

St. Charles Parish  
Department of Planning & Zoning

LAND USE REPORT  
CASE NUMBER: PZS-2015-22

GENERAL APPLICATION INFORMATION

- ◆ **Name/Address of Applicant:**  
William Woodruff, III  
PO Box 295  
Luling, La 70047  
**985.688.0955**  
Bwoodruff@stcharlesgov.net

◆ **Location of Site:**  
Lots 11-A & 11-B of Square 302, Ellington Addition to the Town of Luling, 410 & 408 First Street, Luling.

◆ **Requested Action:**  
Resubdivision: side line adjustment with a waiver from the required 6,000 square foot area for proposed Lot 11-B1 (to 3,529 square feet and also for proposed lot 11-A1 (5,427 square feet).
- ◆ **Application Date:** 4/28/2015

SITE-SPECIFIC INFORMATION

- ◆ **Plan 2030 Recommendations:**  
Low density residential (from 4-8 dwellings per gross acre)
- ◆ **Zoning and Land Use:**  
The lots are zoned R-1A; each is developed with a single-family house. Currently, Lot 11-B uses a portion of Lot 11-A for one passenger vehicle parking spot.
- ◆ **Surrounding Land Uses and Zoning:**  
On the north, west, and south, the property is surrounded by R-1A zoning and single-family houses of various sizes on various-sized lots. To the east, Monsanto Park is zoned O-L.
- ◆ **Utilities:**  
Standard utilities are available to each lot.
- ◆ **Traffic Access:**  
Both lots are designed to provide vehicular access from First Street.

APPLICABLE REGULATIONS

**Subdivision Ordinance, Section II. Subdivision Procedure**

*B. Administrative Resubdivisions.* In instances where no net increase of lots is proposed, and five (5) or fewer lots are proposed, and no public improvements are required, the Parish President and the Director of Planning and Zoning may certify and thereby approve or disapprove such applications for subdivisions without public notice, public hearing, Commission approval, or Council approval, provided that the proposal is in compliance with relevant land use regulations including the St. Charles Parish Zoning Ordinance and Subdivision Regulations, as amended. The resubdivision plan for such a resubdivision shall meet the criteria listed in Section II.C.3. This authority shall not exceed the limits herein.

**Zoning ordinance, section VI. B. I. 2.**

**2. Spatial Requirements:**

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

(1) Front—Twenty (20) feet

(2) Side—Five (5) feet

(3) Rear—Twenty (20) feet

**Subdivision Ordinance, Section II. Subdivision Procedure**

***E. Preliminary Plat Requirements. 4. C Waiver or Modification of Specific Subdivision Regulations***

The regulations contained herein may be varied or modified where the literal enforcement of one or more provisions of the ordinance (i) is impracticable, or (ii) will exact undue hardship because of peculiar conditions pertaining to the land in question. Financial hardships shall not be considered as valid criteria for any such waiver or modification of existing regulations. The Planning Commission, with a supporting resolution of the Council, may grant such a

waiver or modification of these regulations only when such requests meet the conditions of this subsection and are not detrimental to the public interest.

**ANALYSIS**

The applicant requests a side line adjustment between two lots in an R-1A zoning district with waivers from the minimum 6,000 square foot area: a 2471 square foot waiver for proposed Lot 11-B1 and a 573 square foot waiver for proposed Lot 11-A-1. Each lot has a house—the main house built one built around 1953 The lots were created in 1991 by a resubdivision with a *variance* from the required 6,000 square foot area to 2,650 square feet for Lot 11-B (PZS 91-24; ZBA 91-12). An addition extending the house to 5’ from the eastern property line was permitted that year (project 8055-91).

The requested adjustment will add 20’ of eastern side yard to the proposed Lot 11-B1 where the only vehicle parking spot on the lot exists. That is to say the parking for the house numbered 408 First Street is actually located on the adjacent property. The proposed lot line adjustment will correct this problem.

A plat of Ellington Addition to the town of Luling (July 14, 1921; revised January 15, 1925) shows 13 blocks in the area bounded by Paul Maillard Road, River Road, Sugarhouse Road, and the Union Pacific Railroad. The blocks are squared where possible and divided into lots oriented with 50’ of frontage on north/south streets by 150’ deep; however, most of the blocks have at least one irregular side due to the cross-cutting effects of River Road, Sugar House Road and the railroad. The neighborhood consists of predominantly site-built single-family houses, raised on lots that have varying widths/areas and yards.

The subject lots were originally created from Lot 11 of Square 302 which was approximately 180’ wide on First Street. Because of the skew of Sugarhouse Road, Lot 11 had 30’ more width than any other lot of First Street (except the proposed Courthouse site, which was a 350’ x 350’ lot). Two houses were built on this width prior to the 1981 subdivision ordinance, and the proposed subdivision requests readjusting the side lot line in order create two lots that each contains a house, and accessory building, and area required for parking.

**DEPARTMENTAL RECOMMENDATION**

**Approval with the required waivers for each lot.**