



REQUEST FOR VARIANCE
Historic Commission

Name: MICHAEL WERCHOLAK DBA KAUDA CUSTOM BUILDERS Phone Number: 985-249-3195
Mailing Address: 305 STALLION CT, COVINGTON LA 70435
Property Address: 71317 ST JOSEPH STREET, Abita Springs LA
Property Description: SINGLE FAMILY RESIDENCE
Signature: [Signature]

Describe the proposed variance, if necessary, include any maps or plot plans:

WE ARE APPLYING FOR GARAGE STRUCTURE TO BE LOCATED 10' FROM FRONT HOME. THE REQUIRED SETBACK IS 18'. OUR REQUEST IS FOR 8' FEET.
WE ARE REQUESTING THIS TO BE APPROVED DUE TO NATURE OF THE EXISTING HOME DESIGNED STRUCTURE. THIS HOME WAS CONSTRUCTED OVER 100 YEARS AGO AND THE NEW SETBACK REQUIREMENTS DID NOT EXIST. DUE TO DESIGN OF HOME AND ODD SHAPE WE BELIEVE IS CAUSING US UNABLE TO CONSTRUCT A GARAGE THE WOULD GIVE US MUCH NEEDED STORAGE AND VEHICLE PROTECTION.

Scheduled Historic Meeting Date & Time: _____

Location: Town of Abita Springs Town Hall

-----Office Use Only-----

Notes from Historic Commission:

Decision: APPROVED REJECTED

Motion: _____ Second: _____

Vote: _____ Signature: _____

Historic Chairman



REQUEST FOR VARIANCE
Historic Commission

Name: MICHAEL WERCHOWSK DBA KARCHA CUSTOM BUILDERS Phone Number: 985-249-3195
Mailing Address: 305 Stallion Ct, Covington LA 70435
Property Address: 71317 ST Joseph Street, Abita Springs LA
Property Description: Single Family Residence
Signature: [Signature]

Describe the proposed variance, if necessary, include any maps or plot plans:

WE ARE APPLYING FOR GARAGE STRUCTURE TO BE LOCATED 10' FROM FRONT HOME, THE REQUIRED SETBACK IS 18'. OUR REQUEST IS FOR 8' FEET.
WE ARE REQUESTING THIS TO BE APPROVED DUE TO NATURE OF THE EXISTING HOME DESIGNED STRUCTURE. THIS HOME WAS CONSTRUCTED OVER 100 YEARS AGO AND THE NEW SETBACK REQUIREMENTS DID NOT EXIST. DUE TO DESIGN OF HOME AND ODD SHAPES WE BELIEVE IS CAUSING US UNABLE TO CONSTRUCT A GARAGE THAT WOULD GIVE US MUCH NEEDED STORAGE AND VEHICLE PROTECTION.

Scheduled Historic Meeting Date & Time: _____

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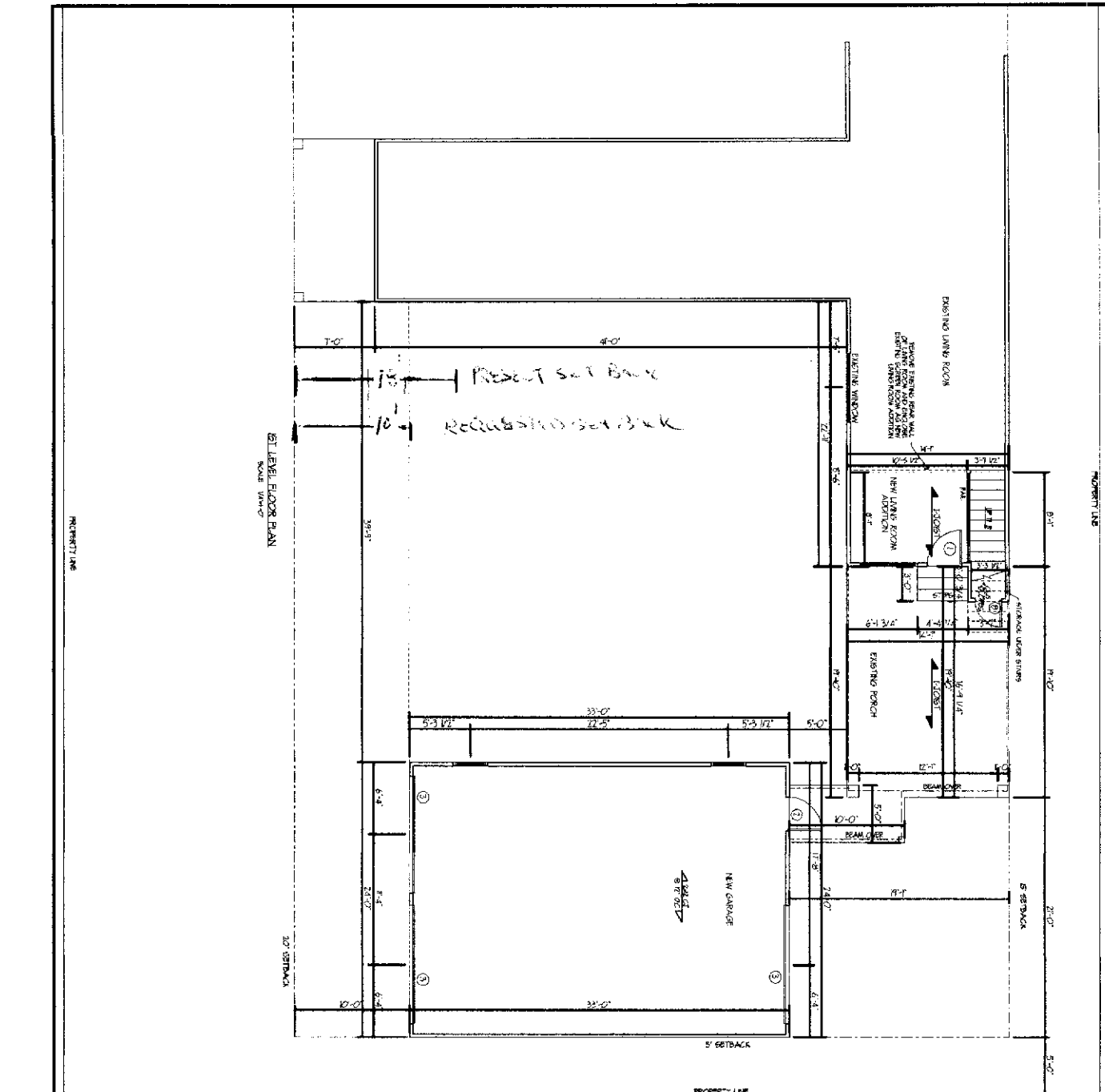
Notes from Historic Commission:

Decision: APPROVED REJECTED

Motion: _____ Second: _____

Vote: _____ Signature: _____

Historic Chairman



PROPERTY LINE

1ST LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPERTY LINE

RC 2015
WFCM

DESIGNER'S RESPONSIBILITY
DESIGNER'S RESPONSIBILITY
DESIGNER'S RESPONSIBILITY
DESIGNER'S RESPONSIBILITY

RESPONSE IS NOT LOCATED IN A
WINDOW COMPONENT CRITERIA
WINDOW COMPONENT CRITERIA
WINDOW COMPONENT CRITERIA

ITEM NO.	DESCRIPTION	DATE	STATUS
1
2
3
4
5
6
7
8
9
10

NOTES

1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
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WINDOW SCHEDULE

MARK	DESCRIPTION	TYPE
1A
1B
1C
1D
1E
1F
1G
1H
1I
1J

DOOR SCHEDULE

MARK	DESCRIPTION
1	...
2	...
3	...
4	...
5	...
6	...
7	...
8	...
9	...
10	...

1ST LEVEL FLOOR PLAN

AREA	AREA	AREA
1ST LEVEL LIVING AREA	78	...
2ND LEVEL LIVING AREA	78	...
TOTAL LIVING AREA	156	...
GARAGE	78	...
REAR PORCH	135	...
TOTAL AREA UNDER B/M	156	...

DESIGNER'S RESPONSIBILITY
DESIGNER'S RESPONSIBILITY
DESIGNER'S RESPONSIBILITY
DESIGNER'S RESPONSIBILITY

DesignTech
Residential Planners, Inc.
512-222-1234
51 TAMMANY PARK BLVD
HOUSTON, TX 77002

DATE: 5/2/22

SCALE: 1/8" = 1'-0"

PROJECT: RC 2015

REVISION: A-1

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SETBACKS AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SETBACKS AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN CREATING DATA FOR THIS SURVEY.

Survey for Richard & Colleen Theriot by John G. Cummings, Surveyor, dated May 24, 2004, filed St. Tammany Parish Clerk of Court Map File No. 3510B.

2. Building Setback Lines must be determined by Town of Abita Spring Planning Department.

REFERENCE SURVEY:

May 17, 1988.

1. This property is located in Flood Zone X, per F.E.M.A. Map No. 220199 0002 C, dated

NOTES:

- LEGEND
- ⊙ = 3/4" IRON PIPE FOUND
 - ⊗ = 1/2" IRON PIPE FOUND
 - ⊙ = 1/2" IRON ROD FOUND

