

Reso.

2007-0086

INTRODUCED BY: ALBERT D. LAQUE

(DEPARTMENT OF PLANNING & ZONING)

RESOLUTION NO. 5417

A resolution providing mandatory supporting authorization to Troy Bailey to endorse the positive Planning & Zoning Commission decision regarding PZS-2007-02 for a resubdivision of Lots 23 and 25, Square "A" Keller Acres Section 26 T13S R20E (Hahnville) into Lots 23-A and Lot 25-A with a waiver from the requirement to subdivide adjacent properties into a single conforming lot of record, as per the requirements spelled out in Appendix A, Section X. B. Exceptions to Area Regulations, Subsection 2.

WHEREAS, the St. Charles Parish Zoning Ordinance of 1981 (as amended) requires both Planning & Zoning Commission approval and a supporting resolution of the Parish Council for waivers to Appendix A, Zoning Ordinance; and,

WHEREAS, the property owner, Troy Bailey wishes to subdivide Lots 23 and 25, Square "A" Keller Acres Section 26 T13S R20E (Hahnville) into Lots 23-A and Lot 25-A; and,

WHEREAS, said property owner has requested waiver from the requirement to subdivide adjacent properties into a single conforming lot of record, as per the requirements spelled out in Appendix A, Section X. B. Exceptions to Area Regulations, Subsection 2.

NOW, THEREFORE, BE IT RESOLVED THAT THE ST. CHARLES PARISH COUNCIL, does hereby provide this supporting resolution to Troy Bailey to endorse the positive Planning & Zoning Commission decision regarding PZS-2007-02 for a resubdivision of Lots 23 and 25, Square "A" Keller Acres Section 26 T13S R20E (Hahnville) into Lots 23-A and Lot 25-A with a waiver from the requirement to subdivide adjacent properties into a single conforming lot of record, as per the requirements spelled out in Appendix A, Section X. B. Exceptions to Area Regulations, Subsection 2.

The foregoing resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: HILAIRE, FABRE, RAMCHANDRAN, WALLS, BLACK, DUHE

NAYS: MINNICH

ABSENT: MARINO, FAUCHEUX

And the resolution was declared adopted this 19th day of March, 2007, to become effective five (5) days after publication in the Official Journal.

CHAIRMAN: *April Black*

SECRETARY: *Richard J. Duhe*

DLVD/PARISH PRESIDENT: March 20, 2007

APPROVED: *[Signature]*

DISAPPROVED:

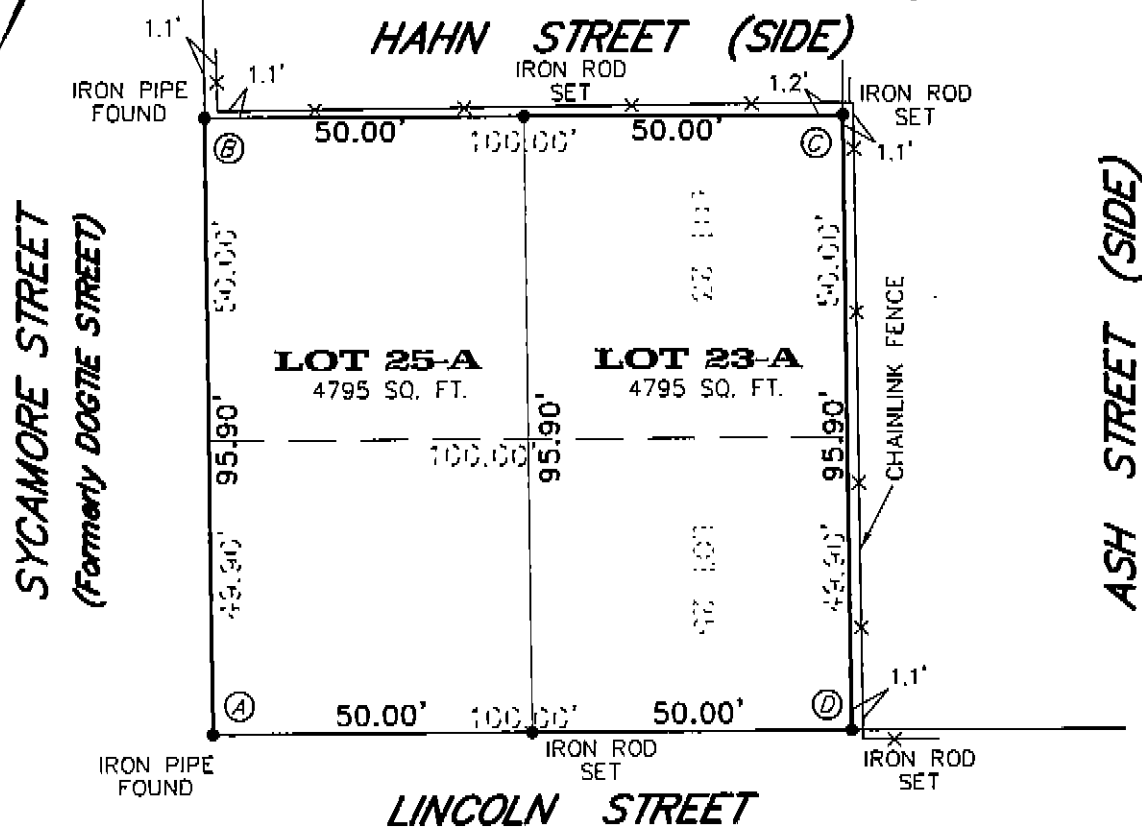
PARISH PRESIDENT: *Albert D. Laque*

RETD/SECRETARY: March 23, 2007

AT: 9:36 A.M **RECD BY:** *[Signature]*

RESUBDIVISION OF
LOTS 23 AND 25
INTO LOTS 23-A AND 25-A, SQUARE "A"
KELLER ACRES SUBDIVISION
ST. CHARLES PARISH, LA

HAHN STREET (SIDE)



THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA
RS 33:5051, et. seq. AND ALL REGULATIONS GOVERNING
PLATTING.

Richmond W. Krebs 12/19/06
RICHMOND W. KREBS, P.L.S. - REG. NO. 4836 DATE
P.O. BOX 8641, METAIRIE, LA. 70011-8641

APPROVALS:

Michael M. St. John 3-1-07
CHAIRMAN OF PLANNING & ZONING COMMISSION DATE

John T. Taylor 4/2/07
ACTING CHAIRMAN OF PARISH COUNCIL DATE

Albert D. Dugas 4/3/2007
PARISH PRESIDENT DATE

NOTE:

SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY.
DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE.

ANGLES

- Ⓐ 90°46'00"
Ⓑ 89°14'00"
Ⓒ 90°46'00"
Ⓓ 89°14'00"

RECORDED IN THE CLERK OF COURT'S OFFICE, ST. CHARLES PARISH
ON THE _____ DAY OF _____, 19____ IN CONVEYANCE
BOOK _____, FOLIO _____, ENTRY No. _____

GENERAL NOTES

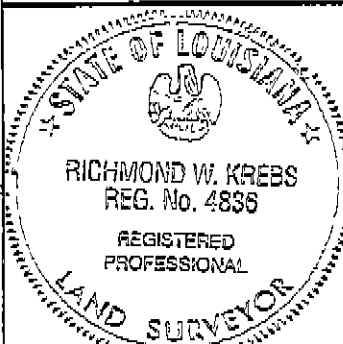
ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN 1: SURVEY OF KELLER ACRES SUBDIVISION

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO
REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR
HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE
RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL
TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD ZONE, PER FLOOD
INSURANCE RATE MAP (FIRM) DATED: JUNE 16, 1992 FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A COMMUNITY PANEL #: 220160 0125C



THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED
HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION,
AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR
PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA
ADMINISTRATIVE CODE TITLE: 46:XXI, CHAPTER 25 FOR A CLASS
"C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF VANESSA WILSON

BY: *Richmond W. Krebs*

RICHMOND W. KREBS
PROFESSIONAL LAND SURVEYING
P.O. BOX 8641

METAIRIE, LA. 70011-8641

PHONE: (504) 889-9616

FAX: (504) 889-0916

E-MAIL: richmondw@krebssurvey.com

DATE: DECEMBER 19, 2006

DRAWN BY: CAM

SCALE: 1" = 30'

CHECKED BY: DRW

JOB #: 064459-R

FILE #: