

St. Charles Parish Council
c/o Barbara Jacob Tucker
P. O. Box 302
Hahnville, LA 70057

Re: Opposition to Home Occupation Request for 733 Marino Dr., Norco

Dear St. Charles Parish Council Members,

As residents of the neighborhood surrounding the property located at 733 Marino Drive in Norco, we are OPPOSED to the approval of a home occupation request by the homeowner for a "service station service" business to be located near our homes.


The property in question is zoned RESIDENTIAL, and we do not wish to have any commercial, business, or industrial activity near our homes. We are opposed to the characteristics of a business in our neighborhood including, but not limited to, visible electrical/mechanical equipment, gasoline pumps, and transportation for such equipment and gasoline pumps.

The property at 733 Marino Dr. is frequently in need of lawn maintenance. In addition, there is a dilapidated house/shed located on the property which is an eye-sore and safety/health hazard to the neighborhood. The addition of gasoline pumps and/or equipment to this property adds to its already unsightly appearance.

As residents and homeowners, we all work very hard to maintain the beauty of our neighborhood and keep up the property value in our area. We cannot allow the wish of one resident for a home occupation to outweigh the good of the entire community.

Please vote AGAINST the request for home occupation at 733 Marino Drive in Norco.

Sincerely,

Kathleen C. Tucker
Camille R. Cambre


802 Marino Dr. Norco, LA 70079
812 Marino Dr. Norco, LA 70079
802 MARINO DR Norco LA 70079





App ID # 72017
IAP ID # 18659



St. Charles Parish Department of
Planning & Zoning

P.O. Box 302
Hahnville, LA 70057
(985)-783-5060
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PERMIT APPLICATION
HOME OCCUPATION PERMIT

PERMIT #: 1734-08 DATE RECEIVED: 4/17/08
RECEIPT#: 19355 ZONING DISTRICT: R-1A
DATE POSTED: _____ NOTICES DATE: _____
SUBDIVISION: Cood Hope Plantation
APPLICANT: JOE A. CHRISTIAN III
IS THE APPLICANT THE OWNER OF THE AFFECTED PROPERTY? YES
MAILING ADDRESS: 733 MARINO DRIVE, MORING, LA 70078
STREET ADDRESS: SAME
NAME OF BUSINESS: PETROTECHS OF LA, INC.
BUSINESS ADDRESS: 733 MARINO DR, MORING, LA 70078
PHONE #S: 504-275-6597 985-307-0236 or 504-343-8063
E-MAIL ADDRESS: _____

(PERSONAL 19355)

Below specify the type of business you are applying to operate from your home, and in detail, explain how you plan to operate the business, any materials that will be stored at the home, or any vehicles used either partially or exclusively for the business, that will be kept at the home:

The type of business is a Service Station service business. We will store circuit boards and other small misc. parts. One vehicle. Business operation from the house is mainly parts storage + paperwork. Leave early in the am. and return late in pm. Do paperwork in pm. Work on computers + gas pumps. NO customers will come to the residence.

HOME OCCUPATION DEFINITION: A home occupation is an accessory use of a dwelling unit, conducted by one or more persons who reside at the property in question. The home occupation is clearly incidental and secondary to the use of the dwelling for residential purposes and does not change the character thereof or adversely affect the uses permitted in the residential district of which it is a part.

IMPORTANT NOTICE: READ CAREFULLY BEFORE COMPLETING THIS APPLICATION!
You are cautioned that the permit does NOT allow operation of a home occupation in violation of the laws and ordinances. Your home occupation location MAY be checked by the Planning Department, Health Unit, and Fire Department Personnel. If you have any doubt that your home occupation location and/or building does not conform to the requirements of the ordinances administered by these departments, you are urged to contact them for further information before filing this application for a Home Occupational Permit. YOU MUST ACKNOWLEDGE YOUR UNDERSTANDING, ACCEPTANCE OF, AND COMMITMENT TO COMPLY WITH EACH OF THE FOLLOWING PROVISIONS BY INITIALING IN THE SPACE PROVIDED.

- 1. I will use only hand tools and minor mechanical equipment. No piece of equipment shall exceed 2 horsepower and the total of all mechanical and/or electric equipment shall not exceed 6 horsepower. A single kiln shall not exceed 8 kilowatts or the equivalent in a gas-fired fixture.
- 2. I agree that no sales of products and no services will take place at this home occupation unless specifically authorized by the Planning Director.
- 3. I will not place any signs of any type on the property regarding the home occupation.
- 4. I will not have any vehicle greater than one ton (manufacturer's rating) at the home. No more than one licensed vehicle will be utilized in connection with the home occupation.

- 5. Only my family, who actually resides at the home with me, will engage in the home occupation. I will not have any employees come to my home. I will not have any customers coming to my home, unless specifically authorized by the Planning Director.
- 6. I will limit all storage of materials or products to 20% of gross floor area of the dwelling. All storage will be inside a building.
- 7. I will conduct the home occupation inside a building. (A carport or patio sunshade is not inside a building)
- 8. The home occupation will not eliminate required off-street parking.
- 9. I agree that the home occupation shall not cause external effects, including but not limited to: increased noise, excessive traffic, excessive lighting, or offensive odor, which is incompatible with the characteristics of the residential zone, or in violation of any applicable governmental code. There will be no illegal discharge of materials, fluids, or gases into the sewer system, or any other manner of discharging such items in violation of any governmental code.
- 10. I will obtain parish Occupational License and a Health Certificate from the Parish Health Department when required.
- 11. I will provide a copy of the parish Occupational License for the business to the Department of Planning and Zoning upon its issuance and upon renewal of that license annually. I will provide a copy of the occupational license to the Department of Planning and Zoning by the 31st of March of each calendar year.
- 12. I agree that the Planning Department, Fire Department or Louisiana State Fire Marshall and health Department may inspect my premises at any time.
- 13. I understand that failure to abide by the twelve statements above will cause the home occupation permit to be revoked.
- 14. I will further read and agree to abide by St. Charles Parish Ordinance regulating home occupations, as well as any special provisions required by the Planning Director.

CHECKLIST OF ITEMS NEEDED TO PROCESS APPLICATION:

- A. Act of Sale to Property
- B. Signed and notarized affidavit from property owner, if applicant is not the property owner.
- C. Print out of abutting property owners from the Assessor's Office.
- D. Check or money order for \$200 made payable to St. Charles Parish Department of Finance.

I HAVE READ AND RECEIVED A COPY OF THE HOME OCCUPATION ORDINANCE, AND I ACKNOWLEDGE THAT I WILL COMPLY WITH ITS CONDITIONS AND WITH ANY SPECIAL PROVISIONS IMPOSED BY THE PLANNING DIRECTOR. I FURTHER ACKNOWLEDGE THAT ANY VIOLATION OF THE ORDINANCE OR SPECIAL PROVISIONS CONSTITUTES AN EXPRESSED SURRENDER AND ABANDONMENT OF THE HOME OCCUPATION PERMIT.

APPLICANT SIGNATURE: Joe A. Christ DATE: 4/15/08
If the applicant herein is not the property owner, a written and notarized letter of consent must be obtained from the owner to obtain the home occupation permit.

Application is approved/disapproved on this date: _____

SPECIAL PROVISIONS:

PLANNING DIRECTOR SIGNATURE/DATE