



St. Charles Parish

Department of Planning & Zoning

14996 River Rd / P.O. Box 302 • Hahnville, LA 70057

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www.stcharlesparish-la.gov

Permit/Case #: 2018-09
Receipt #: 2584394
Application Date: 11/7/18
Zoning District: _____
FLUM Designation: gen com
Date Posted: _____

APPLICATION FOR ZONING MAP AMENDMENT (CHANGE OF ZONING DISTRICT OR REZONING)

Fee: \$40 - \$200

Applicant: Jacob Fruchtricht
Home address: 405 30th St. New Orleans, LA 70124
Mailing address (if different): 501 Gordon Ave. Harahan, LA 70123
Phone #: (504) 214-6424 Email: JB Trucking LA @ yahoo.com
Property owner: JBE Industries LLC

Municipal address of property: _____

Lot, block, subdivision: Lot K-2A2-3

Change of zoning district from: C-2 to: M-1

Future Land Use designation of the property: _____

(A fact sheet on Future Land Use designations is available at the Planning and Zoning Department).

Your written responses below will be forwarded to the Planning and Zoning Commission and Parish Council to help them make a determination on the merits of your request.

Describe how you plan to use the property if the rezoning is granted: _____

IF rezoned to M-1, the property would be used to construct a 30'x50' metal building. Work to be performed on property is construction: trim work, cabinets, etc.

What types of activities occur on adjacent properties today? How is your proposed use compatible with the neighborhood?

Automotive Body Shop across the street, vacant lot to the south of my property and storage lot to the north. Majority of the surrounding properties seem to be light industrial businesses and commercial. Being a small construction business should be comparable to neighborhood.

Is there something about the property or the surrounding neighborhood that make the rezoning necessary?

I would like the property rezoned due to the necessity of the metal building and the equipment used in our line of work.

How does your proposed use of the property comply with the Future Land Use designation for the property?

It follows the guidelines of the Parish and majority of properties zoned M-1 in that area.

If the property is rezoned, but your project does not develop, explain how other uses allowed in the new zoning district are compatible with the existing neighborhood? A list of allowed uses is available at the Planning and Zoning Department.

The property could be used to construct an office, repair facility, light industrial manufacturing, etc.