



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPLICATION FOR APPEAL
PLANNING & ZONING COMMISSION
DEPARTMENT OF PLANNING AND DEVELOPMENT

Fee: \$250.00

* Exemptions. If a financial hardship is demonstrated by an applicant defined as a situation where the demonstrated income of the property owner falls within the parameters set by the most recent U.S. Department of Housing and Urban Development - Public Housing and Section 8 Income Limits for Very Low Income (50 percent of regional median income) documentation shall be presented to the impact fee administrator to determine qualifications for said waiver of appeal fee.

PLANNING AND DEVELOPMENT
USE ONLY
DATE & RECEIVED
OCT 20 2025
EDX
BY:

Case Number: 2025-4376-MSF Planning & Zoning Commission Meeting Date: 10/14/25

Planning & Zoning Commission Action Being Appealed: Denied Flag Lot

Name of Appellant: Charles G. Donovan, III
(PLEASE PRINT)

Address: 22333 Prats Rd. Abita Springs, LA 70433

Phone # 985 966-2196 Email Address dgcharlie3@hotmail.com

Appellant's Standing: Owner Developer () Adjacent Property Owner () Other ()
(Please Check One)

If "Other" Checked, Please Explain: N/A

Frivolous encroachment violation - Developer Greg Krause filed a complaint regarding an alleged 50ft buffer ~~encroachment~~ violation. Inaccurate information was provided during the meeting. My 10 acres have been underbrushed for years, prior to my purchasing in 2021. I know this because it is family land that my children grew up. I have aerial views dating back to 2016. I maintained grass, briar bushes, etc. The St. Tammany Parish Inspector approved moving forward with our build to pour the slab. We have resided in our home for a year now.

In regards to the agenda commends from Planning and Development, Mr. McHugh worked with Helen Lambert and Erin Cook to present a revised plat and remediation by permitting a flag lot.

It was also stated during the meeting by Mr. McHugh that we would remedy the thin buffer by planting.

Appellant's Signature: [Signature] Date: 10/17/2025

Notice of appeal shall be filed within 10 days of the Planning & Zoning Commission's decision.

Note that this appeal will be placed on the next available Parish Council Agenda.



PLANNING STAFF REPORT
2025-4376-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: October 14, 2025

Posted: September 24, 2025

General Location: The property is located on the east side of a private Road, north of Prats Road, Abita Springs, Louisiana; S30, T6S, R12E; Ward 10, District 6

Owner & Representative: Charles Donovan III & Rachel Donovan

Engineer/Surveyor: Kelly J. McHugh & Associates, Inc.

Type of Development: Residential

Current Zoning: L-1 Large Lot Residential District

Total Acres:

10.10 acres

Of Lots/Parcels: 10.10 acres into Parcel A (7.91 acres) and Parcel B (2.19 acres)

Land Uses: Residential

Flood Zone:

Parcel A: Effective Flood Zone C; Preliminary Flood Zone AE

CDA: Yes

Parcel B: Effective Flood Zone C; Preliminary Flood Zone X

CDA: No

FFE: 12" above crown of street elevation



STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to subdivide 10.10 acres into Parcel A (7.91 acres) and Parcel B (2.19 acres).

The minor subdivision requires a public hearing due to:

- Parcels A & B are proposed to be accessed from an existing private road, thus requiring approval from the Planning and Zoning Commission.
- Parcel A does not meet the minimum lot width required under the L-1 Large Lot Residential Zoning District, thus requiring a waiver from the Planning & Zoning Commission.



PLANNING STAFF REPORT

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Per Sec. 100-2.2(I), an action on a waiver, at minimum, shall be determined by at least 8 members or a two-thirds majority vote. The failure of a motion to receive the minimum number of affirmative votes shall constitute no action either for denial or approval. For development applications where the Planning and Zoning Commission is the final decision maker, no action shall constitute a de facto denial of the application.

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

1. Based on aerial imagery, the existing development on proposed Parcel A appears to encroach upon the required 50-foot natural buffer along the southern property line. This buffer must be restored through replating in accordance with Section 600-3.2(D)(7) – *Remediation*.

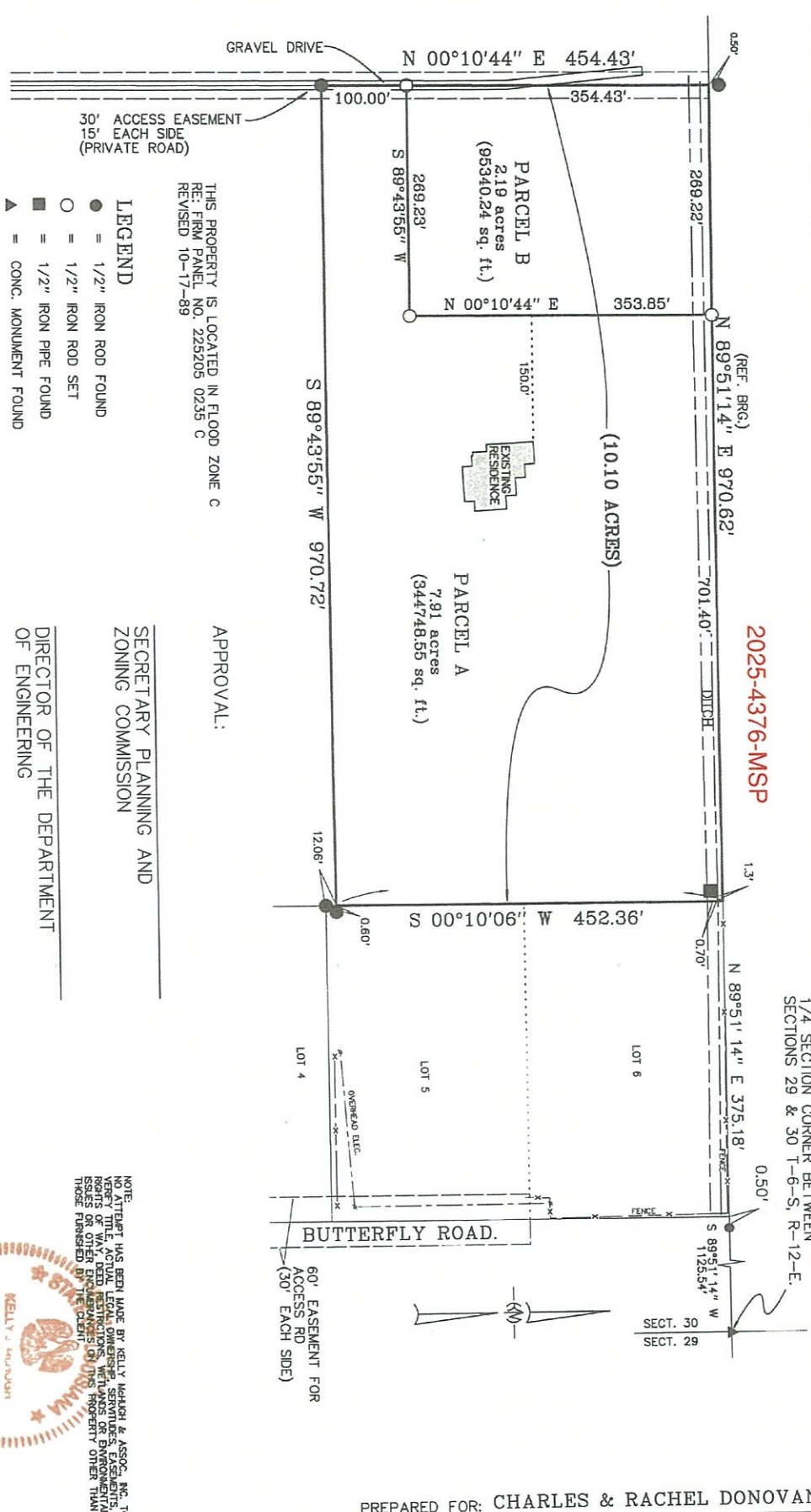
Additionally, the proposed parcel width of 100 feet is insufficient, as it fails to accommodate the required 50-foot natural buffers along both the northern and southern property lines. This configuration would leave no usable space for the site's access. Therefore, Parcels A and B must be reconfigured to preserve the space for the required buffers on both sides while ensuring sufficient area for the driveway.

2. Show the required 25-foot natural buffer along the private road and the 50-foot natural buffer along the sides and the rear of Parcel A.
3. Add signature line for the Chairman of the Planning & Zoning Commission.

New Directions 2040

Residential Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

- REFERENCE:
1. A SURVEY BY FRED TILLY DATED 03-08-1994
 2. A SURVEY BY LOWELL COMMINGS DATED 09-03-1982
 3. A DEED RECORDED AS INST. NO. 1298325 IN THE OFFICIAL RECORDS OF THE ST. TAMMANY COURT HOUSE
 4. A DEED RECORDED AS INST. NO. 1943514 IN THE OFFICIAL RECORDS OF THE ST. TAMMANY COURT HOUSE



THIS PROPERTY IS LOCATED IN FLOOD ZONE C
 RE: FIRM PANEL NO. 225205 0235 C
 REVISED 10-17-89

APPROVAL:

SECRETARY PLANNING AND ZONING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

NOTE:
 NO ATTEMPT HAS BEEN MADE BY KELLY MCHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL OWNERSHIP, SERVITUDE, ENCUMBRANCE, RIGHTS OF OTHER DEED INTERESTS OR THE PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.



CERTIFIED TO BE IN ACCORDANCE WITH A PERSONAL SURVEY MADE ON THE GROUNDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNERS CERTIFIED PLAT.

Kelly J. McHugh, RES. NO. 4443

9/3/25

PREPARED FOR: CHARLES & RACHEL DONOVAN

KELLY J. MCHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

A MINOR SUBDIVISION OF 10.10 ACRES INTO PARCELS A & B, SECT. 30 T-6-S, R-12-E G.L.D., ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 150'	DATE: 08-28-25
DRAWN: DRJ	JOB NO.: 22-228
REVISED:	

30

T6

R12E

L-1

PRATS RD

