



St. Charles Parish Department of Planning and Zoning

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PARISH PRESIDENT

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Michael J. Albert
DIRECTOR

Complaint ID 24-340
Inspection ID 24530237

INSPECTION REPORT

Inspections Initiated Date	8/23/2024	Case Number	24-340
Council District	District 4	Inspector	Brian Landry
Owner Information	Municipal Address		
NABUT BROTHERS, LLC	16830 HWY 90, DES ALLEMANDS, LA 70030		
	Lot:	1	
	Parcel ID:	400200000001	
P. O. BOX 1054	Block:		
HAHNVILLE, LA 70057	Subdivision:	AUTIN SUBD-PORT OF LO*	
		16830 HWY 90, DES ALLEMANDS, LA 70030	

The property described above is in violation(s) of the St. Charles Parish Code as stated below

<p><u>Violation(s) Description</u></p> <p>Other Violations</p>

The property was inspected on these dates:

<u>Date</u>	<u>Inspection Type</u>	<u>Inspection Findings</u>
10/29/2024	Various Nuisances - Seventh Inspection	Inspected the property and took photos. No change since last inspection. Owner in violation of agreed upon special use permit. See photos and previous inspection. Owner must cure violations to be in compliance with special use permit. Inspected the property and took photos. There are a total of 33 vehicles (15 on both sides of lot, the pass through is blocked, and 3 on side of building) Informed the property manager that the next step would be a revocation of special use. She stated she would contact the tenants. Will monitor
8/23/2024	Various Nuisances - Sixth Inspection	Inspected the property and took photos. No change since last inspection. Owner in violation of agreed upon special use permit. See photos and previous inspection. Owner must cure violations to be in compliance with special use permit. Inspected the property and took photos. There are a total of 43 vehicles (6 in grass lot, 17 on both sides of lot, the pass through is blocked, and 3 on side of building) Informed owner he stated he would contact the tenants. Will monitor

8/1/2024	Various Nuisances - Fifth Inspection	Inspected the property and took photos. There are a total of 43 vehicles (6 in grass lot, 17 on both sides of lot, the pass through is blocked, and 3 on side of building) Informed owner he stated he would contact the tenants. Will monitor.
7/2/2024	Various Nuisances - Fourth Inspection - Contract out work if still in violation	Inspected the property and spoke with tenant who addressed the violations. Spoke with director and senior planner who stated as long as the property remains in the state as shown in photos that they would be in compliance. Case being left open to monitor and update accordingly.
5/16/2024	Various Nuisances - Third Inspection	<p>Inspected the property and took photos. Although most of the violations have been addressed. Please advise on the number of vehicles allowed via the special use permit to bring property into full compliance. Currently there are 32 vehicles in the concrete area 17 and 15, with a white truck and a recreational vehicle in grass lot. See Below from Chris Welker (Senior Planner)</p> <p>Regarding the car lot at 16830 Highway 90, Des Allèmands, since the business began operating Planning and Zoning found the site out of compliance with the approved Special Permit Use and the Zoning Ordinance. Violations documented include:</p> <ul style="list-style-type: none"> - Vehicles placed on the R-1A zoned lot adjacent to the Murphy Lane side. This property was not part of the Special Permit and cannot be used in connection with business at 16830 Highway 90. - Excessive vehicle inventory inhibiting the following: <ul style="list-style-type: none"> o Required customer parking (6 spaces) o Adequate ingress/egress to and from the site o Adequate vehicle circulation through the site <p>A set number of vehicles was not specifically tied to the SPU approval. Instead, the approval was stipulated on the site demonstrating it can meet parking requirements which in turn would dictate how much inventory may be kept.</p> <p>Ultimately, the site must ensure 6 required parking spaces are provided (5 standard 8' x 19' stalls plus 1 12' x 19' handicapped stall) along with adequate/safe vehicle circulation into, through, and out of the site (driveway openings and interior drive aisles). Any space remaining space within the confines of the property/parking area may be used for inventory storage.</p> <p>It should be noted that most of the concrete area on the Autin Lane side is outside the property boundary and part of the Autin Lane right-of-way. This area cannot be utilized for required parking of vehicle inventory.</p> <p>Owner must meet all requirements of the Special Use permit within 10 days of notice and moving forward must operate within the approved stipulations of permit 2023-6-SPU or a cease and desist will be posted on site and the Special Use Permit will be forwarded for revocation.</p>
5/16/2024	Various Nuisances - Second Inspection	Owner of property made contact with Danielle Badeaux ZRA and I to discuss the violations on property, and the special use permit. He stated he would speak with tenant to have the property brought into compliance. Will monitor and update accordingly

5/15/2024	Various Nuisances - Initial Inspection - Contact Property Owner and Leave Door Tag/Post Property	Inspected the property and took photos. Multiple complaints had been received on property during initial opening of business concerning operators not complying with the approved upon Special use requirements in 2023-6-SPU. Parking striping, fencing, and the sales of automobiles. After speaking with both the operator and owner those issues had been cured. Upon current inspection as noted in photos they have exceeded the # of vehicles approved on site and are obstructing the flow of access on property as shown in diagram in permit. Vehicle storage has expanded into the right of way and an adjacent vacant lot. Owner/ Operator must correct violations and operate according to approved special use permit to bring property into compliance. Will monitor
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