



ST. CHARLES PARISH

OFFICE OF THE COUNCIL SECRETARY

P.O. BOX 302 • HAHNVILLE, LOUISIANA 70057
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COUNCIL OFFICE MEMORANDUM

DATE: DECEMBER 22, 2025

TO: MR. MICHAEL ALBERT
PLANNING & ZONING DIRECTOR

FROM: MICHELLE IMPASTATO 
COUNCIL SECRETARY

RE: WAIVER FROM THE SUBDIVISION REGULATIONS
APPENDIX C, SECTION III. GEOMETRIC STANDARDS, C. LOTS, 1.
SIZE, B, WIDTH

On December 15, 2025, the St. Charles Parish Council adopted Resolution No. 6882 endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, C. Lots, 1. Size, b. Width, as requested by John Winters.

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/mr

Enclosures

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

¹ Council Dept. retained 1 original for file

2025-0389

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

RESOLUTION NO. 6882

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, C. Lots, 1. Size, b. Width, as requested by John Winters.

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 conform with minimum width, depth, area, and setbacks as per the St. Charles Parish Zoning Ordinance; and,

WHEREAS, the applicant has requested a waiver from the minimum width requirement for Lot 40A as shown on the survey by Stephen P. Flynn, PLS, dated September 30, 2025, revised November 10, 2025; and,

WHEREAS, granting the waiver allows Lot 40A to measure 43.89 feet along its Nicholas Street frontage, below the minimum 60 feet required in the R-2 zoning district; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on December 4, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the minimum width requirement to allow Lot 40A as shown on a survey by Stephen P. Flynn, PLS dated September 30, 2025, revised November 10, 2025, as requested by John Winters.

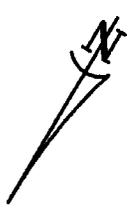
The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, COMARDELLE, O'DANIELS, FISHER, DEBRULER
NAYS: NONE
ABSENT: NONE

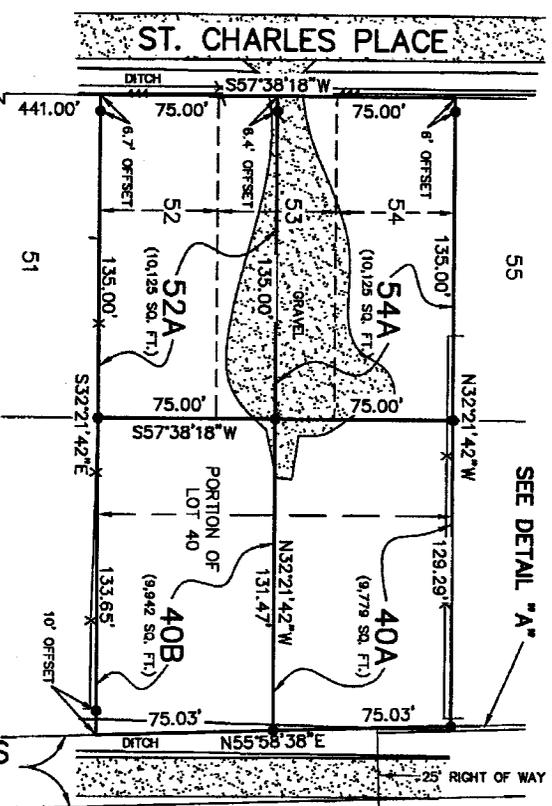
And the resolution was declared adopted this 15th day of December, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Shelly Fonseca
SECRETARY: Michelle Dupont
DLVD/PARISH PRESIDENT: December 16, 2025
APPROVED: DISAPPROVED:

PARISH PRESIDENT: Matthew Jewell
RETD/SECRETARY: December 19, 2025
AT: 8:45am RECD BY: [Signature]



T & P RAILROAD (SIDE)



TITLE: SURVEY PLAT AND RESUBDIVISION OF LOTS 52, 53, 54 AND A PORTION OF LOT 40 OF ST. CHARLES PLACE SUBDIVISION INTO LOTS HEREIN DESIGNATED AS LOT 40A, 40B, 52A & 54A OF ST. CHARLES PLACE SUBDIVISION

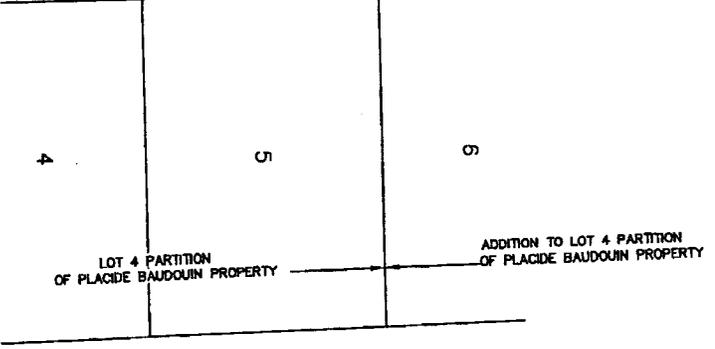
SITUATED IN SECTION 2, T-12-S, R-20-E & SECTION 28, T-13-S, R-20-E SOUTHEASTERN LAND DISTRICT, WEST OF THE MISSISSIPPI RIVER HAHNVILLE, ST. CHARLES PARISH, LOUISIANA.

DATE: SEPTEMBER 30, 2025, REVISED SIGNATURE BLOCK 11/10/2025

SURVEY REFERENCE: 1. SUBDIVISION OF A PORTION OF THE U.I. KELLER TRACT BY FRANK T. PAYNE, C.E. DATED MARCH 14, 1925. 2. SUBDIVISION OF A PORTION OF LOT 4 OF THE PARTITION OF PROPERTY OF PLACIDE BAUDOIN ET AL. BY E.M. COLLIER, F.L.S. DATED AUGUST 23, 1966. 3. ADDITION TO SUBDIVISION OF PORTION OF LOT 4 OF THE PARTITION OF PROPERTY OF PLACIDE BAUDOIN ET AL. NORTH AMERICAN DATUM OF 1983 (NAD83), USING A LEICA SHANNON GNS SOLUTION DATED 8/30/2024.

BASIS OF BEARING: BEARINGS HEREIN ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, 1792, NORTH AMERICAN DATUM OF 1983 (NAD83).

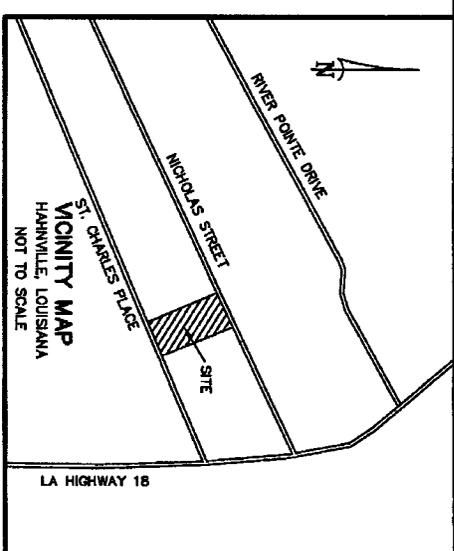
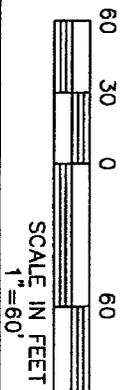
SURVEYOR'S NOTES: A. THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLETES WITH THE REQUIREMENTS OF LOUISIANA'S STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS B SURVEY. B. NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE ACCURACY OF THE BOUNDARY LINES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN. C. UNLESS OTHERWISE NOTED, ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. D. ALL DISTANCES ARE MEASURED ALONG THE CENTER LINES OF THE STRAIGHT LINES AND CURVES SHOWN. E. UNLESS OTHERWISE NOTED, ALL DISTANCES ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.



OWNER: JOHN DAVID WINTERS
323 MADWOOD DRIVE
DESTERHAN, LA 70047
504-957-7448

LEGEND

- 1/2" IRON ROD SET
- FENCE
- ⊥ POWER POLE
- POWER LINE



APPROVED: *[Signature]* 12-17-25
PARISH PRESIDENT

COMMISSION OFFICER: *[Signature]* 12/15/25
DATE

COUNCIL CHAIR: *[Signature]* 12/15/25
DATE

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 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, RELOCATION'S OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE

DRAWING NO. MM3495
DRAWN BY: KPB

[Signature]
STEPHEN P. FLYNN
P.L.S. LA. ST. REG. NO. 4868

RIVERLANDS SURVEYING CO.

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