

Commissioner Frangella: 2021-10-MIN requested by Cheryl Mahler, Diane Carter, Richard Hamilton, & Brett Duke for resubdivision of a portion of the upper half of Lot 23, Fashion Plantation into four lots, 231 Lee Lane, Hahnville. Zoning District O-L. Council District 1.

Mr. Welker: This is the second request to certify properties that have been in separate ownership on Lee Lane, a 15-ft. wide private driveway, in Hahnville. The proposed lots, C, E, F, and G are shown on a 1992 survey titled, "Partition of a portion of the upper half of Lot 23 of Fashion Plantation..." by RP Bernard, PLS.

All the properties shown on the 1992 plat (A, B, C, D, E, F, and G) have been transferred and are in separate ownership. Lot D, which is not a part of this request, was created or certified as a legal lot of record in April 2021 as it was shown on the partition map (2021-2-MIN). The property owners permitted a single-family house soon after the resubdivision; it is nearing completion (permit 36386). Proposed Lot C is developed with a single-family house that was permitted and built in 1996 (231 Lee Ln; 1183-96); the other properties are vacant but cleared.

Three other properties on the parent tract are in single-ownership, and developed with houses, but they are not subject to this resubdivision request (1, 1B, and 23-1). Department records suggest the all the houses on the parent tract (on property 1, 1B, 23-1, and C) were permitted by right of provisions in the OL zoning that allow up to four (4) dwellings on unsubdivided property under certain conditions.

Each proposed lot exceeds the minimum 20,000 square foot area for a lot in the OL zoning district; however, none of the proposed lots is arranged on a developed public street.

The applicants have submitted a Letter of No Objection to the resubdivision from the Department of Health and hospitals which indicates that each proposed lot is suitable for individual sewer treatment. Property owners have been advised that other Parish utilities are available from River Road.

The applicants have been advised that this subdivision action supercedes the provision of the OL zoning that permits up to four (4) dwelling units on unsubdivided property (permitted use #6 and Special Provisions a in the OL zoning district criteria). If approved, each lot would permit any other OL uses including a primary dwelling unit, and a property owner could request a Special Permit for an accessory dwelling unit.

If approved, the lots created as part of this resubdivision could not be further subdivided for a period of two (2) years.

The department recommends approval provided a waiver from the required arrangement on a public street is approved.

Commissioner Frangella: Is the applicant present and wish to speak? Seeing none, we'll open the public hearing for 2021-10-MIN anyone here to speak for or against? Seeing none, we'll close public hearing for 2021-10-MIN. Any questions or comments from the Commissioners? Call for the vote with the stipulation.

YEAS: Ross, Petit, Keen Frangella, Galliano

NAYS: None

ABSENT: Schexnaydre, Dunn

Motion passes with stipulation.

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