

2025-0389

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

RESOLUTION NO. 6882

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, C. Lots, 1. Size, b. Width, as requested by John Winters.

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 width requirement for Lot 40A as shown on the survey by Stephen P. Flynn, PLS, dated September 30, 2025, revised November 10, 2025; and,

WHEREAS, granting the waiver allows Lot 40A to measure 43.89 feet along its Nicholas Street frontage, below the minimum 60 feet required in the R-2 zoning district; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on December 4, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the minimum width requirement to allow Lot 40A as shown on a survey by Stephen P. Flynn, PLS dated September 30, 2025, revised November 10, 2025, as requested by John Winters.

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

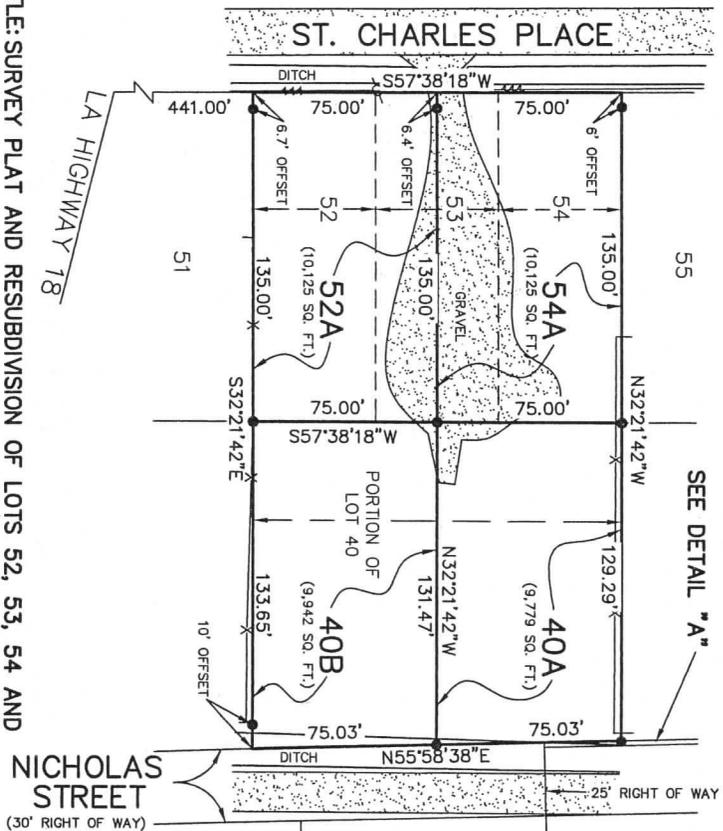
And the resolution was declared adopted this 15th day of December, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *Holly Fonseca*
SECRETARY: *Michelle Dupont*
DLVD/PARISH PRESIDENT: December 16, 2025
APPROVED: DISAPPROVED:

PARISH PRESIDENT: *Matthew Jewell*
RETD/SECRETARY: December 19, 2025
AT: 8:45 am RECD BY: *[Signature]*

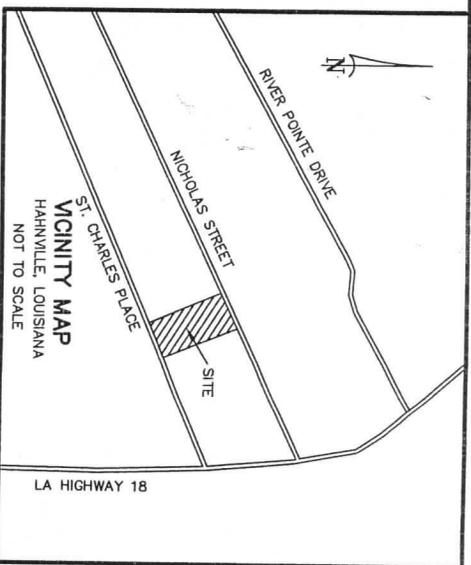
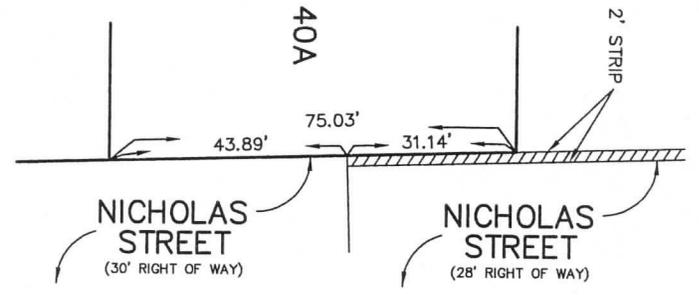


T & P RAILROAD (SIDE)



OWNER: JOHN DAVID WINTERS
 323 MADEWOOD DRIVE
 DESTREHAN, LA 70047
 504-957-7448

DETAIL "A"
 (NOT TO SCALE)

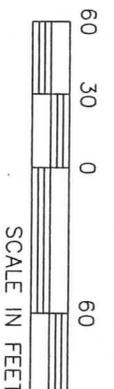


APPROVED: *[Signature]* 12-17-25
 PARISH PRESIDENT DATE
COMMISSION CHAIR: *[Signature]* 12/15/25
 DATE
COUNCIL CHAIR: *[Signature]* 12/15/25
 DATE

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 21th DAY OF Dec 2025
 INSTRUMENT NUMBER 493488

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



DRAWING NO. MM3495
 DRAWN BY: KPB

[Signature]
 STEPHEN P. FLYNN
 P.L.S. LA. ST. REG. NO. 4668

TITLE: SURVEY PLAT AND RESUBDIVISION OF LOTS 52, 53, 54 AND A PORTION OF LOT 40 OF ST. CHARLES PLACE SUBDIVISION INTO LOTS HEREIN DESIGNATED AS LOT 40A, 40B, 52A & 54A OF ST. CHARLES PLACE SUBDIVISION

SITUATED IN SECTION 2, T-12-S, R-20-E & SECTION 28, T-13-S, R-20-E SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER HAHNVILLE, ST. CHARLES PARISH, LOUISIANA.

DATE: SEPTEMBER 30, 2025, REVISED SIGNATURE BLOCK 11/10/2025

SURVEY REFERENCE: 1. SUBDIVISION OF A PORTION OF LOT 4 OF THE PARTITION OF PROPERTY OF PLACIDE BAUDOIN ET AL. BY E.M. COLLIER, R.L.S. DATED AUGUST 23, 1959.
 2. SUBDIVISION OF A PORTION OF LOT 4 OF THE PARTITION OF PROPERTY OF PLACIDE BAUDOIN ET AL. BY E.M. COLLIER, R.L.S. DATED AUGUST 23, 1959.
 3. ADDITION TO SUBDIVISION OF PORTION OF LOT 4 OF THE PARTITION OF PROPERTY OF PLACIDE BAUDOIN ET AL. NORTH AMERICAN DATUM OF 1983 (NAD2011), USING A LEICA SMARTNET GNSS SOLUTION DATED 9/30/2025.

BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702.

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. NO UNDERGROUND LINES OR CONDUITS SHOWN.
 D. MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT.
 E. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.



RIVERLANDS SURVEYING CO.

505 HEMLOCK STREET, LAPLACE, LA. 70068
 1-800-248-6982 / 985-652-6356
 office@riverlandsurveying.com / www.riverlandsurveying.com