



APPEAL # 2

ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

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 DEVELOPMENT ON OR BEFORE THE TENTH DAY.

(NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER)

Date: 8/11/2021



APPEAL REQUEST LETTER

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

I, Jason Van Haeften, 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 8/10/2021 meeting.

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

2021-2404-MSP

A minor subdivision of Lots 1, 2, 3, 4 & 5 into lots 1-A, 2, 3, 4-A & 5-A

Owners & Representatives: Scariano Holdings LLC, Joseph H. & Ashley H. Owen, Dennis G. & Malanie W. Schultz

Parish Council District Representative: Hon. Rykert O. Toledano, Jr.

General Location: The parcel is located on the northeast corner of 6th Avenue & Soell Drive, Covington, Louisiana. Ward 3, District 5

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: Jason Van Haeften

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

MAILING ADDRESS: 68420 Bode AVE

CITY: Covington STATE: LA ZIP: 70433 PHONE NO: 985 866-2375

SIGNATURE: [Handwritten Signature]

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 3, 2021)

Meeting Date: August 10, 2021

CASE NO.: 2021-2404-MSP

OWNER/DEVELOPER: Scariano Holdings LLC, Joseph H. & Ashley H. Owen, Dennis G. & Malanie W. Schultz

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 14

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 5

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: Located on the northeast corner of 6th Avenue & Soell Drive, Covington, Louisiana

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 1.84 acres

NUMBER OF LOTS/PARCELS: Lots 1, 2, 3, 4 & 5 into lots 1-A, 2, 3, 4-A & 5-A

ZONING: A-4A Single-Family Residential District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create five (5) lots from lots 1, 2, 3, 4 & 5. The minor subdivision request requires a public hearing due to:

- Lots 1, 2, 3, 4 & 5 were previously part of a minor subdivision approved in February 2018 (2018-926-MSP).
- Lots 1-A, 2, 3, 4-A & 5-A do not meet the minimum lot size of 1 acre required under Chapter 125 Subdivision Regulations Section 125-188 Minor Subdivision and requiring a waiver from the Planning Commission.
- Lot 1-A is proposed to be created as a flag lot, requiring a waiver of the regulation by the Planning Commission, since flag lots are only permitted above the Urban Growth Boundary Line.

The request shall be subject to the above and below comments:

1. Amend survey to reflect the appropriate request: Minor Subdivision of Lots 1; 2, 3, 4 & 5 into lots 1-A, ~~2-A, 3-A, 4-A~~ 2, 3, 4 & 5-A.
2. Provide 10 original copies of the new survey.
3. Provide complete dedication of the 20 foot access drainage servitude to St. Tammany Parish.
4. Upon recordation of minor subdivision, an Act of Correction will be required to be filed as "Null & Void" Map file #5719A and add note referring to new recorded map number prior to issuance of building permit for Lots 1-A, 4-A & 5-A.

In order to approve the request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations

A Minor Subdivision of Lots 1, 2, 3, 4 & 5, into Lots 1-A, 2-A, 3-A, 4-A & 5-A, situated in Section 14, T-7-S, R-11-E, St. Tammany Parish, Louisiana

Note:
This survey plat shall supercede the previous survey filed under map file #5719A, dated 02-28-2018, Clerk of Courts Office, St. Tammany Parish, La.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

Preliminary

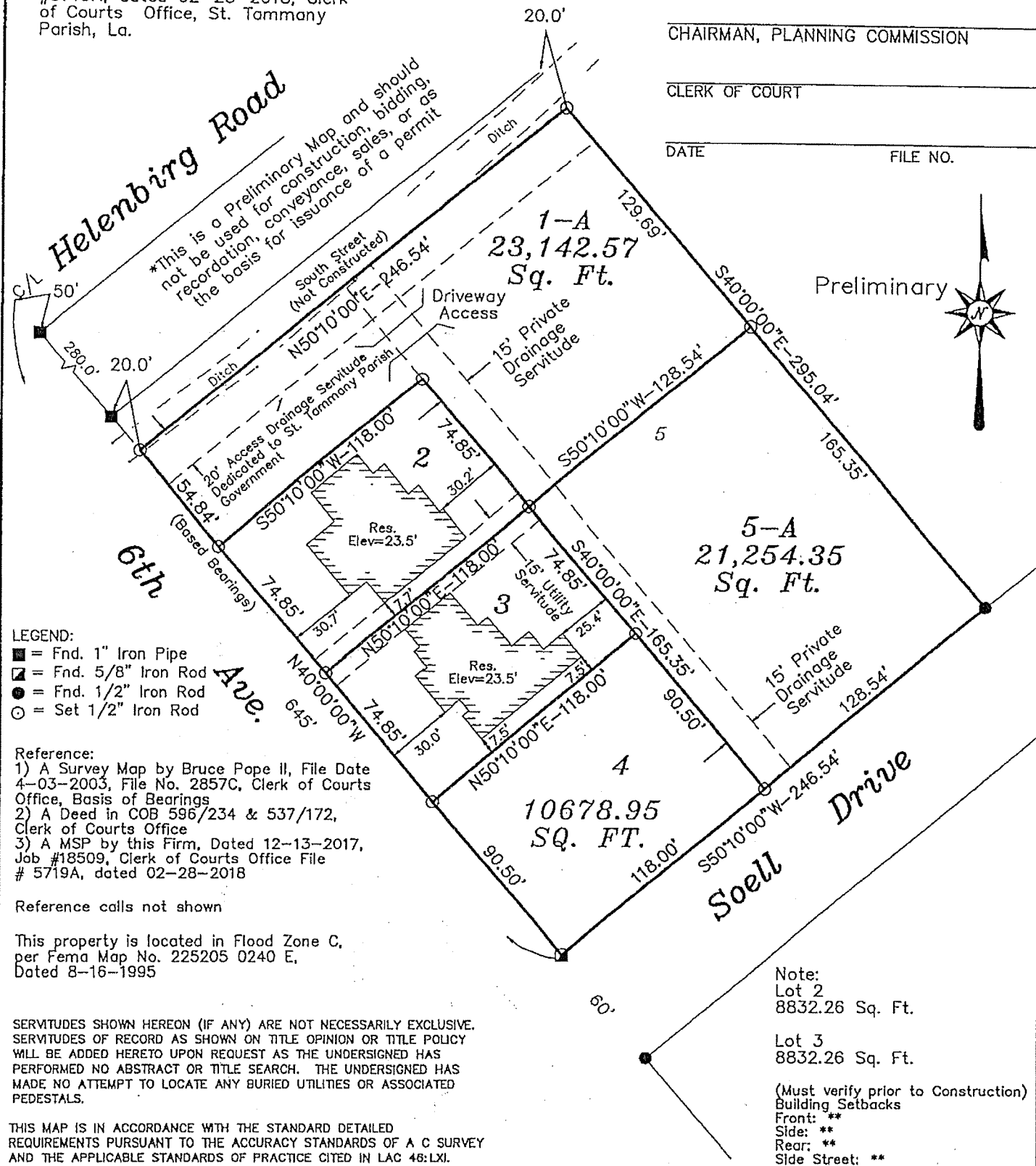
SECRETARY PLANNING COMM.

CHAIRMAN, PLANNING COMMISSION

CLERK OF COURT

DATE

FILE NO.



- LEGEND:
- = Fnd. 1" Iron Pipe
 - ▣ = Fnd. 5/8" Iron Rod
 - = Fnd. 1/2" Iron Rod
 - = Set 1/2" Iron Rod

- Reference:
- 1) A Survey Map by Bruce Pope II, File Date 4-03-2003, File No. 2857C, Clerk of Courts Office, Basis of Bearings
 - 2) A Deed in COB 596/234 & 537/172, Clerk of Courts Office
 - 3) A MSP by this Firm, Dated 12-13-2017, Job #18509, Clerk of Courts Office File # 5719A, dated 02-28-2018

Reference calls not shown

This property is located in Flood Zone C, per Fema Map No. 225205 0240 E, Dated 8-16-1995

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

Note:
Lot 2
8832.26 Sq. Ft.

Lot 3
8832.26 Sq. Ft.

(Must verify prior to Construction)
Building Setbacks
Front: **
Side: **
Rear: **
Side Street: **

MAP PREPARED FOR **MVH PROPERTIES**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 1, 2, 3, 4 & 5, SECTION 14, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED; SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com email

CERTIFIED CORRECT

Preliminary

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4694

Revised: 06-07-2021, 07-08-2021

SCALE: 1" = 60'

DATE: 04-20-2021

NUMBER: 20327

A Minor Subdivision of a 0.853 & 0.929 Acre Parcel of Land, into Lots 1, 2, 3, 4 & 5, situated in Section 14, T-7-S, R-11-E, St. Tammany Parish, Louisiana

Reference:
 1) A Survey Map by Bruce Pope II, File Date 4-03-2003, File No. 2857C, Clerk of Courts Office, Basis of Bearings
 2) A Deed in COB 596/234 & 537/172, Clerk of Courts Office

Reference calls not shown



FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

Paul Keller

SECRETARY PLANNING COMM.

Shana Hess

CLERK OF COURT **Shana Hess, Deputy Cler**

02-28-2018 5719A

DATE FILE NO.

Robert J. ...

CHAIRMAN, PLANNING COMM.



LEGEND:

- = Fnd. 1" Iron Pipe
- ▣ = Fnd. 5/8" Iron Rod
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)
 Building Setbacks
 Front: **
 Side: **
 Rear: **
 Side Street: **

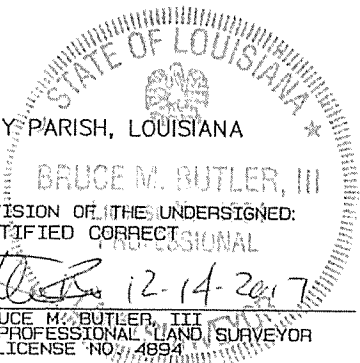
MAP PREPARED FOR **MVH PROPERTIES**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 14, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

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 (985) 892-6277 office (985) 898-0355 fax
 landsur@bellsouth.net email



Bruce M. Butler, III 12-14-2017
 BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

SCALE: 1" = 60'

DATE: 12-13-2017

NUMBER: 18509

LAND SURVEYING, LLC
518 N. COLUMBIA STREET
COVINGTON, LA 70433

Bruce M. Butler, III
PROFESSIONAL SURVEYOR

TELEPHONE: (985) 892-6277
FAX: (985) 898-0355
landsurveyingllc@gmail.com

July 8, 2021

Description of Property for

MVH Properties

Located in Section 14 Township 7 South Range 11 East, St. Tammany Parish, Louisiana.

From the intersection formed by the centerline of Helenburg Road and the East Right-of-way of 6th Avenue run along the East Right-of-way of 6th Avenue South 40 degrees 00 minutes 00 seconds East, 675.0 feet to a point in the center of Soell Drive; thence run North 40 degrees 00 minutes 00 seconds West, 30.0 feet to a point on the North Right-of-way of Soell Drive and the Point of Beginning.

From the Point of Beginning run along the East Right-of-way of 6th Avenue North 40 degrees 00 minutes 00 seconds West, 295.04 feet to a point on the South Right-of-way of South Street (Not Constructed); thence run along said South Right-of-way North 50 degrees 10 minutes 00 seconds East, 246.54 feet to a point; thence run South 40 degrees 00 minutes 00 seconds East, 295.04 feet to a point on the North Right-of-way of Soell Drive; thence run along the North Right-of-way of Soell Drive South 50 degrees 10 minutes 00 seconds West, 246.54 feet back to the Point of Beginning.

PRELIMINARY

BRUCE M. BUTLER, III

LAND SURVEYING, LLC

LAND SURVEYING, LLC
518 N. COLUMBIA STREET
COVINGTON, LA 70433

Bruce M. Butler, III
PROFESSIONAL SURVEYOR

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July 8, 2021

Description of Property for

MVH Properties

Located in Section 14 Township 7 South Range 11 East, St. Tammany Parish, Louisiana.

From the intersection formed by the centerline of Helenburg Road and the East Right-of-way of 6th Avenue run along the East Right-of-way of 6th Avenue South 40 degrees 00 minutes 00 seconds East, 675.0 feet to a point in the center of Soell Drive; thence run North 40 degrees 00 minutes 00 seconds West, 30.0 feet to a point on the North Right-of-way of Soell Drive and the Point of Beginning.

From the Point of Beginning continue along the East Right-of-way of 6th Avenue North 40 degrees 00 minutes 00 seconds West, 295.04 feet to a point on the South Right-of-way of South Street (Not Constructed); thence run along said South Right-of-way North 50 degrees 10 minutes 00 seconds East, 118.00 feet to a point; thence run South 40 degrees 00 minutes 00 seconds East, 295.04 feet to a point on the North Right-of-way of Soell Drive; thence run along the North Right-of-way of Soell Drive South 50 degrees 10 minutes 00 seconds West, 118.00 feet back to the Point of Beginning.

This tract contains 34,815.01 Sq. Ft.

PRELIMINARY
Bruce M. Butler, III
SUBJECT TO CHANGE

LAND SURVEYING, LLC
518 N. COLUMBIA STREET
COVINGTON, LA 70433

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PROFESSIONAL SURVEYOR

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FAX: (985) 898-0355
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July 8, 2021

Description of Property for

MVH Properties

Located in Section 14 Township 7 South Range 11 East, St. Tammany Parish, Louisiana.

From the intersection formed by the centerline of Helenburg Road and the East Right-of-way of 6th Avenue run along the East Right-of-way of 6th Avenue South 40 degrees 00 minutes 00 seconds East, 675.0 feet to a point in the center of Soell Drive; thence run North 40 degrees 00 minutes 00 seconds West, 30.0 feet to a point on the North Right-of-way of Soell Drive; thence run along the North Right-of-way of Soell Drive North 50 degrees 10 minutes 00 seconds East, 118.00 feet to the Point of Beginning.

From the Point of Beginning run North 40 degrees 00 minutes 00 seconds West, 295.04 feet to a point on the South Right-of-way of South Street (Not Constructed); thence run along said South Right-of-way of South Street (Not Constructed) North 50 degrees 10 minutes 00 seconds East, 128.54 feet to a point; thence South 40 degrees 00 minutes 00 seconds East, 295.04 feet to a point on the North Right-of-way of Soell Drive; thence run along the North Right-of-way of Soell Drive South 50 degrees 10 minutes 00 seconds West, 128.54 feet back to the Point of Beginning.

This tract contains 37,925.39 Sq. Ft.

PRELIMINARY
Bruce M. Butler, III
SUBJECT TO CHANGE!

LAND SURVEYING, LLC
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COVINGTON, LA 70433

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July 8, 2021

Description of Property for

MVH Properties

Located as Lot 1-A in Section 14 Township 7 South Range 11 East, St. Tammany Parish, Louisiana.

From the intersection formed by the centerline of Helenburg Road and the East Right-of-way of 6th Avenue run along the East Right-of-way of 6th Avenue South 40 degrees 00 minutes 00 seconds East, 675.0 feet to a point in the center of Soell Drive; thence run North 40 degrees 00 minutes 00 seconds West, 30.0 feet to a point on the North Right-of-way of Soell Drive; thence continue along said East Right-of-way of 6th Avenue North 40 degrees 00 minutes 00 seconds West, 240.20 feet to the Point of Beginning.

From the Point of Beginning continue along the East Right-of-way of 6th Avenue North 40 degrees 00 minutes 00 seconds West, 54.84 feet to a point on the South Right-of-way of South Street (Not Constructed); thence run along said South Right-of-way North 50 degrees 10 minutes 00 seconds East, 246.54 feet to a point; thence run South 40 degrees 00 minutes 00 seconds East, 129.69 feet to a point; thence South 50 degrees 10 minutes 00 seconds West, 128.54 feet to a point; thence North 40 degrees 00 minutes 00 seconds West, 74.85 feet to a point; thence South 50 degrees 10 minutes 00 seconds West, 118.00 feet to a point on the East Right-of-way of 6th Street and back to the Point of Beginning.

This tract contains 23,142.57 Sq. Ft.

PRELIMINARY
STRICTLY CONFIDENTIAL
Bruce M. Butler, III

LAND SURVEYING, LLC
518 N. COLUMBIA STREET
COVINGTON, LA 70433

Bruce M. Butler, III
PROFESSIONAL SURVEYOR

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FAX: (985) 898-0355
landsurveyingllc@gmail.com

July 8, 2021

Description of Property for

MVH Properties

Located as Lot 5-A in Section 14 Township 7 South Range 11 East, St. Tammany Parish, Louisiana.

From the intersection formed by the centerline of Helenburg Road and the East Right-of-way of 6th Avenue run along the East Right-of-way of 6th Avenue South 40 degrees 00 minutes 00 seconds East, 675.00 feet to a point in the center of Soell Drive; thence run North 40 degrees 00 minutes 00 seconds West, 30.0 feet to a point on the North Right-of-way of Soell Drive; thence run along said Right-of-way North 50 degrees 10 minutes 00 seconds East, 118.00 feet to the Point of Beginning.

From the Point of Beginning run North 40 degrees 00 minutes 00 seconds West, 165.35 feet to a point; thence North 50 degrees 10 minutes 00 seconds East, 128.54 feet to a point; thence South 40 degrees 00 minutes 00 seconds East, 165.35 feet to a point on the North Right-of-way of Soell Drive; thence follow said Right-of-way South 50 degrees 10 minutes 00 seconds West, 128.54 feet back to the Point of Beginning.

This tract contains 21,254.35 Sq. Ft.

PRELIMINARY
STRICTLY CONFIDENTIAL
Bruce M. Butler, III