



ST. TAMMANY PARISH
 DEPARTMENT OF DEVELOPMENT
 P. O. Box 628
 COVINGTON, LA 70434
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APPEAL #5

PC DENIED: 5/12/15

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: May 12, 2015
 TO: ST. TAMMANY PARISH COUNCIL
 FROM: Matthew J. Ladner (owner)
 RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Matthew J. Ladner, 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 May 12, 2015 meeting.

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

MS15-04-015
A 1.188 acre parcel into Parcels A and B, Ward 9, District 11
Owner: Daniel C. Ladner and Matthew J. Ladner, Surveyor: John G. Cummings and Associates
Parish Council District Representative: Hon. Steve Stefancik

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: Matthew J. Ladner

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

ADDRESS: 28 Audubon Place

CITY: Picayune STATE: MS ZIP: 39466 PHONE NO: 601-223-0844

SIGNATURE: [Signature]

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: MS15-04-015

OWNER/DEVELOPER: Daniel C. Ladner

ENGINEER/SURVEYOR: John G Cummings & Associates, Inc.

SECTION: 30 WARD: 9
TOWNSHIP: 8 South PARISH COUNCIL DISTRICT: 11
RANGE: 14 East

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

GENERAL LOCATION: The property is located on the north side of Scenic Drive and west of Airport Road, west of Slidell, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 1.188

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: ½ acre

ZONING: A-4 Single Family Residential

REASONS FOR PUBLIC HEARING: Both parcels are under 1 acre in size.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) substandard parcels of approximately ½ acre each from one 1.188 acre parent parcel. The proposal does not meet the minimum lot size requirements for the minor subdivision process of one acre; therefore, the staff recommends denial of the proposed minor subdivision request.

Furthermore, since a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot size issue, 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.

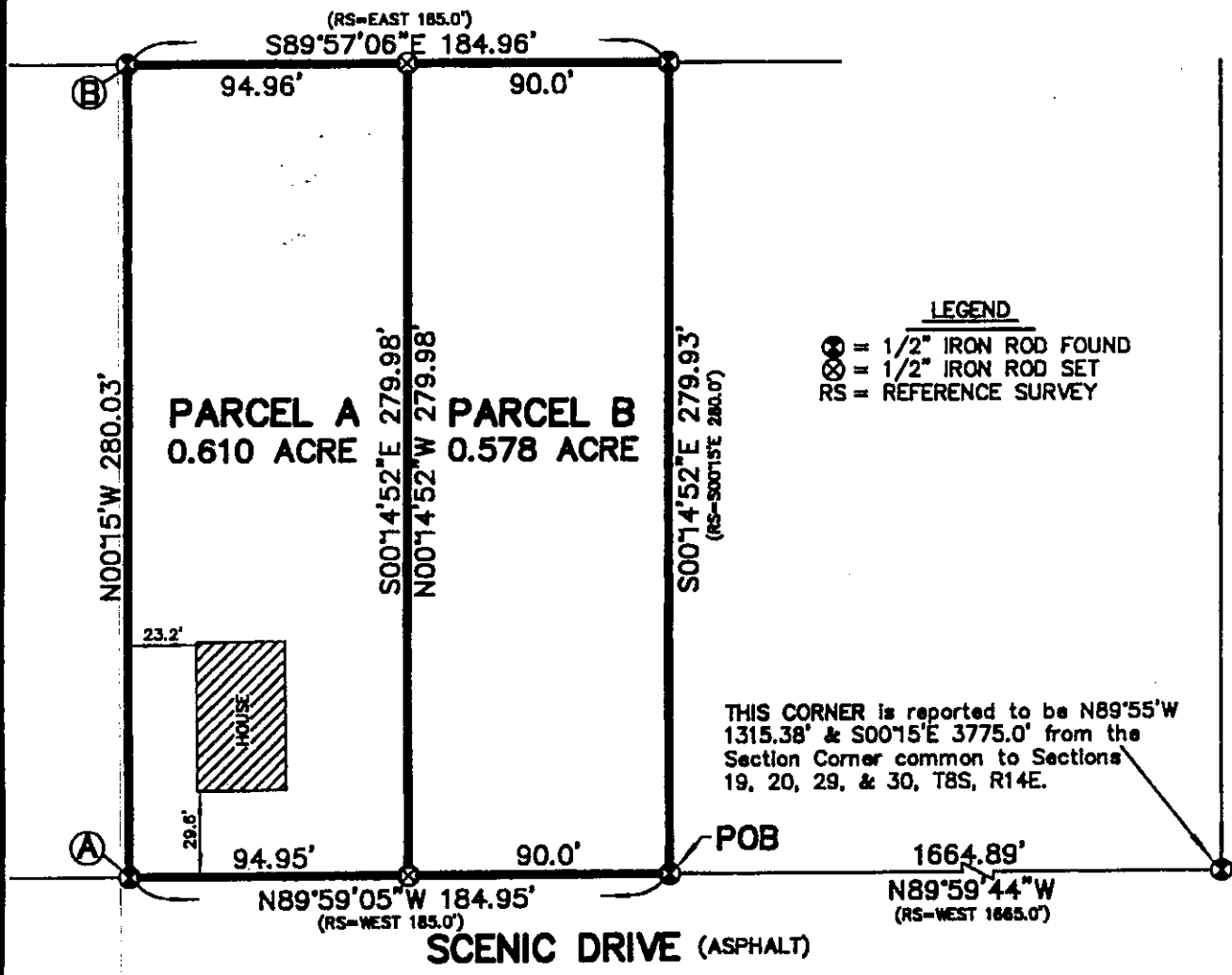
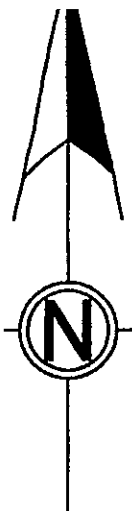
Department of Engineering

None

Department of Environmental Services

None

REFERENCE BEARING:
Iron Rod A to Iron Rod B
N00°15'W
(per Reference Survey)



LEGEND
 ⊗ = 1/2" IRON ROD FOUND
 ⊗ = 1/2" IRON ROD SET
 RS = REFERENCE SURVEY

NOTES:

1. This property is located in Flood Zone B, per F.E.M.A. Map No. 225205 0405 C, dated October 17, 1989.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Survey for Matthew Carallo by Ned R. Wilson, Surveyor, dated February 15, 2008, filed St. Tammany Parish Clerk of Court Instrument No. 1676209.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES 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 COMPILING DATA FOR THIS SURVEY.

APPROVAL:

A MINOR SUBDIVISION OF 1.188 ACRES INTO PARCELS A & B, LOCATED IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED _____ FILE NO. _____

(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
 503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433