

**ST. CHARLES PARISH  
ZONING BOARD OF ADJUSTMENT  
MAY 21, 2020  
7:00 P.M.**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

---

**The public may join the meeting by dialing 1-888-788-0099 (Toll Free).  
When prompted, enter the Meeting ID 835-0570-6908 followed by the # sign.  
During the public comment period, press \*9 to indicate you would like to speak.**

The virtual meeting will be viewable live on the following:

- Cox Cable Channel 6
- AT&T U-verse Channel 99
- <https://www.stcharlesparishla.gov/interact/scp-tv>

Public comments will be accepted until 4:00 pm the day of the meeting by:

- Telephone: 985-783-5060
- Email: [planner@stcharlesgov.net](mailto:planner@stcharlesgov.net)
- E-comment: <https://stcharlesgov.granicusideas.com/meetings>

*These comments as well as your name and address will be read aloud during the ZBA meeting.*

**PUBLIC HEARINGS:**

**1 2020 23 ZBA**

**Troy Barrios** to reduce spatial requirements at 562 West B Street, Norco. Zoning District R-1A. Council District 6.

**The public may join the meeting by dialing 1-888-788-0099 (Toll Free).**

**When prompted, enter the Meeting ID 835-0570-6908 followed by the # sign.**

**During the public comment period, press \*9 to indicate you would like to speak.**

**9 2020 24 ZBA**

**Vernon & Regenia Fortenberry** for a flood elevation of 1 ft. above the centerline of the street where a Preliminary DFIRM AE +7 ft. NAVD also applies at 221 Old Farm Lane, Des Allemands. Zoning District OL. Council District 4.

**The public may join the meeting by dialing 1-888-788-0099 (Toll Free).**

**When prompted, enter the Meeting ID 835-0570-6908 followed by the # sign.**

**During the public comment period, press \*9 to indicate you would like to speak.**

**26 2020 25 ZBA**

**Tien Nguyen** for a flood elevation of 18 in. above the centerline of the street where a Preliminary DFIRM AE +6 ft. NAVD also applies at 153 Pleasant Valley Drive, Des Allemands. Zoning District R-1A. Council District 4.

**The public may join the meeting by dialing 1-888-788-0099 (Toll Free).**

**When prompted, enter the Meeting ID 835-0570-6908 followed by the # sign.**

**During the public comment period, press \*9 to indicate you would like to speak.**

**42 2020 26 ZBA**

**Danielle & Luis Suarez** for a flood elevation of 1 ft. above the centerline of the street where a Preliminary DFIRM AE +6 ft. NAVD also applies at 208 Beau Place Boulevard, Des Allemands. Zoning District R-1A. Council District 4.

**The public may join the meeting by dialing 1-888-788-0099 (Toll Free).**

**When prompted, enter the Meeting ID 835-0570-6908 followed by the # sign.**

**During the public comment period, press \*9 to indicate you would like to speak.**

**UNFINISHED BUSINESS -  
NEW BUSINESS –  
MINUTES – April 23, 2020  
ADJOURN**

# ST. CHARLES PARISH

## DEPARTMENT OF PLANNING AND ZONING

---

---

### LAND USE REPORT

CASE NUMBER: 2020 23 ZBA

#### GENERAL APPLICATION INFORMATION

**NAME/ADDRESS OF APPLICANT:**

Troy Barrios  
588 Willowridge Dr.  
Luling, LA 70070

**APPLICATION DATE:** 4/13/2020

**LOCATION OF SITE:**

562 West B Street (Lot 16, Block K, Good Hope Plantation)

**REQUESTED ACTION(S):**

Reduce the required minimum spatial requirements for lots in R-1A for width & area (60 ft. to 50 ft. width & 6,000 sq. ft. to 4,220 sq. ft.)



#### SITE INFORMATION

**SIZE OF PARCEL:** 4,220 sq. ft.

**EXISTING ZONING:** R-1A Single-Family Residential Detached District

**SURROUNDING ZONING AND LAND USE:** R-1A (Single-Family Residential) surrounds the site. The neighborhood is developed with site-built single-family homes. The abutting lot to the south is vacant.

**FUTURE LAND USE RECOMMENDATION:** Low Density Residential

**TRAFFIC ACCESS:** Tertiary/ Local Streets

**UTILITIES:** Standard utilities are available for the site

**BASE FLOOD ELEVATION (BFE):** AE +5 ft. with a Preliminary DFIRM AE +5 ft.

#### APPLICABLE CODE REGULATION(S)

Section VI. - Zoning district criteria and regulations.

B. Residential districts — The regulations in the Residential Districts are as follows:

[1.] R-1A. Single family residential detached conventional homes —Medium density.

2. Spatial Requirements:

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

Section IX. - Nonconformities.

Purpose: The purpose of this section is to outline provisions whereby nonconforming lots, structures, and uses are gradually upgraded to conform to the spirit and intent of this ordinance or are eliminated.

A. Nonconforming lots:

(1) **Any lot of record in existence before October 19, 1981 which does not meet the minimum width and/or area requirements for the zoning district in which it is located shall be considered a nonconforming lot of record.**

a. Any portion of ground that does not meet the minimum width and/or area requirement for the zoning district in which it is located resulting from government action shall be considered a nonconforming lot of record.

(2) **If two (2) or more nonconforming lots of record or two (2) or more portions of lots with continuous frontage in common ownership, and if one (1) or more of the lots does not meet the minimum width and/or area requirements for zoning district in which it is located, the land involved shall be required to resubdivide into a single lot for development or permitting.**

(3) **No portion of the land described immediately above shall be conveyed by sale or transfer if it does not meet the minimum width and/or area requirements for the zoning district in which it is located; however, the entire holding may be conveyed to a single owner.** Nor shall any division of land lot be made which leaves remaining any portion of ground that does meet the minimum width and/or area requirements of the zoning district in which it is located.

(4) **A non-conforming lot of record may be developed if the proposed use and/or structure is permitted within the zoning district and if the proposed development meets all standards of the Zoning Ordinance.**

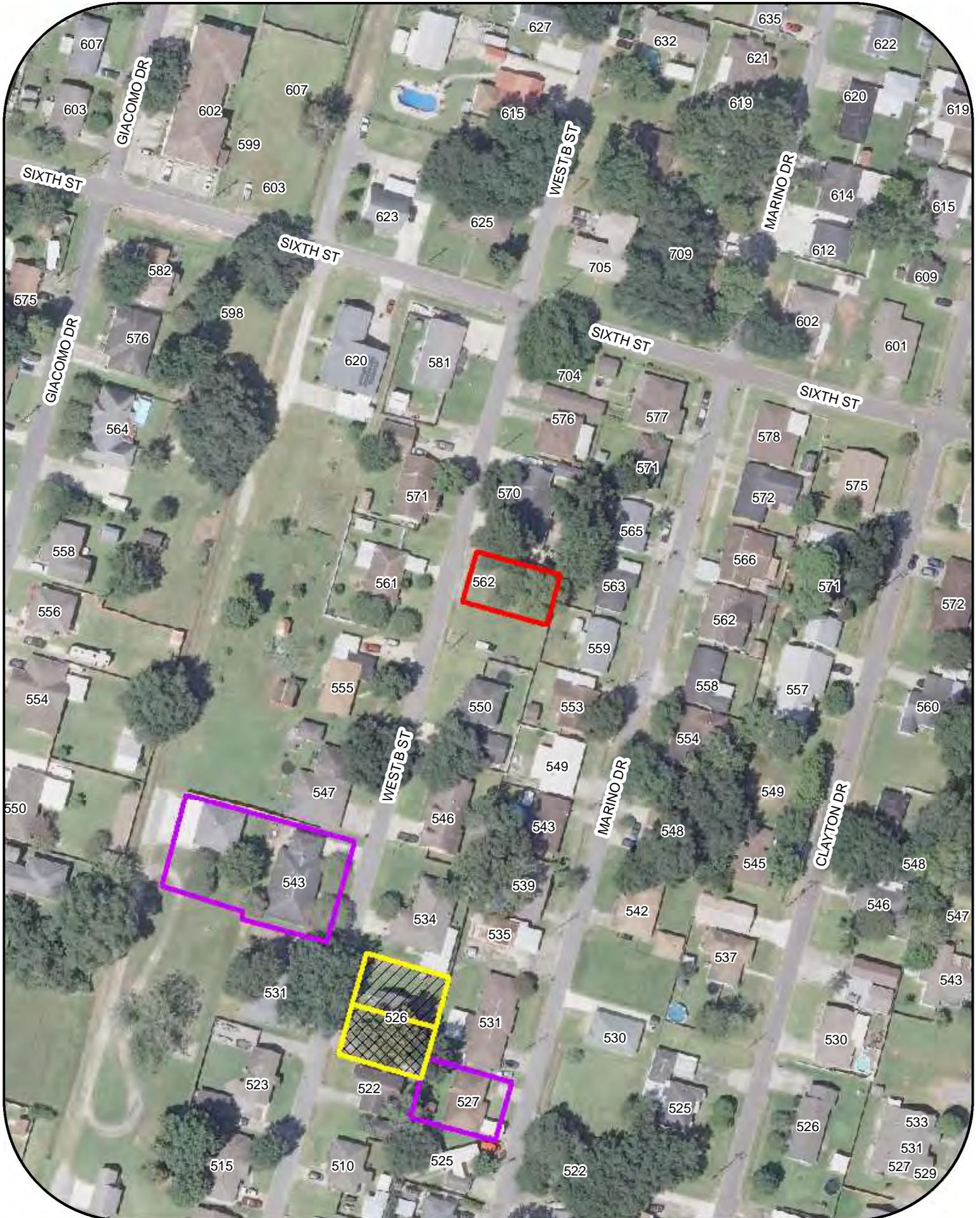
<b>DEPARTMENT ANALYSIS &amp; FINDINGS</b>
---

1. The applicant requests a variance from the required 60-ft. width and 6,000 sq. ft. area in order to develop Lot 16 as it was platted: 50 ft. wide x 84.4 ft. deep/ 4,220 sq. ft. (Subdivision of West Half of Lot "B" of Good Hope Plantation Subdivision, by EMCollier, PLS November 10, 1957).
2. The submitted site plan indicates that the proposed single-family house will meet all setbacks requirements.
3. Since at least 1987, Lot 16 has been in single ownership with Lot 15, both legally non-conforming lots.
4. The Zoning Ordinance requires that non-conforming lots with continuous frontage in common ownership be combined into conforming lots.
5. On March 13, 2020, the applicant purchased Lot 16 independent of Lot 15.
6. The Zoning Ordinance prohibits the conveyance by sale or transfer of non-conforming lots.
7. Last September, the ZBA granted two variances to reduce the required width from 60 ft. to 40 ft. so that a property owner could convey two legally nonconforming lots to two new owners (ZBA 2019-44 and -45).
8. In order to meet the requirements, the applicant could purchase Lot 15 and combine it with Lot 16.

# St. Charles Parish Department of Planning and Zoning 2020 23 ZBA

Troy Barrios

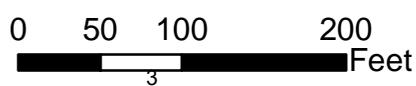
Reduce the required minimum spatial requirements to build on an existing lot



**ZBA**

**Variance Type, Decision**

- Setback, Approved
- Spatial Req, Pending
- Spatial\_Req, Denied
- Spatial\_Req, VOID





**ST. CHARLES PARISH**  
**DEPARTMENT OF PLANNING AND ZONING**  
**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**  
P.O Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

**APPLICATION FEE:**  
Single-Family Residential: \$50  
All Other: \$100

Municipal Address of Request West B STREET  
City Norco State LA Zip 70079  
Subdivision GOOD HOPE PLANTATION Lot 116 Block K Section 6  
Owner/Applicant Name Troy Barrios  
Mailing Address 588 Willowcreek Dr Luling, LA 70070  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # 504 874-7817 Email barriosbuilders@cox.net

**APPLICANT TESTIMONY:** Why can't your project meet the zoning regulations? LOT SIZE 50x84.40

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Please attach any additional information to clarify or explain your request to the Board.

**OWNER'S ENDORSEMENT: STATE OF LOUISIANA, PARISH OF ST. CHARLES**

**OWNER:**  
Troy Barrios being duly sworn,  
(Print Name)  
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.

Troy Barrios  
(Signature of owner)

**NOTARY PUBLIC:**  
Subscribed and sworn to before me this 13<sup>th</sup> day  
of April, 2020 in my  
office at Destrehan, LA  
Louisiana.

Abbey A Mack  
(Signature of Notary Public)  
# 9621  
my commission expires at death



**SEAL**

**FOR OFFICE USE ONLY:** CDL

ZBA Case # 2020-23-ZBA Property Identification #: 605100K00016 Date submitted: 4/13/20  
Receipt #: 3199407 Flood Zone: AES / FIRM AES Zoning District: R-1A  
Subdivision Name: Good Hope Plantation - West 1/2 of B  
Square # \_\_\_\_\_ Lot # 116 Block K Property sq. ft. 4,220 sqft  
Code Section being appealed: Sec. VI, B., I, 2. Special Requirements



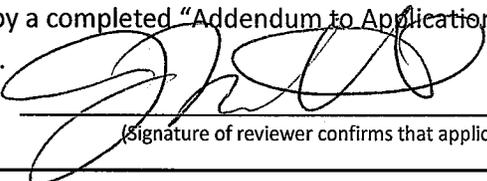
**ST. CHARLES PARISH**  
**DEPARTMENT OF PLANNING AND ZONING**  
**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**  
P.O. Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

The Zoning Board of Adjustments uses the following criteria to base their decision:

1. No variance will be considered or granted as to the permitted use as this could constitute a spot zone.
2. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not generally applicable to other lands, structures or buildings in the same zoning district.
3. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
4. The special conditions and circumstances do not result from the actions of the applicant.
5. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures or buildings in the same district or similarly situated.
6. The variance, if granted, will not alter the essential character of the locality.
7. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
8. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s). Financial hardships shall not be considered as valid criteria for any such variance to existing regulations.
9. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

**CHECKLIST OF APPLICATION REQUIREMENTS:** Please review this section with the Department of Planning & Zoning.

1. Application, completed, signed by all property owners, and notarized. For corporations, the application must be signed by an authorized representative and accompanied by a resolution.
2. Copy of the deed (Available at the Clerk of Court's office).
3. Name and mailing address of all abutting and adjacent property owners (Available at the Assessor's Office).
4. Surveys, site/ project plans, photographs, and other relevant information needed to show cause for a variance. All surveys and plans must show lot dimensions, square footage of existing structures and proposed structures, existing and proposed mechanical equipment, and setback distances.
5. Fee: \$50 for single-family residential or \$100 for all other applications (Check, Money Order, Debit/ Credit processing fee of 3%).
6. Floodplain Variance Applications must be accompanied by a completed "Addendum to Application for Variance from Base Flood Elevation Requirements" form.

  
(Signature of reviewer confirms that application is complete)

Testimony relative to the application must be provided by the property owner or a representing attorney.

The Zoning Board of Adjustment public hearing is scheduled on 5/21/2020  
(DATE)

# GASSEN SURVEYING, LLC

1026 GASSEN ST  
Luling, LA 70070

## GRADE CERTIFICATE

March 31, 2020

Lot Number: 16 Square: "K"

Subdivision: Subd. of Portion of West Half of Lot "B" Good Hope Pltn. Subd.

Municipal No.: 560 West B Street

Firm Zone: AE Base Flood Elevation: 5.00 NGVD  
DFIRM ZONE: AE DFIRM Advisory Base Flood Elevation: 5.00 NGVD  
(CONSTRUCTION REQUIREMENT)

Existing Street Elevation: ..... 3.82 NAVD

Existing Ground Elevation: ..... 3.1 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 AT LOT 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., PLS  
Registration No. 4945

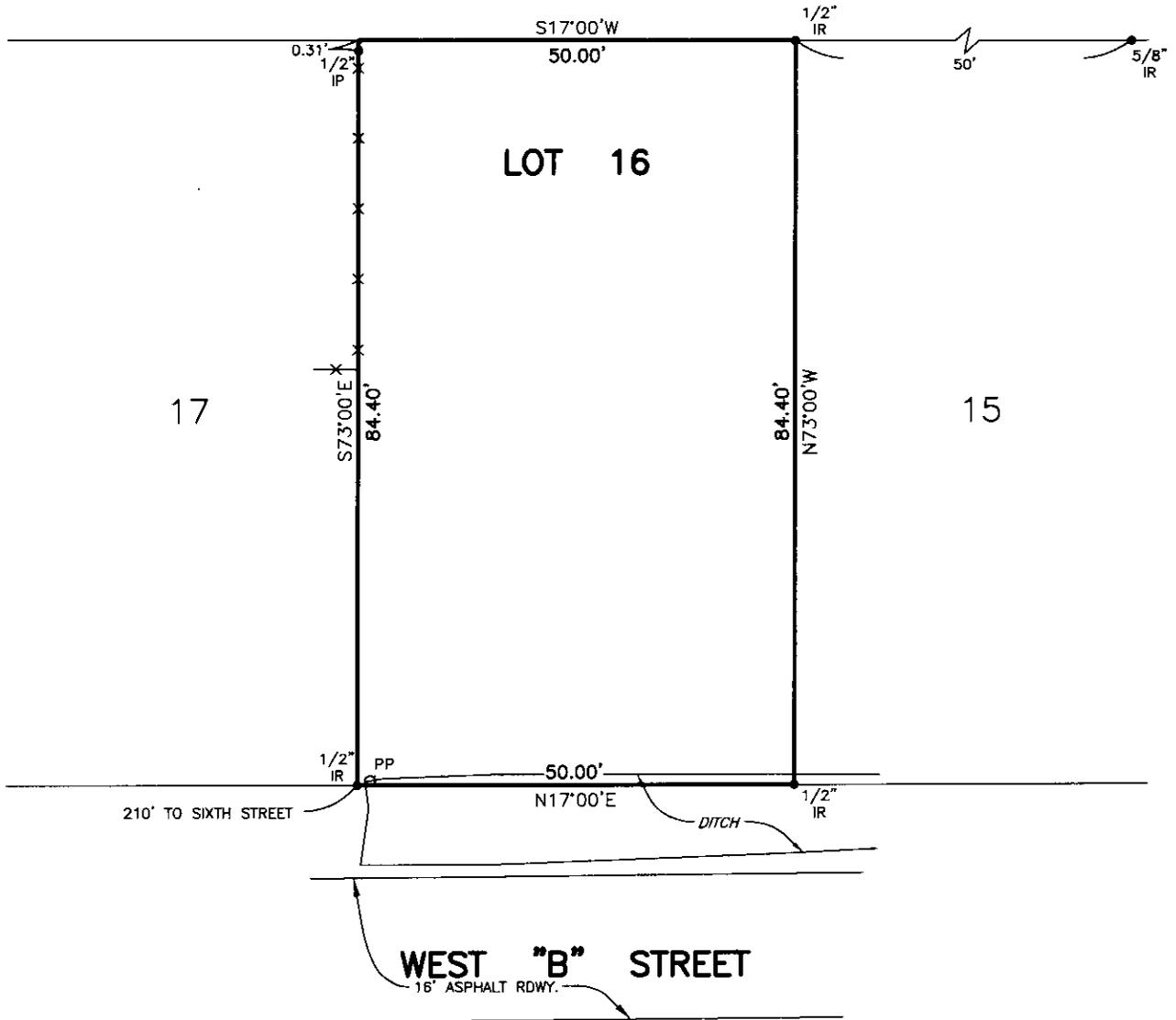
(985) 785-0745  
(985) 785-8603 (Fax)



MARINO DRIVE Side

SIXTH STREET Side

FIFTH STREET Side



**SURVEY OF LOT 16, BLOCK "K"  
 SUBDIVISION OF PORTION OF  
 WEST HALF OF LOT "B"  
 OF GOOD HOPE PLANTATION SUBDIVISION  
 SECTION 6, T12S - R8E  
 ST. CHARLES PARISH, LOUISIANA  
 SCALE: 1" = 20'      MARCH 31, 2020**

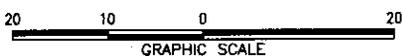
- LEGEND**
- = FOUND
  - IP = IRON PIPE
  - IR = IRON ROD
  - PP = POWER POLE
  - X— FENCE
- BEARINGS ARE BASED ON REFERENCE PLAN

CERTIFIED TO BARRIOS BUILDERS, LLC

REFERENCE PLAN:  
 SUBDIVISION OF PORTION OF THE WEST HALF OF LOT "B" OF "GOOD HOPE PLANTATION SUBDIVISION BY E. M. COLLIER, DATED NOV. 10, 1957

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

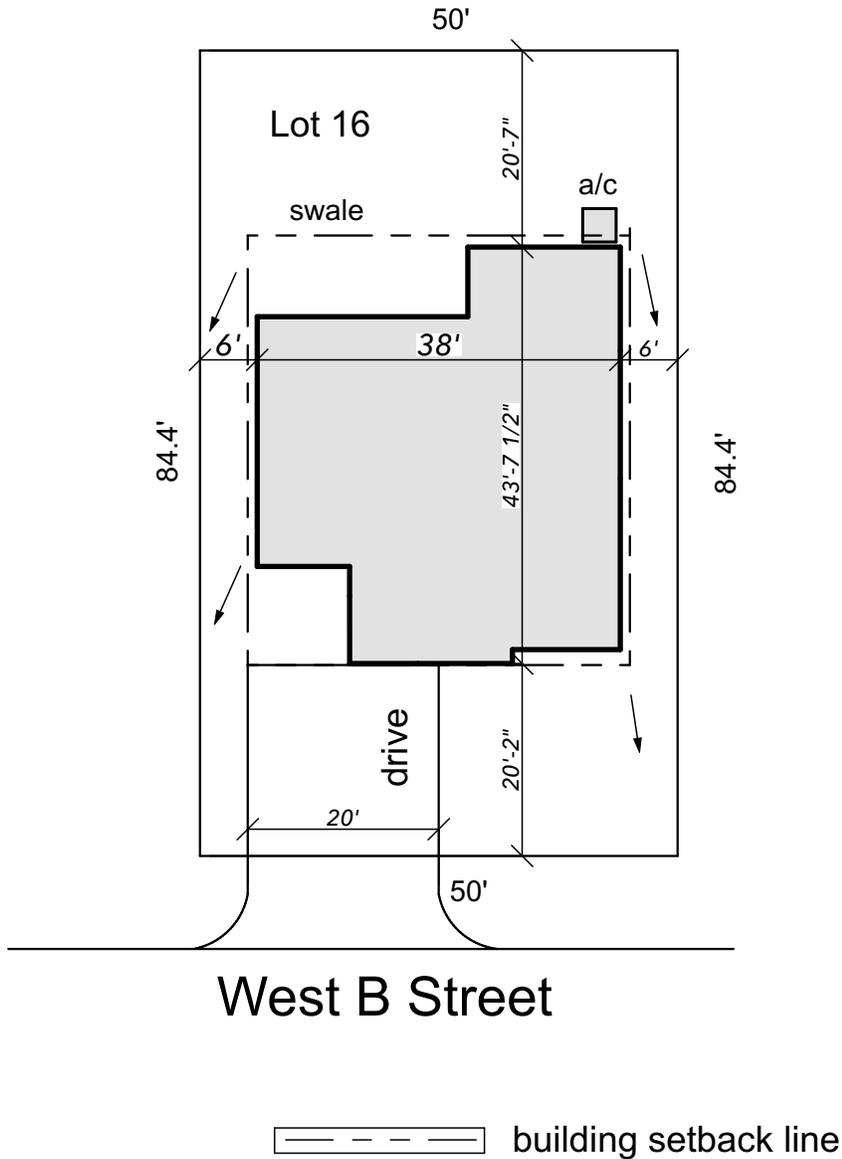
This is to certify that I have consulted the Flood Insurance Rate Map (Community No. 220160, Panel No. 0050, Suffix C, Dated June 16, 1992, Revised to reflect LOMR Dated May 2, 2003) and found that this property is in Zone AE.



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

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

**GASSEN SURVEYING, LLC**



Barrios Builders  
 Lot 16, Block K, West B St.  
 Norco, LA. 70079

# Plot Plan

Scale: 1" = 20"

Setbacks	
Front.....	20'
Right Side.....	5'
Left Side.....	5'
Rear.....	20'

Date
3/27/20
PROJECT NO:
6752

# ST. CHARLES PARISH

## DEPARTMENT OF PLANNING AND ZONING

### LAND USE REPORT

CASE NUMBER: 2020 24 ZBA

#### GENERAL APPLICATION INFORMATION

**NAME/ADDRESS OF APPLICANT:**

Vernon and Regenia Fortenberry  
322 Wade St.  
Luling, LA 70070

**APPLICATION DATE:** 4/15/2020



**LOCATION OF SITE:**

221 Old Farm Lane, Des Allemands (Lot J-1-D, Sunset Drainage District Number 3)

**REQUESTED ACTION:**

Reduce the required preliminary DFIRM (digital flood insurance rate map) from AE +7 ft. NAVD to -0.6 ft. NAVD (1 ft. above the center line of the street) in order to permit a single-family house.

#### SITE INFORMATION

**SIZE OF PARCEL:** 21,366 sq. ft.

**EXISTING ZONING:** O-L: Open Land District

**SURROUNDING ZONING AND LAND USE:** O-L, Open Land

The lot is in a family subdivision, developed with single-family and mobile homes.

**FUTURE LAND USE RECOMMENDATION:** Wetlands

**TRAFFIC ACCESS:** Private Street

**UTILITIES:** Standard utilities are available for the site

**BASE FLOOD ELEVATION (BFE):** X-Zone on the effective map with an advisory DFIRM AE +7 ft. NAVD

#### APPLICABLE CODE REGULATION(S)

[Exceptions.] [The Board is Authorized] To permit the following exceptions:

**Appendix A. Section XX. Flood Damage Prevention, D.5.**

5. Variance Procedures:

a. Appeal Board:

1. The Zoning Board of Adjustments, as established by St. Charles Parish, shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
2. The Zoning Board of Adjustments shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Director of Planning and Zoning in the enforcement or administration of this Ordinance.
3. Those aggrieved by the decision of the Zoning Board of Adjustments, or any taxpayer, may appeal such decision to the 29th Judicial Court.
4. In formulating decisions on such applications, the Zoning Board of Adjustments shall consider all technical evaluations, all relevant factors, and all standards contained in this Ordinance, including the list of parameters cited in section D.2. Upon consideration of the stated criteria, the Zoning Board of Adjustments may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Ordinance.
5. The Director of Planning and Zoning shall maintain the records of all appeal actions, including technical information, and shall report variances to the Federal Emergency Management Agency upon request.

b. Conditions for Variances.

1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre (21,780 sq. ft.) or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in section D.2. (see reference below) of this Ordinance have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variances increases.
2. Variances may be issued for reconstruction, rehabilitation, or restoration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Ordinance.
3. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an

historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

4. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
5. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
6. Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
7. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use **provided that (i) the criteria outlined in section D.5. are met**, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
8. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

#### **Appendix A. Section XX. Flood Damage Prevention, D.2.**

Approval Process. The approval or denial of any application for a **Certificate of Zoning Compliance shall be based on all of the provisions of this Ordinance and the following relevant factors:**

- a. The danger to life and property due to flooding or erosion damage;
- b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- c. The danger that materials may be swept onto other lands to the injury of others;
- d. The compatibility of the proposed use with existing and anticipated development;
- e. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- f. The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical, and water systems;
- g. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
- h. The necessity to the facility of a waterfront location, where applicable;
- i. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- j. The relationship of the proposed use to the comprehensive plan of the area.

#### **DEPARTMENT ANALYSIS & FINDINGS**

1. The property owner applied for a variance to permit a single-family house at -0.6 ft. NAVD where a Preliminary DFIRM AE+7 ft. NAVD applies.
2. The requested elevation is 1 ft. above the centerline of the street.
3. The site, Lot J-1-D, Sunset Drainage District Number 3, was resubdivided in 2005.
4. The required BFE at the time was 1 ft. above the center line of the street.
5. The lot is less than ½ acre.
6. In 2019, the lot adjacent to the west was developed with a single-family house built at 1 ft. above the centerline of the street (ZBA 2019-25).
7. In 2016, the lot adjacent to the east was developed with a single-family house built +7.76 ft. NAVD, above the required Preliminary DFIRM.
8. The property owner has signed the Addendum to the Application for Variance from BFE Requirements and the Acknowledgement, Indemnification and Hold Harmless forms.

# St. Charles Parish Department of Planning and Zoning 2020 24 ZBA

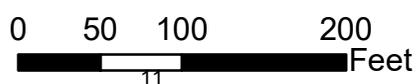
Vernon & Regenia Fortenberry  
Reduce the required advisory DFIRM from AE +7 ft. NAVD to  
1 ft. above the centerline of the street.



## ZBA

### Variance Type, Decision

- Flood, Approved
- Flood, Pending





**ST. CHARLES PARISH**  
**DEPARTMENT OF PLANNING AND ZONING**  
**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**  
 P.O Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

APPLICATION FEE:  
 Single-Family Residential: \$50  
 All Other: \$100

Municipal Address of Request 221 Old Farm Lane, Des Allemands, LA 70030  
 City Des Allemands State LA Zip 70030  
 Subdivision District No. 3, Sunset Drainage Lot J-1-D Block 1 Section D  
 Owner/Applicant Name Vernon and Regenia Fortenberry  
 Mailing Address 322 WADE ST.  
 City Luling State LA Zip 70070  
 Phone # 504-717-1840 / 504-717-7485 Email rfortenberry60@gmail.com  
 Regenia / Vernon

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? Base elevation of AE-Advisory Base Flood Elevation 7.00. Existing properties are below BFE. Requesting to build 1 foot above street level on my new construction  
 Please attach any additional information to clarify or explain your request to the Board.

**OWNER'S ENDORSEMENT: STATE OF LOUISIANA, PARISH OF ST. CHARLES**

**OWNER:**  
Regenia C. Fortenberry  
Vernon Fortenberry being duly sworn,  
 (Print Name)  
 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.  
Regenia C. Fortenberry LA DL 5012554  
Vernon Fortenberry LA DL 284966  
 (Signature of owner)

**NOTARY PUBLIC:**  
 Subscribed and sworn to before me this 14 day  
 of March, 2020 in my  
 office at Jefferson  
James M. McElfish  
 Louisiana.  
 (Signature of Notary Public)  
 AA Auto Inc. dba  
 Clearview Auto Title & Notary  
 2122 Clearview Pkwy  
 Metairie, LA 70002  
 (504) 455-4444  
 JAMES M. MCGARRETT  
 ATTORNEY/NOTARY PUBLIC  
 BAR NO. 17310  
 LITIFINE COMMISSION

**FOR OFFICE USE ONLY:** CD4  
 ZBA Case #: 202024 Property Identification #: 4034846-1-D Date submitted: 4/15/2020  
 Receipt #: 3198920 Flood Zone: X7one/DFIRM AE+7 Zoning District: DL  
 Subdivision Name: Sub Drainage District # 3 (Sec 26, T14SR 20E)  
 Square # \_\_\_\_\_ Lot # J-1-D Block 846 Property sq. ft. 21,366  
 Code Section being appealed: Sec. XX



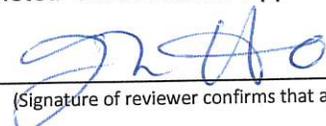
**ST. CHARLES PARISH**  
**DEPARTMENT OF PLANNING AND ZONING**  
**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**  
P.O Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

The Zoning Board of Adjustments uses the following criteria to base their decision:

1. No variance will be considered or granted as to the permitted use as this could constitute a spot zone.
2. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not generally applicable to other lands, structures or buildings in the same zoning district.
3. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
4. The special conditions and circumstances do not result from the actions of the applicant.
5. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures or buildings in the same district or similarly situated.
6. The variance, if granted, will not alter the essential character of the locality.
7. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
8. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s). Financial hardships shall not be considered as valid criteria for any such variance to existing regulations.
9. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

**CHECKLIST OF APPLICATION REQUIREMENTS:** Please review this section with the Department of Planning & Zoning.

- 1. Application, completed, signed by all property owners, and notarized. For corporations, the application must be signed by an authorized representative and accompanied by a resolution.
- 2. Copy of the deed (Available at the Clerk of Court's office).
- 3. Name and mailing address of all abutting and adjacent property owners (Available at the Assessor's Office).
- 4. Surveys, site/ project plans, photographs, and other relevant information needed to show cause for a variance. All surveys and plans must show lot dimensions, square footage of existing structures and proposed structures, existing and proposed mechanical equipment, and setback distances.
- 5. Fee: \$50 for single-family residential or \$100 for all other applications (Check, Money Order, Debit/ Credit processing fee of 3%).
- 6. Floodplain Variance Applications must be accompanied by a completed "Addendum to Application for Variance from Base Flood Elevation Requirements" form.

  
 (Signature of reviewer confirms that application is complete)

Testimony relative to the application must be provided by the property owner or a representing attorney.

The Zoning Board of Adjustment public hearing is scheduled on 5/21/2020  
 (DATE)



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.)
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.)
6. Is your lot size less than one-half (1/2) acre? 21,365 square feet (under by 400 ft)  
(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: 21,365 sq. ft
  - C. Existing average grade at center of property and existing grades of all corners: - 0.1
  - D. Existing center line street grades: - 1.60
  - E. Distances from property lines and any existing structures on abutting properties and the elevations of those structures: 250 Feet
  - 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. 3,355.4 - Building area  
Living - 2217.6 sq ft  
Porch 14 542.2  
GARAGE 592.6

**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 Vernon + Regina Fortenberry, (hereinafter "appearers"), after being duly sworn, acknowledged that they are the owners of the property located at 221 Old Farm Lane, and that said property was acquired by instrument registered in the official records of St. Charles Parish at COB 886. FOLIO 187. 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 7.0; however the building(s) elevation will be - .60 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 14 day of March, 2020.

**WITNESSES:**

Pastora Riviera

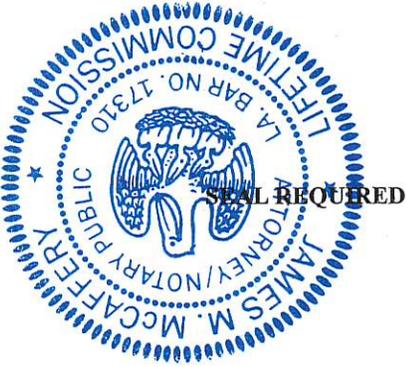
PRINT NAME: PASTORA RIVIERA

PRINT NAME: \_\_\_\_\_

**APPEARERS:**

Regina C Fortenberry

Vernon Fortenberry



James M. McCaffery  
NOTARY PUBLIC  
PRINT NAME: James M. McCaffery  
BAR NO. 17310

**JAMES M. MCCAFFERY**  
**ATTORNEY / NOTARY PUBLIC**  
**STATE OF LOUISIANA**  
**LA. BAR NO. 17310**  
**LIFETIME COMMISSION**

**NOTARIZATION ONLY**  
Not responsible for content  
**AA Auto Inc. dba**  
**Clearview Auto Title & Notary**  
**2122 Clearview Pkwy.**  
**Metairie, LA 70001**  
**(504) 455-4444**

# GASSEN SURVEYING, LLC

1026 GASSEN ST  
Luling, LA 70070

## GRADE CERTIFICATE

February 19, 2020

Lot Number: J-1-D Square:  
Subdivision: Subdrainage District No. 3 of Sunset Drainage District  
Municipal No.: Old Farm Road  
Firm Zone: X Base Flood Elevation: NA  
DFIRM ZONE: AE DFIRM Advisory Base Flood Elevation: 7.00 NGVD

Existing Street Elevation: ..... -1.60 NAVD  
Existing Ground Elevation: ..... -0.1 NAVD  
Reference Elevation Mark Only: ..... 0.00 NAVD

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

\*PROPOSED LOWEST FLOOR ELEVATION: \_\_\_\_\_

DESCRIPTION: 60d NAIL IN NEAREST POWER POLE IN BACK OF LOT

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

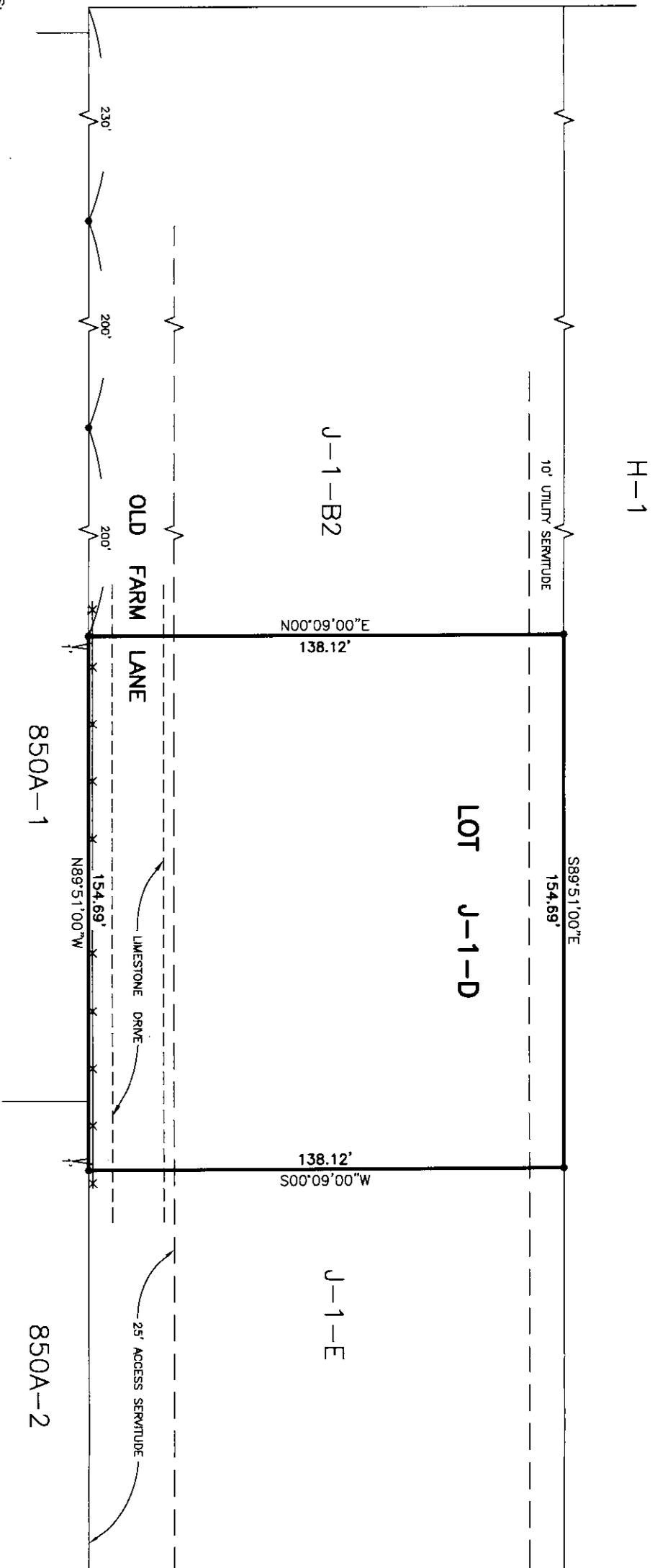
\*The floor of an attached enclosed garage may be considered as the lowest floor for Flood Insurance rating. Please consult your insurance agent.



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



GRAND BAYOU ROAD - LA. HWY. 632  
(Formerly LA. HWY.1516)



- REFERENCE PLANS:
1. RESUBDIVISION OF LOT J-1 OF THE RESUBDIVISION OF LOT "F", "G", "H" & "J" OF A PARTITION OF LOTS 846, 847, 848 & 849 OF SUB DRAINAGE DISTRICT NO. 3 OF SUNSET DRAINAGE DISTRICT INTO LOTS J-1-A, J-1-B, J-1-C, J-1-D & J-1-E BY TURNER SURVEYS, LLC, DENNIS L. GOWIN, LAND SURVEYOR, DATED DECEMBER 9, 2005.
  2. RESUBDIVISION OF LOTS J-1-B & J-1-C OF SUBDRAINAGE DISTRICT NO. 3 OF SUNSET DRAINAGE DISTRICT INTO LOT J-1-B2 BY LUCIEN C. GASSEN SURVEYING SERVICES, LOUIS J GASSEN JR., PLS, DATED MARCH 13, 2019

The servitudes shown on this survey are limited to those set forth per reference plan 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.



- LEGEND
- = 1" IRON PIPE FOUND
  - X— = FENCE
- BEARINGS ARE BASED ON REFERENCE PLANS

SURVEY OF LOT J-1-D  
OF SUBDRAINAGE DISTRICT NO. 3  
OF SUNSET DRAINAGE DISTRICT  
IN SECTION 26, T14S - R20E  
ST. CHARLES PARISH, LOUISIANA  
SCALE: 1" = 40'  
FEBRUARY 19, 2020

CERTIFIED TO REGENIA CATLETT FORTENBERRY, WIFE OF/AND  
VERNON L. FORTENBERRY

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.

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

**GASSEN SURVEYING, LLC**

504-717-1840  
 Fortenberry  
 new construction plan for 221 Old Farm Lane  
 221

FLOOR PLAN

PAGE: CH

CH

REV: 01/08

DATE: 01/08

PROJECT: 221 Old Farm Lane

OWNER: CLAYTON

DESIGNER: HARPER ENGINEERING & ARCHITECTURE

PROJECT NO: 0989-01-050

HARPER ENGINEERING & ARCHITECTURE  
 P.O. BOX 4  
 LONGVIEW, LA 70448  
 (985) 871-0500

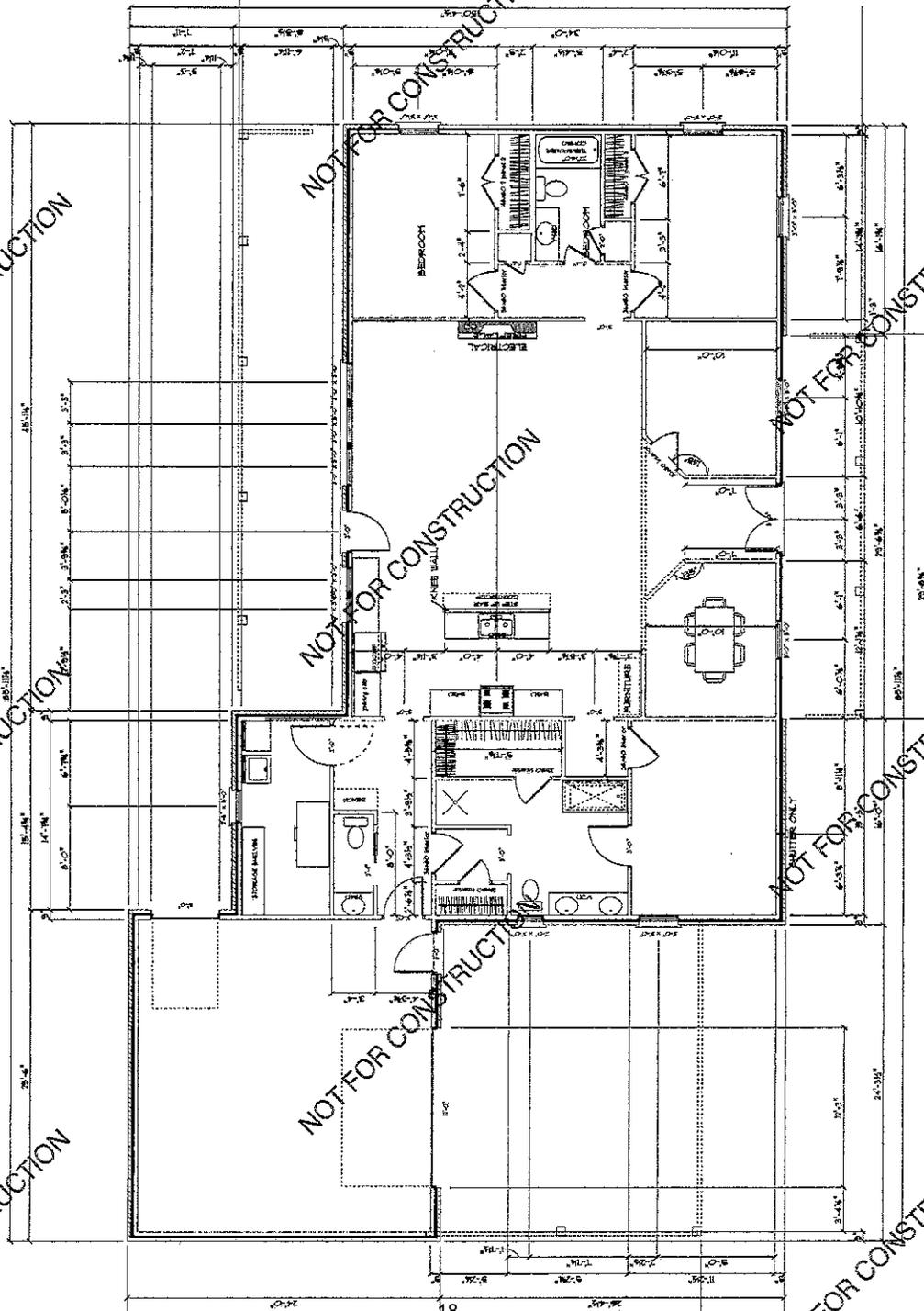
SCALE: 1/4" = 1'-0"

Vernon Fortenberry  
 221 Old Farm Ln  
 Bayou Gauche  
 LA

AREA SCHEDULE	NAME	AREA
	LIVING	2217.6 sq ft.
	PORCH	545.2 sq ft.
	GARAGE	592.6 sq ft.

DOOR OPENING SCHEDULE	NAME	SIZE	TYPE	FINISH
1	ENTRY	3'-0" x 7'-0"	SWING	WOOD
2	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
3	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
4	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
5	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
6	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
7	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
8	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
9	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
10	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
11	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
12	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
13	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
14	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
15	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
16	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
17	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
18	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
19	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
20	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
21	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
22	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
23	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
24	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
25	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
26	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
27	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
28	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
29	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
30	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD

WINDOW OPENING SCHEDULE	NAME	SIZE	TYPE	FINISH
1	ENTRY	3'-0" x 7'-0"	SWING	WOOD
2	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
3	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
4	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
5	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
6	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
7	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
8	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
9	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
10	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
11	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
12	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
13	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
14	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
15	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
16	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
17	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
18	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
19	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
20	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
21	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
22	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
23	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
24	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
25	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
26	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
27	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
28	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
29	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD
30	ENTRY	3'-0" x 7'-0"	SLIDING	WOOD



1/4" = 1'-0" SCALE

NOT FOR CONSTRUCTION

St Charles Planning + Zoning

3-31-2020

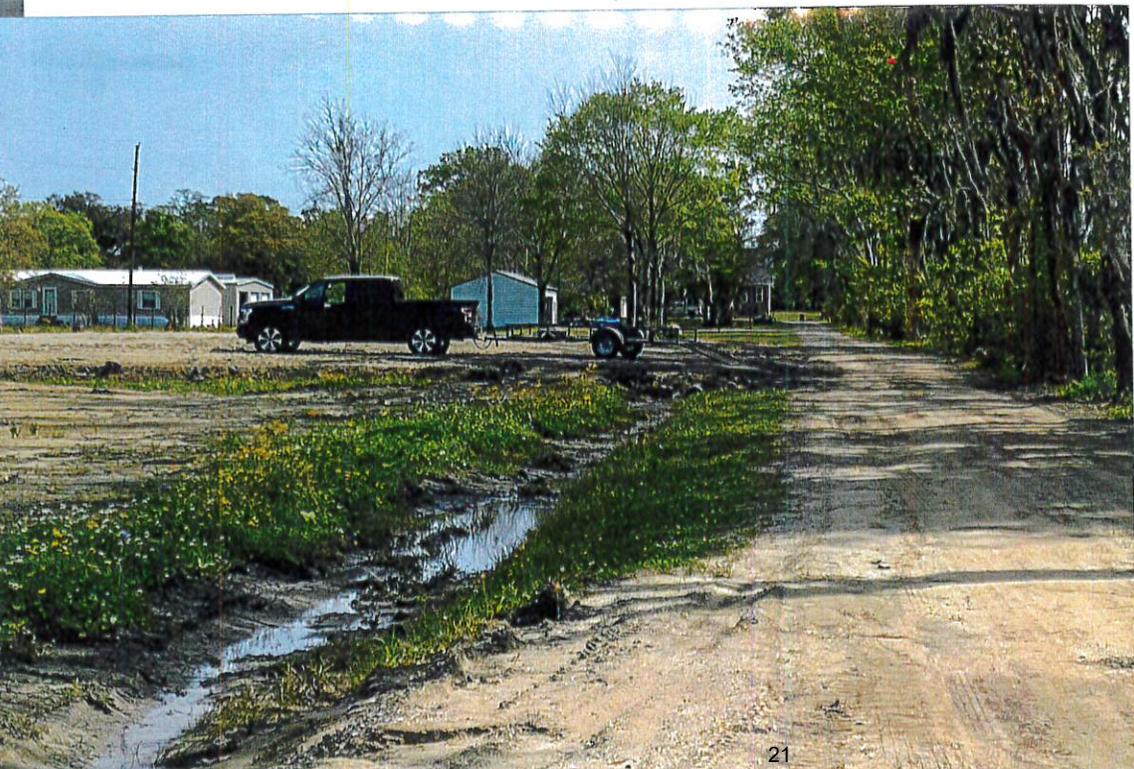
My husband and I are both approaching our Senior years. He is 59 this year and I 60. Thus, we don't want to build it on pylons. If we have to buy any more dirt than we already have then we will flood our neighbors and truly it will be a financial hardship. I am currently on SS disability (for the past 7 yrs.) and my husband Vernon has health issues but continues driving a truck. I thank you for your consideration in this matter

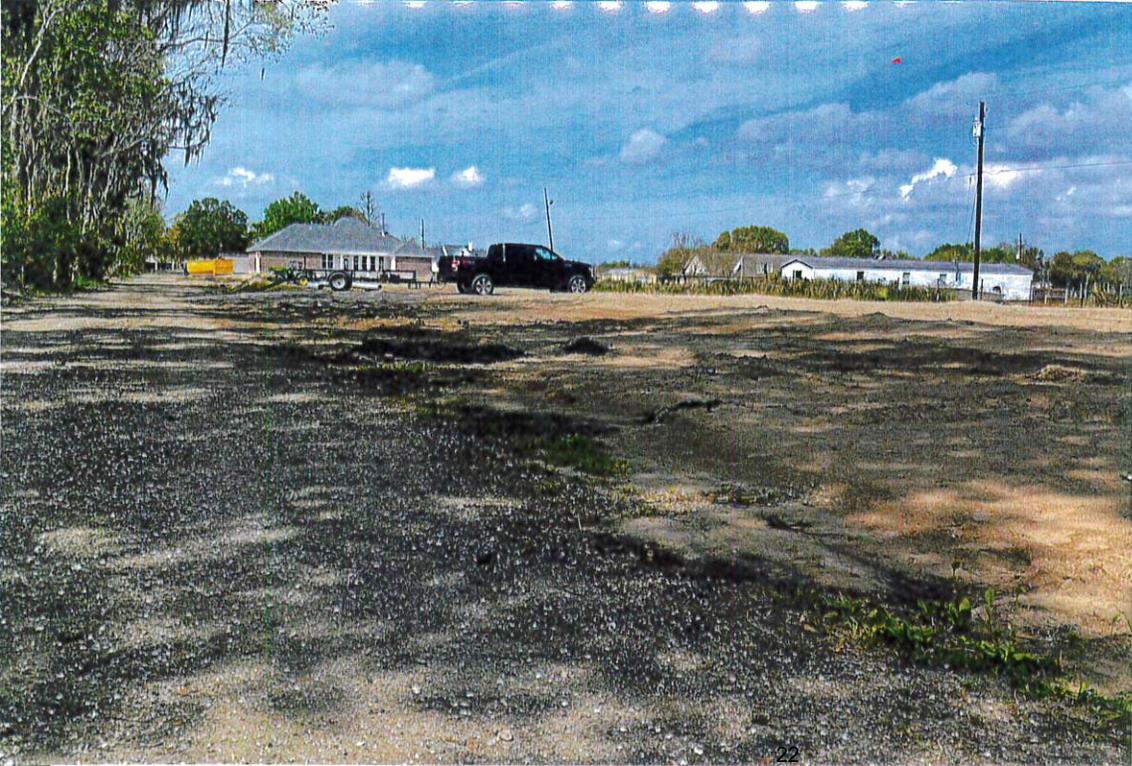
Current Address  
322 Wade St  
Luling LA 70070

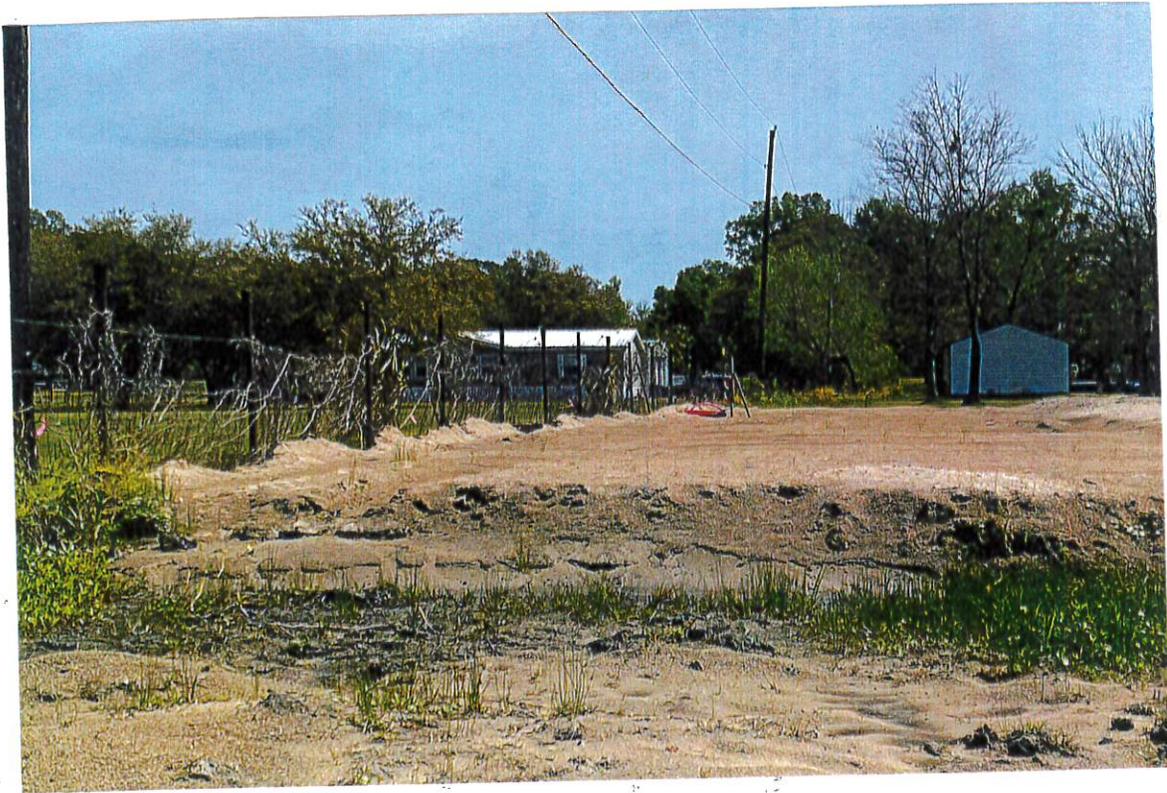
Regenia + Vernon  
Fortenberry  
504-717-1840

221 Old Farm Ln.  
West Allemands LA 70030













10/10/10



# ST. CHARLES PARISH

## DEPARTMENT OF PLANNING AND ZONING

### LAND USE REPORT

**CASE NUMBER: 2020 25 ZBA**

#### GENERAL APPLICATION INFORMATION

**NAME/ADDRESS OF APPLICANT:**

Tien Nguyen  
112 Noel Drive  
Westwego, LA 70094

**APPLICATION DATE: 4/16/2020**

**LOCATION OF SITE:**

153 Pleasant Valley Drive, Des Allemands (Lot 6, Pleasant Valley Subdivision)



**REQUESTED ACTION:**

Reduce the required advisory DFIRM (digital flood insurance rate map) from AE +6 ft. NAVD to -1.7 ft. NAVD (18 in. above the centerline of the street) in order to permit a single-family house.

#### SITE INFORMATION

**SIZE OF PARCEL:** 12,040 sq. ft.

**EXISTING ZONING:** R-1A: Single-Family Residential Detached District

**SURROUNDING ZONING AND LAND USE:** R-1A, Single-Family

The lot is in a neighborhood that consists of vacant lots and single-family houses.

**FUTURE LAND USE RECOMMENDATION:** Low-Density Residential

**TRAFFIC ACCESS:** Tertiary/ Local Streets

**UTILITIES:** Standard utilities are available for the site

**BASE FLOOD ELEVATION (BFE):** X-Zone on the effective map with an advisory DFIRM AE +6 ft. NAVD

#### APPLICABLE CODE REGULATION(S)

[Exceptions.] [The Board is Authorized] To permit the following exceptions:

**Appendix A. Section XX. Flood Damage Prevention, D.5.**

5. Variance Procedures:

a. Appeal Board:

1. The Zoning Board of Adjustments, as established by St. Charles Parish, shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
2. The Zoning Board of Adjustments shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Director of Planning and Zoning in the enforcement or administration of this Ordinance.
3. Those aggrieved by the decision of the Zoning Board of Adjustments, or any taxpayer, may appeal such decision to the 29th Judicial Court.
4. In formulating decisions on such applications, the Zoning Board of Adjustments shall consider all technical evaluations, all relevant factors, and all standards contained in this Ordinance, including the list of parameters cited in section D.2. Upon consideration of the stated criteria, the Zoning Board of Adjustments may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Ordinance.
5. The Director of Planning and Zoning shall maintain the records of all appeal actions, including technical information, and shall report variances to the Federal Emergency Management Agency upon request.

b. Conditions for Variances.

1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre (21,780 sq. ft.) or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in section D.2. (see reference below) of this Ordinance have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variances increases.
2. Variances may be issued for reconstruction, rehabilitation, or restoration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Ordinance.
3. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an

historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

4. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
5. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
6. Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
7. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use **provided that (i) the criteria outlined in section D.5. are met**, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
8. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

#### **Appendix A. Section XX. Flood Damage Prevention, D.2.**

Approval Process. The approval or denial of any application for a **Certificate of Zoning Compliance shall be based on all of the provisions of this Ordinance and the following relevant factors:**

- a. The danger to life and property due to flooding or erosion damage;
- b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- c. The danger that materials may be swept onto other lands to the injury of others;
- d. The compatibility of the proposed use with existing and anticipated development;
- e. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- f. The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical, and water systems;
- g. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
- h. The necessity to the facility of a waterfront location, where applicable;
- i. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- j. The relationship of the proposed use to the comprehensive plan of the area.

#### **DEPARTMENT ANALYSIS & FINDINGS**

1. The property owner applied for a variance to permit a single-family house at -1.7 ft. NAVD where an advisory DFIRM AE+6 ft. NAVD applies.
2. The requested elevation is 18 in. above the centerline of the street.
3. The site, Lot 6, Pleasant Valley Subdivision, was platted in 2006.
4. The required BFE at the time was 1 ft. above the center line of the street.
5. The lot is less than ½ acre.
6. Adjacent lots to the east, west, and south are vacant.
7. An adjacent lot to the north (135 along Matherne Drive) is developed with a single-family house that appears to be raised above the ground. The department does not have record of a building permit or an elevation certificate for the house.
8. The property owner has signed the Addendum to the Application for Variance from BFE Requirements and the Acknowledgement, Indemnification and Hold Harmless forms.

# St. Charles Parish Department of Planning and Zoning 2020 25 ZBA

Tien Nguyen  
Reduce the required advisory DFIRM from AE +6 ft. NAVD to  
18 in. above the centerline of the street.



## ZBA

### Variance Type, Decision

 Flood, Pending

0 50 100 200  
 Feet  
28





**ST. CHARLES PARISH**  
**DEPARTMENT OF PLANNING AND ZONING**  
**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**

APPLICATION FEE:  
 Single-Family Residential: \$50  
 All Other: \$100

P.O. Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

Municipal Address of Request 153 Pleasant Valley Drive  
 City Des Allemands State LA Zip 70030  
 Subdivision Pleasant Valley Lot 6 Block \_\_\_\_\_ Section \_\_\_\_\_  
 Owner/Applicant Name \_\_\_\_\_

Mailing Address 112 Noel Dr  
 City Westwego State LA Zip 70094  
 Phone # 832-407-4864 Email Tiennguyen1978@yahoo.com

**APPLICANT TESTIMONY:** Why can't your project meet the zoning regulations? Building up can potentially flood neighbors behind us and keep standing water on lots next to us. My caresitter for children/mother has joint inflammation and it is hard to climb stairs.  
 Please attach any additional information to clarify or explain your request to the Board.

**OWNER'S ENDORSEMENT: STATE OF LOUISIANA, PARISH OF ST. CHARLES**

**OWNER:**  
Tien Nguyen being duly sworn,  
(Print Name)  
 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)

**NOTARY PUBLIC:**  
 Subscribed and sworn to before me this 9 day  
 of April, 2020 in my  
 office at Metairie  
 Louisiana.  
 \_\_\_\_\_  
(Signature of Notary Public)



**FOR OFFICE USE ONLY: C04**

ZBA Case #: 2020-25 Property Identification #: 405406000006 Date submitted: 4/16/2020  
 Receipt #: 3199449 Flood Zone: X Zone/DIRM AE+L Zoning District: ~~C04~~ R-1A  
 Subdivision Name: Pleasant Valley Extension  
 Square # \_\_\_\_\_ Lot # 6 Block \_\_\_\_\_ Property sq. ft. 12,040  
 Code Section being appealed: SU XX



**ST. CHARLES PARISH**  
**DEPARTMENT OF PLANNING AND ZONING**  
**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**

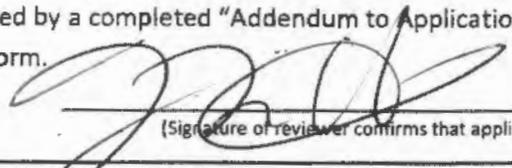
P.O Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

The Zoning Board of Adjustments uses the following criteria to base their decision:

1. No variance will be considered or granted as to the permitted use as this could constitute a spot zone.
2. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not generally applicable to other lands, structures or buildings in the same zoning district.
3. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
4. The special conditions and circumstances do not result from the actions of the applicant.
5. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures or buildings in the same district or similarly situated.
6. The variance, if granted, will not alter the essential character of the locality.
7. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
8. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s). Financial hardships shall not be considered as valid criteria for any such variance to existing regulations.
9. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

**CHECKLIST OF APPLICATION REQUIREMENTS:** Please review this section with the Department of Planning & Zoning.

1. Application, completed, signed by all property owners, and notarized. For corporations, the application must be signed by an authorized representative and accompanied by a resolution.
2. Copy of the deed (Available at the Clerk of Court's office).
3. Name and mailing address of all abutting and adjacent property owners (Available at the Assessor's Office).
4. Surveys, site/ project plans, photographs, and other relevant information needed to show cause for a variance. All surveys and plans must show lot dimensions, square footage of existing structures and proposed structures, existing and proposed mechanical equipment, and setback distances.
5. Fee: \$50 for single-family residential or \$100 for all other applications (Check, Money Order, Debit/ Credit processing fee of 3%).
6. Floodplain Variance Applications must be accompanied by a completed "Addendum to Application for Variance from Base Flood Elevation Requirements" form.

  
 (Signature of reviewer confirms that application is complete)

Testimony relative to the application must be provided by the property owner or a representing attorney.

The Zoning Board of Adjustment public hearing is scheduled on 5/21/2020 § ◊ ◊+ I+

(DATE)

§



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?  
no
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.)
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: 86 x 140 = 12,040 sqft
  - C. Existing average grade at center of property and existing grades of all corners: -3.2
  - D. Existing center line street grades: 2.64
  - E. Distances from property lines and any existing structures on abutting properties and the elevations of those structures: n/a
  - F. Any other physical features which may affect the granting of denial of the application (i.e. drainage canals, levees, etc.): no
  - G. Photographs of the property and adjacent properties.
  - H. Any other pertinent information or documents to support this request.

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 Tien Nguyen, (hereinafter "appearers"), after being duly sworn, acknowledged that they are the owners of the property located at 153 Pleasant Valley, and that said property was acquired by instrument registered in the official records of St. Charles Parish at COB \_\_\_\_\_ FOLIO \_\_\_\_\_. 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; however the building(s) elevation will be 18" above the street 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 9<sup>th</sup> day of April, 2020.

WITNESSES:

[Signature]

PRINT NAME: Sarah Roth

[Signature]

PRINT NAME: Kurt T Bellou Sr

APPEARERS:

[Signature]

N/A

[Signature]  
NOTARY PUBLIC

PRINT NAME: David R Verderame

BAR NO. 047109

SEAL REQUIRED



3. I would have to raise my house at least seven feet above the roadway on either pilings or filling it with dirt. That would result in cost that will be beyond my financial capability.

4. If the variance is not granted it will cause me to have financial hardship because the cost to build to the required BFE will cost a lot more than my budget allows. It will also be unsafe for my family considering we have small children and an elderly mother.

5. The exceptional hardship to the surrounding properties if I have to build to the required BFE is that my property will potentially cause my neighboring properties to flood because of the run off from my property.

# GASSEN SURVEYING, LLC

1026 GASSEN ST  
Luling, LA 70070

## GRADE CERTIFICATE

February 24, 2020

Lot Number: 6

Square:

Subdivision: Pleasant Valley Extension

Municipal No.: Pleasant Valley Drive

Firm Zone: X

Base Flood Elevation: N/A

DFIRM ZONE: AE

DFIRM Advisory Base Flood Elevation: 6.00 NGVD

Existing Street Elevation: ..... -2.64 NAVD

Existing Ground Elevation: ..... -3.2 NAVD

Reference Elevation Mark Only: ..... 0.00 NAVD

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

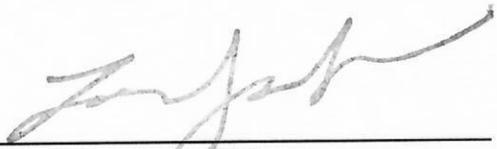
\*PROPOSED LOWEST FLOOR ELEVATION: \_\_\_\_\_

DESCRIPTION: MARK ON LIGHT POLE #3 ACROSS THE STREET

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

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



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

MATHERNE DRIVE Side



NORTHERN BOUNDARY OF SUBDIVISION

EAST  
86.00'

20' BUILDING SETBACK LINE

10' BUILDING SETBACK LINE

LOT 6

10' BUILDING SETBACK LINE

LA. HIGHWAY NO. 306 Side  
CANAL NO. 10 Side

5

NORTH  
140.00'

140.00'  
SOUTH

7

35' BUILDING SETBACK LINE

10' UTILITY SERVITUDE  
172'

WEST  
86.00'

7" TP

ELEC. BOX  
9" TELECOMMUNICATIONS BOX  
85'  
FH  
WV ON 2' CONC.

47.12'  
R=30'

SHAMROCK DRIVE

PLEASANT VALLEY DRIVE

27' CONC. RDWY.

**SURVEY OF LOT 6  
PLEASANT VALLEY EXTENSION  
IN SECTION 3, T15S - R20E  
ST. CHARLES PARISH, LOUISIANA**  
SCALE: 1" = 30'      FEBRUARY 24, 2020

**LEGEND**

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- FH = FIRE HYDRANT
- TP = TELEPHONE PEDESTAL
- WV = WATER VALVE
- BEARINGS ARE BASED ON SUBDIVISION PLAN

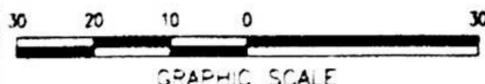
CERTIFIED TO SOUTH COAST BUILDERS LLC

NOTE:  
8' REAR & SIDE SETBACK  
FOR DETACHED BUILDINGS

REFERENCE PLAN:  
PLEASANT VALLEY EXTENSION BY LUCIEN C.  
GASSEN, PLS, DATED JULY 10, 2006

The servitudes shown on this survey are limited to those set forth per subdivision plat 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.



GRAPHIC SCALE

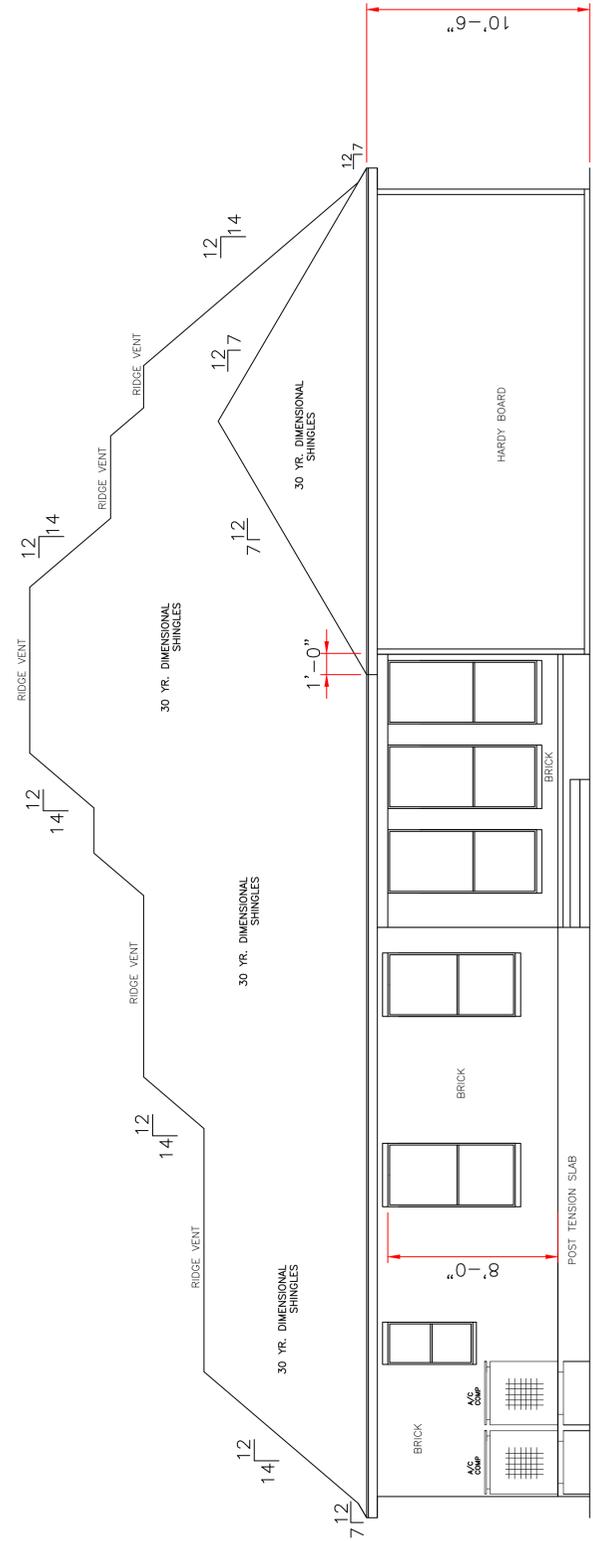
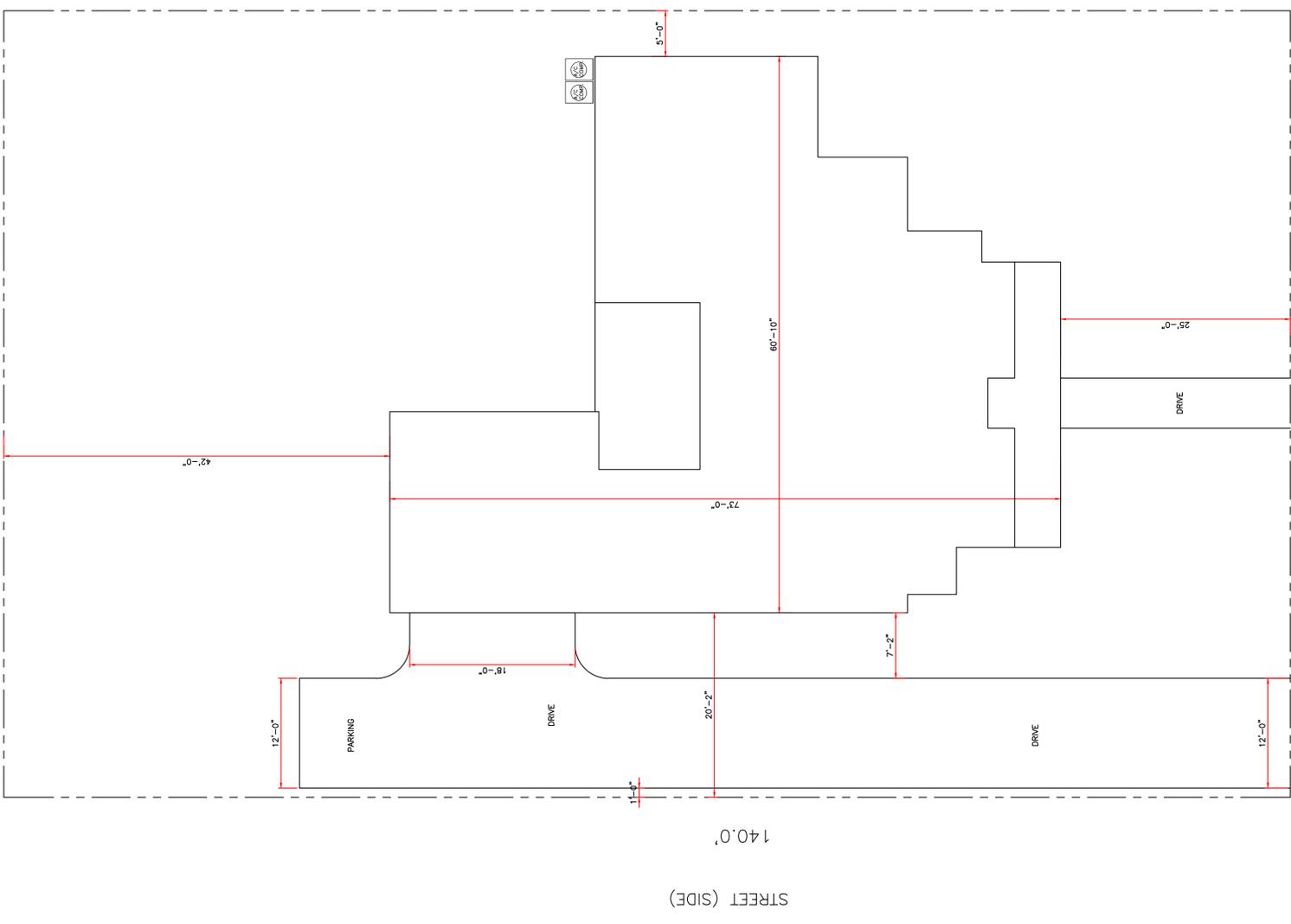
I certify that this plat represents an actual ground survey performed under my supervision and is in accordance with the Louisiana standards of practice for a Class C survey.

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

**GASSEN SURVEYING, LLC**

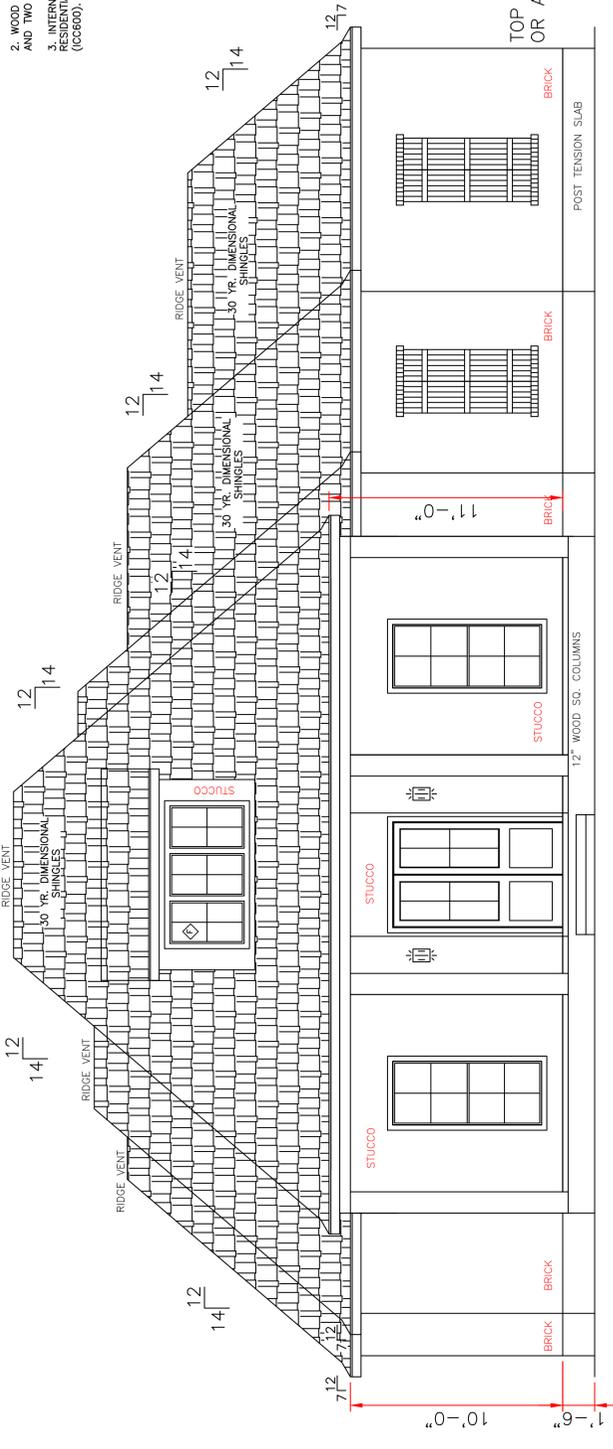
**WIND BORNE DEBRIS PROTECTION**

WINDOWS IN BUILDING LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED BY WIND BORNE DEBRIS PROTECTION STRUCTURAL PANELS WITH A MINIMUM THICKNESS OF 1/2" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE ATTACHED TO THE WINDOW FRAME WITH AN ANCHOR ATTACHMENT HARDWARE PROVIDED.



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"

STREET (SIDE)  
140.0'



**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"

**CODE COMPLIANCE**

- WIND SPEED 130 MPH.
- 1. THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- 2. WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (WFCM).
- 3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600).



TOP OF FINISH FLOOR AT OR ABOVE MINIMUM BASE FLOOD.

ALL MATERIALS BELOW BASE FLOOD MUST BE WATER RESISTANT

153 PLEASANT VALLEY DR.

86.0'

**SITE PLAN**

SCALE: 1/8" = 1'-0"

LOT# 6, SECTION 3  
PLEASANT VALLEY EXTENSION

LARRY TRUMBATURU

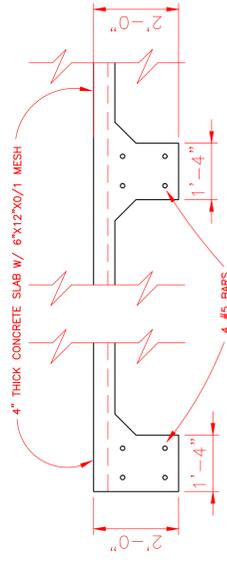
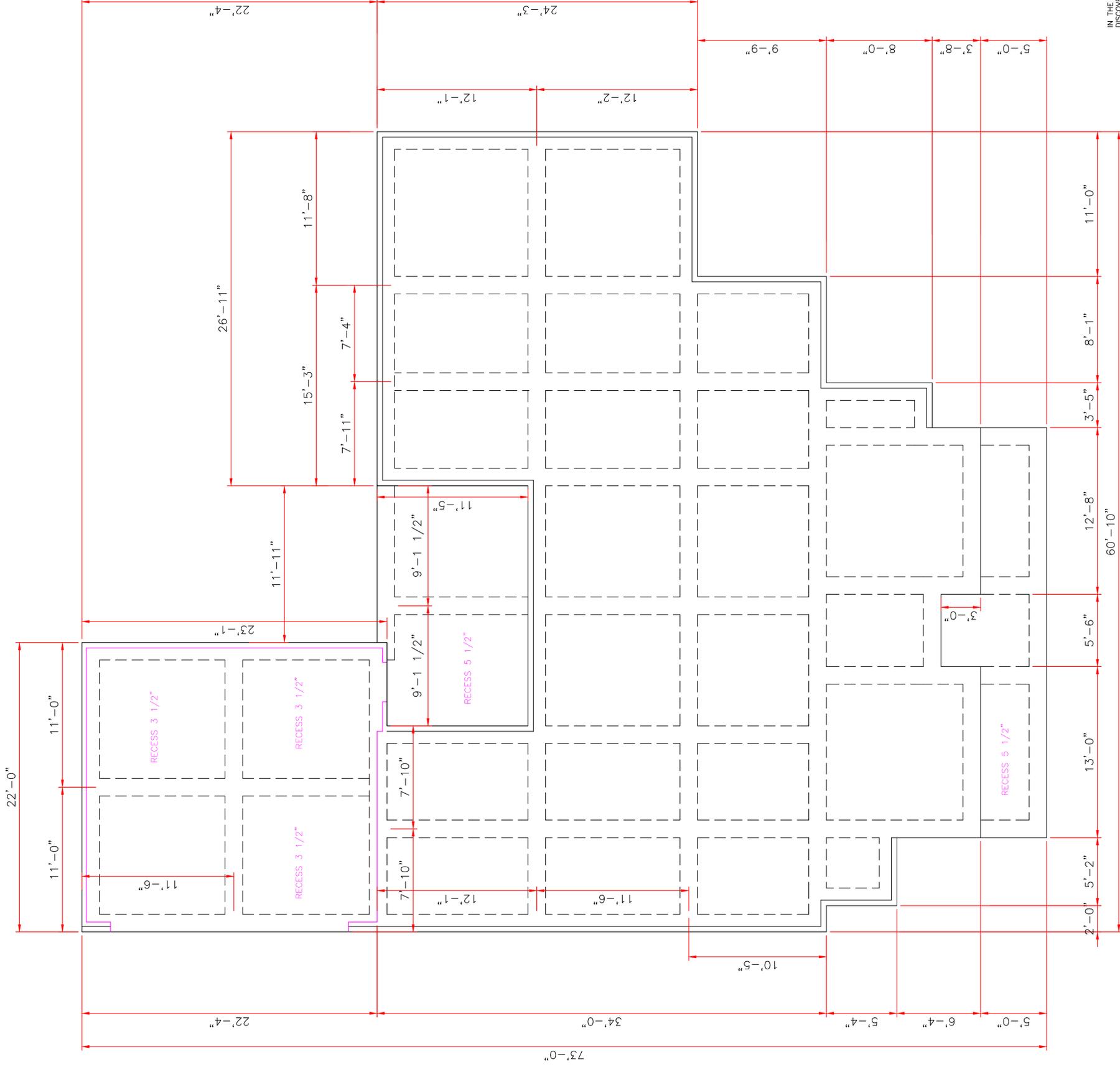
SOUTH COAST  
153 PLEASANT VALLEY DR.  
ST. CHARLES PARISH

8307 LAFITTE CT. CHALMETTE, LA. 70043  
504-279-3508  
3-31-20

SHEET NO  
1 OF 6

IN THE EVENT THAT A DIMENSIONAL DISCREPANCY IN THE DRAWINGS IS DISCOVERED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, ENGINEER, CONSULTANT, OR A SUPPLIER, SAID PARTY SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND SUSPEND ALL ASSOCIATED WORK UNTIL SUCH TIME THAT A PROPER DETERMINATION HAS BEEN MADE BY THE ARCHITECT. WITH APPROPRIATE STRUCTURAL ENGINEER'S RESOLUTION OF THE DISCREPANCY. THE ARCHITECT'S DESIGN SHALL BE THE GOVERNING DESIGN WITH THE WORK WITHOUT NOTIFYING THE ARCHITECT SHALL RESULT IN AN ASSUMPTION OF RESPONSIBILITY FOR CORRECTIVE WORK TO ACHIEVE THE INTENDED DESIGN.

THESE PLANS HAVE BEEN PROPERLY EXAMINED BY THE UNDERSIGNED. I HAVE DETERMINED THAT THEY COMPLY WITH THE FOLLOWING EXISTING STATE AND LOCAL BUILDING CODES FOR THE JURISDICTION IN WHICH THE RESIDENCE IS TO BE LOCATED.



INTERIOR AND EXTERIOR FOOTING DETAIL  
SCALE: 1/2" = 1'

SOIL TREATMENT, CHEMICAL TERMITICIDE WILL BE USED FOR TERMITES PROTECTION, BUILDER VERIFY



CODE COMPLIANCE  
WIND SPEED 130 MPH  
1. THE 2015 INTERNATIONAL RESIDENTIAL CODE.  
2. WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (WFCM).  
3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600).

THESE PLANS HAVE BEEN PROPERLY EXAMINED BY THE UNDERSIGNED. I HAVE DETERMINED THAT THEY COMPLY WITH THE FOLLOWING EXISTING STATE AND LOCAL BUILDING CODES FOR THE JURISDICTION IN WHICH THE RESIDENCE IS TO BE LOCATED.

IN THE EVENT THAT A DIMENSIONAL DISCREPANCY IN THE DRAWINGS IS DISCOVERED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, ENGINEER, CONSULTANT, OR A SUPPLIER, SAID PARTY SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND SUSPEND ALL ASSOCIATED WORK UNTIL SUCH TIME THAT A PROPER DETERMINATION HAS BEEN MADE BY THE ARCHITECT. WITH APPROPRIATE INSTRUCTIONS FOR RESOLUTION OF THE DISCREPANCY. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE ACCURATE AND COMPLETE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE WORK WITHOUT NOTIFYING THE ARCHITECT SHALL RESULT IN AN ASSUMPTION OF RESPONSIBILITY FOR CORRECTIVE WORK TO ACHIEVE THE INTENDED DESIGN.

LARRY SOUTH COAST  
TRUMBATURU DR. 153 PLEASANT VALLEY  
ST. CHARLES PARISH LA 70043  
8307 LAFITTE CT. CHALMETTE, LA 70043  
504-279-3508 REP. NO. 8409

SHEET NO 2 OF 6  
3-31-20

**WIND BORNE DEBRIS PROTECTION**

WINDOWS IN BUILDING LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 5/8" SHALL BE USED TO PROTECT GLAZED OPENINGS PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.

**DOORS**

1	2'6"X8'0"X1	3/4"	5'0"X8'0" SEE ELEVATION
2	3'0"X8'0"X1	3/4"	EXT. INSUL
3	18'0"X8'0"		GARAGE DOOR
4	2'8"X8'0"X1	3/8"	INTERIOR RAISED PANEL
5	2'4"X8'0"X1	3/8"	INTERIOR RAISED PANEL
6	2'4"X8'0"X1	3/8"	INTERIOR RAISED PANEL
7	1'6"X8'0"X1	3/8"	INTERIOR RAISED PANEL
8	2'0"X8'0"X1	3/8"	PAIR INTERIOR RAISED PANEL

**WINDOWS**

A	3'0"X7'0"	VINYL S.H.	2/2 LTS
B	VOID		
C	3'0"X6'0"	VINYL S.H.	1/1 LTS
D	3'0"X7'0"	VINYL S.H.	1/1 LTS
E	3'0"X6'0"	VINYL S.H.	2/1 LTS
F	3'0"X4'0"	VINYL S.H.	2/2 LTS
G	4'0"X4'0"	VINYL FIXED W/ SAFETY GLAZING (SECT. R308 IRC)	
H	2'0"X4'0"	VINYL S.H.	1/1 LTS
F	2'0"X3'6"	VINYL S.H.	2/2 LTS

ENERGY PERFORMANCE RATING: U-FACTOR=55; SOLAR HEAT GAIN COEFFICIENT=35

**GENERAL NOTES:**

- ATTIC VENTILATION WILL BE CONTINUOUS RIDGE VENTS AND PERFORATED SOFFITS, OR EQUAL
- TERMITE SHIELDS WILL BE 26 GA GALVANIZED AT EACH PIER UNDER SILLS
- ENCLOSED AREAS BELOW FLOOD GRADE SHALL HAVE A MINIMUM OF 1 SQ. IN. PER 1 SQ. FT. OF WATER FLOW VENTING.
- MINIMUM INSULATION REQUIRED  
FLOORS- R-19  
WALLS- R-13  
CEILING- R-38
- ROOF OVER HANG EXTENDING INTO 3' OF SIDE YARD SHALL HAVE ONE HOUR FIRE RESISTIVE CONSTRUCTION ON THE UNDER SIDE
- BUILDING MATERIAL USED BELOW DESIGN FLOOD ELEVATION MUST BE WATER RESISTANT
- WINDOWS INSTALLED IN BATH/TUB ENCLOSURES LESS THAN 60" F.F. REQUIRE SAFETY GLAZING
- AND WINDOWS WITHIN 2' OF DOORS AND WITHIN 5' OF STAIRS
- FLOOD VENTS WHERE APPLICABLE SHALL BE 1'-0" OR LESS ABOVE GRADE.
- WINDOWS WHERE BOTTOM EDGE IS LESS THAN 18" REQUIRES SAFETY

**CODE COMPLIANCE**

- WIND SPEED 130 MPH.
- 1. THE 2015 INTERNATIONAL RESIDENTIAL CODE.
- 2. WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (WFCM).
- 3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (IC600).

SQUARE FTG	FTG
LIVING	2152
PORCH	173
PATIO	204
GARAGE	497
TOTAL	3026

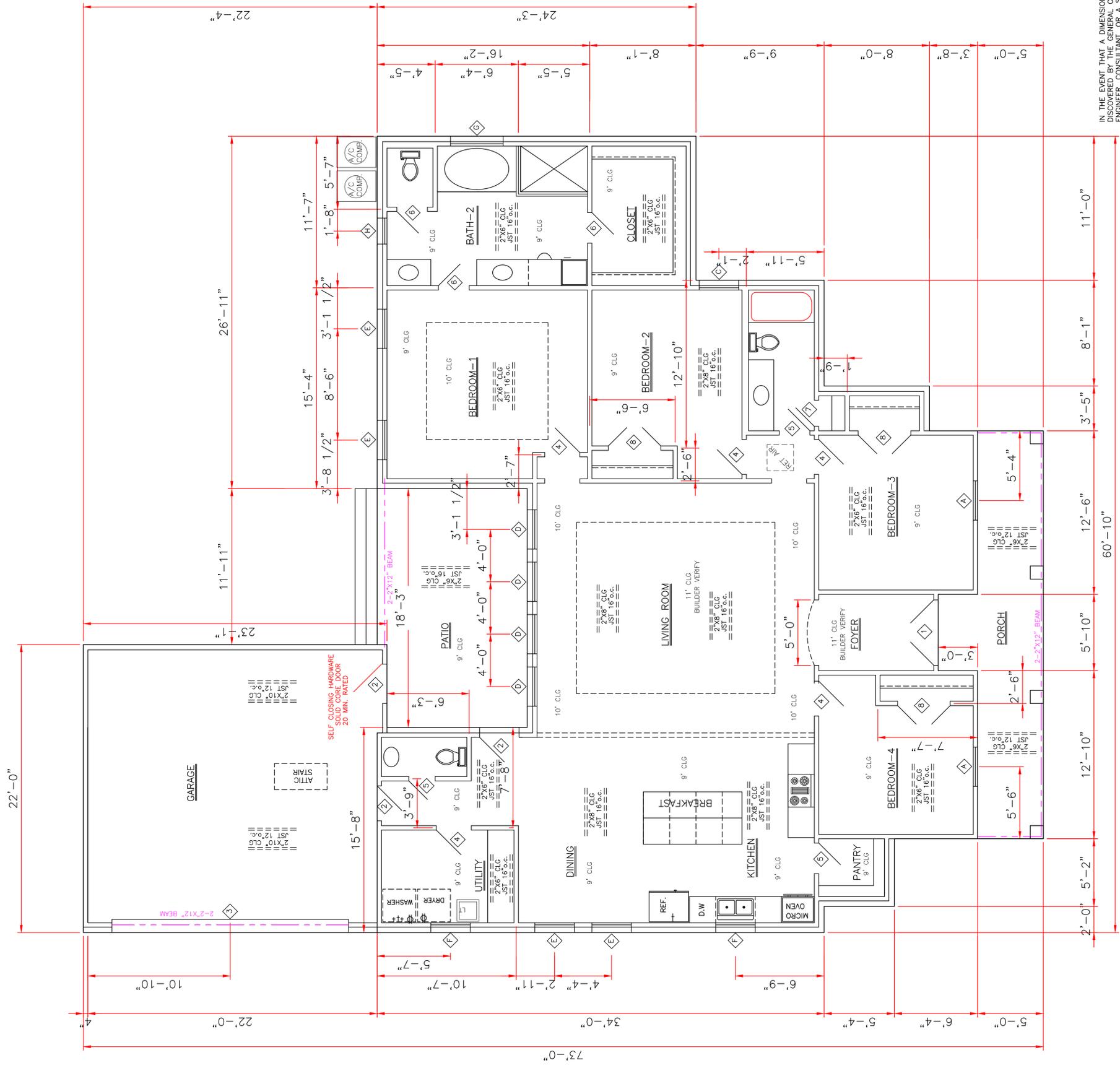
IN THE EVENT THAT A DIMENSIONAL DISCREPANCY IN THE DRAWINGS IS DISCOVERED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, ENGINEER, CONSULTANT, OR A SUPPLIER, SAID PARTY SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND SUSPEND ALL ASSOCIATED WORK UNTIL SUCH TIME THAT A PROPER DETERMINATION HAS BEEN MADE BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR RESOLVING ANY ISSUE. FAILURE TO REPORT KNOWN DISCREPANCIES AND CONTINUING WITH THE WORK WITHOUT NOTIFYING THE ARCHITECT SHALL RESULT IN AN ASSUMPTION OF RESPONSIBILITY FOR CORRECTIVE WORK TO ACHIEVE THE INTENDED DESIGN.

**FLOOR PLAN**

SCALE: 1/4" = 1'-0"

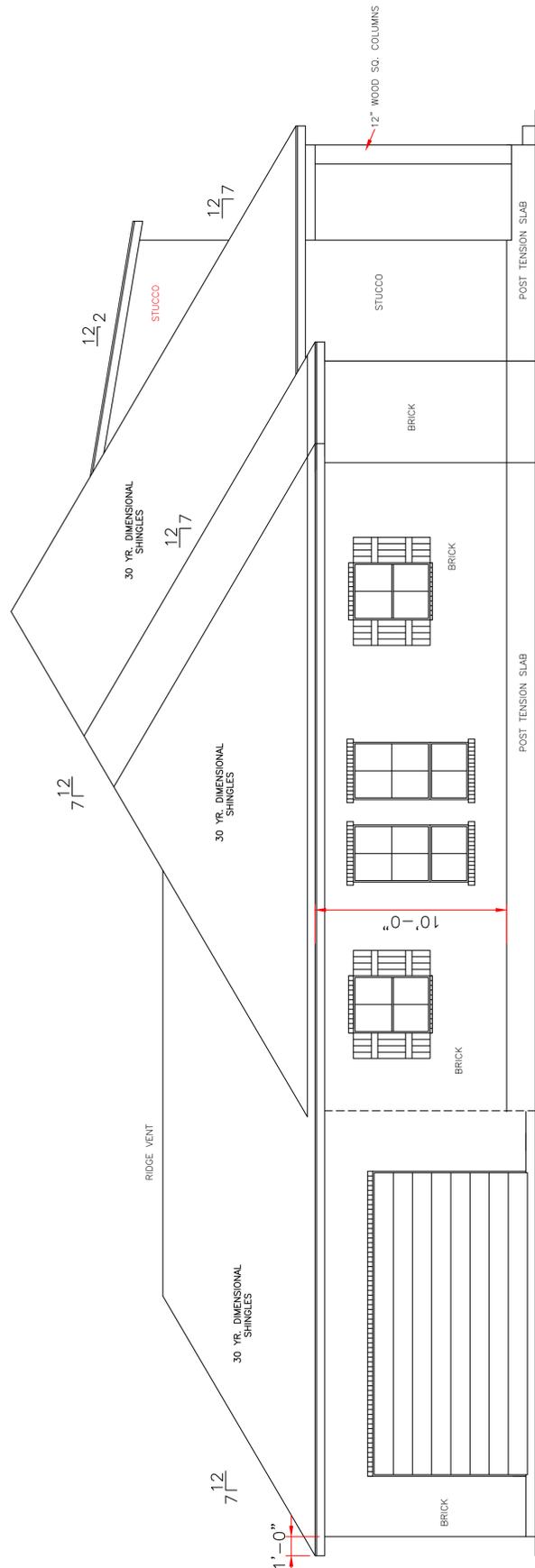
THESE PLANS HAVE BEEN PROPERLY EXAMINED BY THE UNDERSIGNED. I HAVE DETERMINED THAT THEY COMPLY WITH THE FOLLOWING EXISTING STATE AND LOCAL BUILDING CODES FOR THE JURISDICTION IN WHICH THE RESIDENCE IS TO BE LOCATED.

LARRY SOUTH COAST  
TRUMBATURI 153 PLEASANT VALLEY DR.  
ST. CHARLES PARISH LA 70043  
8307 LAFFITE CT. CHALMETT, LA 70043  
504-279-3508 REP. NO. 8409 SHEET NO. 3 OF 6

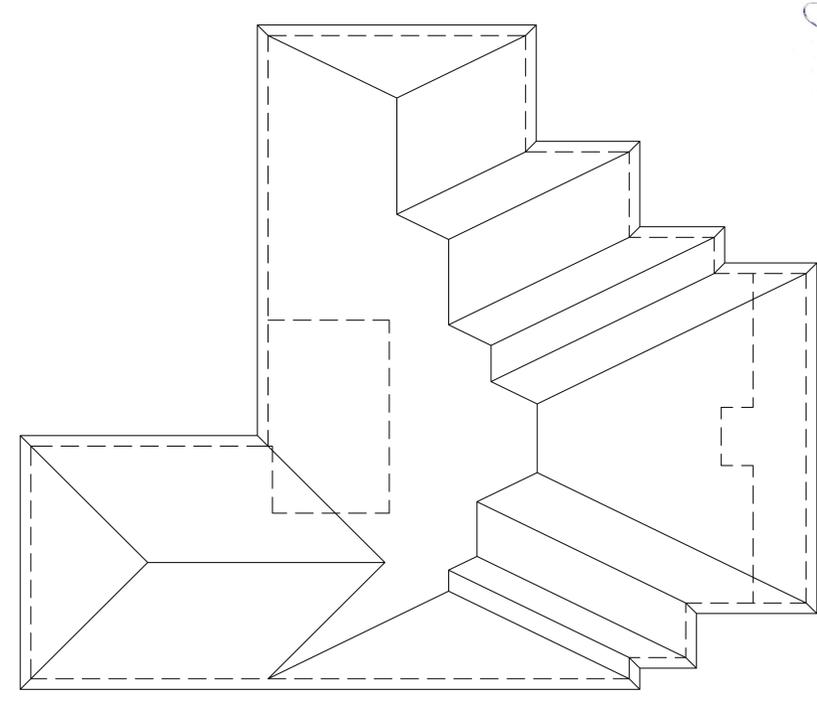


**WIND BORNE DEBRIS PROTECTION**

WINDOWS IN BUILDING LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WOOD PROTECTIVE PANELS SHALL BE 1/2" THICK AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

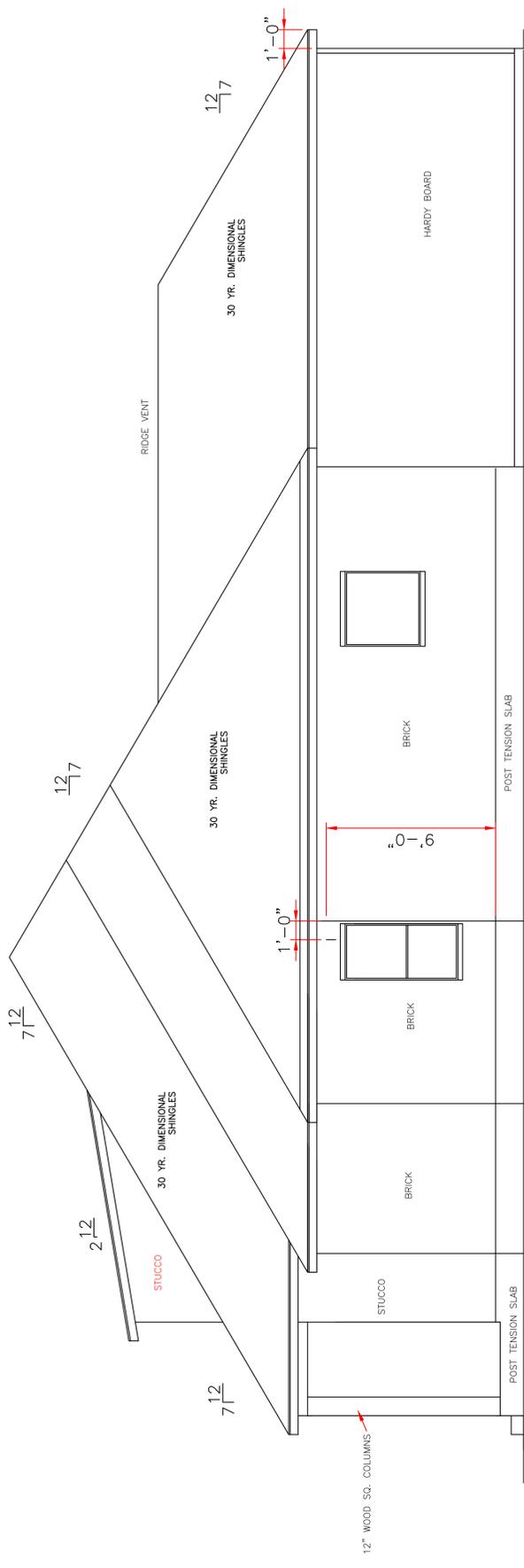
**CODE COMPLIANCE**  
WIND SPEED 130 MPH.  
1. THE 2015 INTERNATIONAL RESIDENTIAL CODE.  
2. WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (WFCM).  
3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600).



IN THE EVENT THAT A DIMENSIONAL DISCREPANCY IN THE DRAWINGS IS DISCOVERED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, ENGINEER, CONSULTANT, OR A SUPPLIER, SAID PARTY SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND SUSPEND ALL ASSOCIATED WORK UNTIL SUCH TIME THAT A PROPER DETERMINATION HAS BEEN MADE BY THE ARCHITECT. WITH APPROPRIATE INSTRUCTIONS FOR RESOLUTION OF THE DISCREPANCY. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND WITH THE WORK WITHOUT NOTIFYING THE ARCHITECT SHALL RESULT IN AN ASSUMPTION OF RESPONSIBILITY FOR CORRECTIVE WORK TO ACHIEVE THE INTENDED DESIGN.

ALL MATERIALS BELOW  
BASE FLOOD MUST  
BE WATER RESISTANT

**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



THESE PLANS HAVE BEEN PROPERLY EXAMINED BY THE UNDERSIGNED. I HAVE DETERMINED THAT THEY COMPLY WITH THE FOLLOWING EXISTING STATE AND LOCAL BUILDING CODES FOR THE JURISDICTION IN WHICH THE RESIDENCE IS TO BE LOCATED.

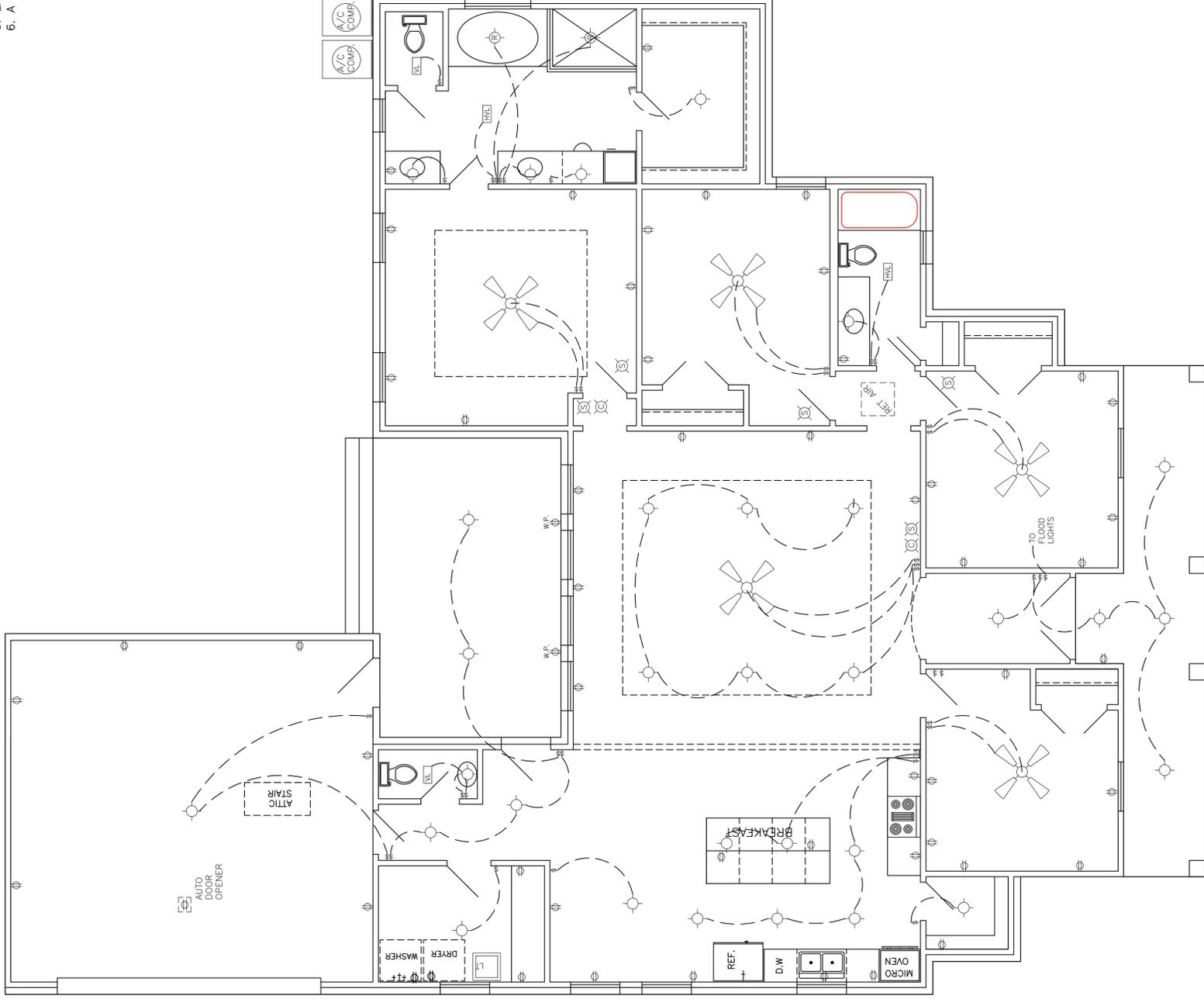
	SOUTH COAST 153 PLEASANT VALLEY DR. <b>TRUMBATURU</b> ST. CHARLES PARISH LA 70043 DATE: 8/30/2020	SHEET NO. 4 OF 6
	LARRY TRUMBATURU	3-31-20 504-279-3508 REP. NO. 8409

**ELECTRICAL NOTES**

1. AFCI PROTECTION SHALL BE PROVIDED FOR DINING ROOMS, FAMILY ROOMS, LIVING ROOMS, HALLWAYS, CLOSETS, BEDROOMS, ETC.
2. SMOKE DETECTORS: (A) SHALL BE INSTALLED IN EACH SLEEPING ROOM. (B) SHALL BE INSTALLED OUTSIDE, IN THE VICINITY OF EACH SLEEPING ROOM. (C) SHALL BE 120 VOLT, HARDWIRED, INTERCONNECTED, WITH A BATTERY BACKUP. (D) SHALL NOT BE INSTALLED WITHIN 36 INCHES OF A RETURN AIR GRILLE OR ANY PADDLE FAN BLADE.
3. KITCHEN: (A) ALL RECEPTACLES OVER COUNTERTOP SHALL BE GFI PROTECTED REGARDLESS OF DISTANCE FROM THE SINK. (B) THE DISHWASHER SHALL BE CONNECTED BY MEANS OF AN APPLIANCE CORD TO A RECEPTACLE UNDER THE SINK. THE RECEPTACLE WILL NOT BE GFI PROTECTED.
4. BATHROOMS: (A) ALL RECEPTACLES SHALL BE GFI PROTECTED. (B) LIGHTS OVER BATHTUBS SHALL HAVE COVERS THAT ARE LISTED FOR "DAMP LOCATION" (C) LIGHTS OVER SHOWERS SHALL HAVE COVERS LISTED FOR "WET LOCATION."
5. EXTERIOR RECEPTACLES SHALL ALL BE GFI PROTECTED AND SHALL HAVE WEATHERPROOF COVERS.
6. A RECEPTACLE (NOT SHOWN ON THE PLAN) WILL BE INSTALLED ON THE EXTERIOR WALL WITHIN 25 FEET OF THE AIR CONDITIONING EQUIPMENT.

**WIND BORNE DEBRIS PROTECTION**

WINDOWS IN BUILDING LOCATED IN WIND BORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WIND BORNE DEBRIS. WOOD STRUCTURAL PANELS WITH A MIN. THICKNESS OF 7" AND A MAX. SPAN OF 8 FEET SHALL BE PERMITTED FOR OPENING PROTECTION IN ONE AND TWO STORY BUILDINGS. PANELS SHALL BE PRECUT TO COVER THE GLAZED OPENINGS WITH ATTACHMENT HARDWARE PROVIDED.



LEGEND	
	CEILING FAN
	RECESSED LIGHTS
	WALL SWITCH SINGLE POLE SINGLE THROW, MOUNT AT 60" AFF
	3 WAY WALL SWITCH 15A, 120V, MOUNT AT 60" AFF
	CEILING LIGHT INCANDESCENT, 2-60 WATT
	VENT/LIGHT FIXTURE
	CARBON MONOXIDE DETECTOR
	110 VOLT WATER PROOF OUTLET
	FLOOD LIGHTS
	110 VOLT SMOKE DETECTOR
	110 VOLT OUTLET
	HANGING LIGHT FIXTURE
	WALL LIGHT FIXTURE

CODE COMPLIANCE:  
 WIND SPEED 130 MPH.  
 1. THE 2015 INTERNATIONAL RESIDENTIAL CODE.  
 2. WOOD FRAME CONSTRUCTION MANUAL FOR ONE AND TWO FAMILY DWELLINGS. (WFCM).  
 3. INTERNATIONAL CODE COUNCIL (ICC) STANDARD FOR RESIDENTIAL CONSTRUCTION IN HIGH WIND REGIONS (ICC600).

THESE PLANS HAVE BEEN PROPERLY EXAMINED BY THE UNDERSIGNED. I HAVE DETERMINED THAT THEY COMPLY WITH THE FOLLOWING EXISTING STATE AND LOCAL BUILDING CODES FOR THE JURISDICTION IN WHICH THE RESIDENCE IS TO BE LOCATED.

IN THE EVENT THAT A DIMENSIONAL DISCREPANCY IN THE DRAWINGS IS DISCOVERED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, ENGINEER, CONSULTANT, OR A SUPPLIER, SAID PARTY SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND SUSPEND ALL ASSOCIATED WORK UNTIL SUCH TIME THAT A PROPER DETERMINATION HAS BEEN MADE BY THE ARCHITECT. WITH APPROPRIATE INSTRUCTIONS FOR RESOLUTION OF THE DISCREPANCY. THE ARCHITECT'S RESPONSIBILITY IS TO PROVIDE THE WORK WITH THE WORK WITHOUT NOTIFYING THE ARCHITECT SHALL RESULT IN AN ASSUMPTION OF RESPONSIBILITY FOR CORRECTIVE WORK TO ACHIEVE THE INTENDED DESIGN.

**ELECTRICAL PLAN**  
 SCALE: 1/4" = 1'-0"

**LARRY TRUMBATUR**  
 SOUTH COAST  
 153 PLEASANT VALLEY DR.  
 ST. CHARLES PARISH  
 LA 70043  
 504-279-3508  
 3-31-20  
 SHEET NO. 5 OF 6



# ST. CHARLES PARISH

## DEPARTMENT OF PLANNING AND ZONING

### LAND USE REPORT

CASE NUMBER: 2020 26 ZBA

#### GENERAL APPLICATION INFORMATION

**NAME/ADDRESS OF APPLICANT:**

Danielle and Luis Suarez  
1053 Kings Way Drive East  
Gretna, LA 70056

**APPLICATION DATE:** 4/22/2020

**LOCATION OF SITE:**

208 Beau Place Blvd., Des Allemands (Lot 42, Beau Place Estates)

**REQUESTED ACTION:**

Reduce the required advisory DFIRM (digital flood insurance rate map) elevation from AE +6 ft. NAVD to -2.36 ft. NAVD (1 ft. above the centerline of the street) in order to permit a single-family house.



#### SITE INFORMATION

**SIZE OF PARCEL:** 16,988 sq. ft.

**EXISTING ZONING:** R-1A: Single-Family Residential Detached District

**SURROUNDING ZONING AND LAND USE:** R-1A, Single-Family

The lot is in a neighborhood that consists of vacant lots and single-family houses.

**FUTURE LAND USE RECOMMENDATION:** Low-Density Residential

**TRAFFIC ACCESS:** Tertiary/ Local Streets

**UTILITIES:** Standard utilities are available for the site

**BASE FLOOD ELEVATION (BFE):** X-Zone with an advisory DFIRM AE +6 ft. NAVD

#### APPLICABLE CODE REGULATION(S)

[Exceptions.] [The Board is Authorized] To permit the following exceptions:

**Appendix A. Section XX. Flood Damage Prevention, D.5.**

5. Variance Procedures:

a. Appeal Board:

1. The Zoning Board of Adjustments, as established by St. Charles Parish, shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
2. The Zoning Board of Adjustments shall hear and decide appeals when it is alleged there is an error in any requirement, decision, or determination made by the Director of Planning and Zoning in the enforcement or administration of this Ordinance.
3. Those aggrieved by the decision of the Zoning Board of Adjustments, or any taxpayer, may appeal such decision to the 29th Judicial Court.
4. In formulating decisions on such applications, the Zoning Board of Adjustments shall consider all technical evaluations, all relevant factors, and all standards contained in this Ordinance, including the list of parameters cited in section D.2. Upon consideration of the stated criteria, the Zoning Board of Adjustments may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Ordinance.
5. The Director of Planning and Zoning shall maintain the records of all appeal actions, including technical information, and shall report variances to the Federal Emergency Management Agency upon request.

b. Conditions for Variances.

1. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre (21,780 sq. ft.) or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in section D.2. (see reference below) of this Ordinance have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variances increases.
2. Variances may be issued for reconstruction, rehabilitation, or restoration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Ordinance.
3. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an

historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.

4. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
5. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
6. Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
7. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use **provided that (i) the criteria outlined in section D.5. are met**, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
8. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

#### **Appendix A. Section XX. Flood Damage Prevention, D.2.**

Approval Process. The approval or denial of any application for a **Certificate of Zoning Compliance shall be based on all of the provisions of this Ordinance and the following relevant factors:**

- a. The danger to life and property due to flooding or erosion damage;
- b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- c. The danger that materials may be swept onto other lands to the injury of others;
- d. The compatibility of the proposed use with existing and anticipated development;
- e. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- f. The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical, and water systems;
- g. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
- h. The necessity to the facility of a waterfront location, where applicable;
- i. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- j. The relationship of the proposed use to the comprehensive plan of the area.

<b>DEPARTMENT ANALYSIS &amp; FINDINGS</b>
---

1. The property owner applied for a variance to permit a single-family house at -2.36 ft. NAVD where an advisory DFIRM AE +6 ft. NAVD applies.
2. The requested elevation is 1 ft. above the centerline of the street.
3. The site, Lot 42, Bayou Place Estates Phase I & II, was platted in 2001.
4. The required BFE at the time was 1 ft. above the center line of the street.
5. The lot is less than ½ acre.
6. Lots 19, 20, 23 and 41, to the north, east and south, were constructed between 2003 and 2005, prior to the Parish adopting preliminary DFIRMs in 2013.
7. Lot 43, to the west, was constructed in 2019 at +6 ft. NAVD.
8. The property owner has signed the Addendum to the Application for Variance from BFE Requirements and the Acknowledgement, Indemnification and Hold Harmless forms.

# St. Charles Parish Department of Planning and Zoning 2020 26 ZBA

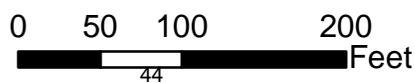
Danielle & Luis Suarez  
Reduce the required advisory DFIRM from AE +6 ft. NAVD to  
1 ft. above the centerline of the street.



## ZBA

### Variance Type, Decision

- Flood, Approved
- Flood, Pending





**ST. CHARLES PARISH**  
**DEPARTMENT OF PLANNING AND ZONING**  
**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**  
 P.O Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

**APPLICATION FEE:**  
 Single-Family Residential: \$50  
 All Other: \$100

Municipal Address of Request 208 Beau Place Blvd.

City Des Allemands State LA Zip 70056

Subdivision Beau Place Est. Lot 42 Block \_\_\_\_\_ Section \_\_\_\_\_

Owner/Applicant Name Danielle/Luis Suarez

Mailing Address 1053 Kingsway Dr. East

City Terrytown State LA Zip 70056

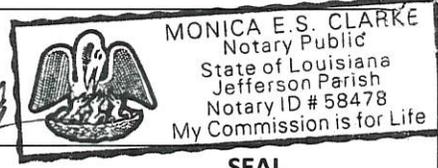
Phone # (504) 858-2100 Email d.danielle10@yahoo.com  
(504) 908-5226

**APPLICANT TESTIMONY:** Why can't your project meet the zoning regulations? We have a 2yr. old son  
child going up & down would be hard. My father in law  
can't walk well going up & down would be hard.  
would not be able to have family easy access to be part

Please attach any additional information to clarify or explain your request to the Board. activities, holiday  
etc.

**OWNER'S ENDORSEMENT: STATE OF LOUISIANA, PARISH OF ST. CHARLES**

**OWNER:** Danielle Suarez  
Luis A Suarez being duly sworn,  
 (Print Name)  
 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.  
Danielle Suarez  
 (Signature of owner)

**NOTARY PUBLIC:**  
 Subscribed and sworn to before me this 22nd day  
 of April, 20 20 in my  
 office at Gretna  
 Louisiana.  
Monica E.S. Clarke  
 (Signature of Notary Public)  
  
**SEAL**

**FOR OFFICE USE ONLY:**

ZBA Case #: 2020-26-28A Property Identification #: 40480000042 Date submitted: 4/22/2020  
 Receipt #: 3205443 Flood Zone: X / AE4 Zoning District: R-9A  
 Subdivision Name: Beau Place Estates Phase I, II  
 Square # \_\_\_\_\_ Lot # 42 Block \_\_\_\_\_ Property sq. ft. 16,980  
 Code Section being appealed: \_\_\_\_\_



**ST. CHARLES PARISH**  
**DEPARTMENT OF PLANNING AND ZONING**  
**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**  
P.O Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

**The Zoning Board of Adjustments uses the following criteria to base their decision:**

1. No variance will be considered or granted as to the permitted use as this could constitute a spot zone.
2. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and are not generally applicable to other lands, structures or buildings in the same zoning district.
3. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
4. The special conditions and circumstances do not result from the actions of the applicant.
5. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands, structures or buildings in the same district or similarly situated.
6. The variance, if granted, will not alter the essential character of the locality.
7. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.
8. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s). Financial hardships shall not be considered as valid criteria for any such variance to existing regulations.
9. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

<p><b>CHECKLIST OF APPLICATION REQUIREMENTS:</b> Please review this section with the Department of Planning &amp; Zoning.</p>	
<p><i>chk</i></p> <p><i>chk</i></p> <p><i>chk</i></p> <p><i>chk</i></p> <p><i>chk</i></p> <p><i>chk</i></p>	<p>1. Application, completed, signed by all property owners, and notarized. For corporations, the application must be signed by an authorized representative and accompanied by a resolution.</p> <p>2. Copy of the deed (Available at the Clerk of Court's office).</p> <p>3. Name and mailing address of all abutting and adjacent property owners (Available at the Assessor's Office).</p> <p>4. Surveys, site/ project plans, photographs, and other relevant information needed to show cause for a variance. All surveys and plans must show lot dimensions, square footage of existing structures and proposed structures, existing and proposed mechanical equipment, and setback distances.</p> <p>5. Fee: \$50 for single-family residential or \$100 for all other applications (Check, Money Order, Debit/ Credit processing fee of 3%).</p> <p>6. Floodplain Variance Applications must be accompanied by a completed "Addendum to Application for Variance from Base Flood Elevation Requirements" form.</p>
<p><i>Amelie Swartz</i></p> <p>(Signature of reviewer confirms that application is complete)</p>	

Testimony relative to the application must be provided by the property owner or a representing attorney.

The Zoning Board of Adjustment public hearing is scheduled on 5/21/2020  
 (DATE)



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 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.) This would cause
- 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.) hardship on loan approval
- 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.) loan approval & a lot of family could not access.
- 6. Is your lot size less than one-half (1/2) acre? yes  
(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: 16,988
  - C. Existing average grade at center of property and existing grades of all corners: -3.00
  - D. Existing center line street grades: -3.36
  - E. Distances from property lines and any existing structures on abutting properties and the elevations of those structures: \_\_\_\_\_
  - F. Any other physical features which may affect the granting or denial of the application (i.e. drainage canals, levees, etc.): N/A
  - G. Photographs of the property and adjacent properties.
  - H. Any other pertinent information or documents to support this request.

**ACKNOWLEDGEMENT, INDEMINFCATION 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 Daniello & Luis Suarez

(hereinafter "appearers"), after being duly sworn, acknowledged that they are the owners of the property located at 208 Beau Place, and that said property was

acquired by instrument registered in the official records of St. Charles Parish at COB 884

FOLIO 47. 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 +6.0 NAVD; however the building(s) elevation will be

+1.0 NAVD 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 22 day of April, 2020 Monica E.S. Clarke

WITNESSES:  
B. Stanton

APPEARERS:  
Daniello Suarez

PRINT NAME: B. Stanton

Luis A. Suarez

K. Clarke

PRINT NAME: K. Clarke

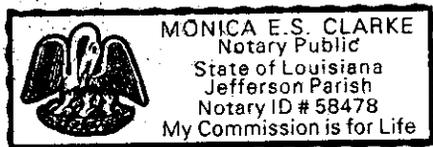
Monica E.S. Clarke

NOTARY PUBLIC

PRINT NAME: Monica E.S. Clarke

BAR NO. 58478

SEAL REQUIRED



# GASSEN SURVEYING, LLC

1026 GASSEN ST  
Luling, LA 70070

## GRADE CERTIFICATE

April 17, 2020

Lot Number: 42 Square: \_\_\_\_\_

Subdivision: Beau Place Estates Phase 1

Municipal No.: 208 Beau Place Boulevard

Firm Zone: X Base Flood Elevation: N/A  
DFIRM ZONE: AE DFIRM Advisory Base Flood Elevation: 6.00 NGVD

Existing Street Elevation: ..... -3.36 NAVD

Existing Ground Elevation: ..... -3.0 NAVD

Reference Elevation Mark Only: ..... 0.00 NAVD

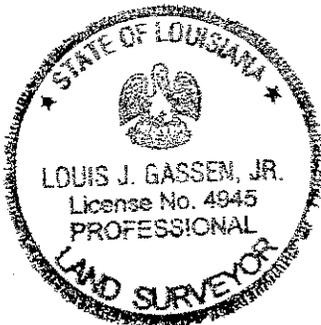
\*(PROPOSED LOWEST FLOOR ELEVATION TO BE FILLED OUT BY BUILDER)

\*PROPOSED LOWEST FLOOR ELEVATION: \_\_\_\_\_

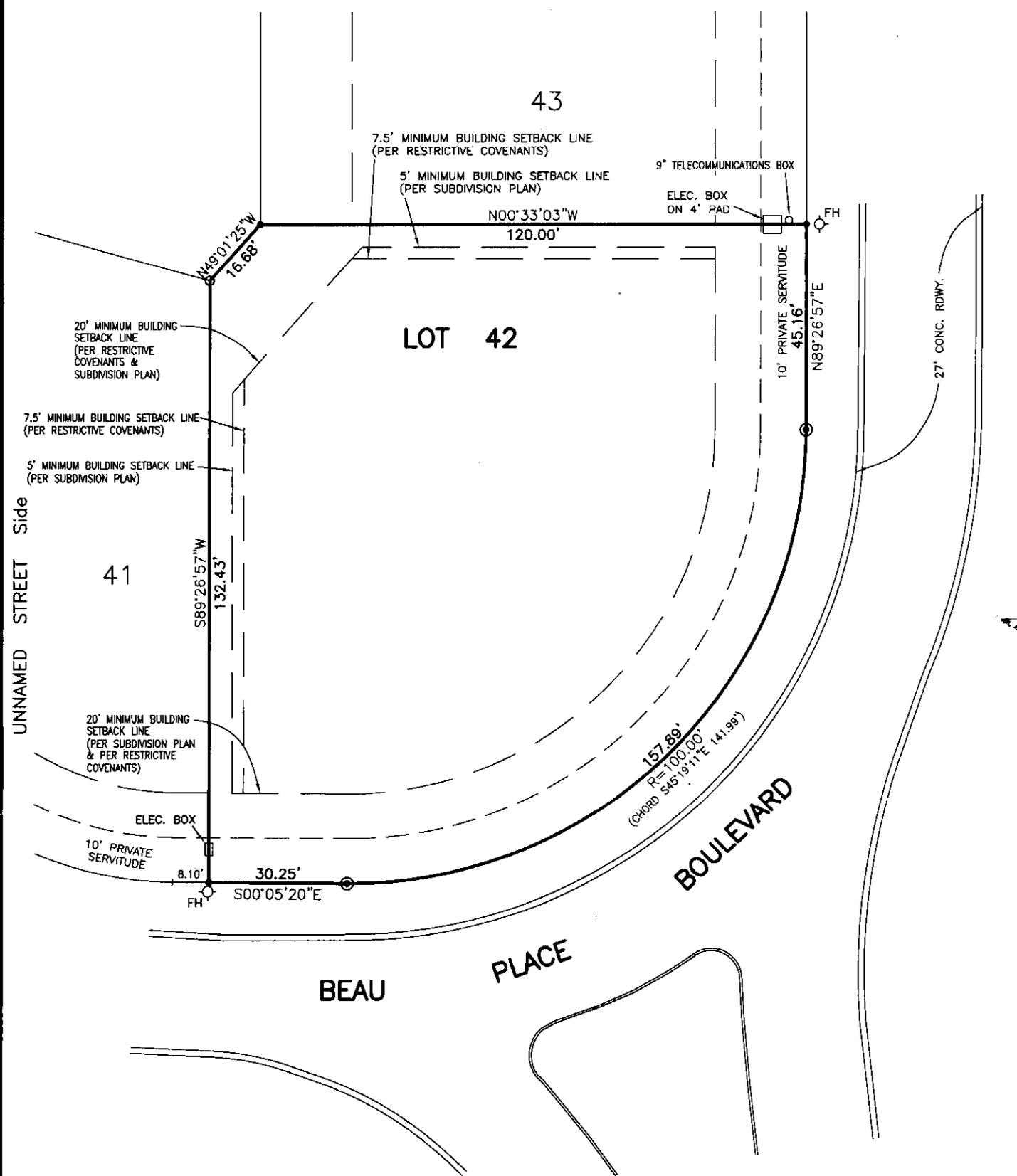
DESCRIPTION: MARK ON LIGHT POLE NEAR CORNER OF LOT

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

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



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



**SURVEY OF LOT 42  
 BEAU PLACE ESTATES  
 PHASE 1  
 IN SECTIONS 3 & 10, T15S - R20E  
 ST. CHARLES PARISH, LOUISIANA  
 SCALE: 1" = 30'      OCTOBER 8, 2019**

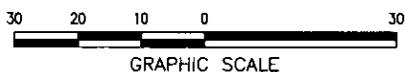
- LEGEND**
- ⊙ = 1/2" IRON ROD IN CONC. FOUND
  - = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET
  - FH = FIRE HYDRANT
  - BEARINGS ARE BASED ON SUBDIVISION PLAN

CERTIFIED TO LUIS SUAREZ

REFERENCE PLAN:  
 BEAU PLACE ESTATES, PHASE 1 BY LUCIEN  
 C. GASSEN, DATED JUNE 1, 2001

The servitudes shown on this survey are limited to those set forth per subdivision plat 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.



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

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

**GASSEN SURVEYING, LLC**