

**ST. CHARLES PARISH
ZONING BOARD OF ADJUSTMENT
NOVEMBER 21, 2013
7:00 P.M.**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

TABLED CASE:

1 ZBA-2013-35

Requested by: **Khanh Tong** to reduce the required side yard setback from 5 ft. to 1 ft. for a detached pergola at **111 Villere Drive, Destrehan**. Zoning District R-1B. Council District 3.

PUBLIC HEARINGS:

13 ZBA-2013-38

Requested by: **Ronald Ganser** to waive the hard-surface parking for a car lot at **US Hwy 90, Luling**. Zoning District C-3. Council District 2.

21 ZBA-2013-39

Requested by: **River Road Real Estate, LLC** to allow off-premise advertising and to allow the sign to exceed the required height and size allowed on River Road at **10016 River Road, St. Rose**. Zoning District M-1. Council District 5.

30 ZBA-2013-40

Requested by: **Norco Area Fire Department** to reduce the required parking spaces from 11 to 4 and to place the a/c unit and generator within the required building setbacks at **17830 River Road, Montz**. Zoning District R-1A(M). Council District 6.

40 ZBA-2013-41

Requested by: **Annabel Hogan** to reduce the advisory base flood elevation from +5 ft. to 1 ft. above the center line of the street at **16459 LA 631, Des Allemands**. Zoning District R-1A(M). Council District 4.

OLD BUSINESS

NEW BUSINESS

MINUTES – September 5, 2013, October 17, 2013

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

VJ. ST. PIERRE, JR.
PARISH PRESIDENT

KIM MAROUSEK, AICP
PLANNING DIRECTOR

September 25, 2013

Khanh Tong
111 Villere Drive
Destrehan, La. 70047

Dear Mr. Tong;

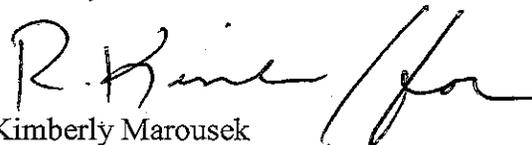
This letter is to inform you that permit application # 26732-13 for a detached pergola located at 111 Villere Drive, Destrehan La., zoning district R-1B has been rejected. This permit cannot be accepted for the following reasons according to the St. Charles Code of Ordinances:

1. The proposed structure was placed 1' (one foot) from the side property line instead of the required 5' (five feet) side yard setback.

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, do not to start the project until you have completed the permitting process. Please contact the Permit Section of the Planning Dept. at (985-783-5060) if you have any questions.

Sincerely,


Kimberly Marousek
Director of Planning & Zoning

KAM/rak
cc: file



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 #: 26732 PERMIT TYPE Acc Pergolas DATE REQUESTED: 9/23/13
RECEIPT #: 412113 COUNCIL DISTRICT 3 ZONING DISTRICT: R1B
FLOOD ZONE A99 BFE AE 4.6 ABFE
(OFFICE SECTION) #302201100001

CONSTRUCTION ADDRESS: 111 VILLERE DR, DESTREHAN, LA 70047

APPLICANT: KHANH. TONG PHONE #: (504) 710-7210 CP

MAILING ADDRESS: (SAME) EMAIL

PROPERTY OWNER(S): KHANH. TONG PHONE #: (504) 710-7210

MAILING ADDRESS: 111 VILLERE DR, DESTREHAN, LA 70047 EMAIL

CONTRACTOR: LIC. # PHONE # E-MAIL

ELEC. SUB-CON: LIC. # PLUMBING SUB-CON: LIC. #

HVAC SUB-CON: LIC. # (Lic. for project over \$7,500 or trade license req. for project exceeding \$10,000)

CORNER LOT YES NO SUBDIVISION:

LOT #: SQUARE/BLOCK #: PROPERTY AREA SQ.FT.:

PROPOSED DIMENSIONS TOTAL AREA # OF BUILDING STORIES

ATTACHED DETACHED CONSTRUCTION VALUE: EXISTING RESIDENCE SQ.FT.:

PROJECT DESCRIPTION 4-PERGOLAS - (1) 16x48, (2) 10x10, (3) 8x8, (4) 10x10
2 of 16/16 by 8 SEEK all open air - NO ROOF - POST IN CONCRETE

CHECKLIST FOR OBTAINING PERMIT:

- 1. APPLICATION SIGNED AND DATED. IF APPLICANT IS NOT THE PROPERTY OWNER WRITTEN CONSENT MUST BE PROVIDED
2. COPY OF ACT OF SALE OR DEED TO THE PROPERTY.
3. SURVEY SIGNED AND DATED BY A LICENSED LAND SURVEYOR OF STRUCTURES OVER 500 SQ. FT.
4. SITE PLAN INDICATING THE COMPLETE LAYOUT OF THE LOT INCLUDING THE LOCATION OF ALL EXISTING AND PROPOSED STRUCTURES WITH ACTUAL BUILDING SETBACK DIMENSIONS.
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 OPEN AIR
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.



PARISH OF ST. CHARLES

DEPARTMENT OF PLANNING AND ZONING

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

APPLICATION FOR PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT

App rev. 01/13

ZBA CASE#: 2013-35
RECIPT#: _____

DATE SUBMITTED: 9/25/13
ZONING DISTRICT R-1B

APPLICANT NAME KHANH TONG PHONE # (504) 710-7210
ADDRESS 111 VILLERE DR. DESTREHAN LA EMAIL ADDRESS _____
OWNER(S) NAME Same PHONE # _____
ADDRESS Same EMAIL ADDRESS _____

MUNICIPAL ADDRESS OF SUBJECT: 111 VILLERE DR. DESTREHAN LA
SUBDIVISION NAME: ORMOND County Club Estates Sec 11
SQUARE #: 28 LOT: 1405

PROPERTY IDENTIFICATION # (FROM ASSESSOR'S OFFICE): _____
ACREAGE OR PROPERTY SIZE (SQUARE FEET): 15,000 (+/-)
FLOODPLAIN DESIGNATION: AE 25 D FIRM
PRESENT USE OF PROPERTY AND STRUCTURES THEREON: residential
CONTEMPLATED USE: detached pergola (16'x48')

HAS ANY PREVIOUS APPLICATION BEEN MADE TO THE ZBA RELATIVE TO THE SUBJECT PROPERTY?
 YES NO IF YES, PLEASE EXPLAIN ZBA 95-45 (1995)
25' to 12' Rear setback granted to construct an attached sun room

The Zoning Board of Adjustments may grant variances if the requirements imposed St. Charles Parish Code of Ordinances have caused a hardship or practical difficulty to an applicant's property.

PLEASE NOTE: The ZBA may not grant variances on claims based solely on financial difficulty or by an act of the applicant/owner which is regarded as self-created.

INITIAL THE APPROPRIATE CONDITION(S) WHICH APPLIES TO THIS PROPERTY:

- Exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the zoning regulations.
- Exceptional topographic conditions;
- Other extraordinary and exceptional situation or conditions of the property.
- Peculiar and exceptional practical difficulties

The Zoning Board of Adjustments will grant variances when it is satisfied that the following conditions have been met:

1. That strict adherence to the regulation for the property will result in a demonstrable hardship upon the owner as distinguished from a mere inconvenience.
2. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party or parties.
3. The granting of the variance will not be injurious to other properties or improvements in the neighborhood in which the property is located.
4. The granting of the variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire or endanger public safety.
5. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
6. Literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance.
7. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.
8. Granting the variance requested will not alter the essential character of the locality.

9. Granting the variance requested will not confer on the applicant any special privileges which is denied by the Ordinance to other lands, structures, or buildings in the same district and of similar hardship and circumstances.
10. Granting the variance will not impair the public health, safety, morals, comfort, or welfare of the inhabitants of the Parish of St. Charles.

According to the conditions stated above provide your written testimony explaining how your request for a variance meets these guidelines: (may submit on additional paper if needed)

See Attached testimony

Applications may be authorized by the Board if it finds that:

1. The strict application of the zoning regulations would produce undue hardship.
2. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by granting of the variance;
3. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice.

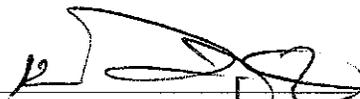
CHECKLIST OF APPLICATION REQUIREMENTS:

1. Complete application, signed by applicant and/or appropriate property owners, and duly notarized. If property owner is a corporate entity, the application must be signed by an authorized corporate representative and must be accompanied by a corporate resolution.
2. Complete abutting property owner form (information can be obtained by Assessor's Office).
3. Surveys, maps, plats, photographs, and other record as may be necessary to show cause for a decision by the board. Site plan of affected property showing existing and proposed structures. Plan must show lot dimensions, existing structural dimensions, proposed structural dimensions, and appropriate setback distances.
4. Copy of the letter from the Department of Planning and Zoning rejecting the application.
5. Paid fee of \$50 for single family residential or \$100 for all other applications (checks/money orders made payable to the St. Charles Parish/Department of Finance).
6. Testimony of applicant relative to the application must be provided at the scheduled public hearing on cases.
7. Floodplain Variance Applications; such applications must be accompanied by a completed "Addendum to Application for Variance From Base Flood Elevation Requirements" form.

OWNER'S ENDORSEMENT

STATE OF LOUISIANA
PARISH OF ST. CHARLES

Khanh P Tong Being duly sworn, deposes and states (i) that he or she is the owners of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.



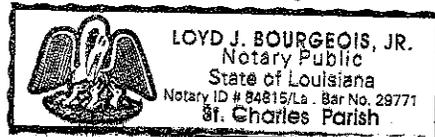
(Signature of owner)

Subscribed and sworn to before me this 25th day of September, 2013 in my office at Luling, Louisiana.



(Signature of Notary Public)

(Seal)



September 25, 2013

To whom this my concern;

I did not realize a permit was required because the structure is not attached to the house. It will not be injurious to other properties in the neighborhood, and will improve the neighborhood. It will not impair light or air to the property. It will not alter the character of the neighborhood.

A handwritten signature in black ink, appearing to be 'KHANH TONG', written in a cursive style.

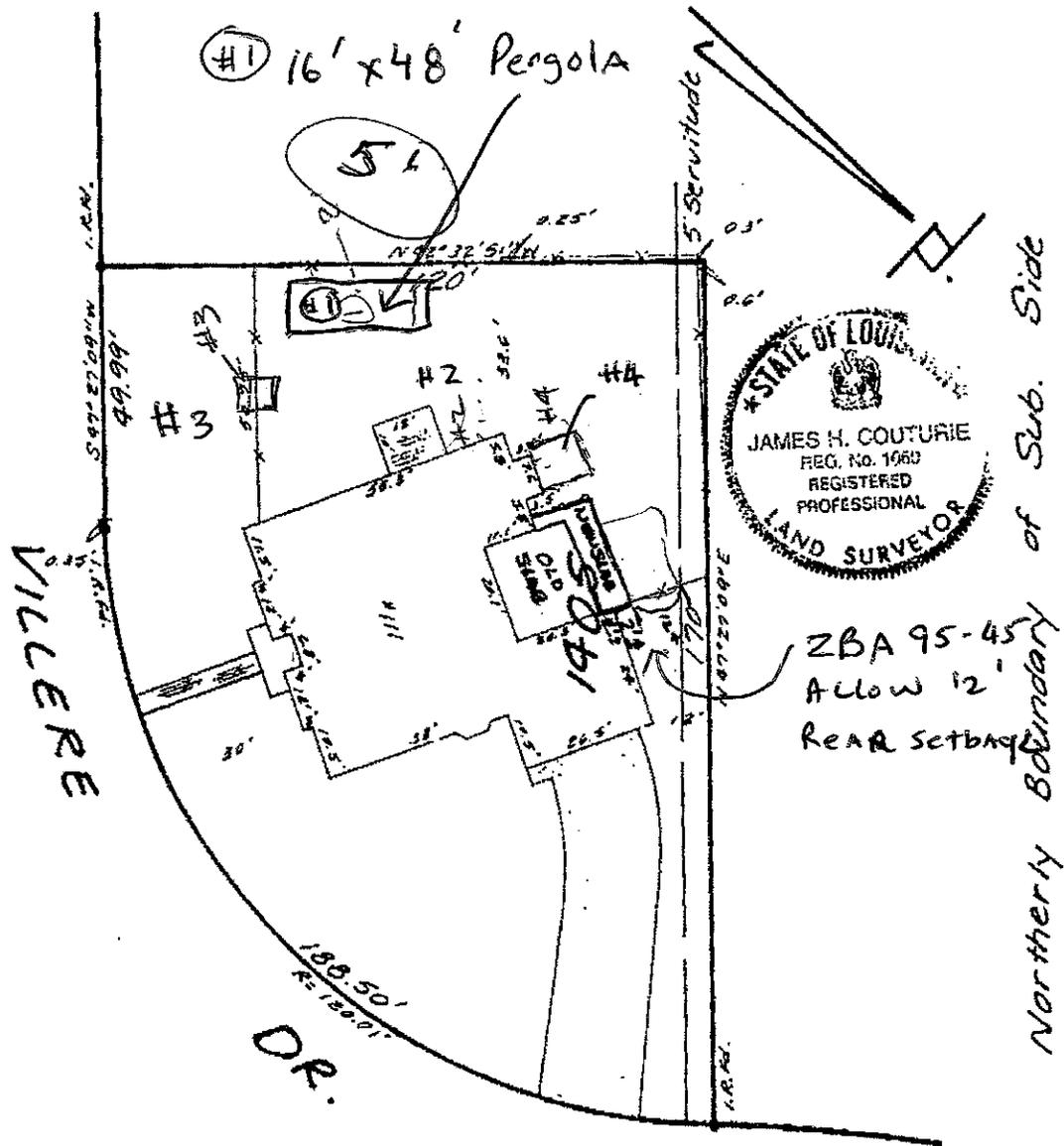
KHANH. TONG.

SQ. NO. 28, ORMOND, COUNTRY CLUB ESTS.,
ST. CHARLES PARISH, LA. SEC. 11

ZONED R1B

ORMOND BLVD. SIDE

Thompson



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREIN. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE AE (P.F.)



Parish of St. Charles
Department of Planning and Zoning

28783
COMPLAINT FORM

Date: 9/16/13 Complaint #: 51569-13 Taken By: Dat

East Bank West Bank District: _____ Refer To: dh

Location of Complaint: 111 Villere
Westrehan

Nature of Complaint: Trash + debris, loaded sand onto
property + it's all washed into street

Complaint By: Robin Melito (OCA) Phone #: 764-8275

Address: Council #6634-Benedetto 9/16/13

Inspection Date: 9/16/13 Time: _____

Findings: The property contains 4 pergola's built on
the property w/out permits. I spoke to the owner +
informed them they needed permits for the structure
+ I would drop an application off tomorrow to
them. I didn't see any specific trash. The owner
do lots of gardening, will monitor that issue. Photos
9/18/13 - Hand delivered Application to owner.

Contacted: _____

Complaint Resolved/Date: _____ By: _____

Process Formal Violation:

Justification to Proceed with Violation: _____



PARISH OF ST. CHARLES

DEPARTMENT OF PLANNING & ZONING

P.O. Box 302 • Hahnville, Louisiana, 70057
(504) 783-5060 • (504) 466-1990 • Fax: (504) 783-6447

CHRIS A. TREGRE
PARISH PRESIDENT

September 25, 1995

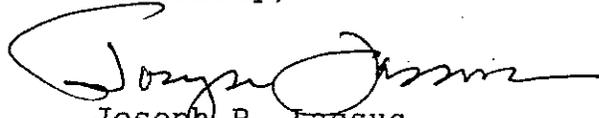
JOSEPH P. LASSUS
DIRECTOR

Mr. Khanh Phi Tong
111 Villere Drive
Destrehan, LA 70047

Dear Sir:

On September 21, 1995 the Zoning Board of Adjustment granted your request for special permission to reduce the required rear setback from 25 feet to 12 feet for construction of a sun room at 111 Villere Drive, Destrehan, LA.

Sincerely,



Joseph P. Lassus
Director

JPL:bw

Elliot Madere

From: Carlton Bischoff
Sent: Wednesday, October 30, 2013 10:03 AM
To: Elliot Madere
Subject: Re: 111 Villere Dr. Destrehan, La.

E
We spoke with the lady this morning and gave her one month to get poles off or rite of way.
Carl

Sent from my iPhone

On Oct 30, 2013, at 8:20 AM, "Elliot Madere" <emadere@stcharlesgov.net> wrote:

Thanks

From: Bob Dublan
Sent: Tuesday, October 29, 2013 4:14 PM
To: Sam Scholle
Cc: Kevin Moore; Carlton Bischoff; Elliot Madere
Subject: RE: 111 Villere Dr. Destrehan, La.

We looked at these today---Kevin left a card for the resident to contact him. That is our thought also. If we don't hear from the resident in a couple of days we will make sure of property lines/servitudes and remove the poles within this area.
Bob

Bob Dublan, Assistant Director
St. Charles Parish Public Works
Office 985-783-5102
Cell 504-559-0409
Fax 985-725-2250
bdublan@stcharlesgov.net
<image001.jpg>

From: Sam Scholle
Sent: Tuesday, October 29, 2013 3:50 PM
To: Elliot Madere; Bob Dublan
Cc: Carlton Bischoff; Kevin Moore; Donya Folse; Rhys Kinler; Kimberly Marousek
Subject: RE: 111 Villere Dr. Destrehan, La.

I think these need to come down. The Entergy poles are permitted.

Sam

Sam Scholle
Director of Public Works/Wastewater
St. Charles Parish

From: Elliot Madere
Sent: Tuesday, October 29, 2013 2:50 PM
To: Sam Scholle; Bob Dublan
Cc: Carlton Bischoff; Kevin Moore; Donya Folse; Rhys Kinler; Kimberly Marousek
Subject: FW: 111 Villere Dr. Destrehan, La.

Sam/Bob,

I just spoke with Carlton & Kevin and they are in route to look at the above mentioned property. I've attached two pictures that are referenced in the below email. This case went in front of the ZBA and was tabled awaiting a response from Public Woks & Entergy. We have not heard back from Entergy as of yet, but await their response. The question remains whether or not the post can remain in their current location or do they have to be removed?

Thanks,

From: Donya Folse
Sent: Monday, October 28, 2013 11:01 AM
To: smarkey@entergy.com; HAYNES, CHARLES (CHAYN90@entergy.com); Kevin Moore; Carlton Bischoff
Cc: Patricia Dufrene; Rhys Kinler; Elliot Madere
Subject: 111 Villere Dr. Destrehan, La.

All,

Please review the pictures attached or visit the location if necessary. The property owner has installed post on the levee behind/side of his property which is also directly under some powers lines. The owner states that they will be no roof just the post and that they are used for gardening. The case was brought before our ZBA for the pergola's that were built in the rear yard with no permits, the case was tabled until we received word from Entergy and Public Works regarding a separate issue which are the post. Could I please have a response by the end of the week if either of you have objections to the poles and/or future work being done on the levee and around the power lines?

Thanks in advance,

Donya Hebert
Code Enforcement Inspector
St. Charles Parish
14996 River Road
Hahnville, La. 70057
985-331-3757
985-783-6447 (fax)

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: ZBA-2013-35

GENERAL APPLICATION INFORMATION

◆ **Name/Address of Applicant:**

Khanh Tong
111 Villere Drive
Destrehan, LA 70047

◆ **Location of Site:**

111 Villere Drive, Destrehan, LA

◆ **Requested Action:**

To reduce the required side yard setback from 5 ft. to 1 ft.

◆ **Purpose of Requested Action:**

Allow 16' x 48' Pergola to remain 1' from the side property line

SPECIFIC SITE INFORMATION

◆ **Size of Parcel:**

15,000 sq. ft.

◆ **Existing Zoning:**

R-1B

◆ **Surrounding Land Uses and Zoning:**

Residential

Utilities: Standard utilities service the site.

Floodplain Information:

A 99 AE 4.6

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

(3) Minimum rear and side setbacks of a detached accessory building shall be **five (5) feet**. (Ord. No. 86-11-7, 11-17-86)

SUMMARY

1. On September 16, 2013 a complaint was received regarding trash, debris and sand washed into the street.
2. September 17, 2013 the inspector discovered 4 pergola's had been constructed on the property without permits. Pictures taken.
3. A permit application was hand delivered to the property owner.
4. Inspection revealed the 16' x 48' pergola was constructed 1' from the side property line; 5' required for property in zoning district R-1B.
5. In 1995; ZBA 95-45 was granted to the same applicant to reduce the required rear setback from 25' to 12' for an attached sun room.

UPDATE:

6. Public Works was contacted and gave the Tong's 30 days to remove the poles from the levee.
7. As of this report Entergy has not responded, however the Planning Inspector stated the structures are not under the power lines.
8. On October 28, 2013 the Planning Inspector noticed a generator was placed on the property without a permit.
9. On November 5, 2013 the Permit Coordinator met with Mr. and Mrs. Tong in conference room. They did not have any drawings as requested last week for this meeting. They were informed of the requirements to properly permit everything in the rear and side yards. They were given an application for electrical and gas trade permit for the generator. They will get drawings back to us asap.





ST. CHARLES PARISH

DEPARTMENT OF PLANNING & ZONING

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Website: www.stcharlesparish-la.gov

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

KIM MAROUSEK, AICP
PLANNING DIRECTOR

October 14, 2013

Ronnie Ganser
Finish Line Auto Sales
10093 US Hwy 90
Luling, LA 70070

Dear Mr. Ganser,

This letter is to inform you that your application for a Change of Occupancy permit # 26585-13 (used car lot) located at 10093 US Highway 90 Luling, La has been rejected. This permit cannot be issued for the following reasons according to the St. Charles Code of Ordinances:

1. The proposed new business increases the existing nonconforming gravel parking spaces of the existing business by more than 10 percent (Zoning Ordinance, Section VIII.C.1.c)
2. The parking for the proposed new business is gravel rather than permanent, dust-free surfacing required (Zoning Ordinance, Section VIII.B.1.a.1)

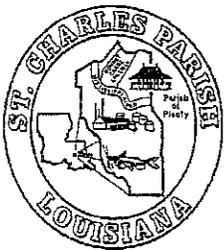
Should you feel aggrieved by this decision to deny the permit, you may appeal to the Zoning Board of Adjustments within thirty days.

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, AICP
Director

KAM/mas
cc: file



St. Charles Parish
Department of Planning and Zoning

PO Box 302 · 14996 River Road · Hahnville 70057
Phone: 985.783.5060 · Fax: 985.783.6447

CHANGE OF OCCUPANCY/USE
Name / Tenant change
Use / Activity change

\$25
\$105

Rev 2012/01

OFFICE SECTION
Permit #: 26585 Date: 8/9/13
Receipt #: 403054 Fee Paid: \$105.00 Zoning: C3 REZONED 8/8/13
Address: 10093 Hwy 90 - LULING
Prev. Occ.: NOTHING Prev. Use: PARKING Vacancy: 0
Sq.Ft for use.: Req'd Parking: Sewer permit: No Yes
Non-Conforming Agrmt: No Yes Date:

New Business Name: FINISH LINE AUTO LLC
Applicant/Occupant: RONALD GANSER Email: RONNIEGANSER@ymail.com
Address: 10093 Hwy. 90 Phone #: 504-261-5888
Property Owner: COURTNEY MONGTUE Email: N/A 715-4024
Address: 10201 Lapacko Blvd. AVONDALE, LA 70094 Phone #: 504-600-6819
Description of all business activities that will occur at the address:
USED CAR LOT - WILL BE USING PER 90 BAR @ AS OFFICE
150x300' is leased area.

Change of Occupancy permits are offered only for a name or tenant change when use remains the same

Change of Use permits are required when the use or activities at the address change. The permit requires one or more inspections by the Building Official, South Central Planning & Development Commission.

Requirements for obtaining permit:

- 1. Completed application & fee.....(payable to "St. Charles Parish Department of Finance")
2. Copy of lease or act of sale to property.....(lease must indicate the correct address)
3. Fire Marshall Inspection Report.....(call 504-568-8506) for a "General Inspection"
4. Health Approval Letter.....(required for any food/drink sales including pre-packaged food 985-785-1029)
5. Sewer verification.....(for community sewer: 985-783-5100; for private sewer 985-785-1029)
6. Site plan.....NEED to be more ACCURATE.....(when required, call 985-783-5060 for determination)

Additional requirements may include the following:

- 7. Contract from hazardous waste hauler.....(when required, e.g. for automotive repair)
8. Permits/certifications from state agencies.....(when required: e.g. DEQ, Cosmetology Board)
9. Electrical Trade Permit (if electric meter has been removed or electrical modification planned)
10. Commercial Renovation Permit.....(when renovations are planned)
11. Sign Permit.....(when required, call 985-783-5060 for a determination)

Final Occupancy issued after the following approvals (if required):

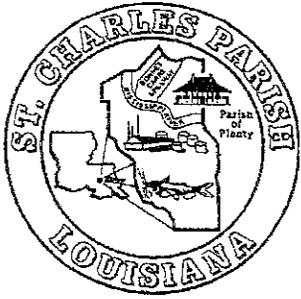
Fire Marshall approval, Health Unit Permit approval, other State or Federal agencies approval and Building code approval for all Change of Uses, Trade Permits or Commercial Renovations (Call South Central Plan & Development at 985-655-1070 to schedule required inspections)

****Upon successful completion of this process, the Business will be issued a Certificate of Zoning Compliance at the address. All businesses in St. Charles Parish are required to obtain an Occupational License from the St. Charles Parish Sheriff (985-783-6237). Businesses also may be required to obtain a sales tax identification number from St. Charles Parish School Board Office, (985-785-6289)****

Permit Conditions/Comments: DNR: 225-342-7591 - wishes to clear trees from a prop. please advise.

Applicant signature: Ronald Ganser Date: 8-9-13
Application taken by: Ronald Scholten Date:
Approved by: Date:

* DEQ - car washing



PARISH OF ST. CHARLES
DEPARTMENT OF PLANNING AND ZONING

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

APPLICATION FOR PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT

App rev. 01/13

ZBA CASE#: 2013-38 DATE SUBMITTED: 10-13-13
RECIPT#: _____ ZONING DISTRICT C-3

APPLICANT NAME RONALD GANER PHONE # 504-715-4024 "RONALD"
ADDRESS 10093 Hwy 90 EMAIL ADDRESS ronnieganer@ymail.com
OWNER(S) NAME COURTNEY MONGRUE PHONE # 504-606-6819 "COURTNEY"
ADDRESS 10201 LAPALCO BLVD. EMAIL ADDRESS _____

MUNICIPAL ADDRESS OF SUBJECT: _____

SUBDIVISION NAME: _____

SQUARE #: _____ LOT: _____

PROPERTY IDENTIFICATION # (FROM ASSESSOR'S OFFICE): _____

ACREAGE OR PROPERTY SIZE (SQUARE FEET): 60 by 200

FLOODPLAIN DESIGNATION: _____

PRESENT USE OF PROPERTY AND STRUCTURES THEREON: PIER 90 BAR AND BOAT LAUNCH OPERATING PRESENTLY

CONTEMPLATED USE: used car sale

HAS ANY PREVIOUS APPLICATION BEEN MADE TO THE ZBA RELATIVE TO THE SUBJECT PROPERTY?

YES NO IF YES, PLEASE EXPLAIN _____

The Zoning Board of Adjustments may grant variances if the requirements imposed St. Charles Parish Code of Ordinances have caused a hardship or practical difficulty to an applicant's property.

PLEASE NOTE: The ZBA may not grant variances on claims based solely on financial difficulty or by an act of the applicant/owner which is regarded as self-created.

INITIAL THE APPROPRIATE CONDITION(S) WHICH APPLIES TO THIS PROPERTY;

- MS Exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the zoning regulations.
- CA Exceptional topographic conditions;
- PA Other extraordinary and exceptional situation or conditions of the property.
- CD Peculiar and exceptional practical difficulties

The Zoning Board of Adjustments will grant variances when it is satisfied that the following conditions have been met:

1. That strict adherence to the regulation for the property will result in a demonstrable hardship upon the owner as distinguished from a mere inconvenience.
2. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party or parties.
3. The granting of the variance will not be injurious to other properties or improvements in the neighborhood in which the property is located.
4. The granting of the variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire or endanger public safety.
5. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
6. Literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance.
7. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.
8. Granting the variance requested will not alter the essential character of the locality.

9. Granting the variance requested will not confer on the applicant any special privileges which is denied by the Ordinance to other lands, structures, or buildings in the same district and of similar hardship and circumstances.
10. Granting the variance will not impair the public health, safety, morals, comfort, or welfare of the inhabitants of the Parish of St. Charles.

According to the conditions stated above provide your written testimony explaining how your request for a variance meets these guidelines: (may submit on additional paper if needed)

I'm asking the board to allow me to operate my CARLOT Finish line Auto to have GRAVEL CARLOT. My business will be operating on the OUT SKIRTS of ST CHARLES Parish and will be a prime location to operate a CARLOT due to the high volume of traffic on Hwy. 90. Presently half of the property has GRAVEL surface already. PLEASE allow my business to have GRAVEL surface IF I put hard ~~surface~~ surface the ground is soft and low level the hard surface will CRACK and SINK GRAVEL will be the best for that LAND SPACE, to operate my business

Applications may be authorized by the Board if it finds that:

1. The strict application of the zoning regulations would produce undue hardship.
2. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by granting of the variance;
3. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice.

CHECKLIST OF APPLICATION REQUIREMENTS:

1. Complete application, signed by applicant and/or appropriate property owners, and duly notarized. If property owner is a corporate entity, the application must be signed by an authorized corporate representative and must be accompanied by a corporate resolution.
2. Complete abutting property owner form (information can be obtained by Assessor's Office).
3. Surveys, maps, plats, photographs, and other record as may be necessary to show cause for a decision by the board. Site plan of affected property showing existing and proposed structures. Plan must show lot dimensions, existing structural dimensions, proposed structural dimensions, and appropriate setback distances.
4. Copy of the letter from the Department of Planning and Zoning rejecting the application.
5. Paid fee of \$50 for single family residential or \$100 for all other applications (checks/money orders made payable to the St. Charles Parish/Department of Finance).
6. Testimony of applicant relative to the application must be provided at the scheduled public hearing on cases.
- N/A Floodplain Variance Applications; such applications must be accompanied by a completed "Addendum to Application for Variance From Base Flood Elevation Requirements" form.

OWNER'S ENDORSEMENT

STATE OF LOUISIANA
PARISH OF ST. CHARLES

JOSEPH C. MARCELLO Being duly sworn, deposes and states (i) that he or she is the owners of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.

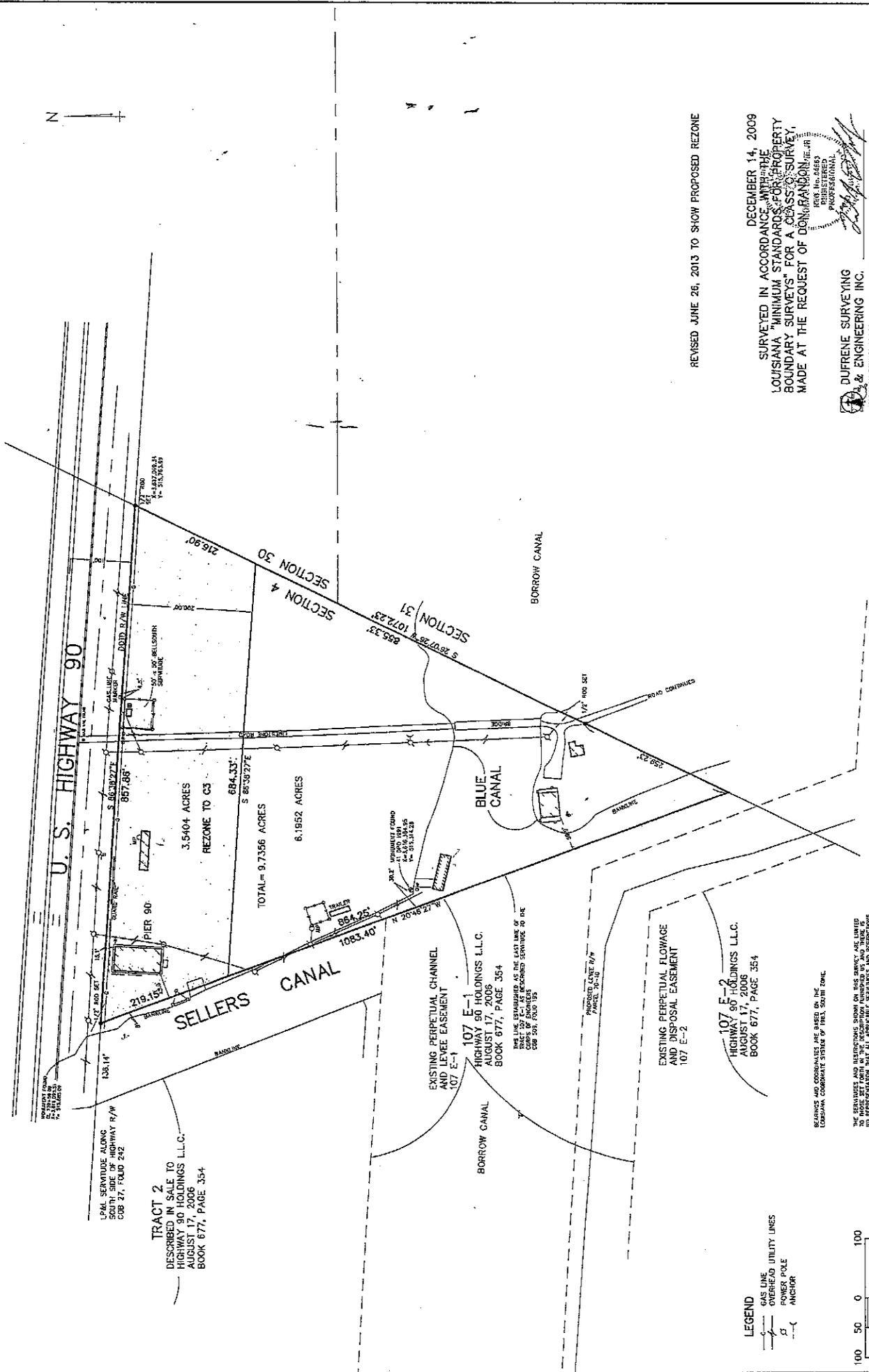
Joseph C. Marcello
(Signature of owner)

Subscribed and sworn to before me this 14th day of OCTOBER, 20 13 in my office at WULFEN, Louisiana.

J. D. Brady JP 115-7
(Signature of Notary Public)

(Seal)

**PART OF SECTION 4
T 13 S R 22 E
SOUTHEASTERN DISTRICT OF LOUISIANA
WEST OF THE MISSISSIPPI RIVER
ST. CHARLES PARISH
LOUISIANA**



REVISED JUNE 26, 2013 TO SHOW PROPOSED REZONE

DECEMBER 14, 2009
SURVEYED IN ACCORDANCE WITH THE
LOUISIANA "MINIMUM STANDARDS FOR PROPERTY
BOUNDARY SURVEYS" FOR A CLASS OF SURVEY,
MADE AT THE REQUEST OF DON RAYMOND

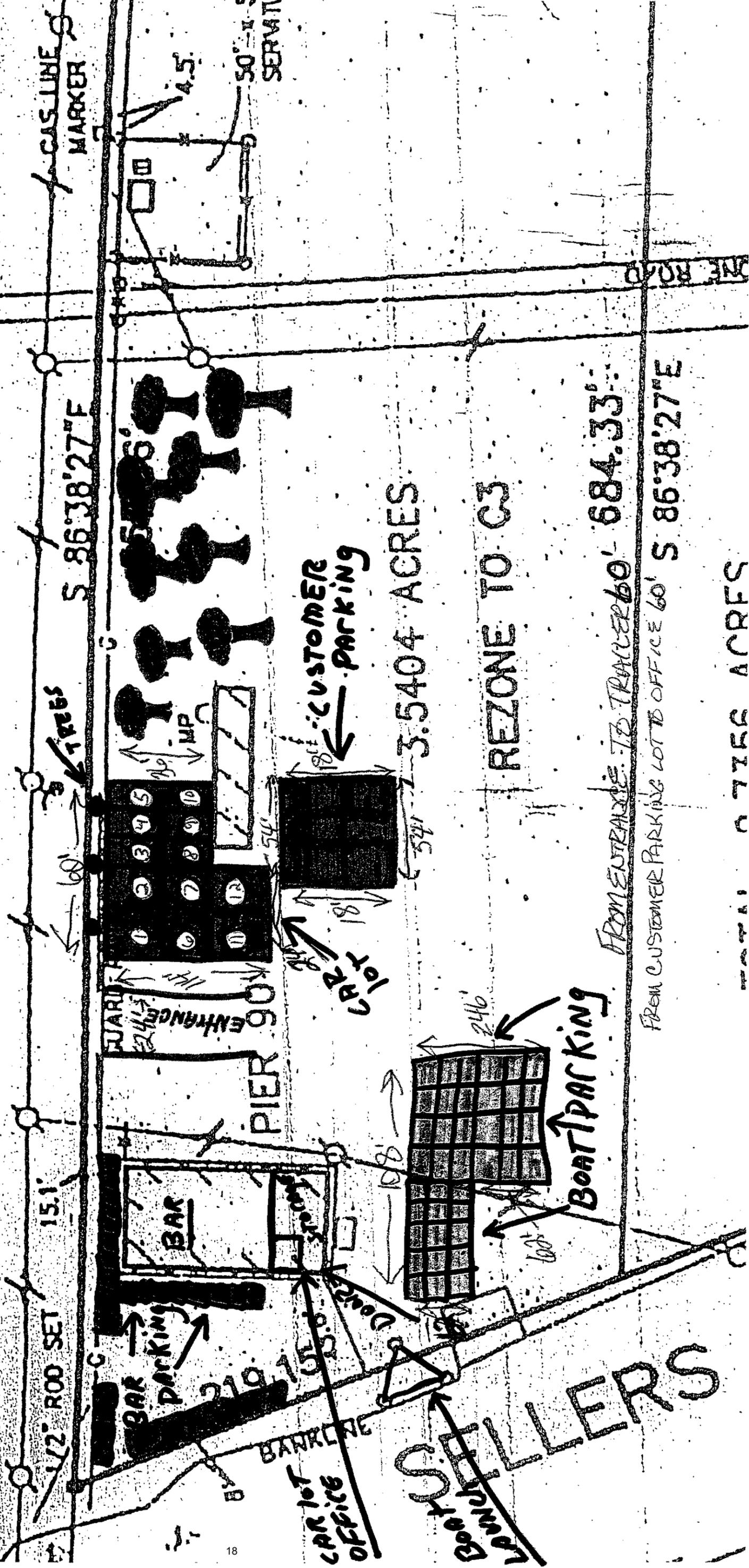
PER. No. 24583
REGISTERED
PROFESSIONAL
SURVEYOR

**DUPRENE SURVEYING
& ENGINEERING INC.**
1824 MANHATTAN BOULEVARD, HANCOCK, LA. 70645
504-385-3334 FAX
dupre@dupre.net

10/19/13

U.S. HIGHWAY

ONE ROAD



S 86°38'27" E

4 ACRES

60'

15.1'

1/2" ROD SET

MP

ENTRANCE

PIER 90

BAR

PARKING

BAR

CAR LOT OFFICE

MP

ENTRANCE

PIER 90

BAR

PARKING

BAR

CAR LOT OFFICE

CUSTOMER PARKING

3.5404 ACRES

BOAT PARKING

BOATSELLERS

REZONE TO C3

FROM ENTRANCE TO TRACER 60' 684.33'

FROM CUSTOMER PARKING LOT TO OFFICE 60' S 86°38'27" E

TOTAL 0.7756 ACRES

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: ZBA-2013-38

GENERAL APPLICATION INFORMATION

◆ **Name/Address of Applicant:**

Ronnie Ganser
Finish Line Auto Sales
Luling, LA 70070

◆ **Location of Site:**

10093 US Hwy 90, Luling

◆ **Requested Action:**

To waive the hard surface parking requirement for a car lot

◆ **Purpose of Requested Action:**

Extend a non-conforming gravel parking lot for car sales

SPECIFIC SITE INFORMATION

◆ **Size of Parcel:**

Approx. 3.5 acres

◆ **Existing Zoning:**

C-3

◆ **Surrounding Land Uses and Zoning:**

C-3, R-1M (RV Park) and W (Wetland)

◆ **Utilities:**

Water, electrical, treatment plant

Floodplain Information:

AE 4'

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

1. The parking for the proposed new business is gravel rather than permanent, dust-free surfacing required (Zoning Ordinance, Section VIII.B.1.a.1)

SUMMARY

1. On October 14, 2013 permit 26585-13 used car lot at 10093 Highway 90, Luling, La. zoning district C-3 was denied for improper parking.
2. The proposed car lot and customer parking plan submitted indicated gravel parking. Hard surface in required.
3. The office for the car lot will be located in the rear portion of the existing barroom, Pier 90.





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

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

KIM MAROUSEK, AICP
PLANNING DIRECTOR

October 24, 2013

River Road Real Estate
34911 U.S. Highway
Palm Harbor, FL. 34684

Dear Sirs;

This letter is to inform you that permit application # 26650-13 for an off-premise sign located at 10016 River Road, St. Rose La., zoning district M-1 has been rejected. This permit cannot be accepted for the following reasons according to the St. Charles Code of Ordinances:

1. App. A Sec., XXI, E; off-premise signs are prohibited on La. 48 River Road.
2. App. A Sec., XXI, F&G; all signs placed on La. 48, River Road are limited to 12' in height and 72 sq. ft.

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, do not to start the project until you have completed the permitting process. Please contact the Permit Section of the Planning Dept. at (985-783-5060) if you have any questions.

Sincerely,

Kimberly Marousek
Director of Planning & Zoning

KAM/rak
cc: file

Revised application



St. Charles Parish
Department of Planning and Zoning
P.O. Box 302/14996 River Road • Hahnville, Louisiana 7005
(985) 783-5060 • (985) 783-5000 • Fax (985) 783-6447

SIGN PERMIT APPLICATION

PI-501900006M13

rev 4/2012

(OFFICE SECTION)	
PERMIT # <u>210650-13</u>	DATE REQUESTED <u>10/23/13</u>
RECEIPT # <u>423657</u>	ZONING DISTRICT <u>M1</u> COUNCIL DISTRICT <u>5</u> WIND ZONE _____

SITE ADDRESS: 10016 River Rd. St. Rose, La. 70087
 APPLICANT: Signworx LLC
 MAILING ADDRESS: 2512 Hickory Ave Metairie, LA 70003
 PHONE # 504-737-7446 EMAIL: dawn@signworx.net
 PROPERTY OWNER(S): River Road
 MAILING ADDRESS: 34911 US Highway N Ste. 600 Palm Harbor FL 34684
 PHONE # Bill 504-957-4648 E-MAIL: j.rizzuto1@bellsouth.net
 CONTRACTOR: Signworx LLC LIC. # _____
 PH. # 504-737-7446 E-MAIL: dawn@signworx.net
 SUBDIVISION: Fairview Plantation LOT # _____ SQUARE/BLOCK#: _____

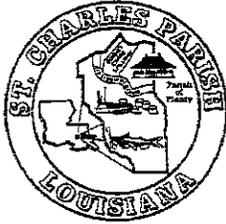
TYPE: ON-PREMISE: (Y/N) A sign relating only to the main use of the premises on which the sign is located.
OFF-PREMISE: (Y/N) A sign which identifies or gives directional information to a business not located on the property on which the sign is located.
WALL SIGN: (Y/N) Any single-faced sign facing a public thoroughfare or parking area, which is attached to, painted on, or incorporated into the exterior wall of a building.
SIGN REPLACEMENT: (Y/N)

ON-PREMISES SIGN: Number of existing sign(s) 1
 OFF-PREMISE SIGN: Distance from existing off-premise sign (s) _____
 PROPOSED SIGN FACE COPY: Per attached sketch.
10016 River Rd - Rizzuto's Company - New Horizon
 SIGN DIMENSIONS: 12' tall X 5' wide SIGN HEIGHT: 12'
 SQ. FT. PER SIGN SIDE: 37.5 SQ. FT. EMBELLISHMENTS: _____ TOTAL SIGN SQ. FT. 75
 PROPERTY AREA (SQ. FT.): _____ STREET FRONTAGE LENGTH (FT.): _____ CORNER LOT (Y/N)
 DISTANCE FROM ROADWAY SURFACE TO SIGN EDGE _____ LIGHTED SIGN (Y/N)
 EXTERNAL LIGHTS (Y/N) SINGLE FACE (Y/N) BACK TO BACK (Y/N) V-SHAPED ANGLE (Y/N)
 VALUE OF SIGN \$960

COMMENTS: _____

CHECKLIST FOR OBTAINING PERMIT:

1. Completed application, signed, and dated. If applicant is not the property owner, notarized consent of the owner for sign placement must be provided.
- MP 2. Copy of deed to the property.
- MP 3. Survey of property dated and signed by a licensed land surveyor.
4. Pylon/pole signs over 15 feet from grade to top of sign require the sign and foundation plan to be signed and stamped by an engineer. Monument type signs over 8' and larger walls signs may require engineering, this will be determined during plan review.
5. Sign permit from LA Dept. of Transportation and Development when applicable (504-436-9100).
6. One digital (.pdf) copy of the complete Construction plans including the sign face copy
7. Approval Letter from Levee District for all projects located within 1500 feet of the base of the levee (East Bank call 225-869-9721, West Bank call 225-265-7545)
- MP 8. Permit Fee \$100.00 + Review/Inspection Fee \$ 80.00 (includes 2 inspections) TOTAL \$180.00



PARISH OF ST. CHARLES

DEPARTMENT OF PLANNING AND ZONING

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

APPLICATION FOR PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT

App rev. 01/13

ZBA CASE#: 2013-39
RECIPT#: 423657

DATE SUBMITTED: 10/23/13
ZONING DISTRICT M1

APPLICANT NAME River Road Real Estate, LLC
ADDRESS 10016 River Road, St. Rose, LA 70087
OWNER(S) NAME River Road Real Estate
ADDRESS 1101 Huey P Long Avenue, Gretna, LA 70053
MUNICIPAL ADDRESS OF SUBJECT: 10016 River Road, St. Rose, LA 70087
SUBDIVISION NAME: Match Factory
SQUARE #: LOT:
PROPERTY IDENTIFICATION # (FROM ASSESSOR'S OFFICE):
ACREAGE OR PROPERTY SIZE (SQUARE FEET):
FLOODPLAIN DESIGNATION:
PRESENT USE OF PROPERTY AND STRUCTURES THEREON:
CONTEMPLATED USE:
HAS ANY PREVIOUS APPLICATION BEEN MADE TO THE ZBA RELATIVE TO THE SUBJECT PROPERTY?
YES NO IF YES, PLEASE EXPLAIN

Ref. Project 26650

The Zoning Board of Adjustments may grant variances if the requirements imposed St. Charles Parish Code of Ordinances have caused a hardship or practical difficulty to an applicant's property.

PLEASE NOTE: The ZBA may not grant variances on claims based solely on financial difficulty or by an act of the applicant/owner which is regarded as self-created.

INITIAL THE APPROPRIATE CONDITION(S) WHICH APPLIES TO THIS PROPERTY:

- Exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the zoning regulations.
Exceptional topographic conditions;
X Other extraordinary and exceptional situation or conditions of the property.
Peculiar and exceptional practical difficulties

The Zoning Board of Adjustments will grant variances when it is satisfied that the following conditions have been met:

- 1. That strict adherence to the regulation for the property will result in a demonstrable hardship upon the owner as distinguished from a mere inconvenience.
2. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party or parties.
3. The granting of the variance will not be injurious to other properties or improvements in the neighborhood in which the property is located.
4. The granting of the variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire or endanger public safety.
5. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
6. Literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance.
7. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.
8. Granting the variance requested will not alter the essential character of the locality.

9. Granting the variance requested will not confer on the applicant any special privileges which is denied by the Ordinance to other lands, structures, or buildings in the same district and of similar hardship and circumstances.
10. Granting the variance will not impair the public health, safety, morals, comfort, or welfare of the inhabitants of the Parish of St. Charles.

According to the conditions stated above provide your written testimony explaining how your request for a variance meets these guidelines: (may submit on additional paper if needed)

This property was sub-divided just recently in which the previous owner did not require signage. Since the sub-division of the property there are new business owners which are not on the road that need signage in order to conduct business. Additional buildings will be built with in the near future which will bring economic growth to St. Charles Parish. Having this proposed sign in place will be much more attractive to the neighborhood than having multiple signs.

Applications may be authorized by the Board if it finds that:

1. The strict application of the zoning regulations would produce undue hardship.
2. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by granting of the variance;
3. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice.

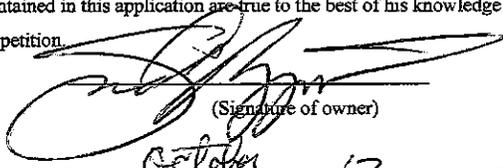
CHECKLIST OF APPLICATION REQUIREMENTS:

- ✓ 1. Complete application, signed by applicant and/or appropriate property owners, and duly notarized. If property owner is a corporate entity, the application must be signed by an authorized corporate representative and must be accompanied by a corporate resolution.
- ✓ 2. Complete abutting property owner form (information can be obtained by Assessor's Office).
- ✓ 3. Surveys, maps, plats, photographs, and other record as may be necessary to show cause for a decision by the board. Site plan of affected property showing existing and proposed structures. Plan must show lot dimensions, existing structural dimensions, proposed structural dimensions, and appropriate setback distances.
- ✓ 4. Copy of the letter from the Department of Planning and Zoning rejecting the application.
- ✓ 5. Paid fee of \$50 for single family residential or \$100 for all other applications (checks/money orders made payable to the St. Charles Parish/Department of Finance).
- ✓ 6. Testimony of applicant relative to the application must be provided at the scheduled public hearing on cases.
- ✓ 7. Floodplain Variance Applications; such applications must be accompanied by a completed "Addendum to Application for Variance From Base Flood Elevation Requirements" form.

OWNER'S ENDORSEMENT

STATE OF LOUISIANA
 PARISH OF ~~ST. CHARLES~~ JEFFERSON

Jack P. Rizzo Being duly sworn, deposes and states (i) that he or she is the owners of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.


 (Signature of owner)

Subscribed and sworn to before me this 2nd day of October, 20 13 in my office at Metairie, Louisiana.

Cyril H. Reisinger II
 (Signature of Notary Public) PAR 8231

(Seal)

signworx

2512 HICKORY AVE. METAIRIE, LA 70003
OFFICE: 504-737-7446 FAX: 504-737-3259
TOLL FREE: 1-888-737-7446
VISIT OUR WEB SITE:
WWW.SIGNWORX.NET

CLIENT:
New Horizon

DATE: 09-11-13

JOB NUMBER:

SALESPERSON:

SIGNAGE DETAILS:
Aluminum Post & Panel
Sign w/ Vinyl Graphics

Mounting:
Direct Burial Mount with
Concrete Bases

RECEIVED
OCT 23 2013
By A. [Signature]

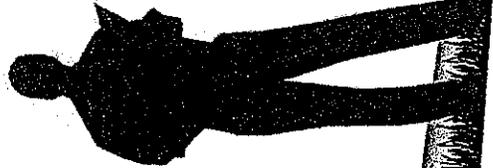
THIS DRAWING IS THE PROPERTY OF SIGNWORX
ALL ALTERATIONS ARE PROHIBITED WITHOUT
WRITTEN CONSENT OF SIGNWORX
THIS DRAWING HAS BEEN MADE AVAILABLE TO
SPECIFICALLY TO ILLUSTRATE DESIGN OR
PRODUCTIVE DETAILS AND IS NOT TO BE
DISTRIBUTED OR REPRODUCED WITHOUT THE WRITTEN
CONSENT OF SIGNWORX

Angle Bar
w/ 1" #12 Screws

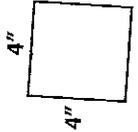
TOP FRAME BAR

Top Panel Mounting
Panels Bolt to Angle Bar

12' x 6' 1/2"



37.5 SQFT
130 MPH WIND LOAD



4" x 4" Post Profile

10016 RIVER ROAD



NEW HORIZON GROUP

29.5"

29.5"

12'0"

3'0"

18"

18"

49"

3" #14 Self
Tapping Screw

"L" Brackets
w/ 1" #12 Screws

FRAME

POST

POST
Panels Bolt to Frame



Proposed sign location

2013/11/04

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: ZBA-2013-39

GENERAL APPLICATION INFORMATION

◆ **Name/Address of Applicant:**

River Road Real Estates, LLC
10016 River Road
St. Rose, LA 70070

◆ **Location of Site:**

10016 River Road, St. Rose (Old Match Factory)

◆ **Requested Action:**

To allow an off-premise advertising sign on River Road

◆ **Purpose of Requested Action:**

To advertise business which are off premise from the sign location

SPECIFIC SITE INFORMATION

◆ **Size of Parcel:**

Approx. 3.5 acres

◆ **Existing Zoning:**

M-1 (Light Industrial)

◆ **Utilities:**

Water, electrical, individual treatment plants because community sewer is not available

Floodplain Information:

AE + 5

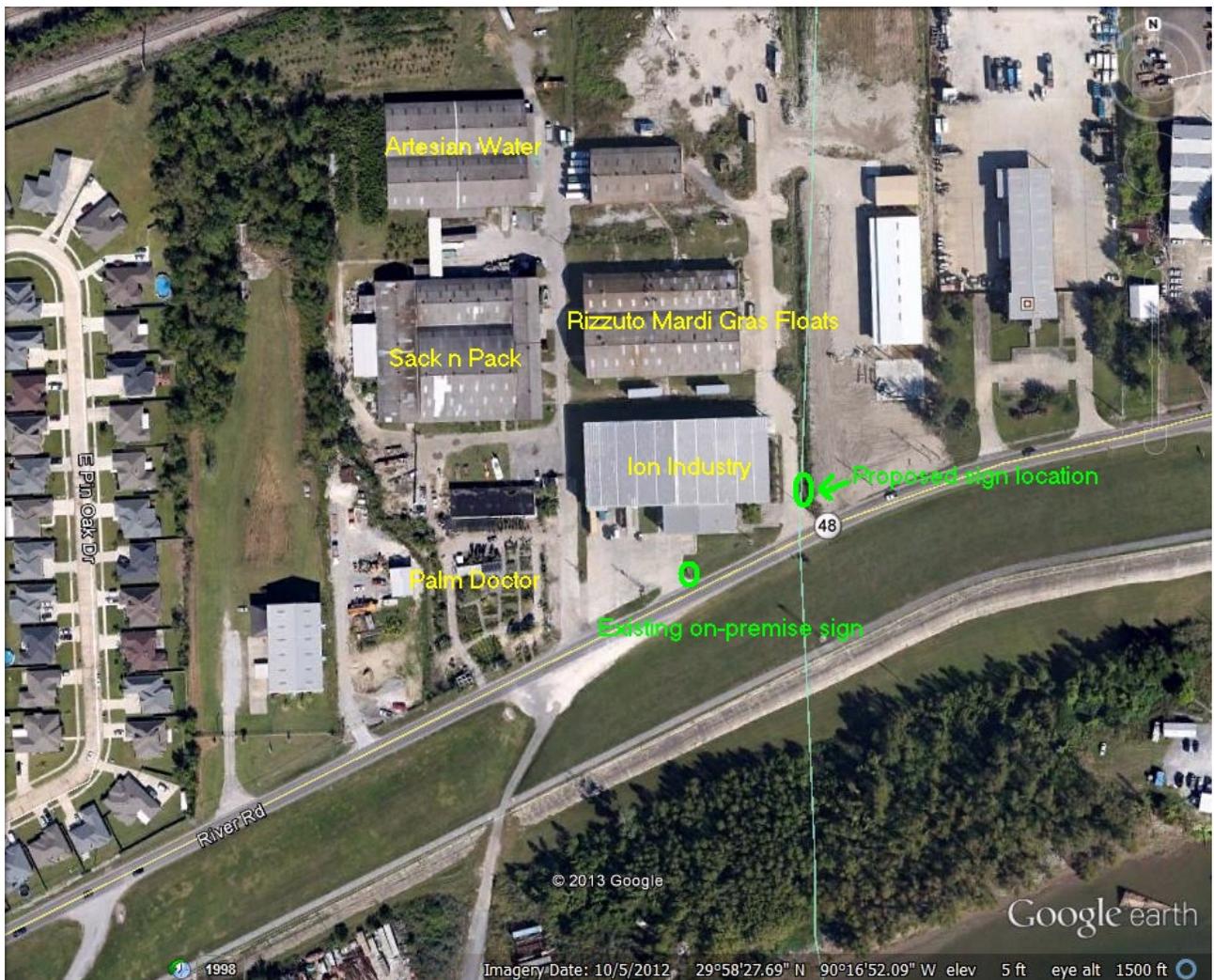
APPLICABLE CODE REGULATION

- h. General advertising sign (includes billboards). Any sign which is not an on-premises sign, relating to a business activity, use or service not carried on the premises upon which the sign is placed, or to a product not sold, handled, produced, or fabricated on the premises upon which the sign is placed. General advertising signs shall be allowed only in the CR-1, C-1, C-2, C-3, M-1, M-2 and M-3 zoning districts
- o. Off-premises sign - A sign which identifies or gives directional information to a business not located on the property on which the sign is located.
- p. On-premises sign - A sign relating only to the main use of the premises on which the sign is located, or indicating the name and address of a building or the occupants or management of a building on the premises where the sign is located.

9. No general advertising sign shall be erected within visual observation of the main traveled way of US Highway 90, US Highway 61, LA Highway 18, LA Highway 3127, I-310, LA Highway 631 (Old Spanish Trail), LA Highway 628, I-10, LA Highway 626 (St. Rose Avenue), LA Highway 48, and LA Highway 50. (Ord. No. 06-1-25, § I, 1-23-06)

SUMMARY

1. On October 24, 2013 permit 26650-13 was denied for a 5' x 12' off-premise advertising sign located on the lot located at 10016 River Road, St. Rose, zoning district M-1
2. The property is measures 362' along River Road and contains approximately 7.5 acres.
3. The property was re-subdivided in 2011 into 3 lots per the attached survey.
4. Two of the lots did not have public street frontage and required Parish Council waivers.
5. Waivers were granted by the Parish Council under resolution #5812 to allow 2 lots, UM-1B-2 and UM-1 B-3, to be created without frontage on an improved public street.
6. The proposed sign will advertise businesses which are located on the rearward lots (off-premise)
7. The applicant also owns the adjacent property, lot UM-1-A which is on the west side (upriver). It contains several businesses which will/may advertise on this sign.
8. The ordinance does not allow general advertising (off-premise) signs along La. 48, River Road.
9. On August 29, 2013 Public Works was contacted regarding the sign placement near a drainage ditch. They stated it was not part of their jurisdiction.
10. On August 29, 2013 Water Works inspected the proposed location and had no issues with the placement in regards with the water meters and fire hydrant.
11. On September 9, 2013 the Planning Dept. contacted Entergy for their opinion regarding the placement of the proposed sign near the power lines. Entergy did not object, but wanted to be notified by the contractor prior to the sign being erected.





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

VJ. ST. PIERRE, JR.
PARISH PRESIDENT

KIM MAROUSEK, AICP
PLANNING DIRECTOR

October 28, 2013

Chris Pitre
104 Arlington Court
Montz, La., 70068

Dear Mr. ^{Pitre}~~Ganser~~,

This letter is to inform you permit # 26816-13 for a commercial renovation located at 17830 River Road, Montz has been rejected. This permit cannot be issued for the following reasons according to the St. Charles Code of Ordinances:

1. Increases the required parking from 4 to 11 (Appendix A, Sec. VIII.)
2. The proposed placement of the new A/C unit and generator are within the required building setbacks (Appendix A, Sec. X.C.)

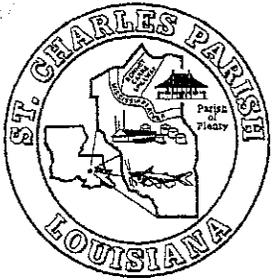
Should you feel aggrieved by this decision to deny the permit, you may appeal to the Zoning Board of Adjustments within thirty days.

If the Zoning Board of Adjustment approves your variance, do not to start the project until you have completed the permitting process. Please contact the Permit Section of the Planning Department at (985-783-5060) with any questions.

Sincerely,

Kimberly Marousek, AICP
Director

KAM/rk
cc: file



ST 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

APPLICATION FOR RENOVATION/ALTERATION PERMIT

REV 11 2012

PERMIT # <u>26816</u>	DATE REQUESTED <u>10-22-13</u>
RECIPT # <u>423444</u>	COUNCIL DISTRICT <u>6</u>
	ZONING DISTRICT <u>E-1AM</u>
FLOOD ZONE <u>X</u>	BFE <u>1' ABOVE ST</u>
	ABFE <u>N/A</u>
	WIND ZONE _____

(OFFICE SECTION)

CONSTRUCTION ADDRESS: 17830 RIVER ROAD

APPLICANT: NORCO AREA VOL. FIRE DEPARTMENT PHONE #: (985) 764-8959

MAILING ADDRESS: 105 DUCAYET DRIVE, DESTREHAN E-MAIL JECTIGER@BELLSOUTH.NET

PROPERTY OWNER(S): NORCO AREA VOL. FIRE DEPT PHONE #: (985) 764-

SUBDIVISION: _____ LOT #: _____ SQUARE/BLOCK #: _____

MAILING ADDRESS: P.O. BOX 321 NORCO, LA 70079 E-MAIL _____

CONTRACTOR: ECHO VENTURES, INC. LIC. # 43725 PHONE # (985) 764-6431

MAILING ADDRESS: 13938 RIVER ROAD DESTREHAN, LA 70047 E-MAIL H.FRILLOUX@BELLSOUTH.NET

ELEC. SUB-CON: _____ LIC. # _____ PLUMBING SUB-CON: _____ LIC. # _____

HVAC SUB-CON: _____ LIC. # _____ (license req. for projects exceeding \$10,000. This includes material & labor)

TYPE OF WORK: CHECK ONE

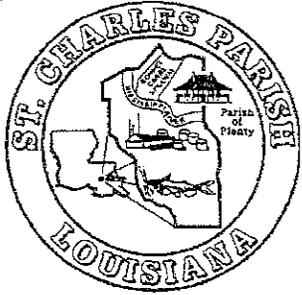
- COMMERCIAL RENOVATION (fee includes required trade permits)
- RESIDENTIAL RENOVATION (trade permits require additional fee)

VALUE OF JOB: \$ 126,500.

DETAILED DESCRIPTION OF ALL WORK TO BE PERFORMED:
CONVERTING EXISTING ATTIC SPACE INTO SLEEPING QUARTERS FOR FIREMEN DURING EMERGENCY EVENTS (HURRICANE'S) ETC.

CHECKLIST FOR OBTAINING PERMIT:

1. ACT OF SALE TO PROPERTY
2. DETAILED DESCRIPTION OF WORK TO BE PERFORMED WITH DRAWINGS WHICH INCLUDE DIMENSIONS, DOOR AND WINDOW SIZE/PLACEMENT, ELECTRICAL, PLUMBING, MECHANICAL, FOUNDATION WORK, ROOF MATERIAL, INSULATION ECT.
3. ONE SET OF CONSTRUCTION DRAWINGS INDICATING ANY STRUCTURAL ALTERATIONS.
- PF 4. STATE FIRE MARSHALL APPROVAL FOR LIFE SAFETY (COMMERCIAL/INDUSTRIAL RENOVATIONS) IF APPLICABLE (504) 568-8506.
5. PLAN REVIEW FOR COMPLIANCE WITH BUILDING CODES
6. HEALTH APPROVAL, IF APPLICABLE (985) 785-1029
- 1 7. SITE PLAN APPROVAL, IF REQUIRED.
- PF 8. PERMIT, PLAN REVIEW AND INSPECTION FEE PAID IN FULL. CHECK/MONEY ORDERS ONLY



PARISH OF ST. CHARLES

DEPARTMENT OF PLANNING AND ZONING

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

APPLICATION FOR PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT

App rev. 01/13

ZBA CASE#: 2013-40
RECIPT#: 423444

DATE SUBMITTED: 10-23-13
ZONING DISTRICT R-1AM

APPLICANT NAME CHRIS PITRE, BLDG. COMM CHAIR PHONE # (504) 390-2640

ADDRESS 104 ARLINGTON COURT MONTZ, 70066 EMAIL ADDRESS _____

OWNER(S) NAME NAVED PHONE # (985) 769-9621

ADDRESS P.O. BOX 321 NORCO LA 70079 EMAIL ADDRESS B SMITH 2 @ TNTCRANE.COM

MUNICIPAL ADDRESS OF SUBJECT: 17330 RIVER ROAD MONTZ

SUBDIVISION NAME: _____

SQUARE #: _____ LOT: _____

PROPERTY IDENTIFICATION # (FROM ASSESSOR'S OFFICE): _____

ACREAGE OR PROPERTY SIZE (SQUARE FEET): _____

FLOODPLAIN DESIGNATION: _____

PRESENT USE OF PROPERTY AND STRUCTURES THEREON: FIRE STATION

CONTEMPLATED USE: FIRE STATION

HAS ANY PREVIOUS APPLICATION BEEN MADE TO THE ZBA RELATIVE TO THE SUBJECT PROPERTY?

YES NO IF YES, PLEASE EXPLAIN _____

The Zoning Board of Adjustments may grant variances if the requirements imposed St. Charles Parish Code of Ordinances have caused a hardship or practical difficulty to an applicant's property.

PLEASE NOTE: The ZBA may not grant variances on claims based solely on financial difficulty or by an act of the applicant/owner which is regarded as self-created.

INITIAL THE APPROPRIATE CONDITION(S) WHICH APPLIES TO THIS PROPERTY:

- Exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the zoning regulations.
- Exceptional topographic conditions;
- Other extraordinary and exceptional situation or conditions of the property.
- Peculiar and exceptional practical difficulties

The Zoning Board of Adjustments will grant variances when it is satisfied that the following conditions have been met:

1. That strict adherence to the regulation for the property will result in a demonstrable hardship upon the owner as distinguished from a mere inconvenience.
2. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party or parties.
3. The granting of the variance will not be injurious to other properties or improvements in the neighborhood in which the property is located.
4. The granting of the variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire or endanger public safety.
5. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
6. Literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance.
7. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.
8. Granting the variance requested will not alter the essential character of the locality.

9. Granting the variance requested will not confer on the applicant any special privileges which is denied by the Ordinance to other lands, structures, or buildings in the same district and of similar hardship and circumstances.
10. Granting the variance will not impair the public health, safety, morals, comfort, or welfare of the inhabitants of the Parish of St. Charles.

According to the conditions stated above provide your written testimony explaining how your request for a variance meets these guidelines: (may submit on additional paper if needed)

SEE ATTACHED STATEMENT

Applications may be authorized by the Board if it finds that:

1. The strict application of the zoning regulations would produce undue hardship.
2. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by granting of the variance;
3. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice.

CHECKLIST OF APPLICATION REQUIREMENTS:

1. Complete application, signed by applicant and/or appropriate property owners, and duly notarized. If property owner is a corporate entity, the application must be signed by an authorized corporate representative and must be accompanied by a corporate resolution.
2. Complete abutting property owner form (information can be obtained by Assessor's Office).
3. Surveys, maps, plats, photographs, and other record as may be necessary to show cause for a decision by the board. Site plan of affected property showing existing and proposed structures. Plan must show lot dimensions, existing structural dimensions, proposed structural dimensions, and appropriate setback distances.
4. Copy of the letter from the Department of Planning and Zoning rejecting the application.
5. Paid fee of \$50 for single family residential or \$100 for all other applications (checks/money orders made payable to the St. Charles Parish/Department of Finance).
6. Testimony of applicant relative to the application must be provided at the scheduled public hearing on cases.
7. Floodplain Variance Applications; such applications must be accompanied by a completed "Addendum to Application for Variance From Base Flood Elevation Requirements" form.

OWNER'S ENDORSEMENT

STATE OF LOUISIANA
PARISH OF ST. CHARLES

Bradley Smith Being duly sworn, deposes and states (i) that he or she is the owners of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.

Bradley Smith
President (Signature of owner)
Norco Area Vol. Fire Dept.

Subscribed and sworn to before me this 22nd day of October, 2013 in my office at Norco, Louisiana.

[Signature]
(Signature of Notary Public)
GREGORY A. MILLER
Notary Public
LSBA #19063
NOTARY #15328

(Seal)

The existing fire station was built in 1991 with the standards in force at that time. This project is converting 580 sf of existing attic space into a sleeping area for fireman during emergency events such as hurricanes (the aftermath). The 5' side and rear yard holds the existing A/C compressor unit. A new A/C unit is proposed in this alteration as well as an emergency generator. New parking regulations now require 11 spaces. There is no room for additional parking on this property. The function of this building remains as a fire station. The footprint of this building will remain as is. Only the attic is being utilized to better protect the public during emergency events.

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: ZBA-2013-40

GENERAL APPLICATION INFORMATION

◆ **Name/Address of Applicant:**

Chris Pitre
104 Arlington Court
Montz, La., 70068

◆ **Location of Site:**

17830 River Road, Montz

◆ **Requested Action:**

Reduce the required parking from 11 to 4
To reduce the side yard setback from 5 ft. to 0 ft.

◆ **Purpose of Requested Action:**

Renovate the second floor of and existing fire station
Placement of the A/C unit and generator for a fire station in the required setback.

SPECIFIC SITE INFORMATION

◆ **Size of Parcel:** 12,200 sq. ft.

◆ **Existing Zoning:** R-1AM

◆ **Surrounding Land Uses and Zoning:** R-1AM, single family mobile home

◆ **Utilities:** Standard utilities service the site.

Floodplain Information: X zone

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

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. (Ord. No. 83-18-10, § II, 8-15-83; Ord. No. 03-11-5, § I, 11-17-03)

1 space per 300 square feet, plus one per fire truck parking bay

SUMMARY

1. On October 28, 2013 permit 26816-13 for a commercial renovation at 17830 River Road, Montz was denied for improper parking and setbacks.
2. The submitted renovation plan include converting 580 sq. ft of existing attic space into sleeping quarters, a bathroom and kitchen area.
3. The increase of occupancy space of the second floor increases the required parking from 4 spaces to 11 spaces.
4. Also, additional a/c units and a generator are proposed with the renovation. These mechanical units will be placed in the existing 5' non-conforming setback.



ALTERATIONS (LEVEL 2) TO STATION NO. 5 NORCO AREA VOLUNTEER FIRE DEPT.

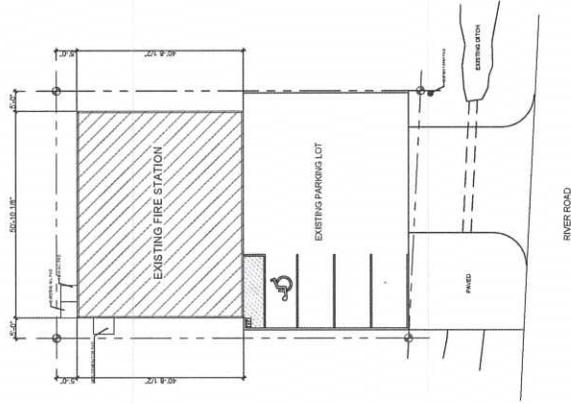
17540 RIVER ROAD, MONTZ, LA



THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, I WILL SUPERVISE THE WORK.

I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF THE LOUISIANA STATE OF MONZ, LA TO THE BEST OF MY KNOWLEDGE AND BELIEF, I WILL SUPERVISE THE WORK.

JOHN E. CAMPO, ARCHITECT
LOUISIANA REGISTRATION # 3608



1 SITEPLAN
SCALE 1/16" = 1'

Sheet #	SHEET INDEX	Sheet Name
T01	TITLE SHEET	
A01	DEMOLITION / FIRST FLOOR PLAN	
A02	SECOND FLOOR PLAN / INTERIOR ELEVATIONS	
A03	ELEVATIONS / BUILDING SECTION	
A04	CEILING FRAMING PLAN / DETAILS	
M01	MECHANICAL PLAN	
M02	SCHEDULES / NOTES / DETAILS	
E01	POWER / LIGHTING PLAN	
E02	SCHEDULES / NOTES / DETAILS	
P01	PLUMBING PLAN	
P02	SCHEDULES / NOTES	

SCOPE OF WORK:

THE WORK SHALL CONSIST OF ALTERATIONS TO THE EXISTING NORCO AREA VOLUNTEER FIRE STATION NO. 5 IN MONTZ. THE RENOVATION WILL BE WOOD FRAME CONSTRUCTION, IN WHICH A SECOND FLOOR WILL BE ADDED TO THE FIRE STATION. FIRST FLOOR SHALL HAVE MINOR ALTERATIONS TO THE EXISTING STRUCTURE. SECOND FLOOR SHALL HAVE A NEW OFFICE IN THE BACK OF THE BUILDING ALONG WITH A NEW LAUNDRY ROOM. SECOND FLOOR SHALL HAVE A NEW KITCHEN, BATHROOM, AND SLEEPING QUARTERS. ALL EXISTING PLUMBING AND VENT STACKS SHALL BE RELOCATED TO THE OUTSIDE WALL AND ALL EXISTING DUCTWORK SHALL BE REMOVED. ALL EXISTING ELECTRICAL PANELS AND CONDUIT SHALL BE REMOVED, AND ALL NEW ELECTRICAL WORK FOR THE SECOND FLOOR. ALL NEW PLUMBING FOR THE SECOND FLOOR BATHROOM AND KITCHEN SHALL BE ADDED. THE NEW SECOND FLOOR RENOVATION WILL ADD 580 SQ. FT.

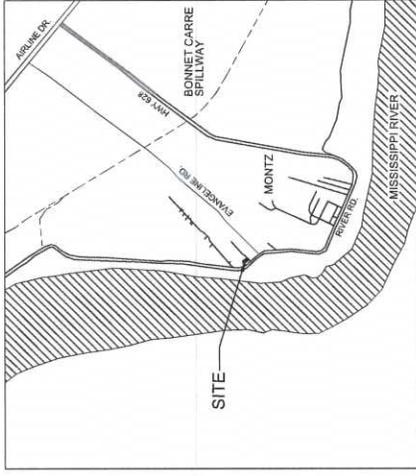
SCHEDULE OF ADD ALTERNATES:

ADD ALTERNATE NO. 1

THE WORK SHALL CONSIST OF ADDING A NEW 35 KW EMERGENCY GENERATOR TO THE EXISTING NORCO AREA VOLUNTEER FIRE STATION NO. 5 IN MONTZ.

GOVERNING BODIES HAVING AUTHORITY

APPLICABLE BUILDING CODES- IBC 2009
OCCUPANCY CLASSIFICATION- BUSINESS / 2 STORY
BUILDING HEIGHT- 2 STORY
EXISTING BUILDING AREA- 1942 SQ. FT.
NEW SECOND FLOOR AREA - 580 SQ. FT.
STATE OF LOUISIANA FIRE MARSHAL IBC 2009 / 2009 LIFE SAFETY CHAPTER 43
APPLICABLE BUILDING CODES- IBC 2009 / 2009 LIFE SAFETY CHAPTER 43
OCCUPANCY CLASSIFICATION- STORAGE (FIRE STATION), BUSINESS
ST. CHARLES PARISH IBC 2009 / 2009 LIFE SAFETY CHAPTER 43
NORCO AREA VOLUNTEER FIRE DEPT., MONTZ, LA



SET NO.

T01
1 OF 11 SHEETS

DATE: SEPT. 5, 2013
CD - 2109
J.FREDRICKS

ALTERATIONS TO STATION NO. 5
NORCO AREA VOLUNTEER FIRE DEPT.
17540 RIVER ROAD, MONTZ, LA

TITLE PAGE



John E. Campo, Architect
105 Duane Dr.
Destrehan, LA 70047
(985) 764-8939





John E. Campo, Architect
105 Ducaet Dr.
Destrehan, LA 70047
(985) 764-8959

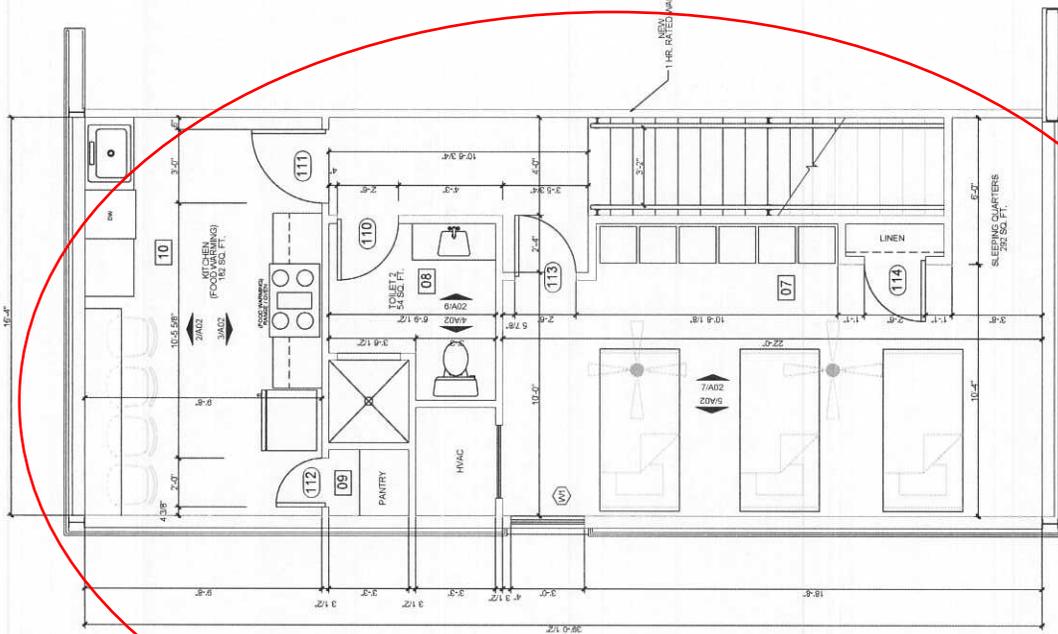
Campo Designs
ARCHITECTS

ALTERATIONS TO STATION NO. 5
NORCO AREA VOLUNTEER FIRE DEPT.
17540 RIVER ROAD, MONTZ, LA

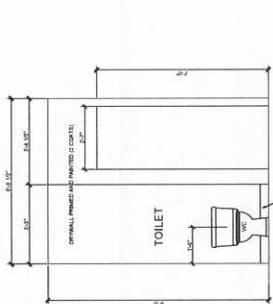
A02
3 OF 11 SHEETS

DATE: SEPT. 5, 2013
CD - 2108
J.FREDRICKS

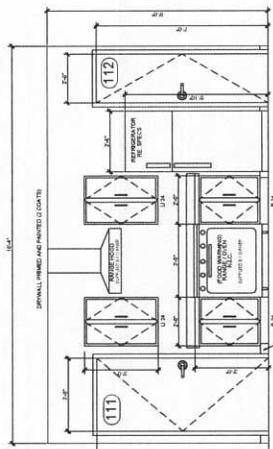
SECOND FLOOR PLAN/INT. ELEVATIONS



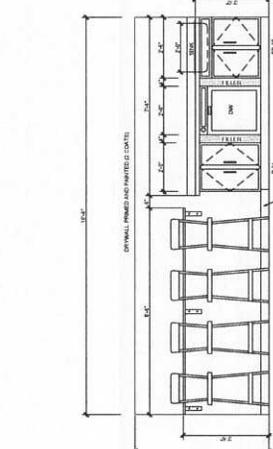
1. SECOND FLOOR PLAN
A02 / SCALE 3/8" = 1'



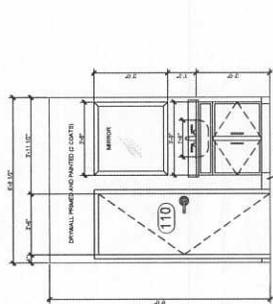
4. INT. ELEVATION
A02 / SCALE 3/8" = 1'



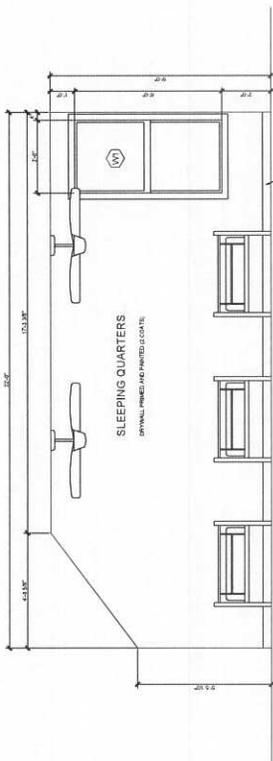
3. INT. ELEVATION
A02 / SCALE 3/8" = 1'



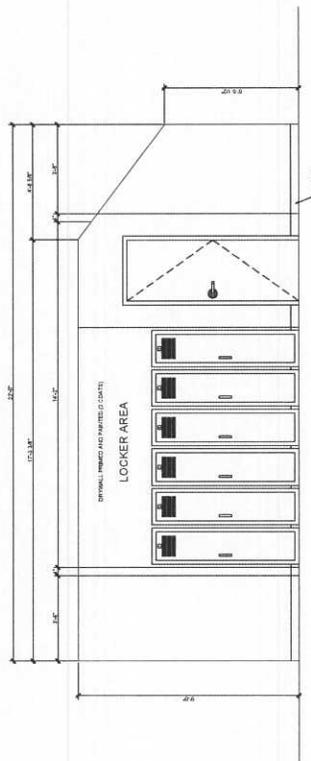
2. INT. ELEVATION
A02 / SCALE 3/8" = 1'



6. INT. ELEVATION
A02 / SCALE 3/8" = 1'



5. INT. ELEVATION
A02 / SCALE 3/8" = 1'



8. INT. ELEVATION
A02 / SCALE 3/8" = 1'

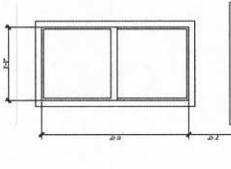
7. INT. ELEVATION
A02 / SCALE 3/8" = 1'

FINISHED DOOR SCHEDULE

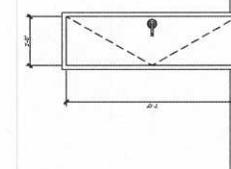
MARK	TYPE	WIDTH	HEIGHT	MATERIAL
101	A	3'-0"	7'-0"	EXTERIOR MTL. DOOR WITH MTL. FRAME (NEW PANIC HARDWARE)
102	B	3'-0"	7'-0"	MAPLE WOOD SOLID DOOR WITH MTL. FRAME EXISTING AS MIN. LABELED DOOR
103	B	3'-0"	7'-0"	MAPLE WOOD SOLID DOOR WITH MTL. FRAME EXISTING AS MIN. LABELED DOOR
104	B	3'-0"	7'-0"	MAPLE WOOD SOLID DOOR WITH MTL. FRAME EXISTING AS MIN. LABELED DOOR
105	C	2'-6"	7'-0"	MAPLE WOOD SOLID DOOR WITH MTL. FRAME EXISTING AS MIN. LABELED DOOR
106	B	3'-0"	7'-0"	MAPLE WOOD SOLID DOOR WITH MTL. FRAME EXISTING AS MIN. LABELED DOOR
107	B	3'-0"	7'-0"	MAPLE WOOD SOLID DOOR WITH MTL. FRAME EXISTING AS MIN. LABELED DOOR
108	B	3'-0"	7'-0"	MAPLE WOOD SOLID DOOR WITH MTL. FRAME EXISTING AS MIN. LABELED DOOR
109	C	2'-6"	7'-0"	MAPLE WOOD SOLID DOOR WITH MTL. FRAME AS MIN. LABELED DOOR
110	C	2'-6"	7'-0"	MAPLE WOOD SOLID DOOR WITH MTL. FRAME AS MIN. LABELED DOOR
111	D	3'-0"	7'-0"	MAPLE WOOD SOLID DOOR WITH MTL. FRAME AS MIN. LABELED DOOR
112	D	3'-0"	7'-0"	MAPLE WOOD SOLID DOOR WITH MTL. FRAME AS MIN. LABELED DOOR
113	C	2'-6"	7'-0"	MAPLE WOOD SOLID DOOR WITH MTL. FRAME AS MIN. LABELED DOOR
114	C	2'-6"	7'-0"	MAPLE WOOD SOLID DOOR WITH MTL. FRAME AS MIN. LABELED DOOR

NOTE: ALL DOOR HARDWARE LEVER TYPE

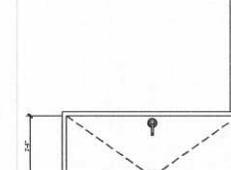
FINISHED WINDOW SCHEDULE			
MARK	COUNT	WIDTH	HEIGHT
W1	1	3'-0"	6'-0"



W1 DOUBLE HUNG ALUMINUM IMPACT RESISTANT LOW-E GLAZING



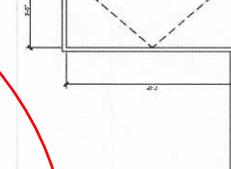
W2 TYPE D COUNT 1



W3 TYPE C COUNT 5



W4 TYPE B COUNT 7



W5 TYPE A COUNT 1

DOORS AND WINDOW TYPES
SCALE 3/8" = 1'



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

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

KIM MAROUSEK, AICP
PLANNING DIRECTOR

October 29, 2013

Annabelle Hogan
147 Vic's Lane
Des Allemands, La 70030

Dear Mrs. Hogan:

This is to inform you that your application for mobile home permit #26838-13 at 16459 Highway 631 (Old Spanish Trail), Des Allemands, LA, 70030 is rejected. This permit cannot be accepted for the following reasons according to the St. Charles Parish Code of Ordinances:

1. The submitted site plan indicates that the mobile home will not meet the required Advisory Base Flood Elevation of +5; instead the applicant is requesting approval to place the mobile home 1 ft. above the centerline of the street.

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

If the Zoning Board of Adjustment approves your variance, do not to start the project until you have completed the permitting process. Please contact the Permit Section of the Planning Dept. at (985-783-5060) if you have any questions.

Sincerely,

Kimberly Marousek
Director of Planning & Zoning

KAM/rk
cc: file



SAINT CHARLES PARISH DEPARTMENT OF PLANNING AND ZONING

V. J. St. Pierre, Jr.
PARISH PRESIDENT

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

PERMIT APPLICATION MOBILE HOME APPLICATION

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

rev 11/5/2012

PERMIT #: <u>26938-13</u>	DATE REQUESTED: <u>10/29/13</u>
RECEIPT #: <u>425083</u>	COUNCIL DISTRICT <u>4</u> ZONING DISTRICT: <u>RTA# R1M</u>
FLOOD ZONE: <u>X</u>	BFE <u>1' above St.</u> ABFE <u>5</u>

(OFFICE SECTION)

CONSTRUCTION ADDRESS: 16459 So. 631, New Allmonds, La 70030

APPLICANT: Annabel Hogan PHONE #: 985 258 2128

MAILING ADDRESS: 147 Vic's Lane, Des Allmonds, La 70030

PROPERTY OWNER(S): Annabel & Gerald PHONE #: 985 258 2128

MAILING ADDRESS: Same as above Hogan 504 390 7800

SUBDIVISION: Coteau de France

LOT #: 89A SQUARE/BLOCK #: 89/29 PROPERTY AREA (SQ FT.): 47,001.21

PROPERTY DIMENSIONS: 51x440x50x500 MOBILE HOME DIMENSIONS: 14x88'

MOBILE HOME SQUARE FOOTAGE: 1,120' HUD LABEL # UL1 246750

MOBILE HOME MODEL # HS SERIAL # 2386148032 SN 19909 YEAR 1986

MOBILE HOME VALUE: \$3,000 # PARKING SPACES: 3 CORNER LOT? YES NO;

STREET FRONTAGE MATERIAL: ASPHALT CONCRETE OTHER (explain) _____

ANY OTHER STRUCTURES ON PREMISES? NONE

SEWER PERMIT #: 11879 WATER PERMIT #: Existing

CULVERT PERMIT #: Existing PROPERTY I.D. #: 400308989A-1

COMMENTS: No New Permits needed. Trailer replaces old existing home with all parish required permits

BASE REQUIREMENTS: ON File

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

MOBILE HOMES (OVER 50 FT. LONG): Requires seven (7) frame ties connected to the ground anchors on each side; **(50 FT. AND UNDER)** Requires six(6) frame ties connected to the ground anchors on each side
4. **PARKING SPACES**- 2 Hard surfaced parking spaces 8 ½' x 19' required per mobile home.
5. **MUNICIPAL ADDRESS NUMBER:** Must be permanently posted on front of the structure with 4" numbers.

CHECKLIST FOR OBTAINING PERMIT:

- ✓ 1. Application signed and dated. If applicant is not the applicable property owner, a signed and notarized affidavit from all property owners must be provided.
- ✓ 2. Copy of Act of Sale/Deed to the property.
- ✓ 3. Survey of the property; signed by licensed land surveyor.
- 4. Site plan, including all actual dimensions, setback distances, a/c unit, driveways and parking spaces. Parking spaces must be hard surfaced material.
- ✓ 5. A proposed base flood elevation certificate from a licensed land surveyor.
- NA 6. Copy of sewer permit or health certificate. Call (985)783-5100 for Public Sewer or areas where Treatment Plant installation are required please call (985)-785-1029
- NA 7. Copy of driveway (culvert) permit, if required.
Westbank (985)783-5070; Eastbank (985)764-9531
- NA 8. Photocopy of the HUD Label Number and proof of Wind Zone.
- ✓ 9. Permit, and inspection fees paid in full. Fees are accepted in the form of a **Check or Money Order only** made payable to: St. Charles Parish Dept. of Finance

Permit Fee-----\$55.00 ✓
 Inspection Fee -----\$120.00
Total Fee -----\$175.00

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

REQUIREMENTS FOR OBTAINING PERMANENT ELECTRICAL SERVICE AND CERTIFICATE OF OCCUPANCY

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

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

OWNER SIGNATURE *Annabel Hogan* DATE: _____
 APPLICANT SIGNATURE: *Annabel Hogan* DATE: _____
 PERMIT SECTION SIGNATURE: *R. J. J. J.* DATE: _____
 FEE AMOUNT PAID (LIST) _____ DATE: _____

LUCIEN C. GASSEN

Surveying Services
1026 Gassen Street
LULING LA 70070

Oct 24, 2013

GRADE CERTIFICATE

Lot Number : 89A-6-A1 Square :

Subdivision : Coteau de France or Ranson Tract

Municipal No.: 16459 Hwy. 631 (Old Spanish Trail)

FIRM Zone: X Base Flood Elevation....

Existing Street Elevation..... 0.90 NAVD

Existing Ground Elevation.....-0.4 NAVD

Construction Bench Mark Elevation..... 5.00 NAVD

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

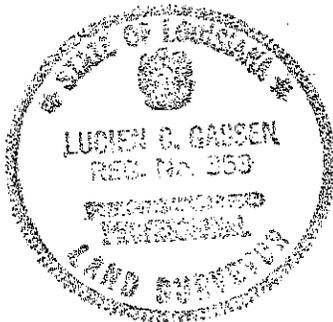
*PROPOSED LOWEST FLOOR ELEVATION: _____

Description: 60d nail in Power Pole Near Site

DFIRM ADVISORY: AE 5.00

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.

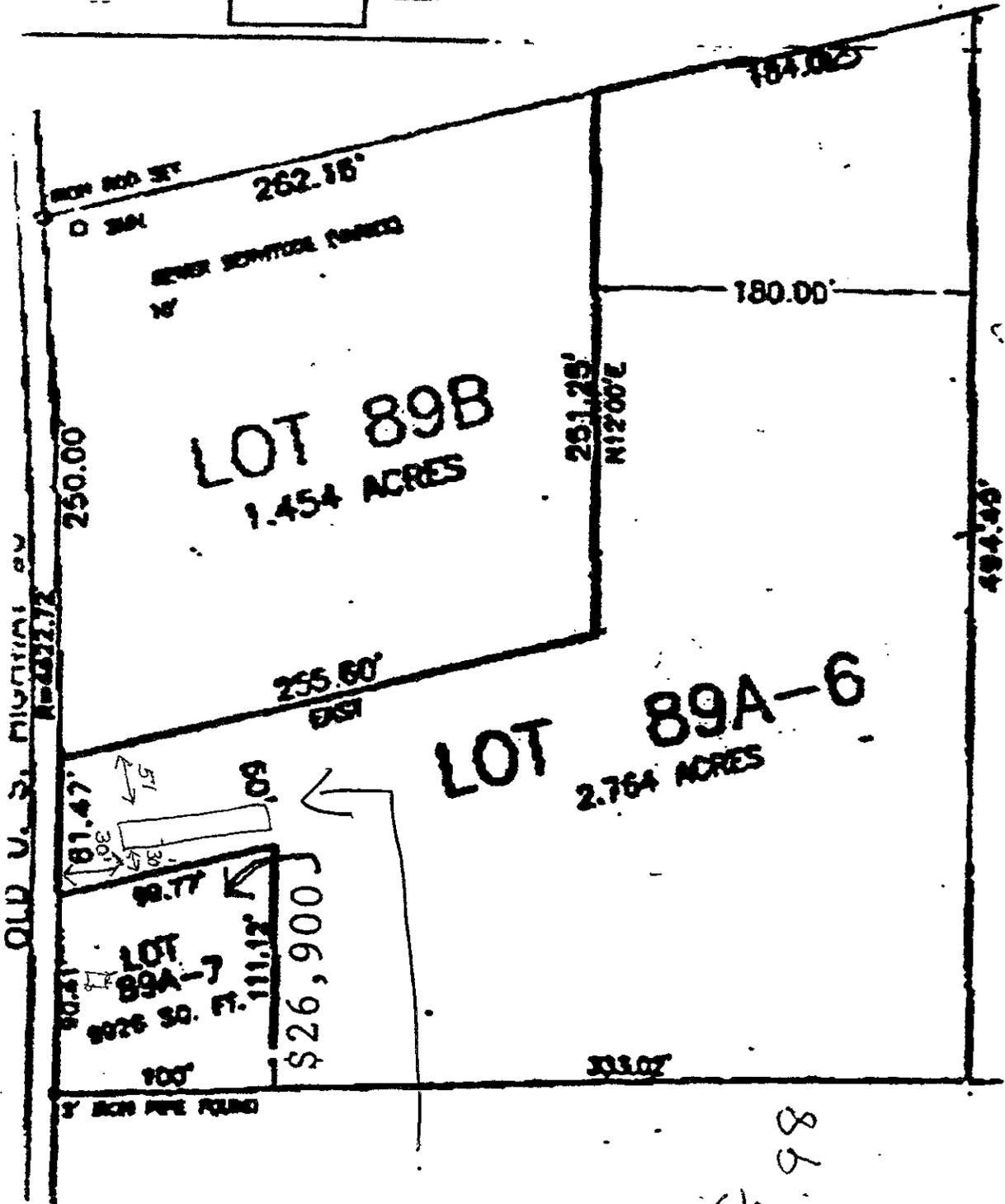


Lucien C. Gassen

Lucien C. Gassen, Land Surveyor
Registration No. 353

(985) 785-0745
FAX (985) 785-8603

30' from Highway
 51' from left side
 30' from right side



OLD U. S. HIGHWAY 98
 250.00'

16459

OLD SPANISH TRAIL

DES ALLEMANDS

98



PARISH OF ST. CHARLES

DEPARTMENT OF PLANNING AND ZONING

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

APPLICATION FOR PUBLIC HEARING
ZONING BOARD OF ADJUSTMENT

App rev. 01/13

ZBA CASE#: 2013-41
RECIPT#: 4251083

DATE SUBMITTED: 10/29/13
ZONING DISTRICT: R1AM

APPLICANT NAME: ANNABEL HOGAN
ADDRESS: 147 Vic's Lane, Des Allemands, LA 70038
OWNER(S) NAME: ANNABEL & DONALD HOGAN
MUNICIPAL ADDRESS OF SUBJECT: 16459 La. 631, Des Allemands, La. 70030
SUBDIVISION NAME: Coteau de France
SQUARE #: 89 Block #29 MAPA29 LOT: 89A-6
PROPERTY IDENTIFICATION #: 400308989A-1

ACREAGE OR PROPERTY SIZE (SQUARE FEET):
FLOODPLAIN DESIGNATION: X - (ABFE5)
PRESENT USE OF PROPERTY AND STRUCTURES THEREON: TRAILER lot - Mobile Home on it
CONTEMPLATED USE: Same as currently being used - By Permit 15082-01
HAS ANY PREVIOUS APPLICATION BEEN MADE TO THE ZBA RELATIVE TO THE SUBJECT PROPERTY? sewer = 11879

The Zoning Board of Adjustments may grant variances if the requirements imposed St. Charles Parish Code of Ordinances have caused a hardship or practical difficulty to an applicant's property.

PLEASE NOTE: The ZBA may not grant variances on claims based solely on financial difficulty or by an act of the applicant/owner which is regarded as self-created.

- INITIAL THE APPROPRIATE CONDITION(S) WHICH APPLIES TO THIS PROPERTY:
Exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the zoning regulations.
Exceptional topographic conditions;
Other extraordinary and exceptional situation or conditions of the property.
Peculiar and exceptional practical difficulties

The Zoning Board of Adjustments will grant variances when it is satisfied that the following conditions have been met:

- 1. That strict adherence to the regulation for the property will result in a demonstrable hardship upon the owner as distinguished from a mere inconvenience.
2. The purpose of the variance is not based exclusively upon a desire to serve the convenience or profit of the property owner or other interested party or parties.
3. The granting of the variance will not be injurious to other properties or improvements in the neighborhood in which the property is located.
4. The granting of the variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire or endanger public safety.
5. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district.
6. Literal interpretation of the provisions of the Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of the Ordinance.
7. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have or had interest in the property.
8. Granting the variance requested will not alter the essential character of the locality.

9. Granting the variance requested will not confer on the applicant any special privileges which is denied by the Ordinance to other lands, structures, or buildings in the same district and of similar hardship and circumstances.
10. Granting the variance will not impair the public health, safety, morals, comfort, or welfare of the inhabitants of the Parish of St. Charles.

According to the conditions stated above provide your written testimony explaining how your request for a variance meets these guidelines: (may submit on additional paper if needed)

My request for variance will keep mobile home at height of all neighboring surrounding it. Putting it higher than the one I am replacing would make its occupants in a more hazardous situation with nature's winds/storms. Higher steps poses more hazards to older occupants and children. Others in same area have been there for 20 yrs without creating loss of property from water. It would create an additional hardship (money wise) but make an eyesore with trailers adjacent at the previous heights

Applications may be authorized by the Board if it finds that:

1. The strict application of the zoning regulations would produce undue hardship. *satisfying parish specs.*
2. Such hardship is not shared generally by other properties in the same zoning district and the same vicinity. The authorization of such variance will not be of substantial detriment to adjacent property and the character of the district will not be changed by granting of the variance;
3. The granting of such variance is based upon reason of demonstrable and exceptional hardship as distinguished from variations for purposes of convenience, profit, or caprice.

CHECKLIST OF APPLICATION REQUIREMENTS:

1. Complete application, signed by applicant and/or appropriate property owners, and duly notarized. If property owner is a corporate entity, the application must be signed by an authorized corporate representative and must be accompanied by a corporate resolution.
2. Complete abutting property owner form (information can be obtained by Assessor's Office).
3. Surveys, maps, plats, photographs, and other record as may be necessary to show cause for a decision by the board. Site plan of affected property showing existing and proposed structures. Plan must show lot dimensions, existing structural dimensions, proposed structural dimensions, and appropriate setback distances.
4. Copy of the letter from the Department of Planning and Zoning rejecting the application.
5. Paid fee of \$50 for single family residential or \$100 for all other applications (checks/money orders made payable to the St. Charles Parish/Department of Finance).
6. Testimony of applicant relative to the application must be provided at the scheduled public hearing on cases.
7. Floodplain Variance Applications; such applications must be accompanied by a completed "Addendum to Application for Variance From Base Flood Elevation Requirements" form.

OWNER'S ENDORSEMENT

STATE OF LOUISIANA
PARISH OF ST. CHARLES

Annabel Hogan
Donald Hogan

Being duly sworn, deposes and states (i) that he or she is the owners of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.

Annabel Hogan
Donald Hogan (Signature of Owner)

Subscribed and sworn to before me this 27th day of October, 2013 in my office at Hahnville, Louisiana.

[Signature]
(Signature of Notary Public)

(Seal)

#528



PARISH OF SAINT CHARLES
DEPARTMENT OF PLANNING AND ZONING

V. J. St. Pierre, Jr.
 PARISH PRESIDENT

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

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

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

COMPLETE THE FOLLOWING:

1. Is the property contiguous to and surrounded by lots with existing structures constructed below the base flood elevation?
YES
2. Is the property listed on the National Register of Historic Places or State Inventory of Historic Places. (If yes, please provide related information on a separate sheet, including data related to the registration status after project completion). Yes _____ No X
3. What alternative methods have been explored so that the proposed structure may meet the base flood elevation and why are they not appropriate? (Provide information on a separate sheet.)
4. Describe the exceptional hardship to the applicant which would result if a variance was not granted. (Provide information on a separate sheet along with supporting documentation.)
5. Describe the exceptional hardship to the surrounding properties if the variance was not granted. (Provide information on a separate sheet along with supporting documentation.) ... NONE
6. Is your lot size less than one-half (1/2) acre? No
 (As the lot size increases beyond one-half (1/2) acre, the technical justification required for issuing a variance increases.)
7. Provide the following information and attachments:
 - A. Properly executed authentic act of Acknowledgement, Indemnification, and Hold Harmless (see attached)
 - B. Total square footage of parcel: 47,001.24
 - C. Existing average grade at center of property and existing grades of all corners: NEG 0.45
 - D. Existing center line street grades: 0.90
 - E. Distances from property lines and any existing structures on abutting properties and the elevations of those structures: NA (According to EOL #12)
 - F. Any other physical features which may affect the granting of denial of the application (i.e. drainage canals, levees, etc.): NONE
 - G. Photographs of the property and adjacent properties.
 - H. Any other pertinent information or documents to support this request.

ACKNOWLEDGEMENT, INDEMINIFICATION AND HOLD
HARMLESS

UNITED STATES OF AMERICA
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 Annabel Hogan and Ronald Hogan, (hereinafter "appearers") who after being duly sworn by me did acknowledge, depose, declare and say, that they are in fact the of the property located at 16459 La. 631, Des Allemands, being the same property acquired by the appearers herein in an act registered in the official records of the Parish of St. Charles at COB 482 FOLIO 766 and that they do hereby request the Parish of St. Charles a variance from the required base flood elevation, and that

Appearers acknowledge that the Parish of St. Charles, by granting this variance, is not incurring nor is accepting any responsibility whatsoever for any damages, which may be incurred by appearers by erecting any structure or structures whatsoever below the Federal Emergency Management Agency (FEMA) required base flood elevation, and that

Appearers relieve the Parish of St. Charles of any and all liability and/or responsibility whatsoever in connection with the granting of any such variance, and that

Appearers agree to indemnify and hold the Parish of St. Charles harmless from any and all claims of any kind or nature whatsoever arising from the granting of any such variance, or the construction of any structure or structures whatsoever under authority of any such variance, and that

Appearers also further acknowledge that they have been advised that any flood insurance rates may be substantially higher by constructing below the FEMA required Base Flood Elevation.

Annabel Hogan
Signature of Owner
Ronald J. Hogan

Signature of Owner

Witnesses:

Ellen M. Madere
Luisa McIntyre

Subscribed and sworn to before me, the undersigned authority, on the 29th day of the month of October, 2013 at my office in Hahnemann, Louisiana.

[Signature]
Signature of Notary
Loan C. [Signature]
27522 (SEAL)

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: ZBA-2013-41

GENERAL APPLICATION INFORMATION

◆ **Name/Address of Applicant:**

Annabelle Hogan
147 Vic's Lane
Des Allemands, LA 70030

◆ **Location of Site:**

16459 La, 631 (Old Spanish Trail), Des Allemands, LA

◆ **Requested Action:**

To reduce the advisory base flood elevation from +5 ft. to 1 ft. above the center line of the street

◆ **Purpose of Requested Action:**

Mobile home replacement

SPECIFIC SITE INFORMATION

◆ **Size of Parcel:**

10,816 sq. ft.

◆ **Existing Zoning:**

R-1A(M)

◆ **Surrounding Land Uses and Zoning:**

R-1M and O-L, Mobile homes to the west and a church to the east

Floodplain Information:

X zone with a DFIRM AE +5

APPLICABLE CODE REGULATION

[Exceptions.] [The Board is Authorized] To permit the following exceptions:
Appendix A Section XX. Flood Damage Prevention, E. b. 1.

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 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. 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.

SUMMARY

1. On October 29, 2013 permit # 26838-13 for a mobile home at 16459 Old Spanish Trail, Des Allemands, LA zoning district R-1M was denied for improper flood elevation.
2. The applicant request to replace an existing mobile home and elevate it 1' above the street instead of the required DFIRM +5.
3. The existing street elevation is .90 NAVD (or 10 ¾ inches above mean sea level) and the existing ground is -.4' NAVD (or 4 ¾ inches below mean sea level). (NAVD stands for North American Vertical Datum)
4. If the mobile home is elevated a minimum of 27.5 inches above the existing ground level it will be one foot above the street. Most mobile homes are elevated 30 to 36 inches above the ground.
5. In order to meet the required elevation of +5 the mobile home would be at least 5' 4 3/4 '' above the existing grade of the ground.
6. The applicant has signed and notarized the addendum to the variance application for base flood requirements.

