

2021-0026

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

RESOLUTION NO. 6536

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 3. Arrangement as requested by Julie & Billy Baker.

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 possess frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,

WHEREAS, the subdivider has requested a waiver from the arrangement requirement for Lot 2A, as shown on a survey by Riverlands Surveying Company dated September 25, 2020; and,

WHEREAS, granting the waiver will allow Lot 2A to have no frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the required waiver at their January 14, 2021 meeting.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the arrangement requirement to allow Lot 2A, being a Portion of the Leon Heurtin Tract, Taft, as shown on a plan by Riverlands Surveying Company dated September 25, 2020 as requested by Julie & Billy Baker.

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

YEAS: DONALDSON, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS,
DUFRENE, BELLOCK, FISHER

NAYS: NONE

ABSENT: FISHER-PERRIER

And the resolution was declared adopted this 25th day of January, 2021, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN:

SECRETARY:

DLVD/PARISH PRESIDENT:

APPROVED:

DISAPPROVED:

PARISH PRESIDENT:

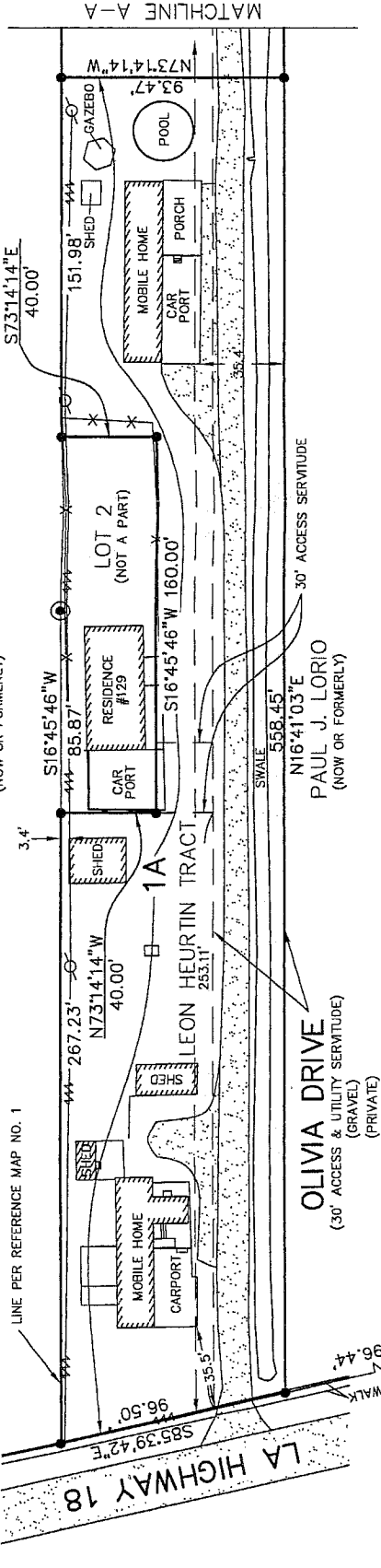
RETD/SECRETARY:

AT: 9:20 am

RECD BY:

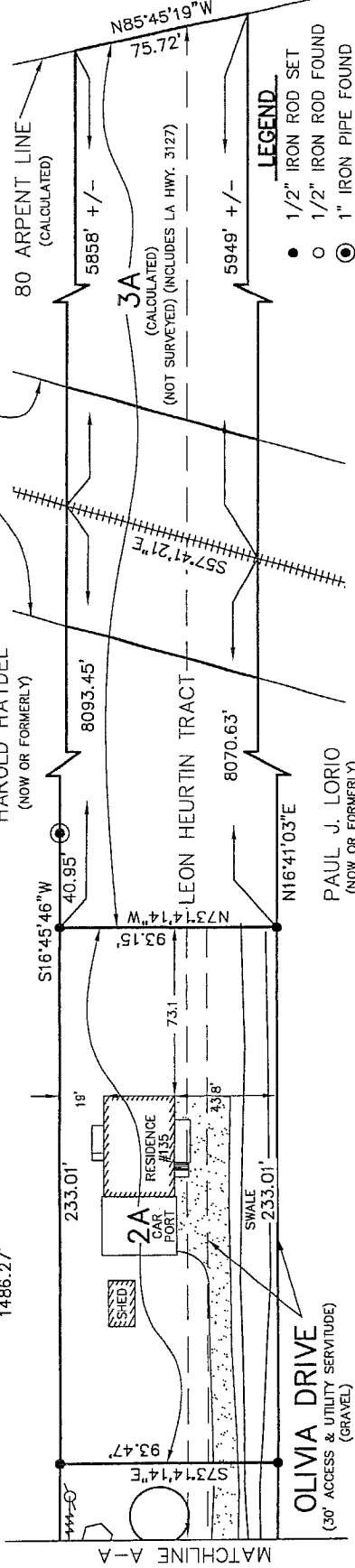
OWNER: BILLY L. BAKER
135 OLIVIA DRIVE
HAHNVILLE, LA. 70057

HAROLD HAYDEL
(NOW OR FORMERLY)



T & P RAILROAD
(100' RIGHT OF WAY)

HAROLD HAYDEL
(NOW OR FORMERLY)

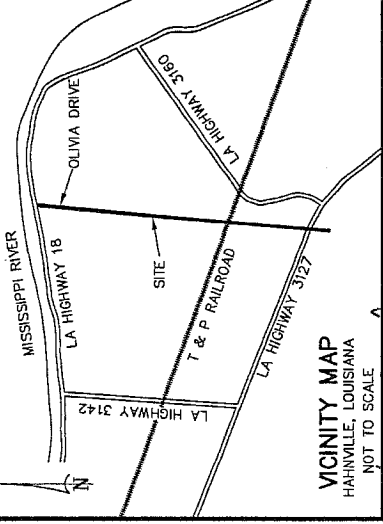


TITLE: SURVEY PLAT AND RESUBDIVISION OF THE LEON HEURTIN TRACT INTO LOTS HEREIN DESIGNATED AS LOT 1A, LOT 2A & LOT 3A (CALCULATED) OF THE LEON HEURTIN TRACT SITUATED IN SECTION 6, T-12-S, R-20-E & SITUATED IN SECTION 10, T-13-S, R-20-E, HAHNVILLE, ST. CHARLES PARISH, LOUISIANA.

DATE: SEPTEMBER 25, 2020, REVISED TO SHOW ADDITIONAL 30' SERVITUDE 1/8/2021
SURVEY REFERENCE: 1. PRELIMINARY PLAT RIVERCREST ESTATES BY DUFRENE SURVEYING & ENGINEERING, INC. DATED 10/21/2005, REVISED 1/9/2006.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 18 USING LEICA SMARTNET SOLUTION DATED 9/25/2020.

FLOOD NOTE: THE SURVEYED LOTS 1A & 2A ARE IN ZONE "X" PER FEDERAL INSURANCE RATE MAP NUMBER 220160-0125C DATED 6/16/1992.
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. 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.



APPROVED: *Carrie Jordan* 1/25/2021
CHAIR, PLANNING AND ZONING COMMISSION
DATE
Marlene Botto 1/25/21
ST. CHARLES PARISH COUNCIL
DATE
Math Jensen 1/25/21
PARISH PRESIDENT
DATE

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 ON THE

DAY OF

IN BOOK

FOLIO

ENTRY #

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

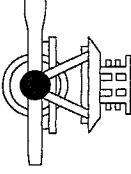
AREA TABLE	
1A	1.08 ACRES
2A	0.50 ACRES
3A*	27 +/- ACRES (CALCULATED)

* AREA INCLUDES T & P RAILROAD AND LA HIGHWAY 3127 RIGHT OF WAY

Stephen P. Flynn
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4668
REGISTERED
SURVEYOR
LOUISIANA
LAND SURVEYING

DRAWN BY: KPB
DRAWING NO. MM2329_WO3841

RIVERLANDS SURVEYING COMPANY



505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356