



ST. TAMMANY PARISH
 DEPARTMENT OF DEVELOPMENT
 P. O. Box 628
 COVINGTON, LA 70434
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APPEAL # 4
 PC Recommended Denial:
6/10/14

A PETITIONER OR ANY AGGRIEVED PROPERTY OWNER HAS TEN (10) DAYS IN WHICH TO FILE AN APPEAL REGARDING A DECISION OF THE PLANNING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING ON OR BEFORE THE TENTH DAY. (NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER)

APPEAL REQUEST LETTER

DATE: June 20, 2014
 TO: ST. TAMMANY PARISH COUNCIL
 FROM: Jeffrey D. Schoen, Attorney for BCS Development, L.L.C.
 RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

Jeffrey D. Schoen, Attorney for BCS Development, L.L.C., hereby request that the St. Tammany Parish Council review the below mentioned case and consider reversing the decision made by the St. Tammany Parish Planning Commission at their June 10, 2014 meeting.

The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows:

MS14-05-028

Tract A and D, and a 2.95 acre parcel into tracts A1, A2, A-3 & D, Ward 1, District 1
 Owner: BCS Development, L.L.C. Surveyor: John E. Bonneau & Associates, Inc.
 Parish Council District Representative: Hon. Marty Dean

I therefore, respectfully request that the St. Tammany Parish Council consider my appeal at their next appropriate regularly scheduled meeting.

This letter shall suffice as official notice to be placed on the docket of the next appropriate regularly scheduled meeting of the St. Tammany Parish Council; whereby, I shall give truthful testimony and present evidence to support my appeal request.

(PLEASE PRINT THE FOLLOWING INFORMATION)

APPELLANT'S NAME: Jeffrey D. Schoen, Attorney for BCS Development, L.L.C.

ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer Neighbor Group

ADDRESS: P.O. Box 1810

CITY: Covington STATE: LA ZIP: 70434 PHONE NO: 985-892-4801

SIGNATURE:
 JEFFREY D. SCHOEN

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of June 3, 2014)

CASE NO.: MS14-05-028

OWNER/DEVELOPER: BCS Development, L.L.C.

ENGINEER/SURVEYOR: John Bonneau & Associates, Inc.

SECTION: 11 WARD: 1
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 1
RANGE: 10 East

TYPE OF DEVELOPMENT: SUBURBAN (Residential lots between 1-5 acres)
 RURAL (Low density residential lots 5 acres or more)
 OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the west side of LA Highway 1077, south of Interstate 12 and southwest of Covington, Louisiana.

SURROUNDING LAND USES: North - undeveloped
 South - undeveloped
 East - single family residential
 West - single family residential

TOTAL ACRES IN DEVELOPMENT: 5.63

NUMBER OF LOTS/PARCELS: 4 TYPICAL LOT SIZE: Varies

ZONING: HC-2 Highway Commercial

REASONS FOR PUBLIC HEARING: Two of the proposed lots are under the required one acre minimum.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to take two tracts within an existing minor subdivision (Tracts A & D) and a 2.95 acre unplatted parcel, and create a total of four tracts (Tracts A1, A2, A3 & E).

Proposed tracts A3 & E do not meet the one acre minimum lot size as required by code and it appears that the owner has enough involved in the proposal to make said lots at least one acre in size. However, it is so noted that the parcels are zoned commercial which would normally permit parcels less than one (1) acre in size if not for having to comply with the minor subdivision code requirements.

The staff does not recommend approval of the proposed minor subdivision request due to tracts A3 and E not meeting code requirements for lot size.

Additionally, a waiver of the regulations is required in order to approve this minor subdivision request relative to the lot size issue. Therefore, a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

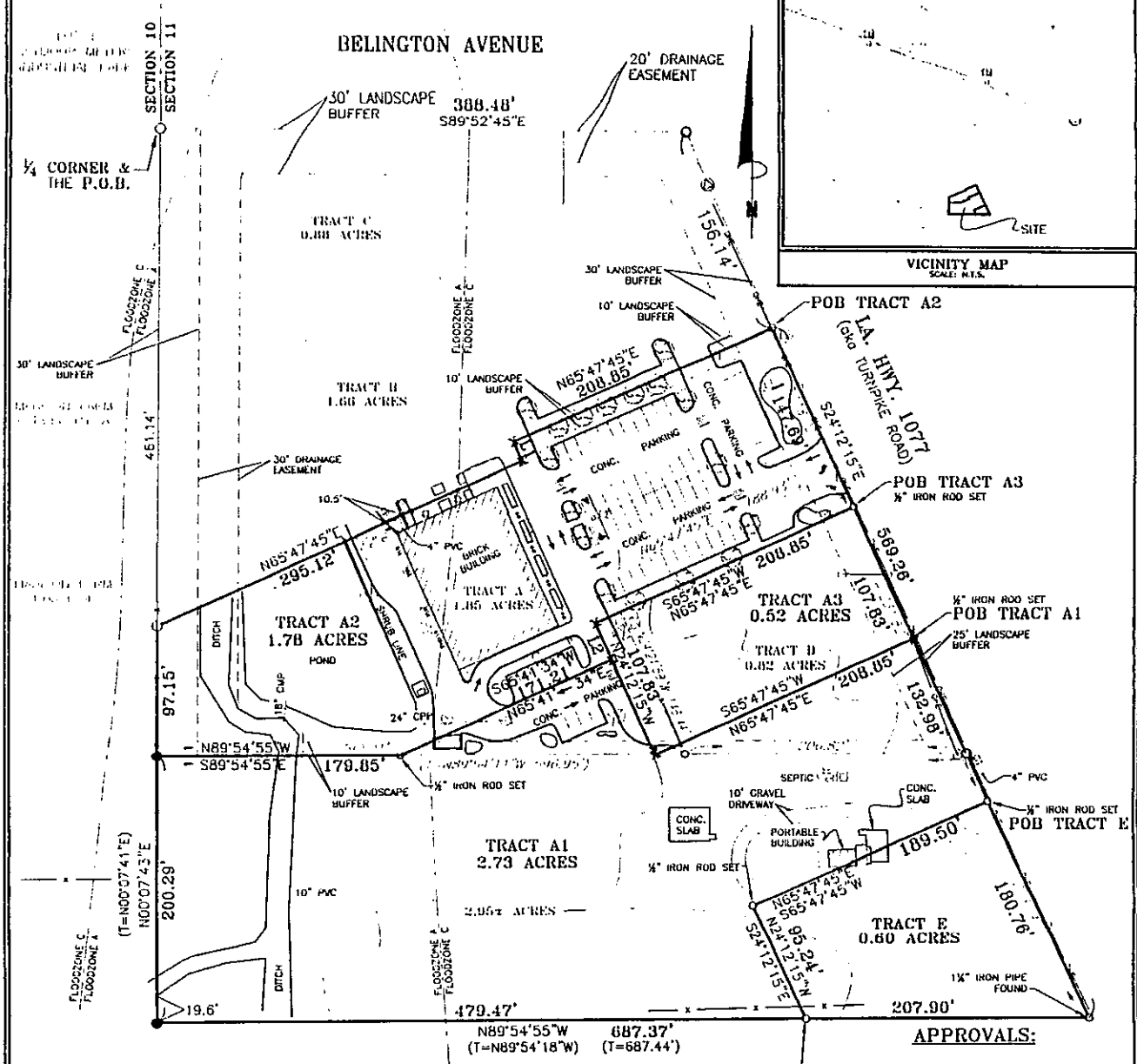
Furthermore, the creation of new internal property lines may cause issues with the owner being able to comply with parish landscape buffer and planting requirements, which in turn may require the owner to file for variances for said requirements to be reviewed by the St. Tammany Parish Board of Adjustment. Therefore, if the commission decides to grant the minor subdivision request, the staff recommends that the survey plat not be recorded for public record unless the variance issues are resolved by said board.

Department of Engineering

None

Department of Environmental Services

None



LEGEND

---	1" IRON ROD SET	---	1" IRON PIPE FOUND
---	2" IRON ROD SET	---	2" IRON PIPE FOUND
---	4" IRON ROD SET	---	4" IRON PIPE FOUND
---	6" IRON ROD SET	---	6" IRON PIPE FOUND
---	8" IRON ROD SET	---	8" IRON PIPE FOUND
---	10" IRON ROD SET	---	10" IRON PIPE FOUND
---	12" IRON ROD SET	---	12" IRON PIPE FOUND
---	14" IRON ROD SET	---	14" IRON PIPE FOUND
---	16" IRON ROD SET	---	16" IRON PIPE FOUND
---	18" IRON ROD SET	---	18" IRON PIPE FOUND
---	20" IRON ROD SET	---	20" IRON PIPE FOUND
---	22" IRON ROD SET	---	22" IRON PIPE FOUND
---	24" IRON ROD SET	---	24" IRON PIPE FOUND
---	26" IRON ROD SET	---	26" IRON PIPE FOUND
---	28" IRON ROD SET	---	28" IRON PIPE FOUND
---	30" IRON ROD SET	---	30" IRON PIPE FOUND
---	32" IRON ROD SET	---	32" IRON PIPE FOUND
---	34" IRON ROD SET	---	34" IRON PIPE FOUND
---	36" IRON ROD SET	---	36" IRON PIPE FOUND
---	38" IRON ROD SET	---	38" IRON PIPE FOUND
---	40" IRON ROD SET	---	40" IRON PIPE FOUND
---	42" IRON ROD SET	---	42" IRON PIPE FOUND
---	44" IRON ROD SET	---	44" IRON PIPE FOUND
---	46" IRON ROD SET	---	46" IRON PIPE FOUND
---	48" IRON ROD SET	---	48" IRON PIPE FOUND
---	50" IRON ROD SET	---	50" IRON PIPE FOUND
---	52" IRON ROD SET	---	52" IRON PIPE FOUND
---	54" IRON ROD SET	---	54" IRON PIPE FOUND
---	56" IRON ROD SET	---	56" IRON PIPE FOUND
---	58" IRON ROD SET	---	58" IRON PIPE FOUND
---	60" IRON ROD SET	---	60" IRON PIPE FOUND
---	62" IRON ROD SET	---	62" IRON PIPE FOUND
---	64" IRON ROD SET	---	64" IRON PIPE FOUND
---	66" IRON ROD SET	---	66" IRON PIPE FOUND
---	68" IRON ROD SET	---	68" IRON PIPE FOUND
---	70" IRON ROD SET	---	70" IRON PIPE FOUND
---	72" IRON ROD SET	---	72" IRON PIPE FOUND
---	74" IRON ROD SET	---	74" IRON PIPE FOUND
---	76" IRON ROD SET	---	76" IRON PIPE FOUND
---	78" IRON ROD SET	---	78" IRON PIPE FOUND
---	80" IRON ROD SET	---	80" IRON PIPE FOUND
---	82" IRON ROD SET	---	82" IRON PIPE FOUND
---	84" IRON ROD SET	---	84" IRON PIPE FOUND
---	86" IRON ROD SET	---	86" IRON PIPE FOUND
---	88" IRON ROD SET	---	88" IRON PIPE FOUND
---	90" IRON ROD SET	---	90" IRON PIPE FOUND
---	92" IRON ROD SET	---	92" IRON PIPE FOUND
---	94" IRON ROD SET	---	94" IRON PIPE FOUND
---	96" IRON ROD SET	---	96" IRON PIPE FOUND
---	98" IRON ROD SET	---	98" IRON PIPE FOUND
---	100" IRON ROD SET	---	100" IRON PIPE FOUND

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John E. Bonneau & Associates, Inc. Revised: 05/20/14(OFFICE)

ATTENTION TO CLERK OF COURT:
TRACTS "A" & "D" REPRESENTS PREVIOUSLY APPROVED PARCELS AS A PART OF ST. TAMMANY PARISH MINOR SUBDIVISION CASE NO. 4507-05-040, RECORDED UNDER MAP FILE NO. 4482C AND FILED FOR RECORD ON MAY 17, 2007. THE PARISH OF ST. TAMMANY REQUESTS THAT THE CLERK OF COURT MAKE MENTION OF SAME WITHIN THE MARGIN OF THE ORIGINAL RECORDED FILING, TO SERVE AS OCCASION MAY REQUIRE.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N24°12'15"W	15.50'
L2	S24°12'15"E	30.00'
	N24°12'15"W	30.00'

APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED _____ MAP FILE NO. _____

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

REFERENCE SURVEYS:
Survey Map of Tracts A, B, C & D; By: John E. Bonneau & Associates, Inc.; Dated: April 09, 2006; Survey No.: 2005476C.
Survey of 2.95 Acres±; By: Land Surveying Inc.; Dated: December 13, 2006; Survey No.: 12201.
BASIS FOR BEARINGS/ANGLES: The Reference Surveys.
NOTE: Floodzones are in approximate location based on FEMA maps.
FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A" & "C" with a Base Flood Elevation of 22' in accordance with Community Panel No. 225205 0210 C; Revised: OCTOBER 17, 1980

A RESUBDIVISION MAP OF
TRACT A, TRACT D AND A 2.95± ACRE PARCEL OF LAND
into
TRACTS A1, A2, A3 AND E
in Section 11, T7S-R10E in
St. Tammany Parish, Louisiana
for
BRUNO BROTHERS

Survey No. 2012498 Drawn by: JBM/LFR Scale: 1" = 80'
Date: AUGUST 25, 2012 Revised: 09/11/12(PARISH COMMENTS); 05/13/14(OFFICE)

JOHN E. BONNEAU & ASSOCIATES, INC.
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www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property line except as shown.
NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.
Services shown hereon are not necessarily exclusive. Services of record as shown on title opinion or title policy will be advised hereon upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified True and Correct.

JOHN E. BONNEAU
REG. NO. 4423
PROFESSIONAL LAND SURVEYOR

John E. Bonneau
Professional Land Surveyor
Registration No. 4423