

Commissioner Frangella: Next on the agenda 2019-13-MIN requested by L.J. St. Germain, et al for resubdivision of St. Germain Property, 17934 River Rd., Montz into two lots, with a waiver from geometric standards. Zoning District R-1A & O-L. Council District 6. Ms. Stein.

Ms. Stein: Thanks Mr. Chair, this applicant is requesting a minor resubdivision, it would create 2 lots where there are 1 right now, it's a long narrow parcel in Montz. The proposed Lot S-1 will meet the minimum width and area requirement for the R-1A zoning district and have frontage on River Road, that one is fine. The setbacks that are on the house that sits on the property now will meet the width and area requirements for the Open Land district but it has no frontage on River Road. The applicant has proposed a servitude on an adjacent property and you can see it detailed on page 18 of your agenda. Lots without frontage are permitted in the Open Land zoning district to be built, the applicant says he has no intention on building on the property at this time, however. So we recommend approval with waivers from the arrangement requirement that would require frontage on the dedicated street for proposed Lot P-1.

Commissioner Frangella: Ok. Is the applicant present and wish to add anything?

(From the audience): Here, I have nothing to add.

Commissioner Frangella: Thank you. Ok, public hearing for 2019-13-MIN, anyone here to speak for or against? Seeing none, we'll close the public hearing. Commissioners have any questions? Call for the vote.

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

Commissioner Frangella: That passes unanimously and it will be going to the Council on September 23rd.