

**2024-0284**

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

**RESOLUTION NO.** 6791

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric standards, C. Lots, 1. Size and 1.b. Width, as requested by Johnny Dunn for Dunn Homes, LLC.

**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 size and width requirements for Lot 14A as shown on the survey by Louis J. Gassen Jr., PLS dated June 5, 2024; and,

**WHEREAS,** granting the waivers will allow Lot 14A to measure 4,557.6 square feet and 54 ft. wide, below the minimum 6,000 square feet and 60 foot width required in the R-1A zoning district; and,

**WHEREAS,** the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on August 1, 2024.

**NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL,** hereby provides this supporting authorization to endorse a waiver from the minimum size and width requirements to allow Lot 14A as shown on a survey by Louis J. Gassen Jr., PLS dated June 5, 2024, as requested by Johnny Dunn for Dunn Homes, LLC.

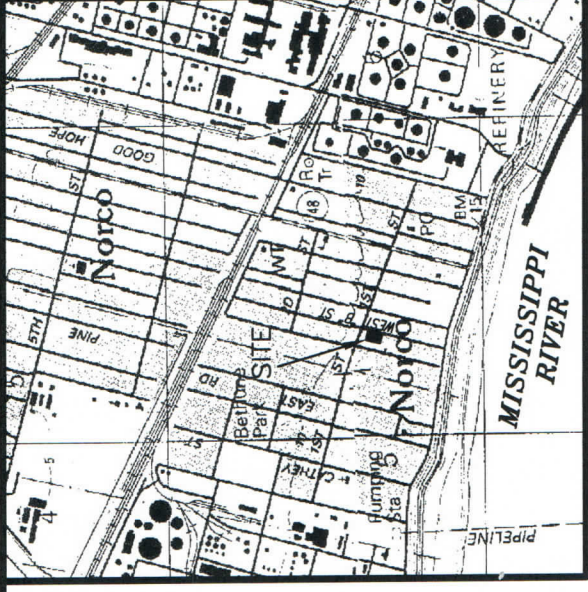
The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: MOBLEY, FONSECA, WILSON, PILIE, COMARDELLE, O'DANIELS, FISHER, DEBRULERE  
NAYS: NONE  
ABSENT: SKIBA


And the resolution was declared adopted this 19th day of August, 2024, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Bob Fisher  
SECRETARY: Michelle Dupont  
DLVD/PARISH PRESIDENT: August 20, 2024  
APPROVED:  DISAPPROVED:


PARISH PRESIDENT: Matthew Jewell  
RETD/SECRETARY: August 21, 2024  
AT: 3:05 pm RECD BY: [Signature]



VICINITY MAP  
SCALE: 1" = 2000'

APPROVALS:  
  
 St. Charles Parish Planning and Zoning  
 Commission Chairman  
 Date: 8/1/24

  
 St. Charles Parish Council Chairman  
 Date: 8/19/24

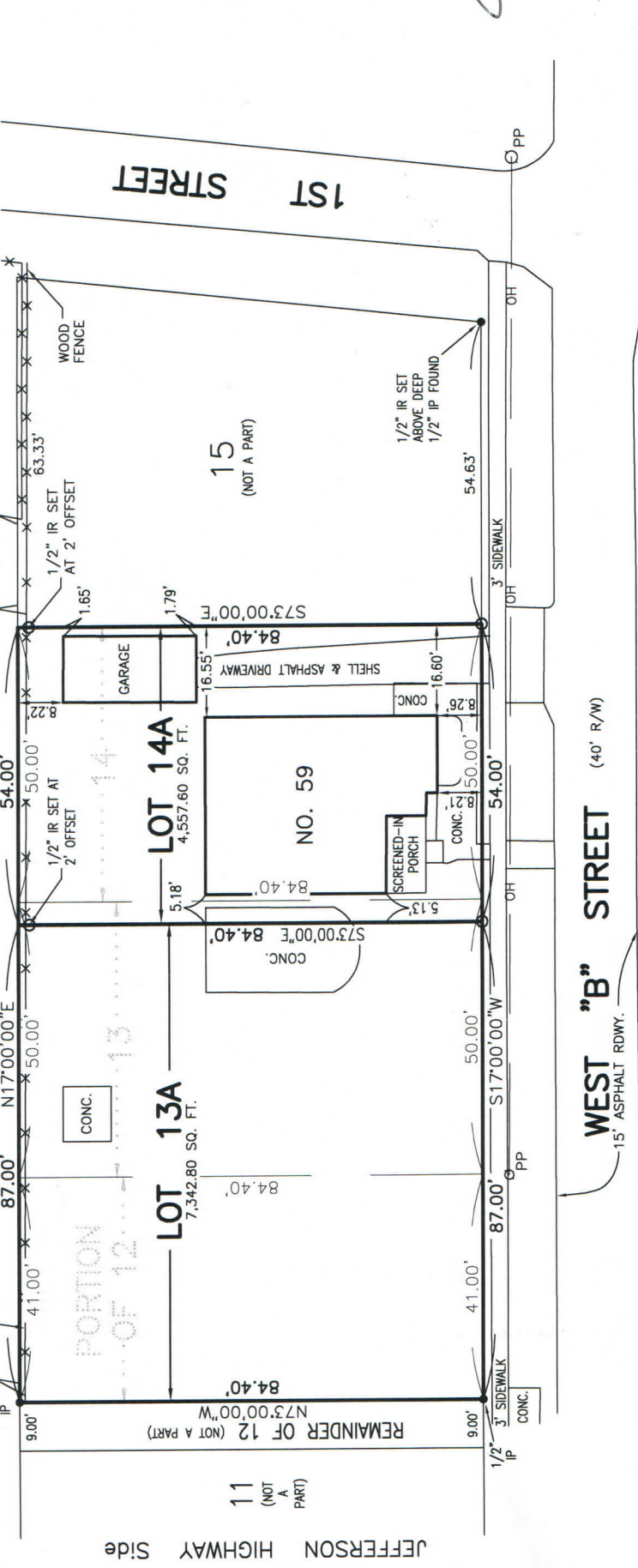
  
 St. Charles Parish President  
 Date: 8/20/24

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.

  
 LOUIS J. GASSEN, JR., PL8  
 Registration No. 4945  
 (985) 785-0745  
 1026 Gassen Street  
 Luling, Louisiana 70070

GASSEN SURVEYING, LLC

RECORDED IN THE CLERK OF COURT'S OFFICE,  
 ST. CHARLES PARISH, LOUISIANA  
 ON THE 26<sup>th</sup> DAY OF August 20 24,  
 INSTRUMENT NUMBER 483805



REFERENCE PLAN:  
 MAP OF SUBDIVISION OF WEST 1/2 LOT "B" BEING A SUBDIVISION OF GOOD HOPE PLANTATION BY H. E. LANDRY, DATED AUG. 6, 1929

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 Map (Community No. 220160, Panel No. 0125, Suffix C, Dated June 16, 1992, Revised to reflect LOMR Dated May 2, 2003) and found that this property is in Zone X.

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  
 ∇ = 60d NAIL SET  
 IP = IRON PIPE  
 IR = IRON ROD  
 PP = POWER POLE  
 OH = OVERHEAD POWERLINES  
 —X— FENCE  
 BEARINGS ARE BASED ON REFERENCE PLAN

RESUBDIVISION OF LOTS 13, 14 AND A PORTION OF LOT 12, SQUARE A SUBDIVISION OF WEST HALF OF LOT "B" OF GOOD HOPE PLANTATION SUBDIVISION INTO LOT 13A & 14A IN SECTION 6, T12S - R8E ST. CHARLES PARISH, LOUISIANA  
 SCALE: 1" = 30'  
 JUNE 5, 2024

CERTIFIED TO DUNN HOMES, LLC

