

Commissioner Booth: Next item on the agenda PZS-2018-10 requested by Della Gisclair and Diane Costa Carter for resubdivision of the Pascal Margiotta lot into three lots at 15048 River Road, Hahnville. Zoning District C-3. Council District 1. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. This applicant requests a minor resubdivision of one long narrow lot into 4 lots. It's in a C-3 zoning district. The portion that's on undevelopable land and the batture is in a B-1 zoning district, that's non industrial batture. Proposed lots PM-1 and PM-4 both meet all zoning district requirements and geometric standards for lots, but proposed lots 2-PM and 3-PM will not meet the required frontage or width on a public street and proposed lot 2-PM is only 5,091 sq. ft. and that does not meet the 7,000 sq. ft. for the C-3 zoning district. These two lots are legally non-conforming in residential use right now, what we're talking about is a lot that is developed, has been developed for decades and went into succession for the 3 sisters as it's developed now. All of these lots are served by standard utilities and by American Bank Lane which is a 30 ft. wide area that is reserved for ingress and egress and that can get anybody back to any of the residences at 124, 131, 140 and there's actually a duplex at the end of the lane that's 151 and 153 American Bank Lane. This was the Pascal Margiotta lot, it's the parent tract, it's long and narrow. It passed to 3 heirs in 1991 and at that time, now what is going to be described as Lot 2-PM had already been transferred out of the parent tract by an active deed transfer to one of the heirs. That person has been living on that area that's been described for 30 years now. So while this resubdivision is a not a normal standard, the applicants consider all of the conditions that exist on the property a hardship and they've requested waivers to allow this division into lots PM-1, PM-2, PM-3 and PM-4 in order to accomplish 3 things. They want to transfer Lot PM-1 to a new owner who is going to put the American Bank Building back into commerce, that is a winner, transfer Lot PM-2 according to the metes and bounds that were established by an act of transfer in 1990 to the heir that has lived on it since that time, so they want to transfer it as is, the lot is non-conforming but it's a situation that is existing with no real problems for quite a long time. It will also allow residential use of a duplex, a single family house and a trailer to continue uninterrupted and that's on Lot PM-3 so we recommend approval with a waiver from required street frontage on Lots PM-2 and PM-3 as well as a waiver from the required 7,000 sq. ft. area for Lot PM-2.

Commissioner Booth: This is a public hearing for PZS-2018-10 Della Gisclair and Diane Costa Carter for resubdivision of this property at 15048 River Road. Is anyone here to speak for or against this issue? State your name and address for the record please.

Della Gisclair, 14893 River Road, Hahnville. This originally started because as Ms. Marny said we would like to sell that front lot, 15048 River Road because that building has been vacant for quite a while now and we have a buyer so we would appreciate it if you would pass this.

Commissioner Booth: Thank you ma'am. Anyone have any questions for the applicant? Thank you. Anyone else here to speak for or against this particular issue? Hearing none, the public hearing is closed for this one. Any comments or questions?

Commissioner Gordon: I just want to add that this is in my district and I haven't had any calls or anything. So I just ask for your support.

Commissioner Booth: Thank you ma'am. We'll call for the vote for approval with the waiver on the required street frontage for Lots PM-2 and 3, the waiver for the required 7000 sq. ft. lot for PM-2 so that people can continue doing what they've been doing for a number of years.

YEAS: Gordon, Petit, Granier, Richard, Booth, Frangella  
NAYS: None  
ABSENT: Galliano

Commissioner Booth: That passes unanimous, good luck.

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