



Parish of Ascension
OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT
www.ascensionparish.net

BOARD OF ADJUSTMENTS MEETING

January 14, 2026 - 5:30 PM
ASCENSION PARISH COURTHOUSE
607 E Worthey Rd
Gonzales

AGENDA

- (1) Called to Order
- (2) Pledge of Allegiance
- (3) Roll Call of Members
- (4) Election of Officers - 2026
 - a. Election of Chairman
 - b. Election of Vice-Chairman
- (5) Public Comments
- (6) Acceptance of Minutes
 - a. Acceptance of Minutes for the December 10, 2025 Meeting
- (7) Acceptance of Written Decisions
 - a. Acceptance of the Written Decisions for the December 10, 2025
- (8) Public Hearing to consider the following Variances:
 - a. **Zoning Review ID: PZ-3830.25 - Lots 1 and 11 for 86 Holdings, LLC (Devin Graham)**
Located on the east side of Panama Road approximately 2,230' south of LA Hwy 22 to request a variance of the Ascension Parish Development Code Section 17-2073 Site Requirements (E) Purpose & Intent: Minimum Lot & Lot Frontage Restrictions (Residential). Located in Section 36, T-10-S, R-3-E, East of the Mississippi River, Ascension Parish Louisiana.
 - b. **Zoning Review ID: PZ-3834.25 - Lot 3-C for TC Construction (Joseph Nicholas)**
Located on the north side of Carolyn K Drive approximately 350' west of Evans Road to request a variance of the Ascension Parish Development Code Section 17-2073 Site Requirements (F) Purpose & Intent: Setback and Yard Requirements (Residential). Located in Section 33, T-8-S, R-3-E, East of the Mississippi River, Ascension Parish.

c. **Zoning Review ID: PZ-3838.25 - Provence Pointe Subdivision Lot 19 for Jason & Amy Duplessis**

Located on the north side of Provence Pointe Avenue approximately 1,823' east of LA Hwy 73 to request a variance of the Ascension Parish Development Code Section 17-2073 Site Requirements (F) Purpose & Intent: Setback and Yard Requirements (Residential). Located in Section 33, T-9-S, R-2-E, East of the Mississippi River, Ascension Parish.

(9) Adjourn

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact the Council Secretary's Office at (225) 450-1234 or (225) 450-1233 to submit a request.

Ascension Parish Meeting are accessible for public viewing on YouTube (@ascensionparish), Facebook (Parish of Ascension), Channel 21 on REV and Cox and the Ascension21 app on Roku, Amazon Firestick, Apple TV, Android and iOS devices



Description: Pledge of Allegiance

ATTACHMENTS:



Description: Election of Officers - 2026

ATTACHMENTS:



Description: Election of Chairman

ATTACHMENTS:



Description: Election of Vice-Chairman

ATTACHMENTS:



Description: Acceptance of Minutes for the December 10, 2025 Meeting

ATTACHMENTS:

1. Minutes 10DEC25 [Minutes 10DEC25.pdf](#)

MINUTES BOARD OF ADJUSTMENTS

December 10th, 2025

The Board of Adjustments of the Parish of Ascension held a Public Hearing on Wednesday, December 10th, 2025 at 5:30 p.m. in the Courthouse Council Chambers 1st Floor, 607 E. Worthey St. Gonzales, Louisiana 70737 for the following:

1. Meeting Called to Order by the Chairman - The Chairman called the meeting to order.

2. Roll Call of Members:

The following members were present:

Branden Bennett (Vice-Chairman)

Willie Robinson

Eddie Krass III

Devin Graham

Jake Joffrion

Bryan Klibert

Absent:

Steven Joffrion Jr. (Chairman)

3. Public Comment on Any Agenda Item:

No Public Comments

4. Acceptance of the Minutes

A) Acceptance of the Minutes for the November 12th, 2025 meeting.

Commission Action: A motion was made by Willie Robinson, seconded by Devin Graham to **APPROVE** the Minutes of the November 12th, 2025 meeting.

A Yea and Nay vote was called and resulted as follows:

Yeas: Branden Bennett (Vice-Chairman), Devin Graham, Willie Robinson, Bryan Klibert, Jake Joffrion, and Eddie Krass III

Abstained: None

Absent: Steven Joffrion Jr.

Nays: None

6 Yeas, 0 Nays, 1 Absent and the motion carried.

B) Acceptance of the Written Decisions for the November 12th, 2025 meeting.

Commission Action: A motion was made by Jake Joffrion, seconded by Bryan Klibert with corrections to **APPROVE** the Written Decisions of the November 12th, 2025 meeting.

A Yea and Nay vote was called and resulted as follows:

Yeas: Branden Bennett (Vice-Chairman), Devin Graham, Willie Robinson, Bryan Klibert, Jake Joffrion, and Eddie Krass III

Abstained: None

Absent: Steven Joffrion Jr.

Nays: None

6 Yeas, 0 Nays, 1 Absent and the motion carried.

5. Public Hearing to Consider the Following Variances:

A) Zoning Review ID: PZ-3813.25 – Lot 2A for Clinton and Tonya Waguespack

Located on the south side of Pershing Mire Road approximately 485' east of Coontrap Road to request a variance of the Ascension Parish Development Code Section 17-2073 Site Requirements (F) Purpose & Intent: Setback and Yard Requirements (Residential). Located in Section 19, T-9-S, R-3-E, East of the Mississippi River, Ascension Parish Louisiana.

Mr. Terry Hebert presented a request to reduce the minimum rear setback from the rear property line. The applicant is requesting to construct an accessory structure (storage building) ten (10) feet from the rear property line. The variance being requested is ten (10) feet.

Public Comment Open:

No One Spoke

Public Comment Closed:

Commission Action: A motion was made by Willie Robinson, seconded by Bryan Klibert to **APPROVE** the request to reduce the minimum rear setback from the rear setback from the rear property line. The variance being granted is ten (10) feet.

A Yea and Nay vote was called and resulted as follows:

Yeas: Branden Bennett (Vice-Chairman), Devin Graham, Willie Robinson, Bryan Klibert, Jake Joffrion, and Eddie Krass III

Abstained: None

Absent: Steven Joffrion Jr.

Nays: None

6 Yeas, 0 Nays, 1 Absent and the motion carried.

B) Zoning Review ID: PZ-3814.25 – Lot 2C for Terry and Michelle Hebert

Located on the south side of Pershing Mire Road approximately 685' east of Coontrap Road to request a variance of the Ascension Parish Development Code Section 17-2073 Site Requirements (F) Purpose & Intent: Setback and Yard Requirements (Residential). Located in Section 19, T-9-S, R-3-E, East of the Mississippi River, Ascension Parish Louisiana.

Mr. Terry Hebert presented a request to reduce the minimum rear setback from the rear property line. The applicant would like to construct an accessory structure (RV shed) thirteen (13) feet from the property line. The variance being requested is seven (7) feet.

Public Comment Open:

No One Spoke

Public Comment Closed:

Commission Action: A motion was made by Jake Joffrion, seconded by Willie Robinson to **APPROVE** the request to reduce the minimum rear setback from the rear property line. The variance being granted is seven (7) feet.

A Yea and Nay vote was called and resulted as follows:

Yeas: Branden Bennett (Vice-Chairman), Devin Graham, Willie Robinson, Bryan Klibert, Jake Joffrion, and Eddie Krass III

Abstained: None

Absent: Steven Joffrion Jr.

Nays: None

6 Yeas, 0 Nays, 1 Absent and the motion carried.

4 Old Business

5 New Business

6 Adjourn

Commission Action: A motion was made by Bryan Klibert, seconded by Eddie Krass III to adjourn the December 10th, 2025 Board of Adjustments meeting.

Chairman's Signature

Date Signed



Description: Acceptance of the Written Decisions for the December 10, 2025

ATTACHMENTS:

- | | | |
|----|------------------------------|----------------------------------|
| 1. | Written Decisions PZ-3813.25 | Written Decisions PZ-3813.25.pdf |
| 2. | Written Decisions PZ-3814.25 | Written Decisions PZ-3814.25.pdf |

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT



Ascension Parish Board of Adjustments Decision
December 10th, 2025

Zoning Review ID: PZ-3813.25 – Lot 2A for Clinton and Tonya Waguespack

Located on the south side of Pershing Mire Road approximately 485' east of Coontrap Road to request a variance of the Ascension Parish Development Code Section 17-2073 Site Requirements (F) Purpose & Intent: Setback and Yard Requirements (Residential). Located in Section 19, T-9-S, R-3-E, East of the Mississippi River, Ascension Parish Louisiana

Location: Located on the south side of Pershing Mire Road approximately 485' east of Coontrap Road

Land Use Category: Single Family

Zoning District: Medium Intensity Residential (RM)

Requested Variance: Section 17-2073, Site Requirements (F) Purpose & Intent: Setback and Yard Requirements (Residential).

Owner: Clinton and Tonya Waguespack

Commission Action: A motion was made by Willie Robinson, seconded by Bryan Klibert to **APPROVE** the request to reduce the minimum rear setback from the rear property line. The variance being granted is ten (10) feet.

A Yea and Nay vote was called and resulted as follows:

Yeas: Branden Bennett (Vice-Chairman), Devin Graham, Willie Robinson, Bryan Klibert, Jake Joffrion, and Eddie Krass III

Abstained: None

Absent: Steven Joffrion Jr.

Nays: None

6 Yeas, 0 Nays, 1 Absent and the motion carried.

Chairman's Signature

Date Signed

PARISH OF ASCENSION
OFFICE OF PLANNING AND DEVELOPMENT



Ascension Parish Board of Adjustments Decision
December 10th, 2025

Zoning Review ID: PZ-3814.25 – Lot 2C for Terry and Michelle Hebert

Located on the south side of Pershing Mire Road approximately 685' east of Coontrap Road to request a variance of the Ascension Parish Development Code Section 17-2073 Site Requirements (F) Purpose & Intent: Setback and Yard Requirements (Residential). Located in Section 19, T-9-S, R-3-E, East of the Mississippi River, Ascension Parish Louisiana.

Location: Located on the south side of Pershing Mire Road approximately 685' east of Coontrap Road

Land Use Category: Single Family

Zoning District: Medium Intensity Residential (RM)

Requested Variance: Section 17-2073, Site Requirements (F) Purpose & Intent: Setback and Yard Requirements (Residential).

Owner: Terry and Michelle Hebert

Commission Action: A motion was made by Jake Joffrion, seconded by Willie Robinson to **APPROVE** the request to reduce the minimum rear setback from the rear property line. The variance being granted is seven (7) feet.

A Yea and Nay vote was called and resulted as follows:

Yeas: Branden Bennett (Vice-Chairman), Devin Graham, Willie Robinson, Bryan Klibert, Jake Joffrion, and Eddie Krass III

Abstained: None

Absent: Steven Joffrion Jr.

Nays: None

6 Yeas, 0 Nays, 1 Absent and the motion carried.

Chairman's Signature

Date Signed



Description: Zoning Review ID: PZ-3830.25 - Lots 1 and 11 for 86 Holdings, LLC (Devin Graham)

Located on the east side of Panama Road approximately 2,230' south of LA Hwy 22 to request a variance of the Ascension Parish Development Code Section 17-2073 Site Requirements (E)

Purpose & Intent: Minimum Lot & Lot Frontage Restrictions (Residential). Located in Section 36, T-10-S, R-3-E, East of the Mississippi River, Ascension Parish Louisiana.

ATTACHMENTS:

1. PZ-3830.25 Application

PZ-3830.25 Application.pdf

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



BOARD OF ADJUSTMENTS

VARIANCE

Subject: Zoning Review ID PZ-3830.25

Location: Located on the east side of Panama Road approximately 2,230' south of LA Hwy 22

Land Use Category: Single Family

Zoning District: Conservation (C)

Requested Variance: Section 17-2073 Site Requirements (E) Purpose & Intent: Minimum Lot & Lot Frontage Restrictions (Residential).

Owner: 86 Holdings, LLC (Devin Graham)

STAFF COMMENTS

Requested Variances: To reduce the minimum lot size and road frontage in a Conservation (C) District. The minimum lot size is one (1) acre and minimum lot frontage is one hundred (100) feet. There are five (5) existing lots that currently do not meet the minimum lot requirements (lot size and frontage).

Existing Lots

Lot 1	98 feet frontage	.24 acres
Lot 2	No Road Frontage	.30 acres
Lot 3	No Road Frontage	.29 acres
Lot 4	No Road Frontage	.29 acres
Unnamed Lot	No Road Frontage	.11 acres

The application would like to re-divide/reconfigure the lots and not creating any new lots.

Proposed Lots

Lot 1-A	19.19 feet frontage	.244 acres
Lot 1-B	26.66 feet frontage	.200 acres
Lot 1-C	19.19 feet frontage	.418 acres
Lot 3-A	No Road Frontage	.211 acres
Lot 4-A	No Road Frontage	.211 acres

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



The variances being requested:

Lot 1-A	80.81 feet frontage	.76 acres (33,105.6 sq.ft.)
Lot 1-B	73.34 feet frontage	.80 acres (34,848 sq.ft.)
Lot 1-C	80.81 feet frontage	.582 acres (25,351.92 sq.ft.)
Lot 3-A	No Road Frontage (Existing servitude of passage east side)	.789 acres (34,368.84 sq.ft.)
Lot 4-A	No Road Frontage (Existing servitude of passage east side)	.789 acres (34,368.84 sq.ft.)

Ascension Parish Land Use Plan Statement:

- Standards for variances. No variance in the strict application of the provisions of this ordinance shall be granted by the Board unless it finds that the following requirements and standards are satisfied:
 - The granting of the variance shall be in harmony with the general purpose and intent of the regulations imposed by this ordinance for the district in which it is located and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - The granting of the variance will not permit the establishment of any use, which is not permitted in the district.
 - There must be a showing of unique circumstances.

Commentary: There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought. The circumstances or conditions must be peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and which circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of such land or building.
 - There must be a showing of unnecessary hardship.
- Commentary: It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created, nor can it be established on this basis by one who purchases with or without knowledge of the restrictions; it must result from the application of this ordinance; it must be suffered directly by the property in question, and evidence of variance granted under similar circumstances shall not be considered.
- There must be a showing that a variance is necessary for the reasonable use of the land or building and that the variance as granted by the board is the minimum variance that will accomplish this purpose.
- There must be a showing that the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



5. There must be a showing that the granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district. The Board may prescribe any safeguard that it deems necessary to secure substantially the objectives of the regulations or provisions to which the variance applies.

Staff Recommends: To **ACCEPT** the variances as requested due to the variances being in harmony with the general purpose and intent of the regulations and due to unique circumstances. There are no new lots being created by this division of property.

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Request

Variance Request that Complies with Code listed above (Please state standard listed above applicable. Failure to show hardship under the code will result in dismissal of request):

HARDSHIP- LOTS DESIGN / LAYOUT CREATE A LACK OF USE FOR THEIR INTENDED PURPOSE.

THE PROPERTIES (LOTS) ARE CURRENTLY NON-CONFORMING.

NONE OF THE LOTS MEET THE CURRENT ROAD FRONTAGE REQUIREMENTS FOR CURRENT ZONING.

NONE OF THE LOTS MEET THE ONE ACRE SIZE FOR THE CURRENT ZONING CURRENTLY.

THE PLAN IS TO RECONFIGURE THE EXISTING LOTS SO THAT ALL LOTS CAN FIT A HOME,

THEREFORE WE ARE SEEKING A VARIANCE FOR BOTH SQUARE FOOTAGE OF LOT SIZE AND ROAD FRONTAGE.

PLEASE SEE ADDITIONAL INFORMATION

Please also note neighbor encroachment.

Status of Request Proposed Under Construction Existing

Have you applied for a Building Permit? Yes No (If yes please explain)

Owner Information

Property Owner

Name: Blo Holdings LLC

Address: 15488 SHEREE DR
GONZALES, LA 70737

Email: DLGraham81@gmail.com

Home Phone () _____

Cell Phone (225) 773-7043

Fax () _____

Signature: [Signature]

Agent

Name: DEVIN GRAHAM

Address: 15488 SHEREE DR
GONZALES, LA 70737

Email: DLGRAHAM@GMAIL.COM

Home Phone () _____

Cell Phone (225) 773-7043

Fax () _____

Signature: [Signature]

Owner must sign this form or submit letter(s) of authorization. Note: If an agent is designated, all communications will be delivered to agent.

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Adjacent Property Owners Form

Note: This form must accompany each Rezoning or Variance request submitted for Public Hearings.

Location: 6100 Panama Rd. Sorrento, La. 70778

Name and Address of Applicant(s): Elo Holdings LLC,
15488 Sherde Dr.
Gonzales, LA. 70737

Name and Address of Property Owner:
(If different from applicant)

Please Note: Certified Letters will be mailed to the above and the following adjacent property owners:

Name of Property Owner	Complete Mailing Address (Please Include Zip Code)	Legal Address of Property (Include Lot #, Tract #, Etc.)	Comments: (Staff Use)
NEW PARTNERS LLC	7115 Pelican Crossing Dr. Gonzales, La. 70737	6126 Panama Rd SORRENTO LA 70778 9589 0710 5270 2542 2215 99	
Robert Allen ET ALS	6072 Panama Rd. Sorrento, La. 70778	6082 Panama Rd SORRENTO, LA. 70778 9589 0710 5270 2542 2215 82	
George O. Davidson c/o Richard Allen	6100 Panama Rd Sorrento, LA 70778	9589 0710 5270 2542 2215 75 # 1699000 TRACT 10 # 1699001 TRACT 9	
Capitol Development Group LLC	6108 Hwy 22 Sorrento, La 70778	4747 Sherwood Commons Blvd. Baker Ridge, La. 70814 9589 0710 5270 2542 2216 05	

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Name of Property Owner	Complete Mailing Address (Please Include Zip Code)	Legal Address of Property (Include Lot #, Tract #, Etc.)	Comments: (Staff Use)
Lathan Alexander ET AL Richard Allen c/o Highland	18664 Mandac Highland DR Prairieville, LA 70769	1722400 Parcel #	

✓ Emelie Howard
c/o Richard Allen
6100 Panama Rd
Sorrento, LA 70778

✓ Randy Allen c/o Richard Allen
6100 Panama Rd
Sorrento, LA 70778

Current

Lot 11
Size 0.11
Access by servitude of passage

Lot 1
Size 0.28
Access by Panama Rd.
Property crosses the roadway to meet with neighboring property, length is 65 feet wide.

Lot 2
Size 0.30
Access by servitude of passage
No road frontage

Lot 3
Size 0.29
Access by servitude of passage
No road frontage

Lot 4
Size 0.29
Access by servitude of passage
No road frontage

Proposed

Lot 1-A
Size 0.24
Property crosses road
Width is 21.68
Road Frontage approximately 42 feet
Building Line approximately 72 feet

Lot 1-B
Size 0.20
Property crosses road
Width is 21.68
Road Frontage approximately 28 feet
Building Line approximately 39 feet

Lot 1-C
Size 0.418
Property crosses road
Width is 21.88
Road frontage approximately 21.7
Building Line approximately 21.63
Adding all purpose servitude & utility servitude

Lot 3-A
Size 0.211
No road frontage
Access by existing servitude
Added utility servitude

Lot 4-A
Size 0.211
No road frontage
Access by existing servitude
Added utility servitude

Variances Requested:

Lot 1-A

Size variance of 0.76 acres

Road frontage of 58 feet

Lot 1-B

Size variance of 0.80 acres

Road frontage of 72 feet

Lot 1-C

Size variance of 0.582

Road frontage of 79 feet

Lot 3-A

Size variance of 0.78

Road frontage of 100

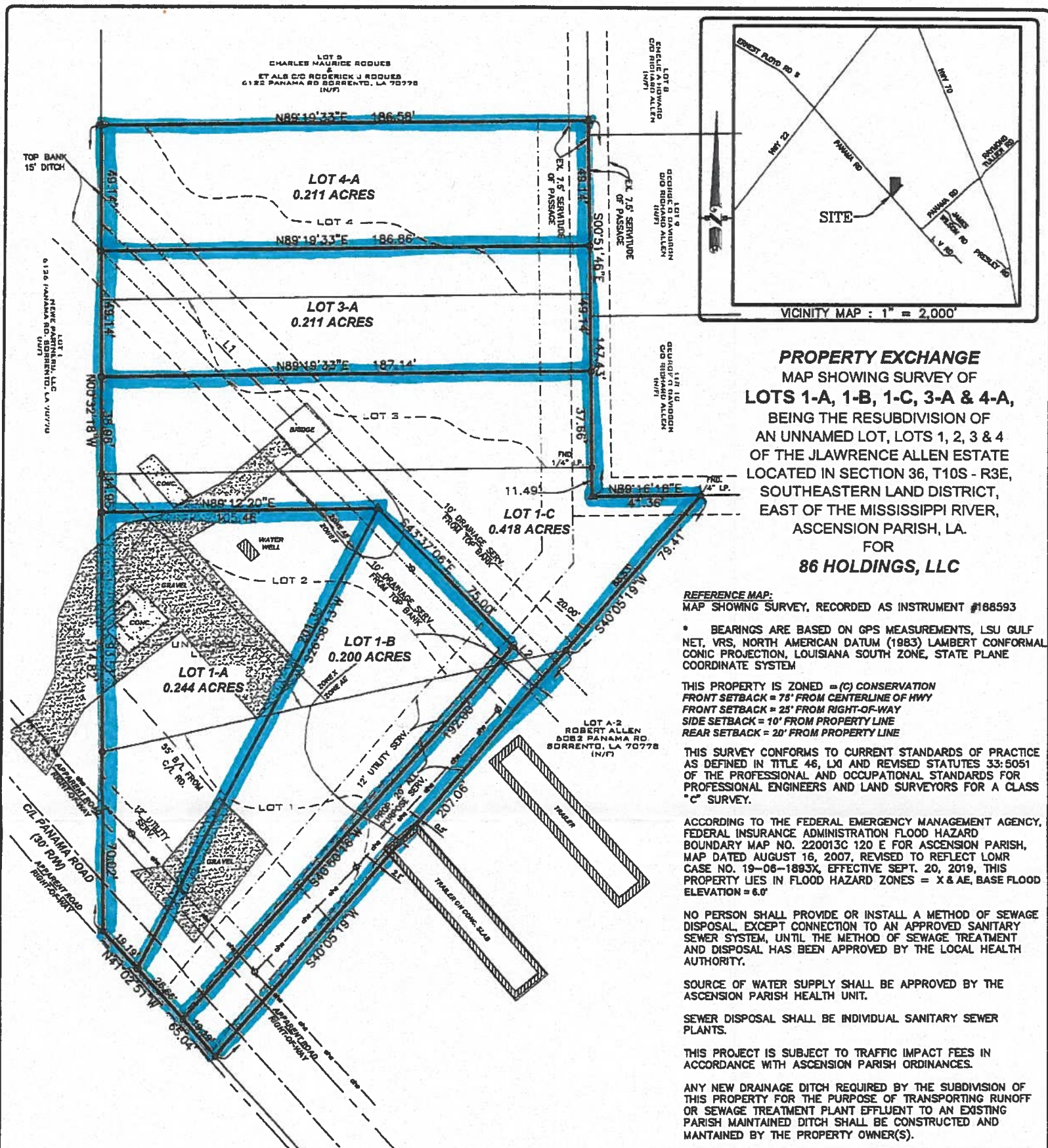
Servitude access

Lot 4-A

Size variance of 0.78

Road frontage of 100

Servitude access



PROPERTY EXCHANGE
 MAP SHOWING SURVEY OF
LOTS 1-A, 1-B, 1-C, 3-A & 4-A,
 BEING THE RESUBDIVISION OF
 AN UNNAMED LOT, LOTS 1, 2, 3 & 4
 OF THE JLAURENCE ALLEN ESTATE
 LOCATED IN SECTION 36, T10S - R3E,
 SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER,
 ASCENSION PARISH, LA.
 FOR
86 HOLDINGS, LLC

REFERENCE MAP:
 MAP SHOWING SURVEY, RECORDED AS INSTRUMENT #188593
 * BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF
 NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL
 CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE
 COORDINATE SYSTEM

THIS PROPERTY IS ZONED = (C) CONSERVATION
 FRONT SETBACK = 75' FROM CENTERLINE OF HWY
 FRONT SETBACK = 25' FROM RIGHT-OF-WAY
 SIDE SETBACK = 10' FROM PROPERTY LINE
 REAR SETBACK = 20' FROM PROPERTY LINE

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE
 AS DEFINED IN TITLE 46, LXXI AND REVISED STATUTES 33:5051
 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS
 "C" SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
 FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD
 BOUNDARY MAP NO. 220013C 120 E FOR ASCENSION PARISH,
 MAP DATED AUGUST 16, 2007, REVISED TO REFLECT LOMR
 CASE NO. 19-06-1883X, EFFECTIVE SEPT. 20, 2019, THIS
 PROPERTY LIES IN FLOOD HAZARD ZONES = X & AE, BASE FLOOD
 ELEVATION = 6.0'

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE
 DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY
 SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT
 AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH
 AUTHORITY.

SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE
 ASCENSION PARISH HEALTH UNIT.

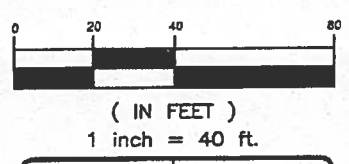
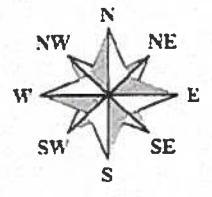
SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER
 PLANTS.

THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN
 ACCORDANCE WITH ASCENSION PARISH ORDINANCES.

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF
 THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF
 OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING
 PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND
 MAINTAINED BY THE PROPERTY OWNER(S).

THE RIGHTS-OF-WAY SHOWN HEREON, UNLESS SPECIFICALLY
 DESIGNATED AS PRIVATE, AND IF NOT PREVIOUSLY DEDICATED,
 ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE
 PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO
 THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE
 REMOVAL AND OTHER PROPER PURPOSES FOR THE GENERAL
 USE OF THE PUBLIC. NO BUILDING, STRUCTURE OR FENCE
 SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN
 THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY
 INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS
 GRANTED.

CENTERLINE DITCH TABLE		
LINE	BEARING	DISTANCE
L1	S43°37'06"E	154.41'
L2	S43°37'06"E	16.55'



DATE: 10/17/2025	DRAWING No. 25531
DRAWN BY: DT	JOB. No. 25-531
CHECKED BY: JWF	REF. No.

LEGEND:

- 1/2" IRON PIPE FOUND OR AS SHOWN
- 1/2" IRON ROD SET
- △ CALCULATED POINT

APPROVED:
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN _____

DATE: _____

FILE: _____

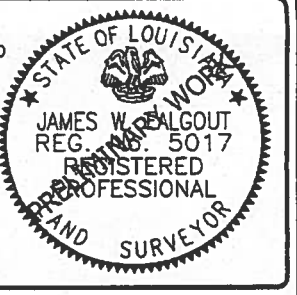
DEVIN GRAHAM DATE _____
 * THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW *

I CERTIFY THAT IN JUNE 2025, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

PRELIMINARY: NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

JAMES W. FALGOUT
 PROFESSIONAL LAND SURVEYOR
 LOUISIANA REGISTRATION NO. 5017

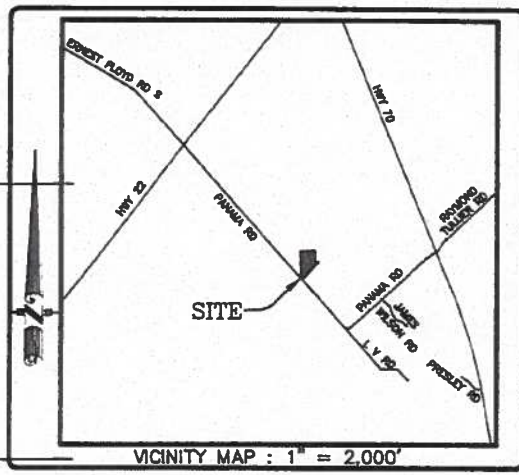
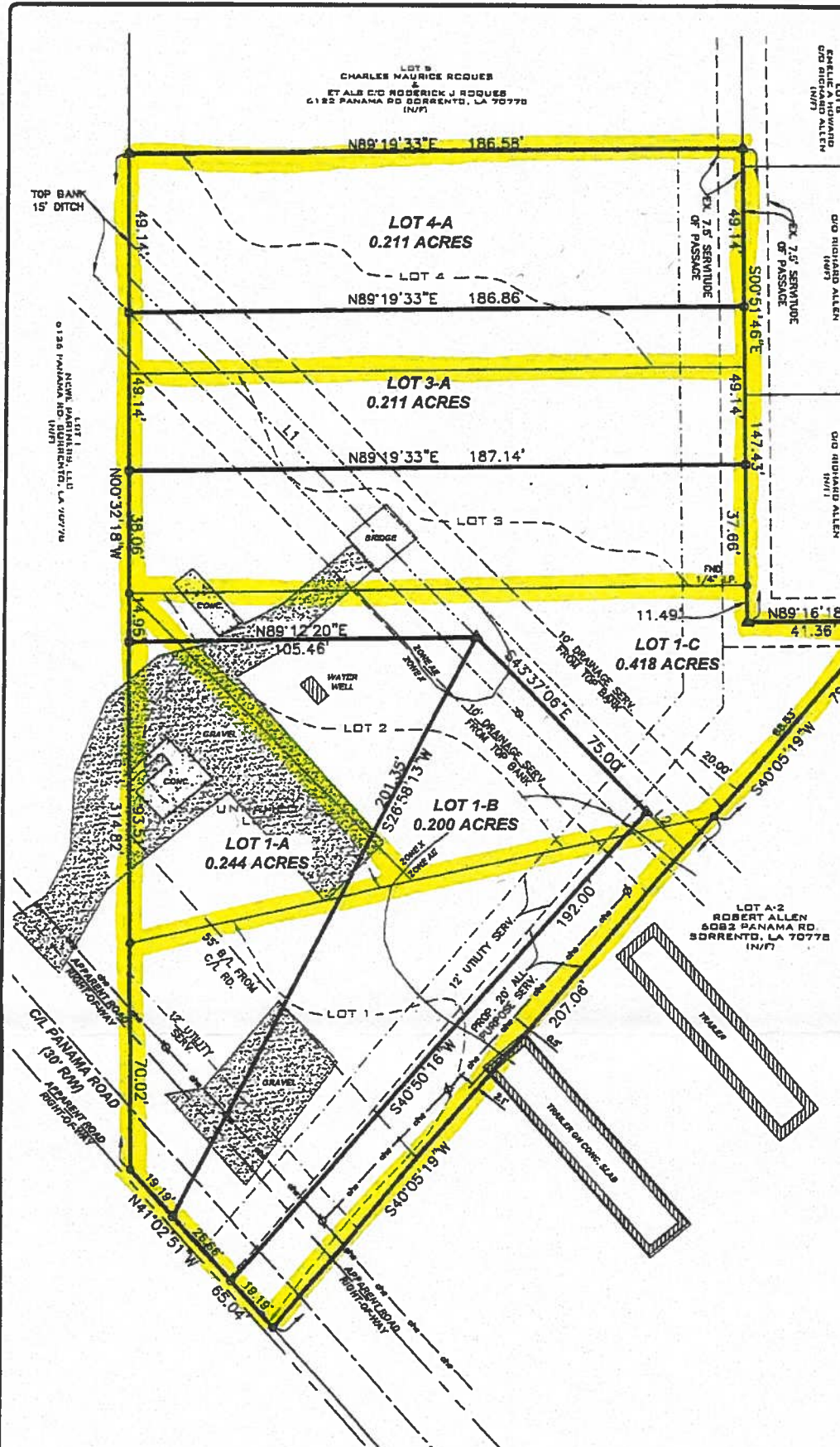
DATE _____



DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

EA EARLES AND ASSOCIATES, L.L.C.
 PROFESSIONAL LAND SURVEYORS
 2102 S. SOUTHLAND AVE.
 GONZALES, LOUISIANA 70737
 Tel: 225-647-9788

TOWNSHIP	SECTION
10S	36
RANGE	
3E	



PROPERTY EXCHANGE
 MAP SHOWING SURVEY OF
LOTS 1-A, 1-B, 1-C, 3-A & 4-A,
 BEING THE RESUBDIVISION OF
 AN UNNAMED LOT, LOTS 1, 2, 3 & 4
 OF THE J. LAWRENCE ALLEN ESTATE
 LOCATED IN SECTION 36, T10S - R3E,
 SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER,
 ASCENSION PARISH, LA.
 FOR
86 HOLDINGS, LLC

REFERENCE MAP:
 MAP SHOWING SURVEY, RECORDED AS INSTRUMENT #168593
 * BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF
 NET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL
 CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE
 COORDINATE SYSTEM

THIS PROPERTY IS ZONED = (C) CONSERVATION
 FRONT SETBACK = 75' FROM CENTERLINE OF HWY
 FRONT SETBACK = 25' FROM RIGHT-OF-WAY
 SIDE SETBACK = 10' FROM PROPERTY LINE
 REAR SETBACK = 20' FROM PROPERTY LINE

THIS SURVEY CONFORMS TO CURRENT STANDARDS OF PRACTICE
 AS DEFINED IN TITLE 48, L&I AND REVISED STATUTES 33:5051
 OF THE PROFESSIONAL AND OCCUPATIONAL STANDARDS FOR
 PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS
 "C" SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY,
 FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD
 BOUNDARY MAP NO. 220013C 120 E FOR ASCENSION PARISH,
 MAP DATED AUGUST 16, 2007, REVISED TO REFLECT LOWR
 CASE NO. 19-06-1893X, EFFECTIVE SEPT. 20, 2019, THIS
 PROPERTY LIES IN FLOOD HAZARD ZONES = X & AE, BASE FLOOD
 ELEVATION = 6.0'

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE
 DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY
 SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT
 AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH
 AUTHORITY.

SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE
 ASCENSION PARISH HEALTH UNIT.

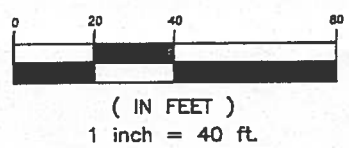
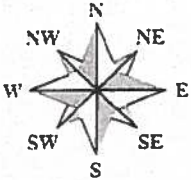
SEWER DISPOSAL SHALL BE INDIVIDUAL SANITARY SEWER
 PLANTS.

THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN
 ACCORDANCE WITH ASCENSION PARISH ORDINANCES.

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 OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING
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 GRANTED.

LINE	BEARING	DISTANCE
L1	S43°37'06"E	154.41'
L2	S43°37'06"E	16.55'



DATE: 10/17/2025	DRAWING No. 25531
DRAWN BY: DT	JOB. No. 25-531
CHECKED BY: JWF	REF. No.

LEGEND:

- 1/2" IRON PIPE FOUND OR AS SHOWN
- 1/2" IRON ROD SET
- △ CALCULATED POINT

APPROVED:
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN _____
 DATE: _____
 FILE: _____

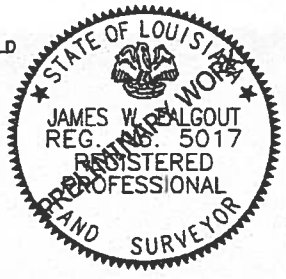
DEVIN GRAHAM _____ DATE _____
 * THIS PLAT IS VOID UNLESS SIGNED AND STAMPED BY THE LICENSED PROFESSIONAL SHOWN BELOW *

I CERTIFY THAT IN JUNE 2025, EARLES AND ASSOC., L.L.C. PERFORMED A GROUND SURVEY OF THE PROPERTY SHOWN HEREON AND THAT THIS MAP IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY. THIS PLAT CONFORMS TO LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

PRELIMINARY: NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

JAMES W. FALGOUT
 PROFESSIONAL LAND SURVEYOR
 LOUISIANA REGISTRATION NO. 5017

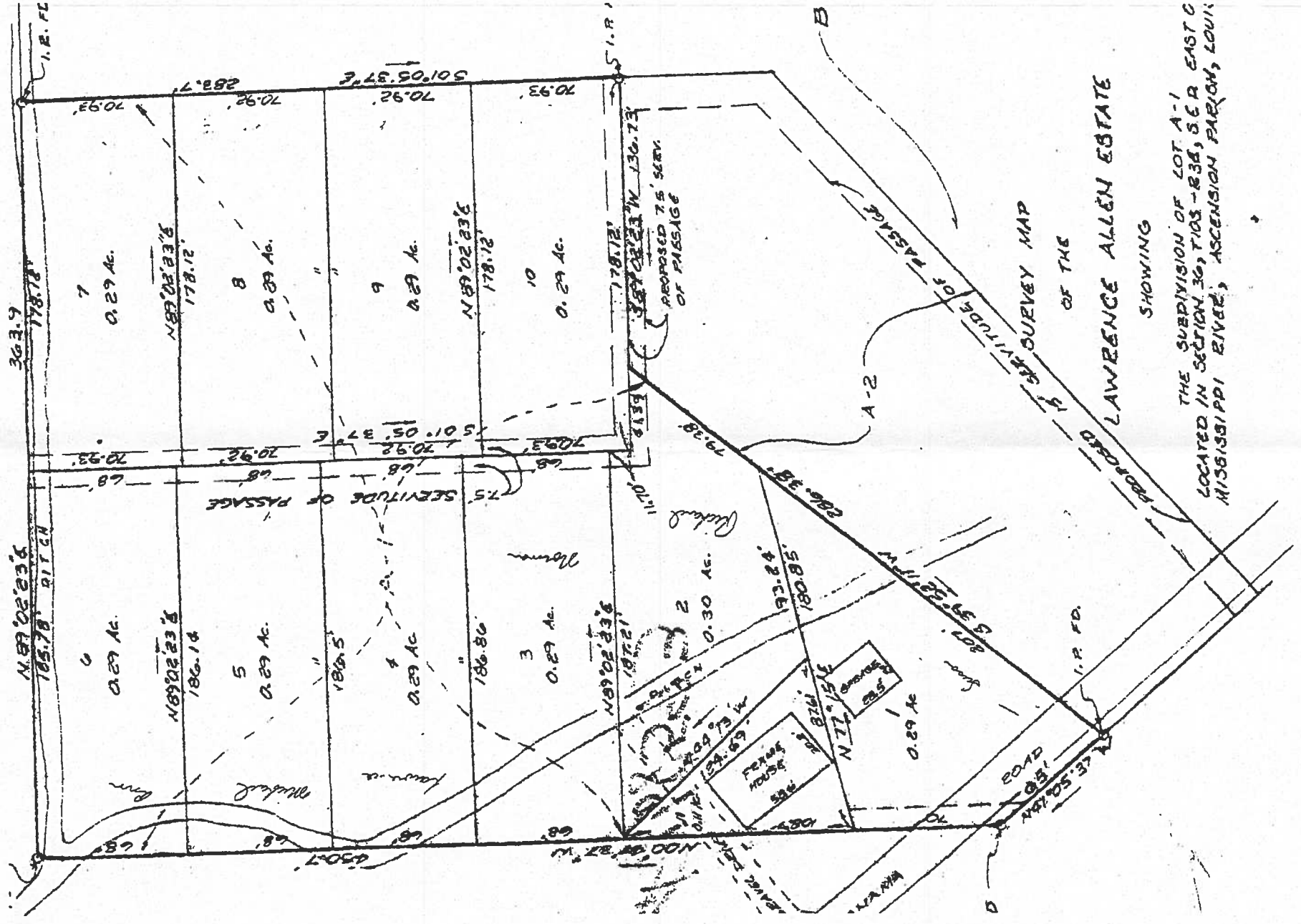
DATE _____



25531.DWG
 DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS IT A PART OF THIS SURVEY. ABSTRACTING OF TITLE ON THIS PROPERTY WAS NOT WITHIN THE SCOPE OF THIS SURVEY. SERVITUDES, RIGHTS-OF-WAY, UNDERGROUND STRUCTURES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN ON THIS SURVEY MAY EXIST. THIS SURVEY DOES NOT GUARANTEE TITLE NOR OWNERSHIP. THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF EARLES AND ASSOC., L.L.C. REPRODUCTION IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM.

EA EARLES AND ASSOCIATES, L.L.C.
 PROFESSIONAL LAND SURVEYORS
 2102 S. SOUTHLAND AVE.
 GONZALES, LOUISIANA 70737
 Tel: 225-647-9788

TOWNSHIP	SECTION
10S	36
RANGE	
3E	

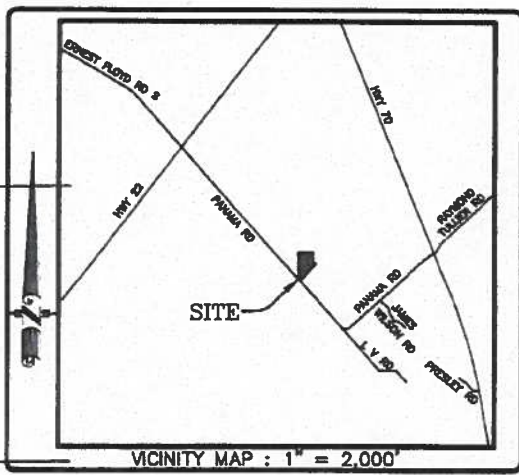
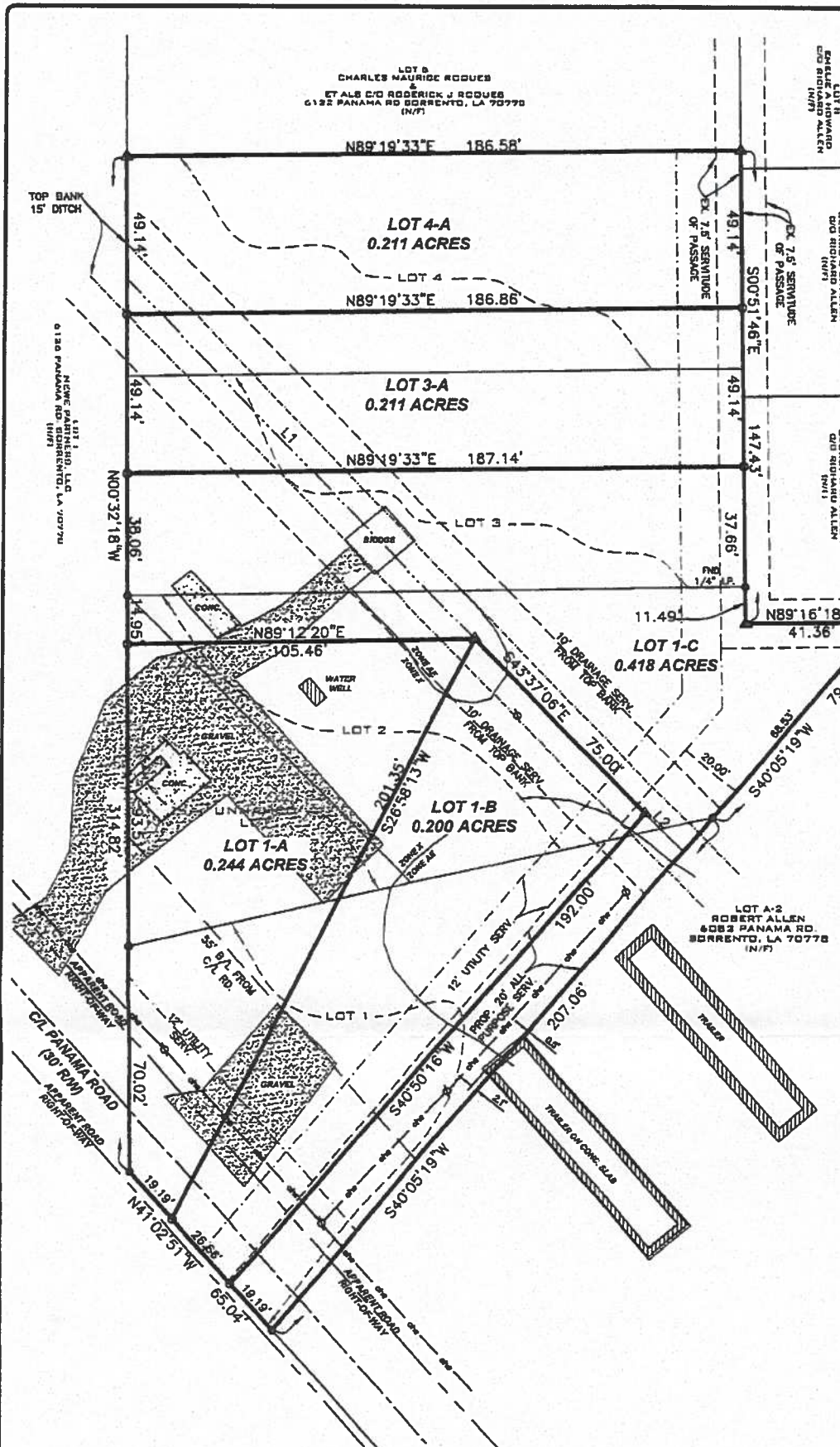


LAWRENCE ALLEN ESTATE

SHOWING

THE SUBDIVISION OF LOT A-1
 LOCATED IN SECTION 36, T10S - R34, S & R EAST C
 MISSISSIPPI RIVER, ASCENSION PARISH, LOUIS.





PROPERTY EXCHANGE
 MAP SHOWING SURVEY OF
LOTS 1-A, 1-B, 1-C, 3-A & 4-A,
 BEING THE RESUBDIVISION OF
 AN UNNAMED LOT, LOTS 1, 2, 3 & 4
 OF THE JAWRENCE ALLEN ESTATE
 LOCATED IN SECTION 36, T10S - R3E,
 SOUTHEASTERN LAND DISTRICT,
 EAST OF THE MISSISSIPPI RIVER,
 ASCENSION PARISH, LA.
 FOR
86 HOLDINGS, LLC

REFERENCE MAP:
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 * BEARINGS ARE BASED ON GPS MEASUREMENTS, LSU GULF
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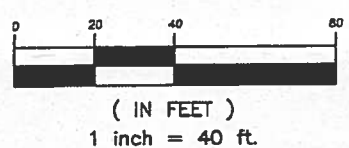
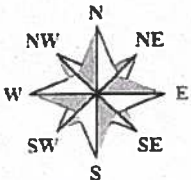
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APPROVED:
 ASCENSION PARISH PLANNING COMMISSION

CHAIRMAN _____

DATE: _____

FILE: _____

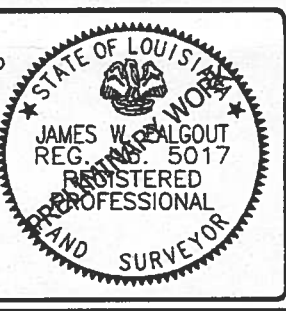
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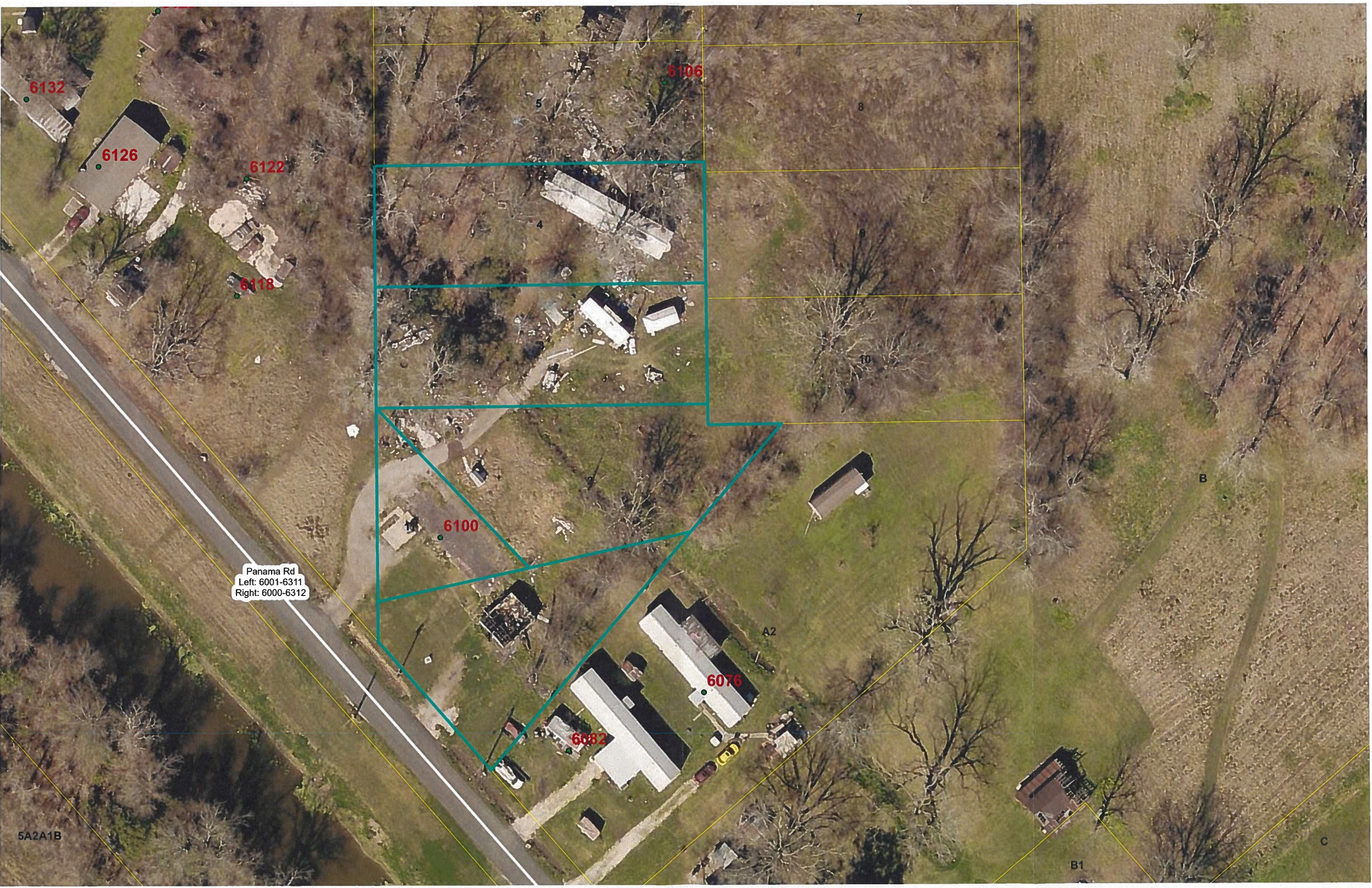
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 GONZALES, LOUISIANA 70737
 Tel: 225-647-9768

TOWNSHIP 10S	SECTION 36
RANGE 3E	



6132

6126

6122

6118

6106

6100

6082

6076

Panama Rd
Left: 6001-6311
Right: 6000-6312

5A2A1B

6

5

4

7

8

10

A2

B

B1

C



Description: Zoning Review ID: PZ-3834.25 - Lot 3-C for TC Construction (Joseph Nicholas)

~~Located on the north side of Carolyn K Drive approximately 350' west of Evans Road to request a variance of the Ascension Parish Development Code Section 17-2073 Site Requirements (F)~~

~~Purpose & Intent: Setback and Yard Requirements (Residential). Located in Section 33, T-8-S, R-3-E, East of the Mississippi River, Ascension Parish.~~

ATTACHMENTS:



Description: Zoning Review ID: PZ-3838.25 - Provence Pointe Subdivision Lot 19 for Jason & Amy Duplessis

Located on the north side of Provence Pointe Avenue approximately 1,823' east of LA Hwy 73 to request a variance of the Ascension Parish Development Code Section 17-2073 Site Requirements (F) Purpose & Intent: Setback and Yard Requirements (Residential). Located in Section 33, T-9-S, R-2-E, East of the Mississippi River, Ascension Parish.

ATTACHMENTS:

1. PZ-3838.25 Application PZ-3838.25 Application.pdf

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



BOARD OF ADJUSTMENTS

VARIANCE

Subject: Zoning Review ID PZ-3838.25

Location: Located on the north side of Provence Pointe Ave approximately 1823' east of LA Hwy 73

Land Use Category: Single Family

Zoning District: Medium Intensity Residential (RM)

Requested Variance: Section 17-2073, Site Requirements (F) Purpose & Intent: Setback and Yard Requirements (Residential).

Owner: Jason & Amy Duplessis

STAFF COMMENTS

Requested Variances: To reduce the minimum rear setback from property line. The applicant would like to construct a shed fifteen (15) feet from the property line. The minimum rear setback is twenty (20) feet from the rear property line. The variance being requested is five (5) feet.

Ascension Parish Land Use Plan Statement:

11. Standards for variances. No variance in the strict application of the provisions of this ordinance shall be granted by the Board unless it finds that the following requirements and standards are satisfied:
 - e. The granting of the variance shall be in harmony with the general purpose and intent of the regulations imposed by this ordinance for the district in which it is located and shall not be injurious to the neighborhood or otherwise detrimental to the public welfare.
 - f. The granting of the variance will not permit the establishment of any use, which is not permitted in the district.
 - g. There must be a showing of unique circumstances.
Commentary: There must exist special circumstances or conditions, fully described in the findings, applicable to the land or buildings for which the variance is sought. The circumstances or conditions must be peculiar to such land or buildings and do not apply generally to land or buildings in the neighborhood, and which circumstances or conditions are such that the strict application of the provisions of this ordinance would deprive the applicant of the reasonable use of such land or building.
 - h. There must be a showing of unnecessary hardship.
12. Commentary: It is not sufficient proof of hardship to show that greater profit would result if the variance were granted. Furthermore, the hardship complained of cannot be self-created, nor can it be established on this basis by one who purchases with or without knowledge of

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT
ZONING DEPARTMENT



the restrictions; it must result from the application of this ordinance; it must be suffered directly by the property in question, and evidence of variance granted under similar circumstances shall not be considered.

13. There must be a showing that a variance is necessary for the reasonable use of the land or building and that the variance as granted by the board is the minimum variance that will accomplish this purpose.
14. There must be a showing that the proposed variance will not impair an adequate supply of light and air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
15. There must be a showing that the granting of the variance requested will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district. The Board may prescribe any safeguard that it deems necessary to secure substantially the objectives of the regulations or provisions to which the variance applies.

Staff Recommends: To **ACCEPT** the variance as requested based on the variance being in harmony with the general purpose and intent of the regulations.

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Request

Variance Request that Complies with Code listed above (Please state standard listed above applicable. Failure to show hardship under the code will result in dismissal of request):

I started the process to get permits for building a shop/ storage building in my back yard. I got with my HOA had the approvals done, elevation certificates and plans. I contracted Mallet Building to do the the construction and gave them a \$20,000 deposit in good faith because I thought I had done everything correct to build my building. During the process of getting the permits, I found out that I needed a 20 foot set back from the back of my property line to construct my building. I currantly have 15 feet. I am asking for a variance of 5 feet. My property has a 6 acre retention pond that is owned by the adjecnt neighborhood with about 50 foot from my lot line to the water. I'm asking for a variance to construct my building, or denial so I can hopefully get my \$20,000 deposit returned.

Status of Request Proposed Under Construction Existing

Have you applied for a Building Permit? Yes No (If yes please explain)

Owner Information

Property Owner

Name: JASON & AMY DUPLESSIS
Address: 37504 PROVENCE POINTE AVE
PRAIRIEVILLE, LA 70769

Email: amyduplessisrealtor@gmail.com

Home Phone () _____

Cell Phone (225-571-1382) _____

Fax () _____

Signature: *Amy Duplessis*

Agent

Name: _____

Address: _____

Email: _____

Home Phone () _____

Cell Phone () _____

Fax () _____

Signature: _____

Owner must sign this form or submit letter(s) of authorization. Note: If an agent is designated, all communications will be delivered to agent.

PARISH OF ASCENSION

OFFICE OF PLANNING AND DEVELOPMENT
PLANNING DEPARTMENT



Adjacent Property Owners Form

Note: This form must accompany each Rezoning or Variance request submitted for Public Hearings.

Location: 37504 PROVENCE POINTE AVE. PRAIRIEVILLE, LA 70769

Name and Address of Applicant(s): JASON & AMY DUPLESSIS
37504 PROVENCE POINTE AVE
PRAIRIEVILLE, LA 70769

Name and Address of Property Owner:
(If different from applicant)

Please Note: Certified Letters will be mailed to the above and the following adjacent property owners:

Name of Property Owner	Complete Mailing Address (Please Include Zip Code)	Legal Address of Property (Include Lot #, Tract #, Etc.)	Comments: (Staff Use)
Renaissance Home Owners Association C/O John Noland	450 LAUREL STREET - SUITE 2110 BATON ROUGE, LA 70801	6.15 AC M/L SE 1/4 SEC. 2-9-2, TRACTS "CA-1(LAKE "A"), TRACT "CA-2" (LAKE "B") RENAISSANCE 9589 0710 5270 2542 2212 47	
Ryan Comardelle	37512 Provence Point Ave Prairieville, LA	9589 0710 5270 2542 2213 39	Parcel #
Floyd Whitaker	37494 Provence Pointe Ave Prairieville, LA 70	9589 0710 5270 2542 2212 30	Parcel #



Sales List

Sales Results

Home



20025369

20007313

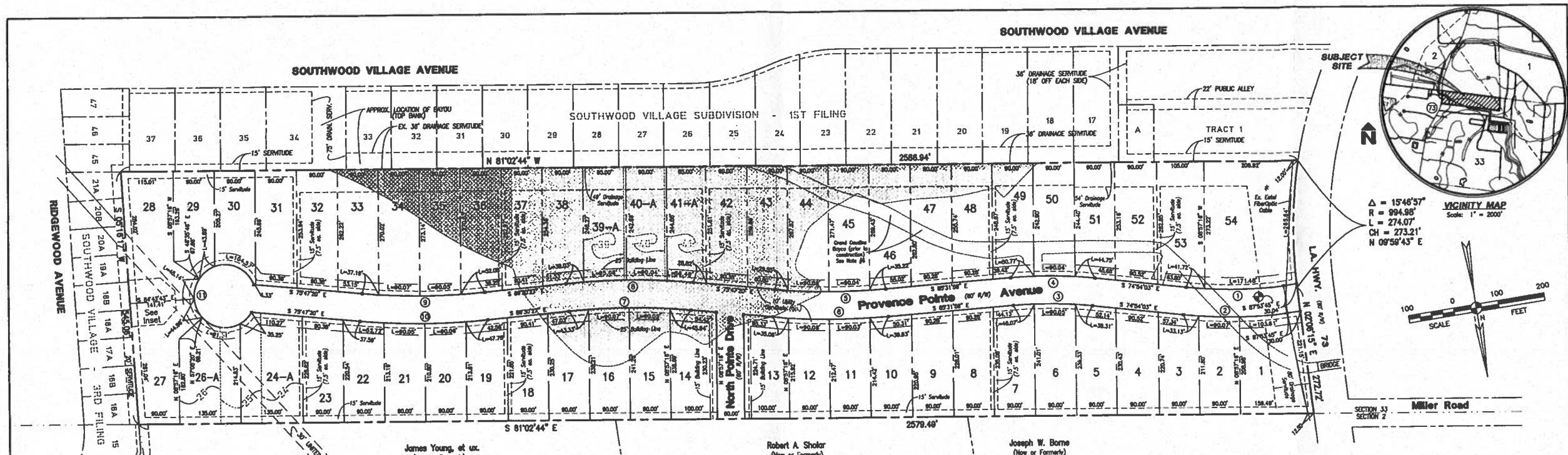
20007314

20007315

20007316

20007317

2000



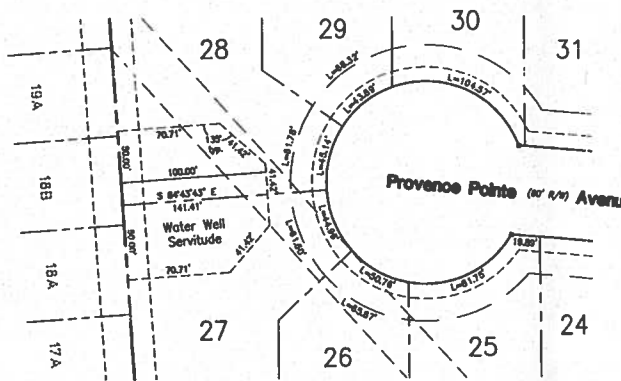
BASIS OF BEARINGS:
 N 02°06'15" E, BEING THE EASTERN R/W LINE OF LOUISIANA HIGHWAY 73, AS SHOWN ON REFERENCE MAP NO. 1.

- REFERENCE MAPS:**
- 1) "MAP SHOWING A.P. BORNE PROPERTY, ..." BY LOUIS OULOS, P.L.S., DATED DECEMBER 05, 1987.
 - 2) "FINAL PLAT OF SOUTHWOOD VILLAGE TOWNHOMES, TRACT 1 & LOT 'A', ..." BY ADOO ENGINEERS AND PLANNERS, INC., MORRIS J. DECOTEAU, P.L.S., DATED JANUARY 28, 1982.
 - 3) "FINAL PLAT OF SOUTHWOOD VILLAGE SUBDIVISION, FIRST FILING, ..." BY ADOO ENGINEERS & PLANNERS, INC., MORRIS J. DECOTEAU, P.L.S., DATED OCTOBER, 1979.
 - 4) "FINAL PLAT OF SOUTHWOOD VILLAGE, SECOND FILING, ..." BY MORRIS J. DECOTEAU, P.L.S., DATED NOVEMBER 17, 1982.
 - 5) "FINAL PLAT OF RESUBDIVISION OF LOTS 16 THROUGH 23 INTO LOTS 16-A, 16-B, 17-A, 18-A, 18-B, 19-A, 20-A, 20-B, 21-A, 22-A, 22-B, 23-A, 23-B, AND CREATING LOTS 24 THROUGH 54, SOUTHWOOD VILLAGE, THIRD FILING, ..." BY ADOO ENGINEERS & PLANNERS, INC., MORRIS J. DECOTEAU, P.L.S., DATED APRIL 08, 1983.

- NOTES:**
- 1) ALL SERVICED LINES AND BUILDING LINES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS LISTED HEREON.
 - 2) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICED LINES, EASEMENTS, RIGHTS-OF-WAY, OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR HIS REPRESENTATIVE.
 - 3) THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "C" (AREA OF MINIMAL FLOOD HAZARD) AND ZONE "X" (SPECIAL FLOOD HAZARD AREA INDICATED BY THE 100-YEAR FLOOD PLAN - NO BASE FLOOD ELEVATION DETERMINED) ACCORDING TO THE H.U.D. F.I.R.M. FOR ASCENSION PARISH, LOUISIANA, COMMUNITY PANEL NUMBER 220013-00408, DATED SEPTEMBER 02, 1981.
 - 4) THE 20' EASEL SERVIDE ALONG LA HIGHWAY 73 IS BASED ON AN ACTUAL LOCATION OF AN EASEL FIBER-OPTICS CABLE AS FLAGGED IN FIELD BY EASEL.
 - 5) THE 14 FOOT CONTOUR, AS SHOWN HEREON, WAS DETERMINED BY A FIELD TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM.
 - 6) GRAND CAULDRON BAYOU, WITHIN THE LIMITS OF PROVENCE POINTE SUBDIVISION, WAS FILLED IN DURING CONSTRUCTION OF THIS PROJECT. HOMEOWNERS SHOULD BE AWARE OF THIS FACT AND SHOULD ADDRESS SOIL CONDITIONS ACCORDINGLY. GRAND CAULDRON BAYOU HAS BEEN REDEVELOPED AROUND THE LOTS OF PROVENCE POINTE WITHIN THE DRAINAGE SERVIDE SHOWN HEREON.
 - 7) THERE EXISTS AN EASEL FIBER-OPTICS CABLE ALONG HIGHWAY 73 ACROSS LOTS 1 AND 54. THIS CABLE IS CURRENTLY LOCATED OUTSIDE OF ANY SERVIDE. THE LOCATION OF THIS CABLE AND ANY ACCOMPANYING SERVIDE IS CURRENTLY IN LITIGATION, AND THIS PLAT WILL BE REVISED IN DUE TIME TO REFLECT DECISIONS OF SAID LITIGATION.

RIGHT-OF-WAY CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	940.00'	213.20'	107.06'	212.74'	S 81°23'54" E	12°56'42"
2	1000.00'	228.80'	113.89'	228.32'	S 81°23'54" E	12°56'42"
3	940.00'	174.43'	87.47'	174.18'	S 80°13'01" E	10°37'56"
4	1000.00'	185.57'	93.05'	185.30'	N 80°13'01" W	10°37'56"
5	1440.00'	244.90'	122.74'	244.60'	S 80°39'40" E	09°44'30"
6	1500.00'	255.10'	127.85'	254.79'	S 80°39'40" E	09°44'30"
7	1440.00'	249.39'	124.69'	249.00'	N 81°08'54" W	10°43'07"
8	1500.00'	260.81'	130.40'	260.20'	S 81°08'54" E	10°43'07"
9	1440.00'	249.39'	124.69'	249.00'	S 81°08'54" E	10°43'07"
10	1500.00'	260.81'	130.40'	260.20'	S 81°08'54" E	10°43'07"
11	68.00'	365.12'	33.43'	61.00'	N 14°12'40" E	30°38'31"



Indicates areas of 100-year flood according to Flood Map as revised by FEMA Letter Of Map Revision dated March 24, 1998.

BENCHMARK: "X" scribed in northeast corner of concrete headwall in front of Lot 1. Elevation 16.95.

RESTRICTIONS:
 All lots are subject to Declaration of Restrictive Covenants filed as an adjunct hereto.

DEDICATION:
 The streets and rights-of-way shown hereon, if not previously dedicated are hereby dedicated to the perpetual use of the public for proper purposes. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal, or other proper purpose for the general use of the public. No trees, shrubs or other plants may be planted, nor shall any building, fence, structure or improvements be constructed or installed within or over any servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted.

SEWERAGE:
 No person shall provide or install a method of sewage treatment and disposal other than connection to an approved sanitary sewer system until the method of sewage treatment and disposal has been approved by the Ascension Parish Health Department.

/S/ GEORGE HAYNES 5/19/97
 George Haynes
 Post Office Box 14956
 Baton Rouge, LA 70898

GENERAL NOTES:

Total No. Lots: 54
 Streets: 3" Asphaltic Concrete over 10" Soil Cement Base ("Local" Street Standards)
 Sewerage: Individual systems constructed in accordance with applicable DPH regulations
 Water: Capital Utilities
 Electricity: Entergy
 Telephone: Ecol
 Total Acreage: 32.10 Acres
 Flood Zones: C & A
 Base Flood Elev.: 15'

REVISED 1/24/2001:
 Revised to resubdivide lots 39,40 and 41 into lots 39-A,40-A and 41-A; to revise Base Flood Elevation as per U.S. Army Corps of Engineers determination.
 Note: A variance of minimum lot frontage was granted for Lot 41-A by the Parish of Ascension Board of Adjustments on March 27, 2001.

APPROVED:

Mark LaCote 4/18/2001
 Mark LaCote, Owner
 Ascension Parish Planning Commission

Margaret Bolleaux
 Margaret Bolleaux, Owner
 Lot 40

James E. Altier 4/18/2001
 James Altier, Chairman
 Ascension Parish Planning Commission

NOTE:
 No attempt has been made by Ferris Engineering & Surveying, Inc. to verify title, actual legal ownership, servitudes, easements, rights-of-way or other encumbrances on the property other than those furnished by the owner or his representative.

CERTIFICATION:
 This is to certify that this plat conforms to Louisiana Revised Statutes 33:5051 et seq. and conforms to all parish ordinances governing the subdivision of land and exceeds the accuracy standards for a Class "B" Survey.

/S/ RONALD K. FERRIS 6/2/97
 Ferris Engineering & Surveying, Inc.
 Date

APPROVED:
 Planning Commission
 Parish of Ascension

/S/ HARVEY KLING 6/3/97
 Harvey Kling, Chairman
 Ascension Parish Planning Commission
 File No. 516
 Rec. File 392336, COB 577

REVISED 10/28/98:
 Revised to resubdivide lots 24, 25 and 26 into 24-A and 26-A. This resubdivision represents an exchange of land between adjacent property owners. No new lots are being created.

APPROVED:

/S/ HARVEY KLING 10/28/98
 Harvey Kling, Chairman
 Ascension Parish Planning Commission
 Date
 File No. 1369

REVISED 3/30/98:
 Revised to change flood zone delineation as revised by Federal Emergency Management Agency Letter Of Map Revision (LOMR) dated March 24, 1998 (Case No. 98-08-047P) for Ascension Parish, Louisiana, Parcel No. 220013-00408.

APPROVED:

/S/ HARVEY KLING 4/1/98
 Harvey Kling, Chairman
 Ascension Parish Planning Commission
 Date
 File No. 1144

REVISED 7/23/97:
 Revised to change flood zone delineation to conform to the H.U.D. Flood Insurance Rate Map for this area.

APPROVED:

/S/ HARVEY KLING 7/28/97
 Harvey Kling, Chairman
 Ascension Parish Planning Commission
 Date
 File No. 912



FINAL PLAT

PROVENCE POINTE SUBDIVISION

DESCRIPTION: BEING A SUBDIVISION OF A 32.10 ACRE PORTION OF THE A.P. BORNE PROPERTY, LOCATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 2 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

CLIENT: **GEORGE HAYNES**
 POST OFFICE BOX 14956
 BATON ROUGE, LOUISIANA 70898

FERRIS ENGINEERING & SURVEYING, INC.
 CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS MONROE, LOUISIANA
 11994 PROCESSION ROAD MONROE, LOUISIANA 70131 (504) 335-2222

DATE: 6/3/97
 DRAWN BY: R. FERRIS
 CHECKED: J. HAYNES
 DATE: 3/30/98
 PROJECT NO.: 98-14
 DED. NO.: 97-7-008



Provence Pointe Ave
Left: 37452-37572
Right: 37453-37571