



**St. Charles Parish
Department of Planning & Zoning**

14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
Phone (985) 783-5060 • Fax (985) 783-6447
www.stcharlesparish-la.gov

Permit/Case #: _____
Receipt #: _____
Application Date: _____
Zoning District: _____
FLUM Designation: _____
Date Posted: _____

**APPLICATION FOR ZONING MAP AMENDMENT
(CHANGE OF ZONING DISTRICT OR REZONING)**

Fee: \$40 - \$200

Applicant: Michael Dufrene

Home address: 17395 hwy. 631 Des Allemands LA, 70030

Mailing address (if different): _____

Phone #s: (985) 870-3074 Email: mdufrene@dow.com

Property owner: Michael Dufrene

Municipal address of property: N/A (address has not been granted)

Lot, block, subdivision: Lot 3-B

Change of zoning district from: C-3 to: Single Family Residential R-1A

Future Land Use designation of the property: Single Family home
(A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.

Describe how you plan to use the property if the rezoning is granted: _____

The aforementioned property will be used to construct a single family home and a steel building which will be used for personal storage.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?
Properties adjacently are occupied by single family residential homes. The northwest corner of my property is bordered by a community park.

My proposed use will be used in the same manner as the bordering neighborhood. (residential)

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? _____

Currently the property is zoned as commercial. Since I have no desire to use this property for commercial use rezoning fits my needs of constructing a single family home.

How does your proposed use of the property comply with the Future Land Use designation for the property? _____

Future land designation of the subject property is to construct a single family home.

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.

If my project does not develop this property can be used for future development of a single family home.

I/we swear to be the sole owner(s) of the property in this rezone request; I/we endorse this application to change zoning from _____ to _____ at _____:

Michael J Dufrene
(Property owner)

[Signature]
(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Property owner)

Toni Richard
(Notary signature & seal)

01/20/2021
(Date)



Rezoning Application Process:

- Property owners complete a rezoning application form and submit it to the Department of Planning and Zoning (call the Planning Section of the Department with any questions about the application form).
- The Planning Department reviews the application & makes a recommendation to the Planning and Zoning Commission using the rezoning guidelines and criteria (attached).
- Public notice describing the rezoning request is posted in the Herald Guide, by mail to abutting property owners, and by a sign on the property.
- The Planning Commission hears the request along with the Department's recommendation and public comment at a public hearing.
- The two recommendations and minutes of the public meeting are forwarded to the Parish Council.
- The Parish Council approves the rezoning by ordinance or denies it.

Application Checklist:

- _____ 1. Completed application. If the owner is a corporate entity, an authorized representative must sign the application and a corporate resolution authorizing the representative must be attached.
- _____ 2. Act of Sale to Property/Deed (available at Clerk of Courts Office), must include a legal description of the property including lot, block, & subdivision, dimensions, restrictions, easements, and servitudes.
- _____ 3. Survey of property
- _____ 4. Completed abutting property owner form. Information should be obtained from the St. Charles Parish Assessor. An abutting property is any property that touches the subject property. Property owners across a street right of way or other servitude or easement must also be included on the list.
- _____ 5. Notarized endorsement of all property owners—affidavits.
- _____ 6. Fee. \$5 per acre of fraction thereof--\$40 minimum; \$200 maximum; check or money order payable to St. Charles Parish Department of Finance.

Planner Certification of Completed Application:

(Planner signature)

(Date)

Notes/comments: _____

