



# ST. CHARLES PARISH


## OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057  
(985) 783-5000 • www.stcharlesparish.gov

### COUNCIL OFFICE MEMORANDUM

DATE: DECEMBER 5, 2024

TO: MR. MICHAEL ALBERT  
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO   
COUNCIL SECRETARY

RE: WAIVER FROM APPENDIX A, SECTION IX. NONCONFORMITIES  
ITEM A.(2)

On December 2, 2024, the St. Charles Parish Council adopted Resolution No. 6807 endorsing a waiver from Appendix A, St. Charles Parish Zoning Ordinance of 1981, Section IX. Nonconformities, item A.(2) as requested by Jamie Doster for JDK Construction.

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

MI/ag

Enclosures

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

---

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

**2024-0398**

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

**RESOLUTION NO. 6807**

A resolution endorsing a waiver from Appendix A, St. Charles Parish Zoning Ordinance of 1981, Section IX. Nonconformities, item A.(2) as requested by Jamie Doster for JDK Construction.

**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 the width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development; and,

**WHEREAS,** the St. Charles Parish Zoning Ordinance of 1981 requires that If two (2) or more nonconforming lots of record or two (2) or more portions of lots with continuous frontage in common ownership, and if one (1) or more of the lots does not meet the minimum width and/or area requirements for zoning district in which it is located, the land involved shall be required to resubdivide into a single lot for development or permitting; and,

**WHEREAS,** the applicant has requested a waiver from Nonconformities, item A.(2) for adjacent commonly owned Lot 14 (not a part) which is nonconforming to the required 6,000 sq. ft. area of the R-1A zoning district; and,

**WHEREAS,** granting the waiver will allow Lot 14 (not a part) to remain as originally platted and developable without consolidation into Lot 13A as shown on a survey by Stephen P. Flynn, PLS dated October 3, 2024, revised November 12, 2024; and,

**WHEREAS,** the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on November 7, 2024.

**NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL,** hereby provides this supporting authorization to endorse a waiver from Nonconformities to allow nonconforming Lot 14 (not a part) to remain as originally platted and developable without consolidation into Lot 13A as shown on a survey by Stephen P. Flynn, PLS dated October 3, 2024, revised November 12, 2024, as requested by Jamie Doster for JDK Construction.

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 2nd day of December, 2024, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Bob Fish  
SECRETARY: Michelle D'apata  
DLVD/PARISH PRESIDENT: December 3, 2024  
APPROVED: ✓ DISAPPROVED: \_\_\_\_\_

PARISH PRESIDENT: Matt Jewell  
RETD/SECRETARY: December 4, 2024  
AT: 11:00 am RECD BY: [Signature]

