



St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: planning@stpgov.org

APPEAL # 2

ZC Approved :

7/1/14

Pat Brister
Parish President

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

RECEIVED
JUL 02 2014

DATE: 07-01-2014

CASE NUMBER: ZC 14-06-051

ZC14-06-051

Existing Zoning: A-1 (Suburban District)

Proposed Zoning: A-1 (Suburban District) & MHO (Manufactured Housing Overlay)

Acre: 1 acre

Petitioner: Alfred N. Young, Jr

Owner: Alfred N. Young, Jr & Glen Marie Young

Location: Parcel located on the south side of Bomoka Road, west of LA Highway 25, being 17140 Bomoka Road, Covington, S20,T6S,R11E, Ward 3, District 3

Council District: 3

This is a zoning issue and a public safety issue.

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Rita McDonald
(SIGNATURE)

Print name here: Rita McDonald

P. O. Box 2082181

Slidell, La 70459

985/869-1270



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Proposed Zoning:	A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres:	1 acre
Petitioner:	Alfred N. Young, Jr
Owner:	Alfred N. Young, Jr & Glen Marie Young
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Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Henry Washington
(SIGNATURE)

Print name here: HENRY WASHINGTON

*113 Westminster Dr.
Slidell, La. 70460*



St. Tammany Parish Government

Department of Development

P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
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DATE: 7/1/2014

CASE NUMBER: ZC14-06-051

This is a zoning issue and a public safety issue. In the years since installation there have been numerous actions performed by the STPSO involving non-family members.

ZC14-06-051

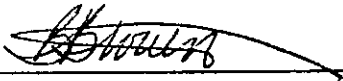
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(SIGNATURE)
Louisiana United International
P.O. Box 2181
Slidell, La. 70459
985-503-0626

Print name here: Belinda Parker Brown/LUI



St. Tammany Parish Government

Department of Development

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Covington, LA 70434
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JUL 02 2014

APPEAL REQUEST

DATE: 7/1/2014

CASE NUMBER: ZC14-06-051

*It is a public safety issue. I do not want to
horse farms in the area.*

ZC14-06-051

Existing Zoning:	A-1 (Suburban District)
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PLEASE SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Shawna Meany Terrell
(SIGNATURE)

Print name here: Shawna Meany Terrell

*313 Third St.
Perre River, LA 70452
(504) 402-0504*

ZONING STAFF REPORT

Date: June 23, 2014
Case No.: ZC14-06-051
Posted: 06/11/14

Meeting Date: July 1, 2014
Determination: Approved

GENERAL INFORMATION

PETITIONER: Alfred N. Young, Jr
OWNER: Alfred N. Young, Jr & Glen Marie Young
REQUESTED CHANGE: From A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Bomoka Road, west of LA Highway 25, being 17140 Bomoka Road, Covington; S20,T6S,R11E; Ward 3, District 3
SIZE: 1 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 lane asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-1 (Suburban District)
South	Undeveloped	A-4 (Single Family Residential District)
East	Residential	A-1 (Suburban District)
West	Residential	A-1 (Suburban District)

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** Yes

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

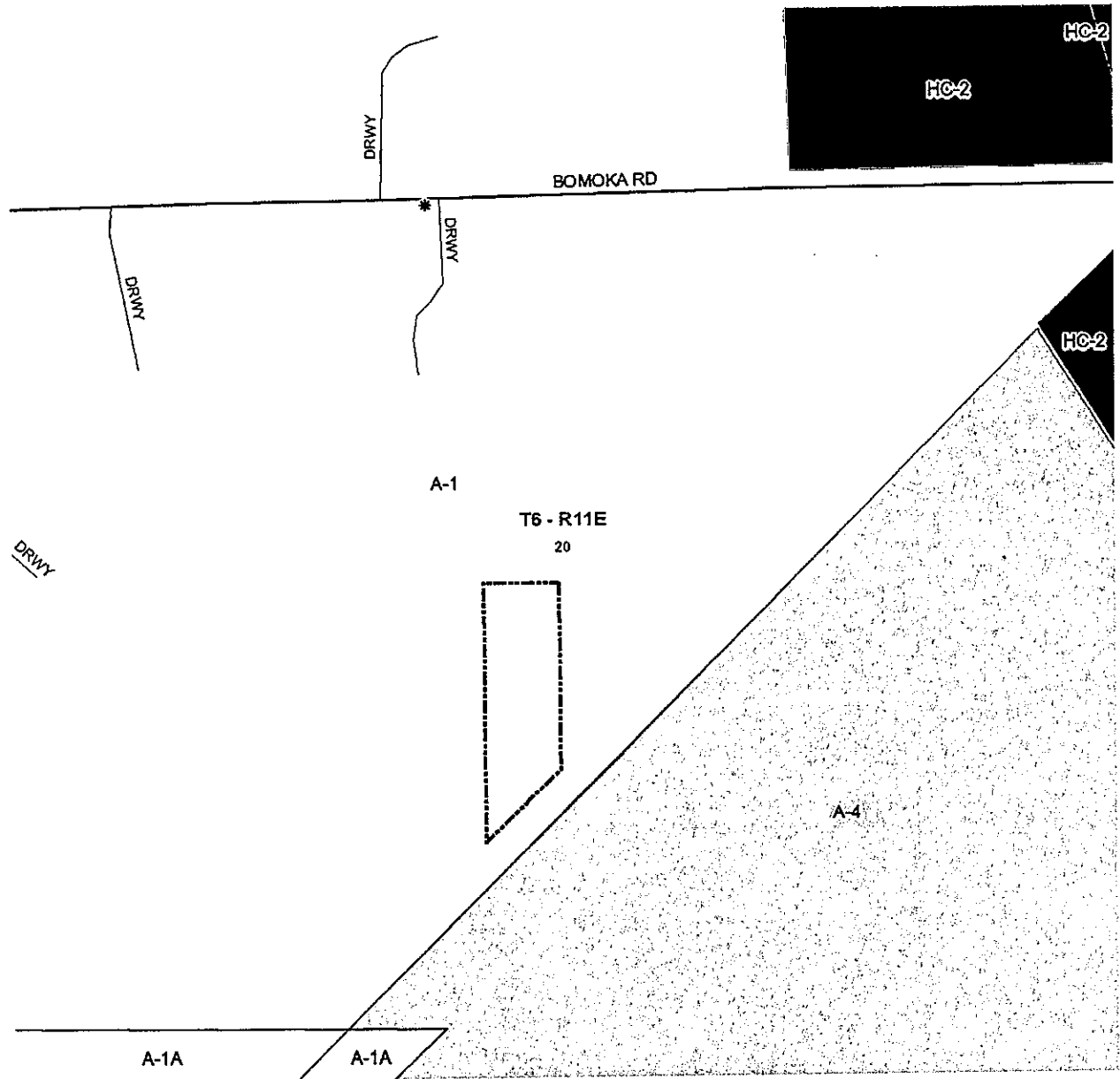
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1 (Suburban District) to A-1 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the south side of Bomoka Road, west of LA Highway 25, being 17140 Bomoka Road, Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

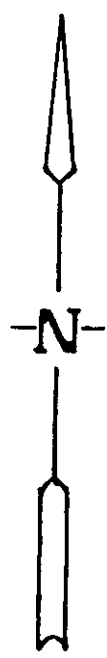
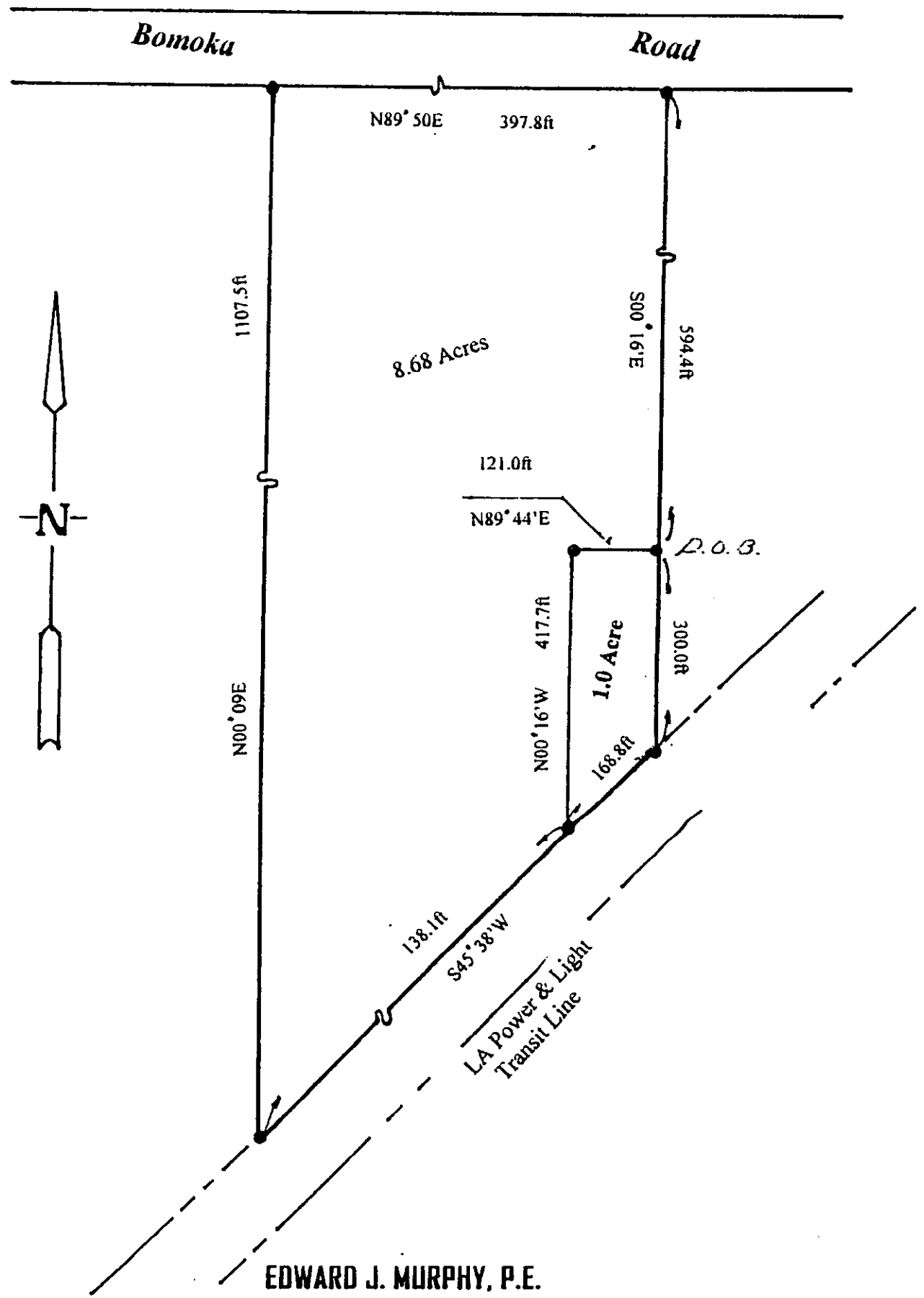
The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

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SIZE: 1 acre



7014-06-051

P.O.B. : From the Section corner common to Sections 19 & 20, T6S, R11E in St. Tammany Parish run N00° 07'E, 399.7ft, thence, N89° 52'E, 1,118.6ft, thence, N89° 50'E, 397.8ft, thence S00° 10'E, 594.4ft to the P.O.B.



EDWARD J. MURPHY, P.E.
 306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493

SURVEY PREPARED FOR: <i>Reverend Alfred N. Young, Jr.</i>	
PROPERTY SURVEYED: <i>1.0 Acre located in Section 20, T6S, R11E</i>	
<i>St. Tammany Parish, Louisiana</i>	
FLOOD ZONE: "C"	
DATE: <i>14 April 2014</i>	SCALE:
Municipal No.: <i>17140 Bomoka Road</i>	

