



St. Charles Parish
Department of Planning & Zoning
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www.stcharlesparish-la.gov

Permit/Case #:	2023-1-R
Receipt #:	10080669
Application Date:	1/18/23
Zoning District:	RIA
FUM Designation:	
Date Posted:	

**APPLICATION FOR ZONING MAP AMENDMENT
(CHANGE OF ZONING DISTRICT OR REZONING)**

Fee: \$40 - \$200

Applicant: MICHAEL KELLER
Home address: 165 VERNONS LANE AMA, LA 70031
Mailing address (if different): PO BOX 302 AMA, LA 70031
Phone #s: 504 908 0725 Email: mkeller@stcharles.gov.net
Property owner: MICHAEL KELLER
Municipal address of property: _____
Lot, block, subdivision: KIB SECTION 66 T13SR21E
Change of zoning district from: RIA to: OPEN LAND
Future Land Use designation of the property: Low Density Residential
(A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.

Describe how you plan to use the property if the rezoning is granted: _____

I plan on rebuilding my home completely lost in Hurricane Ida, which will be smaller in square footage. My original home and property were zoned Open Land but changed without my knowledge or realizing. My intention is to continue using my property to support the open land owned by my family on the same street. I cut the 30 acres for both my mother, Patsye Keller, and Louis Brady who own the adjacent property with tractors and equipment. Tractors, fluffers, etc. are utilized in the process.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood? _____

Fronting adjacent property owned by LJ Brady is not developed. Property behind my lot has a metal building utilized by Lemoine Refrigeration. My proposed usage would fit in appropriately in the neighborhood as it more similar than the current zoning.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary? _____

In order for me to consider building an accessory building or barn type storage for equipment, it would more easily allow for it with the open land zoning.

How does your proposed use of the property comply with the Future Land Use designation for the property? _____

According to the vision of the comprehensive plan for the parish, its goal is to continue to provide a "small town way of life, scenic natural beauty, unique heritage and community". Allowing my property to be rezoned back to open land, will only support this vision. My street is a private lane with houses owned by my siblings. There is no project to develop and the property will not be used to bring in commercial business, trailer homes, etc.

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.

A residential home will be built, but farm tractors and such equipment would be stored and utilized.