



# ST. CHARLES PARISH


## OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057  
(985) 783-5000 • [www.stcharlesparish.gov](http://www.stcharlesparish.gov)

### COUNCIL OFFICE MEMORANDUM

DATE: FEBRUARY 12, 2025

TO: MR. MICHAEL ALBERT  
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO   
COUNCIL SECRETARY

RE: WAIVERS FROM THE SUBDIVISION REGULATIONS  
APPENDIX C, SECTION III. GEOMETRIC STANDARDS, B. BLOCKS,  
3. ARRANGEMENT AND E. BUILDING LINES

On February 10, 2025, the St. Charles Parish Council adopted Resolution No. 6817 endorsing waivers from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 3. Arrangement and E. Building Lines as requested by Simoneaux Family Land, LLC.

A copy of the resolution and five (5) original plats for Lot 15 and five (5) original plats for Lot 42 are enclosed for your records. Please notify the appropriate parties of the Council's action in this regard.

MI/ag

Enclosures

cc: <sup>1</sup>Parish Council  
Ms. Samantha de Castro w/enclosure  
Mr. Corey Oubre w/enclosure  
Planning & Zoning Commission w/enclosure

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<sup>1</sup> Council Dept. retained 1 original plat Lot 15 for file

<sup>1</sup> Council Dept. retained 1 original plat Lot 42 for file

2025-0018

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

RESOLUTION NO. 6817

A resolution endorsing waivers from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 3. Arrangement and E. Building Lines as requested by Simoneaux Family Land, LLC.

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 building setbacks of the St. Charles Parish Zoning Ordinance of 1981; and,

WHEREAS, the applicant has requested a waiver from the building setback requirement for Lot 15 as shown on a survey by Stephen P. Flynn, PLS dated November 14, 2024; and,

WHEREAS, granting the waiver will allow Lot 15 to not meet the required side setbacks for the R-1A(M) zoning district; and,

WHEREAS, the Subdivision Regulations require lots possess frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,

WHEREAS, the applicant has requested a waiver from the arrangement requirement for Lot 42 as shown on a survey by Stephen P. Flynn, PLS dated November 14, 2024; and,

WHEREAS, granting the waiver will allow Lot 42 to have no frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the waivers at its meeting on January 9, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the minimum building line requirements to allow Lot 15 as shown on a plan by Stephen P. Flynn, PLS dated November 14, 2024, and to endorse a waiver from the arrangement requirement to allow Lot 42 as shown on a survey by Stephen P. Flynn, PLS dated November 14, 2024, as requested by Simoneaux Family Land, LLC.

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 10th day of February 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN:

SECRETARY:

DLVD/PARISH PRESIDENT:

APPROVED :

DISAPPROVED:

PARISH PRESIDENT:

RETD/SECRETARY:

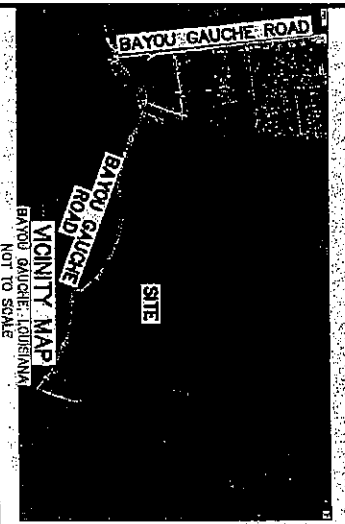
AT: 11:09am RECD BY:

BM PK NAIL  
N: 470313.44  
E: 3669785.98



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S72°39'56"E	4071.48'	L7	S37°38'42"W	284.24'
L2	N28°02'35"E	38.60'	L8	S57°08'00"W	194.67'
L3	N23°14'09"E	86.90'	L9	S31°22'07"W	174.82'
L4	N13°02'08"E	80.34'	L10	S42°11'56"W	48.52'
L5	N34°48'57"E	432.83'	L11	N89°51'16"W	13.00'
L6	S01°17'30"E	215.45'	L12	N58°39'25"W	13.90'
			L13	N11°15'45"W	49.44'
			L14	N35°05'47"W	19.77'
			L15	N65°28'50"W	86.36'

LINE	BEARING	DISTANCE
L1	S72°39'56"E	4071.48'
L2	N28°02'35"E	38.60'
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L11	N89°51'16"W	13.00'
L12	N58°39'25"W	13.90'
L13	N11°15'45"W	49.44'
L14	N35°05'47"W	19.77'
L15	N65°28'50"W	86.36'



OWNER: LYNN B. SMOKEAUX, ET AL  
509 DASSER STREET  
LUDING, LA 70070

APPROVED  
*Walt Jones*  
DATE: 2/12/25  
PARISH PRESIDENT

DATE OF RECORDING COMMISSION  
*Walt Jones*  
DATE: 2/10/25

CLERK OF DOUBT  
CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN  
ACCORDANCE WITH LA. REVISED STATUTES 20:5051 ET SEQ. AND  
SUBDIVISION OF LAND.

RECORDED IN THE CLERK OF COURT'S OFFICE  
ST. CHARLES PARISH, LOUISIANA  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
INSTRUMENT NUMBER \_\_\_\_\_

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

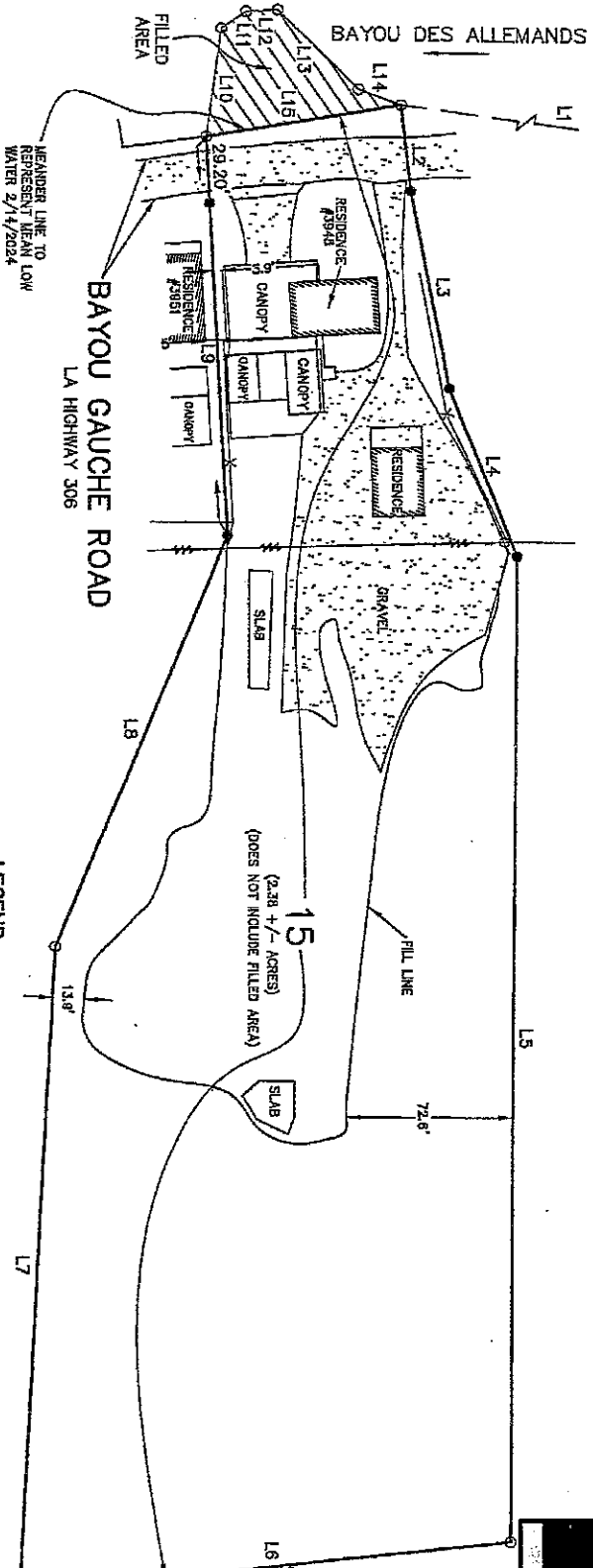
*Stephen P. Flynn*  
STEPHEN P. FLYNN  
PLS. LA. ST. REG. NO. 4668

DRAWING NO. MM2857-W06511A  
DRAWN BY: KPB



SCALE IN FEET  
1"=60'

- LEGEND
- 1/2" IRON ROD SET
  - CALCULATED POINT
  - POWER POLE
  - POWER LINE
  - FENCE



TITLE: SURVEY PLAT AND RESUBDIVISION OF A PORTION OF  
SECTION 38, T-15-S, R-20-E INTO A LOT HEREIN  
DESIGNATED AS LOT 15 OF BAYOU GAUCHE SUBDIVISION  
SITUATED IN SECTION 38, T-15-S, R-20-E,  
BAYOU GAUCHE, ST. CHARLES PARISH, LOUISIANA.  
DATE: NOVEMBER 14, 2024

BASIS OF BEARING: BEARINGS/COORDINATES HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE  
SYSTEM, SOUTH ZONE 1702, NAD 83, GCSN 18 USING LEICA SKAMINET SOLUTION DATED 2/14/2024

SURVEYOR'S NOTES:

- THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND  
UNDER THE DIRECTION OF THE UNDERSIGNED, AND COMPLETES THE REQUIREMENTS OF LOUISIANA'S  
"STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.
- NO TITLE ORIGIN 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.
- NO UNDERGROUND LINES OR SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT.  
THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED  
FOR FINAL DETERMINATION.
- 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.

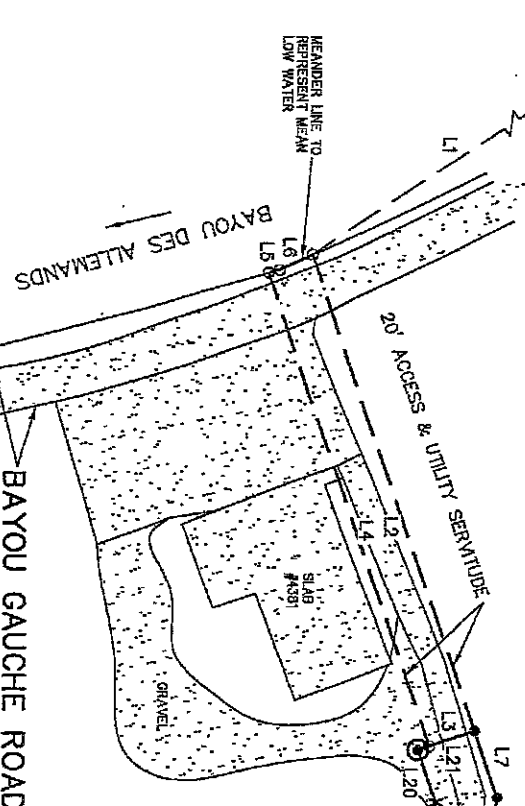


**RIVERLANDS**  
SURVEYING CO.

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



BM PK NAIL  
N: 470313.41  
E: 3589785.98



TITLE: SURVEY PLAT AND RESUBDIVISION OF A PORTION OF SECTION 38, T-15-S, R-20-E INTO A LOT HEREIN DESIGNATED AS LOT 42 OF BAYOU GAUCHE SUBDIVISION SITUATED IN SECTION 38, T-15-S, R-20-E, BAYOU GAUCHE, ST. CHARLES PARISH, LOUISIANA.

DATE: NOVEMBER 14, 2024

BASIS OF BEARING: BEARINGS/COORDINATES HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GSD 18 USING LEICA SMARTNET SOLUTION DATED 2/14/2024.

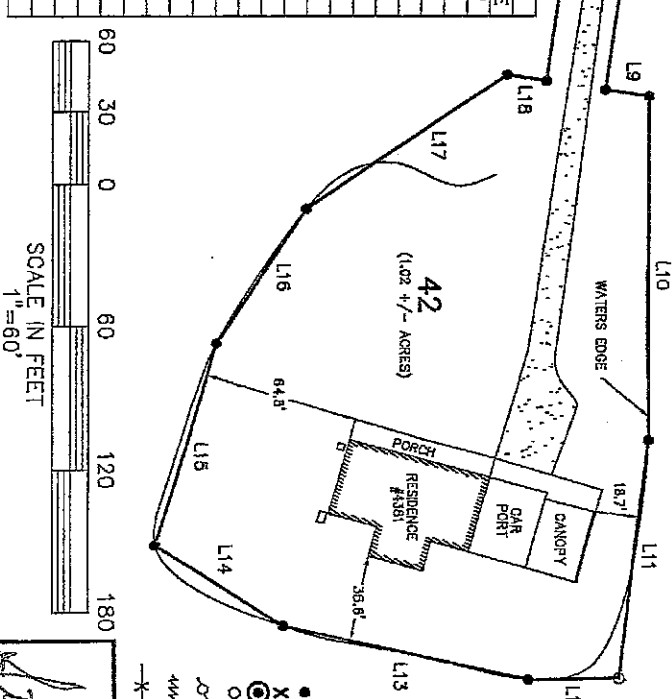
SURVEYOR'S NOTES:  
A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLETES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS B SURVEY.  
B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER BEAUTITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.  
C. NO UNDERGROUND LINES OR CONDUITS SHOWN.  
D. MINIMAL 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.  
E. 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.

APPROVED: *Michelle Hance* 2/12/25  
PARISH RESIDENT  
DATE  
CHIEF OF BEARING COMMISSION  
DATE  
CHIEF OF COUNCIL  
DATE  
CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH A REVERSED STATUTES 33:505 ET. SEQ. AND SUBDIVISION OF LAND.

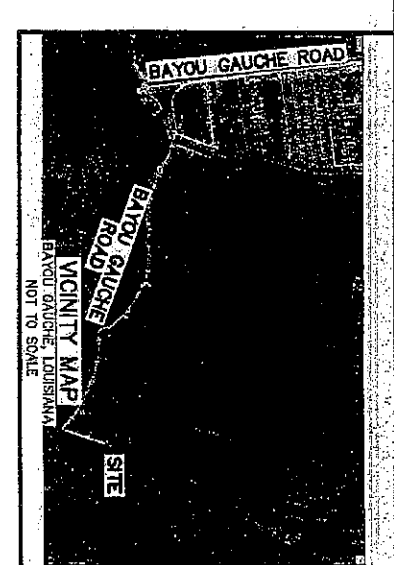
RECORDED IN THE CLERK OF COURT'S OFFICE  
ST. CHARLES PARISH, LOUISIANA  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
INSTRUMENT NUMBER \_\_\_\_\_  
ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.

OWNER: LYDIA B. SARGENT, ET AL  
809 GASSER STREET  
LULING, LA 70070

LINE	BEARING	DISTANCE
L1	S84°41'37"E	846.01'
L2	N35°28'38"E	211.28'
L3	S54°30'22"E	20.00'
L4	S35°28'38"W	209.50'
L5	N91°36'11"W	4.71'
L6	N62°00'22"W	15.43'
L7	N35°28'38"E	29.57'
L8	N62°30'50"E	204.47'
L9	N26°52'52"W	18.44'
L10	N54°28'38"E	143.99'
L11	N61°35'48"E	101.80'
L12	S36°04'20"E	38.04'
L13	S22°51'26"E	105.30'
L14	S03°48'21"E	62.91'
L15	S71°11'40"W	88.94'
L16	S87°44'09"W	88.88'
L17	N68°57'16"W	100.87'
L18	N26°52'52"W	16.84'
L19	S62°30'50"W	198.20'
L20	S35°28'38"W	23.55'
L21	N64°30'22"W	25.00'



LEGEND  
● 1/2" IRON ROD SET  
○ 1/2" IRON ROD SET  
○ RAIL ROAD SPIKE SET  
○ CALCULATED POINT  
--- POWER POLE  
--- POWER LINE  
--- FENCE



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DRAWING NO. MN2857\_M05311B  
DRAWN BY: KPB

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