

2021-0176

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

RESOLUTION NO. 6568

A resolution endorsing a waiver from Appendix A., Zoning Ordinance of 1981, Section VI. Zoning District Criteria and Regulations, C. Commercial Districts, IV. C-3. Highway Commercial District, 2. Spatial Requirements, a. minimum lot size, and Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 3. Arrangement and C. Lots, 1. Size, b. Width as requested by Salvador Puglise, Joyce Puglise, and Amber Hospitality, 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 possess frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,

WHEREAS, the Subdivision Regulations require lots possess width at the minimum building setback line not less than that specified by the St. Charles Parish Zoning Ordinance; and,

WHEREAS, the subdivider has requested a waiver from the arrangement requirement for Lot F-5A and the width requirement for Lot F-6, as shown on a survey by Gassen Surveying, LLC dated March 20, 2021, revised June 3, 2021; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the required waivers at their June 3, 2021 meeting.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the arrangement and width requirements to allow Lots F-5A and F-6, as shown on a plan by Gassen Surveying, LLC dated March 20, 2021, revised June 3, 2021 as requested by Salvador Puglise, Joyce Puglise, and Amber Hospitality, LLC.

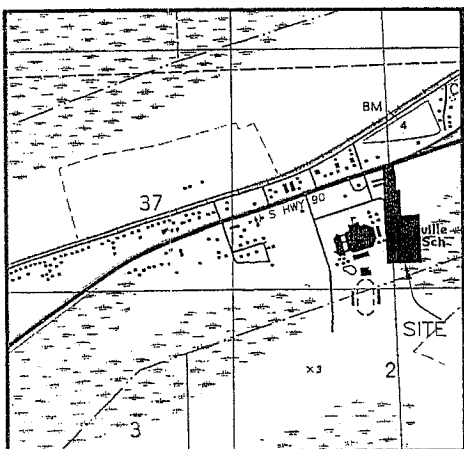
The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: BILLINGS, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS,
DUFRENE, BELLOCK, FISHER, FISHER-PERRIER
NAYS: NONE
ABSENT: NONE

And the resolution was declared adopted this 21st day of June, 2021, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Marilyn Bellock
SECRETARY: Nichelle Dupontato
DLVD/PARISH PRESIDENT: June 22, 2021
APPROVED: [Signature] DISAPPROVED: _____

PARISH PRESIDENT: Matthew Jewell
RETD/SECRETARY: June 23, 2021
AT: 11:00am RECD BY: [Signature]



VICINITY MAP
SCALE: 1" = 2000'

APPROVALS:

Lucy J. Pugh 6/17/2021
St. Charles Parish Planning and Zoning
Commission Chairman Date

M. Bell 6/21/21
St. Charles Parish Council Chairman Date

Matt Jewee 6/22/2021
St. Charles Parish President Date

Recorded in The Clerk of Court's office

St. Charles Parish on the ___ day of

_____, in Book _____

Folio _____, Entry # _____

Signature _____ Title _____

NOTES:

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.

NO LOT CREATED BY THIS ACT OF SUBDIVISION SHALL BE DIVIDED IN SUCH A WAY THAT ANOTHER NET INCREASE IN THE NUMBER OF LOTS OCCURS FOR A PERIOD OF TWO YEARS.

50 FOOT ACCESS TRACT IS A PERPETUAL, PREDIAL SERVIDUTE FOR USE SOLELY AS AN ACCESS ROAD, UTILITY & DRAINAGE SERVIDUTE

CREATION OF 50 FOOT ACCESS TRACT (RECORDED IN COB B11, FOLIO 29)

RESUBDIVISION OF A PORTION OF LOT "F-5" OF THE YOUNG'S ESTATE INTO LOTS "F-5A", "F-5B" & "F-6" IN SECTION 47, T14S - R20E ST. CHARLES PARISH, LOUISIANA
SCALE: 1" = 100'

MARCH 20, 2021
REVISED MAY 12, 2021
REVISED JUNE 3, 2021

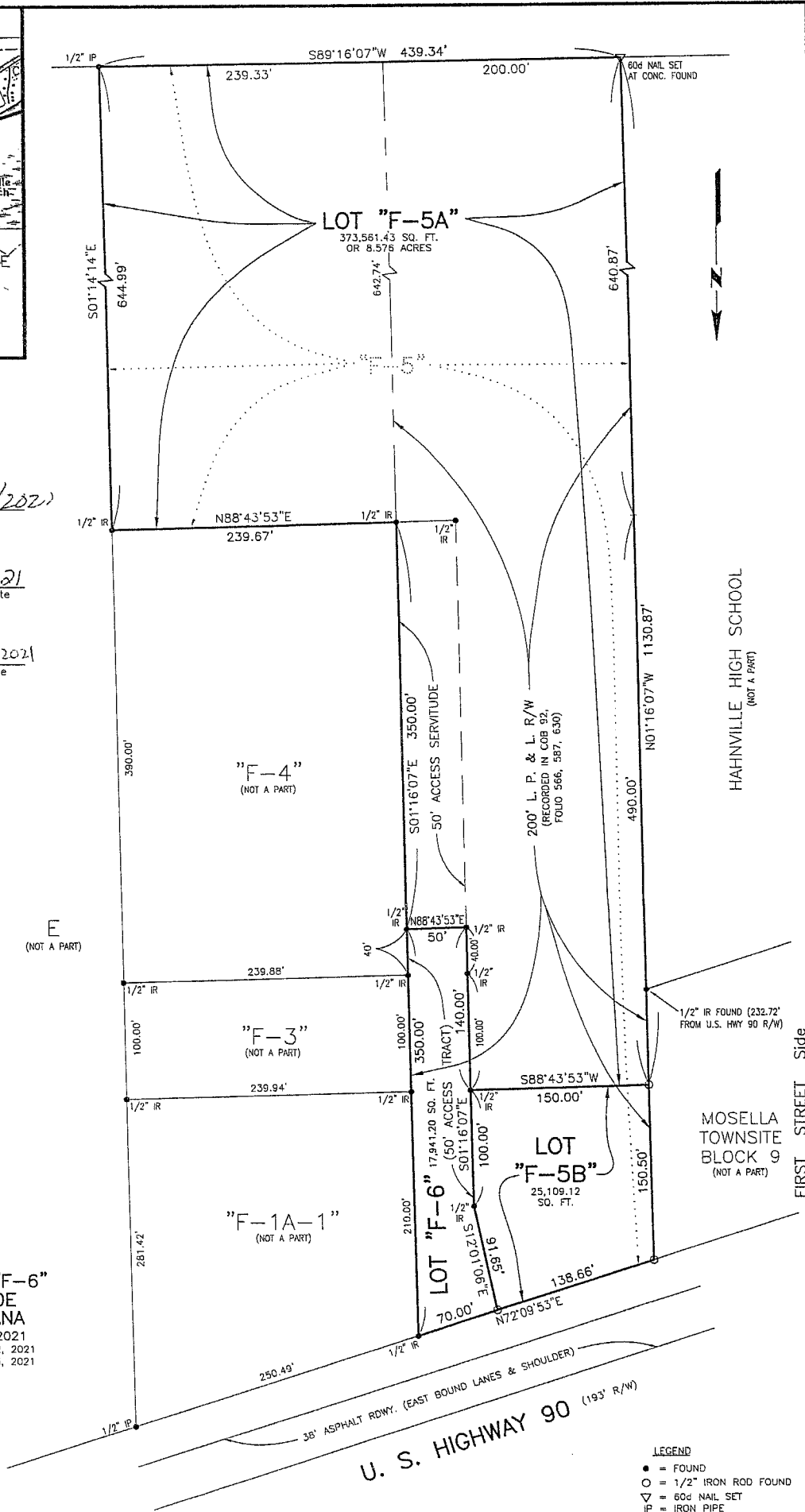
CERTIFIED TO SALVADOR PUGLISE, JOSEPHINE AUTHEMENT, JOYCE PUGLISE & AMBER HOSPITALITY, LLC

REFERENCE PLAN:

1. RESUBDIVISION OF A PORTION OF LOT "F" OF THE YOUNG'S ESTATE INTO LOTS "F-1", "F-2", "F-3", "F-4" & "F-5" BY LUCIEN C. GASSEN, PLS, DATED JULY 8, 2014
2. RESUBDIVISION OF LOTS "F-1" & "F-2" OF THE YOUNG'S ESTATE INTO LOTS "F-1A" & "F-2A" BY LUCIEN C. GASSEN SURVEYING SERVICES, LOUIS J GASSEN JR, PLS, DATED APRIL 10, 2018

The servitudes shown on this survey are limited to those set forth per reference plans and there is no representation that all applicable servitudes are shown hereon. No title search or public record search was made in compiling data for this survey.

This is to certify that I have consulted the Flood Insurance Rate Maps and found that this property is in Zone AE.



- LEGEND
- = FOUND
 - = 1/2" IRON ROD FOUND
 - ▽ = 60¢ NAIL SET
 - IP = IRON PIPE
 - IR = IRON ROD
 - BEARINGS ARE BASED ON REFERENCE PLANS

I certify that this plot 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.
LOUIS J GASSEN JR, PLS
Registration No. 4945
(985) 785-0745
1026 Gassen Street
Luling, Louisiana 70070

GASSEN SURVEYING, LLC