

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-2460

COUNCIL SPONSOR MR. HAMAUEI

PROVIDED BY COUNCIL OFFICE

RESOLUTION TO VACATE, IN PART, THE MORATORIUM ESTABLISHED BY ORDINANCE C.S. NO. 08-1818 ON ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION OR PLACEMENT OF BUILDING STRUCTURES ON PROPERTY WITHIN A PORTION OF CYPRESS PARK SUBDIVISION AND SURROUNDING AREAS. (WARD 7, DISTRICT 7)

WHEREAS, pending review of existing land uses and to formulate measures to protect residents in and near the area more fully described within the ordinance, and for such other reasons stated therein, the Parish Council adopted Ordinance C.S. No. 08-1818, extending a six-month moratorium on the issuance of building permits for construction or placement of any building structures on the specified property within a portion of Cypress Park Subdivision and surrounding areas, which includes Lilac Drive (a.k.a. Lilac Lane). Ward 7, District 7; and

WHEREAS, the owner of LOT 27-A, Square 3, Cypress Park Subdivision, SECTION 32, T-8-S, R-13-E, of Lilac Drive, has voluntarily agreed to move the outside wall of the constructed garage five (5) more feet away from the property line in conformity with Parish set-back requirements and has voluntarily agreed to mitigate all flood plain storage loss from his garage pad construction in accordance with the attached sketches in order to address, remedy, lessen and/or alleviate any adverse impacts that the placement of building structures on the property may have. And, also, to alleviate potential hazards of flooding by continued development within the area of the moratorium, to comply with the "no net fill" regulations of Chapter 7 of the Parish Code of Ordinances except for fill contained in slab and that swales be installed on three (3) sides of the lot, as per attached plan and all muck-out and swale spoil be removed off site to mitigate finished floor equal to or greater than 15.0 feet (15.0') above mean sea level, to the satisfaction of and after consulting with the Parish Engineering Department, which will also assist in addressing the overall impacts in the area LOT 27-A, Square 3, SECTIONS 32, T-8-S, R-13-E, of Lilac Drive, as described and shown in attached survey should, therefore, be removed from the provisions and restrictions of the moratorium.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that the Parish Council vacates, in part, the moratorium established by Ordinance C.S. No. 08-1818, and any subsequent extension thereof, on the issuance of building permits for construction or placement of building structures within a portion of Cypress Park Subdivision and surrounding areas, to remove, LOT 27-A, Square 3, SECTIONS 32, T-8-S, R-13-E, of Lilac Drive (a.k.a. Lilac Lane) as described, from the restrictions established by the moratorium; provided the above referenced conditions are adhered to by the owner of said lot, and any successor in title should the lot be sold by said owner. The owner will be responsible for providing proper notice to the new owner, if applicable.

BE IT FURTHER RESOLVED that the release of this parcel from the moratorium shall apply only for the construction of one 11' x 20' garage building structure on said parcel. Any construction of additional structures shall be subject to the moratorium while in effect unless said additional structures are specifically released by further action of this Parish Council.

BE IT FURTHER RESOLVED that the moratorium shall continue to be in full force and effect for the remainder of the affected areas as established by Ordinance C.S. No. 08-1818.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

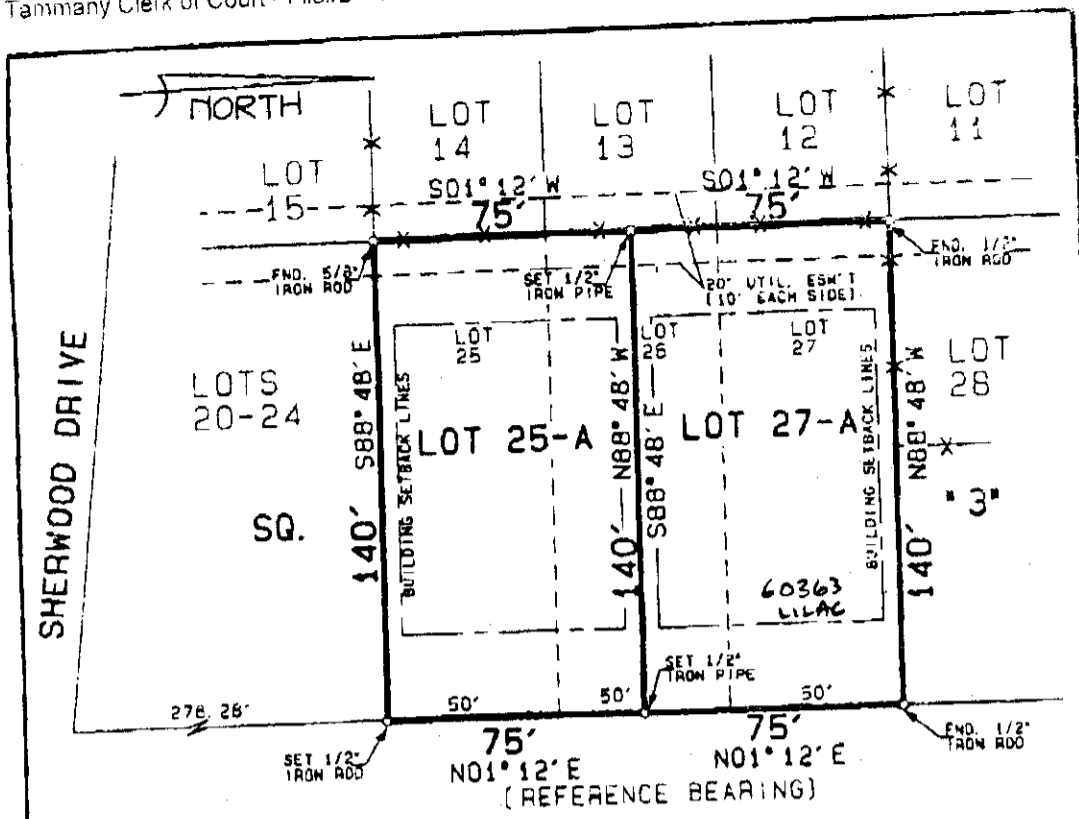
YEAS:

NAYS:

ABSTAIN:

ABSENT:

C-2460



APPROVALS:
 SECRETARY PLANNING COMMISSION
 PARTIAL ENGINEER
 CLERK OF COURT
 DATE FILED 1-15-2008 MAP FILE NO. 2177C

LOT 25-A : 10,500 SQ. FT.
 LOT 27-A : 10,500 SQ. FT.

BUILDING SETBACK LINES
 FRONT - 25'
 SIDE - 5'
 REAR - 25'

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

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) _____ with a Base Flood Elevation of _____ N/A in accordance with Community Panel No. 22520B 0395 D. Revised: APRIL 2, 1991

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

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 "C" SURVEY.

RESUBDIVISION MAP OF
 LOTS 25, 26 & 27, SQ. 3, CYPRESS PARK SUBD.
 into
 LOTS 25-A & 27-A, SQ. 3, CYPRESS PARK SUBD.
 in
 SECTION 32, T-8-S, R-13-E
 St. TAMMANY Parish, Louisiana

for
 H & J BUILDERS, L.L.C. PARISH NATIONAL BANK, DELTA
 TITLE CORPORATION & CHICAGO TITLE INSURANCE COMPANY

Survey No. 2001 277A
 DATE: APRIL 14, 2001

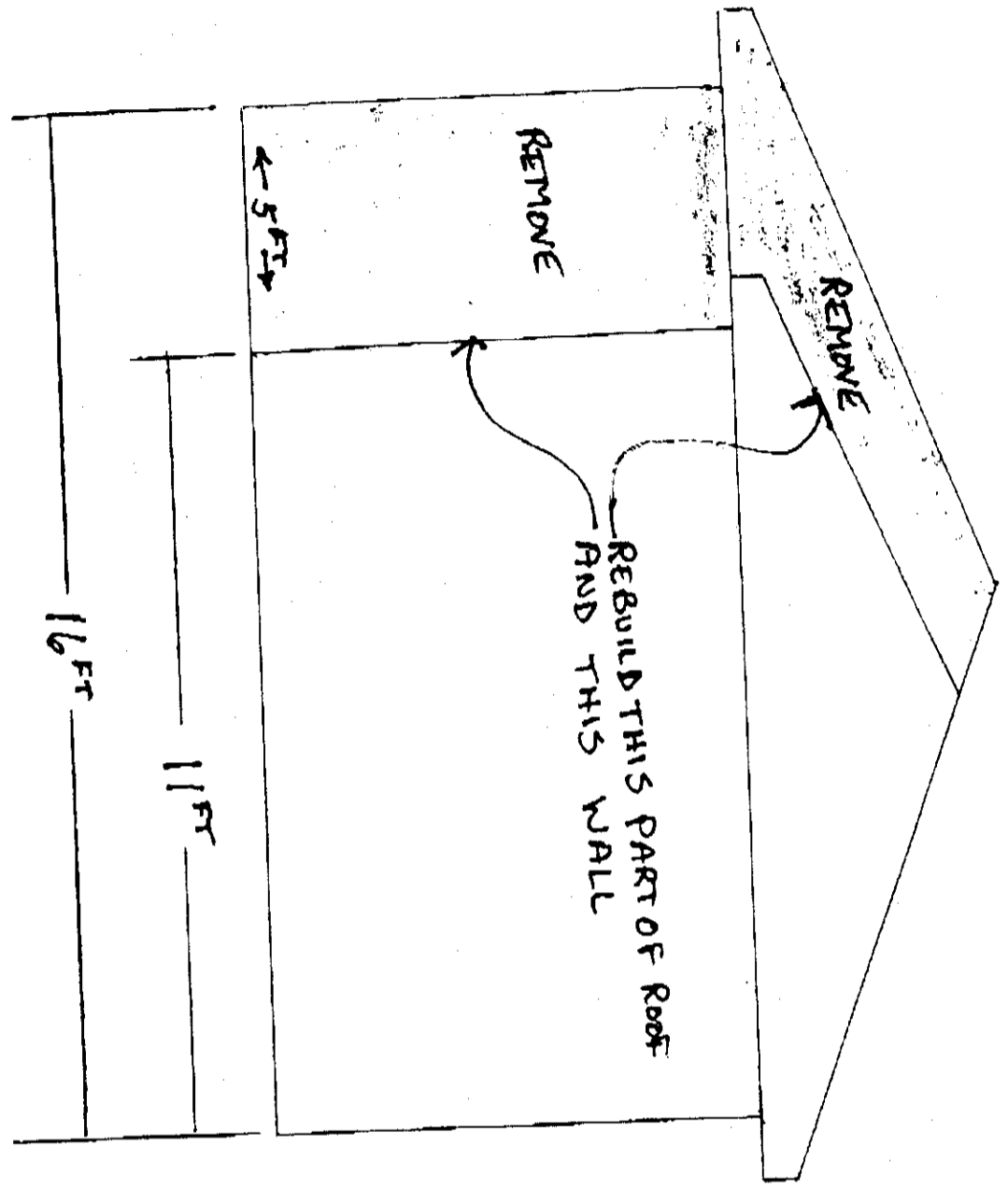
Drawn by: JDL
 Revised:

Scale: 1" = 40'

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808
 SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3545 • N. O. (504) 456-2042
 FAX NO. (504) 626-0057

THIS Map is Certified and Correct By
 JOHN E. BONNEAU
 REG. No. 4423
 REGISTERED PROFESSIONAL SURVEYOR
 JOHN E. BONNEAU
 Professional Land Surveyor
 Registration No. 4423

C-240



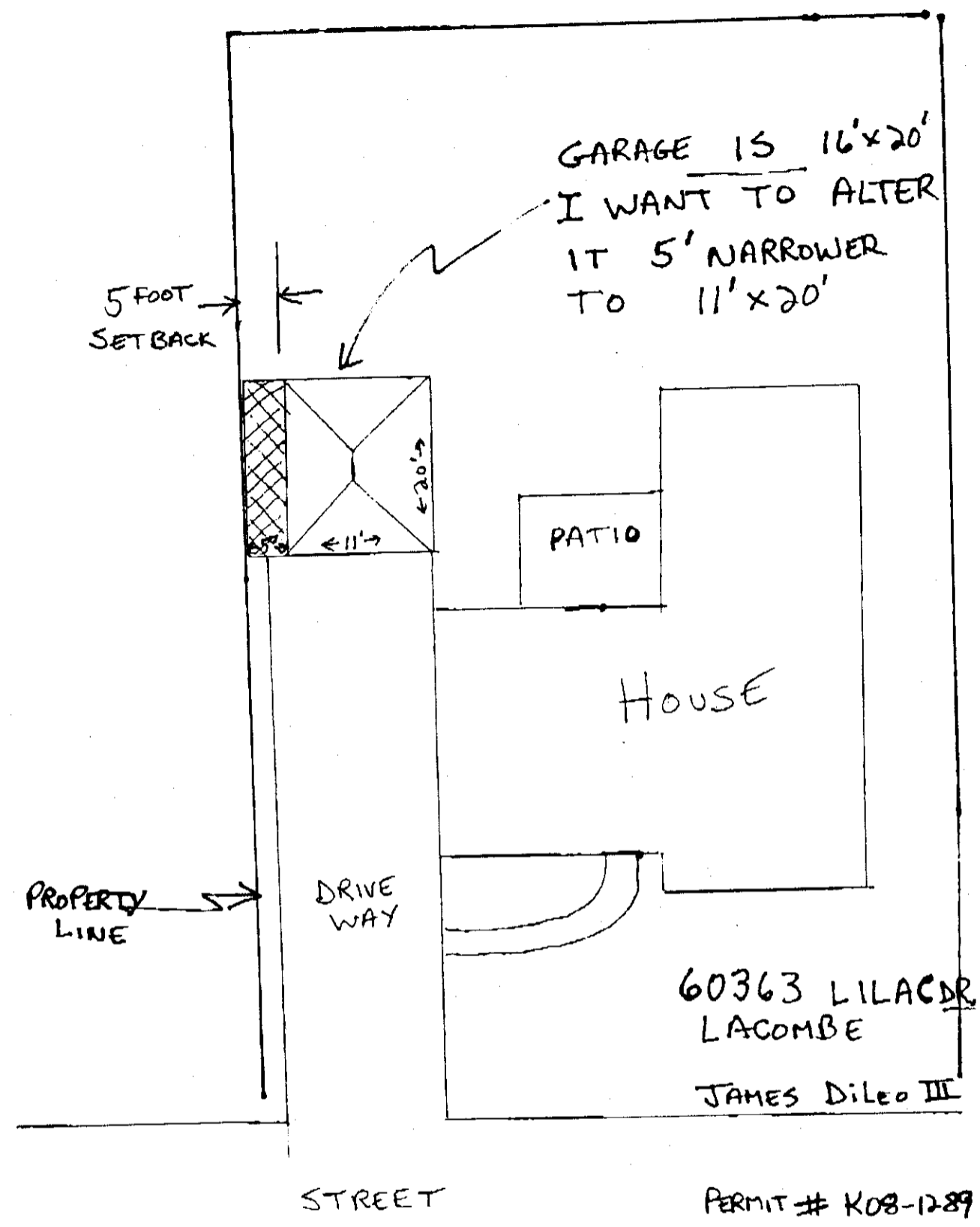
60363 LILAC DR.

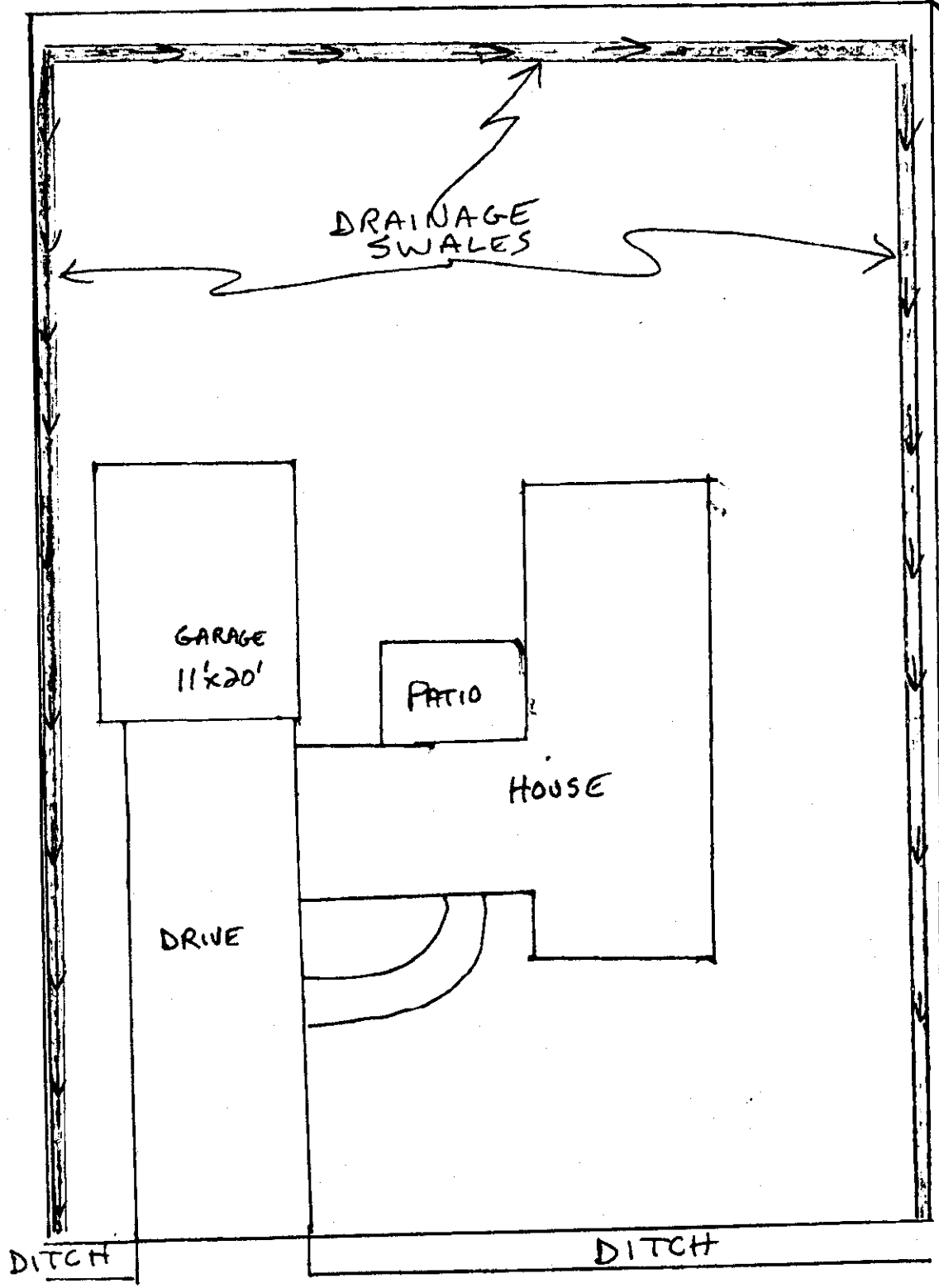
JAMES DILEO III

PERMIT # K08-1289

C-2460

LOT 27-A
SQ. 3 CYPRESS PARK SUBD.





STREET

JAMES DILEO III
60363 LILAC DR.
LACOMBE, LA. 70445