



## 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 #: 2019-4-R  
Receipt #: 2647929  
Application Date: 2/27/19  
Zoning District: C-2  
FLUM Designation: Cannock  
Date Posted: \_\_\_\_\_

#### APPLICATION FOR ZONING MAP AMENDMENT

#### (CHANGE OF ZONING DISTRICT OR REZONING)

Fee: \$40 - \$200

Applicant: Olivia Dufrene Jeringue

Home address: 505 Fonda St. Paradise, La. 70080

Mailing address (if different): P.O. Box 1433

Phone #: 985-758-7767 Email: \_\_\_\_\_

Property owner: Olivia Dufrene Jeringue

Municipal address of property: 15296 Hwy. 90, Paradise

Lot, block, subdivision: Lot 9 Block M

Change of zoning district from: C-2 to: R-1A(M)

Future Land Use designation of the property: \_\_\_\_\_

(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 plans are to put a mobile home on property. Single family home. It was rezoned at that time R-1A(M), but has expired. I am reapplying now. \* It was grandfathered in having had ~~trailer~~ a ~~trailer~~ trailer there before.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood? (1) One side has a single family trailer. (2) One side is empty lot. (3) Front of property faces Hwy 90. That home is on other side of Hwy 90. (4) House in back seems to be a single family home. \* Quiet area, no commercial area, small families

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? It meets <sup>require</sup> many places of the mixed commercial and residential that exist now.

How does your proposed use of the property comply with the Future Land Use designation for the property? This area is a mix of commercial and residential ~~community~~ community. There are homes and businesses mixed in right now and for many years.

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.

Mixed zone neighborhood exist now and for years. It was once zoned R-1A(M) but told that my change of zoning had expired. So I am requesting at this time to have Lot 9 Block M rezoned to R-1A(M)

Permit/Case #: \_\_\_\_\_

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 C-2 to R-1A(M) at 505 Fonda St. Portland, LA :

X Olivia Dufrane Zeringue  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Property owner)

\_\_\_\_\_  
(Notary signature & seal)

**SCOTT J. FALGOUST**  
**ATTORNEY/NOTARY PUBLIC**  
**BAR# 33545/NOTARY ID #132764**

**Parish of St. Charles**  
**State of Louisiana**

**My Commission is for life.**

\_\_\_\_\_  
(Date)

2/27/19

**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:**

- cut 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.
- cut 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
- cut 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.
- cut 5. Notarized endorsement of all property owners—affidavits.
- cut 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:**

[Signature]  
(Planner signature)

2/28/19  
(Date)

Notes/comments: \_\_\_\_\_

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