



4404 Chemin Metairie

Lot 18 of Quint Ducharme  
Industrial





# Project Outline

- Desire is to build a facility to hold Construction, Landscape and Interior Design companies under 1 location
- Plan is to phase the build
  - Warehouse as initial build
  - Office at a later date
- We recognize the façade requirements of buildings
- Lot 18 is part of the Quint Ducharme Industrial, which is exceeded from the façade requirements, except for “along Chemin Metairie”
- Asking for clarification and definition that the initial 150ft along Chemin Metairie be included in this façade requirement, and the remaining footage of the property classified as Industrial and exempt from the façade requirement
  - Willing to construct a privacy fence with landscaping to shield the building until Phase 2 is complete
- Also seeking clarification that there is no conflict variance due to the adjacent subdivision being granted a variance from industrial to residential





