

**ST. CHARLES PARISH
ZONING BOARD OF ADJUSTMENT
January 18, 2024
6:00 P.M.**

CALL TO ORDER
PLEDGE OF ALLEGIANCE

POSTPONED CASES:

- 1 **2023 49 ZBA** requested by **Ryan Espey** to waive the requirement for permanent, dust-free paving for a single-family residence at **3049 Highway 306, Des Allemands**. Zoning District R-1A. Council District 4.

NEW CASES:

- 7 **2023 50 ZBA** requested by **Larry Johnson** to reduce the required setback for a generator at **809 E. Easy Street, New Sarpy**. Zoning District R-1A(M). Council District 6.
- 15 **2023 51 ZBA** requested by **Laura Taylor** to reduce the required construction elevation at **123 J.B Green Road, Des Allemands**. Zoning District R-1A(M). Council District 4.

**UNFINISHED BUSINESS -
NEW BUSINESS –
MINUTES – (December 21, 2023)
ADJOURN-**



Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-49-ZBA

GENERAL APPLICATION INFORMATION

APPLICANT / PROPERTY OWNER:

Ryan Espey
135 Pine Street
Des Allemands, LA 70030
985.718.8483; essentialtts@yahoo.com

LOCATION:

3049 LA 306 (Bayou Gauche Road), Des Allemands; Lot 965-A, Sunset Drainage District

REQUEST:

Waive the requirement for permanent dust-free paving for a residential driveway/parking.

SITE INFORMATION

SIZE OF PROPERTY: 412,758.79 sq. ft. (9.476 acres)

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

SURROUNDING ZONING AND LAND USE: surrounding zoning consists primarily of R-1A, but a portion of the Pine Street side is C-2, and O-L zoning is located across LA 306 to the west; the site is a large tract located between developed single family subdivisions on Pine Street to the north and Michael Drive to the south. Another large tract adjacent to the east is undeveloped and the area to the west across LA 306 is open pasture.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: Bayou Gauche Road

BASE FLOOD ELEVATION (BFE): X Zone; DFIRM AE6

APPLICABLE CODE REGULATION(S)

Appendix A. Section VIII. - Site design requirements.

Purpose: The regulations of this section are intended to ensure the safe, orderly, and convenient development of the built environment.

A. Off-street parking in general:

2. **Any area where off-street parking is provided (including additional parking areas that are not required by this ordinance) must be surfaced with permanent dust-free paving except for single-family residences in the O-L District which must be surfaced with appropriate materials.**

DEPARTMENT ANALYSIS & FINDINGS

1. On October 20, 2023, a permit application was submitted for the construction of a single-family home on Lot 965-A, municipal address 3049 Bayou Gauche Road Des Allemands.
2. A Site Plan was submitted on October 27, 2023, and updated December 6, 2023, showing a limestone driveway extending 1,367 feet from the LA 306 frontage to the proposed concrete driveway leading to the residence.
3. Permits advised the applicant a limestone driveway is not permitted under R-1A zoning, and was directed to consult a Planner for either a variance or zoning change to O-L.
4. On November 3, 2023, the applicant submitted an application requesting a waiver from the permanent dust-free paving requirement for the proposed driveway.
5. Lot 965 is shown on the original map of the Sunset Drainage District dated December 1, 1925 and has remained undeveloped. It was resubdivided into Lot 965-A as shown on the resubdivision plat by Louis J. Gassen Jr., PLS dated February 6, 2023 (2023-1-MIN).
6. Approval of the variance would allow the proposed residence on Lot 965-A to be developed with an aggregate driveway/parking area instead of the required permanent, dust-free concrete or asphalt.
 - This request is limited to driveway/parking surfacing. Any additional site design requirements concerning parking/traffic circulation applicable to residential development under R-1A zoning would still be required.

7. The Board of Adjustment has not heard a similar request in this area.
8. To meet site design requirements the applicant can submit plans showing the driveway/parking consisting of a permanent dust-free paving surface.



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 3049 LA-304

City Des Allemands State LA Zip 70030

Subdivision Sunset Drainage Dst: 1 Lot 965A Block 965 Section _____

Owner/Applicant Name Ryan Espey

Mailing Address 135 Pine St.


City Des Allemands State LA Zip 70030

Phone # 985-718-8483 Email essentialts@yahoo.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? See Attachment

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>OWNER:</p> <p><u>Ryan Espey</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.</p> <p><u>[Signature]</u> <small>(Signature of owner)</small></p> | <p>NOTARY PUBLIC:</p> <p>Subscribed and sworn to before me this <u>3RD</u> of <u>NOVEMBER</u>, 20<u>23</u> in office at <u>DES ALLEMANDS</u> Louisiana.</p> <p><u>[Signature]</u> <small>(Signature of Notary Public)</small></p> <p align="right">SEAL</p> <div style="border: 1px solid black; padding: 2px;"> <p>DARRELL B. CHASSON Notary Public I.D. No. 14193 Lifetime Commission ST. CHARLES PARISH, LA.</p>  </div> |
|--|--|

FOR OFFICE USE ONLY:

ZBA Case #: 2023-49-ZBA Property Identification #: 40349650965A Date submitted: 11/3/23

Receipt #: 12928007 Flood Zone: X/AE+G Zoning District: R-1A

Subdivision Name: Sunset Drainage

Square # _____ Lot # 965A Block 965 Property sq. ft. _____

Code Section being appealed: VIII site design requirements, A. Off-street parking 2.

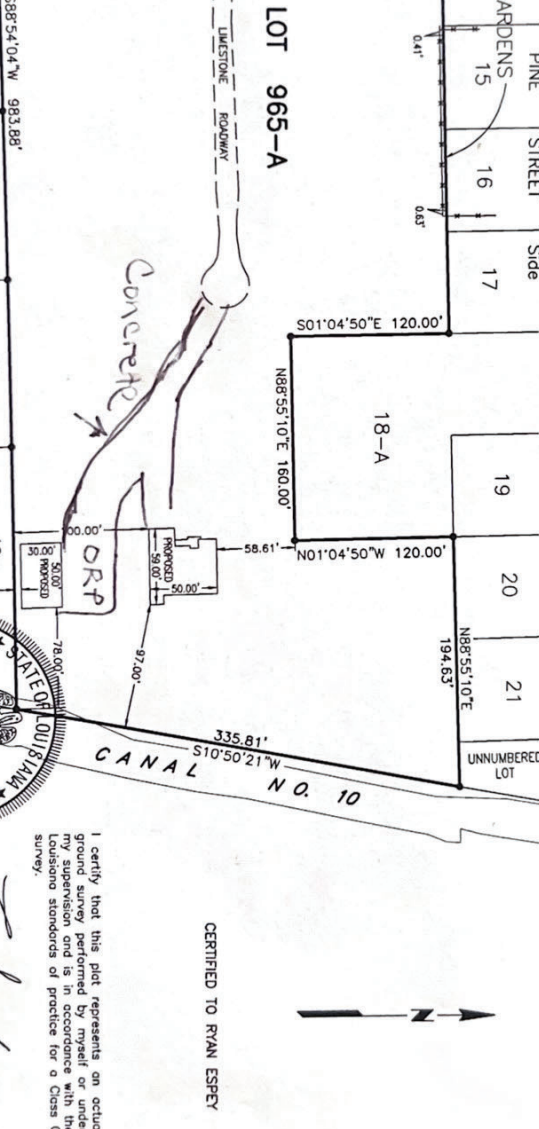
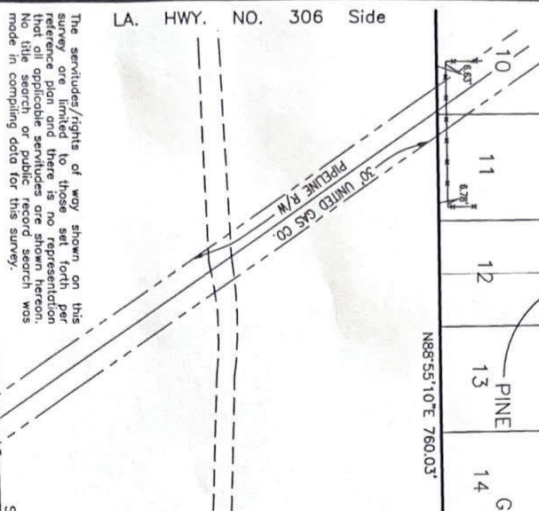
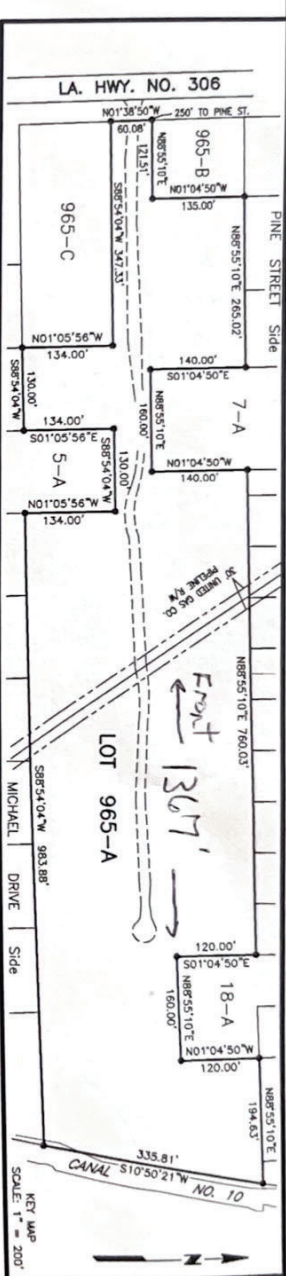
I am requesting a Variance to keep my private driveway to my residence, which will have sufficient concreted area for parking, as is without having to pave the access drive. The 1400' private drive, which currently has a packed asphalt surface, will be used by myself and other adjacent neighbors for rear entry to their residences. Due to the off-road equipment used by multiple users it will be difficult to maintain the road to be a dust free surface if forced to pave it. The virtually dust free drive is 170' from any residential structure on either adjacent road so local impact would be minimal. Also, due to the natural slews with soft underground, maintaining a hard top road would be nearly impossible over time so the gravel top would be more efficient.

Thank you for your consideration,

Ryan Espey



REFERENCE PLAN:
 SUBDIVISION OF LOT 914 AND A PORTION OF LOT 965 OF
 THE SUNSET DRAINAGE DISTRICT (ALSO KNOWN AS GRAND
 BAY) (SEE PLAN FOR THE SUBDIVISION OF LOT 914 AND
 THE ADJACENT PORTION OF LOT 965) (ALSO KNOWN AS GRAND
 BAY) (SEE PLAN FOR THE SUBDIVISION OF LOT 914 AND
 BLOCK 2 PINE GARDENS AND LOT 5 OF STREET
 LOTS 966, 913 & 903 OF THE SUNSET DRAINAGE DISTRICT
 INTO LOTS 965-A, 965-B & 965-C OF THE SUNSET
 DRAINAGE DISTRICT LOTS 7-A AND 18-A, BLOCK 2 PINE
 GARDENS AND LOT 5-A OF SUBDIVISION OF LOTS 966, 913
 & 903 OF THE SUNSET DRAINAGE DISTRICT, BY GASSEN
 SURVEYING, LLC, LOTS 9 GASSEN JR., PLS., DATED FEBRUARY
 6, 2023.



I certify that this plat represents an actual
 ground survey performed by myself or under
 my supervision and is in accordance with the
 Louisiana standards of practice for a Class C
 survey.

Louis J. Gassen, Jr.
 LOUIS J. GASSEN JR., PLS
 Registration No. 4945
 (985) 785-0745
 1026 Gassen Street
 Luling, Louisiana 70070

GASSEN SURVEYING, LLC

LOT 965-A
 OF THE SUNSET DRAINAGE DISTRICT
 IN SECTION 3, T15S - R20E
 ST. CHARLES PARISH, LOUISIANA
 NOVEMBER 27, 2023
 SCALE: 1" = 100'

This is to certify that I have consulted
 the Louisiana State Zoning Ordinance
 for the property is in Zone X
 and found
 that the property is in Zone X
 8 9 9 8 9 0

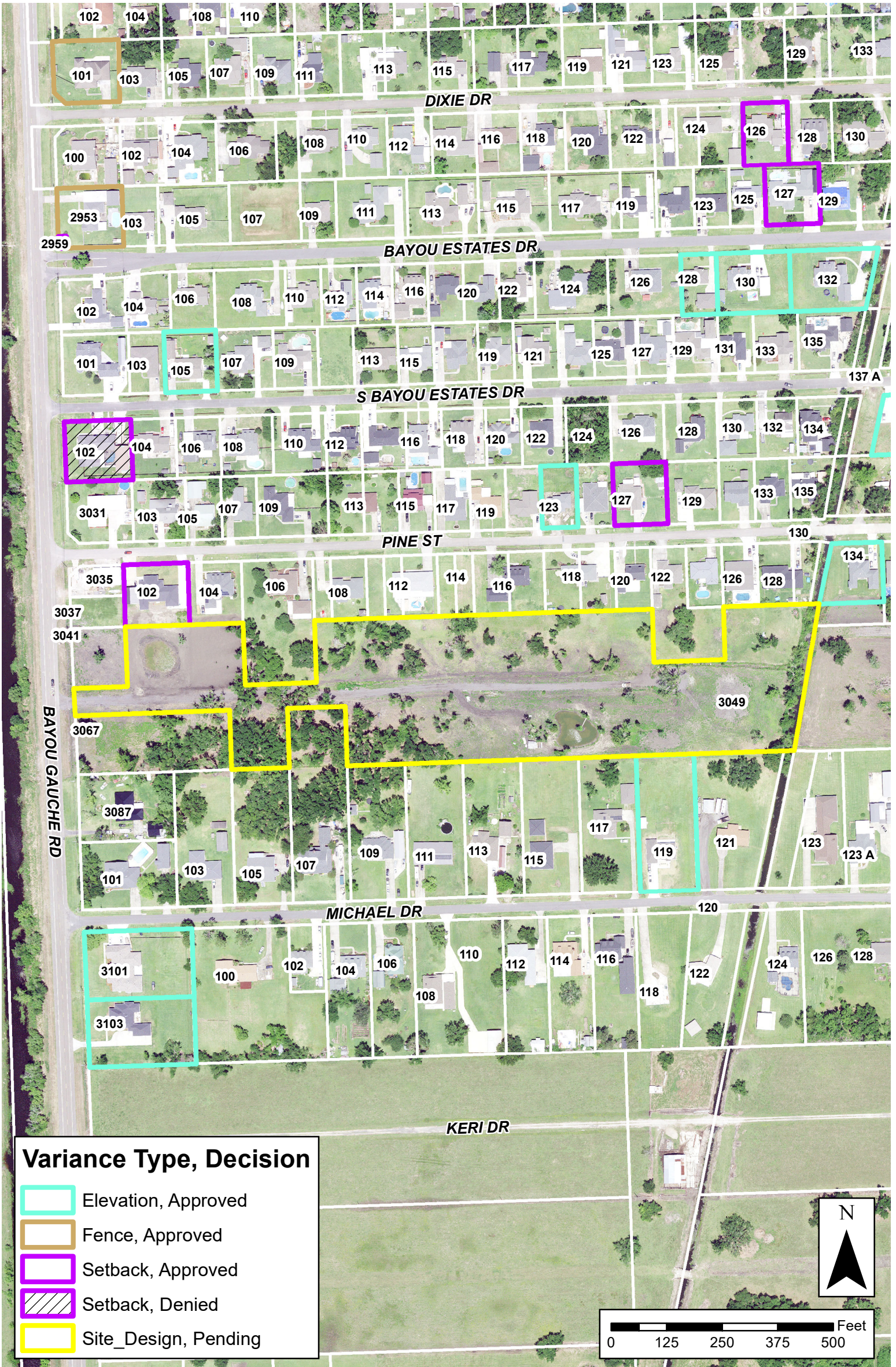


LEGEND
 • = 1/2" IRON ROD FOUND
 ○ = BEARINGS ARE BASED
 ON REFERENCE PLAN

CERTIFIED TO RYAN ESPY

2023-49-ZBA Ryan Espey

Waive the requirement for permanent, dust-free paving for a single-family residence.





**Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-50-ZBA**

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF APPLICANT:

Larry Johnson
355 Lapalco Blvd, #B2-4
Gretna, LA 70056
504-223-1543; jlarry226@yahoo.com

LOCATION OF SITE:

Lot 38A, Sq. 42, New Sarpy Subdivision; adjacent to 805 East Easy Street, New Sarpy

REQUESTED ACTION:

Reduce the required front yard setback from 15 ft. to 9 ft. for placement of a 66 ft. long mobile home.

SITE INFORMATION

SIZE OF PROPERTY: 4,800 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), with R-2 adjacent to the Ninth Street side; the site is located in a developed residential neighborhood consisting of both site-built and manufactured homes.

FUTURE LAND USE RECOMMENDATION: Low-Moderate Residential

TRAFFIC ACCESS: East Easy Street

BASE FLOOD ELEVATION (BFE): Flood Zone A99; DFIRM: X

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.

b. Minimum yard sizes:

(1) **Front—Fifteen (15) feet.**

(2) Side—Five (5) feet.

(3) Rear—Five (5) feet.

(4) For lots with less than one hundred (100) feet depth, front setback shall be fifteen (15) percent of lot depth with a minimum of ten (10) feet to the front lot line and five (5) feet to the rear lot line.

(5) Whenever property abuts a major drainage canal as defined by the Subdivision regulations the required setback for all structures shall be ten (10) feet measured from the inner boundary of such servitude or right-of-way, notwithstanding any other more restrictive setbacks, this provision shall not apply to any lot of record created and existing prior to the effective date of Ordinance No. 99-12-8, December 15, 1999.

DEPARTMENT ANALYSIS & FINDINGS

1. On November 27, 2023, the applicant inquired about a variance to reduce the front yard setback for placement of a manufactured home on Lot 38A.
2. On December 8, 2023, a variance application was submitted by the applicant to reduce the front setback to accommodate the placement of a 66 ft. long manufactured home.
3. This request is to reduce the front yard setback from 15 ft. to 9 ft.
4. The Board of Adjustment has heard a similar variance request in the area:
 - ZBA-24-2022 – Approved a variance for a reduction in the front yard setback from 15 ft. to 9 ft. to permit a manufactured home at 813 E. Hoover Street, New Sarpy.
5. To meet zoning district requirements the applicant could acquire a manufactured home no more than 60 ft. long and placed in a way that will conform to required setbacks.



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 809 East Easy St

City (Destrehan) New Sarpy State LA Zip (70047) 70078

Subdivision New Sarpy Subdivision Lot 38,39,40 ^{Square} Block 42 Section _____

Owner/Applicant Name Larry Johnson

Mailing Address 355 Lapalco Blvd B2-4

City Gretna State LA Zip 70056

Phone # (504) 223-1543 Email jlarry226@yahoo.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:
Larry Johnson 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.
Larry L Johnson Sr.
(Signature of owner)

NOTARY PUBLIC:
 Subscribed and sworn to before me this 8th day
 of July, 20 23 in my
 office at Destrehan
 Louisiana.
Tyra Kenner
(Signature of Notary Public)

FOR OFFICE USE ONLY:

ZBA Case #: 2023-50-28A Property Identification #: 302 104 200 038 Date submitted: 12-8-2023
 Receipt #: 12976942 Flood Zone: A99 Zoning District: R-1A(M)
 Subdivision Name: New Sarpy Subdivision
 Square # 42 Lot # 38A Block _____ Property sq. ft. 4,800 sq. ft.
 Code Section being appealed: _____

To whom it may concern:

I Larry Johnson Sr and my two siblings are asking for a variance on the following lot of land in New Sarpy, EAST RASQ STREET.

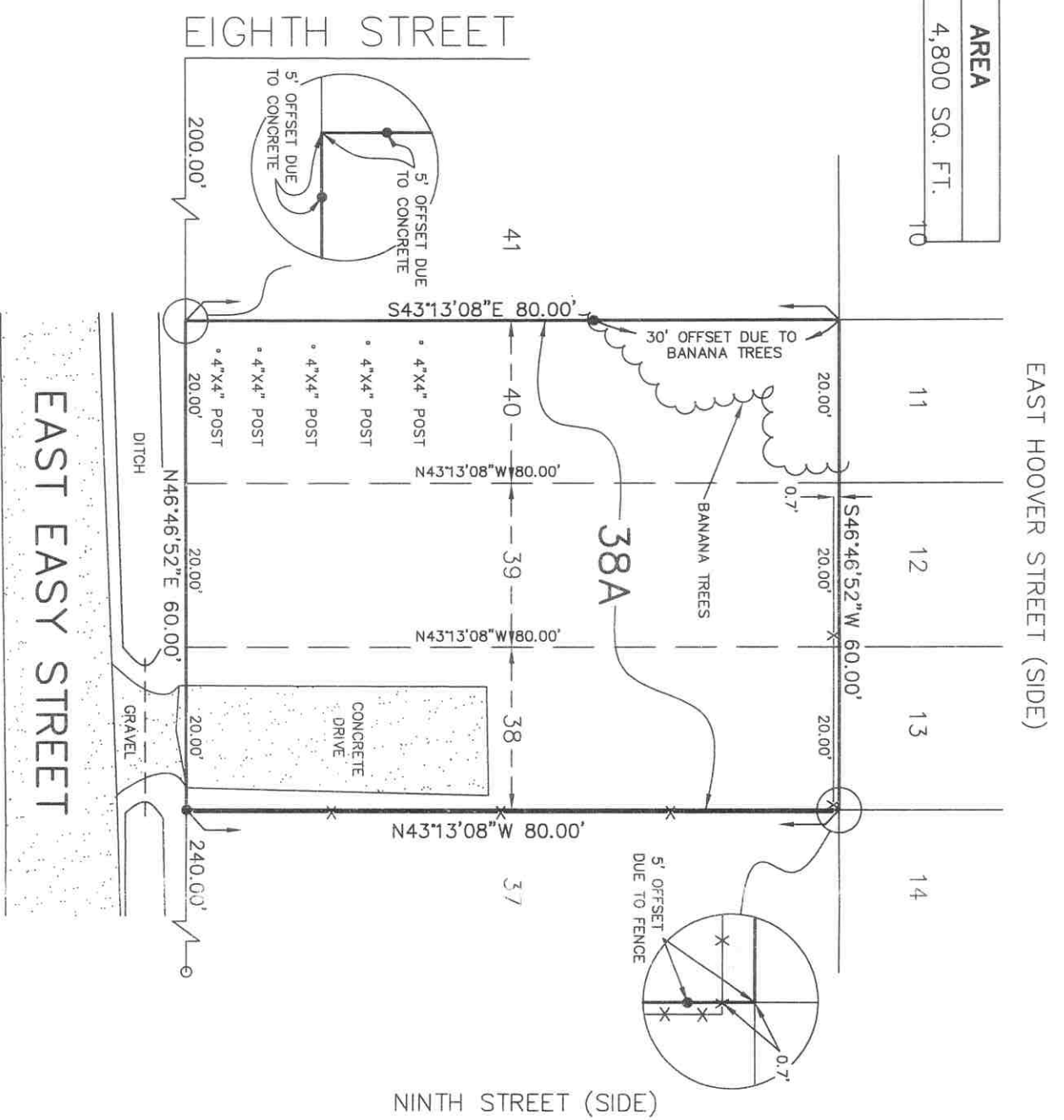
My Mobil Home is a 16x66 single wide to put on this property with your permission with a 5ft back and 9ft setback from property front. I Larry Johnson will be residing there as my permanent residence.

Thanks in advance

Larry Johnson



| | |
|------|---------------|
| AREA | 4,800 SQ. FT. |
| TO | 38A |



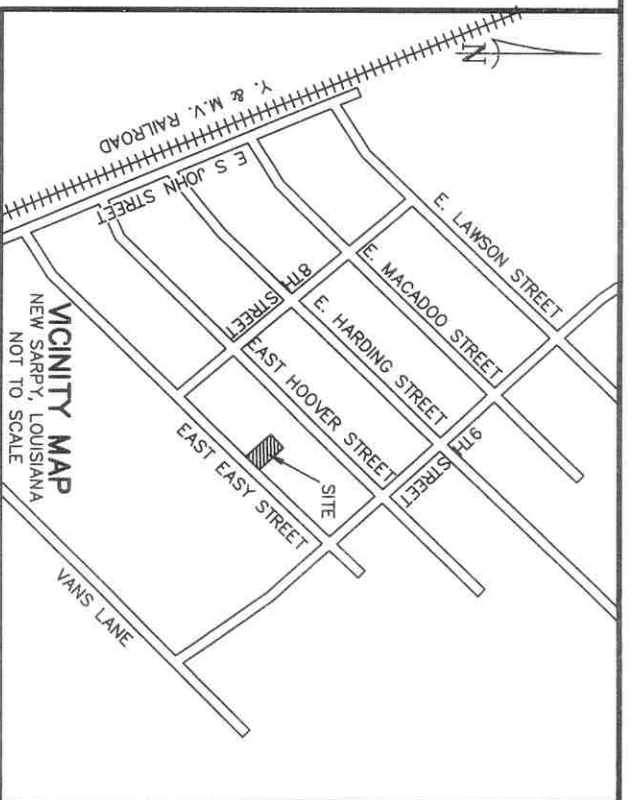
- LEGEND**
- 1/2" IRON ROD SET
 - 1/2" IRON ROD FOUND
 - X- FENCE

TITLE: SURVEY PLAT & RESUBDIVISION OF LOTS 38, 39 & 40, SQUARE 42, NEW SARPY SUBDIVISION INTO A LOT HEREIN DESIGNATED AS LOT 38A, SQUARE 42, NEW SARPY SUBDIVISION
 SITUATED IN SECTION 8, T-13-S, R-8-E,
 NEW SARPY, ST. CHARLES PARISH, LOUISIANA.

DATE: JULY 7, 2023
MUNICIPAL ADDRESS: 809 EAST EAST STREET
SURVEY REFERENCE: NEW SARPY SUBDIVISION BY BLYTHE CO. INC. DATED NOVEMBER 1920.
BASIS OF BEARING: BEARINGS HEREON ARE REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE 1702, NAD 83, GEOID 18 USING LEICA SMARTNET SOLUTION DATED 6/26/2023.

SURVEYOR'S NOTES:

- I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME AND CONFORMS TO THE REQUIREMENTS FOR THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:IX, CHAPTER 25 FOR A CLASS "C" 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.
- 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.



OWNER: GRACIE MAE BELL JOHNSON
 2471 WEST EDGE WATER WAY
 CHANDLER, AZ 85248

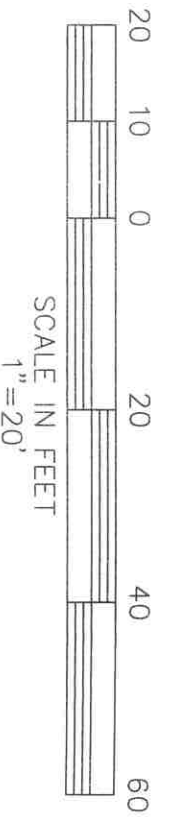
APPROVED:
Matt Jones
 PARISH PRESIDENT
 DATE: 12-6-23

PLANNING DIRECTOR:
Michael J. Allen
 DATE: 12-4-23

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.

RECORDED IN THE CLERK OF COURT'S OFFICE
 ST. CHARLES PARISH ON THE 6th
 DAY OF Dec. 2023 IN BOOK 478157
 FOLIO 1

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

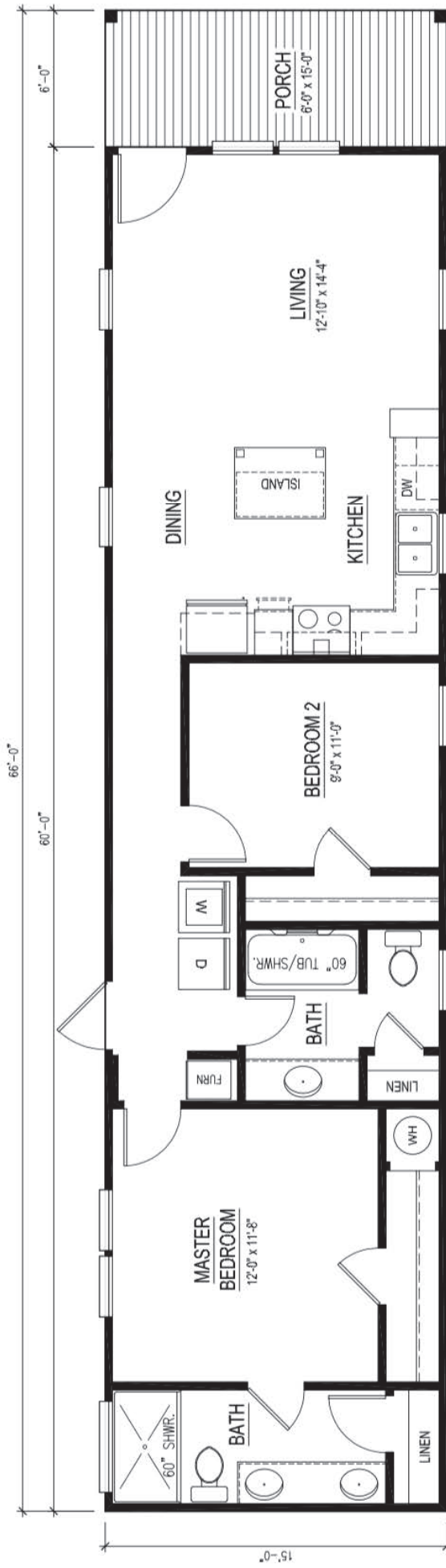


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RIVERLANDS SURVEYING COMPANY

505 HEMLOCK STREET
 LAPLACE, LA. 70068
 1-800-248-6982
 985-652-6356

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



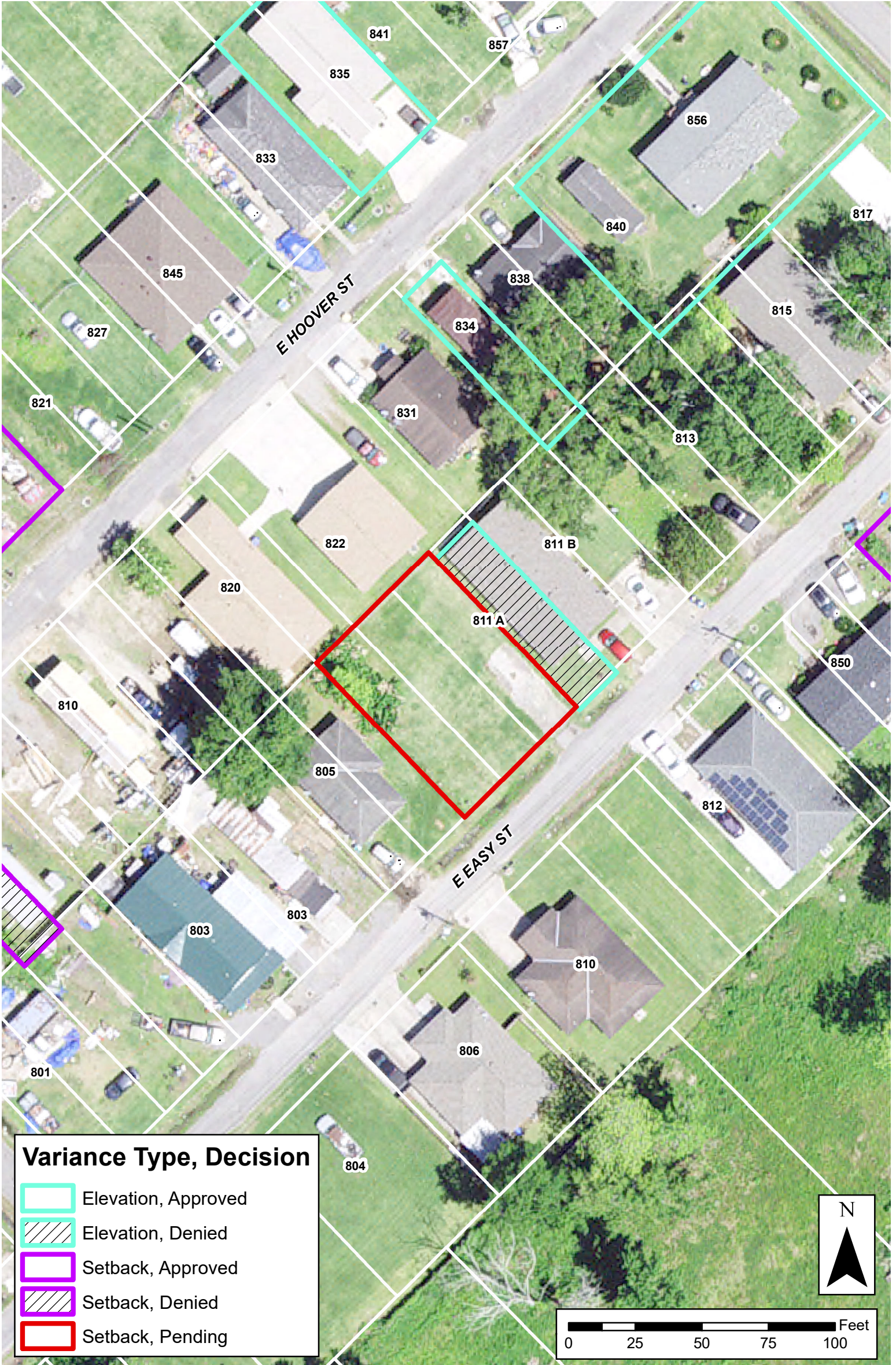
NEW VISION
BOBBY J0
 15x66 BOX





2023-50-ZBA Larry Johnson

Reduce the required front yard setback in R-1A(M)





Department of Planning & Zoning
Staff Report – Zoning Board of Adjustments
Case No. 2023-51-ZBA

GENERAL APPLICATION INFORMATION

NAME/ADDRESS OF PROPERTY OWNER:

Laura Taylor
 38 Dolores Drive
 Waggaman, LA 70094
 (504) 458-8407; ministerlaura12@gmail.com

LOCATION OF SITE:

123 J.B. Green Road

REQUESTED ACTION:

Reduce the minimum building elevation for a mobile home from +5 ft. NAVD 88 to no less than 1 ft. above the centerline of J.B. Green Road.

SITE INFORMATION

SIZE OF PARCEL: 7,422 sq. ft.

ZONING: R-1A(M), Single-family detached, Manufactured, & Mobile Homes—Medium density.

SURROUNDING ZONING AND LAND USE: R-1A(M) zoning; mobile homes and site-built houses abut.

FUTURE LAND USE RECOMMENDATION: Medium-density Residential

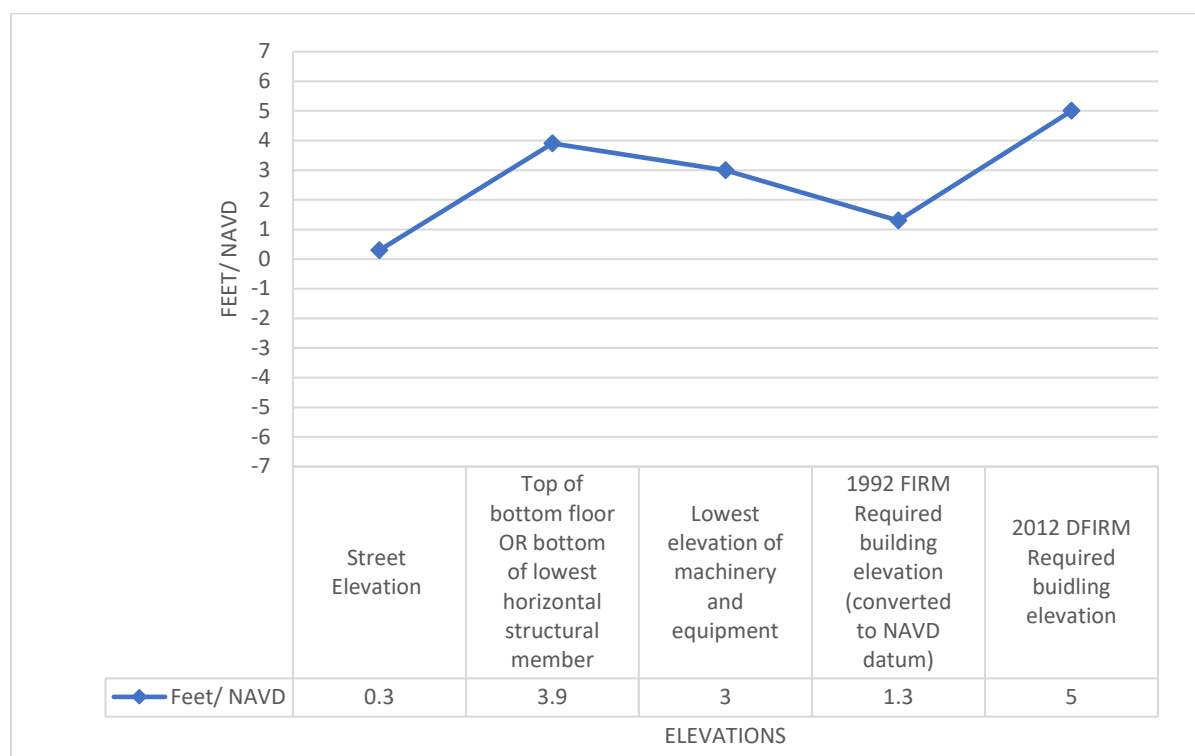
TRAFFIC ACCESS: The lot is 72 ft. wide on JB Green Road, a local street that connects Hwy 90 to Old Spanish Trail (La 631)

UTILITIES: Standard utilities are available for the site.

FLOOD ZONE: The “effective” flood insurance rate map (1992 FIRM) shows the site in a shaded-X zone, which is not a special flood hazard area; the “preliminary” flood insurance map (2012 DFIRM) shows the property in a special flood hazard area with a base flood reaching as high as +5 ft NAVD 88.

MINIMUM REQUIRED BUILDING ELEVATION: +5 ft. NAVD 88

The data below shows the information from an elevation certificate the property owner submitted after the mobile home was in place.



APPLICABLE CODE REGULATION(S)

Appendix A. Section XX. Flood Damage Prevention, C. General Provisions:

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, E.2.d.2

2.Manufactured homes that are placed or substantially improved within FIRM zones A1—30, AH, and AE on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, must be elevated on a permanent foundation such that the bottom of the longitudinal structural I-beams of the manufactured home is elevated to or above the base flood elevation. (Ord. No. 19-11-4 § I, 11-4-19)

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.

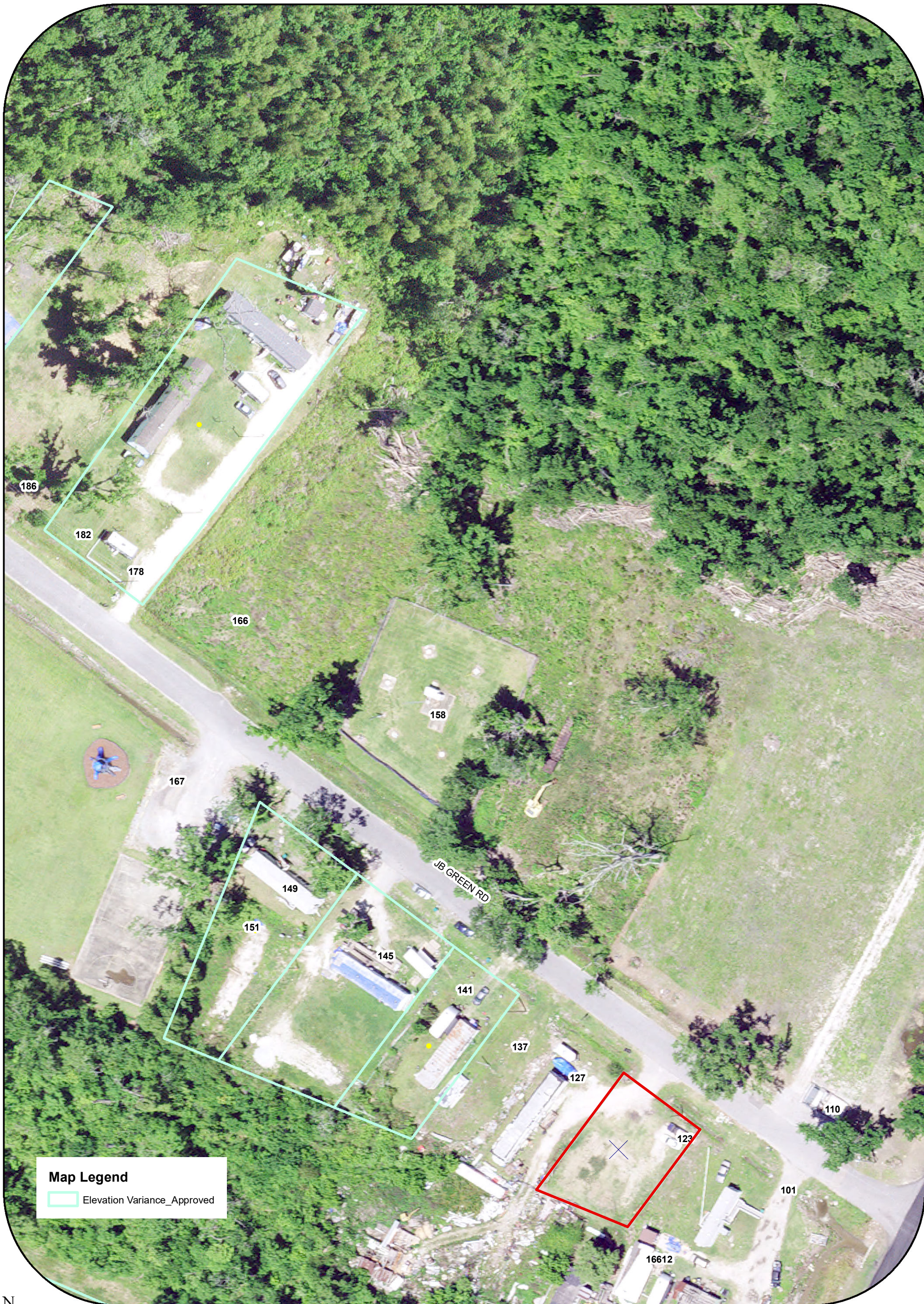
1. **Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre (21,780 sq. ft.) or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level,** providing the relevant factors in 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.

DEPARTMENT ANALYSIS & FINDINGS

1. The property owner requests an after-the-fact variance for permit 46296.
2. The request is to reduce the minimum building elevation from 5 ft. NAVD 88 to 3 ft. NAVD 88 for the electrical panel and 3.9 ft. NAVD to the bottom of the longitudinal structural I-beam.
3. The 7,422 sq. ft. lot was platted in 2004.

4. The minimum building elevation at the time was 1 ft. above the centerline of JB Green Road.
5. The lot is less than ½ acre.
6. The effective Flood Insurance Rate Map (1992 FIRM) shows the lot in a shaded X-zone which is not a Special Flood Hazard Area (SFHA).
7. The minimum elevation in X zones is 1 ft. above the street.
8. The Preliminary Digital Flood Insurance Rate Map (2012 DFIRM) shows the lot in an AE zone, which is a Special Flood Hazard Area with a base flood anticipated to reach +5 ft. NAVD 88.
9. Ordinance 13-7-7 states "...for the purpose of determining minimum building elevations, the Preliminary Digital Flood Insurance Rate 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."
10. This means the minimum elevation at 123 JB Green Road is 5 ft. NAVD 88.
11. The property owner placed the structure at the minimum building elevation creates an exceptional hardship on them or that they will occupy the residence.
12. The property owner has signed the addendum to the application for a variance from BFE/minimum building elevation requirement and the acknowledgement and indemnification agreement.
13. Regarding similar variances in the area, the Zoning Board of Adjustment has reduced the minimum building elevation as follows:
 - from 5 ft. NAVD 88 to 1 ft. above the street centerline at 201 JB Green Road (ZBA 2008-35)
 - from 5 ft. NAVD 88 to 1 ft. above the street centerline at 203 JB Green Road (ZBA 2008-37)
 - from 5 ft. NAVD 88 to 12 in. above the street centerline at 145 JB Green Road (ZBA 2010-12)
 - from 5 ft. NAVD 88 to 12 in. above the street centerline at 123 JB Green Road (ZBA 2010-28)
 - from 5 ft. NAVD 88 to 1.25 ft. NAVD 88 at 194 JB Green Road (ZBA 2013-12)
 - from 5 ft. NAVD 88 to 2.2 ft. NAVD 88 at 141 JB Green Road (ZBA 2013-17)
 - from 5 ft. NAVD 88 to 3.5 ft. above mean sea level at 205 JB Green Road (ZBA 2014-21)
 - from 5 ft. NAVD 88 to 1 ft. above the street centerline at 195 JB Green Road (ZBA 2017-06)
 - from 5 ft. NAVD 88 to 1.02 ft. NAVD 88 at 149 JB Green Road (ZBA 2017-18)
 - from 5 ft. NAVD 88 to 1 ft. above the street centerline at 180 JB Green Road (2020-11-ZBA)
 - from 5 ft. NAVD 88 to 1.8 ft. NAVD 88 at 202 JB Green Road (2022-29 ZBA)
14. In order to meet regulations, the property owner could elevate a manufactured home on a permanent foundation such that the bottom of the longitudinal structural I-beam and all servicing machinery and equipment at elevated to or above 5 ft. NAVD 88.
15. If FEMA requires the Parish to adopt the DFIRM or any map that shows the property in a SFHA, it could become mandatory for a mortgagor of the property to purchase flood insurance within six months of the adoption of the map. The cost could be extremely high.

2023-51 ZBA to reduce the minimum building elevation at 123 JB Green Road



Map Legend

Elevation Variance_Approved

0 55 110
18 Feet

N



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 123 J.B. Green Road DA, LA

City Des Allemands State LA Zip 70030

Subdivision ? Lot ? Block ? Section ?

Owner/Applicant Name Laura Taylor

Mailing Address 38 Dolores Dr

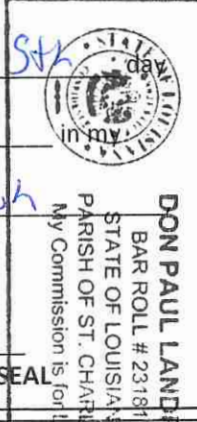
City Waggaman State La Zip 70094

Phone # 504-458-8407 Email ministerlaura12@gmail.com

APPLICANT TESTIMONY: Why can't your project meet the zoning regulations? I need to be out of the current flood zone because I have small childrens and the other homes around me are out the current zone.

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>OWNER: <u>Laura Taylor</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. <u>Laura Taylor</u> <small>(Signature of owner)</small></p> | <p>NOTARY PUBLIC: Subscribed and sworn to before me this <u>5th</u> day of <u>June</u>, 20<u>23</u> of <u>Des Allemands</u>, Louisiana. <u>Don Paul Landry</u> <small>(Signature of Notary Public)</small></p> <div style="border: 1px solid black; padding: 5px; text-align: center;">  </div> |
|---|---|

FOR OFFICE USE ONLY:

ZBA Case #: 2023-51-ZBA Property Identification #: _____ Date submitted: _____

Receipt #: _____ Flood Zone: _____ Zoning District: _____

Subdivision Name: _____

Square # _____ Lot # _____ Block _____ Property sq. ft. _____

Code Section being appealed: _____



ACKNOWLEDGEMENT, INDEMINIFCATION AND HOLD HARMLESS

STATE OF LOUISIANA

PARISH OF ST. CHARLES

BEFORE ME, the undersigned Notary, and in the presence of the two undersigned witnesses, personally came and appeared Laura Taylor, (hereinafter "appearers"), after being duly sworn, acknowledged that they are the owners of the property located at 123 J.A. Green Road, and that said property was acquired by instrument registered in the official records of St. Charles Parish at COB 7/6 FOLIO 76. Appearers do further acknowledge that they are hereby requesting a variance for the purpose of constructing a building(s). The base flood elevation required by the Federal Emergency Management (FEMA) is +5'; however the building(s) elevation will be 1' above the street and therefore, a variance is needed from the based flood elevation required by the Federal Emergency Management Agency (FEMA) and do hereby agree to protect, defend, indemnify save, and hold harmless St. Charles Parish, its agents and assigns, from any liability whatsoever, arising out of injury or loss to as a result of its granting the variance request by Appearers.

Appearers further acknowledge that they hereby agree to defend any litigation arising out of the granting of the variance and agree to pay all claims and demands arising therefrom, including court costs and attorneys.

Done and passed before me this 24 day of December, 2023.

WITNESSES:

APPEARERS:

Helena Code

Laura Taylor

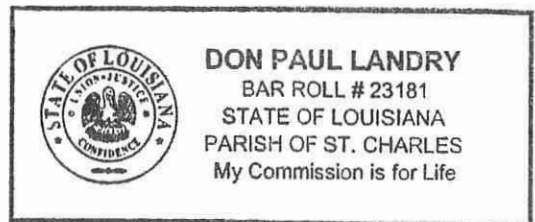
PRINT NAME: Helena Code

PRINT NAME: Ronald L. Landry

Don Paul Landry
NOTARY PUBLIC

PRINT NAME: _____

BAR NO. _____



SEAL REQUIRED



U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

46296

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

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: <u>Laura Taylor</u> | Policy Number: _____ |
| A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: <u>123 J.B. Green Road</u> | Company NAIC Number: _____ |
| City: <u>Des Allemands</u> State: <u>LA</u> ZIP Code: <u>70030</u> | |
| A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: <u>Ward 4, CDF - Numbered Farm Lots, Block 73, Lot 73-C2, Parcel 400307373-C2</u> | |
| A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): <u>Residential</u> | |
| A5. Latitude/Longitude: Lat. <u>29.838203</u> Long. <u>-90.452389</u> Horizontal Datum: <input type="checkbox"/> NAD 1927 <input checked="" type="checkbox"/> NAD 1983 <input type="checkbox"/> WGS 84 | |
| A6. Attach at least two and when possible four clear photographs (one for each side) of the building (see Form pages 7 and 8). | |
| A7. Building Diagram Number: <u>5</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) Is there at least one permanent flood opening on two different sides of each enclosed area? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | |
| c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u> | |
| d) Total net open area of non-engineered flood openings in A8.c: <u>N/A</u> sq. in. | |
| e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): <u>N/A</u> sq. ft. | |
| f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft. | |
| A9. For a building with an attached garage: | |
| a) Square footage of attached garage: <u>N/A</u> sq. ft. | |
| b) Is there at least one permanent flood opening on two different sides of the attached garage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | |
| c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade: Non-engineered flood openings: <u>N/A</u> Engineered flood openings: <u>N/A</u> | |
| d) Total net open area of non-engineered flood openings in A9.c: <u>N/A</u> sq. in. | |
| e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): <u>N/A</u> sq. ft. | |
| f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): <u>N/A</u> sq. ft. | |

| SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION | |
|---|---|
| B1.a. NFIP Community Name: <u>St. Charles "unincorporated area"</u> | B1.b. NFIP Community Identification Number: <u>220160</u> |
| B2. County Name: <u>St. Charles Parish</u> | B3. State: <u>LA</u> B4. Map/Panel No.: <u>220160 0175</u> B5. Suffix: <u>C</u> |
| B6. FIRM Index Date: <u>06/16/1992</u> | B7. FIRM Panel Effective/Revised Date: <u>06/16/1992</u> |
| B8. Flood Zone(s): <u>X</u> | B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): <u>N/A</u> |
| B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9: <input type="checkbox"/> FIS <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other: _____ | |
| B11. Indicate elevation datum used for BFE in Item B9: <input checked="" type="checkbox"/> NGVD 1929 <input 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 | |
| B13. Is the building located seaward of the Limit of Moderate Wave Action (LIMWA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | |

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

| | |
|--|--|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 123 J.B. Green Road | FOR INSURANCE COMPANY USE |
| City: <u>Des Allemands</u> State: <u>LA</u> ZIP Code: <u>70030</u> | Policy Number: _____ 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, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
 Benchmark Utilized: LWES and LSU C4G Vertical Datum: NAVD 1988

Indicate elevation datum used for the elevations in items a) through h) below.
 NGVD 1929 NAVD 1988 Other: _____

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? Yes No
 If Yes, describe the source of the conversion factor in the Section D Comments area.

Check the measurement used:

| | | | |
|---|--------------|--|---------------------------------|
| a) Top of bottom floor (including basement, crawlspace, or enclosure floor): | <u>5.20</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| b) Top of the next higher floor (see Instructions): | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| c) Bottom of the lowest horizontal structural member (see Instructions): | <u>3.90</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| d) Attached garage (top of slab): | <u>N/A</u> | <input type="checkbox"/> feet | <input type="checkbox"/> meters |
| e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area): | <u>3.00</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| f) Lowest Adjacent Grade (LAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>-1.10</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| g) Highest Adjacent Grade (HAG) next to building: <input type="checkbox"/> Natural <input checked="" type="checkbox"/> Finished | <u>0.50</u> | <input checked="" type="checkbox"/> feet | <input type="checkbox"/> meters |
| h) Finished LAG at lowest elevation of attached deck or stairs, including structural support: | <u>-0.20</u> | <input checked="" 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 state 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 and describe in the Comments area.

Certifier's Name: Benny E. Herrington III License Number: 38999

Title: President

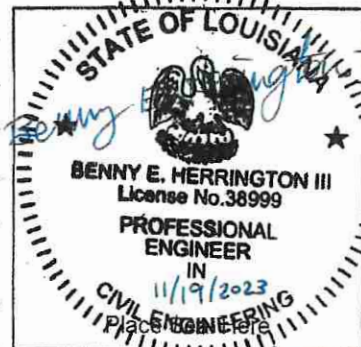
Company Name: 2B Engineering, LLC

Address: 186 Dunleith Drive

City: Destrehan State: LA ZIP Code: 70047

Signature: Benny E. Herrington III Date: 11/19/2023

Telephone: (504) 920-2125 Ext.: _____ Email: Benny@2bengineering.org



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

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):

St. Charles Parish DFIRM Floodzone: AE BFE: 5.2 feet NGVD 29.
 C2 = NAVD 88 + 0.21 = NGVD 29 (FIS report). C2.a) = top of floor. C2.c) = bottom of longitudinal beam
 C2.e) = electrical panel, water heater is above; see elevation conversion for elevations
 J.B. Green Road centerline = 0.5 feet NGVD 29
 Attachments: Elevation Conversion, M/E Pics, Vicinity Map, Property Layout Map

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

| | |
|---|--|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 123 J.B. Green Road | FOR INSURANCE COMPANY USE |
| City: <u>Des Allemands</u> State: <u>LA</u> ZIP Code: <u>70030</u> | Policy Number: _____ Company NAIC Number: _____ |

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

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

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the 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 (C2.b in applicable Building Diagram) 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 AUTHORIZED REPRESENTATIVE) CERTIFICATION

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

Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

Sections E and F intentionally left blank.

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

| | |
|---|--|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 123 J.B. Green Road | FOR INSURANCE COMPANY USE |
| City: <u>Des Allemands</u> State: <u>LA</u> ZIP Code: <u>70030</u> | Policy Number: _____ Company NAIC Number: _____ |

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

- 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 state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2.a. A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.
- G2.b. A local official completed Section H for insurance purposes.
- G3. In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.
- G4. The following information (Items G5–G11) is provided for community floodplain management purposes.
- G5. Permit Number: 402910-23 G6. Date Permit Issued: 7/13/2023
- G7. Date Certificate of Compliance/Occupancy Issued: _____
- G8. This permit has been issued for: New Construction Substantial Improvement
- G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ feet meters Datum: _____
- G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ feet meters Datum: _____
- G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ feet meters Datum: _____
- G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ feet meters Datum: _____
- G11. Variance issued? Yes No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19

| | |
|---|----------------------------------|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 123 J.B. Green Road | FOR INSURANCE COMPANY USE |
| City: Des Allemands State: LA ZIP Code: 70030 | Policy Number: _____ |
| | Company NAIC Number: _____ |

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). **Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.**

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) For Building Diagrams 1A, 1B, 3, and 5–9. Top of bottom _____ 6.30 feet meters above the LAG floor (include above-grade floors only for buildings with subgrade crawlspaces or enclosure floors) is:

b) For Building Diagrams 2A, 2B, 4, and 6–9. Top of next _____ feet meters above the LAG higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is:

H2. Is all Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

Yes No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Telephone: _____ Ext.: _____ Email: _____

Comments:

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
123 J.B. Green Road

FOR INSURANCE COMPANY USE

Policy Number: _____

City: Des Allemands State: LA ZIP Code: 70030

Company NAIC Number: _____

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front (southeastern) view of home.

Clear Photo One



Photo Two

Photo Two Caption: Rear (northwestern) view of home.

Clear Photo Two

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:
 123 J.B. Green Road

FOR INSURANCE COMPANY USE

Policy Number: _____

Company NAIC Number: _____

City: Des Allemands State: LA ZIP Code: 70030

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo Three

Photo Three Caption: Left (southwestern) view of home.

Clear Photo Three



Photo Four

Photo Four Caption: Right (northeastern) view of home.

Clear Photo Four

ELEVATION CERTIFICATE
IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON PAGES 9-19
BUILDING PHOTOGRAPHS

See Instructions for Item A6.

| | |
|---|--|
| Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 123 J.B. Green Road | FOR INSURANCE COMPANY USE |
| City: <u>Des Allemands</u> State: <u>LA</u> ZIP Code: <u>70030</u> | Policy Number: _____ Company NAIC Number: _____ |
| <small>Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.</small> | |



C2.e) Lowest machinery serving building is electrical panel located near front right corner of home.

PAGES 9 THROUGH 19 OF THE ELEVATION CERTIFICATE ARE OMITTED

The pages contain instructions from the NFIP for the person completing the Elevation Certificate.

2B ENGINEERING, LLC
SPECIALIZING IN FEMA ELEVATION CERTIFICATES

ELEVATION CONVERSION

186 Dunleith Drive
Destrehan, LA 70047
504-920-2125 - Benny
318-237-1407 - Buddy

Date: November 19, 2023
Our File #: St. Charles 196
For: 123 J.B. Green Road
Des Allemands, LA 70030

Client Information:

Ms. Laura Taylor
504-458-8407
123 J.B. Green Road
Des Allemands, LA 70030

Section C2.

| Subsection | NAVD 88 Elevation | + | Datum Shift | = | NGVD 29 Elevation |
|------------|-------------------|---|-------------|---|-------------------|
| a) | 4.993 feet | + | 0.210 feet | = | 5.203 feet |
| b) | N/A feet | + | 0.210 feet | = | N/A feet |
| c) | 3.647 feet | + | 0.210 feet | = | 3.857 feet |
| d) | N/A feet | + | 0.210 feet | = | N/A feet |
| e) | 2.771 feet | + | 0.210 feet | = | 2.981 feet |
| f) | -1.260 feet | + | 0.210 feet | = | -1.050 feet |
| g) | 0.256 feet | + | 0.210 feet | = | 0.466 feet |
| h) | -0.403 feet | + | 0.210 feet | = | -0.193 feet |

Equipment

| Subsection | NAVD 88 Elevation | + | Datum Shift | = | NGVD 29 Elevation |
|---|-------------------|---|-------------|---|-------------------|
| Electrical Panel | 2.771 feet | + | 0.210 feet | = | 2.981 feet |
| Water Heater | 4.993 feet | + | 0.210 feet | = | 5.203 feet |
| AC will be window unit | | | | | |
| Sewer service is provided by St. Charles Parish | | | | | |

Miscellaneous

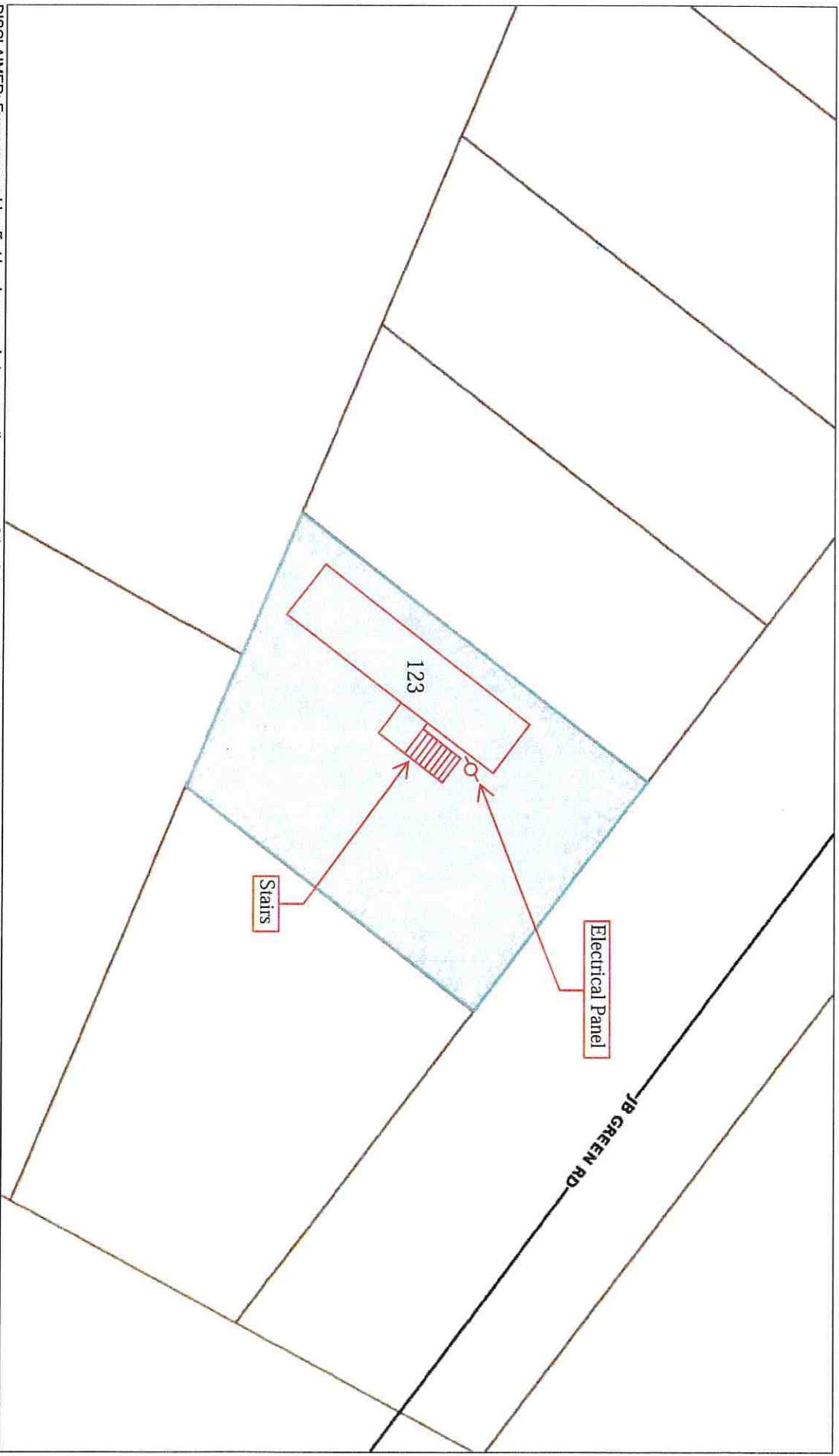
| Subsection | NAVD 88 Elevation | + | Datum Shift | = | NGVD 29 Elevation |
|----------------|-------------------|---|-------------|---|-------------------|
| J.B. Green Rd. | 0.267 feet | + | 0.210 feet | = | 0.477 feet |

Conversions were found in Flood Insurance Study (FIS) Report.

If you have any questions concerning these elevations please contact:

Benny Herrington
504-920-2125
Benny@2bengineering.org

123 J.B. Green Road Des Allemands, LA 70030 Property Layout Map



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