

Name: Luke Reedy

Address: 100 Pecan St Hanksville LA 70057

Case Number: 2023-17-MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

- **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 X. C.1. Power plants, heating, or cooling plants, or apparatus or machinery which are accessory to permitted uses all districts shall be permitted only if so placed and operated to cause the least inconvenience to owners and tenants of adjoining lots and buildings;** and provided that all of the above mentioned activities comply with existing parish ordinances and do not cause serious annoyance or injury to occupants of adjoining premises by reason of the emission of odors, fumes, or gases, dust, smoke, noise or vibration, light or glare, or other nuisance. **Specifically these units are to be placed no closer than five (5) feet to any property line in any O-L or residential zoning districts and no closer than ten (10) feet to any property line in any commercial or industrial zoning district.**

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:

- A/C is currently on side of house. The rear of house has a porch that spans the entire house making it almost impossible to relocate it in the rear. The area in the rear also has a large section of pavers which leaves even less room to relocate to. No good viable location to reset in rear and opposite side would also put it within 5 feet of property line.

Please consider this waiver request with my application.

Thank you.

Applicant Signature: Luke Reedy

Date: 12-11-23