

Name: Jamie Doster for JDK Construction

Address: 465 Mary Street, Norco

Case Number: 2024- 17 -MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:


- **Section III.C.1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.**

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

South half of Lot 12 to be used to run
Utilities to Lot 13 A & Lot 14
Water, Sewage & Gas

Please consider this waiver request with my application.

Thank you.

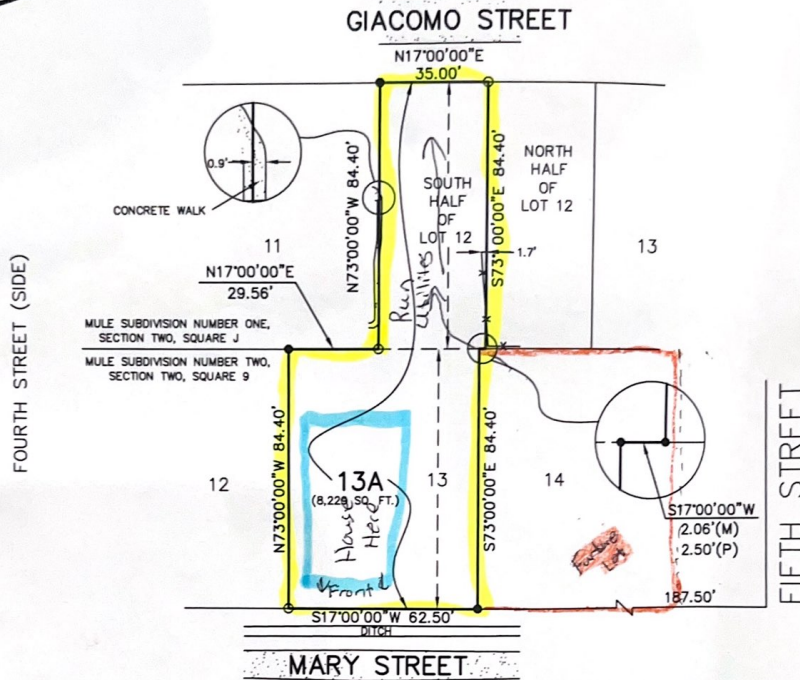
Applicant Signature: 

Applicant Signature: _____

Date: 10-21-24



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



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

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.

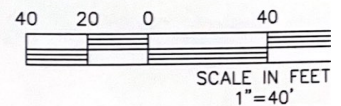
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.

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



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