

2024-0398

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

RESOLUTION NO. 6807

A resolution endorsing a waiver from Appendix A, St. Charles Parish Zoning Ordinance of 1981, Section IX. Nonconformities, item A.(2) as requested by Jamie Doster for JDK Construction.

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 the width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development; and,

WHEREAS, the St. Charles Parish Zoning Ordinance of 1981 requires that 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; and,

WHEREAS, the applicant has requested a waiver from Nonconformities, item A.(2) for adjacent commonly owned Lot 14 (not a part) which is nonconforming to the required 6,000 sq. ft. area of the R-1A zoning district; and,

WHEREAS, granting the waiver will allow Lot 14 (not a part) to remain as originally platted and developable without consolidation into Lot 13A as shown on a survey by Stephen P. Flynn, PLS dated October 3, 2024, revised November 12, 2024; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on November 7, 2024.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from Nonconformities to allow nonconforming Lot 14 (not a part) to remain as originally platted and developable without consolidation into Lot 13A as shown on a survey by Stephen P. Flynn, PLS dated October 3, 2024, revised November 12, 2024, as requested by Jamie Doster for JDK Construction.

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 2nd day of December, 2024, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Bob Fish

SECRETARY: Michelle Dupontato

DLVD/PARISH PRESIDENT: December 3, 2024

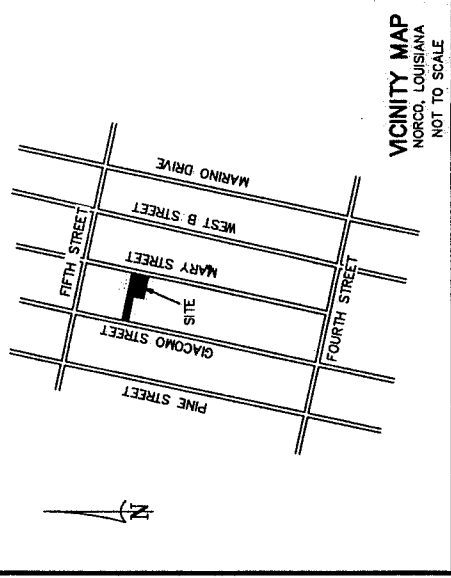
APPROVED: DISAPPROVED:

PARISH PRESIDENT: Matthew Jewell

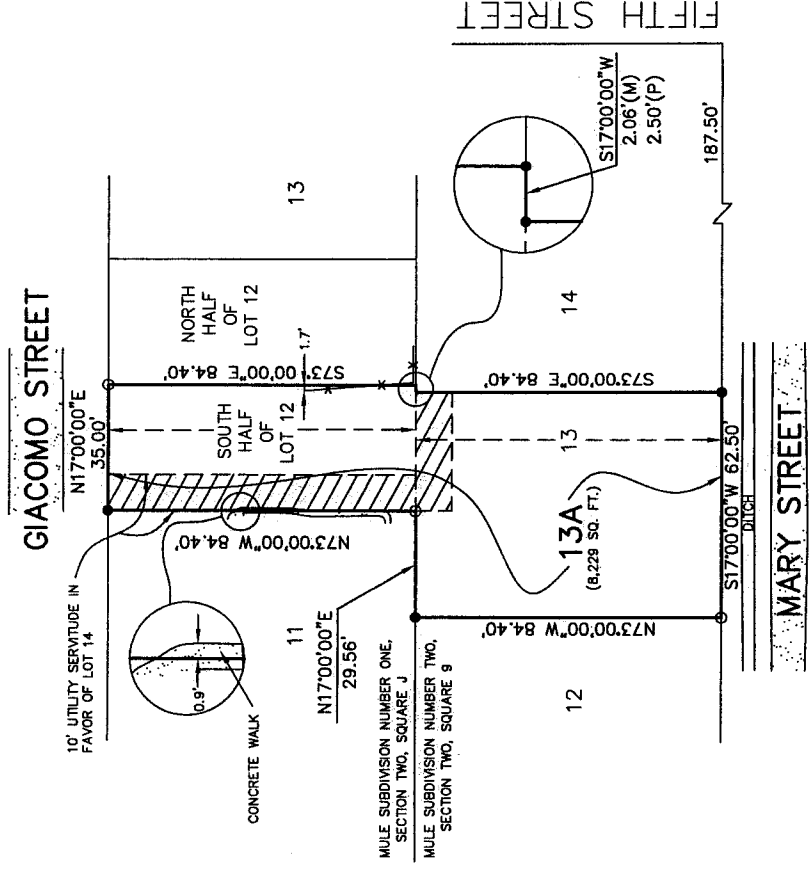
RETD/SECRETARY: December 4, 2024

AT: 11:00 am RECD BY: [Signature]

OWNER: LOT 13
 JDK CONSTRUCTION, LLC
 402 HONEYSUCKLE DRIVE
 NORCO, LA 70079
 SOUTH HALF OF LOT 12
 JOSEPHINE M. MULE
 2919 GARDEN LANE
 SUGAR LAND, TX 77479



FOURTH STREET (SIDE)



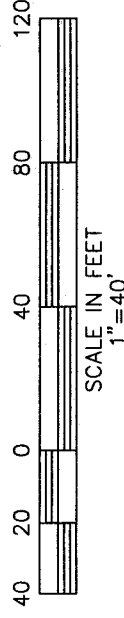
FIFTH STREET

TITLE: SURVEY PLAT AND RESUBDIVISION OF THE SOUTH HALF OF LOT 12, MULE SUBDIVISION NUMBER ONE, SECTION TWO, SQUARE J AND LOT 13, SQUARE 9, MULE SUBDIVISION NUMBER TWO, SECTION TWO INTO A LOT HEREIN DESIGNATED AS LOT 13A, MULE SUBDIVISION NUMBER TWO, SECTION TWO SITUATED IN SECTION 6, T-12-S, R-8-E, NORCO, ST. CHARLES PARISH, LOUISIANA.

DATE: OCTOBER 3, 2024, REVISED TO SHOW 10' UTILITY SERVITUDE 11/12/2024
SURVEY REFERENCE: MULE SUBDIVISION NUMBER ONE, SECTION TWO BY E.M. COLLIER DATED SEPTEMBER 1950.

BASIS OF BEARING: TAKEN FROM REFERENCED SURVEY PLAT.
SURVEYOR'S NOTES:
 A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY.
 B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
 C. NO UNDERGROUND LINES OR CONDUITS SHOWN.
 D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.

- LEGEND**
- 1/2" IRON ROD SET
 - 3/4" IRON PIPE FOUND
 - X- FENCE
 - (P) PLAN
 - (M) MEASURED



DRAWING NO. MM3344
 DRAWN BY: KPB

RIVERLANDS SURVEYING CO.
 505 HEMLOCK STREET, LAPLACE, LA. 70068
 1-800-248-6982 / 985-652-6356
 office@riverlandssurveying.com / www.riverlandssurveying.com

APPROVED: Matt Jewell 12/3/24 DATE
 PARISH PRESIDENT
Steph P. Flynn 11/15/2024 DATE
 PLANNING COMMISSION CHAIR
Steph P. Flynn 12/2/24 DATE
 COUNCIL CHAIR

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE
 ST. CHARLES PARISH, LOUISIANA
 ON THE 11th DAY OF DEC 2024
 INSTRUMENT NUMBER 485693

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

Steph P. Flynn
 STEPHEN P. FLYNN
 P.L.S. LA. ST. REG. NO. 4668