

Esperanza Land, LLC

Name: Debra Dufresne Vial

Address: 14035 River Road Luling, LA 70070

Case Number: 2022-29-MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet the following requirements of the St. Charles Parish Subdivision Regulations of 1981 which states that the proposal must be in compliance with relevant land use regulations including the St. Charles Parish Zoning Ordinance.

- **Appendix C. Section III.C.1.b. Width.** *The lot width at the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.*
- **Appendix A. Section VI.C.IV.2.a. Minimum lot size:** *Seven thousand (7,000) square feet, minimum width - seventy (70) feet.*

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:

- ① Residential Structure pre-dates Zoning Code requirements and has been there since the 1950's. The required 70' width would be within the existing building.
- ② Private road - Esperanza Plantation Road has been in use since initial purchase of site in the 1930's, used by farm equipment/deliveries/light traffic associated with farming operations - not a public access.

Please consider this waiver request with my application.

Thank you.

Applicant Signature: Debra Dufresne Vial

Date: 11/17/2022