

Commissioner Frangella: Next up 2021-01-MIN requested by Billy & Julie Baker for resubdivision of one lot into three, Olivia Drive, Taft. Zoning District O-L. Council District 1.

Ms. Stein: This applicant is reapplying for a resubdivision. It's on half of the, a portion of the Leon Heurtin Tract, they'd like to divide it into 3 lots with a waiver from the requirement that all the lots be arranged on a developed public street. The tract is developed now with 2 mobile homes and a modular home and they are all served by Olivia Drive which is the private servitude with the gravel surface. Open Land zoning would permit up to 4 dwellings on unsubdivided tracts like this for family members on a non-rental basis and there is one additional house on what you would consider, not the Heurtin Tract, but served by Olivia Drive, there is a single family residence on Lot 2. Each of the lots that are proposed exceeds the minimum 20,000 square ft. area that's required for the OL zoning district and proposed Lot 2A and 3A do not meet geometric standards, those are the ones that are not arranged with any street frontage on a public street. The tract is ninety-three feet wide at River Road and forty arpents deep or long, it extends all the way past Hwy. 3127, it's super long. Lot 2 has been in existence since 1949 and Olivia Drive has never really touched Lot 2. Lot 2 is a little bit distant from the driveway. The applicant has proposed or has revised the plat to show a 30 ft. wide access servitude to the carport of Lot 2 so that connection is now in existence. It is important that the Open Land zoning district permits up to 4 houses on the Leon Heurtin Tract right now, when it's divided, it will allow more. If the proposed resubdivision is approved, up to 2 more dwellings could fit on Lot 1A, seems unlikely considering the way it's developed and the way it works around Lot 2. One more dwelling could fit on Lot 2A and 4 more dwellings could fit on Lot 3A. So if the subdivision is approved, the zoning provisions would allow for a total of 10 dwelling units on the property, on all 3 lots. We do actually recommend approval of the resubdivision at this point considering the access that's been provided to Lot 2, we recommend approval providing that a waiver from the required arrangement on a public street is approved for the land locked lots.

Commissioner Frangella: Is the applicant present and wish to speak?

I'm Olivia Baker, I live at 145 Olivia Drive, I think it's lot 2A. I know I sent it in writing but just so you guys know the intention is not for anything commercial, it's for the sole purpose of refinancing my home on Lot 2A, I think it's 2A, the whole thing is a little confusing to me looking at it like this. This is what the mortgage company has recommended that I do, it's not like divide the property, you have this, you have that, it's just for them to be able to, there's too many dwellings to be able to refinance, whatever, and this is what they told me that I needed to do so I'm trying to do it. It's not for any future commercial dwellings behind that it's a long skinny strip of land that's all woods.

Commissioner Frangella: Ok ma'am. Thank you. We're going to open public hearing for 2021-01-MIN, anyone here to speak for or against? Did you receive anything for or against?

Ms. Stein: We haven't received any comments from anybody.

Commissioner Frangella: Ok, we'll close public hearing for 2021-01-MIN. Any questions or comments from the Commission? Seeing none, we'll call for the vote.

YEAS: Ross, Petit, Keen, Dunn, Frangella, Galliano
NAYS: None
ABSENT: Schexnaydre

Commissioner Frangella: That passes and will go to the Council.
