

St. Charles Plaza Partners, LLC
13919 River Road, Suite 110
Luling, Louisiana 70070

2021-13-MIN / Council District 7

October 27, 2021

Members of the St. Charles Parish Planning Commission:

I am applying for a Resubdivision: 2021-13-MIN. This action does not meet all requirements of the St. Charles Parish Subdivision Regulations, specifically **Section III. B. 3.**: "Arrangement: All lots shall possess frontage on a street or roadway that meets the specifications of these regulations." and **Section III. E.**: "Building Lines: Building setback lines shall meet the minimum requirements of the St. Charles Parish Zoning Ordinance for the type of development."

The literal enforcement of this provision is impracticable or will exact undue hardship because of the following **specific aspects of the land**:

Our application for Resubdivision provides for creation of a common use lot (Lot A-1-A-6B) to front the proposed commercial lots in an existing commercial development and will be used as a private street.

For **Section III. B. 3.**, the purpose of the creation of fee simple lots in our Resubdivision request allows individual ownership of those lots but require a waiver. We have created a servitude in favor of those proposed lots to cross over and use the common use lot for ingress and egress in perpetuity. The provision of maintenance of that common use lots is included in that servitude document.

For **Section III. E.**, the creation of the these lots require a waiver by the council for not meeting the building setback line minimum requirements of the parish's zoning ordinance. The buildings are existing and does not allow compliance with that ordinance. This waiver allows for the creation of the proposed lots allowing individual ownership of those lots.

Please consider this waiver request with my application.



Joel Chaisson II
Managing Member