

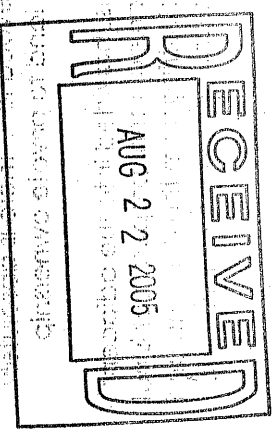
August 12, 2005

Randy Wegmann

St. Charles Parish
Department of Planning & Zoning
Phillip Dufrene
PO Box 302

Highville LA 70057

Dear Mr. Dufrene,



This letter is to ask the Department of planning and Zoning to reconsider their recommendation in favor of the proposed revocation of Iris Street (formerly Third Street). I feel that the Planning and Zoning Department should have no position or oppose this proposal for the following reasons: 1) Most importantly, the proposed revocation will interfere with the future orderly development of the two adjacent strips of land 2) The only people in favor of the revocation are the beneficiaries of the parish giving away land that has value; furthermore, the neighborhood does not support this revocation 3) The local law providing for the revocation of a street provides for the resubdivision of the street into the adjacent properties; the proposed resubdivision does not provide for this.

The mission of your department is to have the foresight to plan for the future orderly development of St. Charles Parish. This is perhaps the most salient reason that your department should oppose this proposed revocation. When the St. Rose subdivision was first laid out, Mr. Payne had the foresight to plan for the inevitable growth of this area. A logical array of streets connecting St. Rose Avenue to the west including and extending beyond Oak Street was planned. As you can see from the enclosed sketch, these streets still provide valuable access for the **future** controlled development of the land to the west.

There is no public interest served in revoking the parish's ownership rights to Third St. The proposed give away only benefits two families of the parish. There is no widespread support for this revocation. There is absolutely no benefit accrued to the neighborhood or the parish by converting this public land to private ownership.

The law providing for the revocation of a street states that the land should be resubdivided into the adjacent properties. As you can see from the enclosed definitions, my property is clearly an adjacent property yet is not included in the resubdivision. Even if you used the more restrictive terminology abutting from the Planning and Zoning Departments analysis there is no doubt that my property has "actual contact at a bounding line" and should be included in any resubdivision.

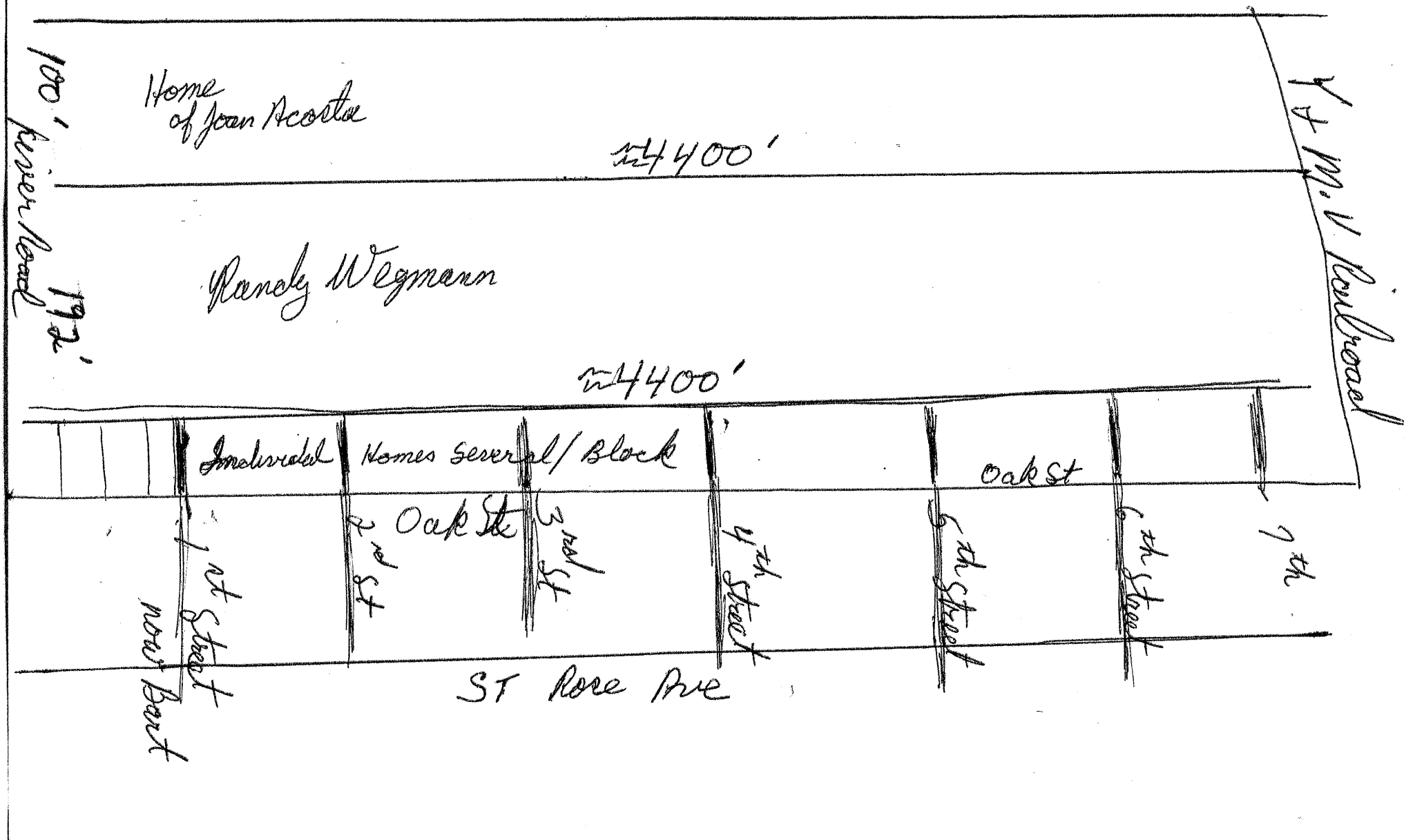
As a final note, while various public departments are not currently using Third Street it is not their responsibility to plan for the orderly development of the adjacent land.

If you have time, I would like to meet with you and Mr. Romano. If you have any questions, I can be reached twenty-four hours a day by calling (504) 712-0074 and requesting that I be paged. My home number is (504) 469-4262.

Sincerely,

Randall Wegmann, DVM

cc: Steve Romano



Sec. 2-4. Procedure to dedicate, or revoke dedication of street, canal, etc.
(a) A formal act of dedication shall be filed by any person requesting the parish council to accept for maintenance streets and drainage using the following format:
(1) The act shall state the name of the person dedicating the street or drainage.
(2) The act shall contain a description of the property in which the street or drainage is located.

(3) The act shall state the name of the street, the width and length to be accepted.
(4) All drainage ditches shall be properly marked with widths shown. The dedication shall spell out the width and length of each ditch.
(5) Two (2) updated maps shall be submitted to accompany each act of dedication. These maps shall give a description of the area including section, tract and range lines; name of subdivision, if applicable; date; civil engineer or surveyor; title; north point of compass and scale of map.

(b) Prior to a request for the parish to assume for maintenance any street or drainage, it shall be necessary for the parish engineers to certify that the street or drainage meets parish specifications.

(c) Acts of revocation on streets, drainage ditches or canals shall contain the same information as requested for acts of dedication and shall be accompanied by the submission of a subdivision plan which shall be executed through the local subdivision process, formally incorporating revoked properties into ~~adjacent~~ parcels.
(Code 1970, § 17-01; Ord. No. 93-12-4, § 1, 12-6-93)

ad-ja-cent \n't \ adj [ME, fr. MF or L; MF, fr. L *adjacent-*, *adjacens*, pres. part. of *adjacere* to lie near, border on, fr. *ad-* + *jacere* to lie, fr. *jacere* to throw — more at *JET* (to spout)] 1 *a* : not distant or far off (the city square and the ~ streets) : nearby but not touching (the islands and the ~ mainland coast) *b* : relatively near and having nothing of the same kind intervening : having a common border : **ABUTTING**, **TOUCHING** : living nearby or sitting or standing relatively near or close together (hills . . . composed of oyster shells . . . the ~ inhabitants burn them — Mark van Doren) *c* : immediately preceding or following with nothing of the same kind intervening 2 *of two angles* : having the same vertex and one side in common

SYN **ADJOINING**, **ABUTTING**, **CONTIGUOUS**, **CONTERMINOUS**,

COTERMINOUS, **JUXTAPOSED**: **ADJACENT** is sometimes merely a synonym for *near* or for *close to* (the heavy lands *adjacent* to Paris — Charles Dickens) (Indian Pass, Mount Marcy, and the *adjacent* mountains — John Burroughs) (the safety of the western hemisphere and of the seas *adjacent* thereto — F.D. Roosevelt) Applied to things of the same type, it indicates either side-by-side proximity or lack of anything of the same nature intervening (the doots of the *adjacent* apartment were opened, and Egmont saw himself surrounded — J.L. Motley) **ADJOINING** is quite similar to **ADJACENT** in meaning and suggestion but may more strongly indicate existence of common bounding lines or lines or points of junction (in upstate New York and the *adjoining* counties of Pennsylvania — Hans Kurath) (the grayish white stone building and the *adjoining* graveyard — *Amer. Guide Series: Pa.*) **ABUTTING** most strongly predicates actual contact at a bounding or dividing line (*abutting* lots) (the state of Utah and the *abutting* state of Idaho — W.L. Sperry) (the north wall, to which *abutting* rooms were added — Christopher Hussey) **CONTIGUOUS** shows variable usage but is likely to suggest touching along a dividing line; it may indicate an unbroken continuity (Marsh and McDunn were each alone in *contiguous* labs, and McDunn attests that Marsh was still at the telephone when he entered his lab — Edith C. Rivett) (Tompkinsville and Stapleton are *contiguous* localities, virtually indistinguishable from each other — *Amer. Guide Series: N. Y. City*) (adjacent events need not be *contiguous*; just as there may be stretches of a string which are not occupied by beads, so the child may experience uneventful periods of time — James Jeans) **CONTERMINOUS** may apply to a boundary strip in common; often it and **COTERMINOUS** indicate that all boundaries for two areas are the same and consequently that the two are practically identical (conterminous with Philadelphia county, the Quaker City lies along the west bank of the Delaware river — *Amer. Guide Series: Pa.*) (the city and county of Philadelphia are *coterminous* — *American Yr. Bk.*) (the mythology of early man was not *conterminous* with the religion of early man — F.B. Gummere) (the history of Zionism, in fact, is *coterminous* with the history of Jewry — H.E. Wedeck) **JUXTAPOSED** indicates placement face to face and may suggest likelihood of contrast or opposition (opulence wildly *juxtaposed* to unbelievable poverty — Virginia A. Oakes) (disputes about water rights were almost inevitable between closely *juxtaposed*