

**ST. CHARLES PARISH  
ZONING BOARD OF ADJUSTMENT  
February 23, 2023  
6:00 P.M.**

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE**

---

- 1**     **2023 1 ZBA** requested by **Janeiri Guardado and Jose Rodriguez** to reduce the required setback for an accessory building at **131 Sharon Avenue, Boutte**. Zoning District R-1A(M). Council District 4.
  
- 8**     **2023 2 ZBA** requested by **Jamarr Hunter** to remove the required height restriction for a residential fence within the front yard setback at **201 Belle Ormond Circle, Destrehan**. Zoning District R-1A. Council District 3.
  
- 22**    **2023 3 ZBA** requested by **Alvin Gordon III** to reduce the required construction elevation on **Lot 2, Block O, Magnolia Ridge Park Subdivision**, adjacent to 312 Lily Street, Boutte. Zoning District R-1A. Council District 4.

**UNFINISHED BUSINESS -  
NEW BUSINESS -  
MINUTES -  
ADJOURN**



**Department of Planning & Zoning**  
**Staff Report – Zoning Board of Adjustments**  
**Case No. 2023-1-ZBA**

**GENERAL APPLICATION INFORMATION**

**APPLICANT / PROPERTY OWNER:**

Janeiri Guardado and Jose Rodriguez  
131 Sharon Avenue  
Boutte, LA 70039  
504.428.8669; marlet\_j15@hotmail.com

**LOCATION:**

131 Sharon Avenue, Boutte; Lots 7 & 8, Blk. I, Magnolia Ridge Park Subd.

**REQUEST:**

Reduce required minimum setback for accessory buildings from three feet (3 ft.) to one foot (1 ft.).

**SITE INFORMATION**

**SIZE OF PROPERTY:** 14.129.5 sq. ft.

**EXISTING ZONING:** R-1A(M), Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density

**SURROUNDING ZONING AND LAND USE:** R-1A(M) zoning is located to each side; the site is in a developed residential neighborhood with a mix of single-family houses and mobile homes.

**FUTURE LAND USE RECOMMENDATION:** Low-Moderate Residential

**TRAFFIC ACCESS:** Sharon Avenue

**BASE FLOOD ELEVATION (BFE):** A99 AE 4'; DFIRM AE6

**APPLICABLE CODE REGULATION(S)**

Appendix A. Section VI. Zoning District Criteria and Regulations

B. Residential districts

[II.] *R-1A(M). Single Family Residential Detached Conventional Homes, Manufactured Homes, and Mobile Homes—Medium density.*

2. Spatial Requirements.

c. Accessory buildings:

- (1) The accessory building shall not exceed two-story construction.
- (2) Minimum setback of accessory buildings shall be three (3) feet.**
- (3) Nonresidential accessory buildings shall not be permitted.

**DEPARTMENT ANALYSIS & FINDINGS**

1. On November 17, 2022 Code Enforcement started a violation at 131 Sharon Avenue for the construction of an accessory building and rebuilding a carport without a permit. The owner was advised to apply for a permit and stop building until a permit is issued.
2. On November 29, 2022 the applicant submitted a permit for an accessory structure in the rear corner of the property. The submitted site plan showed the accessory structure within the required setback and the applicant was provided a variance application.
3. Inspections completed on December 1, 2022 and December 15, 2022 by Code Enforcement show that the construction of the accessory structure continued.
4. A violation notice was sent by mail to the property owner on December 22, 2022.
5. The variance application was completed and submitted on January 9, 2023.
6. The Board of Adjustments has not heard or granted similar variances in this area.
7. As of February 9, 2023, a code violation is still active on property due to the accessory structure and carport being rebuilt without permit.
8. In order to meet the zoning district requirements, the applicant must remove the existing structure from the required 3 ft. setback and resubmit plans showing it would be constructed in a zoning compliant location.



# 2023-1-ZBA, Jose Rodriguez & Janeiri Guardado

Reduce required minimum setback for an accessory building









~~Dec 20~~ - deadline - Jan 17  
~~Jan 19~~ - meeting - Feb 16



**ST. CHARLES PARISH**  
**DEPARTMENT OF PLANNING AND ZONING**  
**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**  
P.O Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

**APPLICATION FEE:**  
Single-Family Residential: \$150  
All Other: \$250

Municipal Address of Request 131 Sharon Ave

City Boutte State LA Zip 70039

Subdivision \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_

Owner/Applicant Name Janeiri M Guardado Jose A. Rodriguez

Mailing Address 131 Sharon Ave

City Boutte State LA Zip 70039

Phone # (504) 428-8669 Email marlet\_j15@hotmail.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please attach any additional information to clarify or explain your request to the Board.

**OWNER'S ENDORSEMENT: STATE OF LOUISIANA, PARISH OF ST. CHARLES**

**OWNER:** Janeiri M Guardado  
Jose A Rodriguez being duly sworn,  
(Print Name)  
deposes and states (i) that he or she is the owners of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.  
Janeiri M Guardado  
(Signature of owner)

**NOTARY PUBLIC:**  
Subscribed and sworn to before me this 9th day  
of January, 20 23 in my  
office at Boutte, LA  
Louisiana.  
[Signature]  
(Signature of Notary Public)



**FOR OFFICE USE ONLY:**  
ZBA Case #: 2023-1-ZBA Property Identification #: 703700 I 0007 Date submitted: 1/9/23  
Receipt #: 10009284 Flood Zone: 703700 I 0008 Zoning District: RIAM  
Subdivision Name: Magnolia Ridge Park  
Square # \_\_\_\_\_ Lot # 7 and 8 Block I Property sq. ft. 14,129.5  
Code Section being appealed: Side yard Setback to 12 inches

Side yard for Acc.





**Project Inspection History**

**Project Number** 22-1829 **Jurisdiction** St. Charles

**Customer**

**Address**

131 SHARON AVE BOUTTE LA 70039

**Work Order/Inspection Details**

Work Order ID	Scheduled Date	Inspection Type	Inspection Status	Inspector	Inspection Date
20849664	11/17/2022	Various Nuisances - Initial Inspection - Contact Property Owner and Leave Door Tag/Post Property	Violation	Toriel Flot	11/17/2022
	Comments: Inspected property and photos taken. Owner is building a shed and patio without permits. Spoke to owner and explained that a permit is needed. Left a door tag with the number to our office.				
20849911	12/01/2022	Various Nuisances - Second Inspection	Violation	Toriel Flot	12/01/2022
	Comments: Inspected property and photos taken. Owner is building a shed and patio without permits. Please come to our office and apply for permits.				
20900400	12/15/2022	Various Nuisances - Third Inspection	Violation	Toriel Flot	12/16/2022
	Comments: Inspected property and photos taken. The shed and patio are built without permits. Please come to our office and apply for permits.				
20985230	01/05/2023	Various Nuisances - Fourth Inspection - Contract out work if still in violation	Violation	Toriel Flot	01/04/2023
	Comments: Inspected property and photos taken. The shed and patio are built without permits. Please come to our office and apply for permits.				
22671324	01/18/2023	Various Nuisances - Fifth Inspection	Violation	Toriel Flot	01/18/2023
	Comments: Inspected property and photos taken. The shed and patio are built without permits. Owner is still building on property without a permit. Please come to our office and apply for permits.				
22728400	02/01/2023	Various Nuisances - Sixth Inspection	WO Not Complete	Toriel Flot	-
	Comments: No Comments Supplied				

The information included in this report is also available at [MyGovernmentOnline.Org](https://www.mypermitnow.org)





# SAINT CHARLES PARISH Department of Planning and Zoning

P.O. Box 302 (14996 River Road) • HAHNVILLE, LOUISIANA 70057  
(985) 783-5060 • (985) 783-5000 •

Email: [permits@stcharlesgov.net](mailto:permits@stcharlesgov.net)

### PERMIT APPLICATION

(CIRCLE TYPE/S BELOW)

RESIDENTIAL ADDITION      ACCESSORY BUILDING      PATIO COVER

rev 10/2014

(OFFICE SECTION)		
PERMIT #:	PERMIT TYPE	DATE REQUESTED:
RECEIPT #:	COUNCIL DISTRICT	ZONING DISTRICT:
FLOOD ZONE	BFE	DFRIM

Permit issuance hours are 8:30am to 3:00pm

Construction address: 131 Sharon Ave Bouitte LA 70039

Applicant: \_\_\_\_\_ Phone #: (504) 428-8669

Mailing address: 131 Sharon Ave Bouitte LA 70039 Email: marlet-j15@hotmail.com

Property owner(s): Jose A. Rodriguez Janein m. Couvillion Phone #: (504) 428-8669

Mailing address: Same Email: \_\_\_\_\_

Contractor: Owner for Home Lic. # \_\_\_\_\_ Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

Elec. sub-con: \_\_\_\_\_ Lic. # \_\_\_\_\_ Plumbing sub-con: \_\_\_\_\_ Lic. # \_\_\_\_\_

Hvac sub-con: \_\_\_\_\_ Lic. # \_\_\_\_\_ (license req. for project over \$7,500 or trade license for project exceeding \$10,000)

Subdivision: \_\_\_\_\_ Lot #: \_\_\_\_\_ Square/block #: \_\_\_\_\_

Property area sq.ft.: \_\_\_\_\_ Corner lot? \_\_\_\_\_ Construction value: \_\_\_\_\_

List any servitude(s) on property: \_\_\_\_\_

Proposed structure dimensions: 16x20 Total area: 320 sqft # of stories: 1

Attached \_\_\_\_\_ Detached  Existing residence sq.ft: \_\_\_\_\_ (attached additions include trade permits)

Distance from proposed structure roof edge to property line: \_\_\_\_\_

Distance from proposed structure roof edge to existing structures roof edge: away

Detached structures with utilities require additional trade permits.

Check proposed trades permit types: \_\_\_\_\_ Electrical \_\_\_\_\_ Plumbing \_\_\_\_\_ Mechanical \_\_\_\_\_ Gas \_\_\_\_\_

Project description: framing new shield on the back of the house. shed

#### Checklist for obtaining Permit:

- 1. Application signed and dated. If applicant is not the property owner written consent must be provided
- \_\_\_\_\_ 2. Copy of act of sale or deed to the property
- \_\_\_\_\_ 3. Survey signed and dated by a licensed land surveyor of structures
- \_\_\_\_\_ 4. Site plan indicating the complete layout of the lot with the location of all existing and proposed structures, the actual building setback dimensions, including proposed drainage pattern
- \_\_\_\_\_ 5. Copy of culvert permit, if req. contact; Public Works (985-783-5102) or DOTD (504-437-5102) for State Hwy
- \_\_\_\_\_ 6. Construction debris removal form (attached)
- \_\_\_\_\_ 7. Proposed structures located within 1500 feet of the base of the levee must have approval letter from the Levee Board (East bank call 225-869-9721; Westbank call 225-265 7545)
- \_\_\_\_\_ 8. Pre-fabricated structures must be submitted with a set of plans from the manufacturer with anchoring
- \_\_\_\_\_ 9. A complete set of building plans designed to criteria as per IRC (international residential code) Chapter 3 R301.2.1 design criteria (see criteria for plan submittal on next page)
- \_\_\_\_\_ 10. Plans must contain a statement that indicates the wind speed that the structure has been designed
- \_\_\_\_\_ 11. Grade/benchmark certificate signed and dated by a licensed land surveyor for the following;
  - a. detached structures over 144 square feet
  - b. attached additions 50% or larger than the main structure
- \_\_\_\_\_ 12. Appropriate fees paid in full as per fee schedule provided. *Checks or money orders only*

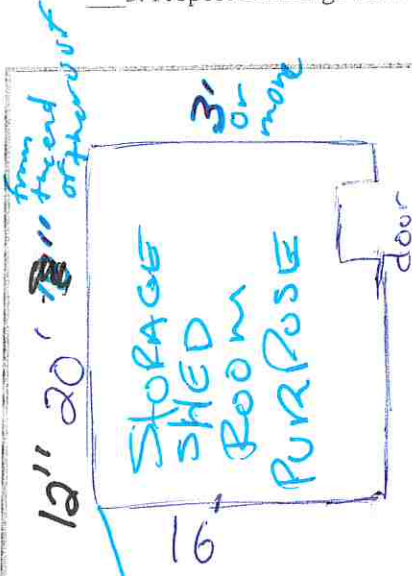


Site Plan

Address 131 Sharon Ave. Bouffe, LA 70039 Permit # \_\_\_\_\_  
Project description build a shed Lot Size \_\_\_\_\_

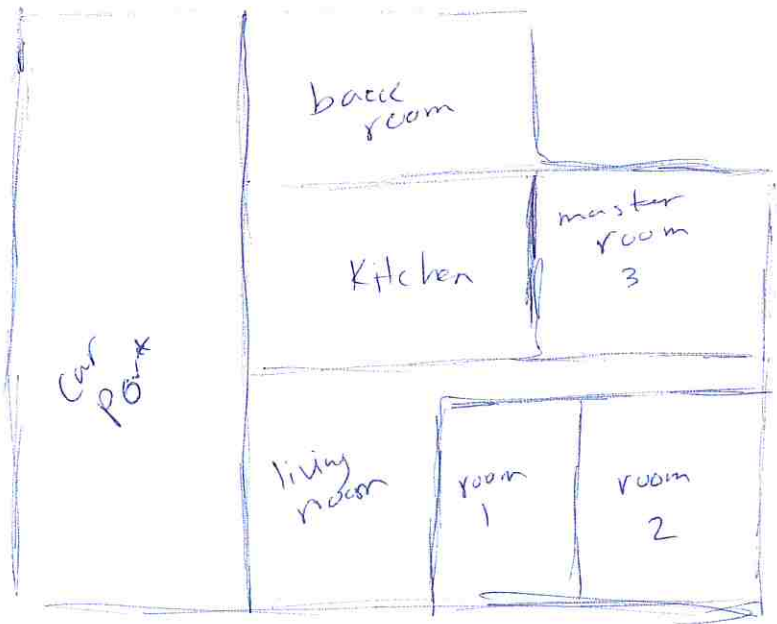
Please Include:

- 1. All existing structures and their use (home, shed, fence, pool, etc.)
- 2. Distance structures are from each other and property lines.
- 3. Proposed drainage flow.
- 4. All proposed structures and their use.
- 5. Available/proposed parking spaces.
- 6. Existing power lines.



THE NEIGHBORS NOT HAVE PROBLEM ON THE SHED ITS LOCATED where

WE INSTALL GUTTERS FOR DRAIN PURPOSE AND NEIGHBORS AGREE ON SPACE OF STORAGE ROOM



Applicant Signature J. Garcia M. Guadalupe Date 11/29/22

**OFFICE USE ONLY**

Zoning \_\_\_\_\_ Attached/Detached \_\_\_\_\_ Front \_\_\_\_\_ Rear \_\_\_\_\_ Right side \_\_\_\_\_ Left Side \_\_\_\_\_ Use \_\_\_\_\_

Approved \_\_\_\_\_ Date \_\_\_\_\_





**Department of Planning & Zoning  
Staff Report – Zoning Board of Adjustments  
Case No. 2023-2-ZBA**

**GENERAL APPLICATION INFORMATION**

**APPLICANT / PROPERTY OWNER:**

Jamarr Hunter  
201 Belle Ormond Circle  
Destrehan, LA 70047  
504.723.7999; jhunter8653@gmail.com

**LOCATION:**

201 Belle Ormond Circle, Destrehan, Lot 32, Belle Ormond Subd.

**REQUEST:**

Remove the requirement limiting residential fences within the front yard setback to 4 feet in height.

**SITE INFORMATION**

**SIZE OF PROPERTY:** 9,031.46 sq. ft.

**EXISTING ZONING:** R-1A, Single family residential detached conventional homes—Medium density

**SURROUNDING ZONING AND LAND USE:** R-1A is located on each side; the site is in a developing site-built single family subdivision.

**FUTURE LAND USE RECOMMENDATION:** Neighborhood Mixed Use

**TRAFFIC ACCESS:** Belle Ormond Circle

**BASE FLOOD ELEVATION (BFE):** A99; DFIRM AE2.5

**APPLICABLE CODE REGULATION(S)**

Appendix A. Section IV. General Provisions

5. Fences: Fences shall comply with the following requirements:

- a. Fence height measurements shall include the chain wall in cases where a fence is positioned on top a chain wall.
- b. Residential fences erected within the required front yard setback shall not exceed four (4) feet in height above the finished grade of the fenced property adjacent to the fence.**
- c. No fence shall be erected so as to block vehicular travel sight lines as defined in AASHTO (American Association of State Highway and Transportation Official Manual).
- d. No fence will be permitted on corner lots within twenty (20) feet of the intersection with said twenty (20) feet to be measured from the property corner along the front and side property lines. In cases where corner lots do not have a lot corner (lots with a radius located at the intersection), no fence will be permitted within a triangular area bounded by a point created by the intersection of the projection of the front and side property lines and two (2) points along these lines measured twenty (20) feet back from the point created by the described intersection.

**DEPARTMENT ANALYSIS & FINDINGS**

1. On October 24, 2022, Code Enforcement started a violation at 201 Belle Ormond Circle for the height of a front yard fence.
2. On December 12, 2022, owner made contact with Planning and Zoning to inquire about the variance process and received an application.
3. On January 17, 2022, owner submitted application for a variance regarding the fence height in the front yard.
4. Lot 32, Belle Ormond Subdivision was platted in 2001 and meets or exceeds the minimum width and lot area requirements for the R-1A Zoning district.
5. The existing house was permitted in 2021 (Permit No. 36892-21).
6. No variances for residential fence height have been heard in this area.
7. If approved, the fence would still need to meet other fencing requirements such as:



- c. No fence shall be erected so as to block vehicular travel sight lines as defined in AASHTO (American Association of State Highway and Transportation Official Manual).
  - d. No fence will be permitted on corner lots within twenty (20) feet of the intersection with said twenty (20) feet to be measured from the property corner along the front and side property lines. In cases where corner lots do not have a lot corner (lots with a radius located at the intersection), no fence will be permitted within a triangular area bounded by a point created by the intersection of the projection of the front and side property lines and two (2) points along these lines measured twenty (20) feet back from the point created by the described intersection.
8. In order to meet the height requirement for a residential fence within the front yard setback, the applicant can remove the portion of the fence within the front yard setback, or reduce the height to 4 ft.



**From:** [jay hunter](#)  
**To:** [Brett Badgerow](#)  
**Subject:** Re: ZBA Application  
**Date:** Monday, February 13, 2023 4:19:23 PM

---

Hey Brett, is there any way possible I can reschedule or is this a hard date the 23rd. I have an opportunity to do something very beneficial to my career at the company I work for. I understand if this isn't doable but a response will greatly be appreciated. Thanks in advance.

On Mon, Dec 12, 2022, 10:58 AM Brett Badgerow <[bbadgerow@stcharlesgov.net](mailto:bbadgerow@stcharlesgov.net)> wrote:

Mr. Hunter,

Attached is the application for the Zoning Board of Adjustments to request a variance/waiver at 201 Belle Ormond Circle.

Deadline – 12/20/22 for Meeting – 1/19/23

Deadline – 1/17/23 for Meeting – 2/16/23

If you have any questions feel free to reach out.

Thanks,

***Brett Badgerow***

Planner I

St. Charles Parish

P (985) 783-5060

P.O. Box 302

14996 River Rd.

Hahnville, LA 70057

[www.stcharlesparish.gov](http://www.stcharlesparish.gov)

*Note: Please be aware that receipt of and/or response to this email may be considered a public record.*



---

**Disclaimer**

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.





**ST. CHARLES PARISH**  
**DEPARTMENT OF PLANNING AND ZONING**  
**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**

APPLICATION FEE:  
 Single-Family Residential: \$150  
 All Other: \$250

P.O Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

Municipal Address of Request 201 Belle Ormond Circle

City Destrehan State LA Zip 70047

Subdivision Belle Ormond Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_

Owner/Applicant Name Jamarr Hunter

Mailing Address 201 Belle Ormond Circle

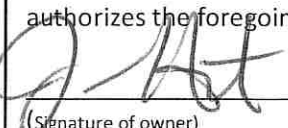

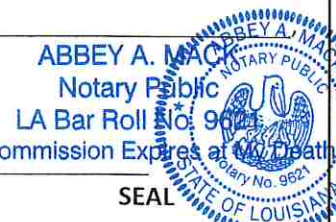
City Destrehan State LA Zip 70047

Phone # (504) 723-7999 Email jhunter8653@gmail.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? (See Attached)

Please attach any additional information to clarify or explain your request to the Board.

**OWNER'S ENDORSEMENT: STATE OF LOUISIANA, PARISH OF ST. CHARLES**

<p><b>OWNER:</b>  <u>Jamarr Hunter</u> being duly sworn,  <small>(Print Name)</small>          deposes and states (i) that he or she is the owners of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.    <small>(Signature of owner)</small></p>	<p><b>NOTARY PUBLIC:</b>          Subscribed and sworn to before me this <u>17<sup>th</sup></u> day          of <u>January</u>, 20 <u>23</u> in my          office at <u>Destrehan</u>          Louisiana.    <small>(Signature of Notary Public)</small></p> <p align="right">   <b>SEAL</b>          STATE OF LOUISIANA</p>
--	--

**FOR OFFICE USE ONLY:**

ZBA Case #: 2023-2-ZBA Property Identification #: \_\_\_\_\_ Date submitted: \_\_\_\_\_


Receipt #: 10078585 Flood Zone: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_

Square # \_\_\_\_\_ Lot # \_\_\_\_\_ Block \_\_\_\_\_ Property sq. ft. \_\_\_\_\_

Code Section being appealed: \_\_\_\_\_

12

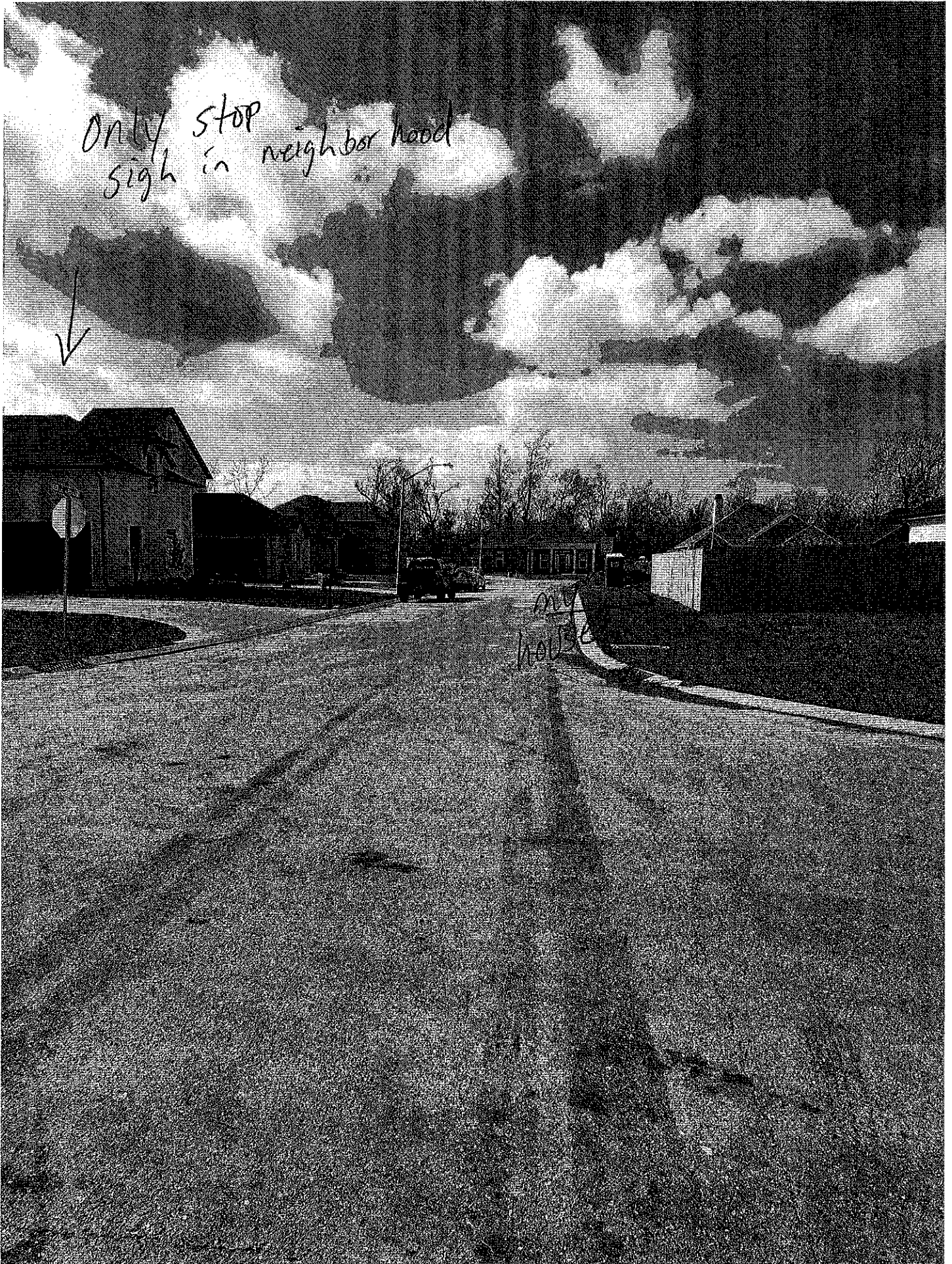
*Instrument not prepared by the Notary Public, attesting to signature only.*  




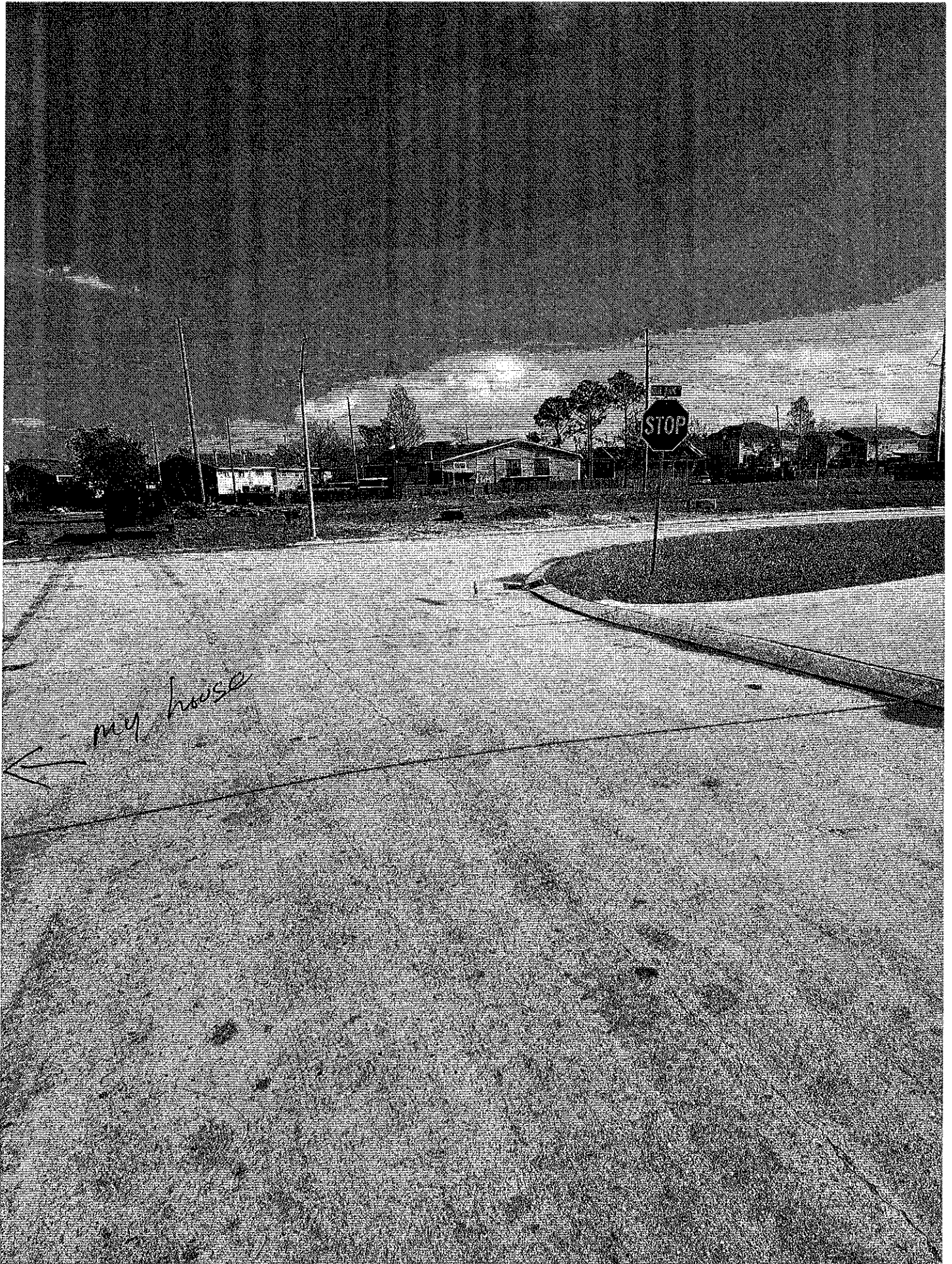
# Testimony

As per Appendix A section VI.B. (1) 2.b (1) states my fence should be 20 feet off of the property line and no taller than 4 feet in height. My family is asking for my fence to remain at its current height due to the current location of the fence not interfering with any pedestrian or vehicular safety. It also does not obstruct the view of pedestrian or vehicular traffic(*As seen in the attached pictures*). We only have one stop sign in the subdivision, and the location nor height of the fence obstruct the view of traffic to any driver at the intersection or anywhere else in within the subdivision. The stop sign is on the opposite side of the street, which allows a clear view of all outgoing and incoming traffic for the subdivision. My family and I also plan on acquiring a pet german shepherd as to which section 4-10 article 1 2a. state that there must be a proper enclosure, which is described as a 6 foot fenced area to prevent entry of children and prevent the animal from escaping when left unsupervised.

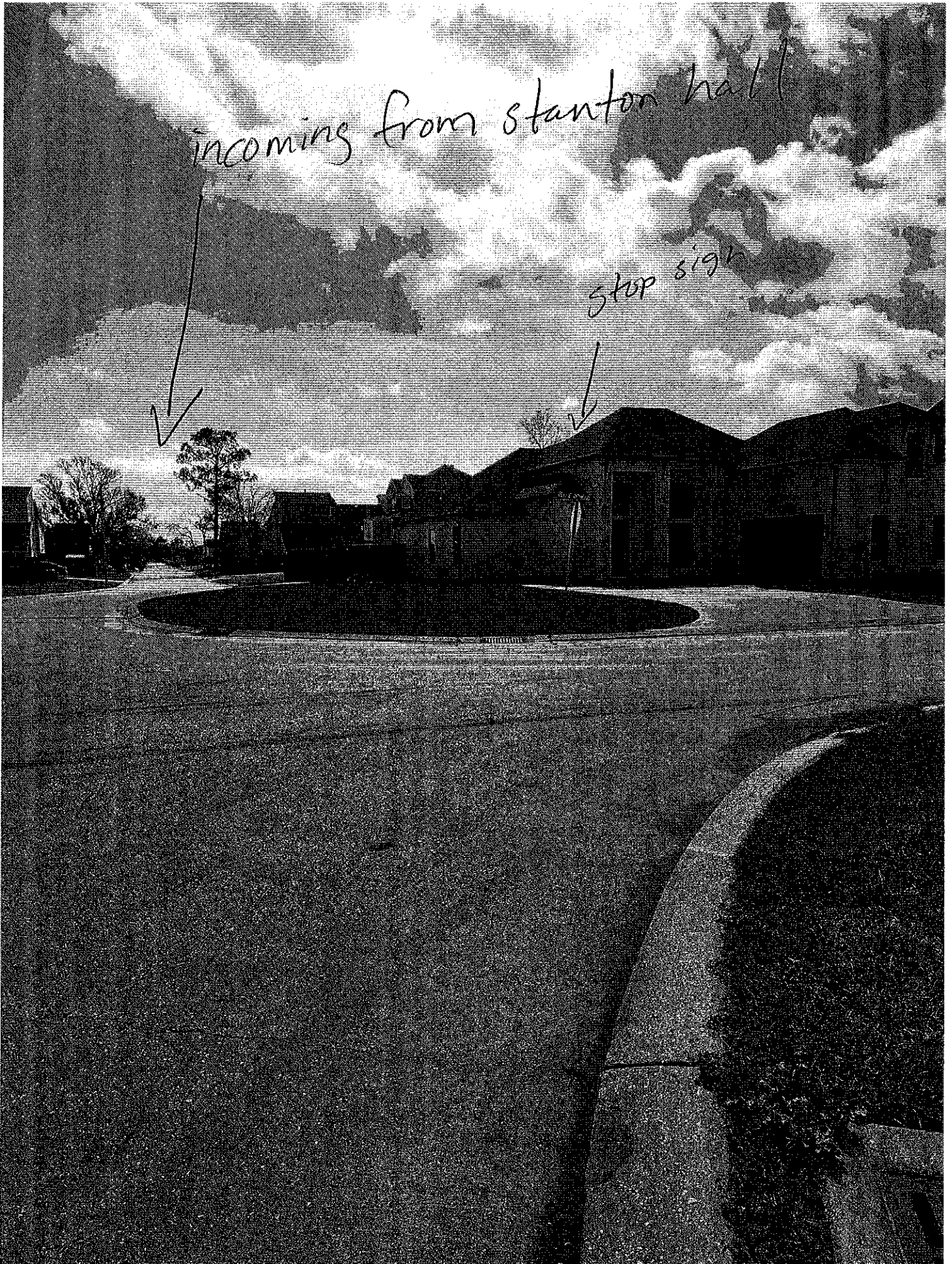






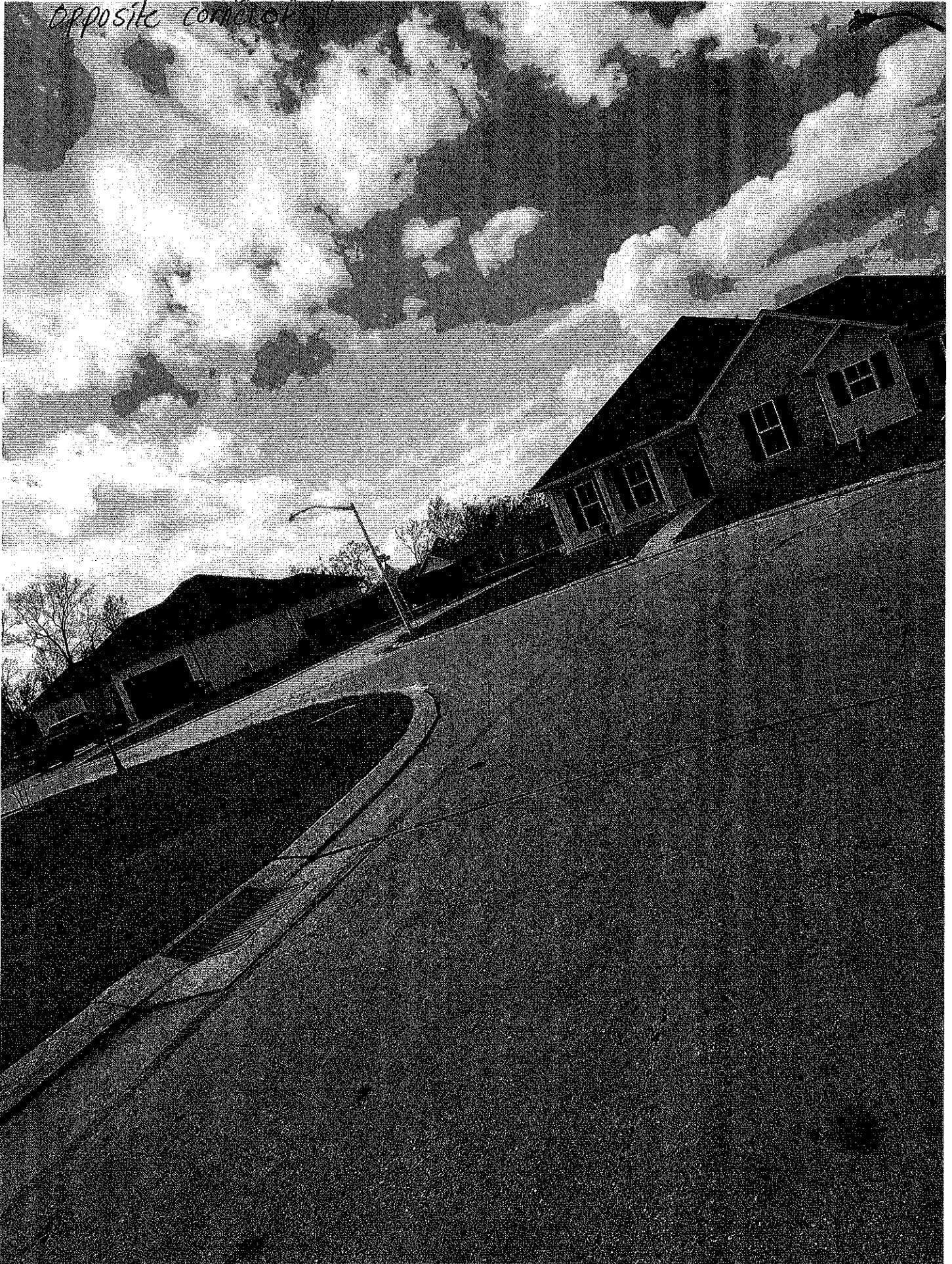








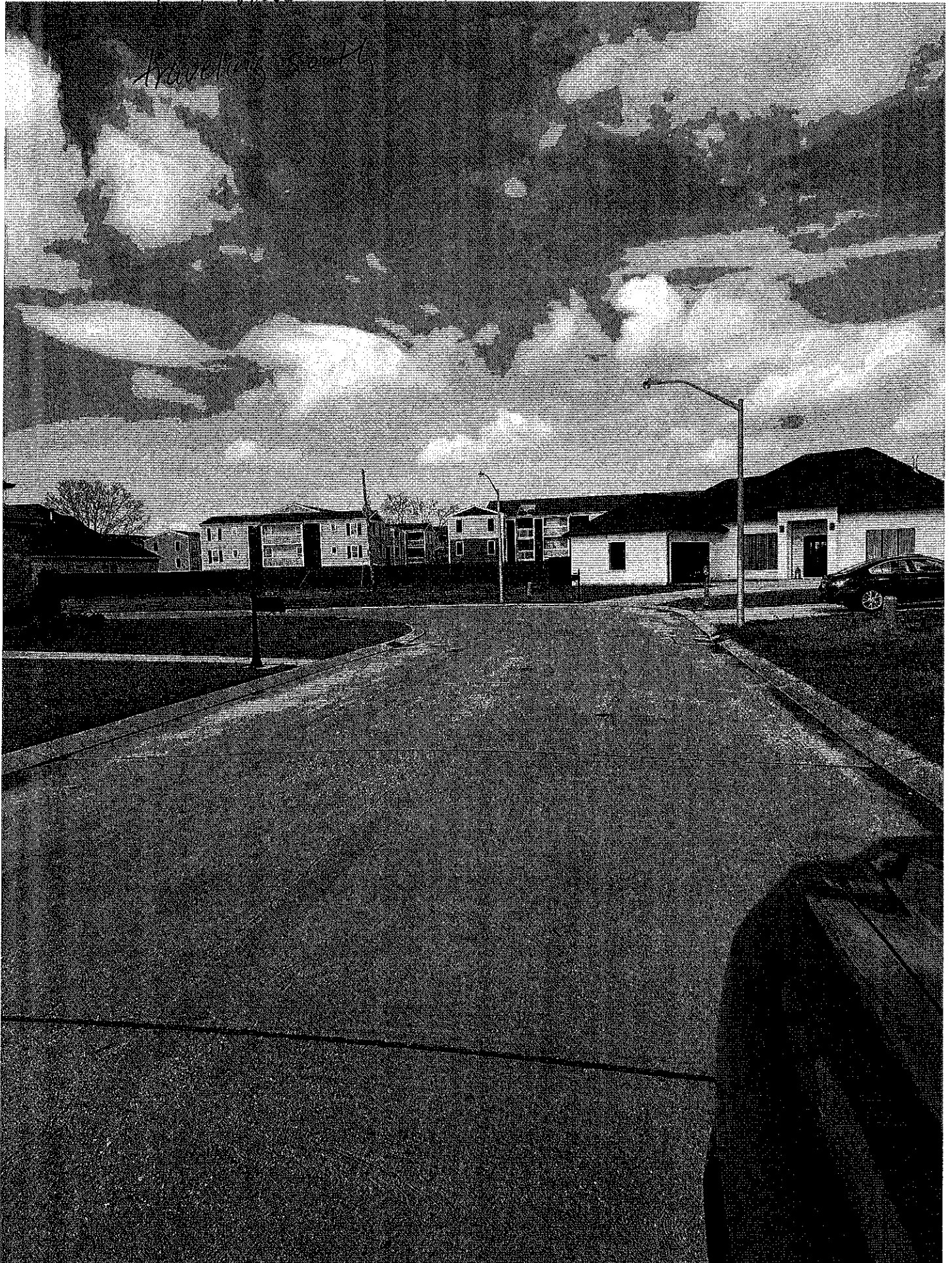
~~located~~ my house  
opposite corner of





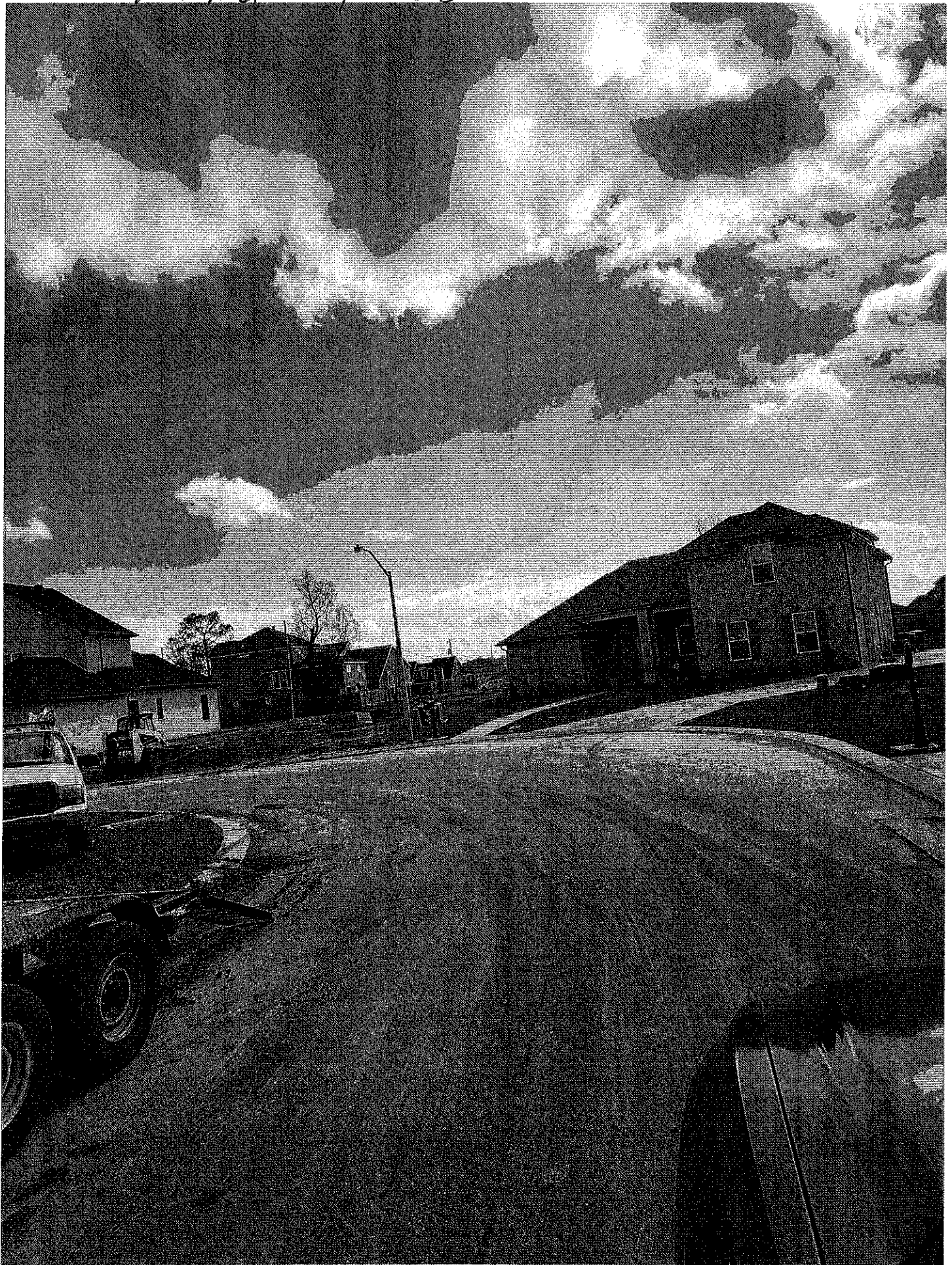
my house "street" 20230117\_115330.jpg

Traveling South





*Behind my house*







This map is a graphical representation of data. St. Charles Parish does not warrant the accuracy or guarantee the suitability of the data for any purpose, expressed or implied. OF ANY KIND, EITHER EXPRESS OR IMPLIED.

DISCLAIMER

Legend

- Planning GIS Data
- Address Points
  - Current
- Parcels (1:10K)
- Streets
- Highways
  - INT
  - US HWY
  - STATE
- Railroads
- Community Boundary
- Layers
  - Red: Layer\_1
  - Green: Layer\_2
  - Blue: Layer\_3

Notes



# 2023-2-ZBA, Jamarr Hunter

Remove the height restriction limiting residential fences erected within the required front yard setback







**Department of Planning & Zoning  
Staff Report – Zoning Board of Adjustments  
Case No. 2023-3-ZBA**

**GENERAL APPLICATION INFORMATION**

**NAME/ADDRESS OF APPLICANT:**

Alvin Gordon III  
9512 Linden Loop  
Westwego, LA 70094  
504.799.5250

**LOCATION OF SITE:**

Lot 2, Block O, Magnolia Ridge Subdivision, between 312 & 326 Lily Street, Boutte

**REQUESTED ACTION:**

Reduce the required preliminary DFIRM (digital flood insurance rate map) elevation from AE +6 ft. NAVD to the current NFIP (National Flood Insurance Program) requirement of AE +4 ft. NAVD to permit a single-family house.

**SITE INFORMATION**

**SIZE OF PARCEL:** 5,708 sq. ft.

**EXISTING ZONING:** R-1A, Single family residential detached conventional homes—Medium density

**SURROUNDING ZONING AND LAND USE:** R-1A zoning abuts the site on three sides. R-1AM abuts to the rear. Single-family site built and mobile homes are adjacent to the site.

**FUTURE LAND USE RECOMMENDATION:** Low-Moderate Residential

**TRAFFIC ACCESS:** Lily Street

**BASE FLOOD ELEVATION (BFE):** Preliminary DFIRM AE +6 ft. NAVD

**APPLICABLE CODE REGULATION(S)**

**Appendix A. Section XX. Flood Damage Prevention, D.2. Compliance**

2. Approval Process. The approval or denial of any application for a Certificate of Zoning Compliance shall be based on all of the provisions of this Ordinance and the following relevant factors:

- a. The danger to life and property due to flooding or erosion damage;
- b. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- c. The danger that materials may be swept onto other lands to the injury of others;
- d. The compatibility of the proposed use with existing and anticipated development;
- e. The safety of access to the property in times of flood for ordinary and emergency vehicles;
- f. The costs of providing governmental services during and after flood conditions, including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical, and water systems;
- g. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
- h. The necessity to the facility of a waterfront location, where applicable;
- i. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- j. The relationship of the proposed use to the comprehensive plan of the area.

**Appendix A. Section XX. Flood Damage Prevention, D.5 Variance Procedures**

a. Appeal Board:

1. The Zoning Board of Adjustments, as established by St. Charles Parish, shall hear and decide appeals and requests for variances from the requirements of this Ordinance.
2. Omitted
3. Omitted
4. In formulating decisions on such applications, the Zoning Board of Adjustments shall consider all technical evaluations, all relevant factors, and all standards contained in this Ordinance, including the list of parameters cited in section D.2. Upon consideration of the stated criteria, the Zoning Board of Adjustments may attach such conditions to the granting of variances as it deems necessary to further the purposes of this Ordinance.
5. The Director of Planning and Zoning shall maintain the records of all appeal actions, including technical information, and shall report variances to the Federal Emergency Management Agency upon request.

b. Conditions for Variances.

1. **Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre (21,780 sq. ft.) or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level,** providing the relevant factors in section D.2. (see reference below) of this Ordinance have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variances increases.



2. Variances may be issued for reconstruction, rehabilitation, or restoration of a structure listed on the National Register of Historic Places or the State Inventory of Historic Places, without regard to the procedures set forth in the remainder of this Ordinance.
3. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as an historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure.
4. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
5. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
6. Variances shall only be issued upon, (i) showing a good and sufficient cause; (ii) a determination that failure to grant the variance would result in exceptional hardship to the applicant; and (iii) a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
7. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use **provided that (i) the criteria outlined in section D.5. are met**, and (ii) the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
8. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

**Appendix A. Section XX. Flood Damage Prevention**

C. General Provisions:

1. Omitted
2. **Basis for Establishing the Areas of Special Flood Hazard.** The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled, "The Flood Insurance Study for the Parish of St. Charles," stamped preliminary June 27, 1991, with accompanying Flood Insurance Rate Maps is hereby adopted by reference and declared to be a part of this section. The Flood Insurance Study is on file at the St. Charles Parish Courthouse, River Road, Hahnville, Louisiana. **In addition, for the purpose of determining minimum building elevations, the Preliminary Digital Flood Insurance Rates Maps (DFIRM) referred to in "The Flood Insurance Study for the Parish of St. Charles," stamped Revised Preliminary November 9, 2012, shall take precedent over the effective FIRMS where they are more restrictive.**

**Appendix A. Section XX. Flood Damage Prevention B. Definitions**

12. Elevated Building—A nonbasement building (i) built, in the case of a building in Zones A1—30, AE, A, A99, AO, AH, B, C, X, and D, to have the top of the elevated floor, or in the case of a building in Zones V1—30, VE, or V, to have the bottom of the lowest horizontal structure member of the elevated floor elevated above the ground level by means of pilings, columns (posts and piers), or shear walls parallel to the floor of the water and (ii) adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of Zones A1—30, AE, A, A99, AO, AH, B, C, X, and D, "elevated buildings" also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters. In the case of Zones V1—30, VE, or V, "elevated building" also includes a building otherwise meeting the definition of "elevated building," even though the lower area is enclosed by means of breakaway walls if the breakaway walls meet the standards of section 60.3(e)(5) of the National Flood Insurance Program.

**DEPARTMENT ANALYSIS & FINDINGS**

1. The Applicant requests a construction elevation variance for a single-family home on Lot 2, Block O, Magnolia Ridge Subdivision, between 312 & 326 Lily Street, Boutte.
2. The applicant states in testimony the request is to prevent flooding the existing neighbors.
  - Ordinance No. 21-8-17 was adopted to address Adjacent Lot Runoff Protection, or the issue of flooding adjacent properties after the placement of fill, stating "It shall be unlawful for any landowner to cause or allow fill material to be placed upon any lot in a manner which would cause increased runoff of rainwater to any adjacent lot."
3. The site is a 5,708 sq. ft. legally non-conforming lot platted in 1957.
4. Regarding similar variances, the Zoning Board of Adjustment granted a request to reduce the required preliminary DFIRM from AE +6 to AE +4 at 219 Magnolia Ridge Road (2019-46-ZBA).
5. In order to meet the required elevation the property owner could elevate the structure and accessory machinery to AE +6 ft. NAVD.
6. The property owner has completed the Addendum to the Application for Variance from BFE Requirements and signed the Acknowledgement and Indemnification Agreement (hold-harmless) for Elevation Variances.



# 2023-3-ZBA, Alvin Gordon III

Reduce the required preliminary DFIRM from AE +6 ft. NAVD to AE +4 ft. NAVD to permit a single-family house.







**ST. CHARLES PARISH**  
**DEPARTMENT OF PLANNING AND ZONING**  
**APPLICATION TO THE ZONING BOARD OF ADJUSTMENT**  
P.O Box 302 • Hahnville, Louisiana 70057 • (985) 783-5060 • Fax (985) 783-6447

**APPLICATION FEE:**  
Single-Family Residential: \$150  
All Other: \$250

Municipal Address of Request 314 Lily St.

City Boutte State LA Zip 70039

Subdivision Magnolia Ridge Park Subd. Lot 2 Block 0 Section 119

Owner/Applicant Name Alvin Gordon III

Mailing Address 9512 Linden Loop

City Westwego State LA Zip 70094

Phone # 504-799-5250 Email \_\_\_\_\_

**APPLICANT TESTIMONY:** Why can't your project meet the zoning regulations? The property sits in between 2 existing homes. The reason that we would like to get the variance is to ~~make~~ make sure that we do not flood out the existing neighbors.

Please attach any additional information to clarify or explain your request to the Board.


**OWNER'S ENDORSEMENT: STATE OF LOUISIANA, PARISH OF ST. CHARLES**

**OWNER:**  
Alvin Gordon III being duly sworn,  
(Print Name)  
deposes and states (i) that he or she is the owners of the property described in this application; (ii) that all statements contained in this application are true to the best of his knowledge and belief; and (iii) that he or she authorizes the foregoing petition.

[Signature]  
(Signature of owner)

**NOTARY PUBLIC:**  
Subscribed and sworn to before me this 18<sup>th</sup> day  
of January, 20 23 in my  
office at New Orleans,  
Louisiana.

[Signature]  
(Signature of Notary Public)



**FOR OFFICE USE ONLY:**

ZBA Case #: 2023-3-ZBA Property Identification #: \_\_\_\_\_ Date submitted: \_\_\_\_\_

Receipt #: 10083292 Flood Zone: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Subdivision Name: \_\_\_\_\_

Square # \_\_\_\_\_ Lot # \_\_\_\_\_ Block \_\_\_\_\_ Property sq. ft. \_\_\_\_\_

Code Section being appealed: \_\_\_\_\_





PARISH OF SAINT CHARLES  
DEPARTMENT OF PLANNING AND ZONING

ADDENDUM TO APPLICATION FOR VARIANCE FROM  
BASE FLOOD ELEVATION REQUIREMENTS

- A. The applicant is cautioned that if this request for a variance is granted, the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation (up to amounts as high as \$25 for \$100 of insurance coverage).
- B. Applicants are cautioned that continued local participation in the Federal Flood Insurance program can only be assured by adherence to Federal guidelines for the granting of variances to established base flood elevations. One vital requirement is that "failure to grant the variance would result in exceptional hardship to the applicant." Applicants must present their reasons for such hardship at a public hearing on the request.
- C. In order to ensure proper consideration of each request, Federal Floodplain Management monitors require that applicants provide detailed responses containing appropriate technical data from an appropriate professional consultant (i.e., engineer, landscape architect, etc.) This data should be presented according to the required Base Flood Elevation (BFE) should include a complete discussion of the alternatives considered and why they are considered unavailable. Generalized conclusions are insufficient to justify a determination of "exceptional hardship." Data relating to hardship experienced if the variance is not granted must provide specific information regarding each impact.

**COMPLETE THE FOLLOWING:**

- 1. Is the property contiguous to and surrounded by lots with existing structures constructed below the base flood elevation? yes
- 2. Is the property listed on the National Register of Historic Places or State Inventory of Historic Places. (If yes, please provide related information on a separate sheet, including data related to the registration status after project completion). Yes \_\_\_\_\_ No
- 3. What alternative methods have been explored so that the proposed structure may meet the base flood elevation and why are they not appropriate? (Provide information on a separate sheet.)
- 4. Describe the exceptional hardship to the applicant which would result if a variance was not granted. (Provide information on a separate sheet along with supporting documentation.)
- 5. Describe the exceptional hardship to the surrounding properties if the variance was not granted. (Provide information on a separate sheet along with supporting documentation.)
- 6. Is your lot size less than one-half (1/2) acre? yes  
(As the lot size increases beyond one-half (1/2) acre, the technical justification required for issuing a variance increases.)
- 7. Provide the following information and attachments:
  - A. Properly executed authentic act of Acknowledgement, Indemnification, and Hold Harmless (see attached)
  - B. Total square footage of parcel: 6,000 sqft (60x100)
  - C. Existing average grade at center of property and existing grades of all corners: \_\_\_\_\_
  - D. Existing center line street grades: 1.39'
  - E. Distances from property lines and any existing structures on abutting properties and the elevations of those structures: \_\_\_\_\_
  - F. Any other physical features which may affect the granting or denial of the application (i.e. drainage canals, levees, etc.): N/A
  - G. Photographs of the property and adjacent properties.
  - H. Any other pertinent information or documents to support this request.



**Acknowledgement and Indemnification Agreement for Elevation Variances**

STATE OF LOUISIANA, PARISH OF ST. CHARLES

BEFORE ME, the undersigned Notary, and in the presence of the two undersigned witnesses, appeared

Alvin Gordon III,  
Dominique Lanya Moff Gordon (hereinafter "appearers"). The appearers acknowledged  
(NAME)

that they are the owners of the property located at 314 Lily St. Boutte LA 70034  
(ADDRESS)

\_\_\_\_\_, and that said property was acquired by  
(CITY, STATE, ZIP)

Instrument registered in the official records of St. Charles Parish at COB 919 FOLIO 828<sup>OHY</sup>.

Appearers further acknowledge that they are requesting a variance from St. Charles Parish's flood elevation requirements, based on the Federal Emergency Management Agency's (FEMA) Preliminary Digital Flood Insurance Rate Maps (DFIRM) for the purpose of constructing a building(s). The FEMA Preliminary DFIRM is AE+6<sup>OHY</sup>; however, the building(s) elevation will meet the National Flood Insurance Program (NFIP) effective map requirements at AE+4<sup>OHY</sup>.

Appearers release and hold harmless the parish of St. Charles, all Departments, Agencies, Boards and Commissions, as well as its officers, agents, servants, employees, and volunteers, from any and all claims, demands, causes of action, expense, and liability as a result of the granting of a variance at the request of the appearers.

Done and passed before me this 17 day of JANUARY, 2023.

WITNESSES:

[Signature]  
(Signature)

Cheyenne Lawrence / Brette A Adams-Brunt  
(Print Name)

APPEARERS:

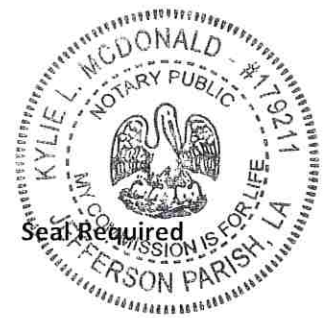
[Signature]  
(Signature)

Dominique Gordon / Alvin Gordon III  
(Print Name)

NOTARY PUBLIC

KYLIE McDONALD  
(Print Name)

BAR NO. 179211











**Dragon Limited, Inc.**

4641 Fairfield Street

Suite C

Metairie, LA 70006

Tel: 504-883-9041 Fax: 504-883-9023 Cell: 504-909-2991

---

**Request for Construction Benchmark**

Location: Lot 2, Square O, Magnolia Ridge Park Subdivision

Address: 314 Lily Street, Boutte, LA 70039

F.I.A. Zone Designation AE Base Flood Elevation for Area 4 NGVD

Existing Centerline of Street 1.39' NAVD

Existing Ground Elevation 1.20' NAVD

Proposed Slab Elevation 6.00' NAVD

Description of Construction Benchmark: A 60d nail in power pole located at the northeast corner of property.

Elevation of Construction Benchmark set: 3.86' NAVD

Reference Benchmark used to Establish Construction Benchmark: GPS Leica NW

Elevation of Reference Benchmark: n/a NAVD

The undersigned is not responsible for transfer of grade elevation from established construction TBM to form by the contractor or others.

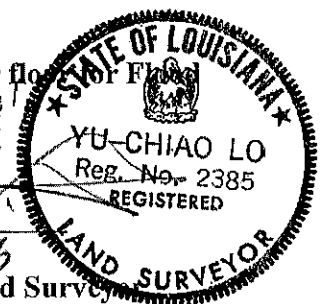
\*The floor of an attached enclosed garage may be considered as the lower floor for Flood Insurance Rating. Please consult your insurance agent.

BY: 

Yu-Chiao Lo

Registered Professional Land Surveyor

LA License No. 2385



\*NAVD - North American Vertical Datum Geoid 18



# ELEVATION CERTIFICATE

Important: Follow the instructions on pages 1-9.

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION					FOR INSURANCE COMPANY USE
A1. Building Owner's Name Dominique Gordon and Alvin Gordon III					Policy Number:
A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 314 Lily Street					Company NAIC Number:
City Boutte	State Louisiana	ZIP Code 70039			
A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) Lot 2, Square O, Magnolia Ridge Park					
A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) <u>Residential</u>					
A5. Latitude/Longitude: Lat. <u>N29° 53' 56.29"</u> Long. <u>W90° 23' 09.13"</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983					
A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.					
A7. Building Diagram Number <u>1A</u>					
A8. For a building with a crawlspace or enclosure(s):					
a) Square footage of crawlspace or enclosure(s) <u>N/A</u> sq ft					
b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A8.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
A9. For a building with an attached garage:					
a) Square footage of attached garage <u>N/A</u> sq ft					
b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade <u>N/A</u>					
c) Total net area of flood openings in A9.b <u>N/A</u> sq in					
d) Engineered flood openings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION					
B1. NFIP Community Name & Community Number St. Charles Parish 220160			B2. County Name St. Charles Parish		B3. State Louisiana
B4. Map/Panel Number 220160 0125	B5. Suffix C	B6. FIRM Index Date 06-16-1992	B7. FIRM Panel Effective/ Revised Date 06-16-1992	B8. Flood Zone(s) AE	B9. Base Flood Elevation(s) (Zone AO, use Base Flood Depth) 4
B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9: <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other/Source: _____					
B11. Indicate elevation datum used for BFE in Item B9: <input type="checkbox"/> NGVD 1929 <input checked="" type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other/Source: _____					
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Designation Date: _____ <input type="checkbox"/> CBRS <input type="checkbox"/> OPA					



**ELEVATION CERTIFICATE**

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>	
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 314 Lily Street			Policy Number:	
City Boutte	State Louisiana	ZIP Code 70039	Company NAIC Number	

**SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)**

C1. Building elevations are based on:  Construction Drawings\*  Building Under Construction\*  Finished Construction  
 \*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO. Complete Items C2.a–h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.  
 Benchmark Utilized: Leica Smartnet GPS Network Vertical Datum: Geoid 18

Indicate elevation datum used for the elevations in items a) through h) below.

NGVD 1929  NAVD 1988  Other/Source: \_\_\_\_\_

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

- |  |     |  |                                 |
|--|-----|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor)  | 6.0 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor  | N/A | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (V Zones only)  | N/A | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| d) Attached garage (top of slab)   | N/A | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| e) Lowest elevation of machinery or equipment servicing the building (Describe type of equipment and location in Comments) | N/A | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |
| f) Lowest adjacent (finished) grade next to building (LAG)   | 0.7 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest adjacent (finished) grade next to building (HAG)  | 1.2 | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support                               | N/A | <input type="checkbox"/> feet            | <input type="checkbox"/> meters |

**SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION**

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

Were latitude and longitude in Section A provided by a licensed land surveyor?  Yes  No  Check here if attachments.

Certifier's Name Yu-Chiao Lo	License Number 2385
---------------------------------	------------------------

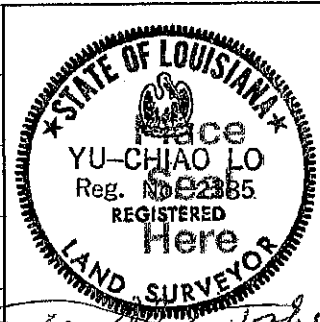
Title President	
--------------------	--

Company Name Dragon Limited Inc.	
-------------------------------------	--

Address 4641 Fairfield Street, Suite C	
---	--

City Metairie	State Louisiana	ZIP Code 70006
------------------	--------------------	-------------------

Signature <i>[Handwritten Signature]</i>	Date 12/16/22	Telephone (504) 883-9041	Ext. <i>[Handwritten]</i>
---	------------------	-----------------------------	------------------------------



Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including type of equipment and location, per C2(e), if applicable)  
 Centerline of road elevation is 1.39'  
 Edge of pavement elevation is 1.17'



**ELEVATION CERTIFICATE**

OMB No. 1660-0008  
 Expiration Date: November 30, 2022

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 314 Lily Street			Policy Number:
City Boutte	State Louisiana	ZIP Code 70039	Company NAIC Number

**SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED)  
 FOR ZONE AO AND ZONE A (WITHOUT BFE)**

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the HAG.
  - b) Top of bottom floor (including basement, crawlspace, or enclosure) is \_\_\_\_\_  feet  meters  above or  below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E3. Attached garage (top of slab) is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is \_\_\_\_\_  feet  meters  above or  below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance?  Yes  No  Unknown. The local official must certify this information in Section G.

**SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION**

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner or Owner's Authorized Representative's Name \_\_\_\_\_

Address	City	State	ZIP Code
Signature	Date	Telephone	

Comments

Check here if attachments.



**ELEVATION CERTIFICATE**

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>	<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 314 Lily Street	Policy Number:
City Boutte	Company NAIC Number
State Louisiana	ZIP Code 70039

**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1.  The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.  A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3.  The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate of Compliance/Occupancy Issued
-------------------	------------------------	---

G7. This permit has been issued for:      New Construction    Substantial Improvement

G8. Elevation of as-built lowest floor (including basement) of the building: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

G9. BFE or (in Zone AO) depth of flooding at the building site: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

G10. Community's design flood elevation: \_\_\_\_\_  feet  meters Datum \_\_\_\_\_

Local Official's Name	Title
Community Name	Telephone
Signature	Date

Comments (including type of equipment and location, per C2(e), if applicable)

Check here if attachments.



# BUILDING PHOTOGRAPHS

See Instructions for Item A6.

OMB No. 1660-0008

Expiration Date: November 30, 2022

## ELEVATION CERTIFICATE

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 314 Lily Street			Policy Number:
City Boutte	State Louisiana	ZIP Code 70039	Company NAIC Number

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Photo One

Photo One Caption Front

Clear Photo One

Photo Two

Photo Two Caption Back

Clear Photo Two



BUILDING PHOTOGRAPHS

OMB No. 1660-0008  
Expiration Date: November 30, 2022

ELEVATION CERTIFICATE

Continuation Page

<b>IMPORTANT: In these spaces, copy the corresponding information from Section A.</b>			<b>FOR INSURANCE COMPANY USE</b>
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 314 Lily Street			Policy Number:
City Boutte	State Louisiana	ZIP Code 70039	Company NAIC Number

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.

Photo Three

Photo Three Caption Left Side

Clear Photo Three

Photo Four

Photo Four Caption Right Side

Clear Photo Four