

2019-0351

**INTRODUCED BY: LARRY COCHRAN, PARISH PRESIDENT
(DEPARTMENT OF PLANNING & ZONING)**

RESOLUTION NO. 6451

A resolution endorsing a waiver from the Zoning Ordinance of 1981, Section VI. Zoning District Criteria and Regulations, C. Commercial Districts, [I] CR-1, 2.a. minimum lot size and width as requested by Kenneth and Diandray Martin Jr.

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 meet the minimum area and width for the zoning district; and,

WHEREAS, the subdivider has requested waiver from the required 60-foot width and 6,000 square feet for two lots in the CR-1 zoning district, as shown on a survey by Richmond W. Krebs dated October 29, 2019; and,

WHEREAS, granting the waiver will allow for Lot L1-A-2 to be 50 feet wide and 5,255.31 square feet and Lot L1-A-3 to be 52 feet wide and 5,039.63 square feet; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the required waiver at their November 7, 2019 meeting.

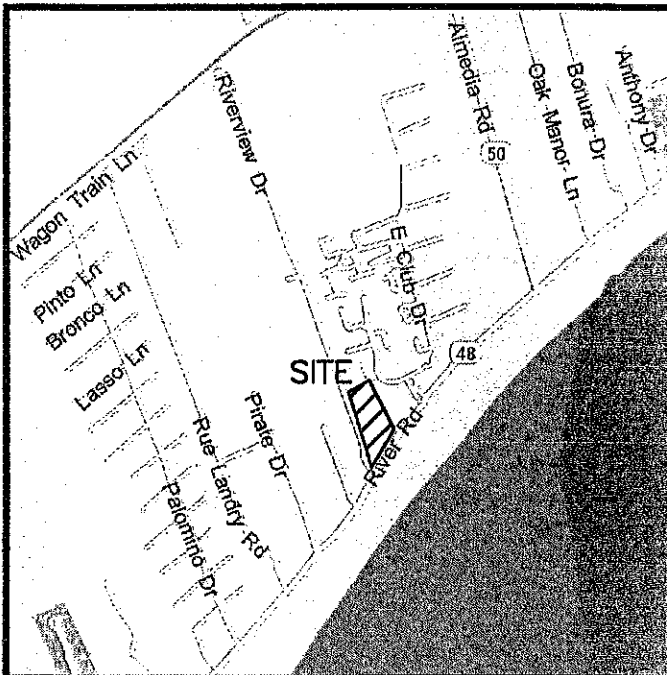
NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the required area and width to allow Lots L1-A-2 and L1-A-3, Riverview Estates, St. Rose, as shown on a plan by Richmond W. Krebs dated October 29, 2019 as requested by Kenneth and Diandray Martin Jr.

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

YEAS: WILSON, GIBBS, WOODRUFF, BELLOCK, FLETCHER, FISHER-PERRIER
NAYS: BENEDETTO, HOGAN, CLULEE
ABSENT: NONE

And the resolution was declared adopted this 18th day of November, 2019, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: [Signature]
SECRETARY: Michelle Spontato
DLVD/PARISH PRESIDENT: November 19, 2019
APPROVED: [Signature] DISAPPROVED: _____
PARISH PRESIDENT: _____
RETD/SECRETARY: November 22, 2019
AT: 4:01 pm RECD BY: [Signature]



VICINITY MAP
NOT TO SCALE

RECORDED IN THE ST. CHARLES PARISH CLERK OF COURT
ON THE 13th DAY OF December, 2019
IN COB 886, FOLIO 142, ENTRY No. 445678.

Camille F. Feltz 11/12/19
CHAIR, PLANNING AND ZONING COMMISSION DATE

[Signature] 12/2/19
CHAIR, ST. CHARLES PARISH COUNCIL DATE

[Signature] 11-27-19
PARISH PRESIDENT DATE

OWNER: DIANDRAY MARTIN
P.O. BOX 11
KENNER, LA 70063

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

GENERAL NOTES

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER INSURANCE RATE MAP (FIRM) DATED: 02/02/03 FLOOD ZONE: X
COMMUNITY PANEL #: 220160 0150 C BASE FLOOD ELEVATION: N/A

REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY R.W. KREBS DATED DECEMBER 15, 2017

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:LXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

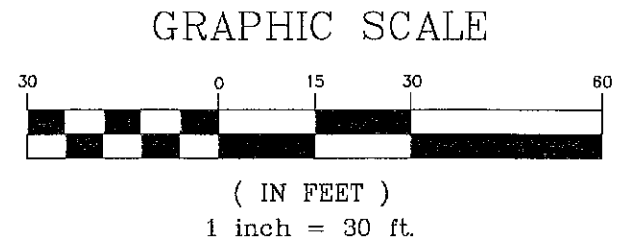
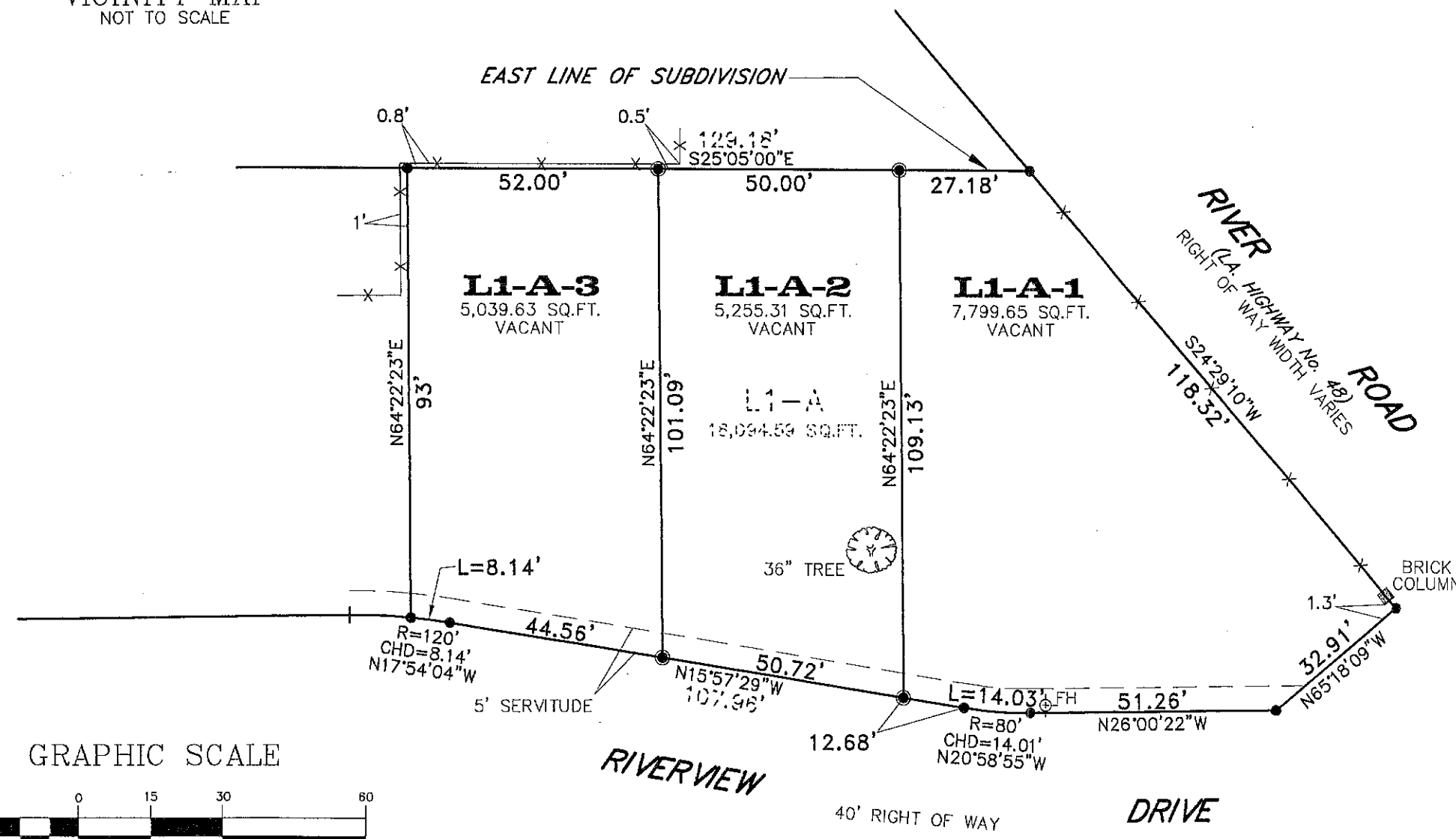
MADE AT THE REQUEST OF DIANDRY MARTIN

BY: *[Signature]*
RICHMOND W. KREBS, SR., PLS., No. 4836
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: OCTOBER 29, 2019	DRAWN BY: NDK
SCALE: 1" = 30'	CHECKED BY: RWK
JOB #: 192351	

**RESUBDIVISION OF
LOT L1-A INTO
LOTS L1-A-1, L1-A-2 AND L1-A-3
RIVERVIEW ESTATES
ST. CHARLES PARISH, LA**

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA. 70002
PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: richmondk@rwkrebs.com
WEB: www.rwkrebs.com



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