

Town of Abita Springs



MAYOR
DANIEL J. CURTIS

Request for Variance Planning and Zoning

Name: Jaenne Firmin
Mailing Address: 78035 Highway 21 Bush LA 70431
Phone Number: 985-630-3915
Signature: _____
Property Address: _____
Property Description: Square 75, Bossier City Addition to the Town of Abita Springs, St Tammany Parish, LA

Applying for:

Variance to side yard setbacks of 30 feet each on both sidelines on a piece of property that sits on the corner of Highway 59 and Ninth St and Ninth St and St. Ann St. See attached survey including 30-foot setbacks required by the TOAS ordinances. The required setbacks leave only 28.05 ft of buildable width on the Ninth St side of the building and even less on the back edge of the property. The property owner is proposing to build a 24-foot house that would infringe on the side setbacks towards the back of the house. She is requesting to be allowed to follow the same 20-foot setbacks on both sides that an interior lot must follow. Variance on side setbacks from 30-foot setbacks to 20-foot setbacks.

Scheduled Planning & Zoning Meeting Date & Time: January 23, 2020; 6pm
Location: Town of Abita Springs Town Hall

Notes from Planning & Zoning:

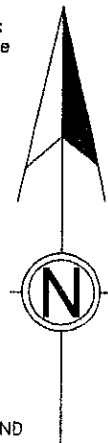
Decision: APPROVED REJECTED

Motion: _____ **Second:** _____

Signature: _____

Planning & Zoning Chairman

REFERENCE BEARING:
Louisiana State Plane
Coordinate System
(South Zone)

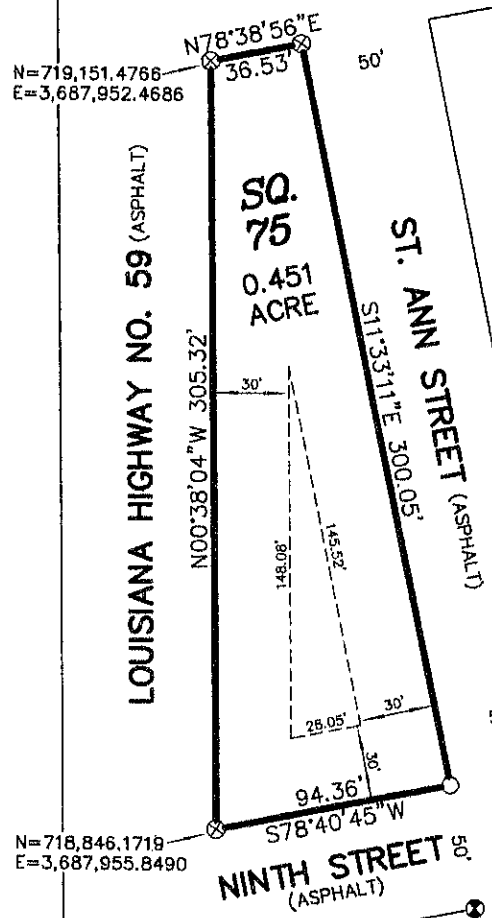


SQ. 23

EIGHTH STREET
(ASPHALT)

LEGEND

- = CAPPED PIPE FOUND
- = 1-1/4" CAPPED PIPE FOUND
- ⊙ = 1-1/4" IRON PIPE FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD SET



SQ. 22

NINTH STREET
(ASPHALT)

SQ. 67

SQ. 74

NOTES:

1. This property is located in Flood Zone X, per F.E.M.A. Map No. 220199 0002 C, dated May 17, 1988.
2. Building Setback Lines must be determined by City of Abita Springs Planning Department.

REFERENCE SURVEYS:

1. Survey for Mr. & Mrs. Lee J. Picou, Jr. by Richard T. Dading, Surveyor, dated May 29, 1984.
2. Survey for Sheri Campbell, et al by Jeron R. Fitzmorris, Surveyor, dated May 6, 2002, filed St. Tammany Parish Clerk of Court Map File No. 2339D.
3. Survey for Maryellen Lemons w/o/a Gary W. Achee by Jeron R. Fitzmorris, Surveyor, dated August 25, 2003, filed St. Tammany Parish Clerk of Court Map File No. 3173B.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

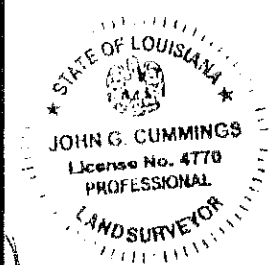
(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: **U.S. Assets**

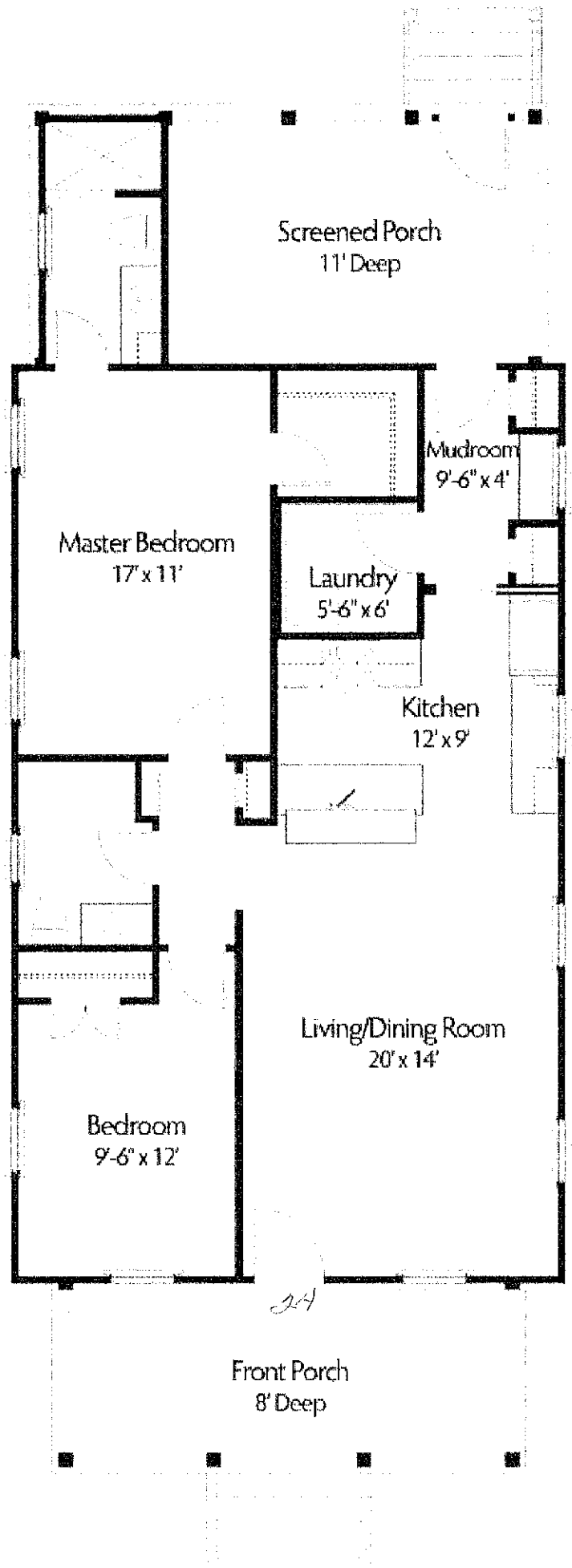
SHOWING A SURVEY OF: **SQUARE 75, BOSSIER CITY ADDITION TO THE TOWN OF ABITA SPRINGS, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



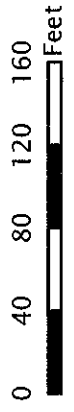
SCALE: 1" = 60' JOB NO. 19246 DATE: 11/27/2019 REVISED: SHOWING SETBACK LINES 1/20/2020





January 21, 2020

1 inch = 89 feet



DISCLAIMER: Any user of this map product, accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold The City of Mandeville harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

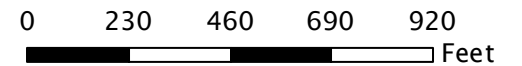
Quaglino



January 21, 2020

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1 inch = 434 feet



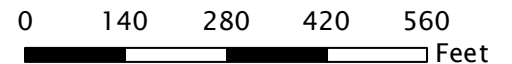
Quaglino Parcel



January 21, 2020

DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel and base map data presented. The St. Tammany Parish Assessor makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The parcel data on the base map is used to locate, identify and inventory parcels of land in St. Tammany Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessor's Office are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.

1 inch = 267 feet



1161160338

Assessment Number: 1161160338**Property Address:** 0 HWY 435**Owner Name:** QUAGLINO, ANGELO V**Mailing Address:****Mailing Address 2:** PO BOX 1543**Mailing City State Zip:** ABITA SPRINGS, LA 70420**Subdivision:****Subdivision Square:****Lot Number:****Property Description:** 2.10 ACS SEC 38 6 12 INST NO 878082 INST NO 904505 INST NO 1019611
INST NO 1048084 INST NO 1881152 INST NO 1956737**Assessed Value:** 1847**Homestead Savings:** 0**Tax Value:** 1847**Improvement Value:** 0**Parish Tax:** 273.01**City Tax:** 0**Land Market Value:** 18470**Improvement Market Value:** 0**Exempt:****Section:** ?**Township:** ?**Range:** ?**Acres:** 2.11**Square Footage:** 91695.25

Images**Photo Image Name**