

September 2, 2015

St. Charles Parish Department of Planning and Zoning
PO Box 302
Hahnville, LA 70057

Re: Case #PZSPU 2015-19
Special Permit Request for Accessory Dwelling Unit (ADU)
11202 River Road, St. Rose

To Whom It May Concern:

The property that is requesting a special permit for its Accessory Dwelling Unit (ADU) is adjacent to our property, 121 Opal Lane. We are opposed to the special permit that would allow the 11202 River Road homeowners to create an ADU that is residential in nature, meaning it would include a culinary unit (stove) inside of it. The reason we are opposed to this ADU is that the property allocated as 11202 River Road (or 101 Opal Lane) is designated R-1A, single family residential. We do not want to have a situation where there are two families living on one sectioned residential lot, in a neighborhood zoned for single family homes. There is never a certainty that if the ADU were allowed to continue (with a culinary unit) that it would not be rented out for financial gain.

It is our understanding that the young couple will be residing in the primary structure and the parents of the wife, the Coles', will be residing in the ADU, even though it is the Coles' who have requested the special permit for the ADU. We have also never been able to see a complete set of plans that illustrate the design of the final ADU. The plans that we have been shown and the plans attached to the special permit show two different things. We see from the submitted plans on the special permit request that the ADU is one story; yet, we have been told that the ADU was going to be a two story building, and the plumbing already installed appears to support a second story. We are unsure what plans the homeowners are actually suggesting for the ADU.

We would like the planning and zoning board to deny the special permit request and uphold the parameters already defined by the neighborhood and the parish.

Sincerely yours,

A handwritten signature in black ink that reads "Stephanie and Johnny Mire". The signature is written in a cursive, flowing style.

Stephanie and Johnny Mire

September 1, 2015

St. Charles Parish Department of Planning & Zoning
P. O. Box 302
Hahnville, LA 70057

RE: Case Number: PZSPU 2015-19
Special Permit Use for Accessory Dwelling Unit in R-1A
11202 River Road, St. Rose

Dear Planning & Zoning Board,

I reside at 131 Opal Lane, St. Rose, LA. I am unable to attend the meeting on Thursday, September 3rd because I will be in San Diego, CA on that date. However, I do wish to express my opposition to the requested special permit.

Specifically, I believe the proposed accessory dwelling unit is not permitted by our neighborhood deed restrictions and covenants, which state that "no outbuilding shall be used for permanent or temporary residence purposes", and "there can never be more than one dwelling on any one lot." I am told that St. Charles Parish recently passed an ordinance permitting this additional dwelling unit in areas designated R-1A – Single Family residential. However, our subdivision does not allow multiple dwellings on the same lot. My concern is that the ADU could be used as a rental unit in the future if the Coles sell the property. Thus the property is no longer "Single Family Residential".

Mr. Cole received a copy of the neighborhood deed restrictions and covenants when he purchased the property. His original plans, submitted in March 2015, ignored several provisions of the deed restrictions and covenants, including the 2 mentioned above. A committee from the neighborhood met with Mr. Cole and asked him to revise the plans to be in compliance with the covenants. He agreed to do so. Specifically, he was asked to change the setback for the rear yard, to connect the 2 buildings under a single roof, and to remove the stove from the rear unit. Mr. Cole subsequently submitted sketches showing a change in the setback, and showing the 2 buildings still separate, but joined by a mudroom with an outer appearance of one unit all under one roof. There was no stove in the plans. The committee agreed amongst themselves to compromise with Mr. Cole and accept these revisions. In other words, the neighborhood would bend the rules and allow an outbuilding to be used as a residence, and allow 2 dwelling areas on one lot in return for the 2 buildings being connected under 1 roof, and the 2nd building not having a stove. Now, however, it seems that Mr. Cole is proceeding against the agreement with the neighborhood, and the "no stove" provision is being circumvented by calling the building an ADA under the parish rule change. However, our neighborhood rules have not. I don't know if he still intends to connect the 2 units under one roof because I have not seen the final plans.

I would request that the committee either (a) deny the special use permit, or (b) allow the accessory dwelling unit to proceed without a stove, or (c) instruct Mr. Cole to connect the 2 dwelling units completely, as 1 building, in which case he can have as many stoves as he desires.

Sincerely,



Jody Berry

131 Opal Lane, Saint Rose

September 2, 2015

St. Charles Parish
Department of Planning & Zoning
14996 River Road
Hahnville, Louisiana 70057

Re: Case Number PZSPU-2015-19 (11202 River Road)

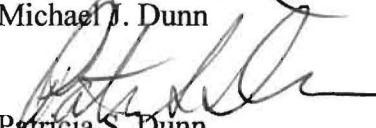
Dear Sir/Madam,

We, Michael & Patricia Dunn reside at 11182 River Road, Saint Rose, LA 70087, and are adjacent to the zoned R-1A property at 11202 River Road which is currently under new construction. We built our home 10.5 years ago as the first in Lasseigne Manor and have enjoyed the other new construction of homes that have followed thus far. This letter is to request the St. Charles Parish Planning and Zoning Department and the St. Charles Parish Council that Case Number PZSPU 2015-19 be denied a Special Permit Use for a Accessory Dwelling Unit in R-1A. We along with other property owners in Lasseigne Manor, individually bought our R-1A Lot's to each build a Single Family Dwelling Home in which to enjoy. It is our opinion, that the Cole's two residential dwellings would best be suited in a zoning district of a R-2 Lot elsewhere instead of a R-1A Lot in Lasseigne Manor to meet their demands.

To the best of our knowledge, the Special Permit Use applied for on August 8, 2015 is a request for permission be given to include a culinary facility particularly a stove. The opposition is again, that a culinary facility (stove) be denied as this would define it as a second dwelling unit on the property at 11202 River Road. Our neighborhood is for Single Family Residences and we wish to keep it that way.

Sincerely,


Michael J. Dunn


Patricia S. Dunn
11182 River Road
Saint Rose, LA 70087

cc: V.J. St. Pierre, Jr. Parish President
Larry Cochran District V