



ST. CHARLES PARISH

OFFICE OF THE COUNCIL SECRETARY

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COUNCIL OFFICE MEMORANDUM

DATE: AUGUST 8, 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 AND
APPENDIX A, SECTION IX. NONCONFORMITIES, A.(2)

On August 4, 2025, the St. Charles Parish Council adopted Resolution No. 6840 endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, C. Lots, 1. Size and Appendix A, Section IX. Nonconformities, item A.(2) as requested by Ronald and Marilyn Diggs.

A copy of the resolution and six (6) partially executed original plats are enclosed. 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

¹ Council Dept. retained 1 original plat for file

2025-0213

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

RESOLUTION NO. 6840

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, C. Lots, 1. Size and Appendix A, Section IX. Nonconformities, item A.(2) as requested by Ronald and Marilyn Diggs.

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 size requirement for Lot 37A2 as shown on the survey by Matthew J. Ledet, PLS dated June 17, 2025; and,

WHEREAS, granting the waiver will allow Lot 37A2 to measure 5,648.77 square feet, below the minimum 6,000 square feet required in the R-1A zoning district; and,

WHEREAS, the St. Charles Parish Zoning Ordinance of 1981 requires adjacent nonconforming lots with continuous frontage in common ownership to resubdivide into a single conforming lot for development or permitting; and,

WHEREAS, the applicant requests a waiver from Nonconformities, item A.(2) for adjacent commonly owned Lot 35 (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 35 (not a part) to remain as originally platted, without consolidation into Lot 37A2 as shown on a survey by Matthew J. Ledet, PLS dated June 17, 2025; and,

WHEREAS, the Planning and Zoning Commission approved the resubdivision with the waiver at its meeting on July 10, 2025.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, hereby provides this supporting authorization to endorse a waiver from the minimum size requirement to allow Lot 37A2 as shown on the survey by Matthew J. Ledet, PLS dated June 17, 2025, and a waiver from Nonconformities, item A.(2) to allow Lot 35 (not a part) to remain as originally platted, without consolidation into Lot 37A2, as requested by Ronald and Marilyn Diggs.

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

YEAS: MOBLEY, FONSECA, WILSON, SKIBA, PILIE, O'DANIELS, FISHER

NAYS: NONE

ABSENT: COMARDELLE, DEBRULER

And the resolution was declared adopted this 4th day of August, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Gelly Fonseca

SECRETARY: Michelle Dupontato

DLVD/PARISH PRESIDENT: August 5, 2025

APPROVED: ✓ DISAPPROVED: _____

PARISH PRESIDENT: Matthew Jewell

RETD/SECRETARY: August 7, 2025

AT: 3:16pm RECD BY: [Signature]

LEGEND:

- CONTROL POINT
- FND. MONUMENT
- SET. MONUMENT
- POWER POLE
- MAILBOX
- WATER METER
- SEWER CLEANOUT
- SEWER MANHOLE
- WATER LINE
- SEWER LINE
- POWER LINE
- CULVERT
- FENCE
- PROPERTY LINE
- LOT LINE
- ROAD CENTERLINE
- TOP BANK OF DITCH
- RECD SERVICE
- TREE
- CONCRETE SURFACE
- BUILDING

SOUTHEASTERN WEST OF MISSISSIPPI RIVER LAND DISTRICT
T13S - R21E
SECTION 61

- NOTES:
- ALL PIPES AND MONUMENTS SHOWN HEREON WERE FOUND. BEARINGS ARE BASED ON GEODETIC ORIENTATION DERIVED FROM GPS STATIC OBSERVATIONS TAKEN AT THE TIME OF SURVEY. BEARINGS AND DISTANCES ARE BASED ON LOUISIANA STATE PLANE COORDINATE SYSTEM NAD 83, SOUTH ZONE, SURVEY FEET.
 - THIS SURVEY DOES NOT PURPORT TO SHOW THE LOCATION OF ANY EXISTING SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIVE COVENANTS, AND/OR REGULATIONS OF GOVERNING AUTHORITIES WHICH MAY AFFECT THE PROPERTY.
 - ALL PROPOSED UTILITIES SHOWN HEREON ARE THE RESULT OF FIELD WORK AND NO ATTEMPT WAS MADE TO LOCATE THEM. UTILITY LOCATES SHOULD BE MADE THROUGH LOUISIANA ONE CALL, 800.272.3020.
 - SECTION LINE LOCATIONS ARE APPROXIMATE AND WERE NOT LOCATED ON THE GROUND.
 - ALL BEARINGS AND DISTANCES ARE MEASURED VALUES AS OF THIS SURVEY, SEE THE REFERENCE PLAT FOR CALLED VALUES.
 - PORTIONS OF BUILDINGS ARE DIGITIZED FROM AERIAL IMAGES AND NOT COMPLETELY SURVEYED ON THE GROUND.
 - FIELD WORK COMPLETED ON 12/08/2023.
 - 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.
 - ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE SOLELY AT THE LOT OWNER'S EXPENSE.
- REFERENCES:
- OAK RIDGE PARK SUBDIVISION, A SUBDIVISION OF PARTS OF SECTIONS 12, 61, 52 AND 53, TOWNSHIP 13 SOUTH, RANGE 21 EAST AND SECTIONS 90 AND 91, TOWNSHIP 13 SOUTH, RANGE 20 EAST BY E.M. COLLIER, SURVEYOR DATED FEBRUARY 5, 1954.

P.O.C. TO P.O.B.
S2915'55"W - 55.18'

VICINITY MAP
1"=2000'

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL, THAT THE SURVEY WAS DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOUISIANA SURVEYING ACT, AS SET FORTH IN THE LOUISIANA PROFESSIONAL ENGINEER AND LAND SURVEYOR ACT, AND THAT THE SURVEY WAS DONE IN ACCORDANCE WITH THE STANDARDS INDICATED IN THE ABOVE STANDARDS.

P.O.C.
CP 2
2" ALUMINUM CAP
ON 1/2" IRON ROD
X: 3585077.41
Y: 519523.23
ELEV: 4.46'

P.O.B.
X: 3585050.44
Y: 519475.09

LOT 37A1
BLOCK B
OAK RIDGE PARK
SUBDIVISION
11211.02 S.F.
0.257 Ac.

LOT 37A2
BLOCK B
OAK RIDGE PARK
SUBDIVISION
5648.77 S.F.
0.130 Ac.

LOT 35
BLOCK B
OAK RIDGE PARK
SUBDIVISION
5702.54 S.F.
0.131 Ac.

LOT 37
BLOCK D

LOT 36
BLOCK D

LOT 35
BLOCK D

OWNER	ACQUISITION	SERVITUDE AREA	REMAINING AREA
RONALD DIGGS ET AL	INSTR. NO. 222639 JULY 13, 1998	0.037 Ac. 1610.49 S.F.	0.093 Ac. 4039.27 S.F.



PROJECT ST. CHARLES	DATE 6/17/2025	DRAWN K. JONES	CHECKED D. HAYDEL	PROJECT NA	PROJECT 23.037
SUBDIVISION OF LOT 37A INTO LOTS 37A1 AND 37A2 OF BLOCK B OF OAK RIDGE PARK SUBDIVISION IN SECTION 61, T13S - R21E LINCOLN, ST. CHARLES PARISH, LA					
CRESCENT SURVEYING & ENGINEERING, L.L.C.					