



APPEAL # 1

ST. TAMMANY

PC DENIED: 02/14/2023

MICHAEL B. COO.
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:
TO: ST. TAMMANY PARISH COUNCIL
FROM:
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Sherrel Phillips, 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 2/14/23 meeting.

The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows: ① Rev 23-01-001

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.

REV23-01-001

The revocation of an unopened portion of Tammany Avenue, north of Landmark Lane, south of Walden Road, east of Hwy 437, Ward 3, District 2.
Applicant: Sherrel Phillips
Parish Council District Representative: Hon. David R. Fitzgerald

(PLEASE PRINT THE FOLLOWING INFORMATION)

APPELLANT(S) NAME: Sherrel Phillips

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

MAILING ADDRESS: 20247 Tammany Ave.

CITY: Cov STATE: La ZIP: 70435 PHONE NO: 985 705 2178

SIGNATURE: Sherrel Phillips

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS

REVOCATION STAFF ANALYSIS REPORT

(As of February 14, 2023)

Meeting Date: February 14, 2023

CASE NO.: REV23-01-001

NAME OF STREET OR ROAD: A portion of Tammany Avenue

NAME OF SUBDIVISION: N/A

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located north of Landmark Lane, south of Walden Road, east of LA Highway 437. Ward 3, District 2.

SURROUNDING ZONING: A-1 Suburban District

PETITIONER/REPRESENTATIVE: Sherrel Phillips

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke a 288 ft. portion of Tammany Avenue that is located on the property that she currently owns. Ms. Phillips owns the property on both sides of the Avenue.

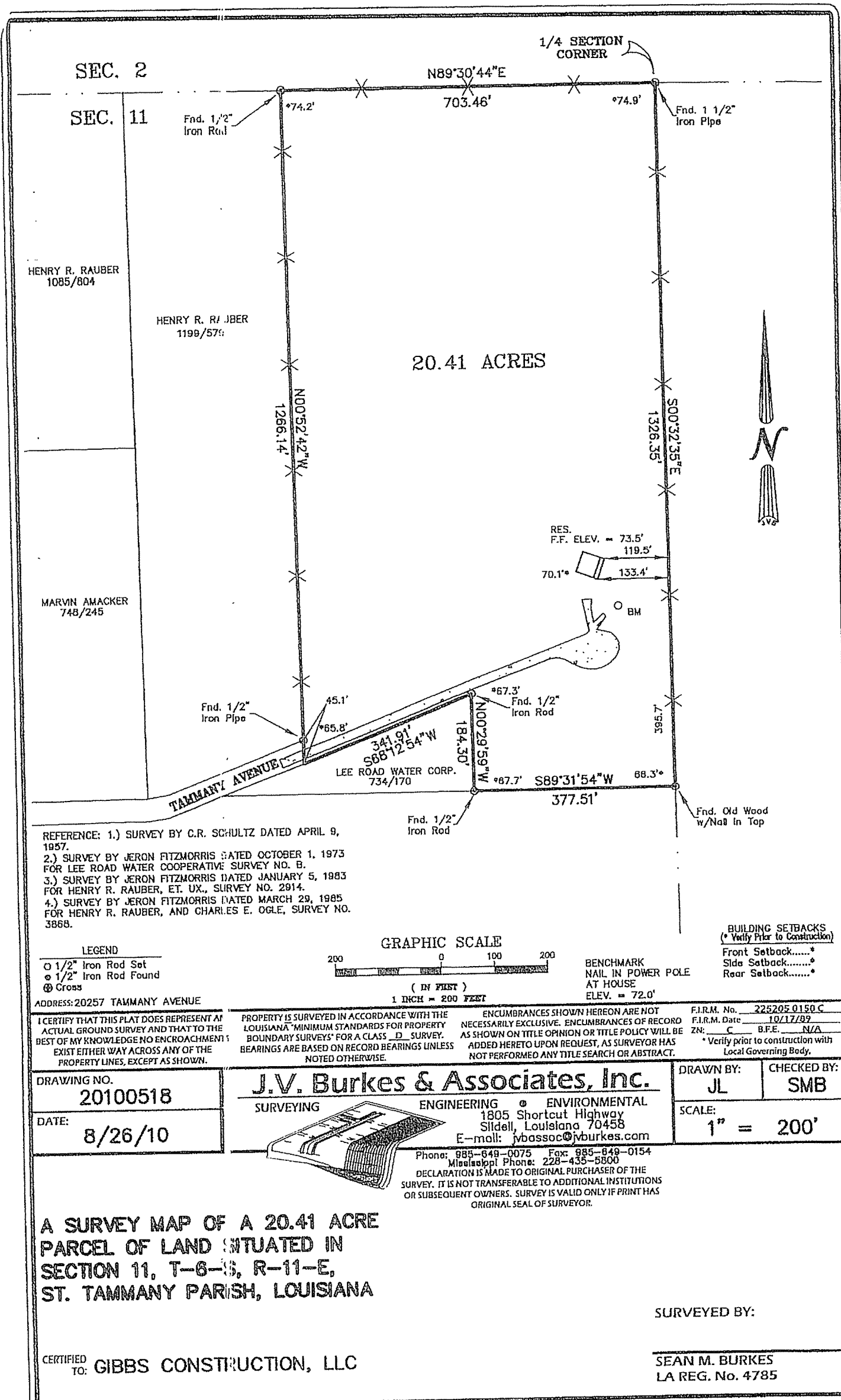
The Parish accepted Tammany Avenue into the Parish Maintenance System in August of 1986. Tammany Avenue is 2,640 ft. in total length. The Parish owns the right of way for the 1,284 ft. portion of the avenue that is located within the Tammany Terrace subdivision. However, the Parish owns only the blacktopped road surface for the remaining 1,356 ft.

Approximately 628 ft. of the road surface is located on Ms. Phillips property. The applicant is seeking to revoke a 288 ft. portion of road surface located at the end of Tammany Avenue, past the Lee Road Water Corporation Property.

Recommendation:

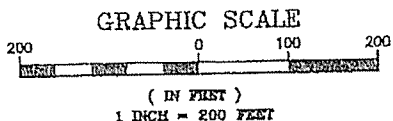
A turnaround is located at the end of Tammany Avenue on the portion of property the applicant seeks to revoke. It is the Staff's opinion that the portion of Tammany Avenue that the petitioner seeks to revoke serves legitimate public benefit through its use as a turnaround.

If this revocation is approved it should be conditioned on a new turnaround being established and constructed at the new end of publicly maintained roadway. The turnaround would have to be built according to Parish standards and be done solely at the petitioner's expense.



REFERENCE: 1.) SURVEY BY C.R. SCHULTZ DATED APRIL 9, 1957.
 2.) SURVEY BY JERON FITZMORRIS DATED OCTOBER 1, 1973 FOR LEE ROAD WATER COOPERATIVE SURVEY NO. B.
 3.) SURVEY BY JERON FITZMORRIS DATED JANUARY 5, 1983 FOR HENRY R. RAUBER, ET. UX., SURVEY NO. 2914.
 4.) SURVEY BY JERON FITZMORRIS DATED MARCH 29, 1985 FOR HENRY R. RAUBER, AND CHARLES E. OGLE, SURVEY NO. 3868.

LEGEND
 ○ 1/2" Iron Rod Set
 ● 1/2" Iron Rod Found
 ⊕ Cross



BENCHMARK
 NAIL IN POWER POLE
 AT HOUSE
 ELEV. = 72.0'

BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....*
 Side Setback.....*
 Rear Setback.....*

ADDRESS: 20257 TAMMANY AVENUE

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 D 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 0150 C
 F.I.R.M. Date 10/17/89
 ZN: C B.F.E. N/A
 * Verify prior to construction with Local Governing Body.

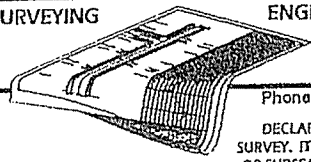
DRAWING NO.
 20100518

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

DRAWN BY: JL
 CHECKED BY: SMB

DATE:
 8/26/10

SCALE:
 1" = 200'



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.

A SURVEY MAP OF A 20.41 ACRE PARCEL OF LAND SITUATED IN SECTION 11, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

SURVEYED BY:

CERTIFIED TO: GIBBS CONSTRUCTION, LLC

SEAN M. BURKES
 LA REG. No. 4785