



St. Bernard Parish Government

8201 West Judge Perez Drive
Phone (504) 278-4200

Chalmette, Louisiana 70043
Fax (504) 278-4330

David E. Peralta
Parish President

SS
01e

REQUEST FOR VIEWING AND/OR RECEIVING PUBLIC RECORDS

Date: 10/20/14

Name: Jason Anders Phone #: _____

Address: _____
Street City/State Zip

Records requested: 2-2014-013 - Board of Zoning Adjustment
application

Court Runs Phes/Liaude 481-3400

Date, time and location scheduled for viewing records: _____

I will pick up documents: ☒ I would prefer to pay for the mailing of these documents: _____
(Additional charge applies)

I agree to pay up to this amount \$ _____ for the information requested.

FOR OFFICE USE ONLY:

Received by: Margen Campo

Date/Time received: 10-20-14 @ 2:20 PM

Cost: _____

Note: Anyone requesting records are required to pay \$.25 per page after the first four (4) pages and an additional \$1.00 per page to fax for every page requested and must be paid prior to receiving documents by fax or mail.

CHECK OR MONEY ORDER ONLY WILL BE ACCEPTED

St. Bernard Parish Government

Department of Community Development

8201 West Judge Perez Drive

Chalmette, La. 70043

(504) 278-4301 (504) 278-4298 fax

October 24, 2014

Dear Property Owner/Occupant:

You are receiving this letter because you own or occupy property located within 500 feet of the address underlined below. The owner of that property is seeking a conditional use for the property, as described below.

Z-2014-013 Requesting a conditional use permit in a C-1 (Neighborhood Commercial) zoning district in order to construct a grocery store containing fewer than 18,000 square feet, as stipulated in the schedule-of-uses chart found at Section 22-6-4, *Permitted uses in business and industrial districts*. Site address/location: site has no municipal address, but is in the 3500 block of Paris Road (west/even-numbered side of street) Chalmette, LA 70043. Petitioner: Bryan Bertucci.

The public hearing originally scheduled to be held in connection with the application by the St. Bernard Parish Planning Commission on Tuesday, October 28, 2014 at 4:00 p.m. has been **RESCHEDULED**. The **new date** for the hearing is **WEDNESDAY, NOVEMBER 12, 2014** at **4:00 p.m.** The location will be the same: in the St. Bernard Parish Council Chambers (8201 W. Judge Perez Drive, Chalmette, Louisiana 70043). **Your attendance at this hearing is not mandatory, but you are welcome to attend**, and will be given the opportunity to express your views to the Planning Commission if you wish. For additional information, please contact Faith Ragas at the St. Bernard Parish Government Department of Community Development at (504) 355-4429 or fragas@sbpg.net.

St. Bernard Parish Government

Department of Community Development

8201 West Judge Perez Drive

Chalmette, La. 70043

(504) 278-4301 (504) 278-4298 fax

October 20, 2014

Dear Applicant:

The public hearing originally scheduled to be held in connection with your conditional use application by the St. Bernard Parish Planning Commission on Tuesday, October 28, 2014 at 4:00 p.m. has been **RESCHEDULED**. The **new date** for the hearing is **WEDNESDAY, NOVEMBER 12, 2014 at 4:00 p.m.** The location will be the same: in the St. Bernard Parish Council Chambers (8201 W. Judge Perez Drive, Chalmette, Louisiana 70043). **Your attendance at this hearing is mandatory.** For additional information, please contact Faith Ragas at the St. Bernard Parish Government Department of Community Development at (504) 355-4429 or fragas@sbpg.net

Z-2014-013

Requesting a conditional use permit in a C-1 (Neighborhood Commercial) zoning district in order to construct a grocery store containing fewer than 18,000 square feet, as stipulated in the schedule-of-uses chart found at Section 22-6-4, *Permitted uses in business and industrial districts*. Site address/location: site has no municipal address, but is in the 3500 block of Paris Road (west/even-numbered side of street) Chalmette, LA 70043. Petitioner: Bryan Bertucci.

Betty Bosley Perkins
4608 Waterbell Ln
Waxhaw, NC 28173-7862

October 20, 2014

St Bernard Parish Government
Department of Community Development
8201 W. Judge Perez Dr.
Chalmette, La 70043

Dear Faith Ragas

I am writing this letter in response
to your request by the letter you
sent me dated 10/10/14.

~~Department of Community Development~~
I understand that Z-2014-013 is
requesting a conditional use permit
in my C-1 Neighborhood Commercial
zoning district. The construction
of the grocery store will be in
the 3500 block of Paris Road (west/even
numbered side of street, Chalmette, La.
70043. I also understand the construction
of the property will be within 500 feet
of Mrs. Roper's.

Since the construction of the grocery store will be so close to our neighborhood you all are requesting my permission.

I won't be able to attend the hearing but I am sending ~~since the construction is so close~~ this letter instead, giving my permission for the grocery store to be constructed in the 3500 block of Patis Road.

I thank you St Bernard Parish Government for allowing me to give my input concerning this matter addressed in your letter sent to me.

I ~~also~~ believe this grocery store will be beneficial for the surrounding area, in so many ways Sincerely,
Betty Bosley Perkins

St. Bernard Parish Government

Department of Community Development

8201 West Judge Perez Drive

Chalmette, La. 70043

(504) 278-4301 (504) 278-4298 fax

October 10, 2014

Dear Property Owner/Occupant:

You are receiving this letter because you own or occupy property located within 500 feet of the address underlined below. The owner of that property is seeking a conditional use for the property, as described below.

Z-2014-013 Requesting a conditional use permit in a C-1 (Neighborhood Commercial) zoning district in order to construct a grocery store containing fewer than 18,000 square feet, as stipulated in the schedule-of-uses chart found at Section 22-6-4, Permitted uses in business and industrial districts. Site address/location: site has no municipal address, but is in the 3500 block of Paris Road (west/even-numbered side of street) Chalmette, LA 70043. Petitioner: Bryan Bertucci.

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contact Faith Ragas at the St. Bernard Parish Government Department

St. Bernard Parish Government

Department of Community Development
8201 West Judge Perez Drive
Chalmette, La, 70043



Office: 278-4310 Fax: 278-4298

TO: ST. BERNARD PARISH PLANNING COMMISSION

FROM: JAON STOPA, DIRECTOR

DATE : OCTOBER 28, 2014

CONDITIONAL USE REPORT

Case Number: Z- 2014-013

Owner/Representative: Bryan J. Bertucci/Brooks Byrd

Property Address: 3500 Block of Paris Rd.

Property Location: Corner of Paris Road and West Celestine

Current Site Area: 1.043 acres +/-

Present Use: None (vacant)

Present Comprehensive
Plan Designation: Commercial/Medium Density Residential

Present Zoning: C-1 (Neighborhood Commercial)

Proposed Zoning: C-1 (General Commercial) with Conditional Use

Reason For Request: To allow property to be developed into a Family Dollar Store.

Summary:

This conditional use application involves a parcel of approximately 1.043 acres, owned by Bryan Bertucci. The property is currently zoned C-1 (Neighborhood Commercial). The property is located in the 3500 block of Paris Road, corner of Paris Road and West Celestine

Existing Property:

The subject parcel is vacant.

Surrounding Land Uses:

Towards W. Genie Street, to the north of the subject property abuts a parcel zoned C-3, Highway Commercial, beyond that the majority of the parcels are zoned C-1, Neighborhood Commercial.

Across Paris Road, to the east of the subject property the vast majority of the parcels are zoned C-1, Neighborhood Commercial; however there is one parcel zoned C-2, General Commercial.

Across W. Celestine, to the south of the subject property, all parcels except one is zoned C-1, Neighborhood Commercial, the one exception is zoned R-2, Two Family Residential.

To the west of the subject property, the property abuts parcels zoned R-2, Two Family Residential, and one parcel zoned C-1 Neighborhood Commercial.

Comprehensive Plan:

The Future Land Use Map of the Comprehensive Plan designates this area as “Commercial” and “Medium Density Residential. The proposed rezoning is consistent with this designation.

Section 22-8 of the zoning ordinance details the criteria by which conditional use requests must be evaluated, so the Planning Commission will be considering the following issues:

1. Harmony with the area (22-8-2.1) and Residential impact (22-8-2.7):

2. Public health, safety, and welfare (22-8-2.6) and Adequate access (22-8-2.2):

3. Compatible Design (22-8-2.4):

4. Adequate infrastructure (22-8-2.3):

Request for Conditional Use

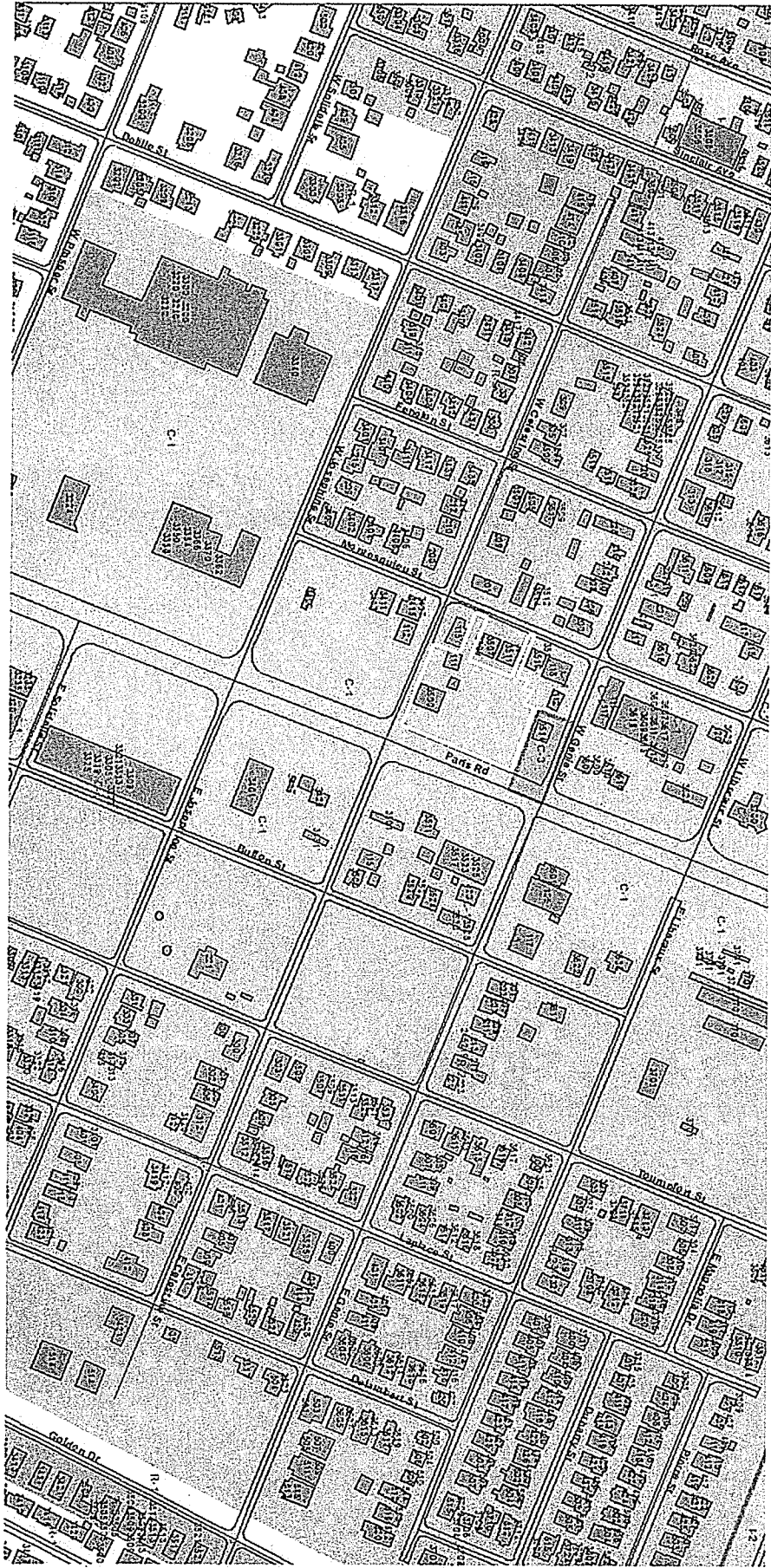
A conditional use is required for grocery stores that are less than 18,000 square feet to locate in a C-1, Neighborhood Commercial zone.

In the event that the specific use of the grocery store is terminated for longer than six months, the conditional use permit will expire.

Recommendation Of The Planning Staff:

Advisory Comments to the Applicant





St. Bernard Parish Government

Department of Community Development

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Z-2014-013

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Z-2014-013

105 E	Genie	St	Chalmette	70043	Margaret P. Chapman 3500 Buffon , 70043 , Tenant, Discount Tire
111 W	Genie	St	Chalmette	70043	Marcus T. Campo 117 W. Genie, ⁷⁰⁰⁴³ Tenant ✓
111 W	Celestine	St	Chalmette	70043	BTF Protection, LLC 3732 Corvine , 70043 , Tenant ✓
112 W	Celestine	St	Chalmette	70043	NRF ✓
112 W	Genie	St	Chalmette	70043	MEBN, LLC 316 Aycock 70032 , Tenant ✓
115 E	Celestine	St	Chalmette	70043	Bartholomew S. Fink, EMB 2820 Plaza 70043, Tenant ✓
* 115 W	Celestine	St	Chalmette	70043	Barry/Tudy Desmole 111 Honey Suckle Dr. Covington, 70433 ✓
117 E	Genie	St	Chalmette	70043	Ken/maryk. Potter 2224 Paris Rd. 70043 ✓
117 W	Genie	St	Chalmette	70043	Same Address, Marcus T. Campo ✓
* 118 W	Genie	St	Chalmette	70043	Ross Tedesco Half, LLC 8015 St. Charles New Orleans. 70118 ✓
120 E	Genie	St	Chalmette	70043	Charles Ponstien P.O. B. 920 Chalmette 70044 ✓
200 W	Genie	St	Chalmette	70043	Gerald A. Williams 109 Ondine Lane Slidell, LA 70458 ✓
200 W	Celestine	St	Chalmette	70043	Robert A. Jensen, 30293 St. John Dr. LaCombe, LA 70448 ✓
201 W	Celestine	St	Chalmette	70043	Valeria Y. Price, 25424 Crown Dr. Ponchatoula, LA 70454 ✓
206 W	Genie	St	Chalmette	70043	Patricia F. Roth, 1208 Blank St Metairie, LA 70003 ✓
208 W	Genie	St	Chalmette	70043	NRF ✓
209 W	Josephine	St	Chalmette	70043	Bobbi J. Gervais, P.O. Box 2451 Chalmette, LA 70044 ✓
209 W	Genie	St	Chalmette	70043	Betty Gaagliano, 4408 Waterbell Ln. Waxhaw, NC 28173 ✓
209 W	Celestine	St	Chalmette	70043	NRF ✓
210 W	Celestine	St	Chalmette	70043	Harry Wolf 1400 High Ave. Metairie, 70001 ✓
210 W	Genie	St	Chalmette	70043	Kevin P. Chuan 626 Whitney Dr. Slidell, LA 70461
211 W	Genie	St	Chalmette	70043	Betty Gaagliano, 4408 Waterbell Ln. Waxhaw, NC 28173 ^{11/14/14} ✓
212 W	Celestine	St	Chalmette	70043	Same as address
212 W	Genie	St	Chalmette	70043	NRF ✓
214 W	Celestine	St	Chalmette	70043	NRF ✓
215 W	Josephine	St	Chalmette	70043	Same as address ✓
216 W	Genie	St	Chalmette	70043	Alfred A. Claude, III P.O. Box 1069 Chalmette, LA 70044 ✓
217 W	Genie	St	Chalmette	70043	Burley D. Watson same as address ✓
219 W	Genie	St	Chalmette	70043	NRF ✓
221 W	Genie	St	Chalmette	70043	Same as address ✓
227 W	Genie	St	Chalmette	70043	Ninant Rizzuto 3201 Delille Chalmette, LA 70043 ✓
228 W	Genie	St	Chalmette	70043	3645 Hanner Blvd. Metairie, LA 70006 ✓
3305	Paris	Rd	Chalmette	70043	Dollar General 100 Mission Ridge Goodlettsville, TN 37672 ✓
3309	Paris	Rd	Chalmette	70043	1750 Clearview Pkwy Stc. 200 Metairie, LA 70001 ✓

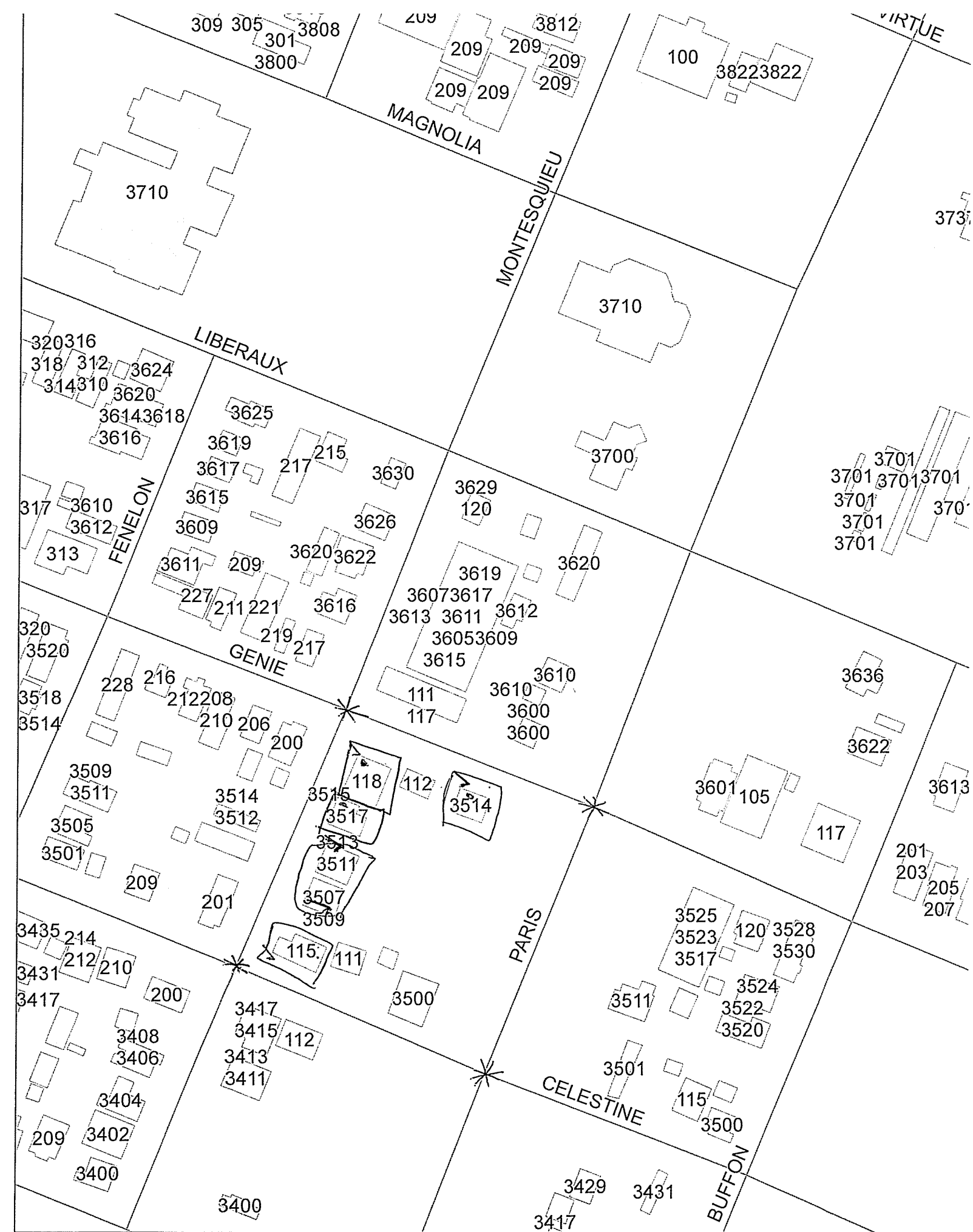
3313	Paris	Rd	Chalmette	70043	1750 Clearview Pkwy, Ste. 200 Metairie, 70001 ✓
3319	Paris	Rd	Chalmette	70043	NGF ✓
3321	Paris	Rd	Chalmette	70043	1750 Clearview " " ✓
3323	Paris	Rd	Chalmette	70043	" " ✓
3325	Paris	Rd	Chalmette	70043	" " ✓
3350	Paris	Rd	Chalmette	70043	1950 Industrial Blvd. Harvey, 70058 / P.O. Box 1978 Mandeville, LA 70471 ✓
3354	Paris	Rd	Chalmette	70043	P.O. Box 1978 Mandeville, LA 70470 ✓
3358	Paris	Rd	Chalmette	70043	" " ✓
3362	Paris	Rd	Chalmette	70043	" " ✓
3366	Paris	Rd	Chalmette	70043	" " ✓
3370	Paris	Rd	Chalmette	70043	" " ✓
3400	Paris	Rd	Chalmette	70043	1848 Commercial Dr. Harvey 70058 ✓
3400	Montesquieu	St	Chalmette	70043	Adjudicated ✓
3401	Paris	Rd	Chalmette	70043	59201 N. Pearl Dr. Slidell, LA 70461 ✓
3401	Fenelon	St	Chalmette	70043	3201 Deville Chalmette 70043 ✓ (duplicate)
3402	Montesquieu	St	Chalmette	70043	Same address ✓
3404	Montesquieu	St	Chalmette	70043	SBPG ✓
3406	Montesquieu	St	Chalmette	70043	3 Ken - Du Rd. Poplarville, MS 39470 ✓
3407	Fenelon	St	Chalmette	70043	3201 Deville Chalmette 70043 (duplicate) ✓
3408	Montesquieu	St	Chalmette	70043	3 Ken - Du Rd. Poplarville, MS 39470 (duplicate) ✓
3411	Fenelon	St	Chalmette	70043	Same address ✓
3411	Montesquieu	St	Chalmette	70043	4604 Community St. Arabi, LA 70032 ✓
3413	Montesquieu	St	Chalmette	70043	
3415	Montesquieu	St	Chalmette	70043	1030 Beehive Dr. St. Gabriel, LA 70776 ✓
3417	Paris	Rd	Chalmette	70043	1101 Aline St. Apt. 324 NOLA 70115 ✓
3417	Montesquieu	St	Chalmette	70043	1030 Beehive Dr. St. Gabriel, LA 70776 (duplicate) ✓
3417	Fenelon	St	Chalmette	70043	1101 Aline St. Apt. 324 NOLA 70115 (duplicate) ✓
3429	Paris	Rd	Chalmette	70043	P.O. Box 1978 Mandeville, LA 70470 ✓
3431	Fenelon	St	Chalmette	70043	1101 Aline St. Apt. 324 NOLA 70115 (duplicate) ✓
3431	Paris	Rd	Chalmette	70043	1101 Aline St. Apt. 324 NOLA 70115 (duplicate) ✓
3435	Fenelon	St	Chalmette	70043	1101 Aline St. Apt. 324 NOLA 70115 (duplicate) ✓
3500	Paris	Rd	Chalmette	70043	3732 Corinne Chalmette, LA 70043 (duplicate) ✓
3500	Buffon	St	Chalmette	70043	3318 Deville Chalmette, LA 70043 ✓
3500	Fenelon	St	Chalmette	70043	3301 Jack Warner Pkwy, Ste. 3 Tuscaloosa, AL 35401 ✓

3501	Fenelon	St	Chalmette	70043	5BPG ✓
3501	Paris	Rd	Chalmette	70043	P.O. Box 920 Chalmette, LA 70044 (duplicate) ✓
3504	Fenelon	St	Chalmette	70043	2201 Jack Warner Pkwy SE. 3 Tusculum, AL 35401 Chalmette ✓
3505	Fenelon	St	Chalmette	70043	5 Warwick Rd. Little Rock, AR 72205 ✓
* 3507	Montesquieu	St	Chalmette	70043	same address 3509 Montesquieu ✓
3509	Fenelon	St	Chalmette	70043	5BPG ✓
* 3509	Montesquieu	St	Chalmette	70043	3509 Montesquieu same address ✓
3511	Paris	Rd	Chalmette	70043	P.O. Box 920 Chalmette, LA 70044 (duplicate) ✓
3511	Fenelon	St	Chalmette	70043	5BPG ✓
* 3511	Montesquieu	St	Chalmette	70043	228 Spring Rose Dr. Belle Chasse, LA 70037 ✓
3512	Montesquieu	St	Chalmette	70043	14 Inlet Dr. Sidel, LA 70043 70458 ✓
* 3513	Montesquieu	St	Chalmette	70043	228 Spring Rose Dr. Belle Chasse (duplicate) ✓
* 3514	Paris	Rd	Chalmette	70043	316 Aycock (duplicate) ✓
3514	Montesquieu	St	Chalmette	70043	44 74 Inlet Dr. Sidel, LA 70043 (duplicate) ✓
* 3515	Montesquieu	St	Chalmette	70043	same address ✓
3517	Montesquieu	St	Chalmette	70043	NRF ✓
3517	Paris	Rd	Chalmette	70043	P.O. Box 679 Chalmette, LA 70044 ✓
3520	Buffon	St	Chalmette	70043	(duplicate) ✓
3522	Buffon	St	Chalmette	70043	(duplicate) ✓
3523	Paris	Rd	Chalmette	70043	P.E. Box 679 duplicate ✓
3524	Buffon	St	Chalmette	70043	duplicate ✓
3525	Paris	Rd	Chalmette	70043	duplicate ✓
3528	Buffon	St	Chalmette	70043	duplicate ✓
3530	Buffon	St	Chalmette	70043	duplicate ✓
3600	Paris	Rd	Chalmette	70043	2450 Seven Ave. Ste. 308 Metairie, LA 70001/3100 W. Esplanade Hwy 2003
3601	Paris	Rd	Chalmette	70043	3500 Buffon Chalmette, LA 70043 ✓ (duplicate)
3605	Montesquieu	St	Chalmette	70043	428 Eden Isles Blvd. Sidel, LA 70458 ✓
3607	Montesquieu	St	Chalmette	70043	duplicate ✓
3609	Montesquieu	St	Chalmette	70043	duplicate ✓
3610	Paris	Rd	Chalmette	70043	1710 Schnell 70032 ✓
3611	Montesquieu	St	Chalmette	70043	duplicate ✓
3612	Paris	Rd	Chalmette	70043	6246 Colbert St. NOA 70124 ✓
3613	Montesquieu	St	Chalmette	70043	NRF ✓
3615	Montesquieu	St	Chalmette	70043	duplicate ✓

3616	Montesquieu	St	Chalmette	70043	100 Cause St. 205 Slidell, LA 70158 ✓
3617	Montesquieu	St	Chalmette	70043	NRF ✓
3619	Montesquieu	St	Chalmette	70043	duplicate ✓
3620	Paris	Rd	Chalmette	70043	duplicate ✓
3620	Montesquieu	St	Chalmette	70043	NRF ✓
3622	Montesquieu	St	Chalmette	70043	Same address ✓
3626	Montesquieu	St	Chalmette	70043	NRF ✓

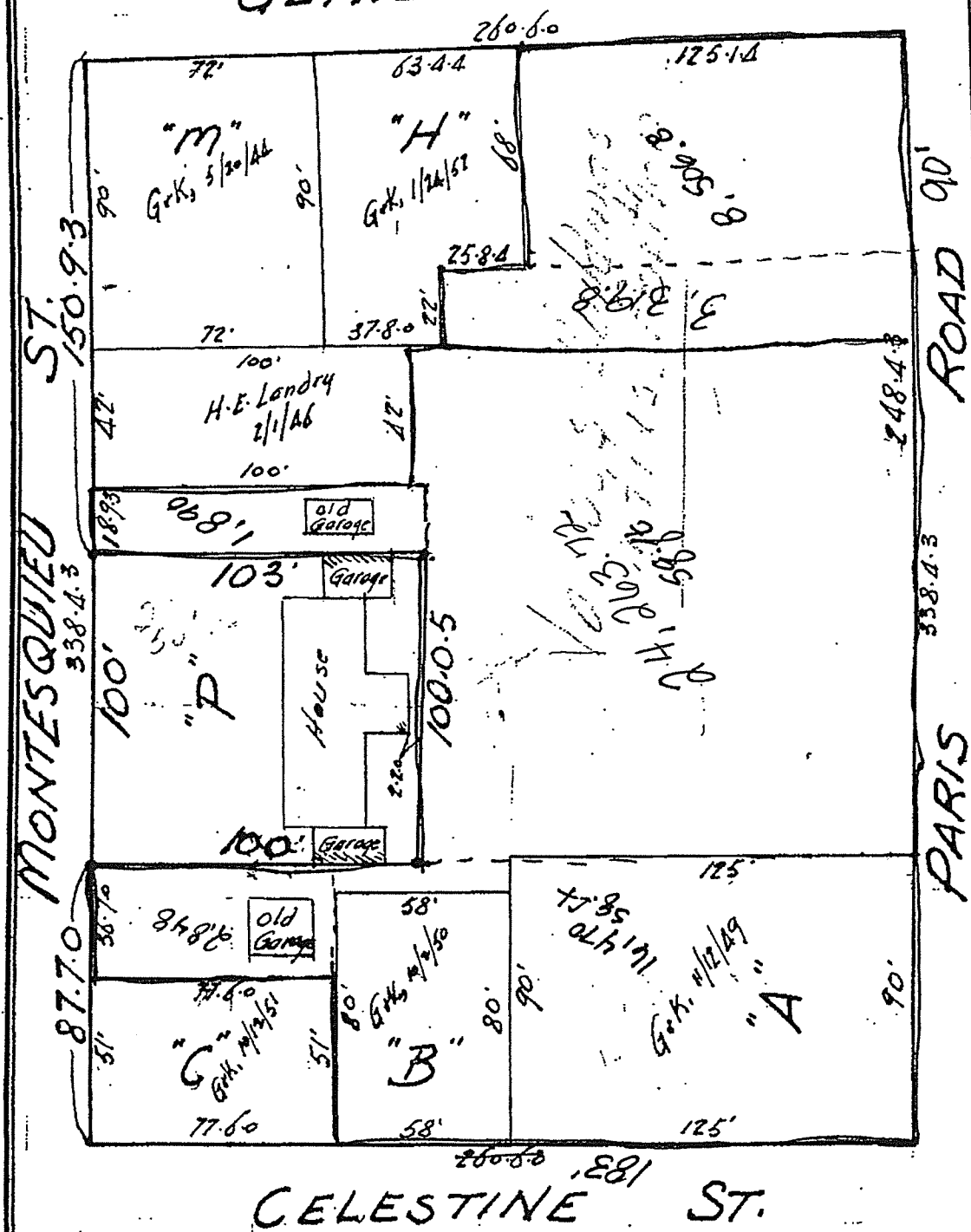
NRF = No Results found in St. Bernard Parish Assessor Records
duplicate = address already on list
Same address = ~~Not~~ owner occupied, mailing address same as
mailout list.

* = Abutting Property



SQ. No. 177, VERSAILLES
ST. BERNARD PARISH

GENIE ST.



Scale: 1"=40' New Orleans, La.
Iron Rod Feb. 11, 1958

Survey certified correct. Made at the
request of Mrs. Alice Blanchard.

Gilbert & Kelly, Surveyors

Mario L. Gilbert

194

V-D/A



SCALE: 1" = 60'

LA - Chalmette
Paris Road

SITE PLAN #2

Site Data Summary

Existing Zoning: C-1 & R-2

Folio #: 35441770000A

30441770000B

LOTS A,B,S,R,T

Area Summary:

Total Site Area: 52,249 SF (1.2 Ac)

Building: 8,400 SF

Asphalt Paving: 00,000 SF

Concrete: 00,000 SF

Green Area: 00,000 SF

Parking Summary:

Required: 25 Spaces (Ratio: ??/SF)

Provided: 30 Spaces

Space Size: 9 x 18

Building Setbacks:

Front: 10'

Side: 5' (18' ROW)

Rear: 25'

Notes:

If Risk Class 0-2, No Bollards will

be placed in Front of the store.

Date Prepared: 04/02/2014 Drawn By: BGM

Rev #1: 09/02/2014

Rev #2: 00/00/2014

Rev #3: 00/00/2014

Prepared For:



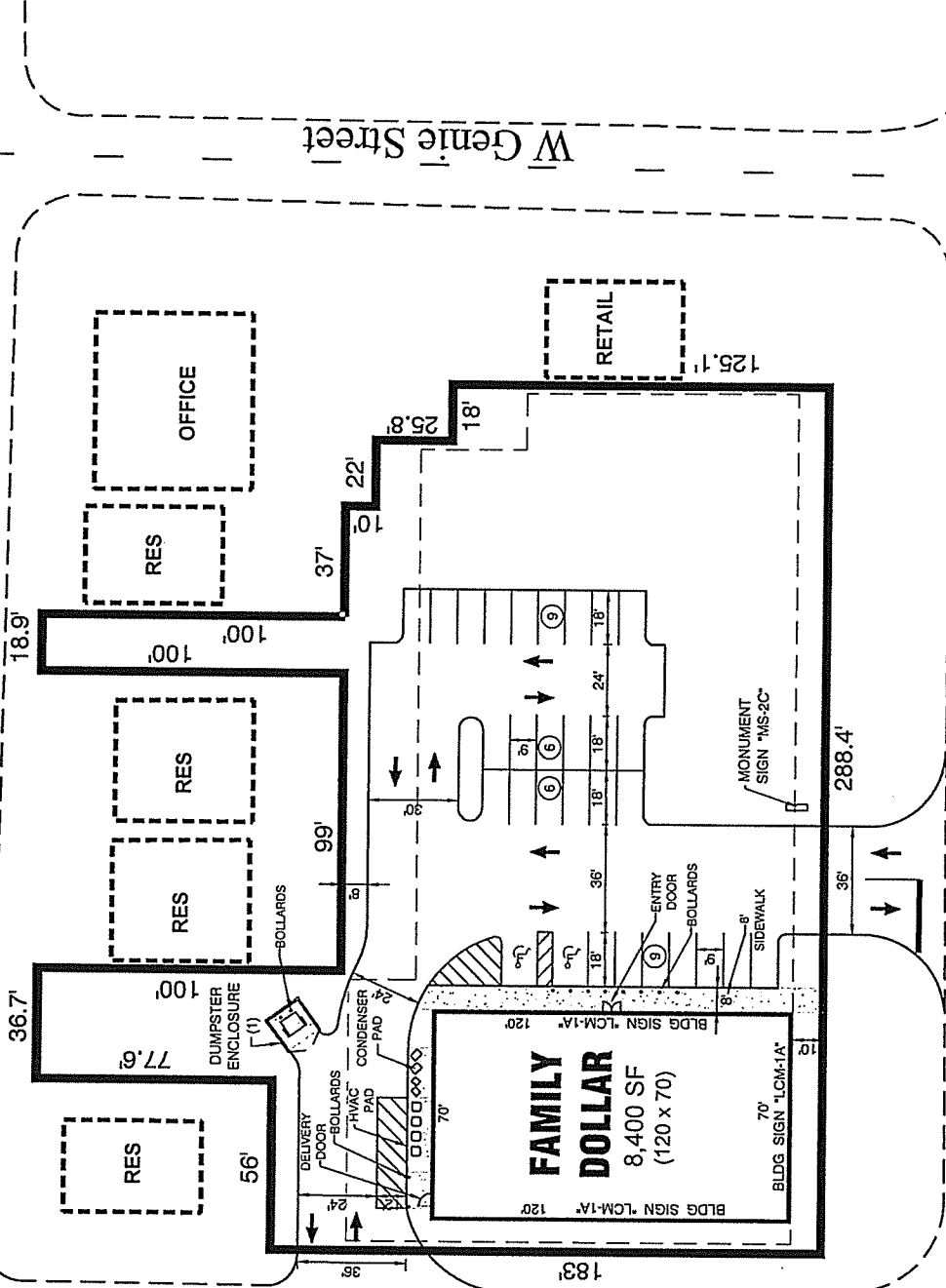
Hunt Real Estate

5100 W. Kennedy Blvd #100

Tampa, FL 33609

813-289-5511

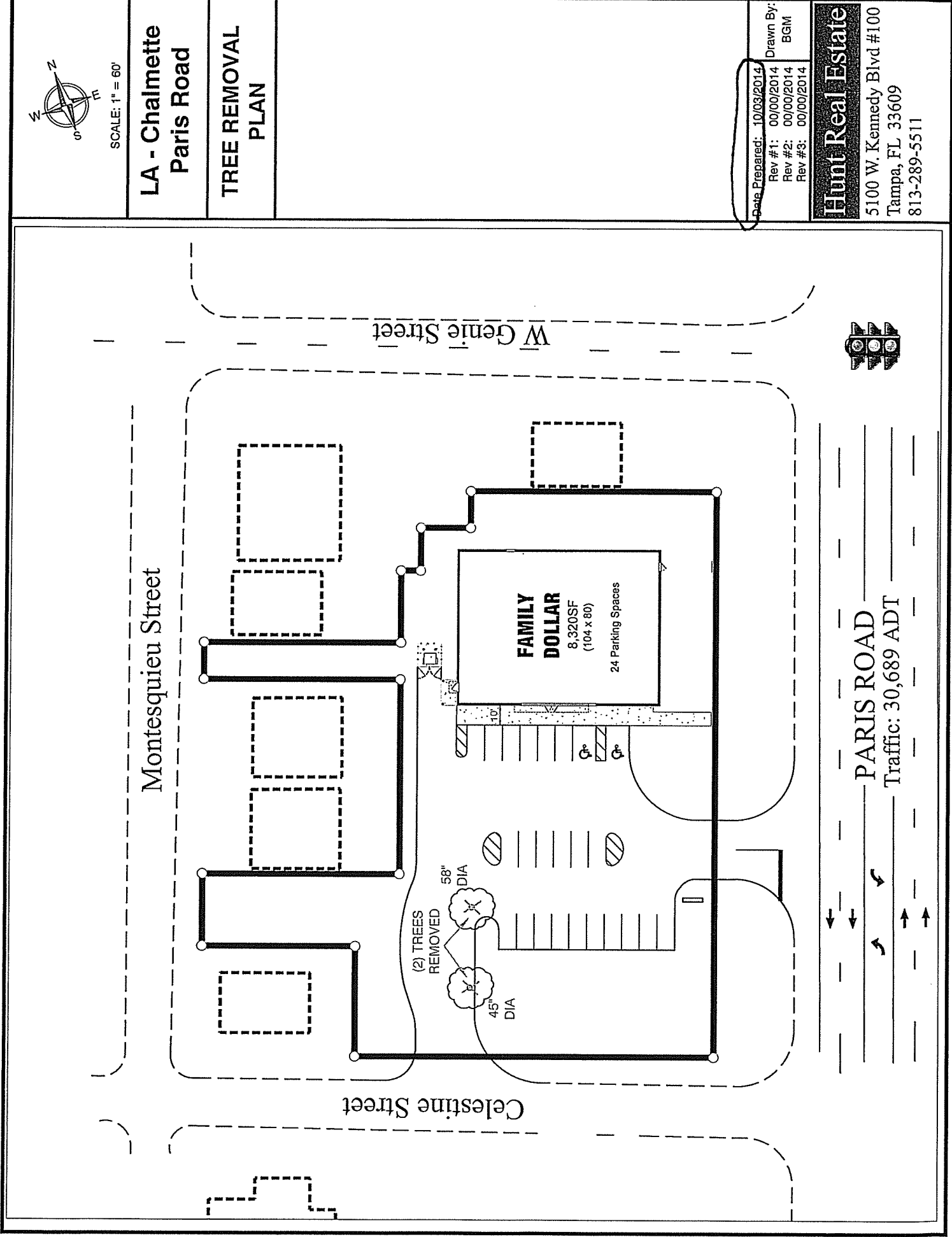
Montesquieu Street

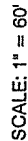


PARIS ROAD

Traffic: 30,689 ADT







**SITE PLAN /
TREE LOCATIONS**

SITE PLAN /

TREE LOCATIONS

Date Prepared: 10/03/2014

Rev #1: 00/00/2014

Rev #2: 00/00/2014

Rev #3: 00/00/2014

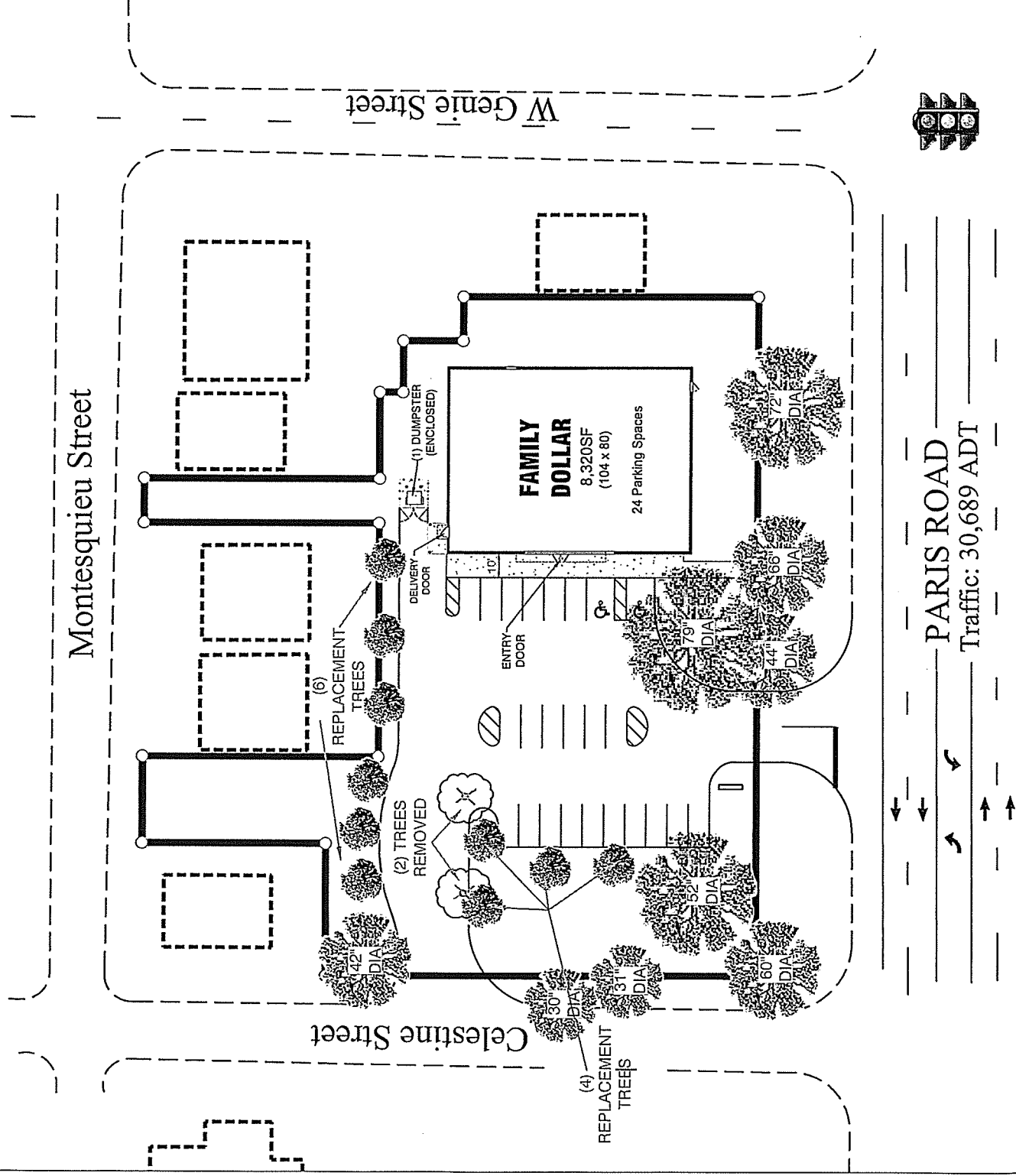
Drawn By:

BGM

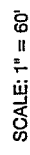
1

Hunt Real Estate

5100 W. Kennedy Blvd #100
Tampa, FL 33609
813-289-5511



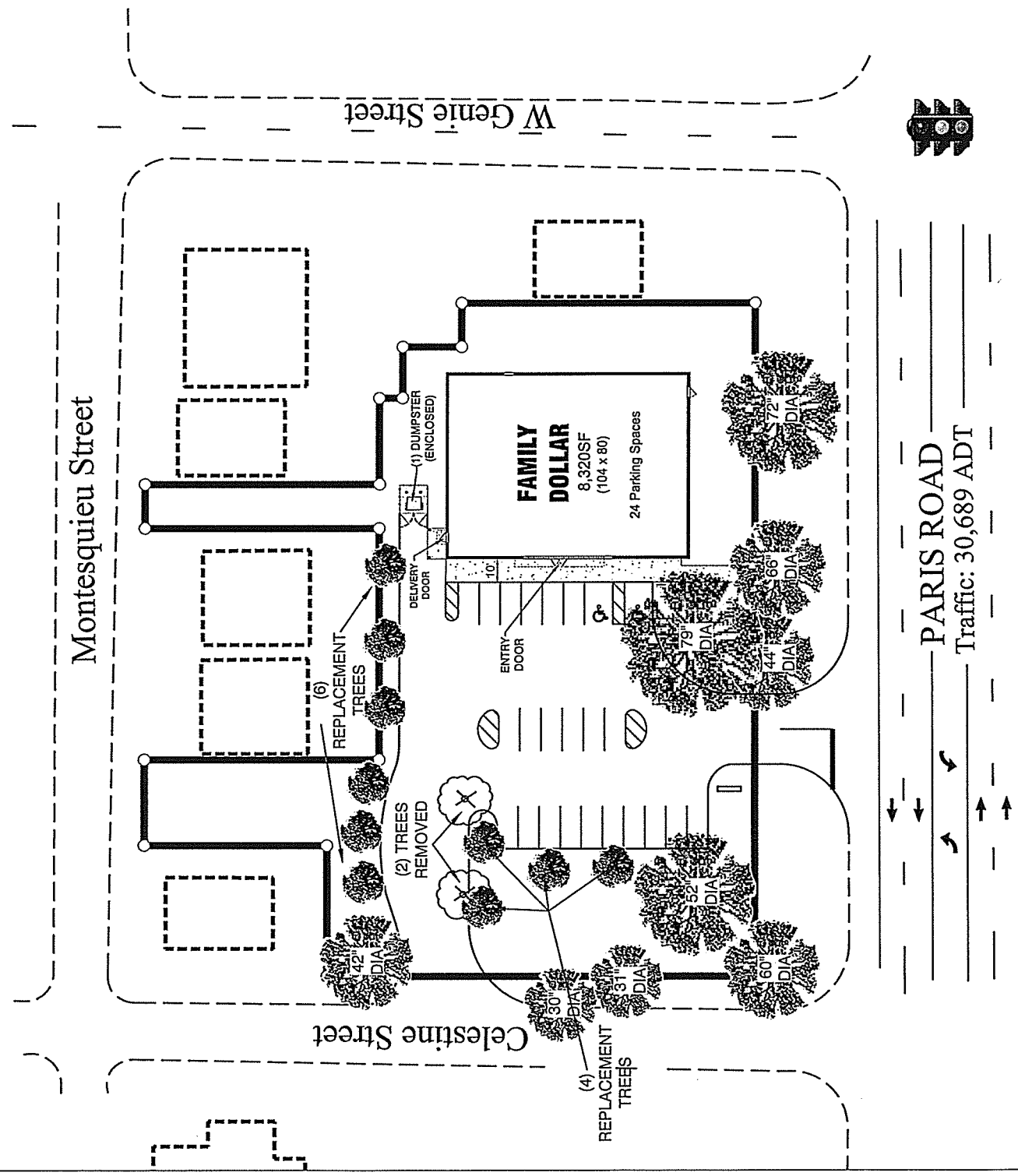
R3.0

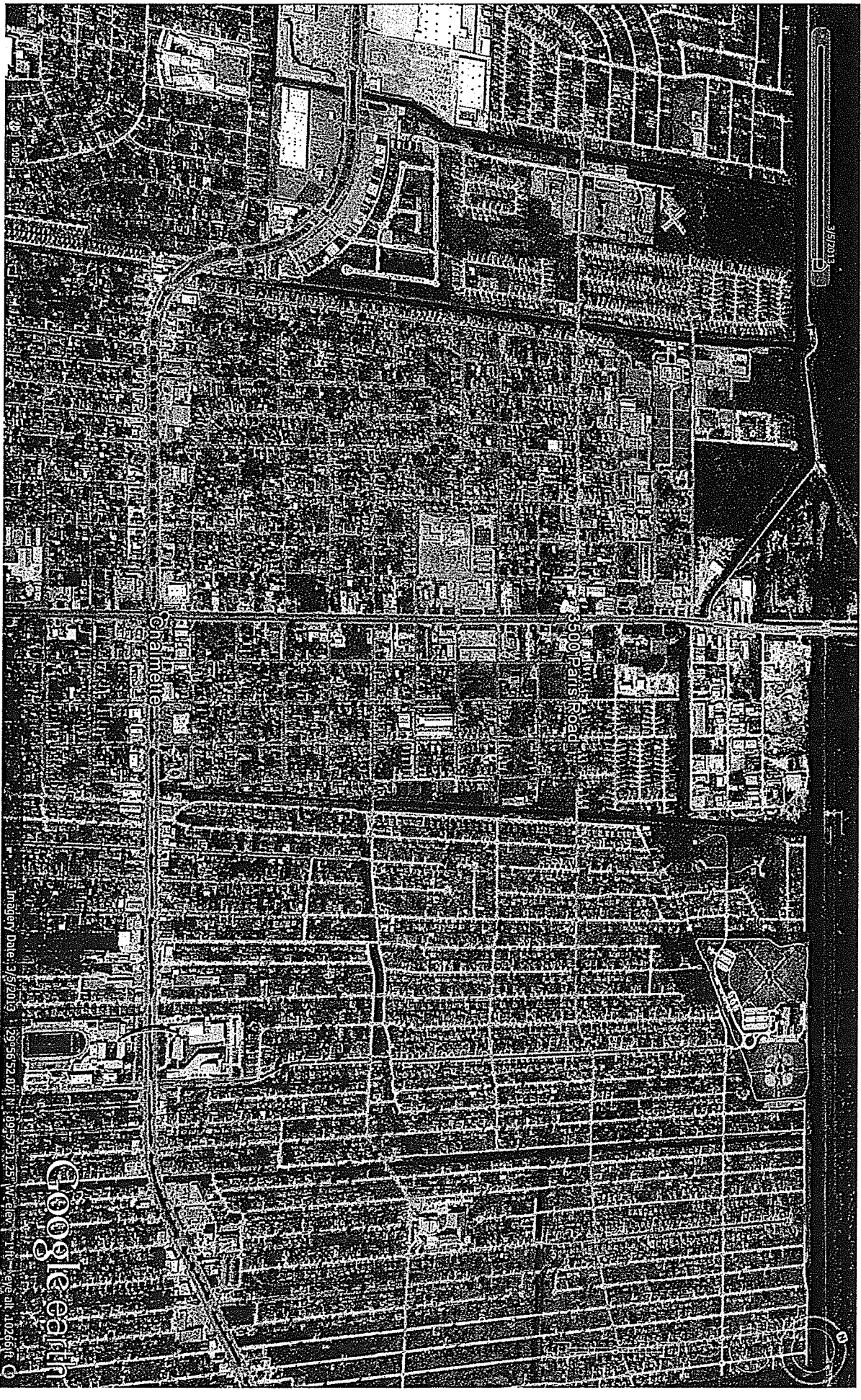


SITE PLAN / TREE LOCATIONS

Date Prepared:	10/03/2014
Rev #1:	00/00/2014
Rev #2:	00/00/2014
Rev #3:	00/00/2014
Drawn By:	BGM

Hunt Real Estate
5100 W. Kennedy Blvd #100
Tampa, FL 33609
813-289-5511





5100 W. Kennedy Blvd.
Suite 100
Tampa, FL 33609
Tel: 813.289.5511
Fax: 813.289.4800

Proposed Family Dollar Store
Northeast Corner of Paris Road and Celestine St., Chalmette, LA

Dear St. Bernard Parish Planning Commission,

The Applicant, Bryan J. Bertucci and BBT Properties, LLC, is the owner of the real property that is covered by this Conditional Use Application. The property consists of approximately 1.2 acres, m.o.l., situated at the northeast corner of Paris Road and Celestine St. in Chalmette, LA. The site is currently zoned C-1 and the planned Family Dollar Store falls under the definition of a "Grocery Store" for zoning purposes. Pursuant to this definition, we are applying for Conditional Use Approval to build the Family Dollar Store at this location.

The proposed building is 8,320 square feet with a standing seam metal roof, an Exterior Insulated Foam System (EFIS) similar in look and texture to stucco, and architectural features consistent with the area (shutters and awnings). A rendering of the proposed building is provided. Traffic impact at this store is expected to be minimal with Family Dollar typically delivering merchandise less than twice weekly. Customer traffic will primarily be from drivers already in the area but taking advantage of the convenience the store will provide to the neighborhood.

It is our assertion, this project complies with the following sections of the Parish Zoning Ordinance in the manner described below:

- In regards to section 22-8-2.1, the project is in harmony with the area in location, size and character relative to other buildings and is not detrimental to development of adjacent properties; is of like kind, size, location and height and will not have landscaping that hinders the use of adjoining properties nor will it adversely affect property value in the neighborhood.
- In regards to section 22-8-2.2, the streets providing access are adequate in capacity for the traffic generated and the project has easy accessibility for the fire apparatus and police protection. In regards to adequate parking and loading facilities, we are asking to be provide five fewer parking spaces than the code requires in order to maximize the number of trees to remain on site.
- In regards to section 22-8-2.3, there is adequate infrastructure to serve the project via the 6" water main and storm on Paris Road and the sanitary main on Celestine Road.
- In regards to section 22-8-2.4, every effort has been made to protect the natural features on the site while not rendering the property inadequate for development. A more extensive discussion on this is warranted given our application for Tree Removal and/or Trimming.
- In regards to section 22-8-2.5, the design elements shown on the provided elevation are attractive, compatible with the immediate area and appropriate with the overall character of the community.
- In regards to section 22-8-2.6, there is no adverse effect upon the public health, safety, welfare, and property values as a result of this project.
- In regards to section 22-8-2.7, the project will not hinder the use or development of adjacent land and buildings in the Residential Zone or impair the value thereof as it relates to location and size, nature and intensity of operations or the site layout and the relation to access streets.

5100 W. Kennedy Blvd.
Suite 100
Tampa, FL 33609
Tel: 813.289.5511
Fax: 813.289.4800

As indicated previously, we are applying for a Tree Removal and/or Trimming permit. As a result of our Pre-Application meeting with the Parish on May 1, 2014 we became aware of the importance of the historic trees on and around this site. This quickly became the primary concern about the project, given all other facets of the project were code compliant. In an attempt to be sensitive to these concerns, we considered several possible site plans. What we currently propose to the Planning Commission is a smaller building than originally presented and desired by our client. We've reduced the square footage from 9,180 square feet to 8,320 square feet. This is greater than a 9% reduction in the building size.

The result of the various iterations and discussions with Parish is a plan we believe will best preserve the trees. We will utilize the tree mitigation provisions of the Parish to plant new trees to replace the trees removed. Overall, we foresee the need to remove two oak trees, one of which is in bad health, while preserving nine trees. Of the nine trees, we anticipate having a certified arborist trim four trees. Replacement trees will be planted at the discretion of St. Bernard Parish and will supplement the landscape code requirement of the Parish. To this end, we have reduced the code required parking spaces by five while anticipating a need for on-site storm water retention. We believe the spaces provided do however satisfy the peak demand our client encounters at their typical store location.

Thank you in advance for your consideration in this matter.

Sincerely,



Brooks Byrd,
Hunt Real Estate

EXHIBIT C
As to Lots A, R, S, and T, Sq. 177, Versailles Subdivision

CONSENT FOR PERMITTING

Re: Proposed Family Dollar to be located on Assessor No.: 3 544 177 0 000A
Location: 3500 Paris Road.
City, ST: Chalmette, LA

To Whom It May Concern:

Please accept this letter as authorization for Andrew Cordaro, Kathleen Hess and Brooks Byrd, representative of Hunt Real Estate Services, Inc., to act on behalf of the property owner regarding correspondence and representation of all notices, approvals and permitting matters required for the above referenced project. If you have any questions, please contact me at 504 - 220-5156.

Sincerely,

Bryan J. Bertucci
Bryan J. Bertucci

Dated: 10-1-14

STATE OF LOUISIANA

Parish
COUNTY OF Orleans

Before me personally appeared Bryan J. Bertucci, who being duly sworn, swears and affirms that the above information is true to the best of his knowledge.

Signed and sworn to before me this 1st day of October, 2014, ☒ who is personally know to me or ☐
has produced a _____ as identification.

Notary Public [Signature]
Seal

My Commission Expires:

Kevin F. Truxillo
LA Bar No. 30769
Commission Expires at Death

Letter of Transmittal

To:Robin Jones, Planner III

From:Jeremy Morash

Ph:504-278-4299

Pages:Multiple

Fax:504-278-4298

Date:10/2/14

Re:Conditional Use & Tree Removal Apps

CC:

☐ Urgent

☐ For Review

☐ Please Comment

☐ Please Reply

☐ Please Recycle

Dear Robin,

Please find enclosed the following documents related to our Conditional Use and Tree Removal and/or Trimming Permit Application.

- Application to Request Zoning Change or Conditional Use
- Check for \$250
- Copy of Recorded Deed
- Narrative of the project illustrating it’s compliance with Section 22-8.2 of the code.
- Color rendering of the proposed building showing architectural features consistent with the area.
- Site plan showing the existing trees, those to be removed and ten mitigation trees.
- Arial photograph of the site relative to Judge Perez Drive.
- Arial of the site showing the three adjacent blocks and relation to other residential properties.
- Authorized Agent/Consent for Permitting document.
- Tree Removal and/or Trimming Permit Application.

Thank you in advance for your consideration and please let me know if there is anything else needed upon your review.

Sincerely,

Jeremy Morash

APPLICATION TO REQUEST ZONING CHANGE OR CONDITIONAL USE

Hearing Date 10/28

Case /Docket# Z-2014-013

Hearing Time 4:00pm

The undersigned owner (or his/her authorized agent) hereby applies to the St. Bernard Panning Commission for a favorable recommendation to the St. Bernard Parish Council in relation to change of zoning and/or condition use designation for the property/properties described below:

Municipal address or general site location: 3500 Paris Road Chalmette La 70043

Lot(s) A, R, S, T Block 177 Survey _____

Section _____ Township _____ Range _____

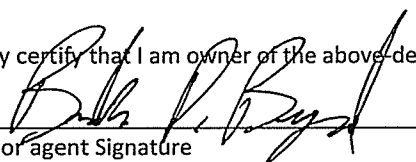
Approx. Acreage: 1.2

From N/A zoning district to N/A zoning district

Proposed use: Family Dollar neighborhood variety store.

Also Notify:

I hereby certify that I am owner of the above-described property or the owner's authorized agent.


Owner or agent Signature

5100 West Kennedy Blvd., Suite 100
Address

Tampa, FL 33609
City, State and Zip Code

813-739-2791
Telephone

NOTE: The owner/applicant acknowledges that this request for a zoning change of the above-reference property permits the St. Bernard Parish Council to rezone the property to any zoning district other than the district requested here, as may be suitable and appropriate for the property.

511 308

ACT OF DONATION * * UNITED STATES OF AMERICA
BY * *
SB PROPERTIES OF LOUISIANA, LLC * * STATE OF LOUISIANA
TO * * PARISH OF ST. BERNARD
BRYAN J. BERTUCCI * *

BE IT KNOWN, that on this 13th day of February, 2008,

BEFORE ME, DAVID A. PAYSE, Notary Public, duly commissioned and qualified within
and for the State of Louisiana and in the presence of the witnesses hereinafter named and
undersigned:

PERSONALLY CAME AND APPEARED:

SB PROPERTIES OF LOUISIANA, LLC (Tax ID #81-
0589924), a Limited Liability Company organized under the laws of
the State of Louisiana and whose address is 3732 Corinne Street,
Chalmette, Louisiana 70043, appearing herein by its designated
representative Ruth F. Bertucci, duly authorized to enter into this Act
of Donation ("DONOR")

and

BRYAN J. BERTUCCI, a person of the full age of majority
and a resident of St. Bernard Parish, ("DONEE")

Said DONOR declared that it has given, donated and delivered and does by this formal Act
of Donation irrevocably gives and donates pursuant to the provisions of LRS 12:1301 et. seq. and
delivers unto the said DONEE, the ownership of the following described immovable property, to-
wit:

LOT "A"

ONE CERTAIN LOT OF GROUND, together with all the buildings
and improvements thereon, and all of the rights, ways, privileges,
servitudes, appurtenances and advantages thereunto belonging or in
anywise appertaining, designated as LOT "A", situated in the Parish
of St. Bernard, State of Louisiana, in that subdivision thereof known
as VERSAILLES, in that square designated by the Number 177,
bounded by Montesqueu Street, Paris Walk now known as Paris
Road, Celestine Street and Genie Street, as per sketch of survey by,
Gilbert, Kelly & Courme, Surveyors, dated November 12, 1949, a
print of which is annexed to and made a part of an act passed before
Allain C. Andry, Jr., Notary Public, on November 30, 1949; which lot
is more particularly described as follows:

LOT "A", commences at a corner of Celestine Street and Paris Walk
running along said Paris Walk now known as Paris Road a distance

of 90 feet to Genie Street and measures 90 feet front on Paris Walk now known as Paris Road, the same width in rear, by a depth of 125 feet to Montesquieu Street in the rear.

Being the same property acquired by George Edward Blanchard formerly known as George Rabens Blanchard in an act filed for registry in the official records of the office of the Clerk of Court for the Parish of St. Bernard, State of Louisiana on January 25, 1930, in COB 53, folio 320 and on May 14, 1963 in COB 84, folio 634 and on May 14, 1963 in COB 84, folio 548.

LOT "R"

ONE CERTAIN LOT OR GROUND, designated as Lot "R", situated in the Parish of St. Bernard, State of Louisiana, in that subdivision thereof known as Versailles, in the square designated by the number 177, bounded by Montesquieu Street, Paris Road, Celestine Street and Genie Street, as per plan of Gilbert, Kelly and Couturie, Surveyors, dated October 12, 1971; which lot is more particularly described as follows:

LOT "R" commences 90 feet from the corner of Celestine Street and Paris Road and measures thence 70 feet 0 inches and 3 lines front on Paris Road, a first depth of 158 feet 5 inches; thence a first width towards Celestine Street of 72 feet 10 inches and 3 lines; thence a depth 100 feet to Montesquieu Street; thence along Montesquieu Street towards Celestine 36 feet 7 inches; thence a depth toward Paris Road of 77 feet 6 inches; thence a width toward Genie Street of 29 feet; thence a width toward Paris Road of 58 feet; thence a width towards Genie Street of 10 feet; thence a depth of 125 feet to Paris Road and the point of beginning.

The improvements on said lot bear the Municipal Number 3504 Paris Road.

LOT "S"

ONE CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, designated as LOT "S", situated in the Parish of St. Bernard, State of Louisiana, in that subdivision thereof known as VERSAILLES, in the square designated by the Number 177, bounded by Montesquieu Street, Paris Road, Celestine Street and Genie Street, as per plan of Gilbert, Kelly & Couturie, Surveyors, dated October 12, 1971; which lot is more particularly described as follows:

LOT "S" commences at a distance of 128 feet 4 inches from the corner of Paris Road and Genie Street; thence measures 50 feet front on Paris Road with a first depth of 158 feet 5 inches towards Montesquieu Street, a first width in the rear of 27 feet 2 inches 2 lines towards Genie Street; thence a further depth towards Montesquieu of 103 feet; thence a front on Montesquieu Street towards Genie Street of 18 feet 9 inches 3 lines; thence a depth towards Paris Road of 100 feet; thence a further width of 4 feet 1 inch towards Genie Street; thence a depth of 160 feet 6 inches to Paris Road and the point of beginning.

The improvements bear the Municipal No. 3506 Paris Road.

Being the same property acquired by Dorothy Lucas Blanchard and George Rabens Blanchard, now known as George Edward Blanchard in an act filed for registry in the official records of the office of the Clerk of Court for the Parish of St. Bernard, State of Louisiana, on September 29, 1975 in COB 127, folio 298.

LOT "T"

ONE CERTAIN LOT OF GROUND, designated as Lot "T", situated in the Parish of St. Bernard, State of Louisiana, in the subdivision known as Versailles, in the square designated by the number 177, bounded by Montesquien Street, Paris Road, Celestine Street, and Genie Street, as per plan of Gilbert Kelly and Courtinrie, Surveyors, dated October 12, 1971; which lot is more particularly described as follows:

LOT "T" commences 50 feet from the corner of Genie Street and Paris Road and measures 78 feet 4 inches and 0 lines on Paris Road by a depth on the Celestine Street side of 160 feet 6 inches and a first width in the rear in the direction of Genie Street of 37 feet 11 inches; thence a depth in the direction of Paris Road of 9 feet 8 inches; thence a further width toward Genie Street of 22 feet; thence a depth toward Paris Road of 25 feet 8 inches 4 lines, thence a further width of 18 feet toward Genie Street thence a depth of 125 feet 1 inch four lines to Paris Road to the point of beginning.

The improvements thereon bear the Municipal Number 3508-10 Paris Road.

Lots "R" and "T" were acquired by George Rabens Blanchard now known as George Edwards Blanchard by Judgment of Possession filed for registry in the official records of the office of the Clerk of Court for the Parish of St. Bernard, State of Louisiana on March 7, 1972, in COB 112, folio 577 as amended on December 12, 1972 in COB 116, folio 79 and by deliver of Legacy on March 28, 1972 in COB 136, folio 798.

Being the same property acquired by 5B Properties, LLC from George Edward Blanchard also known as George E. Blanchard and formerly known as George Rabens Blanchard and Dorothy Lucas Blanchard before B. Gail David, N.P., dated January 27, 2003, recorded January 30, 2003 in COB 731 folio 489.

This property is transferred and accepted subject to any and all easements and servitudes of public record.

DONEE declared that he accepts the said Donation and acknowledged due delivery and possession of the property so donated to him.

The parties hereto acknowledge that no survey has been performed on the above described properties, at their request, at that the parties agree to relieve, release, hold harmless and indemnify the undersigned Notary Public from any and all liability and responsibility in

connection therewith.

THUS DONE AND PASSED, in St. Bernard, Louisiana, on the day, month and year first written, in the presence of the two undersigned competent witnesses who herewith sign their names with the said appears and me, Notary, after reading of the whole.

WITNESSES

DONOR: 5B PROPERTIES, LLC

Sharon Schaefer

Keith J. Bertucci
Keith F. Bertucci
Duly Authorized

Stephanie Bradbury

DONEE: BRYAN J. BERTUCCI

Vicki Moran

Bryan J. Bertucci
Bryan J. Bertucci

Bryan J. Bertucci

SWORN TO AND SUBSCRIBED TO ME
THIS 13th DAY OF February, 2008

David A. Paysse
DAVID A. PAYSSE Not. Pub. #10362

St. Bernard Parish Cover Sheet

Hon. Lena R. Torres
Clerk of Court
St. Bernard Parish Courthouse
Chalmette, LA 70044
(504) 271-3434

First VENDOR

RIZZUTO, VINCENT P SR

First VENDEE

BTT PROPERTIES LLC

Index Type: Conveyance

Type of Document: Cash Sale

Recording Pages: 6

Description:

File Number: 560294

Book: 1039 Page: 596

Recorded Information

On (Recorded Date): 02/22/2012



Doc ID - 007122020006



Do not Detach this Recording Page from Original Document

Book: 1039, Page: 596

UNITED STATES OF AMERICA

STATE OF LOUISIANA.

PARISH OF ST. BERNARD

BE IT KNOWN, that on this 17th

day of Febuary in the year of Our

BEFORE ME

Elizabeth R. Borne, a Notary Public,

duly commissioned and qualified in

and for the City of Chalmers, and

presence of the witnesses hereinafter
named and undersigned,

BRENDA GUEDEMIN, WIFE OF AND VINCENT P. RIZZUTO, SR., both persons of the full age of majority and residents for the Parish of St. Bernard, State of Louisiana, who declared unto me, Notary, that they both have been married but once and then to each other and whose mailing address is 3201 Delille Street, Chalmette, Louisiana 70043.

against all preceding owners and vendors, unto

BTT PROPERTIES, LLC, a limited liability corporation organized under the laws of the State of Louisiana, represented herein by its duly authorized member, Bryan Bortucci, as per Certificate of Authority annexed hereto.

Mailing Address: 3732 Corinne Avenue, Chalmette, Louisiana 70043

Tax ID. #45-4147442

Wave's Quantity 4. Redhibition Annexed not applied.

here present accepting, and purchasing for itself, its heirs and assigns, and acknowledging due delivery and possession thereof, all and singular the following described property, to-wit:

ONE CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of ST. BERNARD, State of LOUISIANA, in SQUARE NO. 177 OF VERSAILLES COURT, bounded by W. Celestine Street, Paris Road, Gentle Street and Montesquieu Street, designated as LOT "B" on a survey by Eugene I. Estopinal and Associates, Surveyors, dated November 15, 1976, passed before Edmond C. Miranne, Jr., and according thereto said Lot commences 125 feet from the corner of W. Celestine Street and Paris Road, measures thence 58 feet front on W. Celestine Street, the same in width in the rear, by a depth of 80 feet between equal and parallel lines. According to survey of Eugene I. Estopinal, C. E. & S., dated October 22, 1976, and April 1, 1987, the above property has the same location, designation and measurements as above set forth. All as more fully shown on survey made by Estopinal Surveying and Engineering, Inc., dated March 28, 1995, a copy of which is annexed to an act passed before Jane S. Broussard, Notary Public, dated March 31, 1995, and made a part thereof.

Improvements thereon bear the Municipal No. 111 W. Celestine Street.

Being the same property acquired from Laura Muller Nicolich, wife of and Raymond S. Nicolich, II to Brenda Guedmin Rizzulo and Vincent P. Rizzuto by act before Linda M. Sukman, Notary Public, dated September 22, 2010 which act is recorded in the records of St. Bernard Parish in COB 994, Page 839.

THIS ACT IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:

1. Rights, if any, of property owners adjoining on the Montesquieu Street side in and to that portion of the insured premises lying between the property line and the fence inside said line, as shown on the survey by S.Z.S. Consultants, Inc., dated September 17, 2010.
2. Any and all encroachments, set back lines, overlaps, boundary line disputes, servitudes or other matters as disclosed on survey by Estopinal Surveying and Engineering, Inc., dated March 28, 1995.
3. Road Home Covenants by Angelle Doucet, dated July 23, 2007 and recorded on August 3, 2007 at COB 868, folio 188, Inst. No. 496897.

To have and to hold the above described property unto the said purchaser(s) heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of Ten Thousand and No/100 (\$10,000.00) DOLLARS cash, which the said purchasers have well and truly paid, in ready and current money to the said vendors who hereby acknowledge the receipt thereof and grant full acquittance and discharge therefore.

All State of Parish taxes up to and including the taxes due and exigible in 2011 are paid as per the declaration of the parties hereof. The 2012 property taxes have been prorated based upon the Assessor's present assessment of the property and the parties hereto acknowledge the sufficiency thereof.

THUS DONE AND PASSED, in my office at Chalmette on the day, month and year herein first above written, in the presence of the undersigned competent witnesses, who hereunder signs their names with the said appearers, and me, Notary, after due reading of the whole.

WITNESSES:

Darla Billiot
Darla Billiot

VINCENT P. RIZZUTO, SR.
SS# ***-**-4429

Pham Thuy
Pham Thuy

BRENDA GUEMIN RIZZUTO
SS# ***-**-2904

BTT PROPERTIES, LLC
BY: BRYAN BERTUCCI

NOTARY PUBLIC

NOTARY PUBLIC
STATE OF LOUISIANA
COMMISSION EXPIRES 12/31/2012

Title Ins. Prod.	Town & Country Title Land and Title, Inc.
Address	230 Hugo P. Leche Avenue Gretna, Louisiana 70053
Prod. Lic #	97389
Title Insurance Underwriter	Commonwealth Title Insurance
Title Opinion by	David Colbin
LA Bar Roll #	4353