

2024-0162

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

RESOLUTION NO. 6767

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, C. Lots, 1. Size, as requested by Tracy and Monica Trepagnier.

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 to conform with minimum width, depth, area, and setbacks as per the St. Charles Parish Zoning Ordinance; and,

WHEREAS, the applicant has requested a waiver from the minimum area requirement for Lot 12A-2 as shown on a survey by Stephen P. Flynn, PLS dated August 15, 2023, revised September 19, 2023; and,

WHEREAS, granting the waiver will allow Lot 12A-2 to measure below the minimum 6,000 square foot area in the R-1A zoning district; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on October 12, 2023.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the minimum area requirement to allow Lot 12A-2 as shown on a survey by Stephen P. Flynn, PLS dated August 15, 2023, revised September 19, 2023, as requested by Tracy and Monica Trepagnier.

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

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE,
O'DANIELS, FISHER, DEBRULER
NAYS: NONE
ABSENT: NONE

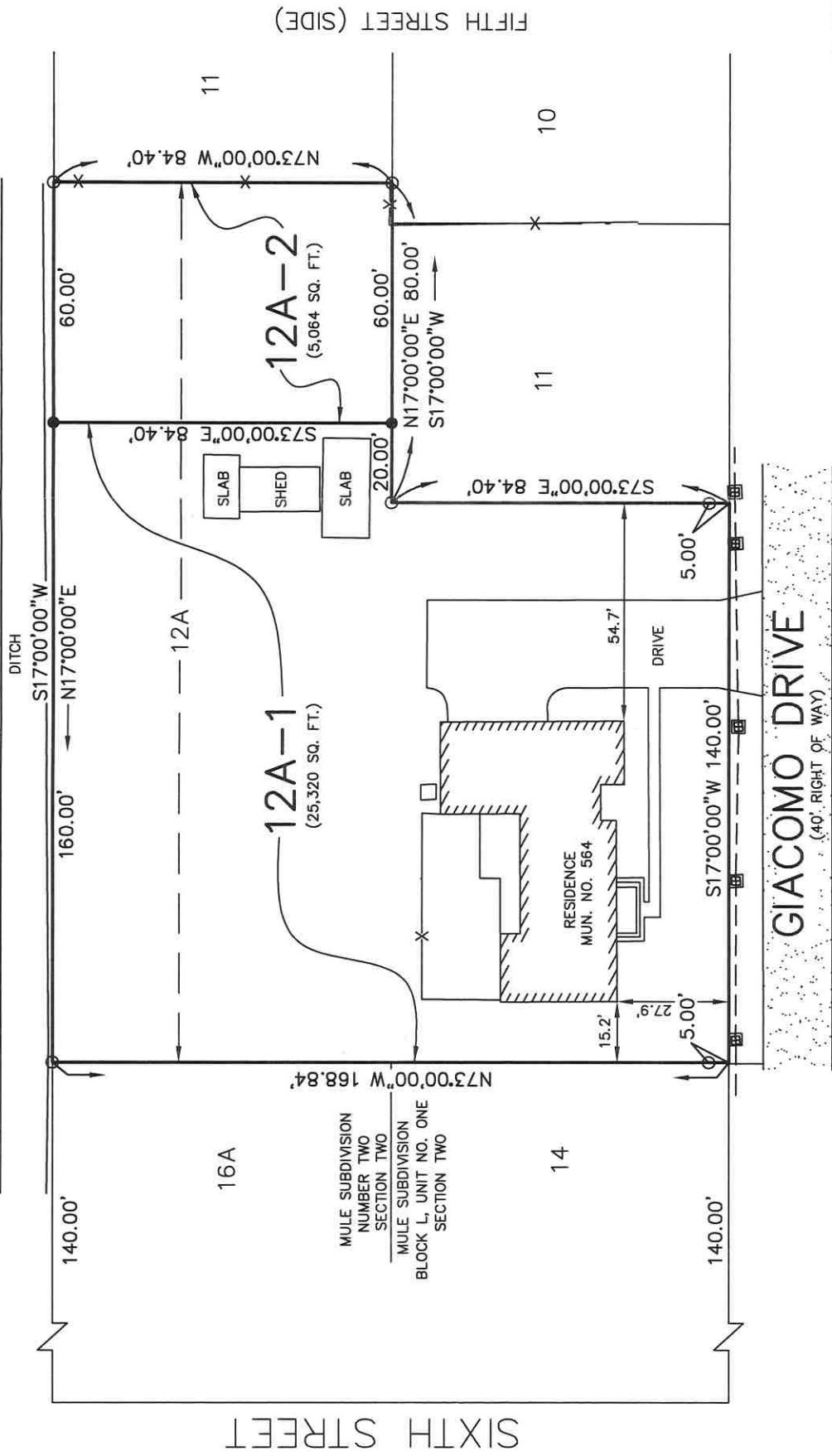
And the resolution was declared adopted this 6th day of May, 2024, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]
SECRETARY: [Signature]
DLVD/PARISH PRESIDENT: May 6, 2024
APPROVED: ✓ DISAPPROVED: _____

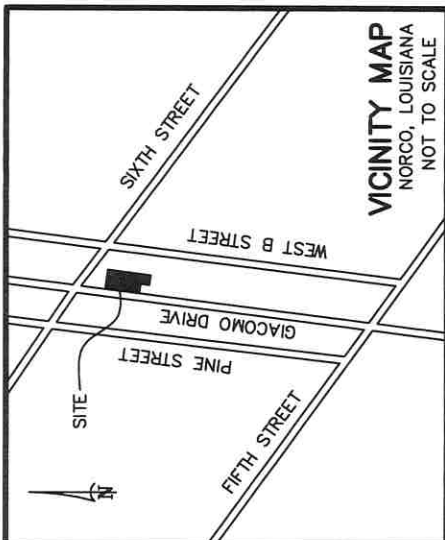
PARISH PRESIDENT: [Signature]
RETD/SECRETARY: May 6, 2024
AT: 7:46pm RECD BY: [Signature]

OWNER: MONICA SONGY TREPAGNIER
564 GIACOMO STREET
NORCO, LA 70079

MARY STREET
(UNIMPROVED)
(40' RIGHT OF WAY)



VICINITY MAP
NORCO, LOUISIANA
NOT TO SCALE



APPROVED:

Math Jewell
PARISH PRESIDENT
DATE: 5-6-24

[Signature]
CHAIR, PLANNING AND ZONING COMMISSION
DATE: 10/12/2023

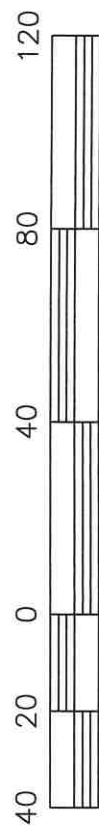
Bob J. [Signature]
CHAIR, ST. CHARLES PARISH COUNCIL
DATE: 5/6/24

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE
ST. CHARLES PARISH, LOUISIANA
ON THE 15th DAY OF MAY 2024
INSTRUMENT NUMBER 481590

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

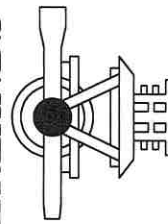
- LEGEND**
- 1/2" IRON ROD SET
 - 1/2" IRON PIPE FOUND
 - X— FENCE



SCALE IN FEET
1" = 40'

DRAWN BY: KPB DRAWING NO. MM0276_W05065

RIVERLANDS SURVEYING COMPANY



505 HEMLOCK STREET
LAPLACE, LA. 70068
1-800-248-6982
985-652-6356

TITLE: SURVEY PLAT AND RESUBDIVISION OF LOT 12A, BLOCK L, MULE SUBDIVISION, UNIT NO. ONE, SECTION TWO INTO A LOT HEREIN DESIGNATED AS LOT 12A-1, BLOCK L, MULE SUBDIVISION, UNIT NO. ONE, SECTION TWO & LOT 12A-2, MULE SUBDIVISION, NUMBER TWO, SECTION TWO

SITUATED IN SECTION 6, T-12-S, R-8-E,
NORCO, ST. CHARLES PARISH, LOUISIANA.

DATE: AUGUST 15, 2023, REVISED 9/19/2023

SURVEY REFERENCE: SURVEY PLAT AND RESUBDIVISION OF LOT 13A, BLOCK L, MULE SUBDIVISION, UNIT NO. ONE, SECTION TWO & LOTS 12, 13, 14, 15, 16 & 17, SQUARE 11, MULE SUBDIVISION NUMBER TWO, SECTION TWO INTO LOTS HEREIN DESIGNATED AS LOT 12A, BLOCK L, MULE SUBDIVISION, UNIT NO. ONE, SECTION TWO & LOT 16A, SQUARE 11, MULE SUBDIVISION NUMBER TWO, SECTION TWO BY STEPHEN P. FLYNN, P.L.S. DATED MAY 8, 2012

BASIS OF BEARING: TAKEN FROM REFERENCED SURVEY PLAT NO. 1.

SURVEYOR'S NOTES:

- A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
- C. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.
- D. THE FOLLOWING NOTE SHALL BE ADDED TO RESUBDIVISION MAPS THAT RESULT IN A NET INCREASE OF LOTS: 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.

Stephen P. Flynn
STEPHEN P. FLYNN
P.L.S. LA., ST. REG. NO. 4668

