

# APPEAL # 5

PC DENIED: 6/13/17



ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
PARISH PRESIDENT



A PETITIONER OR ANY AGGRIEVED PROPERTY OWNER HAS TEN (10) DAYS 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)

### APPEAL REQUEST LETTER

DATE: 6-14-17  
TO: ST. TAMMANY PARISH COUNCIL  
FROM: BCS Development, LLC  
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Robert Bruno, 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 July 13 meeting.

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

2017-691-MSP 2017-691-MSP  
Tracts A1, A2 & E into Tracts A1-A, A1-B, A1-C, A2-A & E-1, Ward 1, District 1  
Owner: B.C.S., L.L.C. Surveyor: John G. Cummings & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

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: BCS Development, LLC  
ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer  Neighbor  Group   
ADDRESS: 70305 Hwy 1077  
CITY: Cameron STATE: LA ZIP: 70433 PHONE NO: 985-792-7110  
SIGNATURE: [Handwritten Signature]  
XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



40-045.01 of Subdivision Ordinance No. 499, which requires a minimum 35' wide right-of-way, and at a minimum, an aggregate roadway surface.

- A turnaround must be provided at the end of the private drive.
- A street name is required for the private drive (the developer will need to contact the 911 addressing office).
- All improvements on the tracts must be depicted in accordance to parish code (buildings, driveways, parking areas, etc...).
- A waiver is required for the tracts that are under one (1) acre in size; therefore, if the commission decides to approve this request, a waiver of the regulations are required and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Department of Engineering

None

608 K JEFFERSON AVE  
**John G. Cummings & Associates**  
 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI  
 PHONE (504) 885-4549  
 700 POND LAKE DRIVE

PLAT PREPARED FOR  
**Bruno Brothers**

SHOWING A SURVEY OF AN AMENDED MINOR SUBDIVISION OF TRACTS A1, A2 & E, INTO TRACTS A1-A, A1-B, A1-C, & E-1, LOCATED IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THE PLAT IS FOR THE PURPOSE OF A PROJECT, SURVEY MADE ON THE GROUND BY THE SURVEYOR IN PERSON AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CROSS C SURVEY.

*John G. Cummings*  
 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'  
 DATE: 4/14/17  
 REVISED 5-11-2017  
 JOB NO. 17005-RSBS

- LEGEND
- ⊠ = CROSS FOUND CUT IN CONC.
  - ⊙ = 1-1/2" IRON PIPE FOUND
  - ⊗ = 1/2" IRON PIPE FOUND
  - ⊕ = 5/8" IRON ROD FOUND
  - ⊖ = 1/2" IRON ROD FOUND
  - ⊗ = 1/2" IRON ROD SET
  - X- = FENCE
  - RS = REFERENCE SURVEY

NOTE:  
 This property is located in Flood Zones A & C, per FEMA, Map No. 228205 0210 C, dated October 17, 1989.

REFERENCE SURVEY:  
 Survey for Bruno Brothers by John E. Bonneau, Surveyor, dated August 25, 2012, latest revision May 13, 2014, filed St. Tammany Parish Clerk of Court Map File No. 5285D.

APPROVAL:  
 AN AMENDED MINOR SUBDIVISION OF TRACTS A1, A2, & E, INTO TRACTS A1-A, A1-B, A1-C, A2-A, & E-1, LOCATED IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN/PARISH PLANNING COMMISSION  
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING  
 SECRETARY/PARISH PLANNING COMMISSION  
 CLERK OF COURT

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

THESE ARE THE REPRESENTATIONS THAT ALL APPLICABLE STATUTES AND/OR REGULATIONS HAVE BEEN FULLY COMPLIED WITH AND THAT THE REPRESENTATIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH BY THE UNDERGROUND RECORDING DATA FOR THE SURVEY.

