

2025-0018

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

RESOLUTION NO. 6817

A resolution endorsing waivers from Appendix C, Subdivision Regulations of 1981, Section III. Geometric Standards, B. Blocks, 3. Arrangement and E. Building Lines as requested by Simoneaux Family Land, LLC.

**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 meet the minimum building setbacks of the St. Charles Parish Zoning Ordinance of 1981; and,  
**WHEREAS**, the applicant has requested a waiver from the building setback requirement for Lot 15 as shown on a survey by Stephen P. Flynn, PLS dated November 14, 2024; and,  
**WHEREAS**, granting the waiver will allow Lot 15 to not meet the required side setbacks for the R-1A(M) zoning district; 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 applicant has requested a waiver from the arrangement requirement for Lot 42 as shown on a survey by Stephen P. Flynn, PLS dated November 14, 2024; and,  
**WHEREAS**, granting the waiver will allow Lot 42 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 waivers at its meeting on January 9, 2025.

**NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL**, hereby provides this supporting authorization to endorse a waiver from the minimum building line requirements to allow Lot 15 as shown on a plan by Stephen P. Flynn, PLS dated November 14, 2024, and to endorse a waiver from the arrangement requirement to allow Lot 42 as shown on a survey by Stephen P. Flynn, PLS dated November 14, 2024, as requested by Simoneaux Family Land, LLC.

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 10th day of February, 2025, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: Nelly Fonseca  
SECRETARY: Michelle Saporato  
DLVD/PARISH PRESIDENT: February 11, 2025  
APPROVED : ✓ DISAPPROVED: \_\_\_\_\_

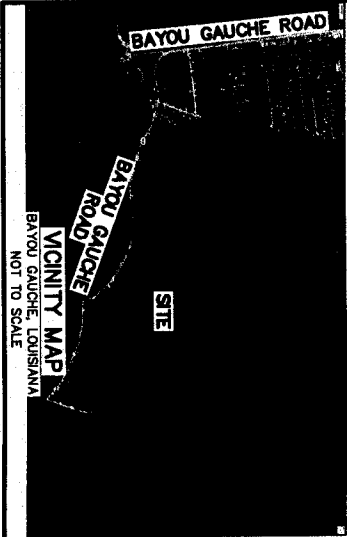
PARISH PRESIDENT: Matthew Jewell  
RETD/SECRETARY: February 12, 2025  
AT: 11:09 am RECD BY: [Signature]

BM PK NAIL  
N: 470313.41  
E: 3569785.98



LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S72°39'56"E	4071.48'	L7	S37°38'42"W	284.24'
L2	N28°02'35"E	38.60'	L8	S57°08'00"W	194.67'
L3	N23°14'09"E	86.90'	L9	S31°22'07"W	174.82'
L4	N13°02'08"E	80.34'	L10	S42°11'56"W	48.52'
L5	N34°48'57"E	432.83'	L11	N89°51'16"W	13.00'
L6	S61°17'36"E	215.45'	L12	N58°59'25"W	13.90'

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L1	S72°39'56"E	4071.48'
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L11	N89°51'16"W	13.00'
L12	N58°58'25"W	13.90'
L13	N11°15'45"W	49.44'
L14	N35°05'47"W	19.77'
L15	N65°26'50"W	86.36'



OWNER: LYDIA B. SIMONEAUX, ET ALS  
509 GASSER STREET  
LULING, LA 70070

APPROVED: *Lydia Simoneaux* 2/12/25  
PARISH PRESIDENT DATE

CHAIR OF PLANNING COMMISSION *Lydia Simoneaux* 1/9/25  
DATE

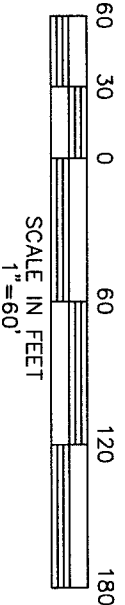
CHAIR OF BOUNDARY COMMISSION *Lydia Simoneaux* 2/10/25  
DATE

CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA REVISED STATUTES (SS330) ET, SEC. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

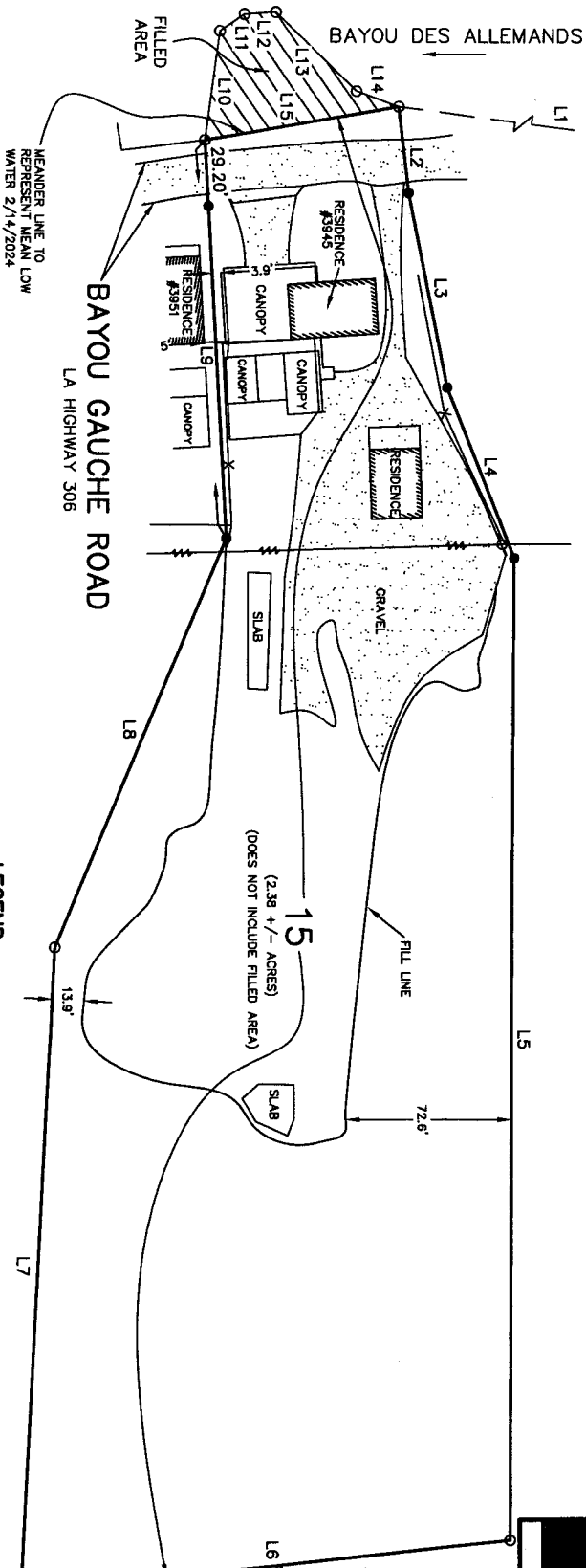
RECORDED IN THE CLERK OF COURTS OFFICE  
ST. CHARLES PARISH, LOUISIANA  
ON THE 27th DAY OF Feb 2025  
INSTRUMENT NUMBER 487119

ALL NECESSARY SEWER, WATER AND/OR OTHER UTILITY EXTENSIONS, RELOCATIONS OR MODIFICATIONS SHALL BE MADE BY AND SOLELY AT THE LOT OWNER'S EXPENSE.

DRAWING NO. MM2857\_W05511A  
DRAWN BY: KPB  
P.L.S. LA. ST. REG. NO. 4668




- LEGEND**
- 1/2" IRON ROD SET
  - CALCULATED POINT
  - POWER POLE
  - POWER LINE
  - FENCE



**TITLE: SURVEY PLAT AND RESUBDIVISION OF A PORTION OF SECTION 38, T-15-S, R-20-E INTO A LOT HEREIN DESIGNATED AS LOT 15 OF BAYOU GAUCHE SUBDIVISION**  
SITUATED IN SECTION 38, T-15-S, R-20-E,  
BAYOU GAUCHE, ST. CHARLES PARISH, LOUISIANA.  
DATE: NOVEMBER 14, 2024

**BASIS OF BEARING:** BEARINGS/COORDINATES HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 18 USING LEICA SMARTNET SOLUTION DATED 2/14/2024

- SURVEYOR'S NOTES:**
- 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.
  - NO TITLE OPINION WAS PROVIDED TO THIS FIRM, THEREFORE NO CERTIFICATION IS GIVEN TO THE EXISTENCE OF OTHER SERVITUDES OR EASEMENTS WHICH MAY EXIST OTHER THAN THOSE SHOWN.
  - NO UNDERGROUND LINES OR CONDUITS SHOWN.
  - MINIMUM SETBACK LINES AND SERVITUDES SHOWN ARE BASED ON THE REFERENCED SURVEY PLAT. THE APPROPRIATE PARISH AUTHORITY OR NEIGHBORHOOD REGULATORY BOARD SHOULD BE CONSULTED FOR FINAL DETERMINATION.
  - 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.



# RIVERLANDS

## SURVEYING CO.

505 HEWLOCK STREET, LAPLACE, LA. 70068  
1-800-248-6982 / 985-652-6356  
office@riverlandsurveying.com / www.riverlandsurveying.com

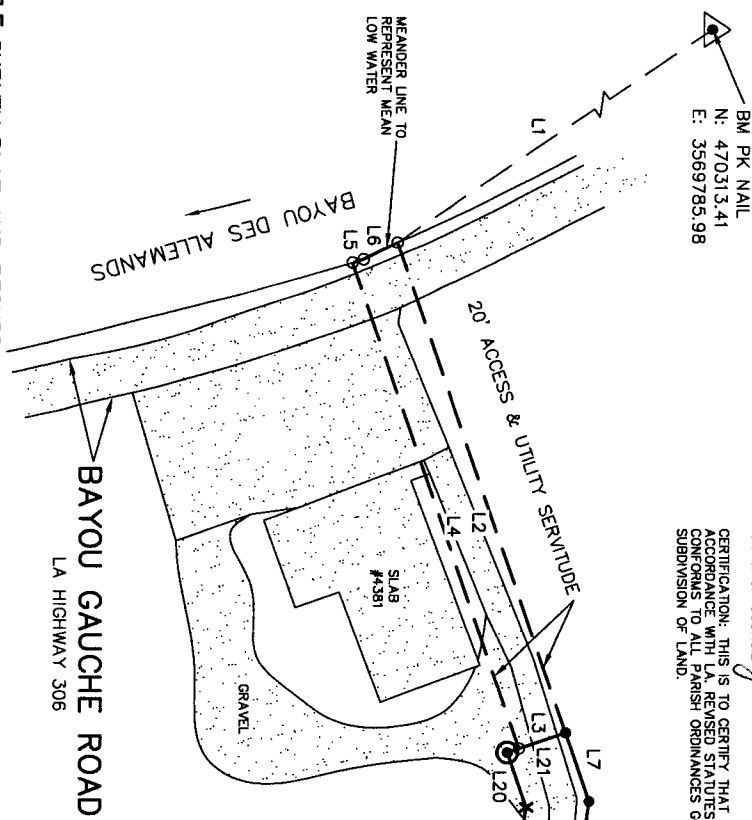
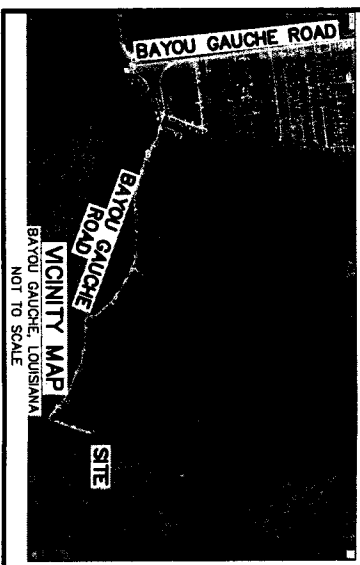
APPROVED: Michelle Jones 2/12/25  
PARISH PRESIDENT  
DATE

Michelle Jones 2/10/25  
CHAIR OF PLANNING COMMISSION  
DATE

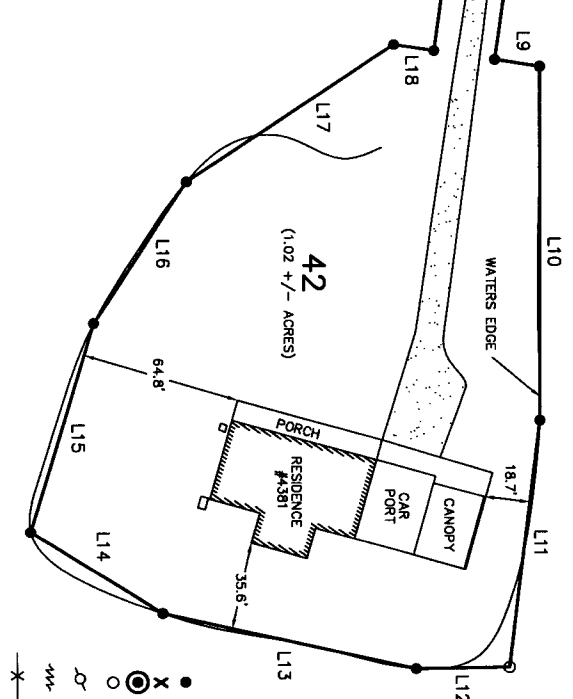
CERTIFICATION: THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.  
CHAIR OF COUNCIL  
DATE

RECORDED IN THE CLERK OF COURTS OFFICE  
ST. CHARLES PARISH, LOUISIANA  
ON THE 27th DAY OF Feb 2025  
INSTRUMENT NUMBER 467130  
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

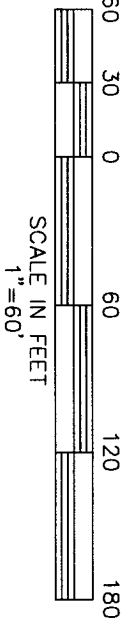
OWNER: LYDIA B. SMOUEAUX, ET AL'S  
509 GASSEN STREET  
LULING, LA 70070



LINE	BEARING	DISTANCE
L1	S64.41°37'E	846.01'
L2	N35.29°38'E	211.28'
L3	S54.30°22'E	20.00'
L4	S35.29°38'W	209.50'
L5	N51.36°11'W	4.71'
L6	N62.00°22'W	15.43'
L7	N35.29°38'E	29.57'
L8	N62.30°50'E	204.47'
L9	N26.52°52'W	18.42'
L10	N54.29°38'E	143.99'
L11	N61.33°48'E	101.80'
L12	S36.04°20'E	38.04'
L13	S22.51°26'E	105.30'
L14	S03.48°21'E	62.91'
L15	S71.11°40'W	88.94'
L16	S87.44°09'W	68.68'
L17	N68.57°15'W	100.97'
L18	N26.52°52'W	16.64'
L19	S62.30°50'W	198.20'
L20	S35.29°38'W	23.56'
L21	N54.30°22'W	25.00'



- LEGEND**
- 1/2" IRON ROD SET
  - ⊗ 1/2" IRON ROD SET
  - ⊙ RAIL ROAD SPIKE SET
  - CALCULATED POINT
  - ⌵ POWER POLE
  - ⌵ POWER LINE
  - X- FENCE



DRAWING NO. MM2857\_W05511B  
DRAWN BY: KPB

Stephen P. Flynn  
STEPHEN P. FLYNN  
P.L.S. LA. ST. REG. NO. 4668

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**DATE:** NOVEMBER 14, 2024

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