



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
P. O. BOX 628
COVINGTON, LA 70434
PHONE (985) 898-2529
FAX (985) 898-3003
e-mail: planning@stpgov.org

Kevin Davis
Parish President

#2

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: 11-13-08
TO: ST. TAMMANY PARISH COUNCIL
FROM: Planetta Custom Homes
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Vic Planetta, 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 11-12-08 meeting.

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

A petition to request to create two (2) 60' x 100' substandard lots of record from a portion of a revoked right of way (1st Ave.) between squares 51 and 59, Town of Alton Subdivision, Ward 8, District 14. Petitioner: Planetta Custom Homes Parish Council district rep: Hon. Ken Burkhalter. Tabled at the October 14, 2008 meeting, November 12, 2008 meeting. 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: Planetta Custom Homes / Vic Planetta

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

ADDRESS: 110 Spanish Ct.

CITY: Slidell STATE: LA ZIP: 70458 PHONE NO: (985) 960-1160

A petition to request to create two (2) 60' x 100' substandard lots of record from a portion of a revoked right-of-way (1st Avenue) between Squares 51 and 59, Town of Alton Subdivision, Ward 8, District 14
Petitioner: Planetta Custom Homes Parish Council District Representative: Hon. Ken Burkhalter



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
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Kevin Davis
Parish President

October 6, 2008

St. Tammany Parish Planning Commission
21490 Koop Drive
Mandeville, LA 70448

Re: Request to Create Two Substandard Lots from a Part of Revocated 1st Avenue,
Town of Alton Subdivision

Dear Honorable Commissioners:

Planetta Custom Homes is seeking permission from the commission to resubdivide property by creating two (60' x 100') substandard lots of record from a portion of a revocated street right-of-way, specifically, 1st Avenue in the Town of Alton Subdivision.

The purpose of their request is so that they can build two single family residences on each lot to be created.

The property in question is surrounded on both sides by lots of same requested size, which are also similar and typical in size with the vast majority of lots within the Town of Alton subdivision.

Therefore, the staff has no objection to the petitioners request subject to the following:

- complete the revocation process by purchasing the property pursuant to parish ordinance,
- apply for a formal administrative resubdivision with the parish to create two new lots; and
- comply with all parish setback requirements for the construction of single family homes on each lot and for any ancillary buildings located thereon.

Sincerely,

A handwritten signature in black ink, appearing to read "Ron Keller".

Ron Keller
Senior Planner



PLANETTA CUSTOM HOMES, L.L.C.

110 Spanish Court, Suite C
Slidell, Louisiana 70458
985-607-0082

September 25, 2008

Mr. Ron Keller
St. Tammany Parish
Department of Planning
P.O. Box 628
Covington, LA 70460

RE: Revocation of a Portion of First Avenue

Dear Mr. Keller,

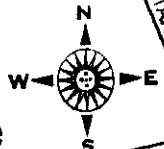
In response to your letter dated September 18, 2008, before making purchase of the property, I would like to request to be placed on the planning commission docket for October 14, 2008. For your convenience, I have enclosed a copy of the appraisal, survey, and an adjusted purchase agreement without the \$3000 impact fee being waived. If you need any additional information, please call me at (985)960-1160.

Sincerely,



Vic Planetta

Planetta Custom Homes



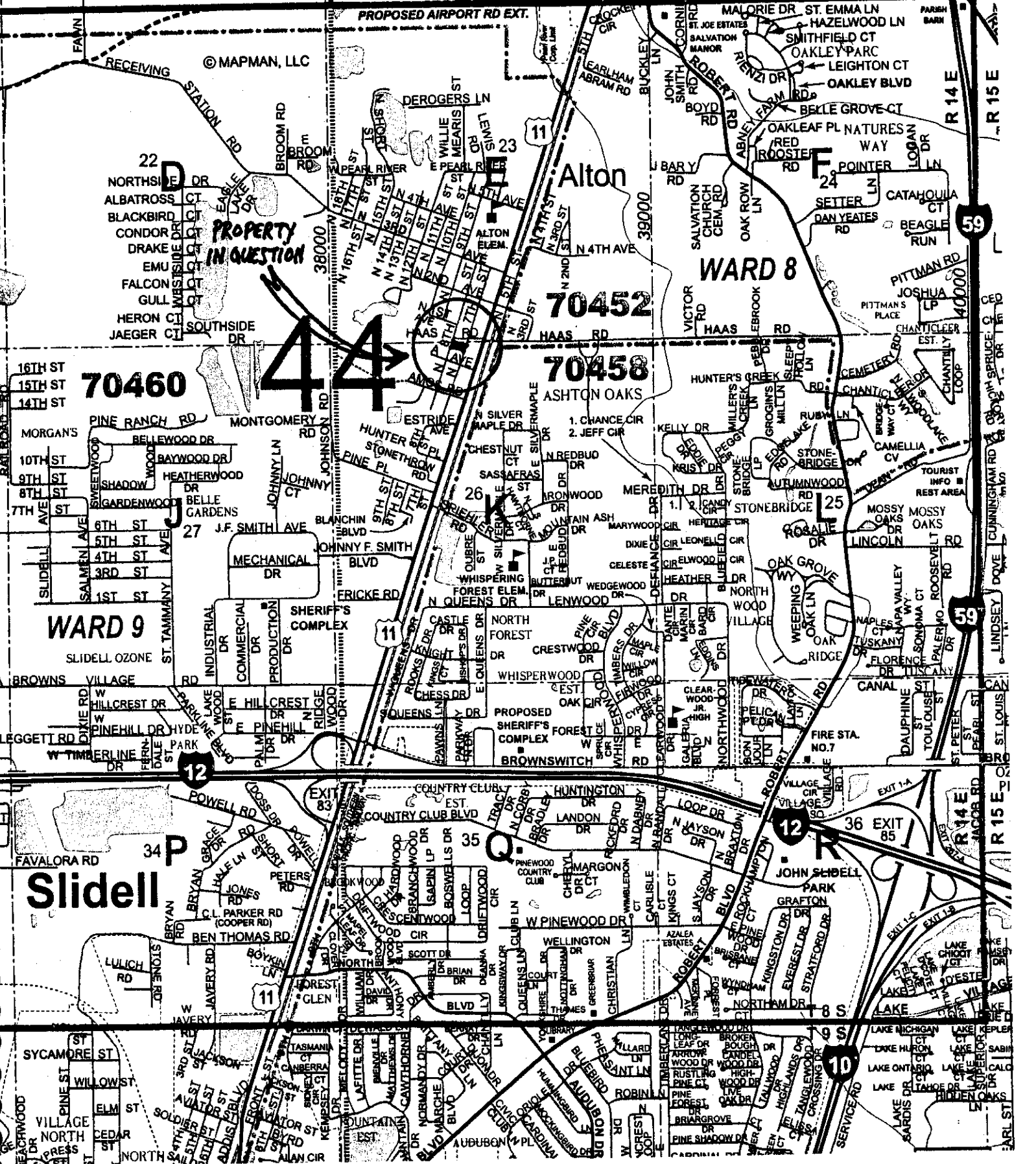
St. Joe JOINS MAP 40

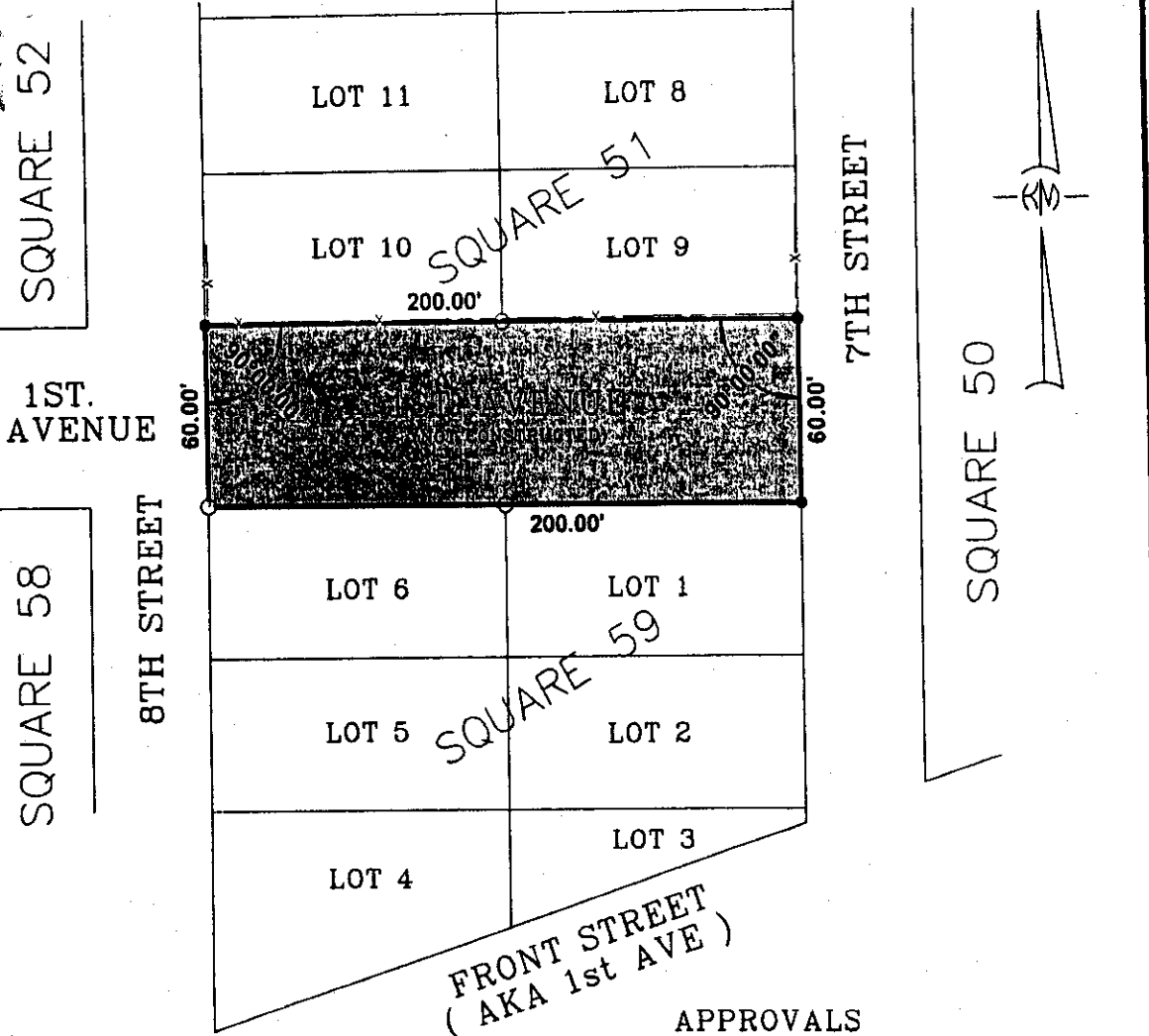
WARD 9

WARD 8

70452

YEARLING RUN
 BOAR RUN
 BOB CAT RUN
 QUAIL RUN
 HARE RUN
 FAWN RUN
 POINT RUN
 RABBIT RUN
 PHEASANT RUN
 OWL RUN
 HAWK RUN
 STATION RUN
 ARMADILLO RUN
 FFA RADAR STA





APPROVALS

 POLICE JURY PRESIDENT

 SECRETARY PLANNING COMMISSION

 CHAIRMAN OF PUBLIC WORKS

 PARISH ENGINEER

 DATE FILED FILE NO.

 CLERK OF COURT

REFERENCE:
 PLAT OF ALTON, LA. FILED ST. TAMMANY PARISH
 CLERK OF COURT MAP DATED 10-9-1901, MAP FILE
 #3446 RECORDED 5-24-2004. NO SETBACKS,
 SERVITUDES OR BASIS OF BEARING SHOWN.

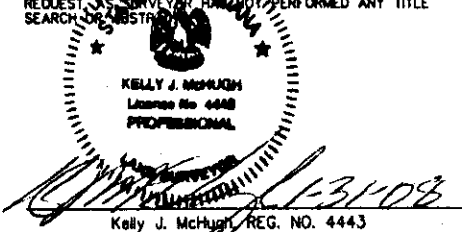
BUILDING SETBACKS (AS PER ZONING)
 FRONT = 25'
 SIDE = 5'
 ST. SIDE = 10'
 REAR = 20% LOT DEPTH

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD
 ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
 PANEL NO. 225205 04-10 D; REV. 4-21-99.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
 EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
 OPINION OR TITLE CURATIVE SHALL BE ADDED HERETO UPON
 REQUEST. SURVEYOR HAS NOT PERFORMED ANY TITLE
 SEARCH OR ABSTRACT.



CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
 SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
 CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
 "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

REVOCATION OF:	
A PORTION OF 1st AVENUE, TOWN OF ALTON, SECTION 23, T-8-S, R-14-E ST. TAMMANY PARISH, LOUISIANA	
PREPARED FOR:	
PLANETTA CUSTOM HOMES, LLC CITIZENS BANK & TRUST, CO; AND ADVANCE TITLE, LLC	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 50'	DATE: 9-10-07
DRAWN: BWM	JOB NO.: 07-264
REVISED:	