

**ST. CHARLES PARISH
ZONING BOARD OF ADJUSTMENT
NOVEMBER 17, 2016
7:00 P.M.**

**CALL TO ORDER
PLEDGE OF ALLEGIANCE**

PUBLIC HEARINGS:

1 ZBA-2016-23

Requested by: **Malinda Mollere** to vary the St. Charles Parish Code of Ordinances, Appendix A, Section VI.B.1.2.b.2, to reduce the required side setback from 5 ft. to 0 for an attached carport at **313 Ormond Village Dr., Destrehan**. Zoning District R-1A. Council District 3.

8 ZBA-2016-24

Requested by: **Delwyn M. Smith** to vary the St. Charles Parish Code of Ordinances, Appendix A, Section VI.B.1.2.b.3, to reduce the required rear yard setback from 20 ft. to 10 ft. for an attached carport and garage at **266 Janet Dr., St. Rose**. Zoning District R-1A. Council District 5.

15 ZBA-2016-25

Requested by: **Charles Harrell** to vary the St. Charles Parish Code of Ordinances, Appendix A, Section XX.C.2 to reduce the required base flood elevation from AE+7 NAVD to +1.49 NAVD at **95 Shamrock Dr., Des Allemands**. Zoning District R-1A. Council District 4.

OLD BUSINESS - None

NEW BUSINESS - None

MINUTES – October 20, 2016

ADJOURN

In the event the November 17, 2016 Zoning Board of Adjustment public hearing does not happen, all cases will be deferred to the December 15, 2016 public hearing



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

LARRY COCHRAN
PARISH PRESIDENT

MICHAEL J. ALBERT, AICP
PLANNING DIRECTOR

October 4, 2016

Malinda Mollere
313 Ormond Village Drive
Destrehan, La. 70047

Dear Mrs. Mollere,

This letter is to inform you the request to construct an attached carport at 313 Ormond Village Drive, Destrehan cannot be issued for the following reasons according to the St. Charles Code of Ordinances, Appendix A., Section VI. B. [I] 2.b.(2)

1. The submitted site plan indicates the attached carport will be 0' from the side property line instead of the required 5'.

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,

Michael Albert
Director

MA/rk
cc: file



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. 09/15

ZBA Case #: 2010-23 Property Identification #: _____ Date submitted: 10/3/10
 Receipt #: 3376 Flood Zone: _____ Zoning District: R-1A

Applicant name: Malinda Mollere Phone #: 504-232-5494
 Mailing Address: 313 Ormond Village Dr Email Address: malindamollere@hotmail.com
 Owner(s) Name: Malinda Mollere Phone #: 504-232-5494
 Mailing Address: 313 Ormond Village Dr Email Address: malindamollere@hotmail.com
 Municipal Address of Request: 313 Ormond Village Dr, Destrehan, LA 70047
 Subdivision Name: _____

Square # _____ Lot # _____ Property sq. ft. _____

Describe the variance being applied for: Allow a light weight aluminum patio cover to be installed over an existing concrete pad.

Code Section being appealed: _____

The Zoning Board of Adjustment's duty is to hear and decide request for variances from zoning regulations in which the applicant feels adherence to the regulation will cause an undue hardship or practical difficulty and not just a mere inconvenience. The Board bases their decision on the following criteria. Please respond to all of the following questions. You may submit on separate paper if necessary.

- Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not generally applicable to other lands, structures or buildings in the same zoning district.
 - What unique condition exists on this property or structure which does not exist on other property or structures in the zoning district?

None

- Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
 - Does the enforcement of the ordinance deprive you of rights enjoyed by other properties in the zoning district? If yes, list reasons?

The adjacent property has a large garage closer than 5' to the property line fence. Many other residences on the street have patio covers extremely close to property line fences.

- The special conditions and circumstances do not result from the actions of the applicant.
 - Did you cause the hardship to your property or structure?

No

- Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures or buildings in the same district or similarly situated.
 - Will granting this variance allow you a special privilege or benefit which the Ordinance denied to other lands or structures in the zoning district?

No

- The variance, if granted, will not alter the essential character of the locality.
 - Explain how this variance will not alter the character of the neighborhood.

Many other residents on the street and in the neighborhood have similar patio covers.

- Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
 - Explain how meeting the regulation creates a hardship rather than an inconvenience.

I can not fully utilize and enjoy my property as I would like to.

7. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s). Financial hardships shall not be considered as valid criteria for any such variance to existing regulations.
 - Explain alternative locations or construction plans which may be less convenient but meet the regulations. Financial hardship is not valid criteria to allow variances.

There are no other options to build a usable patio cover wide enough to accommodate a car

8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.
 - Could the requested variance endanger, inconvenience, or cause a nuisance for neighboring properties? How will you mitigate any potential effect?
No adverse consequence. All drainage from the patio cover will be directed to my driveway.

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)

Installing a patio cover per the attached sketch is completely compatible with other similar patio covers on the street and in the neighborhood. The patio cover will not encroach on any adjacent property. All rain water run off from the patio cover will be diverted to my own driveway. The patio cover will be installed by a licensed Louisiana contractor in a professional manner.

OWNER'S ENDORSEMENT

STATE OF LOUISIANA
PARISH OF ST. CHARLES

Malinda Mollere 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.

Malinda Mollere
(Signature of owner)

Subscribed and sworn to before me this 22nd day of October, 2016
in my office at Shreveville, Louisiana.

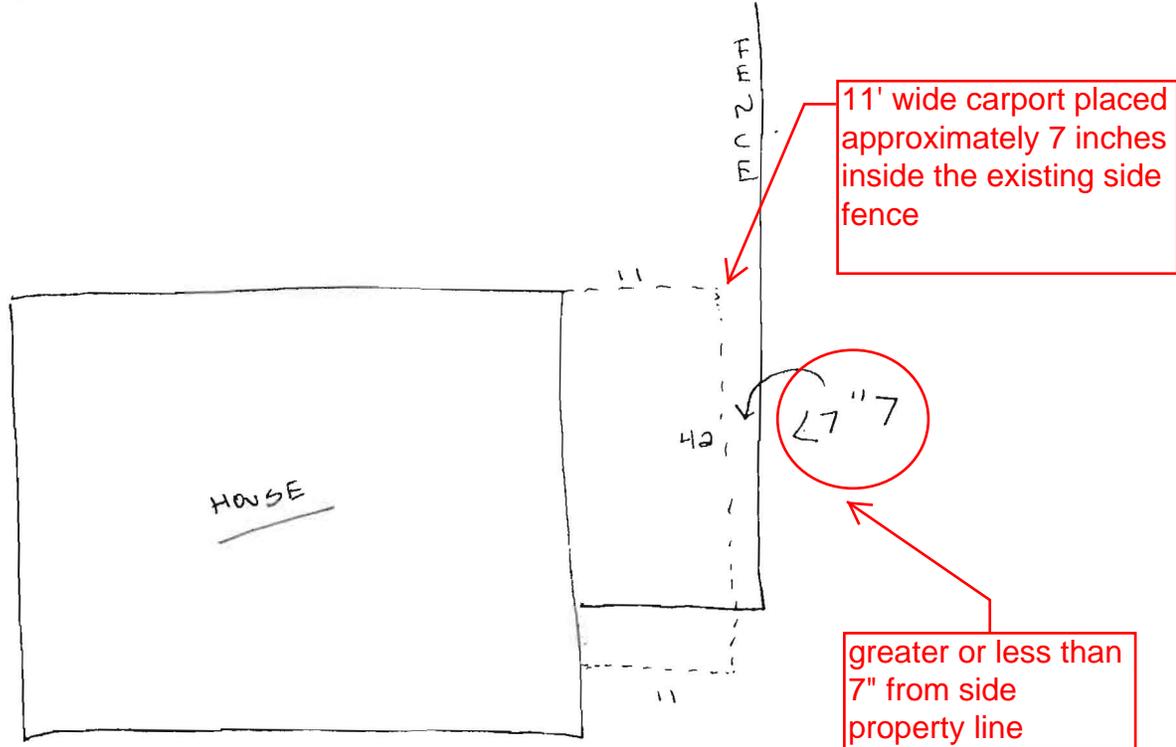
[Signature]
(Signature of Notary Public)

(Seal)



Siding • Patios • Windows • Gutters • Glass Enclosures and so much more...

313 ORMOND VILLAGE DR
DESTREHAN, LA 70047



ORMOND VILLAGE DR

MAKING YOUR HOUSE INTO A Home

504-833-1835
ORLEANS
JEFFERSON

985-643-6611
SLIDELL
LACOMBE

985-626-3755
MANDEVILLE
COVINGTON

225-766-4244
BATON
ROUGE

228-467-7484
GULF
COAST

800-650-2032
TOLL
FREE



11' wide by 42' long carport

Approximately 7' from side property line

10 04 2016

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: ZBA-2016-23

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:**
Malinda Mollere
313 Ormond Village
Destrehan, La. 70047
- ◆ **Location of Site:**
Same as above
- ◆ **Requested Action:**
To reduce the required side yard property line from 5 ft. to 0'
- ◆ **Purpose of Requested Action:**
Construct an attached carport over an existing slab

SPECIFIC SITE INFORMATION

- ◆ **Size of Parcel:** 6,000 sq. ft.
- ◆ **Existing Zoning:** R-1A
- ◆ **Surrounding Land Uses and Zoning:** Residential
- ◆ **Utilities:** Standard utilities service the site.
- ◆ **Floodplain Information:** A 99 DFRIM X Zone

APPLICABLE CODE REGULATION

\St. Charles Code of Ordinances, Appendix A., Section VI. B. [I] 2.b. (1)

Minimum yard sizes:

- (1) Front—twenty (20) feet
- (2) Side—five (5) feet.**
- (3) Rear—twenty (20) feet

SUMMARY

1. On October 3, 2016 a request to place a patio cover at 313 Ormond Village Drive, Destrehan, zoning district R-1A was denied for improper side yard setbacks.
2. The applicant proposes to construct the carport over the existing concrete driveway 0' from the side yard property line; 5' is required.
3. The cover will be located on the north side of the home.

Departmental Finding of Fact Based Upon Application for Variance:

1. No documentation has been presented demonstrating special conditions or circumstances particular to the property.
2. Other existing structures in the area are non-complaint to side yard setbacks demonstrating that enforcement of the Ordinances would deprive the applicant of commonly enjoyed rights in the same district.

3. The applicant's actions have not caused the hardship.
4. A special privilege would be not granted because other properties in the area have similar setbacks.
5. Granting of the variance will not alter the character of the neighborhood.
6. Application demonstrates an inconvenience rather than a hardship
7. No alternative locations were considered.
8. The applicant states that the proposed structure will not displace water onto the neighboring property, thereby reducing negative impact to the adjacent neighbor due to the proximity of the proposed structure.





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LARRY COCHRAN
PARISH PRESIDENT

MICHAEL J. ALBERT, AICP
PLANNING DIRECTOR

October 4, 2016

Delwyn M. Smith
266 Janet Drive
St. Rose, La. 70087

Dear Mrs Smith,

This letter is to inform you the request to construct an attached garage and carport at 266 Janet Drive St. Rose cannot be issued for the following reasons according to the St. Charles Code of Ordinances, Appendix A., Section VI. B. [I] 2.b.(3)

1. The submitted site plan indicates the attached carport and garage will be 10' from the rear property line instead of the required 20'.

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,

Michael Albert
Director

MA/rk
cc: file



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APPLICATION FOR PUBLIC HEARING
 ZONING BOARD OF ADJUSTMENT

App rev. 09/15

ZBA Case #: 2016-24 Property Identification #: _____ Date submitted: 10/4/16
 Receipt #: 3377 Flood Zone: AE S.5 Zoning District: RIA

Applicant name: Delwyn M. Smith Phone #: 504-610-2551
 Mailing Address: 266 Janet Dr. Email Address: 242824@yahoo.com
 Owner(s) Name: Delwyn M. Smith Phone #: 504-610-2551
 Mailing Address: 266 Janet Dr. St. Rose Email Address: Same
 Municipal Address of Request: 266 Janet Dr. St. Rose, LA 70087
 Subdivision Name: Diane Place
 Square #: 4 Lot #: 34 Property sq. ft.: 55 FT Front on Janet & Rear & Dept is 119 feet

Describe the variance being applied for:
FOR REAR SET BACK FROM 20 TO 10
 Code Section being appealed: App. A Sec. VI, B. [I] 2. b. (3)

The Zoning Board of Adjustment's duty is to hear and decide request for variances from zoning regulations in which the applicant feels adherence to the regulation will cause an undue hardship or practical difficulty and not just a mere inconvenience. The Board bases their decision on the following criteria. Please respond to all of the following questions. You may submit on separate paper if necessary.

- Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not generally applicable to other lands, structures or buildings in the same zoning district.
 - What unique condition exists on this property or structure which does not exist on other property or structures in the zoning district?

Narrow Lot 50 x 130

- Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
 - Does the enforcement of the ordinance deprive you of rights enjoyed by other properties in the zoning district? If yes, list reasons?

No

- The special conditions and circumstances do not result from the actions of the applicant.
 - Did you cause the hardship to your property or structure?

No, Inherited the Property

- Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures or buildings in the same district or similarly situated.
 - Will granting this variance allow you a special privilege or benefit which the Ordinance denied to other lands or structures in the zoning district?

No, Trying To Create a Family Space

- The variance, if granted, will not alter the essential character of the locality.
 - Explain how this variance will not alter the character of the neighborhood.

Other properties have garages in back yard

- Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
 - Explain how meeting the regulation creates a hardship rather than an inconvenience.

Lot is narrow & can only build to the back

RAILROAD TRACK SIDE

PROPERTY LINE 130'-0"

PROPERTY LINE 50'-0"

PROPERTY LINE 130'-0"

RIVER ROAD SIDE

PROPERTY LINE 50'-0"

JANET DRIVE



SITE PLAN

PROJECT TITLE

HOME ADDITION
DELWYN SMITH
266 Janet Dr 8t Rose, La 70087

SCALE 1/8"=1'-0"

A-1

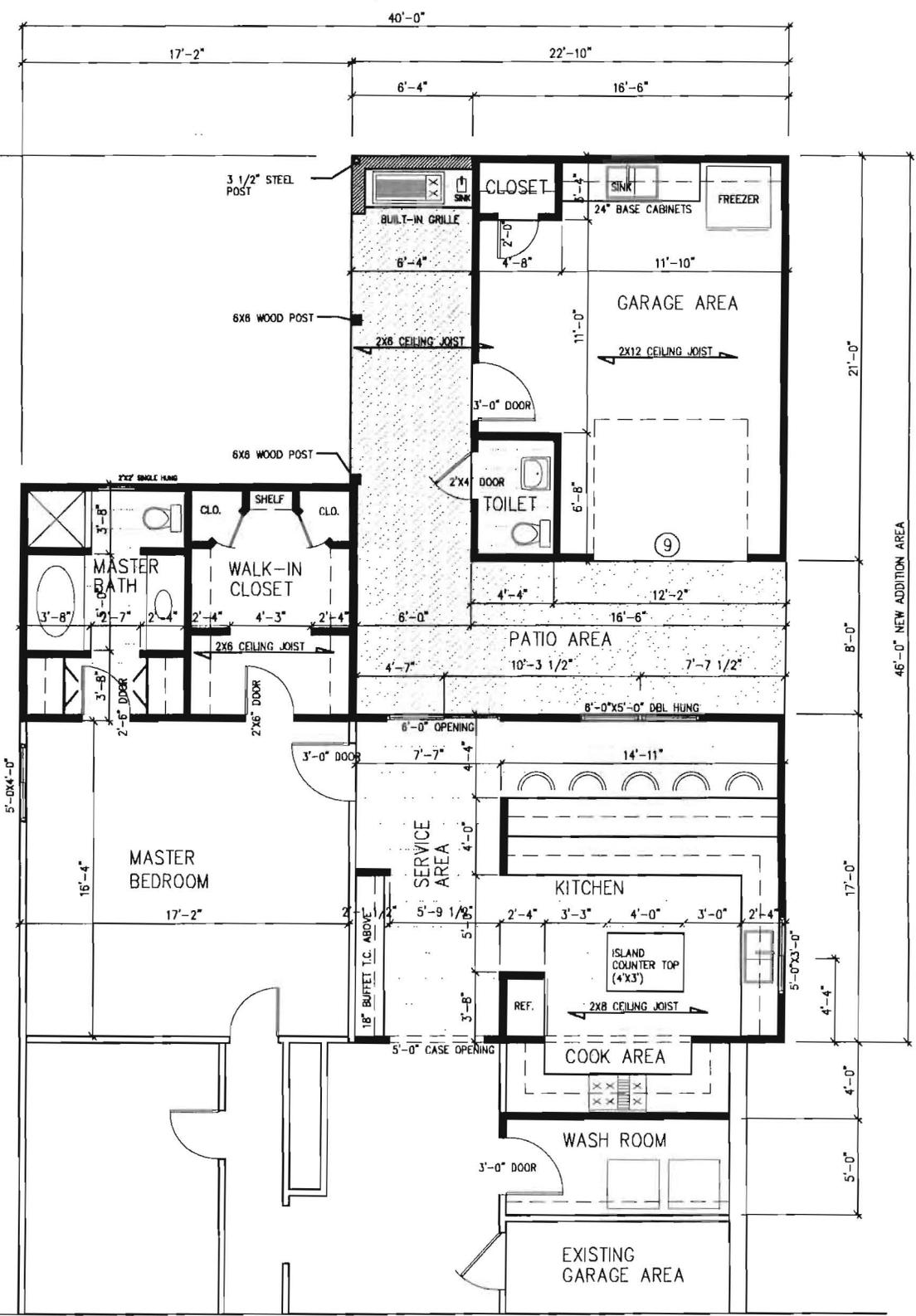
Proposed addition
10' from the rear
property line; 20'
required

HARRIS ARCHITECTURAL DESIGN
DWAYNE E. HARRIS, AIA, ASBOC.
260 FIRST STREET ST. ROSE, LOUISIANA
(504) 812-3966 ST. CHARLES PARISH



PROJECT NO:
• smth2015
PLOT SCALE:
• 1/8"=1'-0"
DATE ISSUED:
• 07.21.15
DRAWN BY:
• DWAYNE E. HARRIS
CHECKED BY:
• DEH
CAD FILE NO:
• JONESFINAL.DWG
REVISION/DATE:

•	
•	
•	
•	



EXISTING WALLS
 NEW WALLS



HARRIS ARCHITECTURAL DESIGNS, LLC
 DWAYNE E. HARRIS, AIA, AIA, AIA, AIA, AIA
 280 FIRST STREET ST. ROSE, LOUISIANA
 (504) 812-3966 ST. CHARLES PARISH

HARRIS ARCHITECTURAL DESIGNS

PROJECT NO: emh2015
 PLOT SCALE: 1/4"=1'-0"
 DATE ISSUED: 07.21.15
 DRAWN BY: DWAYNE E. HARRIS
 CHECKED BY: DEH
 CAD FILE NO: JONESFINAL.DWG
 REVISION/DATE:

PROJECT TITLE
HOME ADDITION
DELWYN SMITH
 288 Janet Dr St. Rose, La 70087

SCALE 1/4"=1'-0"

Square feet of ADDITION 1,366 sqft

FLOOR PLAN

A-2

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: ZBA-2016-24

GENERAL APPLICATION INFORMATION

◆ **Name/Address of Applicant:**

Delwyn Smith
266 Janet Drive
St. Rose, La. 70087

◆ **Location of Site:**

Same as above

◆ **Requested Action:**

To reduce the required rear yard property line from 20 ft. to 10 ft.

◆ **Purpose of Requested Action:**

Construct an attached carport and garage to a single family structure

SPECIFIC SITE INFORMATION

◆ **Size of Parcel:** 50' x 130' 6,500 sq. ft.

◆ **Existing Zoning:** R-1A

◆ **Surrounding Land Uses and Zoning:** Residential

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

◆ **Floodplain Information:** DFRIM AE 5.5'

APPLICABLE CODE REGULATION

\St. Charles Code of Ordinances, Appendix A., Section VI. B. [I] 2.b. (3)

Minimum yard sizes:

(1) Front—twenty (20) feet

(2) Side—five (5) feet.

(3) **Rear—twenty (20) feet**

SUMMARY

1. On October 4, 2016 a request to construct an attached carport and garage at 266 Janet Drive, St. Rose was denied.
2. The request was denied because the proposed addition extends to 10' from the rear yard, a 20' rear yard setback is required in R-1A zoning districts.

Departmental Finding of Fact Based Upon Application for Variance:

1. This property does not have any unique conditions or circumstances which do not exist on other properties in the zoning district.
2. Enforcement of the ordinance does not deprive the applicant of rights enjoyed by other properties in the area.
3. There is no hardship based on the application.
4. A special privilege would be extended to this residential property
5. Granting of the variance may not alter the character of the neighborhood but can set precedence for future request.
6. Applicant's stated hardship is based on the narrowness of the lot and the desire to connect the detached garage with a wraparound carport/patio area.

7. Applicant alternatives is to reduce or reconfigure the connecting patio cover.
8. The applicant states the proposed structure will not cause negative impact to the drainage of neighboring properties because of the proposed gutter system.



7. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s). Financial hardships shall not be considered as valid criteria for any such variance to existing regulations.

- Explain alternative locations or construction plans which may be less convenient but meet the regulations. Financial hardship is not valid criteria to allow variances.

Significant amounts of dirt would have to be hauled in which would create hardship for neighbors. Elevation would create safety hazard

8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

- Could the requested variance endanger, inconvenience, or cause a nuisance for neighboring properties? How will you mitigate any potential effect?

No. Granting variance would cause less inconvenience, endangerment, and nuisance

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)

Granting a variance would enhance the appearance of neighborhood, eliminate neighbors flooding concerns, and lessen dangers associated with fall hazards related to homes built to a significant elevation

OWNER'S ENDORSEMENT

STATE OF LOUISIANA
PARISH OF ST. CHARLES

Charles Harnel 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.

Charles Harnel
(Signature of owner)

Subscribed and sworn to before me this 20 day of October, 2016
in my office at Notre Dame, Louisiana.

[Signature]
(Signature of Notary Public)

(Seal)

2016 OCT 16
7158095



PARISH OF SAINT CHARLES
DEPARTMENT OF PLANNING AND ZONING

ADDENDUM TO APPLICATION FOR VARIANCE FROM
BASE FLOOD ELEVATION REQUIREMENTS

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

COMPLETE THE FOLLOWING:

1. Is the property contiguous to and surrounded by lots with existing structures constructed below the base flood elevation?
Yes
2. Is the property listed on the National Register of Historic Places or State Inventory of Historic Places. (If yes, please provide related information on a separate sheet, including data related to the registration status after project completion). Yes _____ No
3. What alternative methods have been explored so that the proposed structure may meet the base flood elevation and why are they not appropriate? (Provide information on a separate sheet.) see application
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.) see application
5. Describe the exceptional hardship to the surrounding properties if the variance was not granted. (Provide information on a separate sheet along with supporting documentation.)
6. Is your lot size less than one-half (1/2) acre? No
(As the lot size increases beyond one-half (1/2) acre, the technical justification required for issuing a variance increases.)
7. Provide the following information and attachments: lot survey attached
 - A. Properly executed authentic act of Acknowledgement, Indemnification, and Hold Harmless (see attached)
 - B. Total square footage of parcel: 42,967 sq. ft.
 - C. Existing average grade at center of property and existing grades of all corners: -1.0
 - D. Existing center line street grades: -0.49
 - E. Distances from property lines and any existing structures on abutting properties and the elevations of those structures: 13.5' + 43.5'
 - F. Any other physical features which may affect the granting of denial of the application (i.e. drainage canals, levees, etc.): _____
 - G. Photographs of the property and adjacent properties.
 - H. Any other pertinent information or documents to support this request.

3. Alternative methods explored include:

- Elevation with dirt: This method is not appropriate because it would raise concerns of flooding and drainage problems for neighbors as well as neighborhood appearance. Ground slopes would also cause slips trips and fall hazards.

- Lifted house: This method is not appropriate because it raises safety concerns related to stairs and elevated living areas. I have a new born child so this elevates the associated safety risks.

3. Safety hardships would result in either alternative method because items mentioned above.

4. After evaluation of the severity of safety risk of each option, to build to DFRIM requirement I would choose to raise the house to elevation VIA dirt. If the variance was not granted I would have to haul approximately 1500 yds of dirt and drive piles to meet the DFIRM requirements. Along with the flooding, drainage, and appearance hardships described above, this would create another hardship to neighbors during the construction phase due to the amount of dump trucks, dirt work, and construction time.

ACKNOWLEDGEMENT, INDEMINIFCATION AND HOLD HARMLESS

STATE OF LOUISIANA

PARISH OF ST. CHARLES

BEFORE ME, the undersigned Notary, and in the presence of the two undersigned witnesses, personally came and appeared Charles Harrell, (hereinafter "appearers"), after being duly sworn, acknowledged that they are the owners of the property located at 95 Shamrock Dr., and that said property was acquired by instrument registered in the official records of St. Charles Parish at COB 834 FOLIO 518. Appearers do further acknowledge that they are hereby requesting a variance for the purpose of constructing a building(s). The base flood elevation required by the Federal Emergency Management (FEMA) is AE+7; however the building(s) elevation will be NAV 6 + 3 and therefore, a variance is needed from the based flood elevation required by the Federal Emergency Management Agency (FEMA) and do hereby agree to protect, defend, indemnify save, and hold harmless St. Charles Parish, its agents and assigns, from any liability whatsoever, arising out of injury or loss to as a result of its granting the variance request by Appearers.

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

Done and passed before me this 28th day of October, 2016

WITNESSES:
Shaine P. Madere
PRINT NAME: Dianne P. Madere
[Signature]
PRINT NAME: Nanette Vial

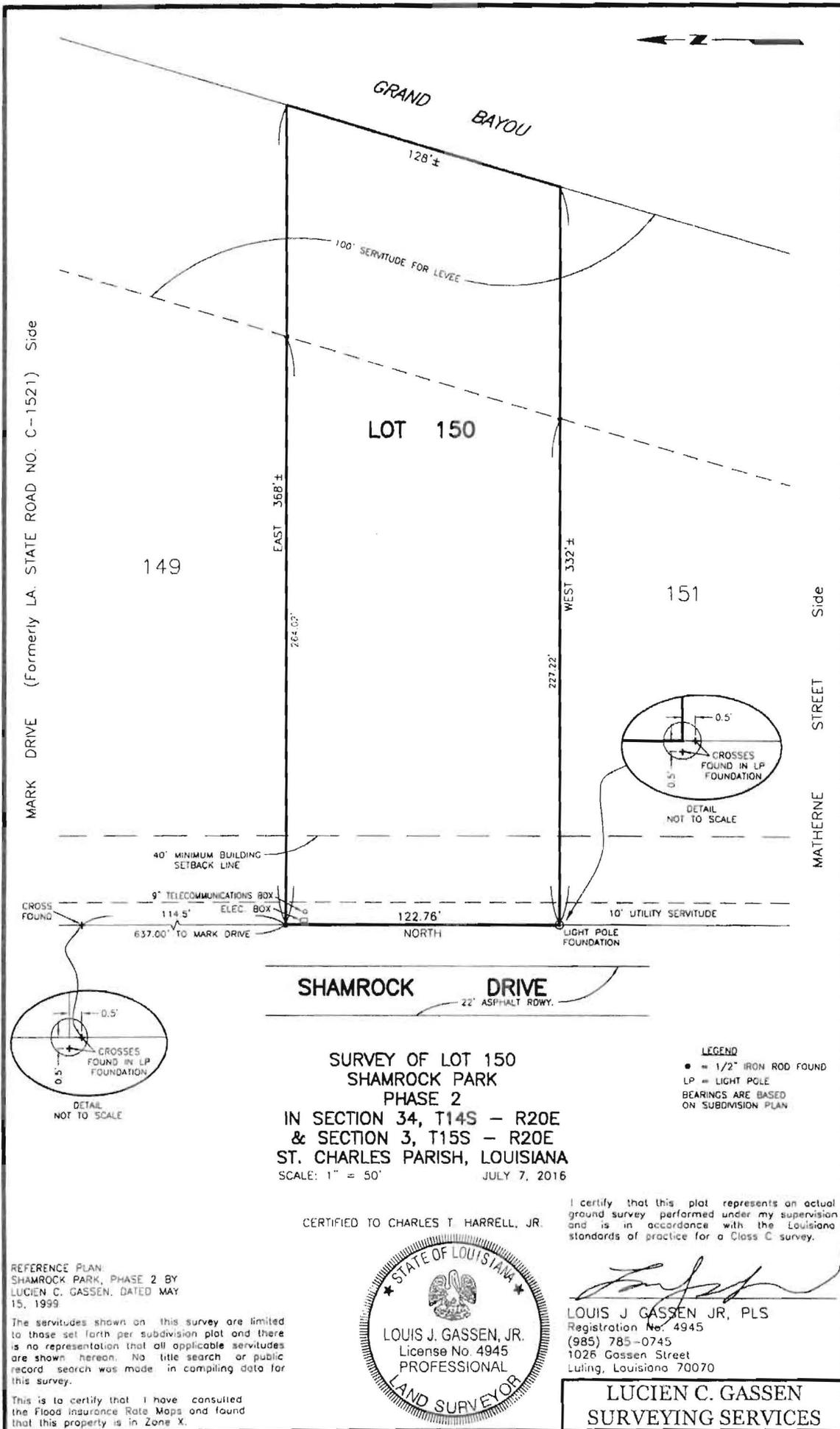
APPEARERS:
Charles Harrell

[Signature]
NOTARY PUBLIC
PRINT NAME: Joseph Vial
BAR NO. 50845

SEAL REQUIRED







SURVEY OF LOT 150
SHAMROCK PARK
PHASE 2
 IN SECTION 34, T14S - R20E
 & SECTION 3, T15S - R20E
 ST. CHARLES PARISH, LOUISIANA
 SCALE: 1" = 50' JULY 7, 2016

LEGEND
 ● = 1/2" IRON ROD FOUND
 LP = LIGHT POLE
 BEARINGS ARE BASED
 ON SUBDIVISION PLAN

CERTIFIED TO CHARLES T. HARRELL, JR.

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

REFERENCE PLAN:
 SHAMROCK PARK, PHASE 2 BY
 LUCIEN C. GASSEN, DATED MAY
 15, 1999

The servitudes shown on this survey are limited
 to those set forth per subdivision plot and there
 is no representation that all applicable servitudes
 are shown hereon. No title search or public
 record search was made in compiling data for
 this survey.

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




 LOUIS J. GASSEN, JR., PLS
 Registration No. 4945
 (985) 785-0745
 1026 Gassen Street
 Luling, Louisiana 70070

LUCIEN C. GASSEN
SURVEYING SERVICES

LUCIEN C. GASSEN

SURVEYING SERVICES
1026 GASSEN STREET
LULING, LA 70070

July 7, 2016

GRADE CERTIFICATE

Lot Number: 150 Square:

Subdivision: Shamrock Park Phase 2

Municipal No.: 95 Shamrock Drive

Firm Zone: X Base Flood Elevation:
DFIRM ZONE: AE DFIRM Advisory Base Flood Elevation: 7.00 NGVD
(CONSTRUCTION REQUIREMENT)

Existing Street Elevation: -0.49 NAVD

Existing Ground Elevation: -1.0 NAVD

Reference Elevation Mark Only 3.00 NAVD

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

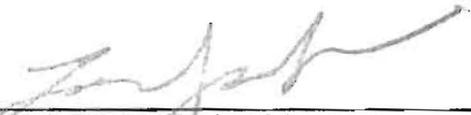
*PROPOSED LOWEST FLOOR ELEVATION: _____

DESCRIPTION: MARK ON LIGHT POLE ON PROPERTY CORNER

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

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





Louis J. Gassen, Jr., Land Surveyor
Registration No. 4945

St. Charles Parish Department of Planning & Zoning

LAND USE REPORT

CASE NUMBER: ZBA-2016-25

GENERAL APPLICATION INFORMATION

◆ **Name/Address of Applicant:**

Charles Harrell
111 Legend Creek Dr.
Youngsville, La., 70592

◆ **Location of Site:**

95 Shamrock, Des Allemands, La.

◆ **Requested Action:**

To reduce the DFRIM (digital flood rate insurance maps) from AE +7 ft. to +1.49 ft. NAVD

◆ **Purpose of Requested Action:**

Construction of a single family structure

SPECIFIC SITE INFORMATION

◆ **Size of Parcel:**

42,967 sq. ft. (1.44 acres)

◆ **Existing Zoning:**

O-L

◆ **Surrounding Land Uses and Zoning:**

Residential

Floodplain Information:

X zone with a DFIRM AE +7

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 February 24, 2016 a request to construct a single family residence at 95 Shamrock, Des Allemands, LA zoning district O-L was denied for improper flood elevation.
2. The proposed lowest floor of the structure is +1.49' NAVD. which is 5.51' below the required AE + 7 ft. NAVD (North America Vertical Datum)
3. The existing street elevation is -0.49' and the ground is -1.0'.
4. The lowest floor level will be 1' above the center of the street.
5. The applicant has signed and notarized the addendum to the variance application for base flood requirements.

FINDINGS (based on applicant's written statements)

1. There are no unique conditions on this property which do not exist on other properties in the area.
2. Enforcement of the ordinance would deprive the applicant of rights enjoyed by surrounding properties because one residence was recently granted an elevation variance from 7' to + 0.65' above the street at 51 Shamrock Dr., Des Allemands.
3. The applicant's hardship was created by the advisory DFRIM.
4. Granting the variance will not benefit the applicant over the 5 surrounding properties within 300' because all of those were built 1' above the street which is below the current required DFIRM grade elevation of AE + 7.
5. Granting of the variance will not alter the character of the neighborhood because several are below the construction DFIRM currently required.
6. The flood zone elevation creates an inconvenience rather than a hardship based on accessibility.
7. Alternative construction methods mentioned involved filling the property to +7.
8. Granting the variance would not cause negative impact to the surrounding properties.

