

2022-0239

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

**RESOLUTION NO.** 6658

A resolution endorsing a waiver from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 3. Arrangement as requested by Brennen & Melissa Friloux and Kristopher & Kourtne Donnaud.

**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 possess frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,

**WHEREAS,** the subdivider has requested a waiver from the arrangement requirement for Lot 3 as shown on a survey by Cody DiMarco, PLS dated March 7, 2022; and,

**WHEREAS,** granting the waiver will allow Lot 3 to have no frontage on a street or roadway that meets the specifications of the Subdivision Regulations; and,

**WHEREAS,** the Planning and Zoning Commission approved the resubdivision with the required waiver at their August 4, 2022 meeting.

**NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL,** hereby provides this supporting authorization to endorse a waiver from the arrangement requirement to allow Lot 3 as shown on a survey by Cody DiMarco, PLS dated March 7, 2022, as requested by Brennen & Melissa Friloux and Kristopher & Kourtne Donnaud.

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

YEAS: BILLINGS, FONSECA, DARENSBOURG GORDON, CLULEE, GIBBS, DUFRENE, BELLOCK, FISHER, FISHER-CORMIER

NAYS: NONE

ABSENT: NONE

And the resolution was declared adopted this 6th day of September, 2022, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Bob Fiskey

SECRETARY: Michelle Laportabo

DLVD/PARISH PRESIDENT: September 7, 2022

APPROVED:  DISAPPROVED:

PARISH PRESIDENT: Matt Jewell

RETD/SECRETARY: September 8, 2022

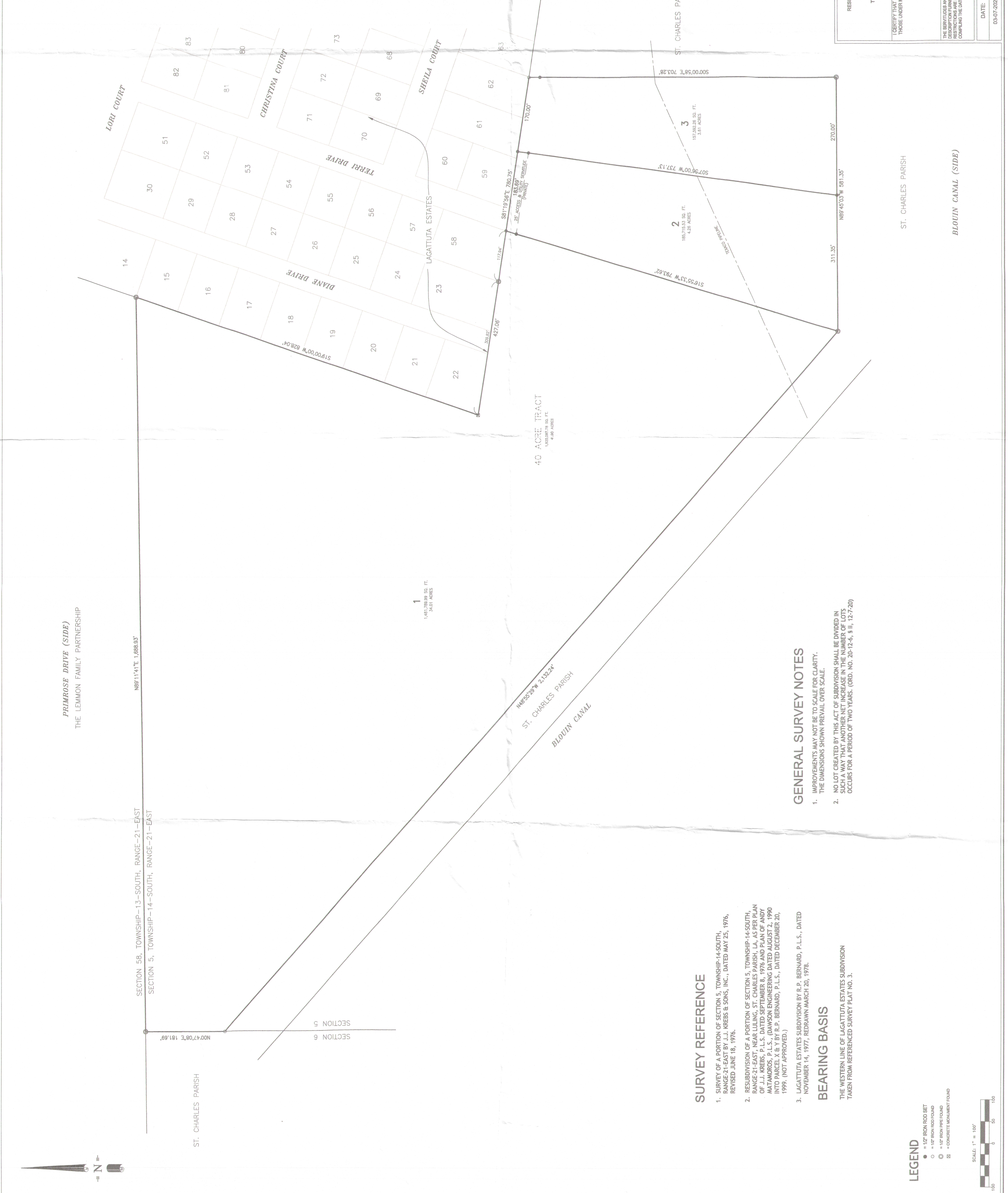
AT: 9:51am RECD BY: [Signature]



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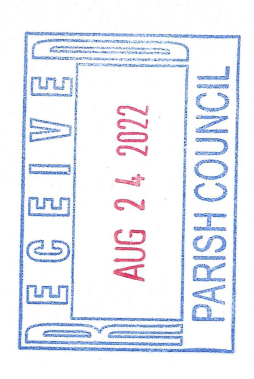
VICINITY MAP  
(NOT TO SCALE)



**DEVELOPER**  
BRENNEN MICHAEL FRILOUX &  
KRISTOPHER JOHN DONNAUD  
110 LAKE CATHEDRINE DR.  
LULING, LA, 70070

**APPROVED**  
CHAIR, PLANNING & ZONING COMMISSION  
DATE 8/4/2022  
CHAIR, ST. CHARLES PARISH COUNCIL  
DATE 9/16/2022  
PARISH PRESIDENT  
DATE 9/18/22

RECORDED IN THE CLERK OF COURTS  
OFFICE, ST. CHARLES PARISH ON THE  
14th DAY OF Sept. 20 IN 22  
BOOK 224, FOLIO 248  
ENTRY NO. 470254  
"ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY  
EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE  
SOLELY AT THE LOT OWNER'S EXPENSE."



**DADING, MAROULES  
& ASSOCIATES, LLC**  
P.O. BOX 790  
METairie, LA, 70004  
(504) 834-0200

RESUBDIVISION OF A PORTION OF SECTION 5  
INTO 1, 2 & 3  
FRILOUX - DONNAUD ESTATE  
TOWNSHIP 5 - EAST  
ST. CHARLES PARISH, LOUISIANA  
I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR BY  
THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:  
BRENNEN MICHAEL FRILOUX &  
KRISTOPHER JOHN DONNAUD

THIS PLAN IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE  
SURVEYOR AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE REGULATIONS AND  
LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS  
FOR A CLASS "C" SURVEY.

DATE:	03-07-2022	SCALE:	1" = 100'	DRAWN BY:	L.M.	CHECKED BY:	C.A.D.	JOB NO.:	61610	SHEET:	1 OF 1
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PRIMROSE DRIVE (SIDE)  
THE LEMMON FAMILY PARTNERSHIP

SECTION 5B, TOWNSHIP-13-SOUTH, RANGE-21-EAST  
SECTION 5, TOWNSHIP-14-SOUTH, RANGE-21-EAST

SECTION 5  
SECTION 6

ST. CHARLES PARISH

40 ACRE TRACT  
148,729.96 SQ. FT.  
3.41 ACRES

148,729.96 SQ. FT.  
3.41 ACRES

185,716.53 SQ. FT.  
4.26 ACRES

157,076.45 SQ. FT.  
3.61 ACRES

**SURVEY REFERENCE**

1. SURVEY OF A PORTION OF SECTION 5, TOWNSHIP-14-SOUTH, RANGE-21-EAST, NEAR LULING, ST. CHARLES PARISH, LA, AS PER PLAN OF J.J. KREBS & SONS, INC., DATED MAY 25, 1976, REVISED JUNE 18, 1976.
2. RESUBDIVISION OF A PORTION OF SECTION 5, TOWNSHIP-14-SOUTH, RANGE-21-EAST, NEAR LULING, ST. CHARLES PARISH, LA, AS PER PLAN OF J.J. KREBS, P.L.L., DATED SEPTEMBER 8, 1976 AND PLAN OF ANDY MATAMOROS, P.L.L., (DAWSON ENGINEERING DATED AUGUST 2, 1990 INTO PARCEL X & Y BY R.P. BERNARD, P.L.L., DATED DECEMBER 20, 1999. (NOT APPROVED.)
3. LAGATTUTA ESTATES SUBDIVISION BY R.P. BERNARD, P.L.L., DATED NOVEMBER 14, 1977, REBRANN MARCH 20, 1978.

**BEARING BASIS**

THE WESTERN LINE OF LAGATTUTA ESTATES SUBDIVISION  
TAKEN FROM REFERENCED SURVEY PLAN NO. 3.

**GENERAL SURVEY NOTES**

1. IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY.
2. 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. (ORD. NO. 20-22-5, § II, 12-7-20)

**LEGEND**

- = 1/2" IRON ROD SET
- = 1/2" IRON PIPE FOUND
- ⊗ = CONCRETE MONUMENT FOUND

