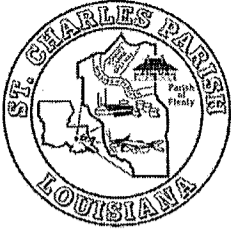


Form



St. Charles Parish
Department of Planning & Zoning
14996 River Rd / P.O. Box 302 • Hahnville, LA 70057
Phone (985) 783-5060 • Fax (985) 783-6447
www.stcharlesparish-la.gov

Permit/Case #: 2021-4-SPU
Receipt #: 3955976
Application Date: 7/14/21
Zoning District: M-1
FLUM Designation: AP
Date Posted:

APPLICATION FOR SPECIAL PERMIT USE

Fee: \$50

Special Permit Use: Those building or land uses requiring in-depth review and analysis by the Planning and Zoning Department and approval of the Planning Commission and/or the Parish Council when required by the Zoning Ordinance.

Applicant: Brandon + June Zeringue
Home address: 132 Ormond Meadows Dr Destrehan,
Mailing address (if different): (same) LA 70047
Phone: 504-400-5210 Email: BPZ191@yahoo.com
Property owner: Jackie Bee Investments, LLC
Municipal address of property: 14035 River Road, Luling, LA 70070-0000
General location or legal description (if no address has been assigned):

Present use of property and existing structures:
Restaurant, Lounge, Banquet Room

Contemplated use of property/reason for special permit use request:
Bar, Barroom, Micro-brewery, event space

I/we swear to be the sole owner(s) of the property described in this application for Special Permit Use; I/we endorse this application:

Debra Dupresne Viel
(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Property owner)

(Property owner)

Notary signature & seal
Louis G. Authement
No. 25814

July 14, 2021
(Date)

Permit/Case #: \_\_\_\_\_

**Special Permit Use Application Process:**

- 1. An applicant submits a completed Special Permit Use application to the Department of Planning and Zoning.
- 2. The Planning Department reviews the application for completeness and processes it for the Planning and Zoning Commission
- 3. Public notice describing the application will be advertised in the Parish journal and posted on the property in addition to being sent to the owners of adjacent property
- 4. Planning and Zoning staff will review the application according to the Special Permit Use Evaluation Criteria and make a recommendation to the Planning and Zoning Commission
- 5. The Planning Commission will conduct a public hearing on the proposed Special Permit Use.
  - o Based upon the evidence presented at the public hearing, the Planning Commission will evaluate the application against the Evaluation Criteria.
  - o The Planning Commission will approve, approve with conditions, or deny the application.
  - o For Special Permit Uses requiring a supporting resolution of the Parish Council, the Planning Commission's approval will be forwarded to the Parish Council where a final decision will be made.

**Application Checklist:**

- 1. Completed application. If the owner is a corporate entity, an authorized representative must sign the application and a corporate resolution authorizing the representative must be attached.
- 2. Deed/Act of Sale to the property (available in the Clerk of Courts Office). The deed must include the name of the property owner(s) and a legal description of the property including restrictions, easements, and servitudes.
- 3. Site plan of proposed development including existing and new structures. Plan must be drawn to scale and include at least the following information:
  - Lot dimensions and dimensions of servitudes and easements *NIA*
  - Proposed structure dimensions with setbacks *NIA*
  - Proposed parking area *Attached - Same*
  - Proposed fencing and landscaping for commercial uses *Same*
- 4. Completed abutting property owner form. Information should be obtained from the St. Charles Parish Assessor. An abutting property is any property that touches the subject property. Properties across a street right of way or other servitude or easement must also be included on the list.
- 5. Notarized endorsement of property owner(s).
- 6. Fee (\$50 check or money order payable to St. Charles Parish Department of Finance)

*June Zerlingre*  
Applicant Signature

*7.14.2021*  
Date

*[Signature]*  
Application taken by

*7/14/21*  
Date

Notes/comments: \_\_\_\_\_  
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### ABUTTING PROPERTY OWNERS

List names and mailing addresses of each owner of property abutting the subject property. Abutting property touches the subject property or is directly across a street, ditch, or other servitude/right of way and *would* touch the subject property if not for the servitude.

Information must be obtained from the St. Charles Parish Assessor.

**NAME:**

**MAILING ADDRESS:**

1. Jackie Bee Investments LLC. 14035 River Road  
(Lot 15) Luling, LA 70070-0000
2. St. Charles Hotel, L.L.C. 14035 River Road  
(Lot 14)(Lot 19) Luling, LA 70070-
3. Luling Volunteer Fire Dept. 67 St. Anthony St.  
(Lot 17C-1) Luling, LA 70070
4. Jackie Bee Investments LLC. 14035 River Road  
(Lot 17A-1) Luling, LA 70070-0000
5. Jackie Bee Investments LLC. 14035 River Road  
(Lot 4A)(5A)(6A)(7A) Luling, LA 70070-0000

6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____

CERTIFICATE OF AUTHORIZATION for  
ESPERANZA INVESTMENTS, LLC  
ESPERANZA HOLDINGS, LLC  
ESPERANZA LAND, LLC  
JACKIE BEE HOLDINGS, LLC  
JACKIE BEE INVESTMENTS, LLC

The undersigned being the Board of Managers of –

ESPERANZA INVESTMENTS, LLC (EI)  
ESPERANZA HOLDINGS, LLC (ELH)                        ESPERANZA LAND, LLC(EL)  
JACKIE BEE HOLDINGS, LLC (JBH)                      JACKIE BEE INVESTMENTS, LLC (JBI)  
and acting in such capacity, hereby adopt the following resolution:

RESOLVED, that Debra Dufresne Vial, as the Authorized Representative of EI, ELH, EL, JBH & JBI, is hereby authorized for and on behalf of each company to apply to the St. Charles Parish Department of Planning & Zoning for re-subdivision of lots, and or permit applications associated with properties owned.

FURTHER RESOLVED, that Debra Dufresne Vial is authorized and empowered to do or cause to be done all such acts or things and to sign and deliver, or cause to be delivered, all such documents, instruments and certificates in the name and on behalf of each company or otherwise, as she may deem necessary, advisable or appropriate to effectuate or carry out the purposes and intent of the foregoing resolution.

Dated this 14 day of July, 2021  
DATE    MONTH    YEAR

Debra Dufresne Vial  
Debra Dufresne Vial, Manager

Dana Dufresne Authement  
Dana Dufresne Authement, Manager

Denise Dufresne Hymel  
Denise Dufresne Hymel, Manager

Dawn Dufresne Dawson  
Dawn Dufresne Dawson, Manager

Karan Accardo  
Karan Accardo, Manager