

Name: Simoneaux Family Land, LLC

Address: 4381 Bayou Gauche Road, Bayou Gauche

Case Number: 2024- 19 -MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

- **Section III.B.3. Arrangement. All lots shall possess frontage on a street or roadway that meets the specifications of these regulations.**

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

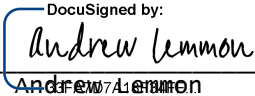
The portion of land adjacent to Lot 42, fronting Hwy 306, is zoned for
commercial use and is planned for future resubdivision. If a 60- section
were taken from the frontage of this potential lot, the overall size would be
reduced and decrease its value. Additionally, a 20-foot perpetual servitude
is granted for Lot 42.

Please consider this waiver request with my application.

Thank you.

Applicant Signature:

DocuSigned by:



Andrew Lemmon

Applicant Signature: _____

Applicant Signature: _____

Applicant Signature: _____

Date: 12/17/2024 | 11:12 AM CST

Name: Simoneaux Family Land, LLC

Address: 3945 Bayou Gauche Road, Bayou Gauche

Case Number: 2024- 19 -MIN

Members of the St. Charles Parish Planning Commission:

This minor resubdivision request does not meet all requirements of the St. Charles Parish Subdivision Regulations of 1981, specifically:

- **Section III.C.1. Size. The width, depth, area, and minimum building setback line shall conform to the St. Charles Parish Zoning Ordinance for the type of development.**

The literal enforcement of these provisions of the ordinance is impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question, which includes:

The setback requirements cannot be met due to the persence of an
existing structure, specifically a canopy.

Please consider this waiver request with my application.

Thank you.

Applicant Signature:  _____
Andrew Lemmon

Applicant Signature: _____

Applicant Signature: _____

Applicant Signature: _____

Date: 12/17/2024 | 11:12 AM CST