

2024-0041

**INTRODUCED BY: MATTHEW JEWELL, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

RESOLUTION NO. 6748

A resolution endorsing waivers from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, C. Lots, 1.b. Width, and from Appendix A, Zoning Ordinance of 1981, Section X.C.1. as requested by Luke Reedy.

WHEREAS, the St. Charles Parish Subdivision Ordinance of 1981 requires that the Parish Council endorse waivers from Subdivision Regulations; and,

WHEREAS, the Subdivision Regulations require lots to conform with minimum width, depth, area, and setbacks as per the St. Charles Parish Zoning Ordinance; and,

WHEREAS, the applicant has requested a waiver from the minimum width requirement for Lot 1A-1 and a waiver from the required setback for existing accessory machinery on Lot 1A-2 as shown on the survey by Louis J. Gassen Jr., PLS dated November 27, 2023; and,

WHEREAS, granting the waivers will allow Lot 1A-1 to be 58.58 ft. wide instead of the minimum 60 ft. as required in the R-1A zoning district, and allow existing accessory machinery (AC condenser) on Lot 1A-2 to be within the required setback; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the waivers at its meeting on January 11, 2024.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse waivers from the minimum width requirement to allow Lots 1A-1 and 1A-2 as shown on a survey by Louis J. Gassen Jr., PLS dated November 27, 2023, as requested by Luke Reedy.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE, O'DANIELS, FISHER, DEBRULER

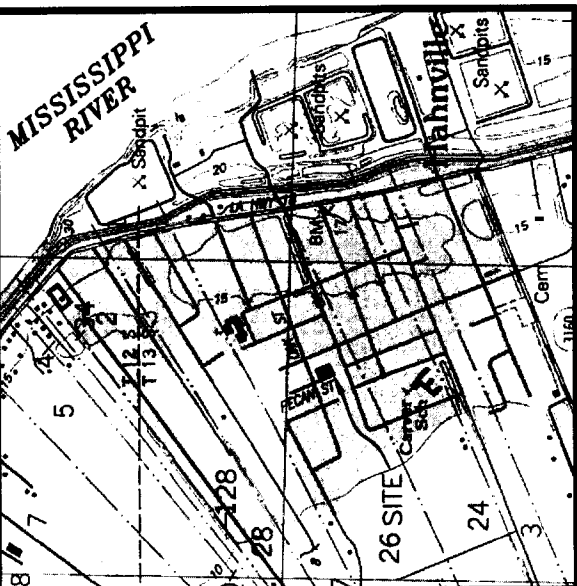
NAYS: NONE

ABSENT: NONE

And the resolution was declared adopted this 22nd day of January, 2024, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *But Fisher*
SECRETARY: *Michelle Dupont*
DLVD/PARISH PRESIDENT: January 23, 2024
APPROVED: *[Signature]* DISAPPROVED: _____

PARISH PRESIDENT: *Matthew Jewell*
RETD/SECRETARY: January 29, 2024
AT: 11:46am RECD BY: *[Signature]*



VICINITY MAP
SCALE: 1" = 2000'

APPROVALS:

[Signature] Date 1/11/2024
St. Charles Parish Planning and Zoning Commission Chairman

[Signature] Date 1/29/2024
St. Charles Parish Council Chairman

[Signature] Date 1/29/2024
St. Charles Parish President

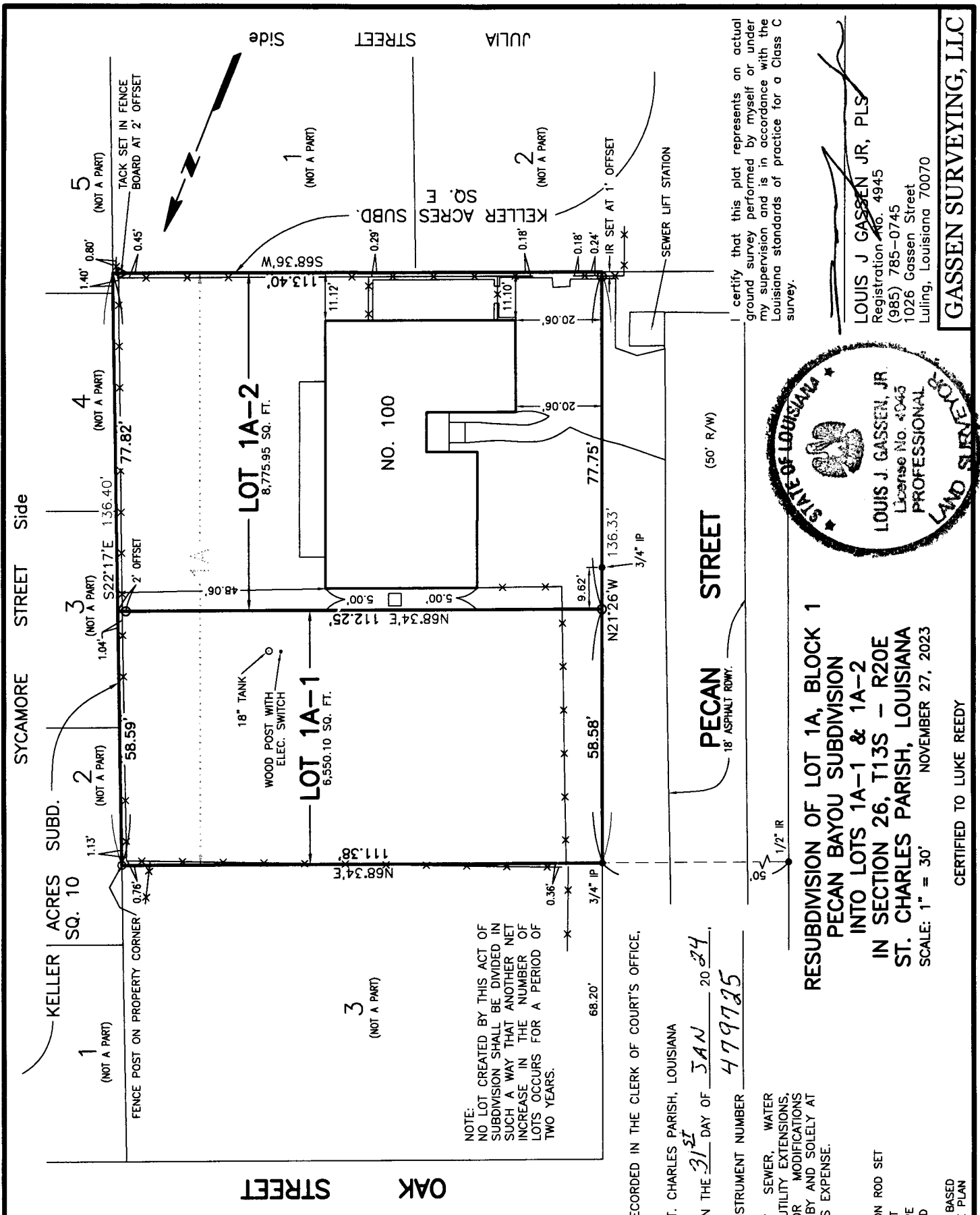
REFERENCE PLAN:
SURVEY PLAT AND RESUBDIVISION OF LOTS 1 & 2, BLOCK 1, PECAN BAYOU SUBDIVISION INTO A LOT HEREIN DESIGNATED AS LOT 1A, BLOCK 1, PECAN BAYOU SUBDIVISION BY STEPHEN P. FLYNN, PLS., RIVERLANDS SURVEYING COMPANY, DATED AUGUST 5, 1998

The reference plan 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 Maps and found that this property is in Zone X.

30 20 10 0 30

GRAPHIC SCALE



NOTE:
NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.

RECORDED IN THE CLERK OF COURT'S OFFICE.

ST. CHARLES PARISH, LOUISIANA

ON THE 31ST DAY OF JAN 2024

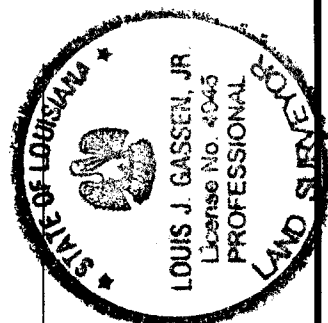
INSTRUMENT NUMBER 479725

NOTE:
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.

- LEGEND
- = FOUND
 - = 1/2" IRON ROD SET
 - ▽ = TACK SET
 - IP = IRON PIPE
 - IR = IRON ROD
 - *— = FENCE
 - BEARINGS ARE BASED ON REFERENCE PLAN

RESUBDIVISION OF LOT 1A, BLOCK 1
PECAN BAYOU SUBDIVISION
INTO LOTS 1A-1 & 1A-2
IN SECTION 26, T13S - R20E
ST. CHARLES PARISH, LOUISIANA
SCALE: 1" = 30'

CERTIFIED TO LUKE REEDY



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

GASSEN SURVEYING, LLC

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.