



ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
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)

APPEAL REQUEST LETTER

DATE: 5/16/19  
TO: ST. TAMMANY PARISH COUNCIL  
FROM: Dawn Lynch  
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Dawn Lynch, 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 5/14/19 meeting.

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

Case #2019-1354-TP

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: Dawn Lynch

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

ADDRESS: 431 Autumn Wind Ln

CITY: Mandeville STATE: LA ZIP: 70471 PHONE NO: (985)373-4735

SIGNATURE: Dawn Lynch

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of May 7, 2019)*

CASE NO.: 2019-1354-TP

PROPOSED SUBDIVISION NAME: Bellevue Estates (Resubmitted)

DEVELOPER: H and I Investments  
13406 Seymour Myers Boulevard  
Covington, LA 70433

ENGINEER/SURVEYOR: Kelly McHugh and Associates  
845 Galvez Street  
Mandeville, LA 70448

SECTION: 7                      WARD: 4  
TOWNSHIP: 7 South            PARISH COUNCIL DISTRICT: 7  
RANGE: 12 East

TYPE OF DEVELOPMENT:          X   URBAN (Residential lots less than 1 acre)  
          SUBURBAN (Residential lots between 1-5 acres)  
          RURAL (Residential Farm Tract lots 5 acres plus)  
          OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:        The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs.

SURROUNDING LAND USES:    North - Residential  
   South - Commercial  
   East - Residential  
   West - Commercial/Industrial

TOTAL ACRES IN DEVELOPMENT: 27.09

NUMBER OF LOTS: 88            TYPICAL LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A4-A

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

**Department of Planning and Development**

The Tentative plan has been reviewed by this office and an inspection was made of the site on April 30, 2019.

It is recommended that the Tentative submittal be approved subject to the following:

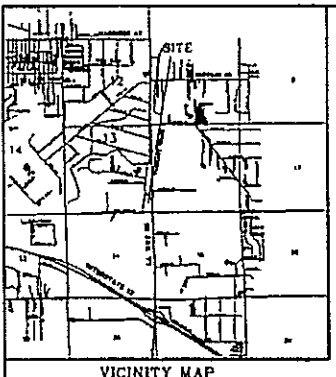
**General Comments:**

1. A complete revised Traffic Impact Analysis needs to be provided showing the increase in the number of lots.
2. Written approval from the owner of the gas line right-of-way allowing the roadway to cross will be required when submitting for preliminary approval.
3. A waiver of the minimum lot frontage requirement is required for lots #40 and # 41 which must be granted or the lot configuration revised to meet the minimum requirements. In order to approve the waiver 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.

**INFORMATIONAL ITEMS:**

Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process (*for informational purposes*).

**BELLEVUE ESTATES**  
SECTION 7, T-7-S, R-12-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA.



- RESTRICTIVE COVENANTS**
1. THIS PLAN AND THE RIGHTS GRANTED HEREIN ARE SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE DEED TO THE LAND DESCRIBED IN THE RECORDING INSTRUMENT TO WHICH THIS PLAN IS REFERRED.
  2. THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE DEED TO THE LAND DESCRIBED IN THE RECORDING INSTRUMENT TO WHICH THIS PLAN IS REFERRED SHALL APPLY TO THIS DEVELOPMENT AND TO EACH AND EVERY LOT, TRACT OR PARCEL OF LAND HEREIN SHOWN.
  3. THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE DEED TO THE LAND DESCRIBED IN THE RECORDING INSTRUMENT TO WHICH THIS PLAN IS REFERRED SHALL APPLY TO THIS DEVELOPMENT AND TO EACH AND EVERY LOT, TRACT OR PARCEL OF LAND HEREIN SHOWN, EVEN IF SUCH COVENANTS, CONDITIONS AND RESTRICTIONS ARE NOT REFERRED TO IN THIS PLAN.
  4. THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE DEED TO THE LAND DESCRIBED IN THE RECORDING INSTRUMENT TO WHICH THIS PLAN IS REFERRED SHALL APPLY TO THIS DEVELOPMENT AND TO EACH AND EVERY LOT, TRACT OR PARCEL OF LAND HEREIN SHOWN, EVEN IF SUCH COVENANTS, CONDITIONS AND RESTRICTIONS ARE NOT REFERRED TO IN THIS PLAN.
  5. THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE DEED TO THE LAND DESCRIBED IN THE RECORDING INSTRUMENT TO WHICH THIS PLAN IS REFERRED SHALL APPLY TO THIS DEVELOPMENT AND TO EACH AND EVERY LOT, TRACT OR PARCEL OF LAND HEREIN SHOWN, EVEN IF SUCH COVENANTS, CONDITIONS AND RESTRICTIONS ARE NOT REFERRED TO IN THIS PLAN.

**NOTES**

1. ALL LOT CORNERS ARE MARKED WITH 1/2" DIA. IRON PEGS.
2. THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE DEED TO THE LAND DESCRIBED IN THE RECORDING INSTRUMENT TO WHICH THIS PLAN IS REFERRED SHALL APPLY TO THIS DEVELOPMENT AND TO EACH AND EVERY LOT, TRACT OR PARCEL OF LAND HEREIN SHOWN, EVEN IF SUCH COVENANTS, CONDITIONS AND RESTRICTIONS ARE NOT REFERRED TO IN THIS PLAN.

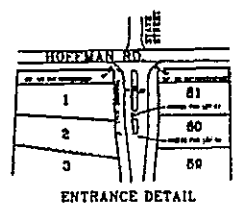
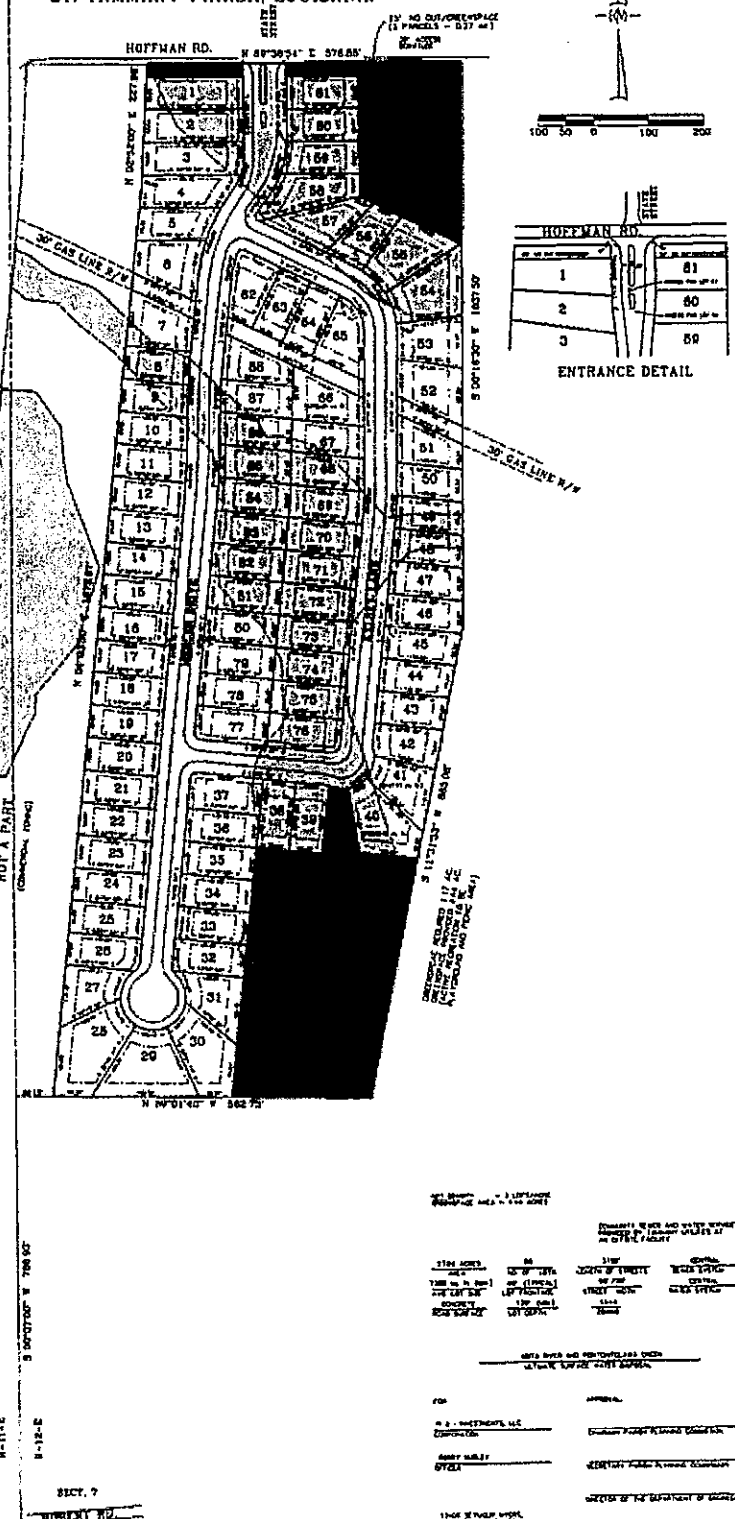
THE PLAN IS SUBMITTED TO THE STATE OF LOUISIANA AS A TENTATIVE PLAN FOR THE PURPOSE OF RECORDING THE PLAN AND THE RIGHTS GRANTED HEREIN TO THE STATE OF LOUISIANA. THIS PLAN IS NOT A PLAN OF RECORDING AND DOES NOT CONSTITUTE A RECORD OF ANY RIGHTS GRANTED HEREIN TO THE STATE OF LOUISIANA.

THE PLAN IS SUBMITTED TO THE STATE OF LOUISIANA AS A TENTATIVE PLAN FOR THE PURPOSE OF RECORDING THE PLAN AND THE RIGHTS GRANTED HEREIN TO THE STATE OF LOUISIANA. THIS PLAN IS NOT A PLAN OF RECORDING AND DOES NOT CONSTITUTE A RECORD OF ANY RIGHTS GRANTED HEREIN TO THE STATE OF LOUISIANA.

- NOTES**
1. ALL LOT CORNERS ARE MARKED WITH 1/2" DIA. IRON PEGS.
  2. THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE DEED TO THE LAND DESCRIBED IN THE RECORDING INSTRUMENT TO WHICH THIS PLAN IS REFERRED SHALL APPLY TO THIS DEVELOPMENT AND TO EACH AND EVERY LOT, TRACT OR PARCEL OF LAND HEREIN SHOWN, EVEN IF SUCH COVENANTS, CONDITIONS AND RESTRICTIONS ARE NOT REFERRED TO IN THIS PLAN.

**Legend**

1. ALL LOT CORNERS ARE MARKED WITH 1/2" DIA. IRON PEGS.  
 2. THE COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE DEED TO THE LAND DESCRIBED IN THE RECORDING INSTRUMENT TO WHICH THIS PLAN IS REFERRED SHALL APPLY TO THIS DEVELOPMENT AND TO EACH AND EVERY LOT, TRACT OR PARCEL OF LAND HEREIN SHOWN, EVEN IF SUCH COVENANTS, CONDITIONS AND RESTRICTIONS ARE NOT REFERRED TO IN THIS PLAN.



AREA WITH AN UNDEVELOPED PORTION OF THE AREA - 1.48 ACRES

DATE	BY	REVISION

AREA WITH AN UNDEVELOPED PORTION OF THE AREA - 1.48 ACRES

CONTRACTOR

NO. 1. MEASUREMENTS, INC.

DATE

REVISIONS

DATE

REVISIONS

THESE 80 PLANS RECEIVED FOR ENGINEERING REVIEW COPY

**TENTATIVE PLAN**

**BELLEVUE ESTATES**  
SECTION 7, T-7-S, R-12-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA.

NO.	DATE	BY	REVISIONS

**KELLY J. MORGAN & ASSOC., INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
809 CALVEY ST., MONROE, LA. 70131

