

Name: Raven Land LLC

Address: 1313 Paul Maillard Road, Luling

Case Number: 2025- 3 -MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

- **Section III.C.1.b Width.** The lot width a the minimum building setback line shall not be less than that specified by the St. Charles Parish Zoning Ordinance.

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

The width of Vial Lane fronting Paul Maillard Road is currently 50.47 feet. The land adjacent to Vial Lane fronting Paul Maillard Road is zoned for commercial use and part of a larger parcel. Any additional frontage taken from the larger parcel would decrease it's size and value.

Please consider this waiver request with my application.

Thank you.

Applicant Signature: 

Signed by:

Francesca M. Vial

36f02833-0e50-40ca

Date: February 19, 2025