



# Staff Report

## Minor Subdivision

Case #: SUB-2020-10-00139

### Attachments:

Staff Report, Site Photos, Survey, Application, Zoning Map, Aerial Map

Planning Public Hearing: Thursday November 5, 2020  
City Council Introduction: Tuesday November 10, 2020  
City Council Final: Monday November 23, 2020

### Request:

Introduction for an ordinance to accept a dedication of servitude for all public utilities and infrastructure on S. Scanlan Street in accordance with survey by George D. Sullivan (SUB-2020-10-00139) Planning Commission recommends acceptance

### Site Information:

**Location (Address):** 202 S. Scanlan St.

**Council District:** City Council District 3

**Existing Zoning:** RS-3

**Existing Land Use:** Residential

**Future Land Use:** Low Density Residential

### Site Description:

Property located just west of Mooney Park fronting on S.

Scanlan St. is located across the property per survey.

Property has 2 existing mobile homes with one located across adjacent property line. Adjacent property owner has acknowledged the mobile home is on his property.

### Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Vacant/RS-3
South	Vacant/RS-3
West	MH/RS-3
East	Mooney Park/RS-3

### Additional Information:

Previous survey recorded without city approval

7/13/2013 (B1318/P488) donation to LaRonda Varando

6/2020: House Demo without permit

More than 1 structure on a lot

Scanlan Street improvements are located on this Lot

### Public Hearing:

**For:** Laronda Varnado (Owner), Samuel Paul (Adjacent property owner)

### Commission Recommendation:

**Motion:** Recommend acceptance of servitude dedication for public utilities and infrastructure

**For:** Kylan Douglas, Matt Sandifer, Jeffrey Smith, Jimmy Meyer

**Against:** None

**Abstain:** None

**Absent:** William Travis

### Ordinance to Read:

WHEREAS, on November 5, 2020 the Hammond Planning Commission held a public hearing and recommended acceptance of dedication of servitude for all public utilities and infrastructure on S. Scanlan St. in accordance with survey by George D. Sullivan (SUB-2020-10-00139)

NOW, THEREFORE IT BE ORDAINED the Hammond City Council has held a public hearing on November 23, 2020 and accepts the dedication of servitude for all public utilities and infrastructure on S. Scanlan St. in accordance with survey by George D. Sullivan (SUB-2020-10-00139)



House that was demo location



Rear MH in question on what property this is located

This MH is located on the property

I, LARONDA VARNADO, HEREBY IRREVOCABLY OFFER FOR DEDICATION OF A  
SERVITUDE TO THE CITY OF HAMMOND AS SHOWN AND DESCRIBED HEREON.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ACCEPTANCE BY THE CITY  
THE CITY OF HAMMOND HEREBY ACCEPTS THE  
SERVITUDE AS SHOWN AND DESCRIBED HEREON.

ACCEPTANCE BY CITY COUNCIL PRESIDENT: .....

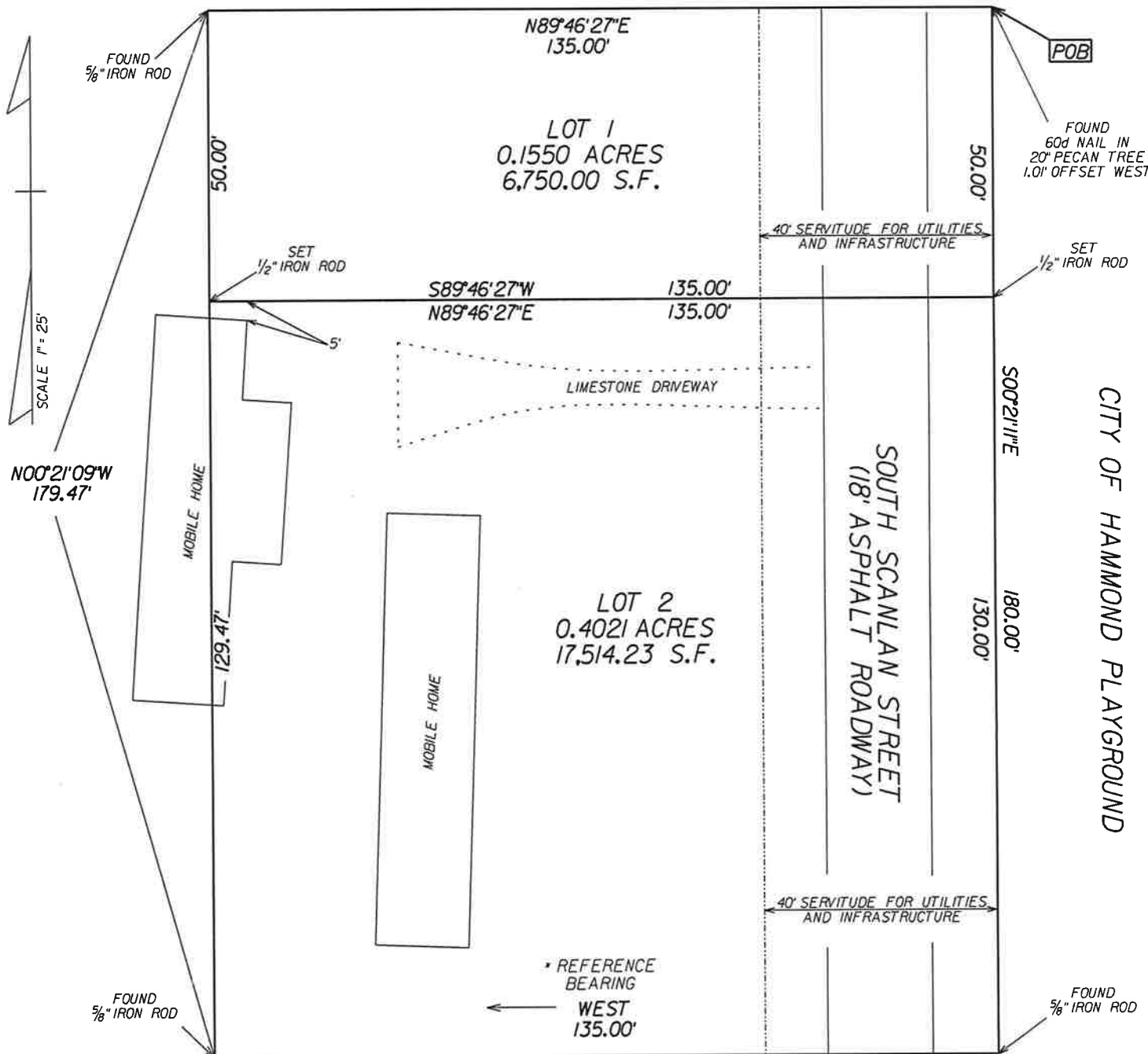
DATE: 11-10-2020 ORDINANCE NO.: \_\_\_\_\_

I, \_\_\_\_\_ THE ADJACENT PROPERTY OWNER OF LOT 2 OF THE  
ETHEL VARNADO ESTATE RESUBDIVISION SURVEY DATED \_\_\_\_\_  
HEREBY ACKNOWLEDGES AN EXISTING MOBILE HOME IS LOCATED ACROSS  
PROPERTY LINES AND IS PARTIALLY ON MY PROPERTY AND DO NOT OBJECT  
TO THIS CURRENT SITUATION.

A vicinity map showing the location of the Subject Area. The map is bounded by Harrell Avenue to the north and Live Oak Drive to the south. Matchez Street is on the west and South Scanlan Street is on the east. Mooney Park is located east of the Subject Area. Mooney Avenue runs along the eastern edge of the map.

  
ADJACENT PROPERTY OWNER: SAMUEL PAUL  
(ASSESSMENT NO. 5205301)

  
LARONDA VARNADO (ASSESSMENT NO. 1522507)



PLAT OF SURVEY OF 0.5571 ACRES  
OF THE ETHEL VARNADO ESTATE  
CITY OF HAMMOND  
SECTION 26 T6S R7E  
TANGIPAHOA PARISH

POB: 464.61' WEST, 866.95' SOUTH AND 116.00' S00°04'34"E  
OF THE CENTER OF SECTION 26 T6S R7E.

GEORGE D. SULLIVAN RPLS  
LIC. NO. 4683  
24378 HIGHWAY 40  
LORANGER, LA. 70446  
985-969-4304

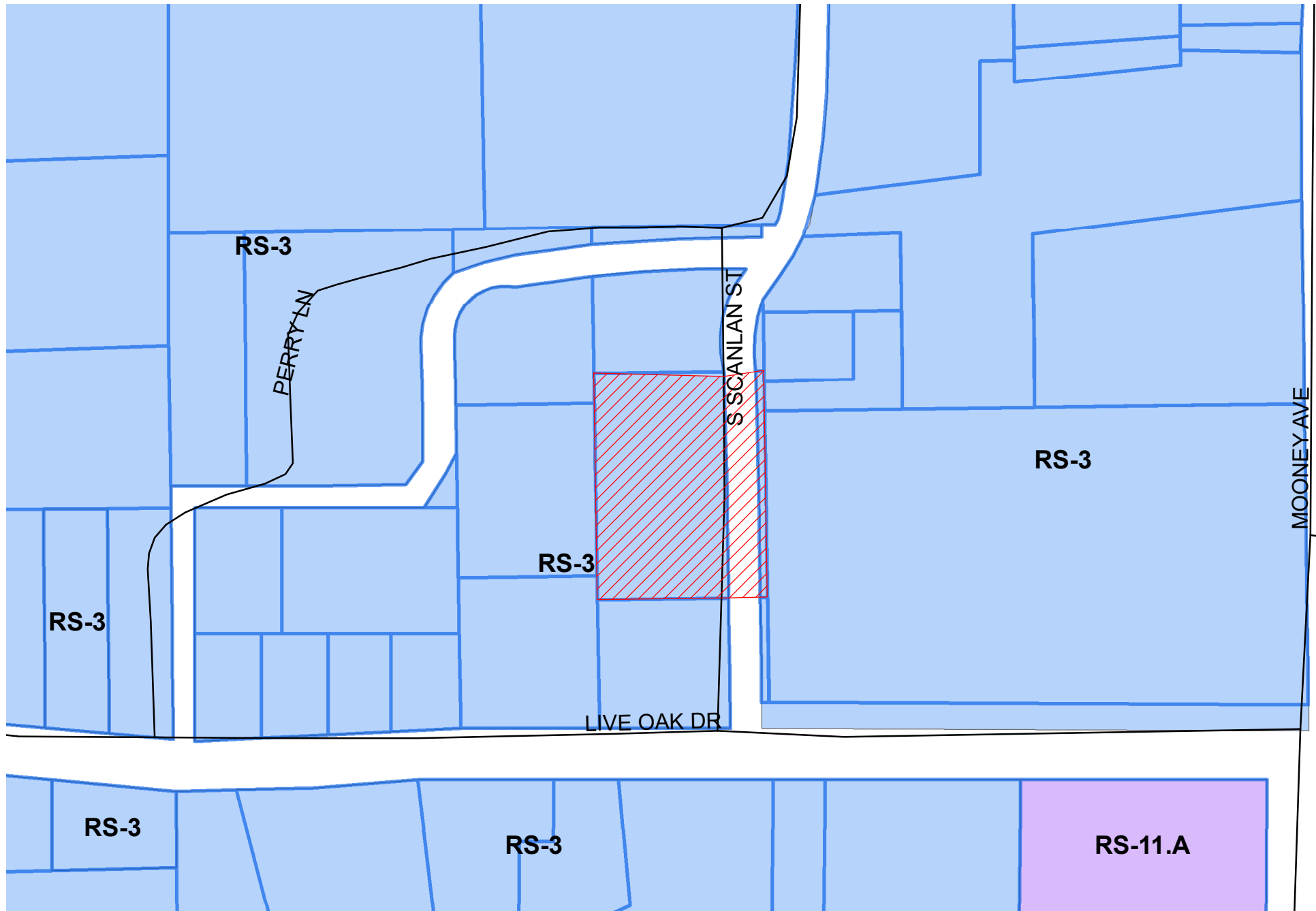
LARONDA VARNADO  
202 SOUTH SCANLAN STREET  
HAMMOND, LA. 70403

REFERENCE BEARING AS SHOWN:  
 ETHEL VARNADO ESTATE PLAT  
 ROBERT G. BARRILLEAUX RLS 03/14/1986  
 CONVEYANCE BOOK:626 PAGE:677

I CERTIFY THAT THIS PLAN REPRESENTS AN ACTUAL  
GROUND SURVEY MADE UNDER MY DIRECTION AND  
SUPERVISION, AND CONFORMS WITH THE REQUIREMENTS  
FOR THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS  
AS FOUND IN ADMINISTRATIVE CODE TITLE 46, LK CHAPTER 25


ADMINISTRATIVE CODE TITLE  
GEORGE D. SULLIVAN  
License No. 04683  
PROFESSIONAL

1.09/17/2020



Minor Subdivision  
202 S. Scanlan St  
SUB-2020-10-00139


**Legend**

 Case Parcel



Minor Subdivision  
202 S. Scanlan St  
SUB-2020-10-00139

**Legend**

 Case Parcel