

**ST. CHARLES PARISH  
ZONING BOARD OF ADJUSTMENT  
MARCH 7, 2013  
SPECIAL MEETING  
6:00 P.M.**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

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**PUBLIC HEARING:**

**1 ZBA-2013-05**

Requested by: **Inez & Booker Walker** to waive the rear yard setback from 20 ft. to 5 ft. and to increase the amount of building allowed in the required rear yard from 25% (352 sq. ft.) to 34% (472 sq. ft.) for the construction of an attached addition at **113 Melrose Dr., Destrehan**. Zoning District R-1A. Council District 3.

**ADJOURN**



# ST. CHARLES PARISH

## DEPARTMENT OF PLANNING & ZONING

14996 RIVER ROAD • P. O. BOX 302 • HAHNVILLE, LOUISIANA 70057

(985) 783-5060 • FAX (985) 783-6447

Website: [www.stcharlesparish-la.gov](http://www.stcharlesparish-la.gov)

V.J. ST. PIERRE, JR.  
PARISH PRESIDENT

KIM MAROUSEK, AICP  
PLANNING DIRECTOR

February 21, 2013

Inez and Booker Walker  
113 Melrose Drive  
Destrehan, La 70047

Dear Inez and Booker Walker;

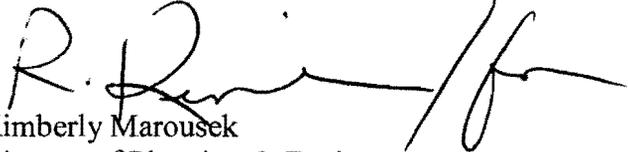
This is to inform you that your application for an Addition Permit #25938 located at 113 Melrose Drive Destrehan, La 70039 has been rejected. This permit cannot be accepted for the following reasons according to the St. Charles Code of Ordinances:

1. The applicant is requesting a waiver of the rear yard setback from 20' to 5' and to increase the amount of building allowed in the required rear yard from 25% (352 sq. ft.) to 34% (472 sq. ft.) for the construction of an attached addition at 113 Melrose.

Should you feel aggrieved by this decision to deny the permit, you may appeal to the Zoning Board of Adjustments within thirty days.

If the Zoning Board of Adjustment approves your variance, you are not to start the project until you contact the Permit Section of the Planning Department to ensure that you are in compliance with all necessary agencies and other requirements.

Sincerely,

  
Kimberly Marousek  
Director of Planning & Zoning



# SAINT CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING

P.O. Box 302/ 14996 River Road • HAHNVILLE, LOUISIANA 70057  
(985) 783-5060 • (985) 783-5000 • FAX (985) 783-6447

V.J. St. Pierre Jr.  
PARISH PRESIDENT

## PERMIT APPLICATION

### RESIDENTIAL ADDITIONS/ACCESSORY BUILDINGS/PATIO COVERS

rev 4/6/2011

PERMIT #: <u>25938-13</u>	PERMIT TYPE <u>addition</u>	DATE REQUESTED: <u>2/21/13</u>
RECEIPT #: <u>225788</u>	COUNCIL DISTRICT <u>3</u>	ZONING DISTRICT: <u>R1A</u>
FLOOD ZONE <u>A99</u>	BFE <u>46</u>	ABFE <u>+3 HEAG</u>

(OFFICE SECTION)

CONSTRUCTION ADDRESS: 113 Melrose Drive, Destrehan, LA 70047

APPLICANT: John C. Williams Architects, LLC PHONE #: 504.566.0888

MAILING ADDRESS: 824 Baronne Street EMAIL tparker@williamsarchitects.com

PROPERTY OWNER(S): Inez Walker PHONE #: \_\_\_\_\_

MAILING ADDRESS: 113 Melrose Drive, Destrehan, LA 70047 EMAIL \_\_\_\_\_

CONTRACTOR: Gibbs Construction LICENSE # \_\_\_\_\_ PHONE#: 504.733.4336

ADDRESS: 5736 Citrus Blvd, New Orleans, LA 70123 EMAIL \_\_\_\_\_

CORNER LOT  YES  NO SUBDIVISION: Ormond Country Club Estates

LOT #: 575 SQUARE/BLOCK #: 15 PROPERTY AREA SQ.FT.: \_\_\_\_\_

PROPOSED DIMENSIONS various - see plans TOTAL AREA 915 sq ft # OF BUILDING STORIES 1

ATTACHED  DETACHED \_\_\_\_\_ CONSTRUCTION VALUE: \$45,000 EXISTING RESIDENCE SQ.FT.: 2845 sq ft

PROJECT DESCRIPTION Conversion of existing garage into living space 431

#### CHECKLIST FOR OBTAINING PERMIT:

- \_\_\_\_\_ 1. APPLICATION SIGNED AND DATED. IF APPLICANT IS NOT THE PROPERTY OWNER WRITTEN CONSENT MUST BE PROVIDED
- X 2. COPY OF ACT OF SALE OR DEED TO THE PROPERTY.
- X 3. SURVEY SIGNED AND DATED BY A LICENSED LAND SURVEYOR OF STRUCTURES OVER 500 SQ. FT.
- X 4. SITE PLAN INDICATING THE COMPLETE LAYOUT OF THE LOT INCLUDING THE LOCATION OF ALL EXISTING AND PROPOSED STRUCTURES WITH ACTUAL BUILDING SETBACK DIMENSIONS.
- n/a 5. PRE-FABRICATED STRUCTURES MUST BE SUBMITTED WITH A SET OF PLANS FROM THE MANUFACTURER WITH ANCHORING
- \_\_\_\_\_ 6. A COMPLETE SET OF BUILDING PLANS DESIGNED TO CRITERIA AS PER IRC (INTERNATIONAL RESIDENTIAL CODE) CHAPTER 3 R301.21.1 DESIGN CRITERIA (SEE CRITERIA FOR PLAN SUBMITTAL ON NEXT PAGE)
- \_\_\_\_\_ 7. PLANS MUST CONTAIN A STATEMENT THAT INDICATES THE WIND SPEED THAT THE STRUCTURE HAS BEEN DESIGNED
- n/a 8. GRADE/BENCHMARK CERTIFICATE SIGNED AND DATED BY A LICENSED LAND SURVEYOR FOR THE FOLLOWING:
  - a. DETACHED STRUCTURES OVER 144 SQUARE FEET
  - b. ATTACHED ADDITIONS 50% OR LARGER THAN THE MAIN STRUCTURE

\* NOTE: OPEN-WALLED PATIO-COVERS AND SCREENED ENCLOSURES MAYBE EXEMPT FROM ELEVATION REQUIREMENTS
- \_\_\_\_\_ 9. APPROPRIATE FEES PAID IN FULL AS PER SCHEDULE PROVIDED ATTACHED.

**MINIMUM CRITERIA FOR PLAN SUBMITTAL FOR STRUCTURES OVER 200 SQ. FT.**

Type of foundation  Slab,  raised floor, other \_\_\_\_\_  
 Dimensions of the footings \_\_\_\_\_  
 Re-bar size \_\_\_\_\_ Type of Moisture Barrier \_\_\_\_\_  
 Anchor type  bolt  strap other \_\_\_\_\_  
 Anchor bolt dim \_\_\_\_\_ Strap dim \_\_\_\_\_  
 Floor plan (can be hand drawn) \_\_\_\_\_  
 Door size \_\_\_\_\_ Window size \_\_\_\_\_  
 Roof Type  Gable  Hip  Flat Other \_\_\_\_\_  
 Roof Material  Metal  Asphalt shingle Other \_\_\_\_\_  
 Roof Pitch \_\_\_\_\_ Rafter size \_\_\_\_\_ Rafter spacing \_\_\_\_\_  
 Wall Type  Wood  Brick  Metal, Other \_\_\_\_\_  
 Wall Height \_\_\_\_\_  
 Stud material \_\_\_\_\_ Stud spacing \_\_\_\_\_  
 Plumbing  Yes  No If yes, list detail on floor plan  
 Mechanical  Yes  No If yes, list detail on floor plan  
 Electrical  Yes  No If yes, list detail on floor plan **\*accessory buildings will not be issued a separate meter.\***

**CONSTRUCTION PROCEDURE**

- Complete application with all required documentation must be submitted and fees paid for by check or money order.
- The application and building plans will be sent to the Building Official for review and approval according to the International Residential Code (as amended).
- Planning Department will contact the applicant when the permit is approved.
- The applicant shall sign the Construction Permit which will be issued by Planning Department with a copy of the approved Construction Plan Review, notations and a Construction Placard.
- Applicant shall **post the Construction Placard** where it is visible from the street.
- After obtaining permit the Applicant can proceed with construction of the foundation and call South Central Planning & Development Commission at 985-655-1070 for the pre-pour inspection and subsequent required inspections.
- **\*\*\*If a grade certificate is required, it shall be submitted to the Planning Dept for approval of the form height prior to pour\*\*\***
- If project does not require pouring a foundation refer to the cover letter provided in your permit package for the next required inspection.
- Final Elevation Certificate or grade certificate must be submitted on required projects
- Upon completion of the project and final inspection by South Central Planning & Development Commission a Certificate of Occupancy will be issued by the Planning Dept.

**FEE SCHEDULE FOR ACCESSORY BUILDINGS/ADDITIONS/RENOVATIONS**

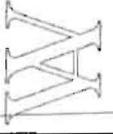
Permit Type	Permit Fee	Plan Review and Inspection Fee
Residential Accessory	\$25	\$0.18/SF--\$60.00 min
Residential Additions	\$25	\$0.36/SF
Residential Patio Covers	\$25	\$50 (1)
Each Additional Re-inspection		\$60
TOTAL FEE REQUIRED		

ATTENTION: \*\*\* Issuance of a Certificate of Zoning Compliance does not release the landowner from private restrictions or covenants of the subdivision in which the structure is built. A copy of such subdivision covenants may be on file in the St. Charles Parish Clerk of Courts Office. These covenants should be reviewed prior to the planning of any construction so as to determine compliance.

I hereby acknowledge that I have read and understand all of the above.

APPLICANT SIGNATURE: John C. William (DATE) 2/21/13  
 and /or  
 OWNER SIGNATURE: \_\_\_\_\_ (DATE) \_\_\_\_\_  
 FEE AMOUNT PAID: \_\_\_\_\_ (DATE) \_\_\_\_\_  
 PERMIT SECTION SIGNATURE: [Signature] (DATE) \_\_\_\_\_

Proposed 5' Rear Setback



**JOHN C WILLIAMS ARCHITECTS LLC**  
 1000 W. BAYVIEW STREET  
 SUITE 1000  
 HOUSTON, TEXAS 77025  
 PH: 713.865.1111  
 WWW.JCWILLIAMSARCHITECTS.COM

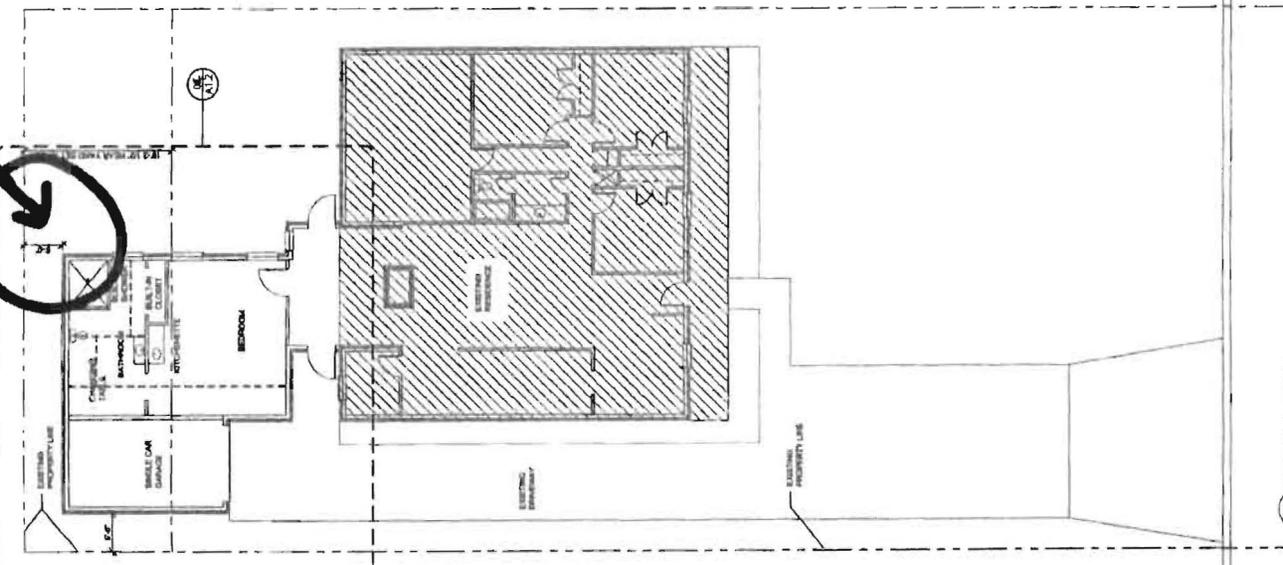
**WALKER RESIDENCE**  
 113 NEUROLOG DRIVE  
 DRETFHAY, LOUISIANA

- REVISIONS -	
No.	Scope

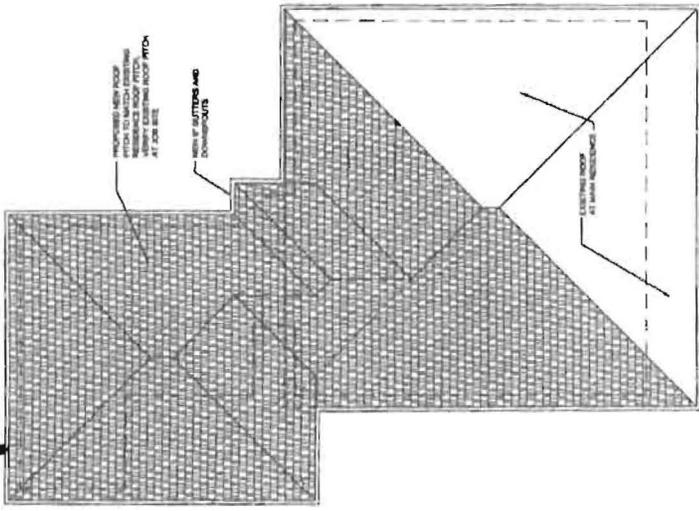
DRAWING TITLE:  
PROPOSED FLOOR PLAN

DRAWN BY:  
SCALE: 1/8" = 1'-0"  
JOB NO.: 213006.00  
DATE: FEB 21, 2013  
DRAWING NO.: A1.2

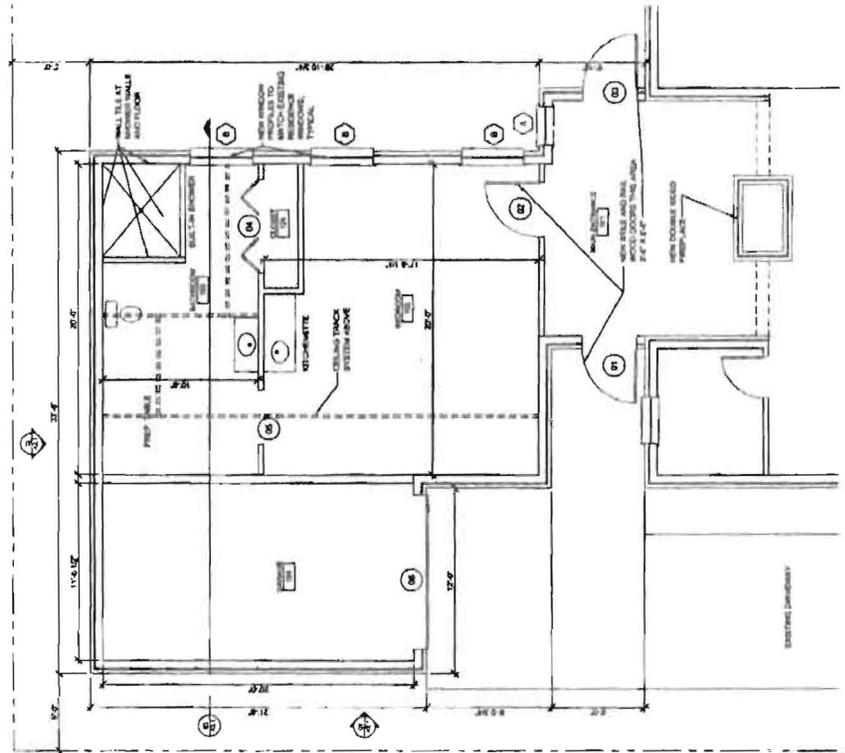


**01 PROPOSED FLOOR PLAN**  
Scale: 1/8" = 1'-0"

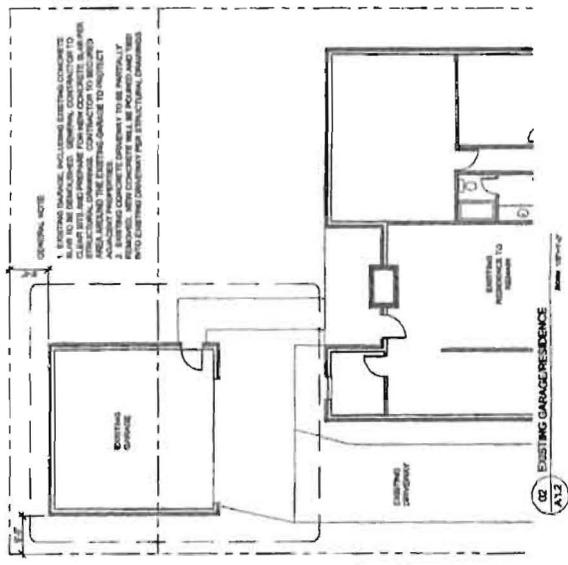


**02 PROPOSED ROOF PLAN**  
Scale: 1/8" = 1'-0"

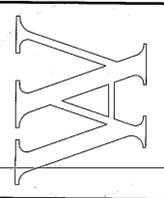


**04 PROPOSED FLOOR PLAN**  
Scale: 1/8" = 1'-0"



**03 EXISTING GARAGE RESIDENCE**  
Scale: 1/8" = 1'-0"

**CONSTRUCTION NOTE:**  
 1. EXISTING GARAGE INCLUDING EXISTING CONCRETE SLAB TO BE DEMOLISHED. GENERAL CONTRACTOR TO REMOVE EXISTING CONCRETE AND REINFORCING BARS. EXISTING CONCRETE TO BE REUSED FOR NEW CONSTRUCTION. CONTRACTOR TO RECONSTRUCT AND FINISH THE EXISTING GARAGE TO PROTECT ADJACENT AREAS. EXISTING CONCRETE TO BE REUSED FOR NEW CONSTRUCTION. CONTRACTOR TO RECONSTRUCT AND FINISH THE EXISTING GARAGE TO PROTECT ADJACENT AREAS.



**JOHN C WILLIAMS ARCHITECTS LLC**  
 824 BARCONE STREET  
 NEW ORLEANS, LA 70115  
 504.566.0888 PHONE  
 504.566.0897 FAX

These drawings and specifications have been prepared by the architect under the direct supervision and to the best of my professional knowledge and belief comply with applicable codes and requirements.  
 I (WJ) offer-make providing project construction administrative services on this project.



Copyright © 2008  
 John C Williams Architects LLC

**WALKER RESIDENCE**  
 113 MELROSE DRIVE  
 DESTREHAN, LOUISIANA

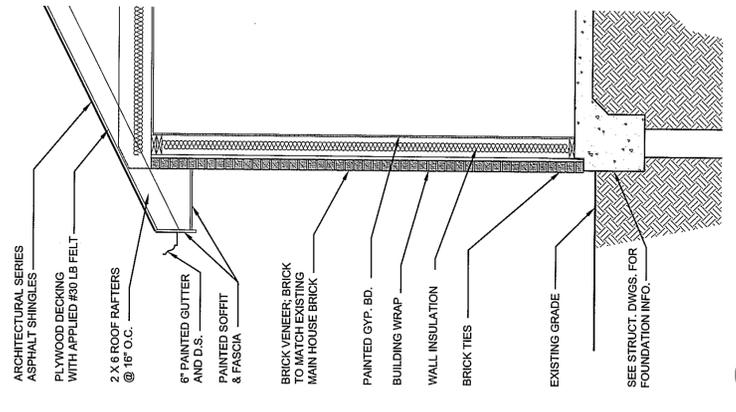
- REVISIONS -	
No.	Scope

DRAWING TITLE:  
 PROPOSED ELEVATIONS,  
 BLDG. SECTION DETAILS

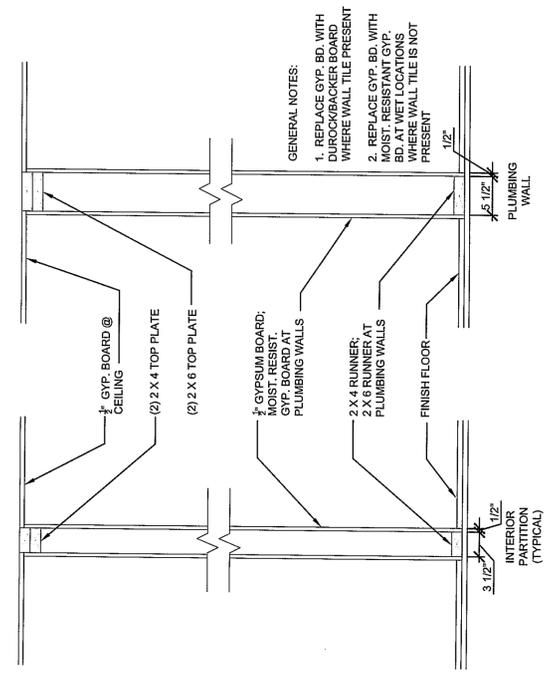
DRAWN BY:  
 SCALE:  
 JOB No.: 513006.00  
 DATE: FEB. 21, 2013

DRAWING No.:

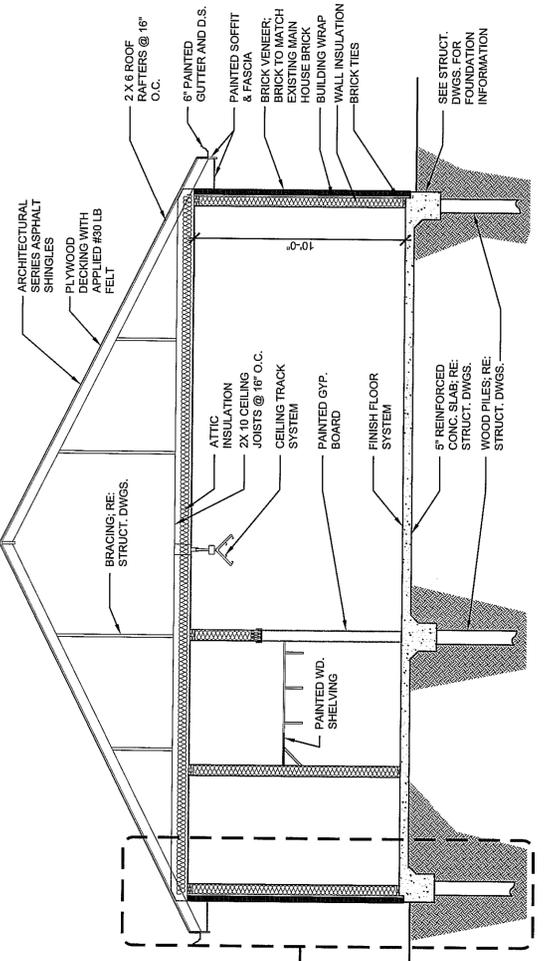
**A2.1**



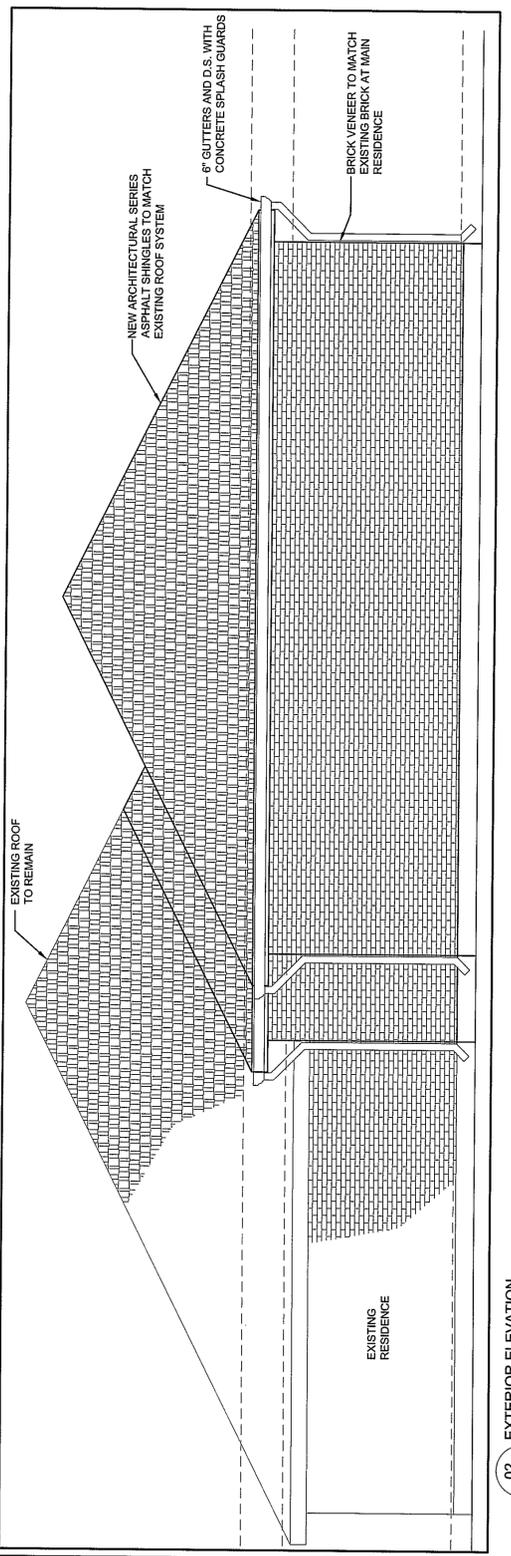
**05 TYPICAL EXTERIOR WALL**  
 Scale: 1/2"=1'-0"



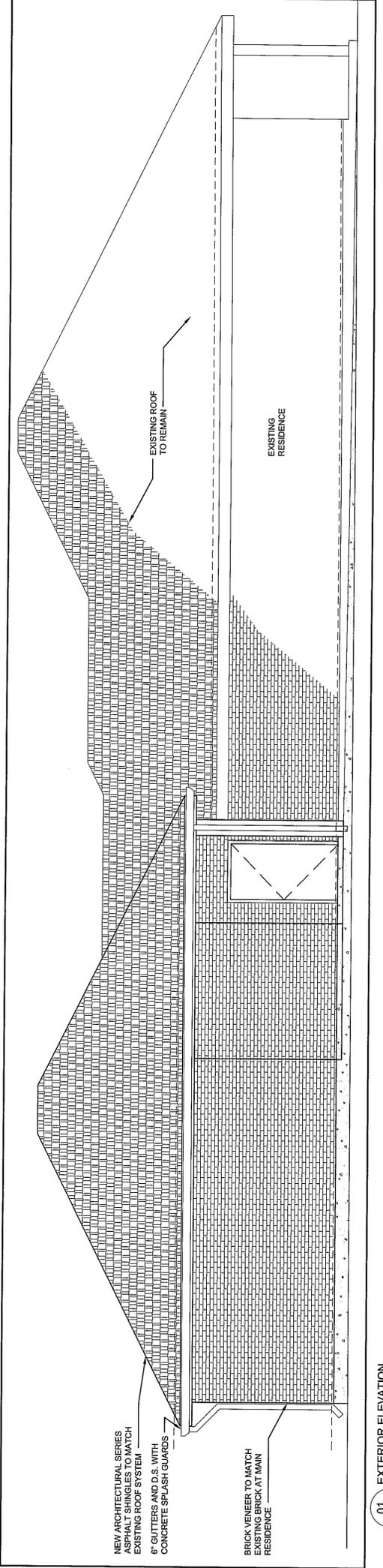
**04 PARTITION TYPES**  
 Scale: 1"=1'-0"



**03 TRANSVERSE SECTION**  
 Scale: 1/4"=1'-0"



**02 EXTERIOR ELEVATION**  
 Scale: 1/4"=1'-0"



**01 EXTERIOR ELEVATION**  
 Scale: 1/4"=1'-0"

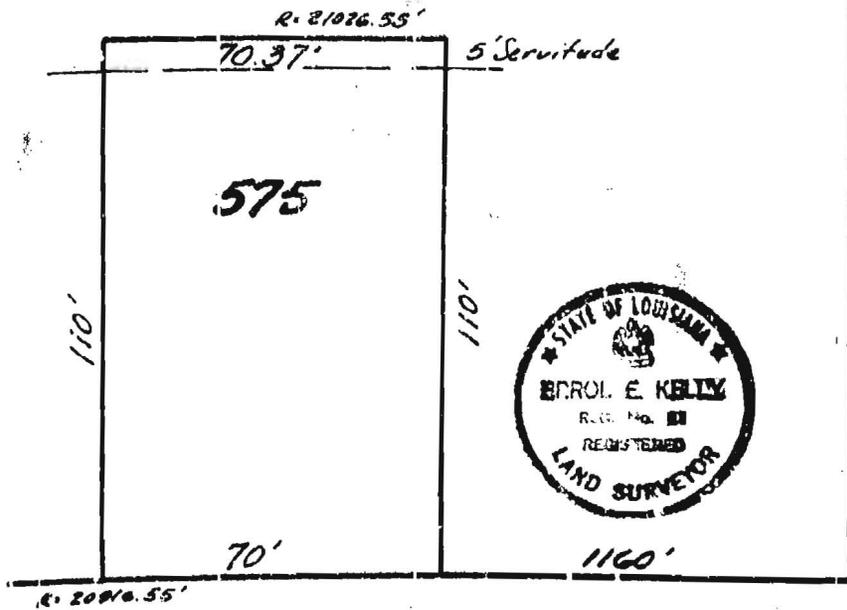
SQ. NO. 15, ORMOND COUNTRY CLUB ESTATES  
ST. CHARLES PARISH, LA. SEC. 2

ORMOND BLVD. SIDE

LINWOOD DR. SIDE

DR.

GREENWOOD



MELROSE

DR.

New Orleans, La.  
May 30, 1984

Survey certified correct. Made at the request  
of George Melancon Construction Co.  
Gilbert, Kelly & Couturis, Inc., Surveying & Engineering

24-3407

# St. Charles Parish Department of Planning & Zoning

## LAND USE REPORT

CASE NUMBER: ZBA-2013-05

### GENERAL APPLICATION INFORMATION

◆ **Name/Address of Applicant:**

John C. Williams Architects, LLC  
824 Baronne Street  
New Orleans, LA 70113

On behalf of

◆ **Location of Site:**

Inez & Booker Walker, 113 Melrose Drive, Destrehan, LA 70047

◆ **Requested Action:**

To waive the rear yard setback from 20 ft. to 5 ft. and to increase the amount of building allowed in the required rear yard from 25% (352 sq. ft.) to 34% (472 sq. ft.) for the construction of an attached addition.

◆ **Purpose of Requested Action:**

Single family residence with addition

### SPECIFIC SITE INFORMATION

◆ **Size of Parcel:**

7700 sq. ft.

◆ **Existing Land Use:**

Residential

◆ **Existing Zoning:**

R-1A

◆ **Surrounding Land Uses and Zoning:**

R-1A

◆ **Utilities:**

Standard utilities service the site.

## **Floodplain Information:**

A99 BFE +4.6 with an ABFE + 3 HEAG

## **APPLICABLE REGULATION:**

Appendix A Section XIII F., states the conditions that allow ZBA to vary yard setback regulations. The regulations state, "Vary the yard regulations where there is an exceptional or unusual physical condition of a lot, which condition is not generally prevalent in the neighborhood and which condition when related to the yard regulations of this ordinance would prevent a reasonable or sensible arrangement of buildings on the lot."

## **APPLICABLE CODE REGULATION**

Appendix A Section VI. B.

### 2. Spatial Requirements:

a. Minimum lot size: Six thousand (6,000) square feet per family; minimum width--sixty (60) feet

(Ord. No. 84-6-8, 6-4-84)

b. Minimum yard sizes:

(1) Front--Twenty (20) feet

(2) Side--Five (5) feet

**(3) Rear--Twenty (20) feet**

(4) For lots with less than one hundred (100) feet depth, front setback and rear setback shall be twenty (20) percent of lot depth respectively with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line. (Ord. No. 97-9-3; 9-8-97)

AND;

c. Accessory buildings:

(1) An accessory building may occupy no more than twenty-five (25) percent of the required rear yard.

## **SUMMARY**

1. On February 21, 2013 an application for a permit# 25938-13 for an attached addition at 131 Melrose Drive, Destrehan was denied for improper rear yard setbacks and an increase of the buildable rear yard from 25% to 34%.
2. The applicant plans to remove an existing 22' x 22' detached garage which sits 5' from the rear property line and replace it with an attached 33' by 23' addition.
3. The required rear property setback for an attached residential addition in R-1A zoning is 20'. The applicant proposes to place the new addition 5' from the rear property line, excluding the 18" overhang and 6" gutter.
4. The property contains 5' Entergy servitude across the rear of the property.
5. The proposed addition will cover 34% of the required rear yard instead of the required 25%.
6. The addition is less than 50% value of the existing residential structure; therefore it can be constructed at the same elevation.

ZBA 2013-05

Devon, Inez & Booker Walker  
113 Melrose Dr. Destrehan

North

Proposed Addition  
20' rear setback required  
5' rear setback proposed

113 Melrose Dr. Destrehan, LA 70047, USA