

ADMINISTRATIVE COMMENT

March 6, 2025

Department of Planning & Development

CASE NO.: REV25-02-001

NAME OF STREET OR ROAD: Unopened portion of Helen Street

NAME OF SUBDIVISION: Town of Mandeville Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located on the east side of Soult Street, north of Joans Street, south of Nelson Street between Square 324-A and Square 324-B in the Town of Mandeville Subdivision (as delineated on Map #208A), Ward 4, District 7.

SURROUNDING ZONING: S-1 Suburban Residential

PETITIONER/REPRESENTATIVE: Michael and Sherrie Ybarzabal

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Helen Street, in order to assimilate the property into the adjacent properties.

Recommendation:

Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, staff has no objections to the requested revocation request subject to the applicant assimilating the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.



REFERENCE BEARING:
Astronomic North
Determined by
G.P.S. Observations.



APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING & ZONING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

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PROFESSIONAL LAND SURVEYORS
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PLAT PREPARED FOR: **2316 Cours Carson, LLC**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 27, 29, 31, 33, 35, 37, 39, & 41, SQUARE 324-A & LOTS 28, 30, 32, 34, 36, 38, 40, & 42, SQUARE 324-B, AND A PORTION OF HELEN STREET INTO LOTS 41-A, 41-B, 42-A, 42-B & 42-C, SQUARES 324-A & 324-B, TOWN OF MANDEVILLE (OUTSIDE THE INCORPORATED AREA), LOCATED IN SECTION 44, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'

JOB NO. 23154

DATE: 12/17/2024

REVISED:

- LEGEND
- ⊙ = 1/2" IRON ROD FOUND
 - ⊗ = CRIMPED PIPE FOUND
 - = 1/2" IRON PIPE FOUND
 - ⊙ = 1/2" IRON ROD SET
 - X- = FENCE

NOTES:

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0360 C, dated April 2, 1991.
- Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Survey for Samuel R. Woods, Jr. by Fred L. Tilley Surveyor, dated April 19, 1991.

