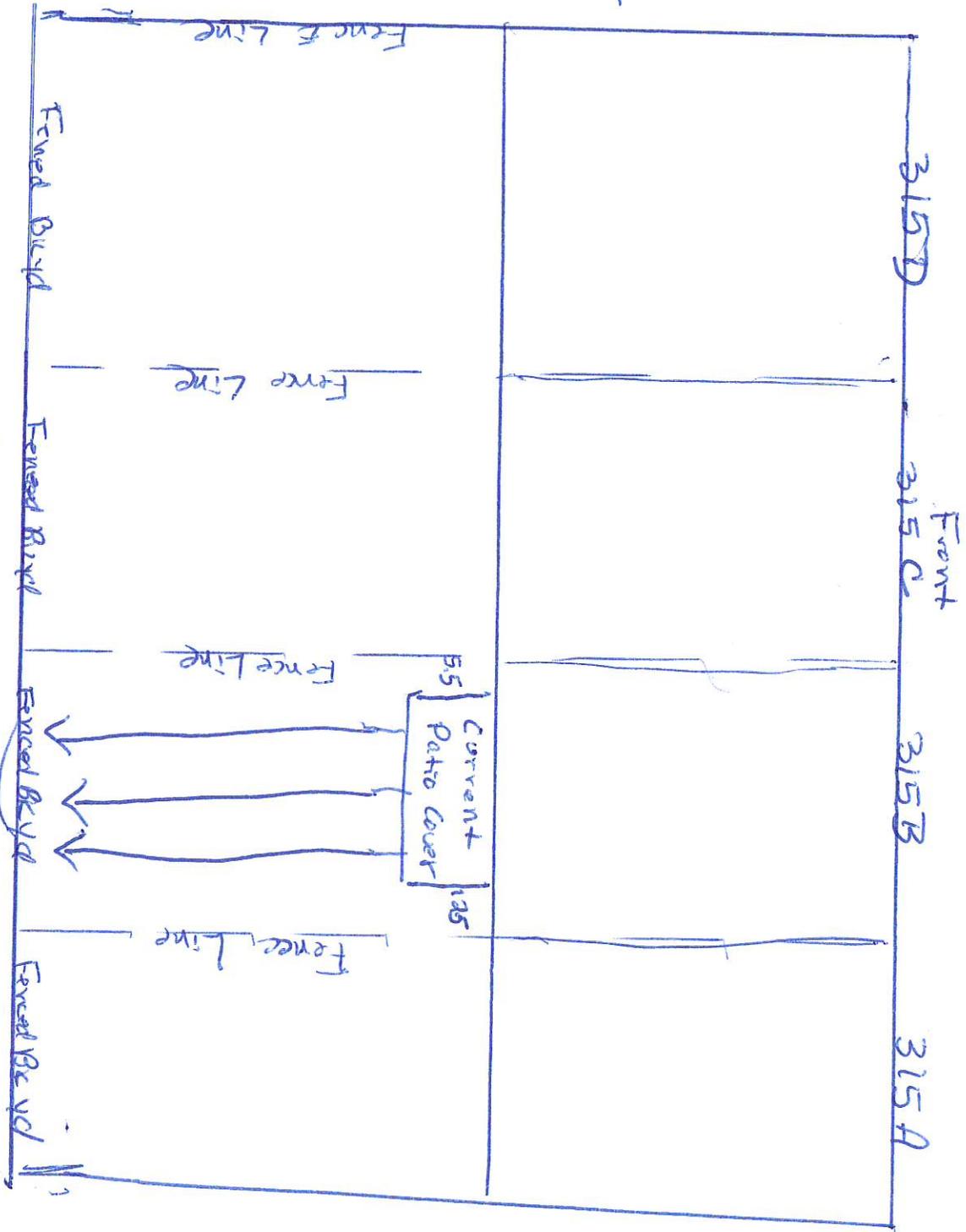
*Additional information should be submitted to further demonstrate your hardship and support your appeal, including surveys, site/project plans, photographs, and other relevant information needed to show cause for the variance.

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

Proposal carport/patio cover installation in back yard would be in violation of R-3 zoning district IRT the 10 ft sideyard setback. The carport/patio cover would remain well within my fence/property lines and would allow both security from theft and damage from ever-increasing weather threats, reducing repair costs from hail etc. Carport will not impede to neighboring yard/space. Pictures from 300 block of Ormond Meadows Dr townhouses with patio covers provided. Letters of consent from neighbors too

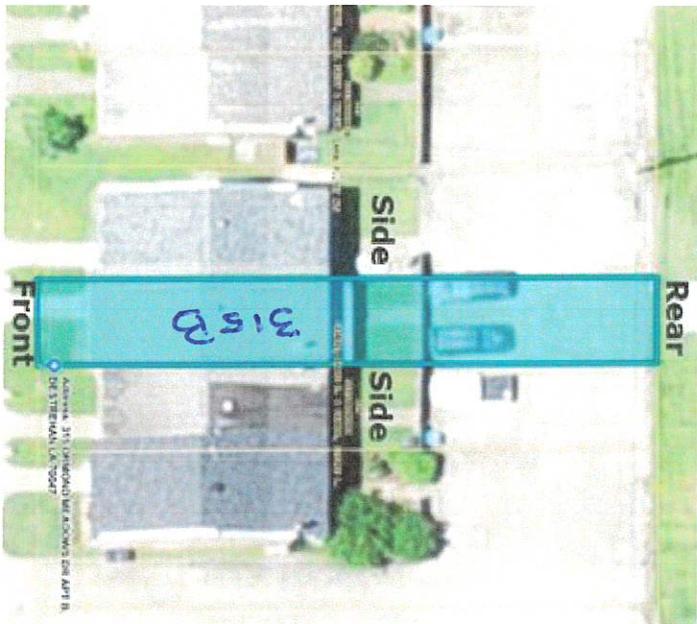
OFFICE USE	
Zoning District: <u>R-3</u>	Flood Zone: _____
Code Section being appealed: <u>Sec. VI - B. [VIII] 2. b. (2) side yard setbacks</u>	

Edmond Meadows Dr



Permit being requested to extend the current patio cover to cover the entire backyard which is already fenced in along property lines. Current patio cover is 5.5' from fence line along 315B+315C and 12' from fence line along 315B and 315A.

Extended patio cover being requested will end at the backyard fence line that runs along the parking apron.



Andre Cambre owner of 345 C

Andre Cambre

From: andrecambre@gmail.com

To: MJ

Cc: Terrystromain@gmail.com

Mon, Jun 10 at 6:38 AM

I'm fine with it.

On Thu, Jun 6, 2024 at 9:12 PM MJ <akcmj2003@yahoo.com> wrote:

Greetings Andre & Terry,

Many townhomes in the 300 block of Ormond Meadows Dr (80% actually) have done modifications similar to what I am requesting to do and most likely did not go thru the permit process that I am doing.

Due to the cost involved I want to keep it legal and if you have no issues / concerns with my request then a statement from each of you as the homeowners of the units on either side of me - would most likely help me to get the special permit the parish says I would need since they have denied my initial permit request.

The parish ordinances state that due to the townhouses being R3 rated (Multi-family) it prohibits extensions like I am requesting. They said I could file an appeal for a special permit before the parish Zoning dept though.

Attached below is the proposed scope of work to put concrete in my backyard and extend my existing patio cover to the end of my current back gate fence line. The gutters that are currently on my patio cover will also be on the extended patio cover and will empty into the parking apron. You can see by the pics I've attached that the entire current patio cover and gutters are within my property lines and will continue to be once the cover is extended. I will replace my back fence and gate with a new gate system that will open up into my parking apron and allow me to drive onto the concrete pad that would be put into my back yard. The gate system will not impede the parking spaces of your units.

If you have no issue with my proposed carport / patio extension can you please send a reply email stating that is the case so I can include it in my special permit request package?

Thank you,

MJ Medeiros

Terry St. Romain owner of 315 A

Terry St Romain

From:terrystromain@gmail.com

To:MJ

Sun, Jun 9 at 12:34 PM

Mary Jo, As owner of 315A townhouse on Ormond Meadows Dr., I have no problem with you doing what you propose for the new work with reference to the new carport at the rear of your townhouse,

Thank You

Terry St Romain

504-915-3392

On Thu, Jun 6, 2024 at 9:12 PM MJ <akcmj2003@yahoo.com> wrote:

Greetings Andre & Terry,

Many townhomes in the 300 block of Ormond Meadows Dr (80% actually) have done modifications similar to what I am requesting to do and most likely did not go thru the permit process that I am doing.

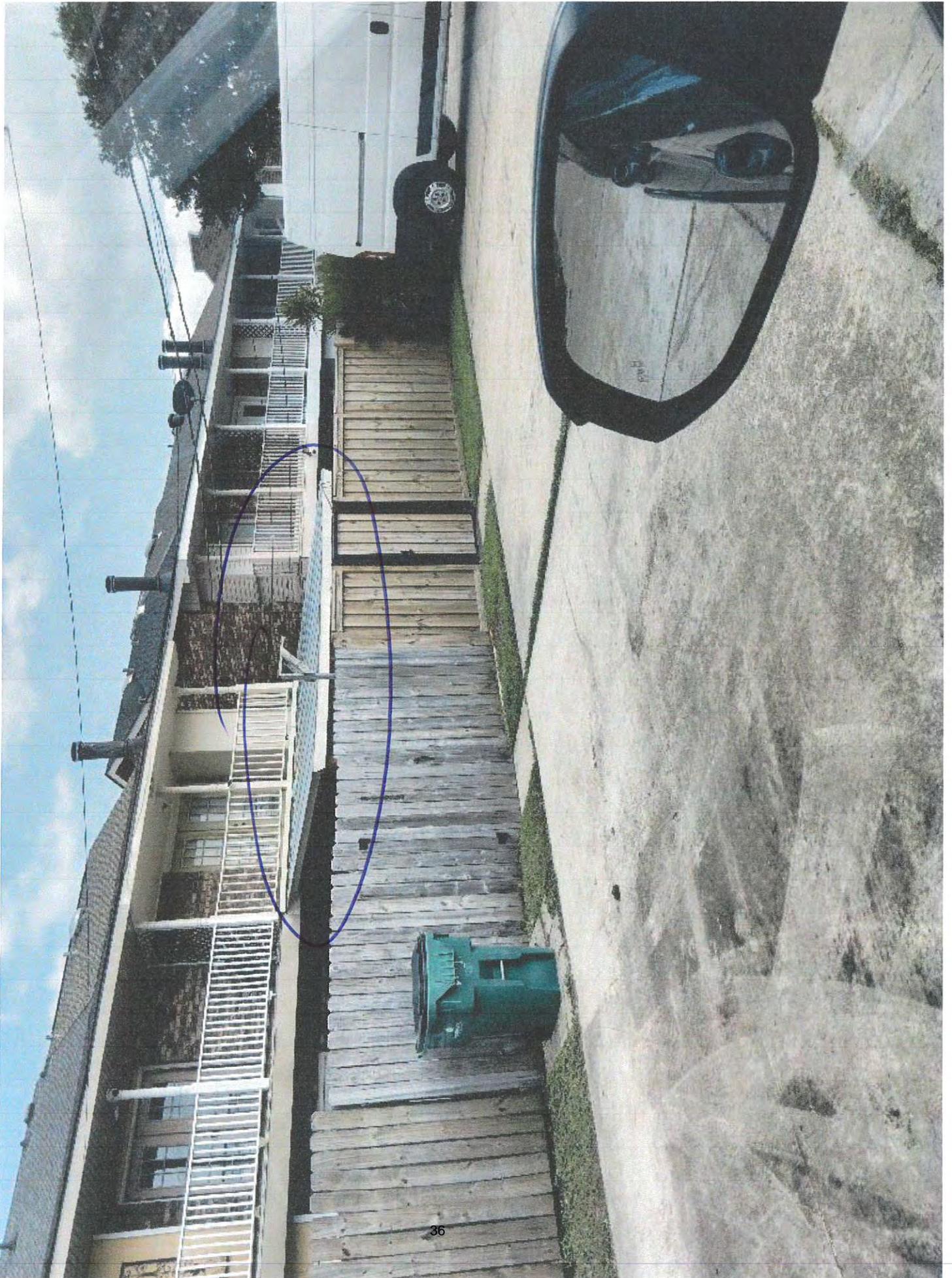
Due to the cost involved I want to keep it legal and if you have no issues / concerns with my request then a statement from each of you as the homeowners of the units on either side of me - would most likely help me to get the special permit the parish says I would need since they have denied my initial permit request.

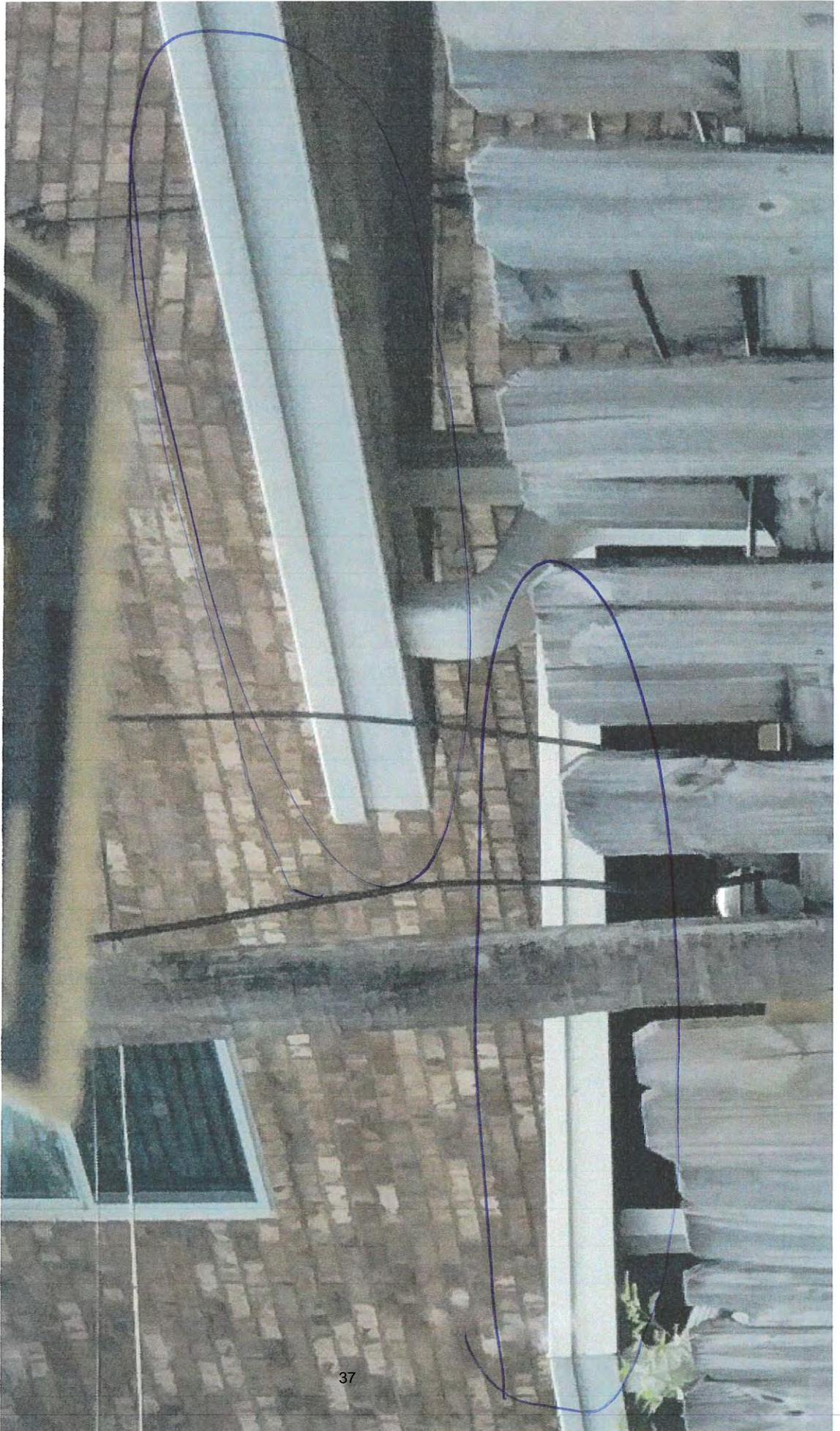
The parish ordinances state that due to the townhouses being R3 rated (Multi-family) it prohibits extensions like I am requesting. They said I could file an appeal for a special permit before the parish Zoning dept though.

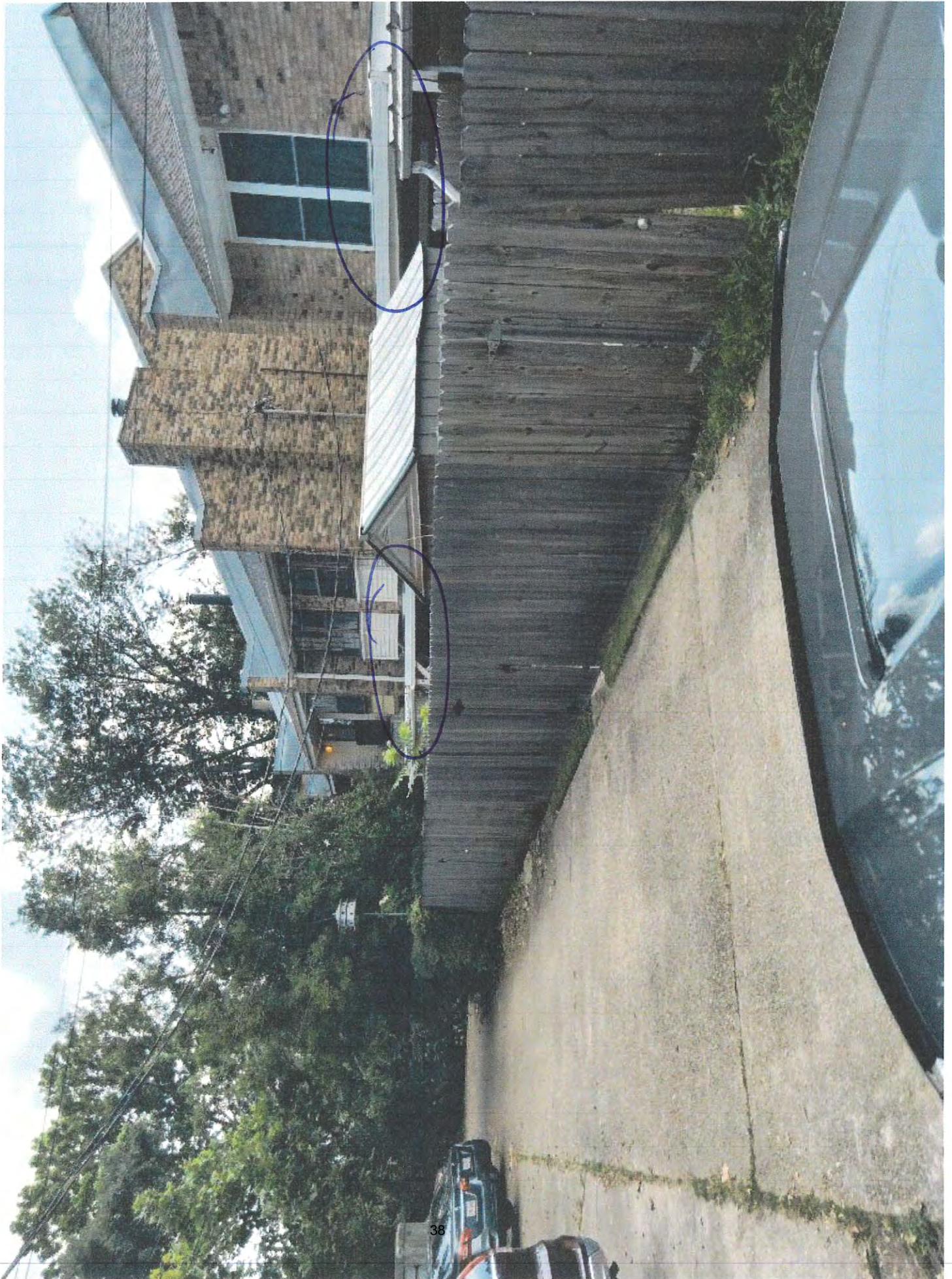
Attached below is the proposed scope of wor

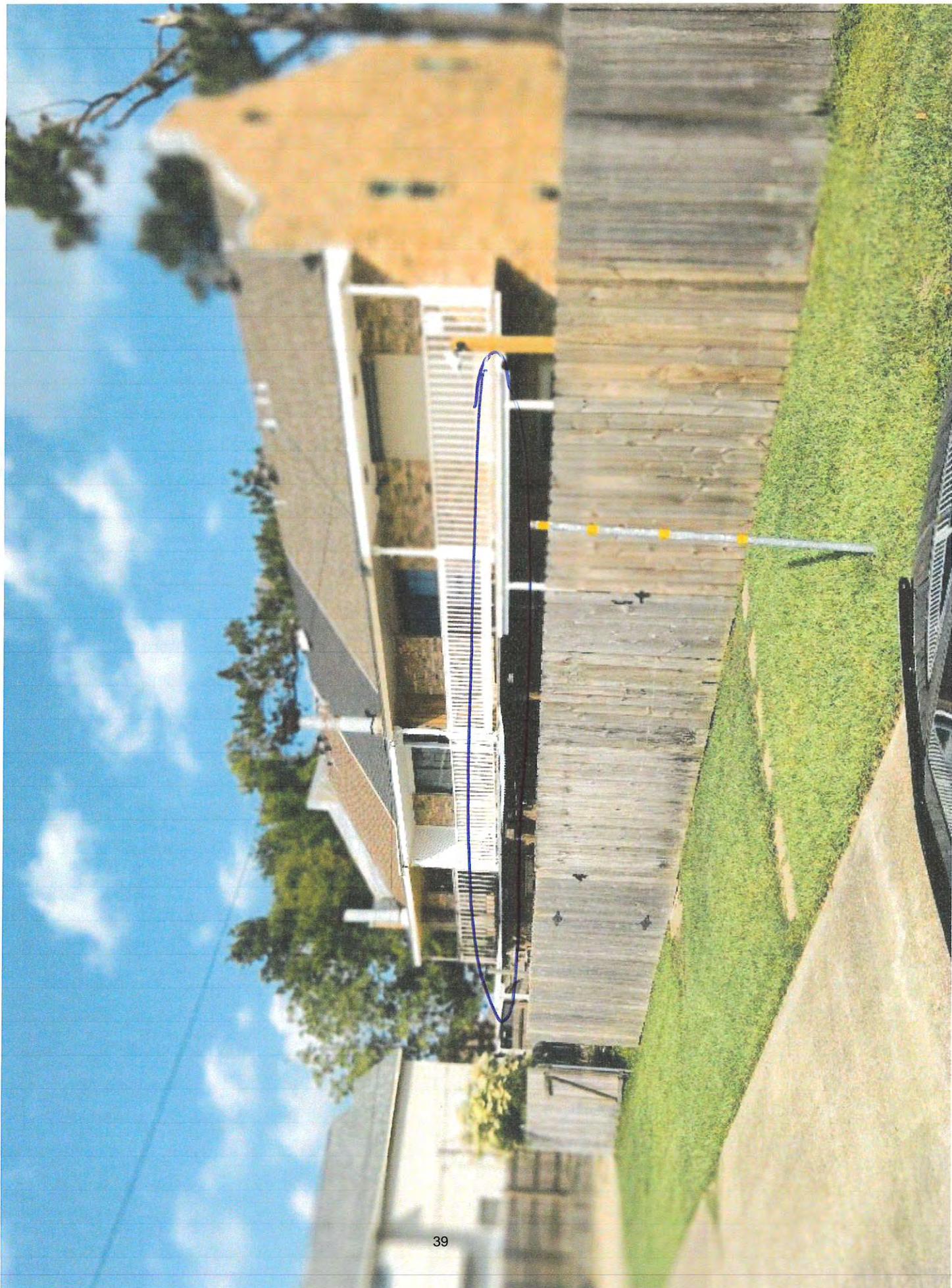
Multiple photos taken from 300
block of Ormond Meadows Dr.
showing 80% of townhomes with
patio covers / car ports. Compare to
2014 Google Earth pics and most
were put in place after 2014.















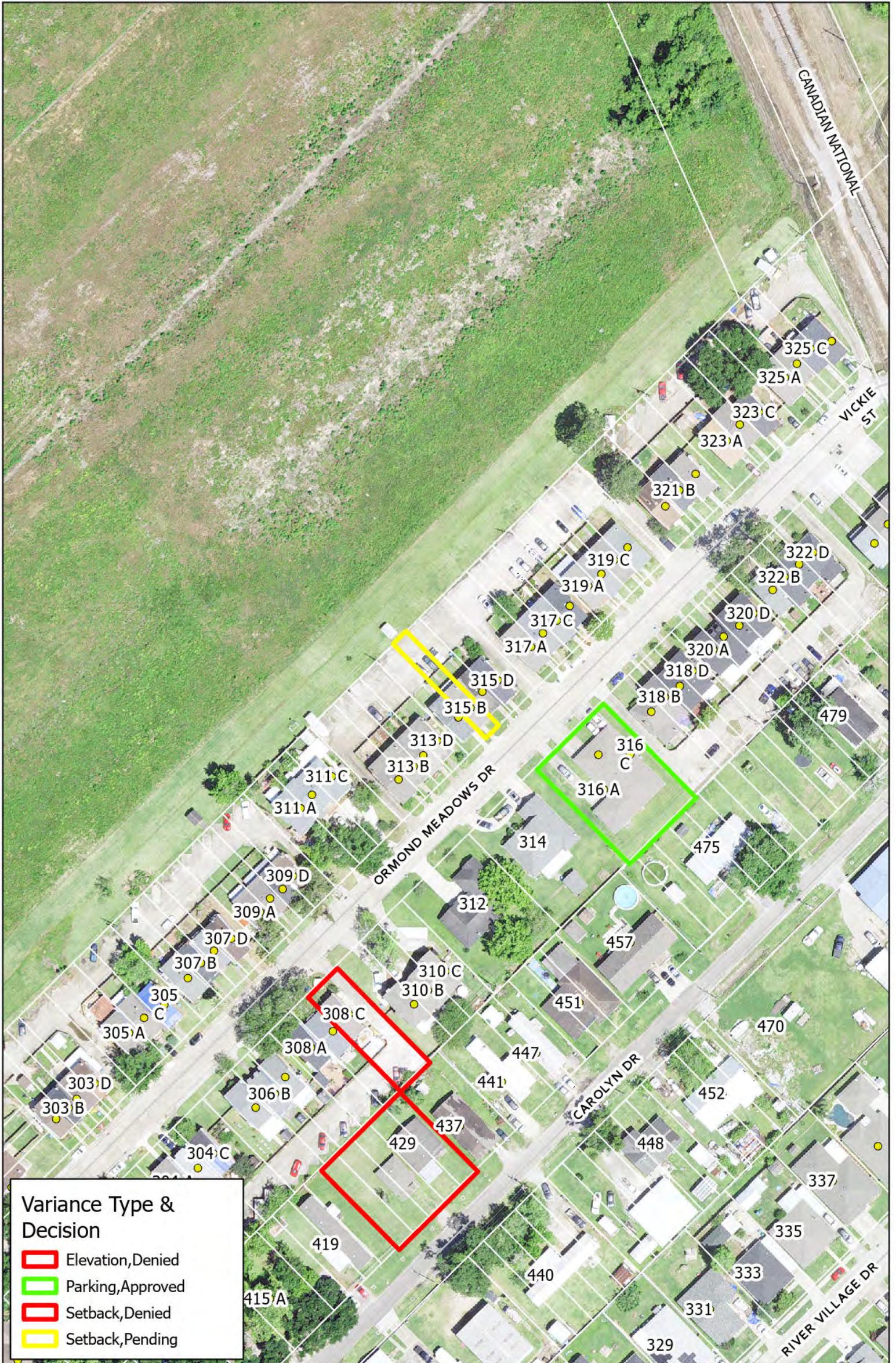




2024-23-ZBA Setbacks for patio cover

1" = 100'

N



Variance Type & Decision

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



Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2024-24-ZBA

GENERAL APPLICATION INFORMATION

APPLICANT:

Lawrence & Marie Dufrene
120 Louisiana Street
Paradis, LA 70080
504.451.0488

LOCATION:

120 Louisiana Street, Paradis; Lots 11 and 12, Paradis Subdivision

REQUEST:

Installation of accessory machinery (generator) in a residential front yard and reduce the required front yard setback from 20 ft. to 12 ft.

SITE INFORMATION

SIZE OF PROPERTY: Approximately 14,000 sq. ft.

EXISTING ZONING: R-3

SURROUNDING ZONING AND LAND USE: R-1A, R-3, & C-2; the site is located in the first block off Highway 90 in Paradis, which is developed with commercial, multi-family, and single family uses.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: Louisiana Street and Market Street

BASE FLOOD ELEVATION (BFE): X; DFIRM AE5

APPLICABLE CODE REGULATION(S)

Appendix A. Section VI. Zoning District Criteria and Regulations

[VIII.] R-3. Multi-family residential:

2. Spatial Requirements:

b. Minimum yard sizes:

(1) Front—twenty (20) feet

(2) Side—ten (10) feet

(3) Rear—twenty (20) feet

Appendix A. Section VII. – Supplemental use and performance regulations

1. The following uses are subject to the regulations set forth herein:

Accessory *buildings*.

a. **Residential accessory buildings are allowed only in the side and rear yards**

DEPARTMENT ANALYSIS & FINDINGS

1. On June 13, 2024, the applicant contacted Planning and Zoning requesting a variance application to address the placement of a generator within the front yard.
2. Planning and Zoning determined a variance would be needed to place what is considered an accessory structure within the front yard along with a reduction of the front yard setback.
3. The application was submitted on June 18, 2024 to allow the generator within a front yard and reduce the front yard setback from 20 ft. to 12 ft. on the Market Street side.
4. The Board of Adjustment has not heard a similar request in this area.
5. To meet zoning district requirements the applicant could consider other locations in the rear or side yard for the proposed generator that would allow for 5 ft. between the generator and the property line.



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

OFFICE USE	
Submittal Date	6/18/2024
Received By	NR
Receipt #	13320702
Case #	2024-24-ZBA

APPLICANT INFORMATION

Applicant: Grant Mayet
 Mailing Address: 112 Loupe Rd. Des Allemands, LA 70030
 Phone: 985-414-9878 Email: mayetgrant@gmail.com

PROPERTY INFORMATION

Municipal Address: 120 Louisiana St. Paradise LA. 70080
 Lot, Block, Subdivision: _____
 Permit/Project Description: Install whole home generator

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

Place generator in front of the house.

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

- NR 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
- NR 2. Act of Sale or Deed to the property (copies available at Clerk of Courts Office)
- NR 3. Applicant Testimony (see next page)
- NA 4. Completed *Addendum to Application for Variance from Base Flood Elevation Requirements*
 *Base Flood Elevation variance applications only
- NR 5. Application Fee: Single-Family Residential = \$150, Other = \$250

<p>OWNER ENDORSEMENT:</p> <p><u>L.J. DUFRENE JR.</u> (Print Name)</p> <p><u>Marie Sally Dufrene</u> (Print Name)</p> <p>Being duly sworn, deposes and states (i) that they are the sole owner/s of the property described in this application; (ii) that all statements contained in this application are true to the best of their knowledge and belief; and (iii) that they authorize the petition.</p> <p><u>[Signature]</u> (Signature of owner)</p> <p><u>Marie Sally Dufrene</u></p>	<p>NOTARY PUBLIC:</p> <p>Subscribed and sworn to before me this <u>10</u> day of <u>June</u>, 20 <u>24</u> in my office at <u>DesAllemands</u>.</p> <p><u>[Signature] #145085</u> (Signature of Notary Public)</p> <p style="text-align: right;">SEAL</p>
--	--

Case # 2024-24-ZBA

ZONING BOARD OF ADJUSTMENT PROCESS



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

²If 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

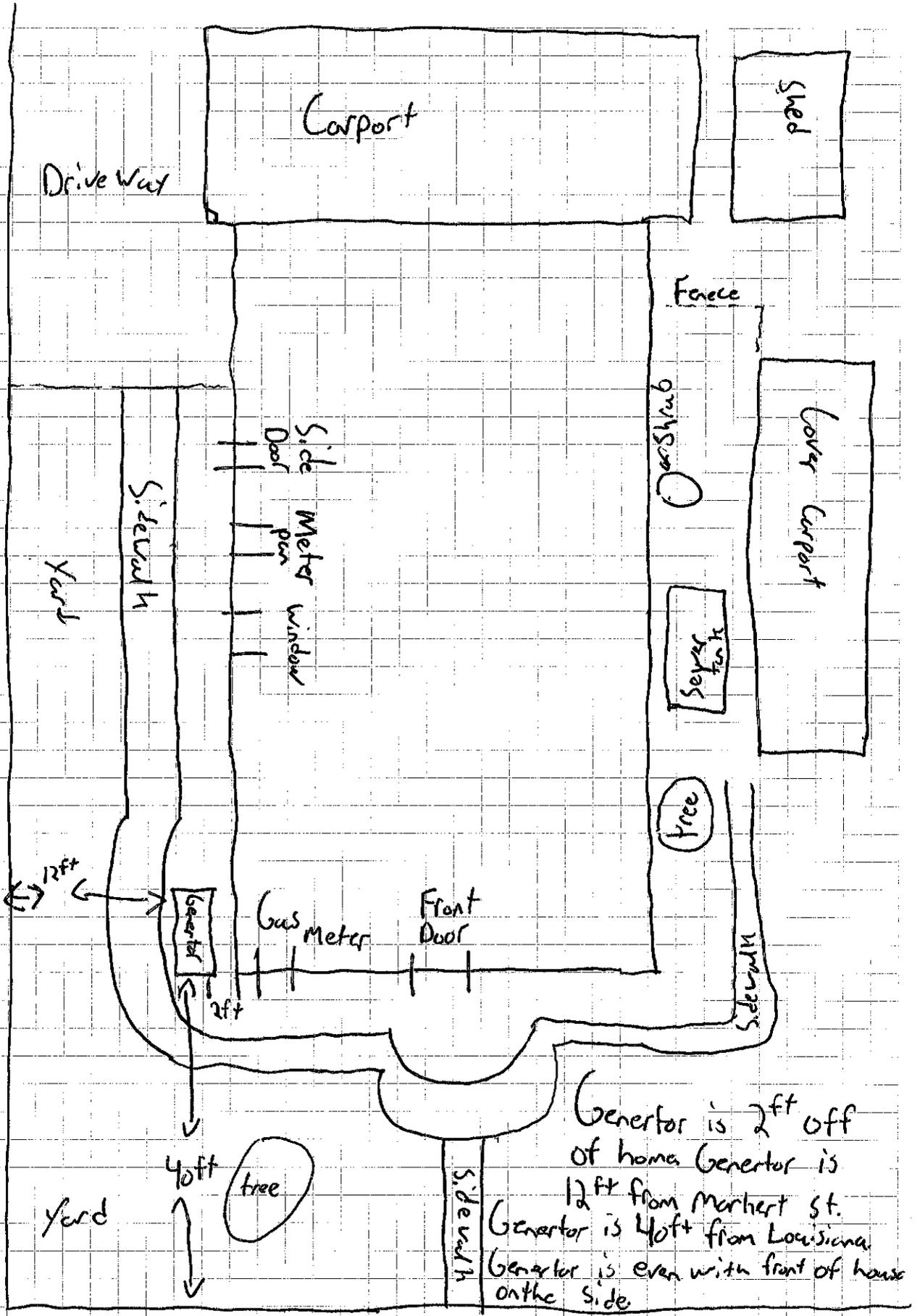
*Additional information should be submitted to further demonstrate your hardship and support your appeal, including surveys, site/project plans, photographs, and other relevant information needed to show cause for the variance.

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

See attached papers.

OFFICE USE	
Zoning District: <u>R-3</u>	Flood Zone: <u>X Zone</u> DFIRM: <u>AE5'</u>
Code Section being appealed: <u>App.A. Sec. VII.1.a. & App.A. Sec. VI. [VIII] 2.b.(1)</u>	

Market St



Generator is 2ft off of home
 Generator is 12ft from Market St.
 Generator is 4ft from Louisiana
 Generator is even with front of house on the side

Louisiana St.

The reason I am requesting this variance is due to the house being on a corner lot. The house sits on the corner of Louisiana St and Market St, I would like to install the generator on the Market St. side. It needs to be placed here due to there being a carport and shed to the rear of the house, therefore there is not enough clearance from the property line and existing structures to install the generator. On the opposite side of the house there is an old septic tank, multiple sewer clean-outs, water lines, fence, and detached car port. Due to all things previously listed it makes it impossible to install a generator on that side of the house. This is also an elderly couple living on a fixed income, if allowed to install the generator on the Market St. side, it will save them additional material costs that can quickly sky-rocket to \$1,000 or more. The reason for needing this generator is the home owner and another family member both being on oxygen, and they are dependent on the

house having power at all times. Please take all of these things into careful consideration when reviewing the application for the variance. Thank you for your time and for reviewing this request.

GENERAC®

20/22/24 kW

20/22/24 kW

GUARDIAN® SERIES Residential Standby Generators Air-Cooled Gas Engine

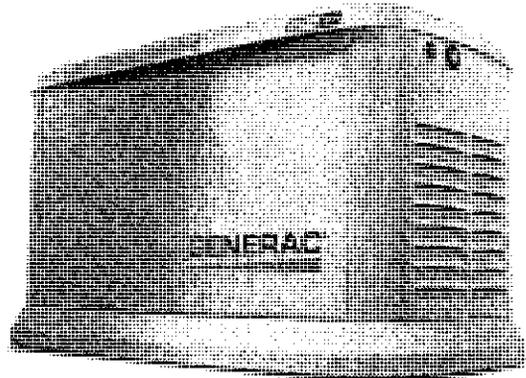
1 of 1

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
*Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.

Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz
 G007042-2, G007043-2, G007042-3, G007043-3 (Aluminum - Bisque) - 22 kW 60 Hz
 G007209-0, G007210-1 (Aluminum - Bisque) - 24 kW 60 Hz



Note: ETL or UL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
 - ✓ **PROTOTYPE TESTED** ✓ **NEMA MG1-22 EVALUATION**
 - ✓ **SYSTEM TORSIONAL TESTED** ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.



20/22/24 kW

Features and Benefits

Engine

- Generac G-Force design
Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.
- "Spiny-lok" cast iron cylinder walls
Rigid construction and added durability provide long engine life.
- Electronic ignition/spark advance
These features combine to assure smooth, quick starting every time.
- Full pressure lubrication system
Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.
- Low oil pressure shutdown system
Shutdown protection prevents catastrophic engine damage due to low oil.
- High temperature shutdown
Prevents damage due to overheating.

Generator

- Revolving field
Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.
- Skewed stator
Produces a smooth output waveform for compatibility with electronic equipment.
- Displaced phase excitation
Maximizes motor starting capability.
- Automatic voltage regulation
Regulating output voltage to $\pm 1\%$ prevents damaging voltage spikes.
- UL 2200 listed
For your safety.

Transfer Switch (if applicable)

- Fully automatic
Transfers vital electrical loads to the energized source of power.
- NEMA 3R
Can be installed inside or outside for maximum flexibility.
- Integrated load management technology
Capability to manage additional loads for efficient power management.
- Remote mounting
Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

- AUTO/MANUAL/OFF illuminated buttons
Selects the operating mode and provides easy, at-a-glance status indication in any condition.
- Two-line multilingual LCD
Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.
- Sealed, raised buttons
Smooth, weather-resistant user interface for programming and operations.
- Utility voltage sensing
Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.
- Generator voltage sensing
Constantly monitors generator voltage to verify the cleanest power delivered to the home.
- Utility interrupt delay
Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.
- Engine warm-up
Verifies engine is ready to assume the load, setpoint approximately 5 seconds.
- Engine cool-down
Allows engine to cool prior to shutdown, setpoint approximately 1 minute.
- Programmable exercise
Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.
- Smart battery charger
Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.
- Main line circuit breaker
Protects generator from overload.
- Electronic governor
Maintains constant 60 Hz frequency.

Unit

- SAE weather protective enclosure
Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.
- Enclosed critical grade muffler
Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
- Small, compact, attractive
Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

20/22/24 kW of 6

20/22/24 kW

Features and Benefits

Installation System

- 14 in (35.6 cm) flexible fuel line connector
Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.
- Integral sediment trap
Meets IFGC and NFPA 54 installation requirements.

Connectivity (Wi-Fi equipped models only)

- Ability to view generator status
Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.
- Ability to view generator Exercise/Run and Total Hours
Review the generator's complete protection profile for exercise hours and total hours.
- Ability to view generator maintenance information
Provides maintenance information for the specific model generator when scheduled maintenance is due.
- Monthly report with previous month's activity
Detailed monthly reports provide historical generator information.
- Ability to view generator battery information
Built in battery diagnostics displaying current state of the battery.
- Weather information
Provides detailed local ambient weather conditions for generator location.

20/22/24 kW

Specifications

Generator

Model	G007036-1 G007039-1 (20 kW)	G007042-2 G007043-2 (22 kW)	G007038-3 G007039-3 (20 kW)	G007042-3 G007043-3 (22 kW)	G007209-0 G007210-1 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Watts*	21,000 Watts*
Rated voltage	240				
Rated maximum continuous load current – 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3	100 / 87.5
Total Harmonic Distortion	Less than 5%				
Main line circuit breaker	90 amp	100 amp	90 amp	100 amp	100 amp
Phase	1				
Number of rotor poles	2				
Rated AC frequency	60 Hz				
Power factor	1.0				
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum				
Unit weight (lb / kg)	448 / 203	466 / 211	436 / 198	445 / 202	455 / 206
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7				
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67	67	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration	5 min				

Engine

Engine type	GENERAC G-Force 1000 Series				
Number of cylinders	2				
Displacement	999 cc				
Cylinder block	Aluminum w/ cast iron sleeve				
Valve arrangement	Overhead valve				
Ignition system	Solid-state w/ magnet				
Governor system	Electronic				
Compression ratio	9.8:1				
Starter	12 VDC				
Oil capacity including filter	Approx. 1.0 qt / 1.0 L				
Operating rpm	3,600				
Fuel consumption					
Natural gas	ft ³ /hr (m ³ /hr)				
1/2 Load	204 (5.78)	220 (6.46)	64 (4.64)	203 (5.75)	
Full Load	301 (8.52)	327 (9.26)	287 (8.13)	306 (8.66)	
Liquid propane	lb/hr (gal/hr) (l/h)				
1/2 Load	87 (2.37) (8.99)	92 (2.53) (9.57)	86 (2.36) (8.95)	92 (2.53) (9.57)	
Full Load	130 (3.56) (13.48)	142 (3.90) (14.77)	156 (3.74) (14.15)	142 (3.90) (14.77)	

Note: Fuel pipe must be sized for full load. Required fuel pressure to generator fuel inlet at all load ranges – 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode Buttons: AUTO	Automatic start on utility failure. Weekly, bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brown-out setting)	From 140–171 V / 190–216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition Indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Over-speed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

**Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. Rating definitions – Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO9046 and DIN6271). * Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level; and also will decrease approximately 1% for each 10 °F (5 °C) above 60 °F (16 °C).

20/22/24 kW

Switch Options

Service Rated Automatic Transfer Switch Features

- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Main breakers are rated for 80% continuous load.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Model

G007039-1, G007039-3 (20 kW)
G007043-2, G007043-3 (22 kW)
G007210-1 (24 kW)

No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec.
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

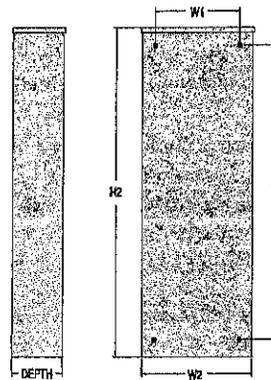
*Function of Evolution controller
Exercise can be set to weekly, bi-weekly, or monthly

Dimensions

200 Amps 120/240, 1Ø Open Transition Service Rated					
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5

Wire Ranges

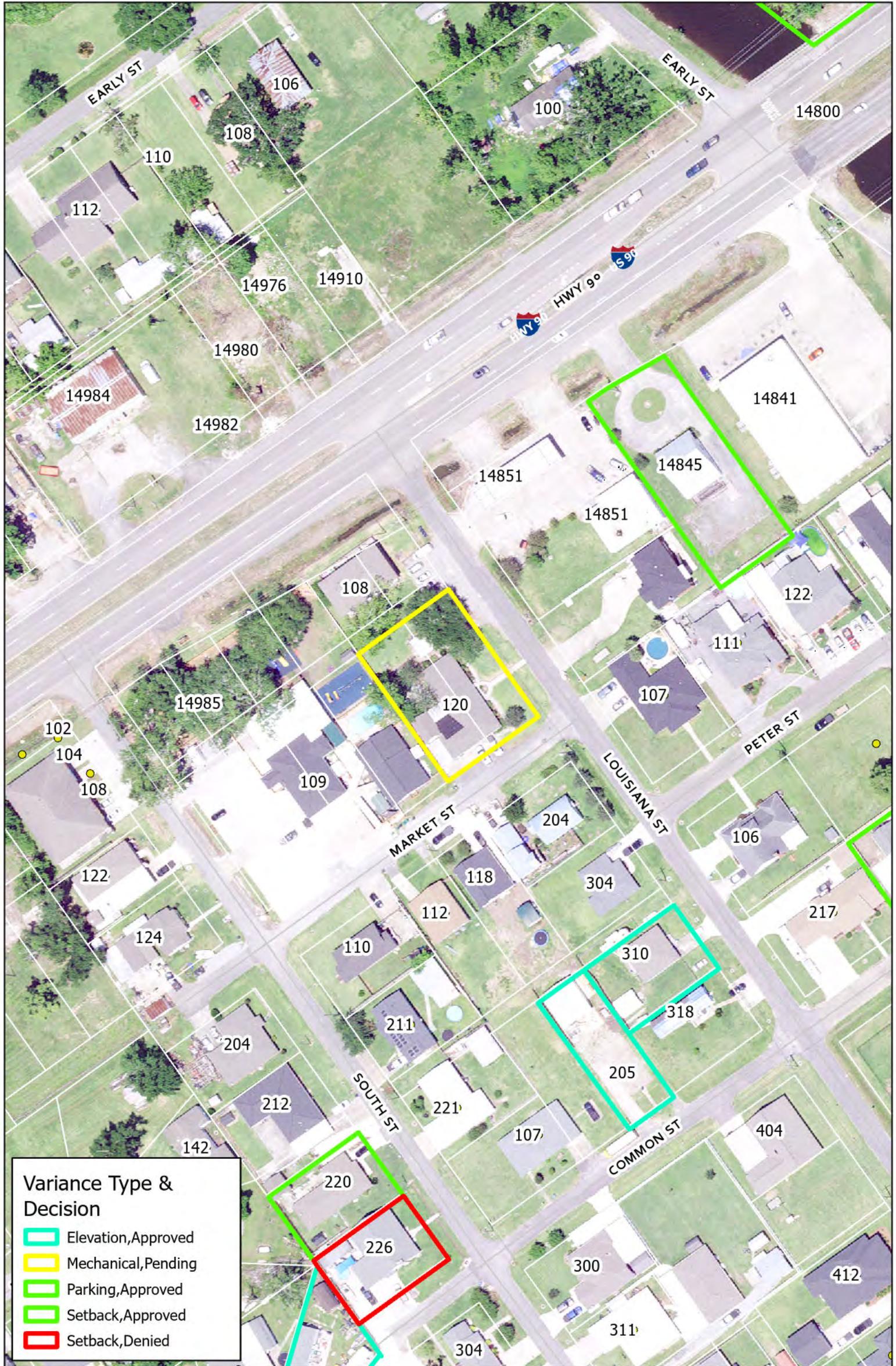
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14



2024-24-ZBA Mechanical Equipment Setback

1" = 100'

N



Variance Type & Decision

- Elevation, Approved
- Mechanical, Pending
- Parking, Approved
- Setback, Approved
- Setback, Denied



**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2024-25-ZBA**

GENERAL APPLICATION INFORMATION

APPLICANT:

Anytime Hot Shot & Delivery
C/O Rickey and Denise Morales
616 S. Destrehan Avenue
Destrehan, LA 70047

LOCATION:

137 Teal Street, St. Rose; Lot 7, Square 6, James Business Park

REQUEST:

Reduce required setback for a generator in a commercial zoning from 10 ft. to 7 ft.

SITE INFORMATION

SIZE OF PROPERTY: 20,000 sq. ft.

EXISTING ZONING: M-1

SURROUNDING ZONING AND LAND USE: M-1; the site is located in a developed business park.

FUTURE LAND USE RECOMMENDATION: Business Park

TRAFFIC ACCESS: Teal Street

BASE FLOOD ELEVATION (BFE): A99; DFIRM X

APPLICABLE CODE REGULATION(S)

Appendix A. Section X. - Exceptions and modifications

C. Exceptions and Modifications to Use Regulations:

1. Power plants, heating, or cooling plants, or apparatus or machinery which are accessory to permitted uses all districts shall be permitted only if so placed and operated to cause the least inconvenience to owners and tenants of adjoining lots and buildings; and provided that all of the above mentioned activities comply with existing parish ordinances and do not cause serious annoyance or injury to occupants of adjoining premises by reason of the emission of odors, fumes, or gases, dust, smoke, noise or vibration, light or glare, or other nuisance.
Specifically these units are to be placed no closer than five (5) feet to any property line in any O-L or residential zoning districts and no closer than ten (10) feet to any property line in any commercial or industrial zoning district.

DEPARTMENT ANALYSIS & FINDINGS

1. On June 6, 2024 the applicant contacted Planning and Zoning regarding the placement of a generator.
2. A site plan showed the generator would be within the required 10 ft. setback.
3. A variance application was submitted on June 17, 2024 requesting a 3 ft. reduction of the required 10 ft. commercial/industrial setback for accessory machinery, which would put the generator 7 ft. from the nearest property line.
4. Lot 7, Square 6, James Business Park was platted as per the plan by John E. Walker of J.J. Krebs & Sons, Inc. dated on June 13, 1978, revised August 14, 1979,
5. The Board of Adjustment has not heard a similar request in this area concerning accessory machinery setbacks.
6. To meet zoning district requirements the applicant could consider other locations for the proposed generator that would allow for 10 ft. between the generator and the property line.



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

OFFICE USE	
Submittal Date	6/17/24
Received By	BB
Receipt #	19321306
Case #	2024-25-2BA

APPLICANT INFORMATION

Applicant: MICHAEL ADAMS
 Mailing Address: 15 Myrtle Hill Destrehan
 Phone: 985-307-0104 Email: Mikeadamselectric@gmail.com

PROPERTY INFORMATION

Municipal Address: 137 Teal St St. Rose LA 70087
 Lot, Block, Subdivision: _____
 Permit/Project Description: Install 26kw generator

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

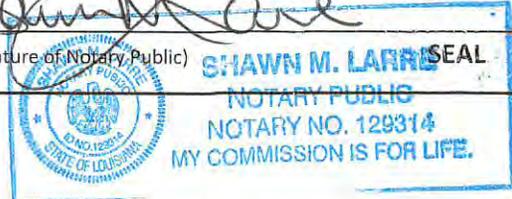
_____ 10' set back from property line for mechanical equipment
 _____ Asking to put generator 7' from line

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)
- N/A 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:
Denise L Morales
 (Print Name)
Rickey J Morales
 (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.
Denise L Morales
 (Signature of owner)

NOTARY PUBLIC:
 Subscribed and sworn to before me this 17th day
 of June, 2024 in my
 office at St. Rose, LA
Shawn M. Laris
 (Signature of Notary Public)



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.

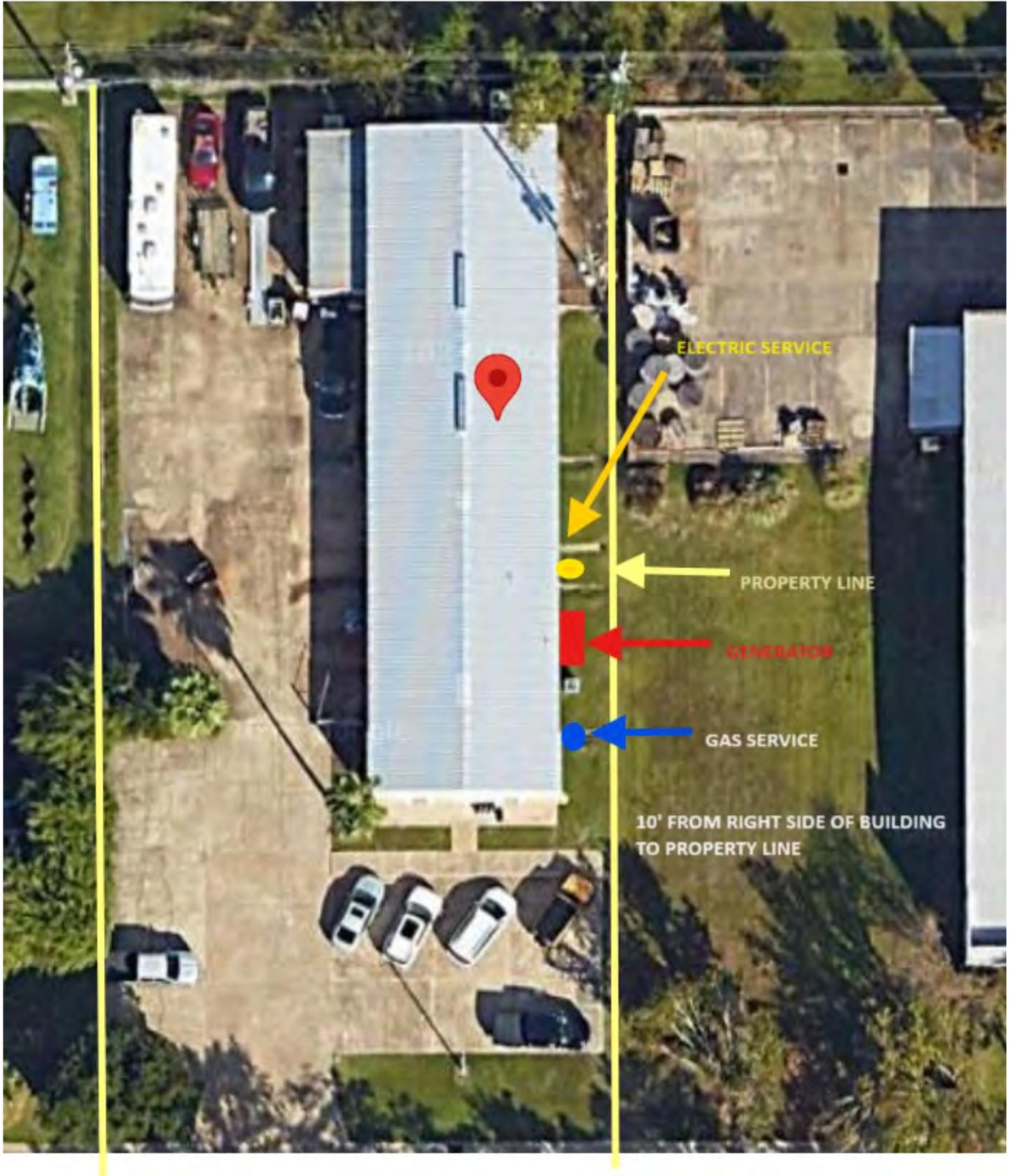
APPLICANT TESTIMONY

*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)?

We are wanting to put generator next to existing AC mechanical equipment already currently installed in the 10' set back.

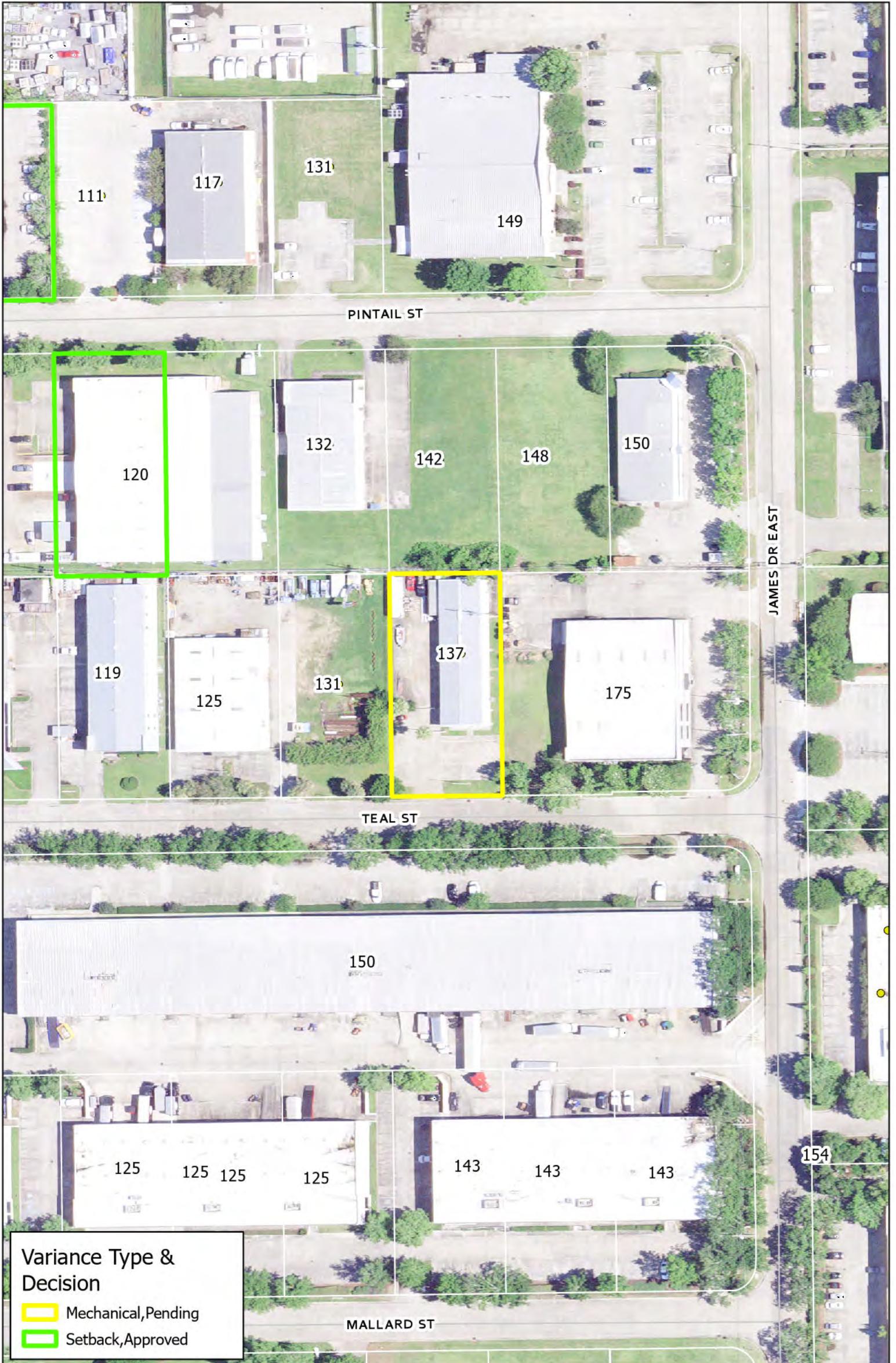
OFFICE USE	
Zoning District: <u>M-1</u>	Flood Zone: _____
Code Section being appealed: <u>Sec X, C, 1 mechanical setback</u>	



2024-25-ZBA Mechanical Equipment Setback

1" = 100'

N



Variance Type & Decision

-  Mechanical, Pending
-  Setback, Approved



**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2024-26-ZBA**

GENERAL APPLICATION INFORMATION

APPLICANT

Navdeep Singh
Singh Development
69 Elmwood Drive
Destrehan, LA 70047

LOCATION:

1904 Ormond Boulevard, Destrehan; 2021-A, Ormond Country Club Estates - Commercial

REQUEST:

Remove the requirement limiting on-premises signs on Ormond Boulevard to 72 sq. ft. and 12 ft. in height for the permitting of a sign consisting of 112 sq. ft. and 16 ft. in height.

SITE INFORMATION

SIZE OF PROPERTY: Approximately 18,822 sq. ft.

EXISTING ZONING: C-2

SURROUNDING ZONING AND LAND USE: C-2. The site is in a developed commercial area.

FUTURE LAND USE RECOMMENDATION: Commercial

TRAFFIC ACCESS: Ormond Boulevard

BASE FLOOD ELEVATION (BFE): A99; DFIRM: AE2.5 & X

APPLICABLE CODE REGULATION(S)

Appendix A. Section XXI. Sign Regulations

G. Requirements for On-Premises Signs

- 4. On-premises signs located on the River Roads (LA. 18, LA. 48 and LA. 628) and on Ormond Boulevard shall be limited to seventy-two (72) square feet of sign face and twelve (12) feet in height, regardless of zoning district.**

DEPARTMENT ANALYSIS & FINDINGS

1. On May 13, 2024 a representative of Signworx, LLC, on behalf of Singh Development, contacted Planning and Zoning concerning regulations for an on-premises sign at 1904 Ormond Blvd.
2. On June 18, 2024 an application was submitted for a variance from the 72 sq. ft. max. area (32 sq. ft. per sign face) and 12 ft. max. height requirements for an on-premises sign on Ormond Blvd.
3. The request, if approved, would allow a sign consisting of:
 - 112 sq. ft. (56 sq. ft. per side), or a 56% increase over the 72 sq. ft. maximum allowed on Ormond Blvd.
 - 16 ft. in height, or a 33% increase over the 12 ft. maximum height allowed on Ormond Blvd.
4. The proposed sign would replace an existing sign, which is currently non-conforming to the area and height requirements on Ormond Blvd.
5. While the new sign would be smaller, with no permit history for the current sign a variance is necessary to permit what would still be a non-conforming sign.
6. The Board of Adjustment has not heard a similar variance request in the area.
7. To meet zoning requirements the sign can be redesigned as per the on-premises sign regulations for Ormond Boulevard.



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

OFFICE USE	
Submittal Date	<u>6/18/24</u>
Received By	<u>BB</u>
Receipt #	<u>1302340</u>
Case #	<u>2024-26-ZBA</u>

APPLICANT INFORMATION

Applicant: Deanna Silliker / Signworx, LLC.
 Mailing Address: 2527 Hickory Ave. Metairie, La. 70003
 Phone: 504 616 5462 Email: abcdone.ds@gmail.com

PROPERTY INFORMATION

Municipal Address: 1904 Ormond Blvd. Destrahan, La. 70047
 Lot, Block, Subdivision: 2021-A Ormond Country Estates/ Commercial
 Permit/Project Description: Tenant Panel Freestanding sign Singh Development

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

The proposed sign of a total sf 112 SF and the 16' heights doesn't comply with the maximum zoning regulation of 72 SF total and 12' height. The request is for an additional 40 SF total signage and additional 4' height which will give the tenant panels more visibility than that of the zoning ordinance.

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)
- N/A 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:

NAVDEEP SINGH
 (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 17th day
 of June, 2024 in my
 office at Destrahan, LA

[Signature]
 (Signature of Notary Public)

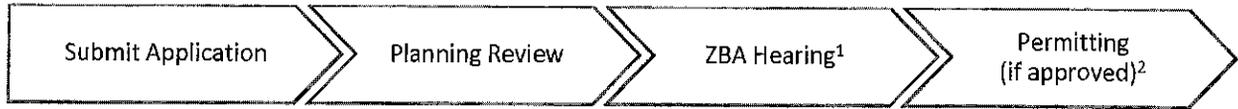


Charles Chauvin
 Notary Public
 Notary ID No. 66299
 State of Louisiana

SEAL

Case # _____

ZONING BOARD OF ADJUSTMENT PROCESS



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

²If 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 proposed sign is smaller than the existing sign that will be replaced, the total sf for a dbl sided sign does not give adequate visibility for tenant panels on the sign.

The signs locations shall have a dbl sided sign for the visibly of both sides of Ormond Blvd.
The property site is within a curve in the street and the height restriction would make less of noticeability upon coming around the curve and the height increase will help the visibility of the different tenants within the site upon making the sudden turn in the street.

OFFICE USE

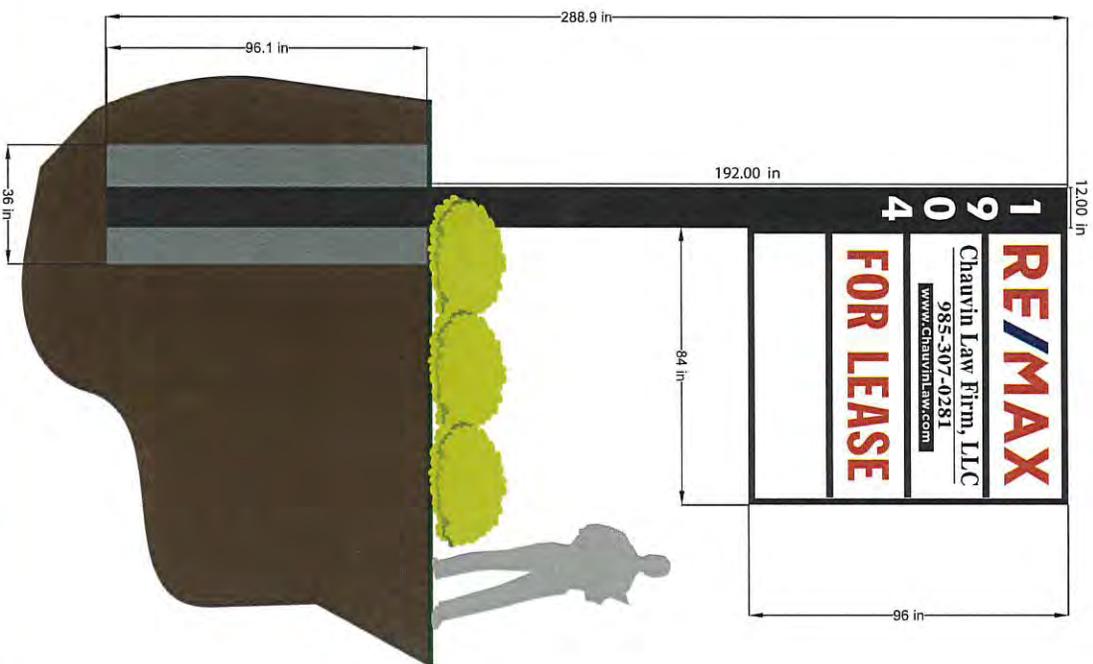
Zoning District: C-2 Flood Zone: _____
Code Section being appealed: Sec. xxi G. 4. - On-Premise sign size - Ormond

SINGH DEVELOPMENT COMPANY

FLAG MOUNT PYLON

- QTY:(1) DOUBLE SIDED
- CAB SIZE: 84" X 96" X 12"
- ALUMINUM/STEEL CONTRUCTION
- CUSTOM FABRICATED SIGN CABINET WITH DIVIDER BARS
- (8) 3/16" ACRYLIC FACES
- TRANSLUCENT VINYL GRAPHICS
- INTERNALLY ILLUMINATED WITH WHITE LEDS
- PYLON / CABINET PAINTED BLACK
- 1" ROUTED WHITE ACRYLIC ADDRESS
- 12" X 12" X 1/4" WALL STEEL TUBE
- 4" X 4" 1/4" WALL STEEL TUBE
- UL CERTIFIED
- LIFETIME STRUCTURAL WARRANTY

***SIGNAGE SQ FT: 56 ft²**



THIS DRAWING IS THE PROPERTY OF SIGNWORX. ANY ALTERATIONS ARE PROHIBITED WITHOUT WRITTEN CONSENT OF SIGNWORX. THIS DRAWING HAS BEEN MADE AVAILABLE TO THE CLIENT TO ILLUSTRATE DESIGN OR PRODUCTION DETAILS AND ARE NOT TO BE DISTRIBUTED FOR BID WITHOUT THE WRITTEN CONSENT OF SIGNWORX.

CLIENT

CLIENT: Singh Development Company
 CONTACT: Navdeep Singh
 PHONE: 504-621-4418
 EMAIL: navdeep@nationalbarg.com
 ADDRESS: 1904 Ormond Blvd, Destrehan, LA 70047

PROJECT FILES

FILES: SHARE/
 JOB # INV-3288
 DATE: 4/29/24
 DESIGNER: MR
 SALESPERSON:

ADDITIONAL INFO:

THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF JEFFERSON PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANT'S KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREIN AND THAT I AM NOT ADMINISTERING THE WORK.
 SIGNAGE SHALL MEET REQUIREMENTS OF 2021 IBC, APPENDIX H AND RELATED CHAPTERS.
 SIGNAGE SHALL MEET REQUIREMENTS ASCE 7.



145 mph wind load

PERMIT

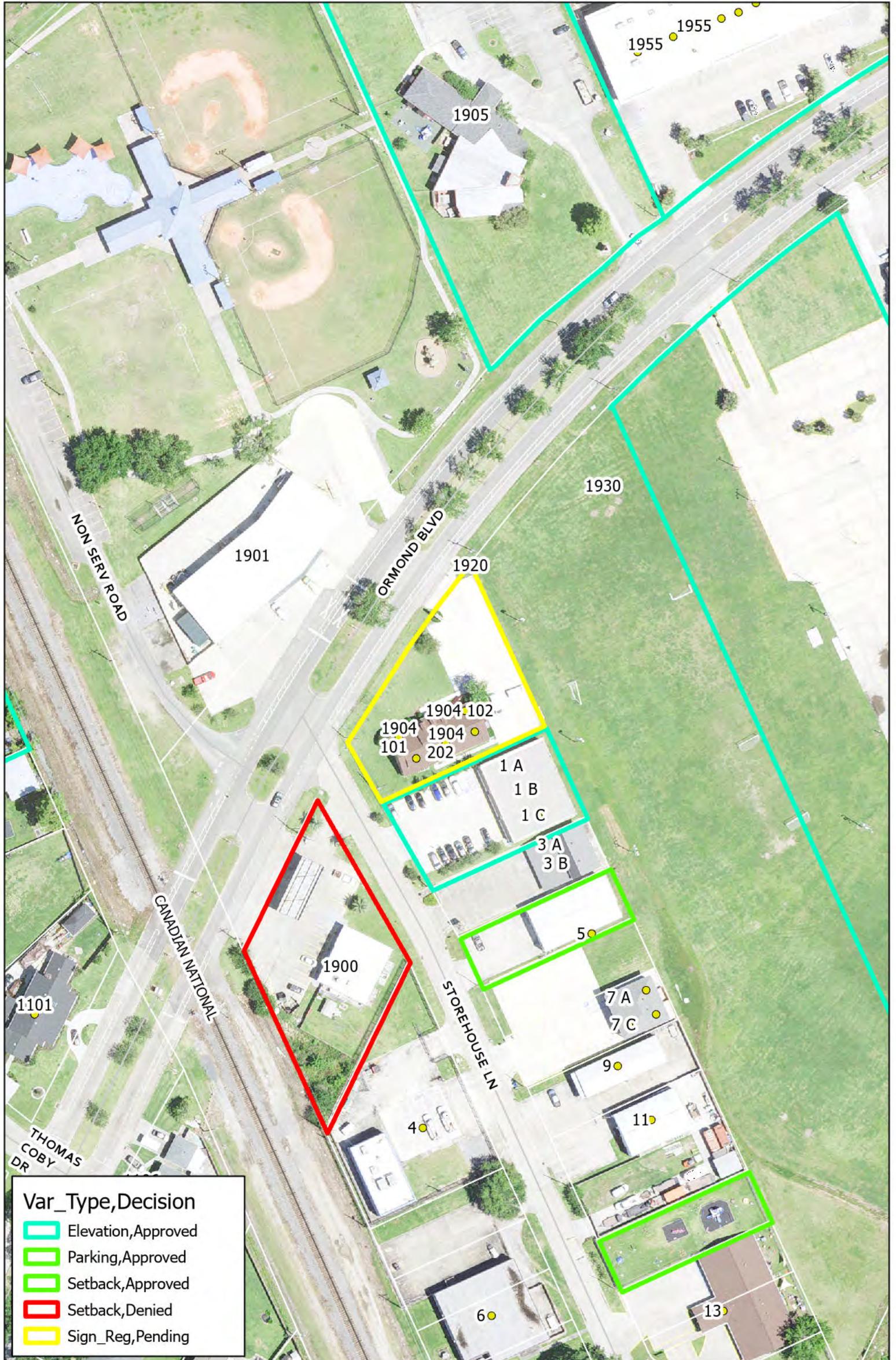


P1

2024-26-ZBA
 Sign Size/Height Ormond Blvd.

1" = 100'

N





Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2024-27-ZBA

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF PROPERTY OWNER:

Jerry Candies, Jr.
 P.O. Box 301
 Luling, LA 70070
 (504)491-5502

LOCATION OF SITE:

14919 Old Spanish Trail, Paradis

REQUESTED ACTION:

Reduce the minimum building elevation from +5 ft. NAVD 88 to no less than 12 in. above the centerline of Old Spanish Trail (.2.85 ft. NAVD88).

SITE INFORMATION

SIZE OF PARCEL: 7420 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

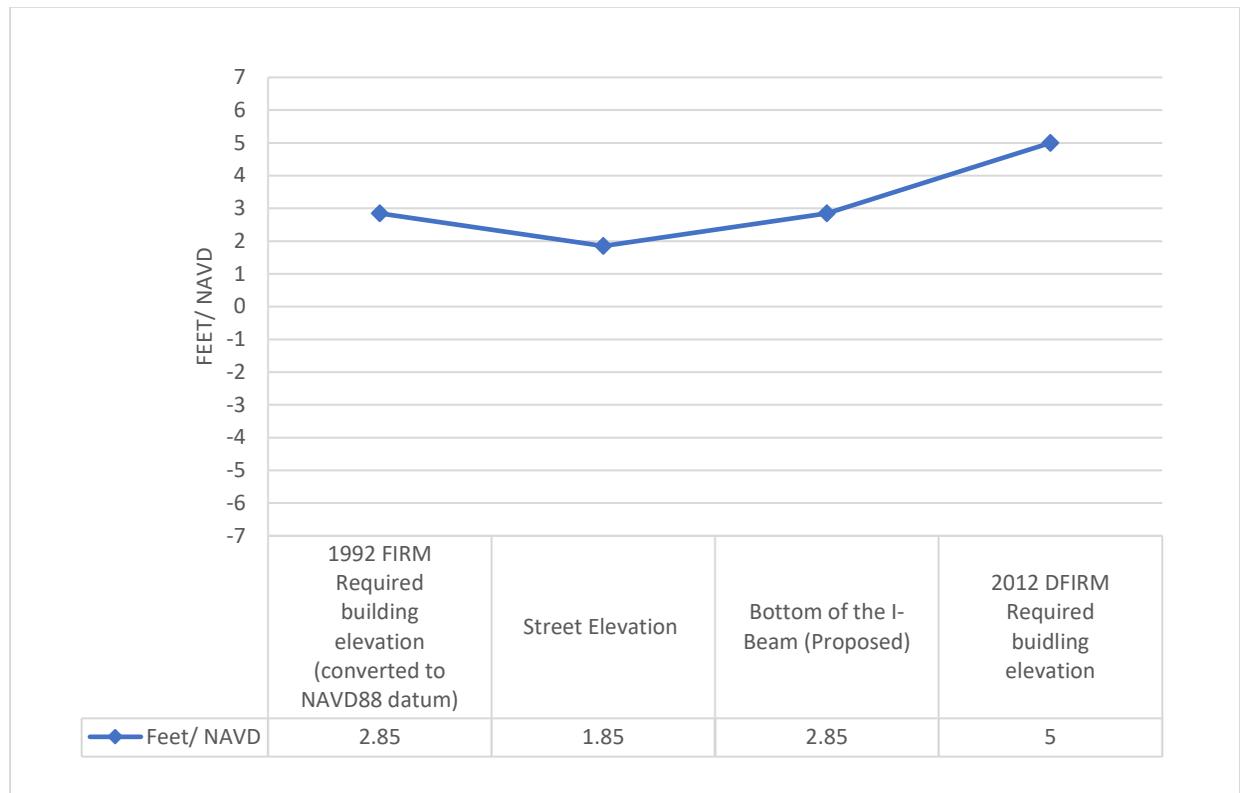
TRAFFIC ACCESS: Old Spanish Trail

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. 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: (omitted)

2.d.2 Specific Standards for Manufactured homes

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

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

a. Appeal Board:

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

b. Conditions for Variances.

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

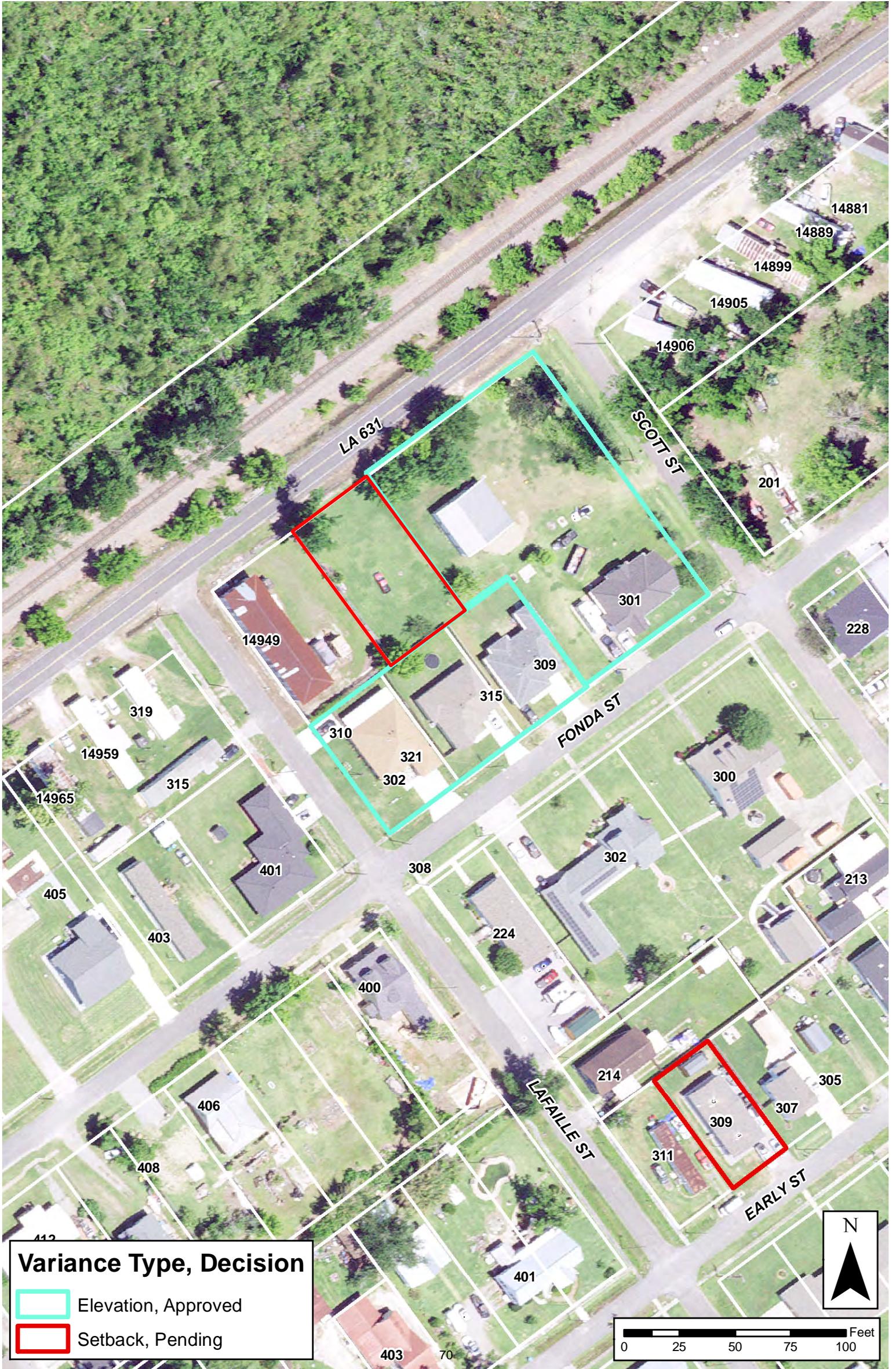
DEPARTMENT ANALYSIS & FINDINGS

1. The property owner requests a reduction of the minimum building elevation for a mobile home on a 7420 sq. ft. lot.
2. The lot was platted in 2020.
3. The lot is less than ½ acre.
4. The effective Flood Insurance Rate Map (1992 FIRM) shows the lot in a shaded X-zone which is not a Special Flood Hazard Area (SFHA).

5. The minimum elevation for all types of structures in X zones is 12 in. above the nearest street = 2.85 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 14919 Old Spanish Trail 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 1.00ft. NAVD88 at 301 Scott Street (2020-61-ZBA)
 - From 5 ft. to 2.42 ft. NAVD88 at 321 Fonda Street (2020-36-ZBA)
12. In order to meet regulations, the property owner could elevate a manufactured or mobile home on a permanent foundation such that the bottom of the longitudinal structural I-beam is elevated to or above 5 ft. NAVD88 on the lot.
13. If FEMA requires the Parish to adopt the DFIRM or any map that shows the property in a SFHA, the mandatory flood insurance purchase requirement would apply the adoption of the map. The cost could be extremely high.

2024-27 ZBA Jerry Candies

Reduce the minimum building elevation to no lower than 12 in. above the centerline of the street





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

OFFICE USE	
Submittal Date	6/17/24
Received By	Amy - 202
Receipt #	13325680 / 003080
Case #	2024-27-2BA

APPLICANT INFORMATION

Applicant: Jerry A. Candies Jr.
 Mailing Address: P.O. Box 307 Luling LA 70070
 Phone: 504-491-5502 Email: _____

PROPERTY INFORMATION

Municipal Address: 14919 Old Spanish Trail
 Lot, Block, Subdivision: Lot B Block 2
 Permit/Project Description: mobile home

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

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

**THIS DOCUMENT NOT
 PREPARED BY THE
 UNDERSIGNED NOTARY
 ATTESTING TO SIGNATURES ONLY**

OWNER ENDORSEMENT:

Jerry Candies Jr.
 (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.

Jerry A. Candies Jr.
 (Signature of owner)

NOTARY PUBLIC:

Subscribed and sworn to before me this 17 day
 of June, 2024 in my
 office at BOULTE, LOUISIANA.

Amy Litchfield
 (Signature of Notary Public)

Case # _____

ZONING BOARD OF ADJUSTMENT PROCESS



¹ The 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)?

I'm helping to take care of my parents
which are both in there 80's
I need the elevation somewhat lower
for less step height for them
AND the bench mark is very much higher
than any neighboring trailers in this AAEA

OFFICE USE

Zoning District: RIA(m) Flood Zone: X-zone/DFIRMAE+5
Code Section being appealed: Appendix A Section XX



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.

- J.C. **The applicant is advised to obtain flood insurance quotes prior to applying for a variance.**
- J.C. **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.
- J.C. **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.
- J.C. **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.
- J.C. **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.
- J.C. **The applicant is cautioned** that best way to avoid negative impacts is to build at or above the current minimum building elevation.
- J.C. **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."
- J.C. **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" above street NGVD29.
3. Is the property listed on the National Register of Historic Places or State Inventory of Historic Places? No
4. Total sq. ft. of lot = 7420 (70x104)
5. What alternative methods have you considered to meet the base flood elevation and why won't they work? Amount of dirt needed is going to be too expensive - elderly parents on a fixed income
6. Describe the exceptional hardship to the applicant which would result if a variance was not granted. Entering the mobil home would be difficult because of the age of both parents - mid 80's & uses a walker + health issues
7. Provide the following information and attachments:
 - a. Properly executed authentic act of Acknowledgement, Indemnification, and Hold Harmless
 - b. Grade certificate, prepared by licensed land surveyor or engineer indicating
 1. Ground elevation at building site
 2. Elevation of street at centerline
 3. Elevation of and existing buildings on the property
 - c. Photographs of the property and any adjacent properties with buildings below the minimum elevation

ACKNOWLEDGEMENT, 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 JERRY A CANDIES JR, (hereinafter "appearers"), who, after being duly sworn, acknowledged that they own the property located at 14919 OLD SPANISH TRAIL LOT B BLOCK 2 and acquired it by instrument registered in the official records of St. Charles Parish at COB Entry AE.

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 3+ ft. NGVD29, which meets or exceeds the base flood elevation shown on the effective Flood Insurance Rate Map for St. Charles Parish as well as any additional elevation requirement of the Louisiana State Uniform Construction Code.

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

Appearers further acknowledge that they hereby agree to defend any litigation arising out of the granting of the variance and agree to pay all claims and demands arising therefrom, including court costs and attorneys.

Done and passed before me this 17 day of June, 2024.

WITNESSES:

APPEARERS:

[Signature]

PRINT NAME: HALEY PHILLIPS

[Signature]

PRINT NAME: Davin Logan

[Signature]

PRINT NAME: N/A

[Signature]

PRINT NAME: N/A

[Signature]
NOTARY PUBLIC

PRINT NAME: AMY LITCHFIELD

NOTARY # 159758
BAR NO. 159758

THIS DOCUMENT NOT PREPARED BY THE UNDERSIGNED NOTARY ATTESTING TO SIGNATURES ONLY



SEAL REQUIRED

GASSEN SURVEYING, LLC

1026 GASSEN ST
Luling, LA 70070

GRADE CERTIFICATE

June 10, 2024

Lot Number:

Square:

Subdivision:

Municipal No.: 14919 Old Spanish Trail

Firm Zone:	X	Base Flood Elevation:	N/A	NGVD
DFIRM ZONE:	AE	DFIRM Advisory Base Flood Elevation:	5.00	NAVD

Existing Street Elevation:	2.65	NGVD
		1.85	NAVD

Existing Ground Elevation:	2.4	NGVD
		1.6	NAVD

Construction Bench Mark Elevation:	5.80	NGVD
		5.00	NAVD

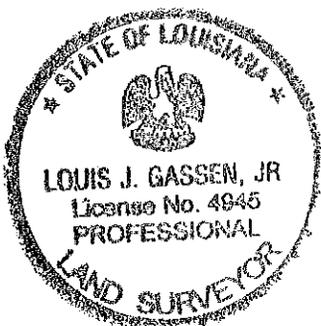
*(PROPOSED LOWEST FLOOR ELEVATION TO BE FILLED OUT BY BUILDER)

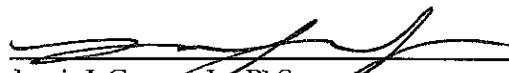
*PROPOSED LOWEST FLOOR ELEVATION:

DESCRIPTION: NAIL IN POWER POLE IN FRONT OF SITE

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



Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2024-28-ZBA

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF PROPERTY OWNER:

Raymone Gullage Sr.
 16541 Old Spanish Trail Lot 1
 Des Allemands, LA 70030
 (504) 570-3183

LOCATION OF SITE:

162 Mott Street, Des Allemands

REQUESTED ACTION:

Reduce the minimum building elevation, measured as the lowest point of the lowest structural member from +5 ft. NAVD 88 to no less than 1 ft. above the centerline of Mott Street (.80 ft. NAVD88).

SITE INFORMATION

SIZE OF PARCEL: .4,748.4 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

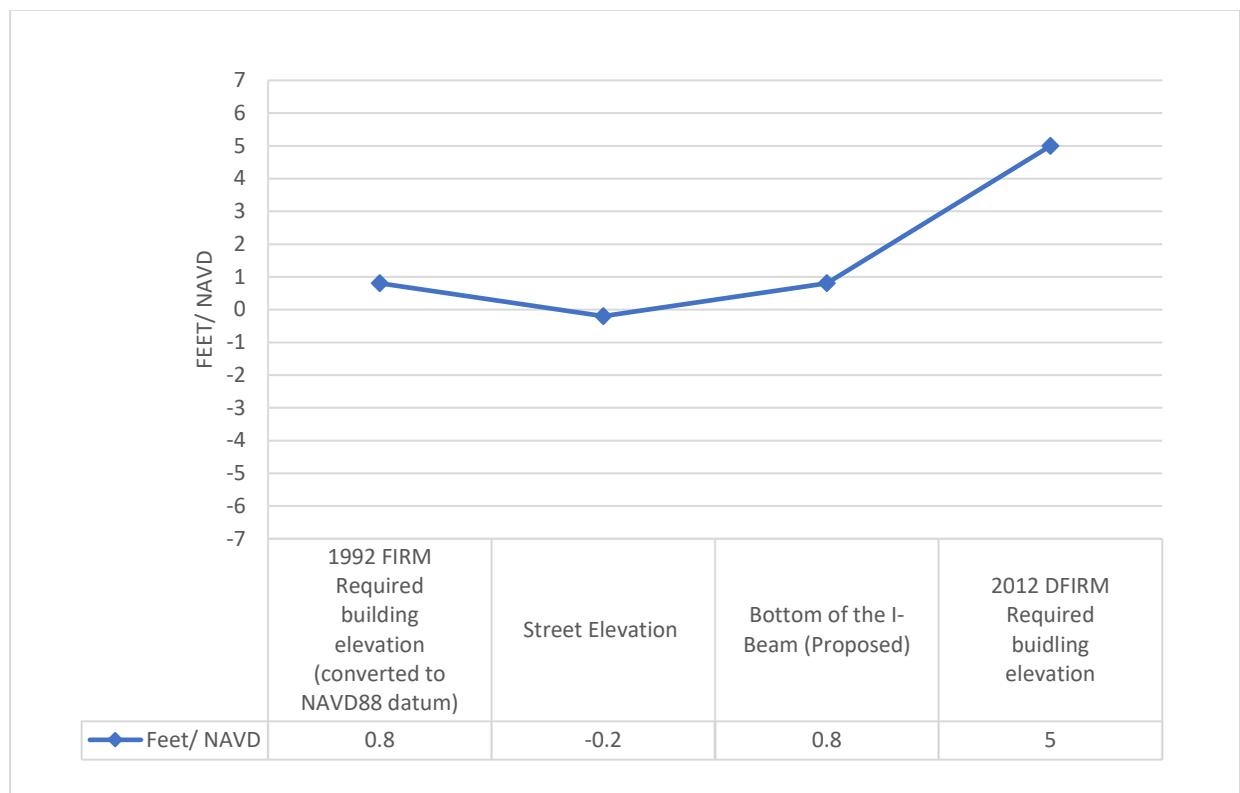
TRAFFIC ACCESS: Mott Street is a tertiary or residential street that accesses US Highway 90

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. 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: (omitted)

2.d.2 Specific Standards for Manufactured homes

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

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

a. Appeal Board:

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

b. Conditions for Variances.

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

DEPARTMENT ANALYSIS & FINDINGS

1. The property owner requests a reduction of the minimum building elevation for a mobile home on a 4,748.40 sq. ft. lot.
2. The lot was platted in 1967.
3. The lot is less than ½ acre.
4. The effective Flood Insurance Rate Map (1992 FIRM) shows the lot in a shaded X-zone which is not a Special Flood Hazard Area (SFHA).

5. The minimum elevation for all types of structures in X zones is 12 in. above the nearest street = .80 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 162 Mott St. 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 1ft at 126 Mott Street (2010-06-ZBA)
12. In order to meet regulations, the property owner could elevate a manufactured or mobile home on a permanent foundation such that the bottom of the longitudinal structural I-beam is elevated to or above 5 ft. NAVD88 on the lot.
13. If FEMA requires the Parish to adopt the DFIRM or any map that shows the property in a SFHA, the mandatory flood insurance purchase requirement would apply the adoption of the map. The cost could be extremely high.

2024-28 ZBA Raymone Gullage, Sr.

Reduce the minimum building elevation to no lower than 12 in. above the centerline of Mott Street





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

OFFICE USE	
Submittal Date	6/18/24
Received By	DH
Receipt #	
Case #	2024-28-ZBA

APPLICANT INFORMATION

Applicant: Raymond Gullage Sr.
 Mailing Address: 16541 Old Spanish Trail Lot 1 Des Allemands, LA 70030
 Phone: (504) 570-3183 Email: 94chevyimpala@gmail.com

PROPERTY INFORMATION

Municipal Address: 162 Mott St, Des Allemands, LA 70030
 Lot, Block, Subdivision: _____
 Permit/Project Description: _____

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

elevation requirements

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:

Raymond Gullage Sr.
 (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.

Raymond Gullage Sr.
 (Signature of owner)

NOTARY PUBLIC:

Subscribed and sworn to before me this 14th day
 of June, 2024 in my
 office at Luling LA.

[Signature]
 (Signature of Notary Public) **SEAL**

Louis G. Authement
No. 25814

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)?

I'm trying to target something for elderly people and it maybe hard for them to climb stairs

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



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.

- R.G. The applicant is advised to obtain flood insurance quotes prior to applying for a variance.
- R.G. 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.
- R.G. 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.
- R.G. 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.
- R.G. 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.
- R.G. The applicant is cautioned that best way to avoid negative impacts is to build at or above the current minimum building elevation.
- R.G. 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."
- R.G. 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 _____ 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 = 4,748.4
5. What alternative methods have you considered to meet the base flood elevation and why won't they work? _____
Height would be out of character with the neighborhood
6. Describe the exceptional hardship to the applicant which would result if a variance was not granted. It would be hard to access daily. 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

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 Raymone Gullage, Sr., (hereinafter "appearers"), who, after being duly sworn, acknowledged that they own the property located at 162 Mott St. Des Allemands, LA 70030 and acquired it by instrument registered in the official records of St. Charles Parish at COB Entry Book 531 Page 617. 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 2/3' ft. NGVD29, which meets or exceeds the base flood elevation shown on the effective Flood Insurance Rate Map for St. Charles Parish as well as any additional elevation requirement of the Louisiana State Uniform Construction Code.

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

Appearers further acknowledge that they hereby agree to defend any litigation arising out of the granting of the variance and agree to pay all claims and demands arising therefrom, including court costs and attorneys.

Done and passed before me this 14 day of June, 2024.

WITNESSES:

APPEARERS:

Alysa Williams

Raymone Gullage Sr.

PRINT NAME: Alysa Williams

Alyse Gite

PRINT NAME: Alyse Gite

[Signature]

NOTARY PUBLIC

PRINT NAME: Louis G. Authement

BAR NO. 20089

SEAL REQUIRED

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>Raymone Gullage</u>	Policy Number: _____
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>162 Mott Street</u>	Company NAIC Number: _____
City: <u>Des Allemands</u> State: <u>LA</u> ZIP Code: <u>70030</u>	
A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Ward 4, CDF - Numbered Farm Lots, Block 61, Lot C3, Parcel 4003061000C3</u>	
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u>	
A5. Latitude/Longitude: Lat. <u>29.836053</u> Long. <u>-90.454986</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84	
A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8).	
A7. Building Diagram Number: <u>5</u>	
A8. For a building with a crawlspace or enclosure(s): a) Square footage of crawlspace or enclosure(s): <u>N/A</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u> d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in. e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft. f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	
A9. For a building with an attached garage: a) Square footage of attached garage: <u>N/A</u> sq. ft. b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u> d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in. e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft. f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft.	

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

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

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 162 Mott Street	FOR INSURANCE COMPANY USE
City: <u>Des Allemands</u> State: <u>LA</u> ZIP Code: <u>70030</u>	Policy Number: _____ Company NAIC Number: _____

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

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

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

NGVD 1929 NAVD 1988 Other: _____

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

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

Check the measurement used:

- | | | |
|---|--------------|--|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | <u>N/A</u> | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | <u>N/A</u> | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | <u>5.20</u> | <input checked="" type="checkbox"/> feet <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | <u>N/A</u> | <input type="checkbox"/> feet <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | <u>N/A</u> | <input 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>-0.80</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>0.00</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 type="checkbox"/> feet <input type="checkbox"/> meters |

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

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

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

Check here if attachments and describe in the Comments area.

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

Title: President

Company Name: 2B Engineering, LLC

Address: 186 Dunleith Drive

City: Destrehan State: LA ZIP Code: 70047

Signature: Benny E. Herrington III Date: 03/27/2024

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

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

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

St. Charles Parish DFIRM Floodzone: AE BFE: 5.0 feet
Benchmark set in utility pole across Mott Street from lot, 7.568 feet up from ground (pink chaser).
C2. = NAVD 88 + 0.21 = NGVD 29 (FIS Report). C2.c) = bottom longitudinal beam = 5.2
Mott Street centerline = -0.2 feet
Attachments: Elevation Conversion and Vicinity Map



ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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

162 Mott Street

City: Des Allemands State: LA ZIP Code: 70030

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

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

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

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

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

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

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

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

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

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

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

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

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

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

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

Sections E and F intentionally left blank.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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

162 Mott Street

City: Des Allemands State: LA ZIP Code: 70030

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

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

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

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

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

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

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

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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

162 Mott Street

City: Des Allemands State: LA ZIP Code: 70030

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

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

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

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

a) **For Building Diagrams 1A, 1B, 3, and 5–9.** Top of bottom _____ 7.50 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 _____ feet meters above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

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

Yes No

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

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

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

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

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.:

162 Mott Street

City: Des Allemands State: LA ZIP Code: 70030

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

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



Photo One

Photo One Caption:

Clear Photo One



Photo Two

Photo Two Caption:

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.:

162 Mott Street

City: Des Allemands State: LA ZIP Code: 70030

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

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

Photo Three

Photo Three Caption:

Clear Photo Three

Photo Four

Photo Four Caption:

Clear Photo Four