



PLANNING & ZONING COMMISSION AGENDA

**April 29, 2021 6:00pm
Abita Springs Town Hall**

- **Welcome / Introduction**
- **Pledge of Allegiance**
- **Roll Call**
- **Acceptance of Minutes from February 25, 2020 Meeting**

PLANNING:

ZONING:

PUBLIC HEARINGS:

- **Resubdivision: 71000 block of Dundee Street**

DISCUSSION:

- **Proposed variance to side yard setbacks – Heintz & Poitevent streets**
- **Proposed variance to side yard setbacks- 22054 12th Street**
- **Draft amendments Planned Unit Development Historic Commission review**
- **Draft Stormwater Management Ordinance**
- **Open/Announcements/Adjournment**

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact us at (985) 892-0711. Please contact Town Hall at the same number for additional information regarding this agenda.

ADVERTISE AS PUBLIC HEARING

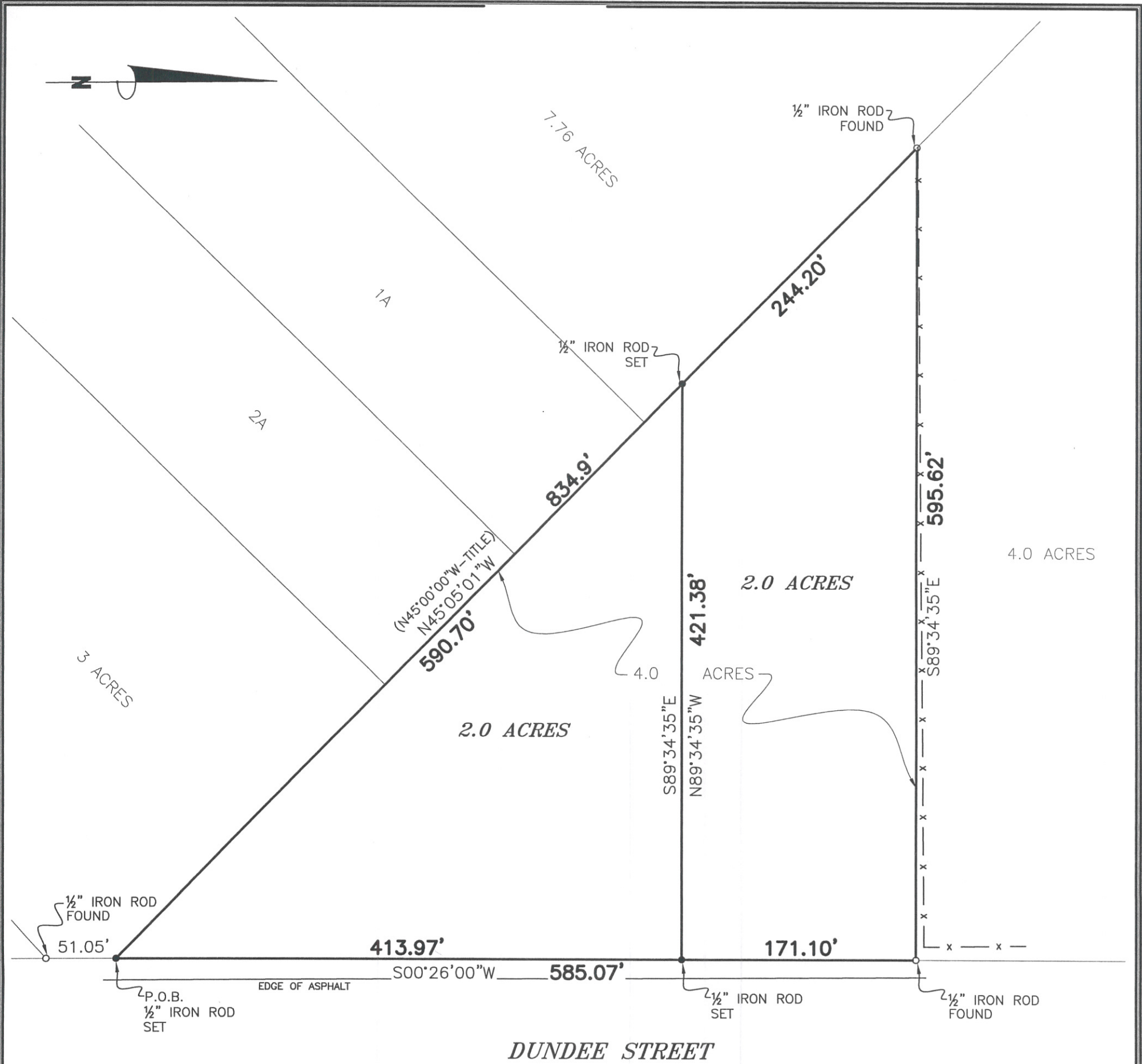


**Public Hearing
April 29, 2021, 6:00PM
Abita Springs Town Hall**

Notice is hereby given that a public hearing will be held by the Town of Abita Springs Planning & Zoning Department at 6:00 pm on April 29, 2021, at 22161 Level Street, Abita Springs. The public hearing will be held for the purpose of receiving public comments regarding the resubdivision of a 4.0-acre property into two (2) 2-acre lots. The property is in the 71000 block of Dundee Street and is identified as assessment #1150312355.

A map of the property will be available at www.townofabitasprings.com/planningzoning

All interested parties shall have the right and opportunity to appear and be heard on the subject.



DUNDEE STREET

APPROVALS:

MAYOR OF ABITA SPRINGS

PLANNING AND ZONING CHAIRMAN

CLERK OF COURT

DATE FILED

MAP FILE NO.

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LOWE ENGINEERS, L.L.C.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

NOTE: THE P.O.B. IS REPORTED TO BE SOUTH - 1295.5'; S00°16'18"W - 874.45'; S89°58'24"E - 301.36'; S45°05'17"E - 1495.9'; N45°05'17"W - 42.05'; FROM THE N.W. CORNER OF THE N.W. ¼ OF SECTION 6, T-7-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA.

REFERENCE SURVEY: A survey by Eddie Murphy dated April 22, 1996.

BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "X" with a Base Flood Elevation of N/A in accordance with Community Panel No. 220199 0002 C; Revised: MAY 17, 1988

A RESUBDIVISION MAP OF
A 4.0 ACRE PARCEL OF LAND

into

PARCEL A AND B, SECTION 6, T-7-S, R-12-E
Town of Abita Springs, St. Tammany Parish, Louisiana
for

JACKIE AND IRMA McCLAIN

Survey No. 21-140229
Date: APRIL 19, 2021

Drawn by: SPH
Revised:

Scale: 1" = 80'

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

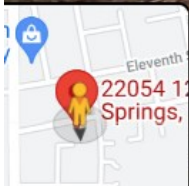
LOWE
ENGINEERS

Professional Land Surveyors Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com

22054 12th St
Abita Springs, Louisiana

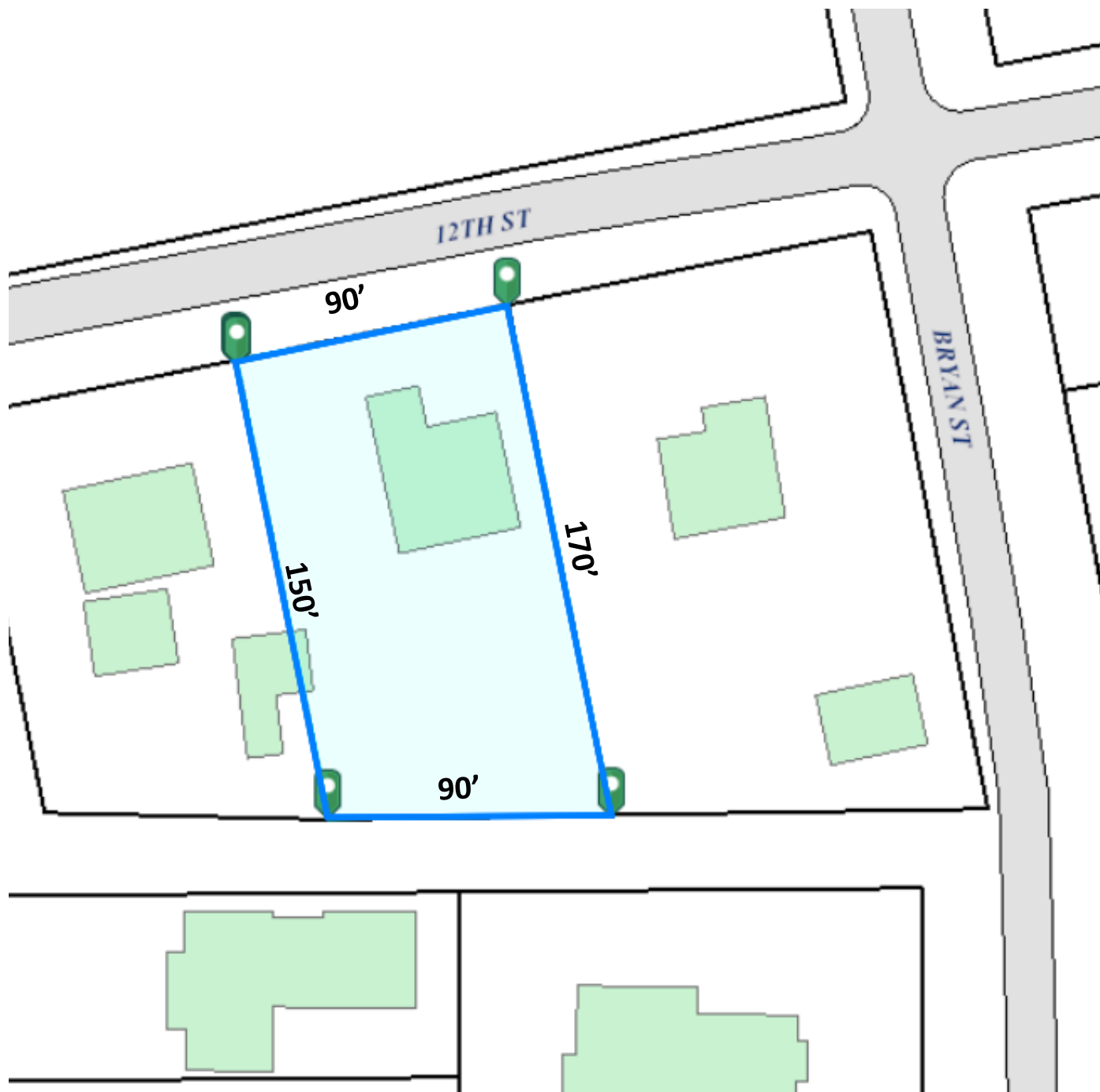
Google

Street View





22054 12TH ST



71359 Poitevent Ave

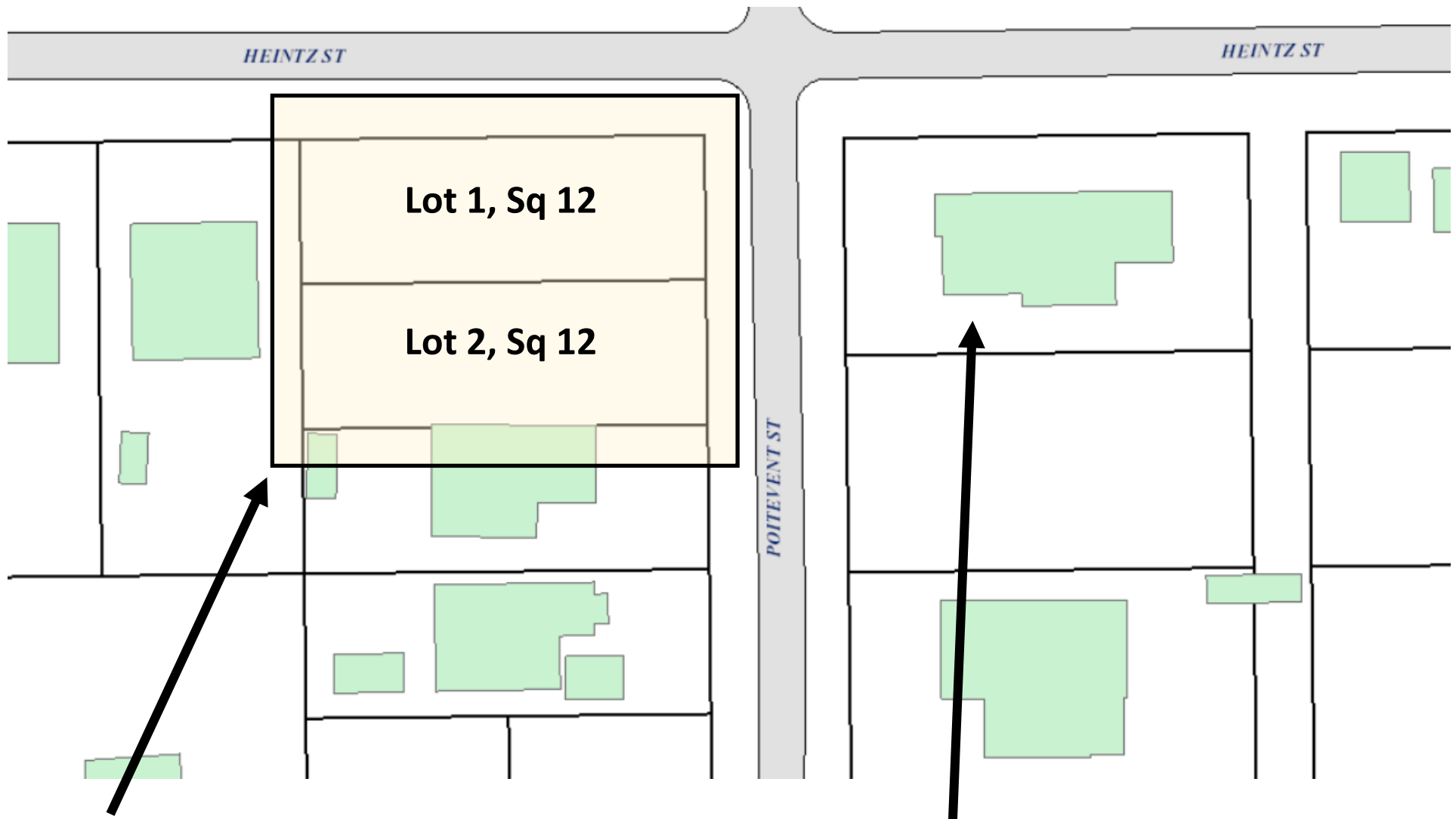
Abita Springs, Louisiana

[View on Google Maps](#)









These 50' lots have been owned by separate owners since the 70's. Lee lives across Poitevent and has reached out to current owners to buy both lots. He has purchased Lot 1 but is seeking a preliminary variance before purchasing the bottom lot (Lot 2). If variance is granted he will combine both lots and build a home for his family. He is requesting a variance on corner lot setbacks.



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SEC. 9-223. - YARDS AND APPURTENANT STRUCTURES IN RESIDENTIAL DISTRICTS

(a) In the residential, commercial, multifamily, mobile home, historic, historic residential districts and townhouse district where single family residential use is sought the minimum dimensions of yards shall be as follows:

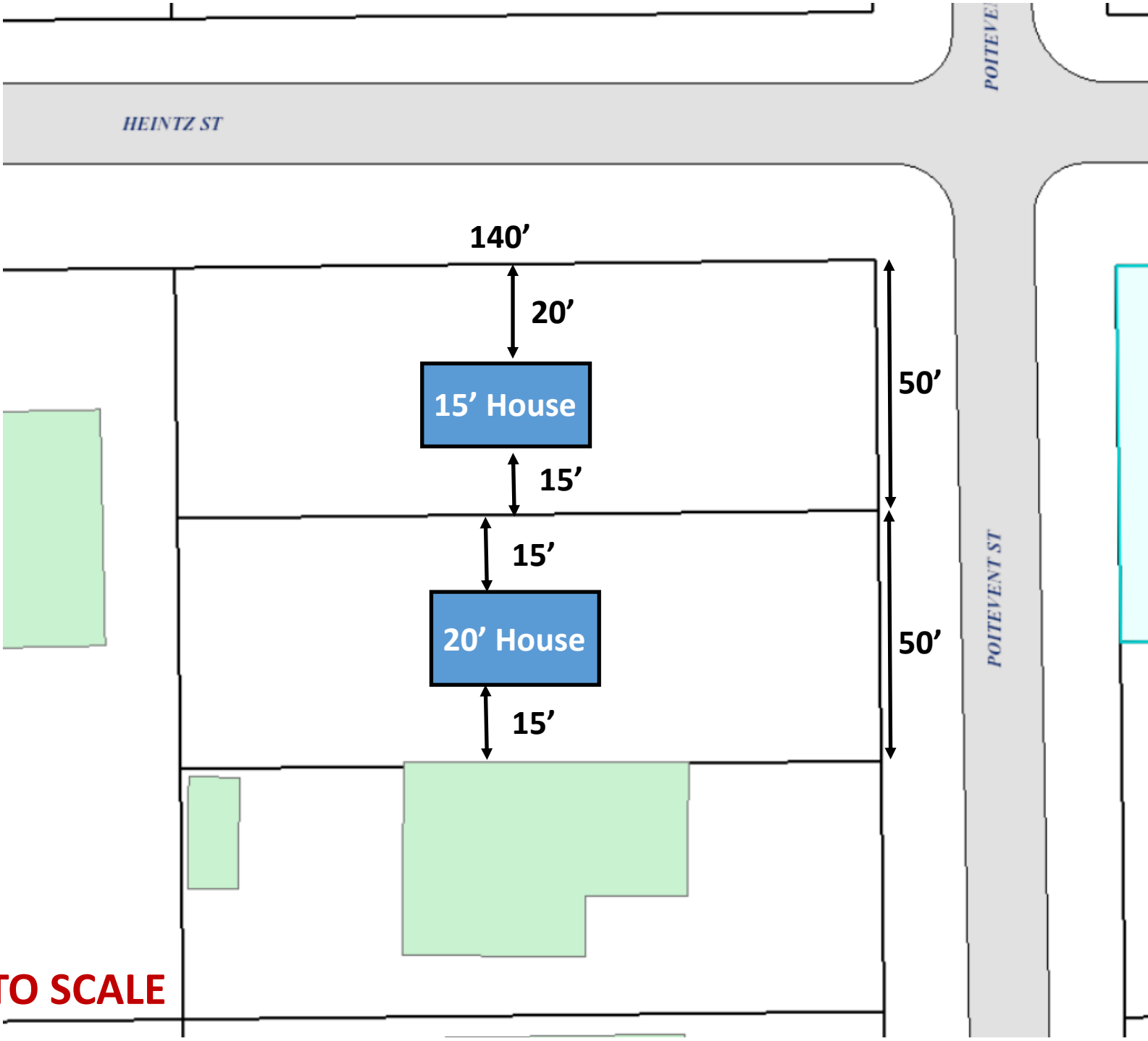
(1) *Front yard.* There shall be a front yard of not less than 30 feet between the front property line at the street and the wall of the building adjacent to the front property line.

(2) *Rear yard.* There shall be a rear yard having a depth of not less than 20 percent of the lot depth or 25 feet, whichever is greater.

(3) *Side yard.* There shall be two side yards, one on each side of the main building.

a. **Interior side yard *setbacks.*** The side yard *setback* on the side of a lot adjacent to an interior lot line shall be a minimum of 20 feet in width, **except on buildable lots measuring 75 feet or less in width, in which case the side yard on the interior lot line side of the building shall measure a minimum of 15 feet in width.**

b. **Corner lot side yard *setbacks.*** The side yard *setback* on the street side of a corner lot shall be a minimum of 30 feet, **except on buildable lots measuring 75 feet or less in width** or those abutting that dedicated part of Warren St., not opened as of the effective date of this ordinance, **in which case the side yard on the street side of the corner lot shall measure a minimum of 20 feet in width.**



NOT TO SCALE

(b) *Nonconforming lots.*

(1) If two or more lots-of-record or parts thereof or combinations of lots and portions of *contiguous* lots are in single ownership and if all or part of the lots do not meet the minimum buildable lot size requirement of the zoning district in which the land is located, the land involved shall be considered to be an undivided parcel for the purposes of the zoning and subdivision regulations and no portion of said parcel shall be used or sold which does not meet the minimum buildable lot size nor shall any division of the parcel be made which leaves remaining any lot with width, depth or area which does not meet the minimum buildable lot size of the district in which it is located.

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(2) Where a lot has less area than the minimum required, was a lot-of-record in separate ownership from adjacent property at the time of passage of this section and is currently a lot-of-record under separate ownership from any adjacent property, such lot may be used as a building site for a use permitted in the district within which the lot is located; provided, however, that the proposed development of the building site conforms with the yard setback requirements of the district in which it is located and the provisions of sections [9-209](#) and [9-223](#).