



ST. TAMMANY PARISH  
DEPARTMENT OF DEVELOPMENT  
P. O. Box 628  
COVINGTON, LA 70434  
PHONE: (985) 898-2529  
FAX: (985) 898-3003  
e-mail: planning@stpgov

APPEAL # 3

PC DENIED: 2/10/15

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: 2-10-15

TO: ST. TAMMANY PARISH COUNCIL

FROM: NOELLA THONN

RE: AGGRIEVED BY DECISION MADE BY THE  
ST. TAMMANY PARISH PLANNING COMMISSION

I, NOELLA THONN, 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 2-10-15 meeting.

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

MOST OF THE LOTS IN RED GAP ARE  
100' WIDE. I WAS ABLE TO SELL THE ONE  
100' LOT IN THE BACK OF THIS LOT ON  
GULCH ST. SMALL HOUSES ARE THIS AREA.

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: NOELLA THONN

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

ADDRESS: 220 CLAIBORNE CT.

CITY: JEFFERSON STATE: LA ZIP: 70121 PHONE NO: 834-1609

SIGNATURE: Noella Thonn

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

## RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: RS15-01-005

NAME OF SUBDIVISION: RED GAP ACRES, BLOCK 2

LOTS BEING DIVIDED: Lot 25 into lots 25A and 25B

SECTION: 12

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 11 East

PROPERTY LOCATION: The property is located on the west side of Ravine Drive and south of Harrison Avenue, south of Covington, Louisiana.

ZONING: A-2 Suburban

PROPERTY OWNER: Noella Thonn, et al.

### **STAFF COMMENTARY:**

The owner is proposing to resubdivide a lot into two (2) substandard lots of record. The property is zoned A-2 Suburban which requires a minimum lot frontage of 150' and a minimum lot size of one acre (43,560 sq. ft.). The owner wants to create two lots with only a 100' wide frontage for each lot and 40,500 sq. in lot area.

### **Recommendation:**

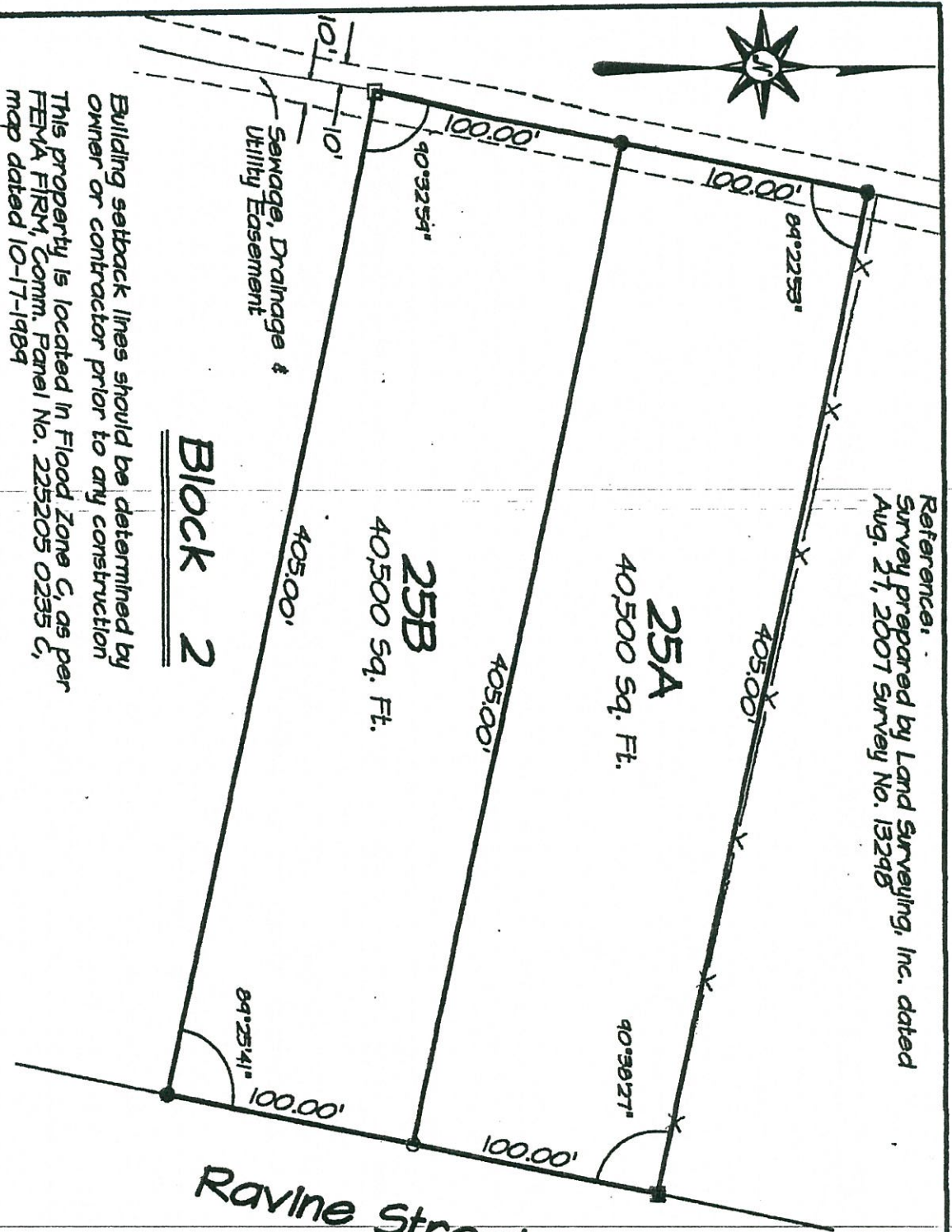
Since the parish is under a mandate by the DEQ to eliminate individual sewage systems on substandard lots in favor of community facilities, this proposal would be in direct conflict with said mandate; however, it should be noted that the parish planning commission has approved a few resubdivisions of similar nature in the past within this subdivision.

Therefore, if the commission decides to grant the resubdivision request, a waiver of the Parish regulations is required for the proposed lot frontages and lot widths pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499, which requires a two-thirds (2/3rds) majority vote of the commission (8 members) in order to grant said waiver.

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Reference:  
Survey prepared by Land Surveying, Inc. dated  
Aug. 21, 2007 Survey No. 13298



RESUBDIVISION OF LOT  
25 INTO LOTS 25A & 25B  
BLK. 2 RED GAP ACRES  
SUBDIVISION, ALSO IN  
SECTION 12 T6S R11E,  
ST. TAMMANY PARISH  
LOUISIANA FOR CELESTIA  
W. PRAETORIUS REV.  
LIVING TRUST

FINAL APPROVAL

CHAIRMAN, PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY, PLANNING COMM.