



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

Appeal 1
 Kevin Davis
 Parish President

PC denied 7/13/04

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: 7-16-04
 TO: ST. TAMMANY PARISH COUNCIL
 FROM: CELESTE PUGLIA
 RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION



I, CELESTE PUGLIA, 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:

RS04-07-140

North Oaklawn, lot 303-A into lots 303A-1 & 303A-2, Ward 7, District 7
 Petitioner: Celeste Puglia Surveyor: J.V. Burkes & Associates, Inc.
 Owner: Celeste Puglia Parish Council District Representative: Hon. Joseph Impastato

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: CELESTE PUGLIA

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

ADDRESS: 60325 CARROLL ST

CITY: LA Combe STATE: LA ZIP: 70445 PHONE NO: 882 9736
892

SIGNATURE: Celeste Puglia

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: RS04-07-140

NAME OF SUBDIVISION: NORTH OAKLAWN

LOTS BEING DIVIDED: Lot 303-A into lots 303A-1 & 303A-2

SECTION: 39

WARD: 7

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 7

RANGE: 13 East

PROPERTY LOCATION: The property is located on the west side of Carroll Street, south of U.S. Highway 190, in the vicinity of Lacombe, Louisiana.

ZONING: SA- Suburban Agriculture

PROPERTY OWNER: Celeste M. Puglia

STAFF COMMENTARY:

The owner is proposing to resubdivide one lot with a 220' wide road frontage into two equal smaller lots each with 110' road frontages.

Recommendation:

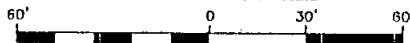
The proposed resubdivision does not meet the parish minimum road frontage requirements of 150'. Additionally, precedence has been established whereas the planning commission has upheld the minimum road frontage requirements in this subdivision in eight out of nine cases brought before it dating back to as early as 1984 and as recent as 2003.

Furthermore, the proposed resubdivision of lot 303-A was actually a part of a larger resubdivision proposal that was made and approved by the commission back in 1992 which consisted of two (2) whole lots (lots 303 & 304) and portions of two (2) other lots (lots 305 & 306). The proposal resubdivided said lots into nine (9) smaller parcels, all of which met the minimum road frontage and lot area requirements.

Therefore, based on these facts, the staff recommends denial.



GRAPHIC SCALE



(IN FEET)
1 INCH = 60' FEET

LOT 304-E

N17°30'00"E
102.11'

N17°30'00"E
102.11'

0.4'

APPROVED:

CHAIRMAN OF PLANNING COMMISSION

SECRETARY OF PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

DATE

FILE NO.

TOTAL AREA:

303A-1 = 41206.00 SQ. FT. 0.9460 ACRE
303A-2 = 42974.98 SQ. FT. 0.9866 ACRE

REFERENCES:

1. RESUBDIVISION MAP NO. 920392, DATED 07-20-1992 BY J. V. BURKES & ASSOC.
2. SURVEY NO. 982350, DATED 09-16-1998 BY J. V. BURKES & ASSOC.

NOTES:

1. VERIFY ALL BUILDING SETBACKS, EASEMENTS AND SERVITUDES PRIOR TO CONSTRUCTION.
2. NO IMPROVEMENTS WERE LOCATED PER OWNER.

N70°32'37"W
381.82'

FENCE

N71°33'51"W
398.98'

LOT 303A-1

LOT 303A-2

LOT 303-A

416.25'
S72°30'00"E

LOT 302

LOT 304-F & 305-A

U. S. HIGHWAY 190

(80' R/W)

0.6'

FND IRON PIPE

110.00'
S26°33'46"W

110.00'
S26°33'46"W

407.91'

CARROLL STREET
(40' R/W)

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

ADDRESS: 60325 CARROLL, LACOMBE, LA. 70445

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. No. 225205 0385 C
F.I.R.M. Date 10-17-1989
ZN: C B.F.E. N.A.
* Verify prior to construction with Local Governing Body.

DRAWING NO.
1041267

DATE:
04-15-2004

J.V. Burkes & Associates, Inc.

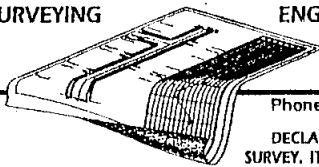
SURVEYING

ENGINEERING • ENVIRONMENTAL
2990 East Gause Blvd., Suite B
Slidell, Louisiana 70461
E-mail: jvbassoc@jvburkes.com

DRAWN BY:
ALK

CHECKED BY:
MD

SCALE:
1" = 60'



Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

RESUBDIVISION OF LOT 303-A
INTO LOT 303A-1 & 303A-2
NORTH OAKLAWN SUBDIVISION
SECTION 39, T8S, R13E, NEAR THE TOWN OF LACOMBE
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: CELESTE PUGLIA

