



St. Tammany Parish

Department Of Planning

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Covington, LA 70434

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Kevin Davis

Parish President

Appeal 4

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: APRIL 12, 2006

TO: ST. TAMMANY PARISH COUNCIL

FROM: Judith S. Sherar

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

I, Judith S Sherar, 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 April 11th meeting.

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

Magnolia Gardens Lot 25 into Lots 25-A, 25-B & 25-C
Ward 3 District 2

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: Judith S. Sherar

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

ADDRESS: P.O. Box 1513

CITY: Covington STATE: LA ZIP: 70434 PHONE NO: 897-7220

SIGNATURE: Judith S. Sherar

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: RS06-04-078

NAME OF SUBDIVISION: MAGNOLIA GARDENS

LOTS BEING DIVIDED: Lot 25 into lots 25-A, B & C

SECTION: 26 & 27

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property in question is bounded on the north by Magnolia Drive and on the south by the Little Bogue Falaya River, northeast of Covington, Louisiana

ZONING: A-2 Suburban

PROPERTY OWNER: Judith S. Sherar

STAFF COMMENTARY:

Ms. Sherar is proposing to resubdivide a 4.41 lot into three smaller parcels. A public hearing is required for this proposal due to the fact that parish code requires that all lots created must front on a public road, and proposed lot 25-C does not meet that requirement.

The lots within this subdivision are comprised of rather large and elongated acreage tracts that abut the Little Bogue Falaya River. After reviewing the files of past resubdivisions within this development, we have found that the parish has not granted any waivers from the regulations before.

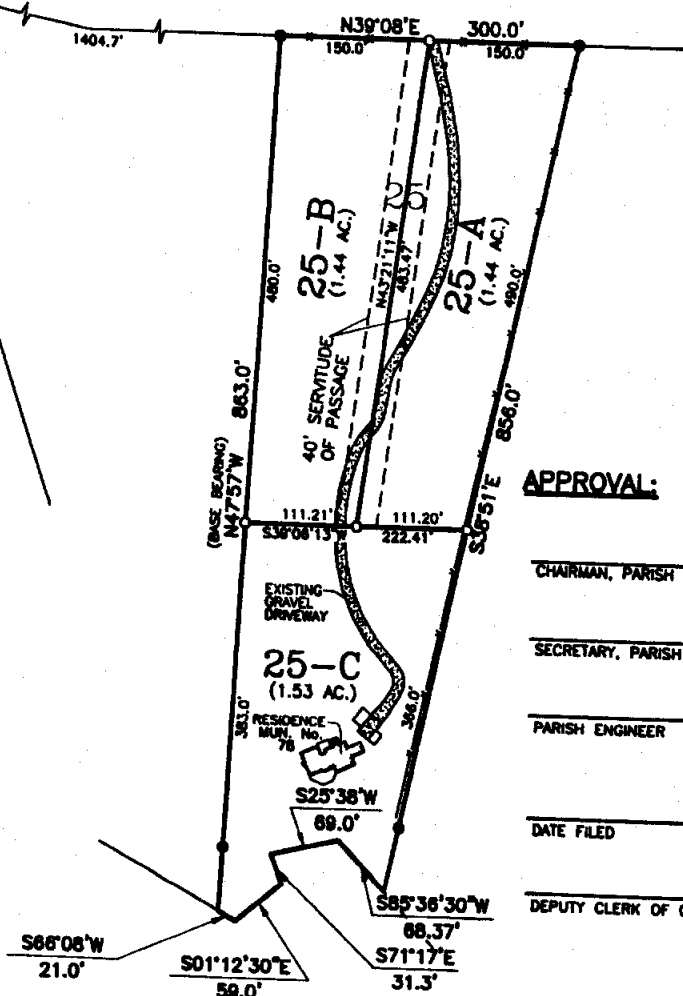
Recommendation:

The staff is concerned that if this proposal is approved, it will establish a bad precedent, which could encourage others within the subdivision to do the same, resulting in the creation of many smaller lots, therefore taxing the current road and drainage infrastructure, as well as upsetting the serenity of this river frontage community. Additionally, the owner has the ability with the amount of acreage that she has, to create two large lots that would have ample road and river frontage and comply with parish code.

Therefore, for the reasons as stated above, the staff recommends denial of the proposed resubdivision request.

MAGNOLIA DRIVE

HOLLY DRIVE



APPROVAL:

CHAIRMAN, PARISH PLANNING COMMISSION

SECRETARY, PARISH PLANNING COMMISSION

PARISH ENGINEER

DATE FILED

FILE NUMBER

DEPUTY CLERK OF COURT

LEGEND

- = IRON PIPE FOUND
- = IRON ROD TO BE SET UPON APPROVAL OF THIS RESUB.

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF SURVEY BY THIS FIRM, DATED 12-09-93, RECORDED IN PLAT FILE NO. 210-083.

NOTE:

ANY UTILITIES, DITCHES, ADDITIONAL SERVITUDES, ADDITIONAL FENCES, AND/OR ADDITIONAL IMPROVEMENTS OF ANY NATURE THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

LITTLE BOGUE
FALAYA RIVER

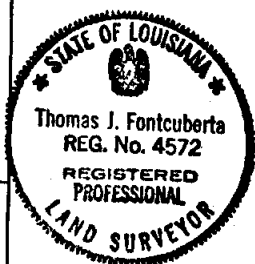
TOTAL AREA WITHIN THIS LOT = 4.41 ACRES

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

RESUBDIVISION OF LOT 25
INTO LOTS 25-A, 25-B, & 25-C
MAGNOLIA GARDENS SUBDIVISION
SITUATED IN SECTIONS 26 & 27
TOWNSHIP 6 SOUTH
RANGE 11 EAST
ST. TAMMANY PARISH, LA

PREPARED FOR:

JUDY SHERER



Fontcuberta
SURVEYS
INCORPORATED

PROFESSIONAL
LAND SURVEYORS

Thomas J. Fontcuberta
SURVEYOR

DATE

SCALE

P.O. BOX 1792
COVINGTON, LA. 70434
PHONE: (985) 893-7461

DRAWN BY

CHECKED BY

JOB NO.

PLAT FILE NO.

10-07-2005

1" = 150'

HAM

TJF

453696

129-988