



# St. Tammany Parish Government

Department of Development  
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## APPEAL # 1

Pat Brister  
Parish President

ZC Recommended Denial :

11/5/14

**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

DATE: 11-6-14

RECEIVED

NOV - 7 2014

CASE NUMBER:

Per \_\_\_\_\_

ZC14-11-097

Existing Zoning:

A-4 (Single Family Residential District)

Proposed Zoning:

A-4A (Single Family Residential District)

Acres:

1.55 acres

Petitioner:

Marigny Land LLC

Owner:

Marigny Land LLC

Location:

Parcel located on the northeast corner of Destin Street & Marigny Street, west of Lamarque Street, being part of Square 237, Town of Mandeville Subdivision, S38, T8S, R11E, Ward 4, District 7

Council District:

7

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 PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

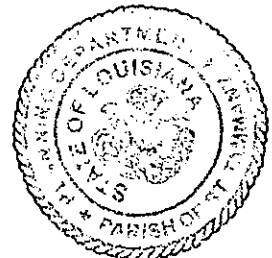
MARAGNY LAND LLC

by

Print Name Here: HENRY BILLIOT

821 ASBURY DR.  
MANDEVILLE, LA  
70471

985-373-0316



## ZONING STAFF REPORT

Date: October 27, 2014  
Case No.: ZC14-11-097  
Posted: 10/17/14

Meeting Date: November 5, 2014  
Determination: Denied

### GENERAL INFORMATION

**PETITIONER:** Marigny Land LLC  
**OWNER:** Marigny Land LLC  
**REQUESTED CHANGE:** From A-4 (Single Family Residential District) to A-4A (Single Family Residential District)  
**LOCATION:** Parcel located on the northeast corner of Destin Street & Marigny Street, west of Lamarque Street, being part of Square 237, Town of Mandeville Subdivision ; S38, T8S, R11E; Ward 4, District 7  
**SIZE:** 1.55 acres

### 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-4 (Single Family Residential District)
South	Residential	A-4 (Single Family Residential District)
East	Residential	A-4 (Single Family Residential District)
West	Residential	NC-4 (Neighborhood Institutional District)

#### EXISTING LAND USE:

Existing development? No

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-4 (Single Family Residential District) to A-4A (Single Family Residential District). The site is located on the northeast corner of Destin Street & Marigny Street, west of Lamarque Street, being part of Square 237, Town of Mandeville Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not have any objection to the request, considering that the site is surrounded by single family residences on a variety of lots sizes, creating a mix density in the area meeting the A-4 and the A-4A zoning districts.

#### STAFF RECOMMENDATION:

The staff recommends that the request for an A-4A (Single Family Residential District) designation be approved.

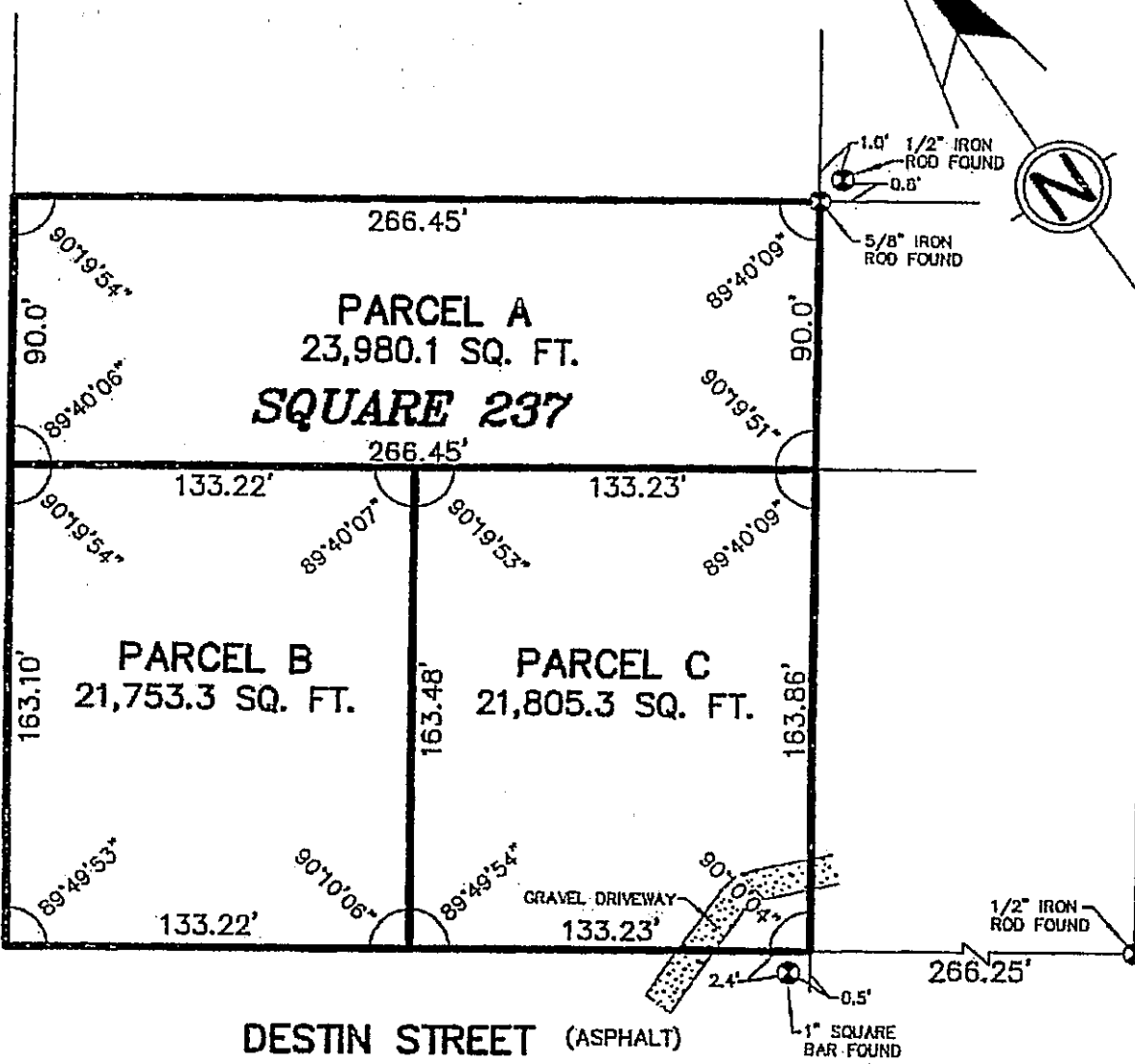
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2014-11-097

MARIGNY AVENUE (ASPHALT)

LABARRE STREET (SIDE)



LAMARQUE STREET (SIDE)

DESTIN STREET (ASPHALT)

**APPROVAL:**

A RESUBDIVISION OF THE SOUTHWEST 1/4 OF SQUARE 237 INTO PARCELS A, B, & C, CITY OF MANDEVILLE (OUTSIDE THE INCORPORATED AREA), LOCATED IN SECTION 38, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

\_\_\_\_\_  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

\_\_\_\_\_  
SECRETARY/PARISH PLANNING COMMISSION

\_\_\_\_\_  
CLERK OF COURT

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

**NOTES:**

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0360 C, dated April 2, 1991.
2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.
3. 1/2" Iron Rods to be set upon approval.

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.

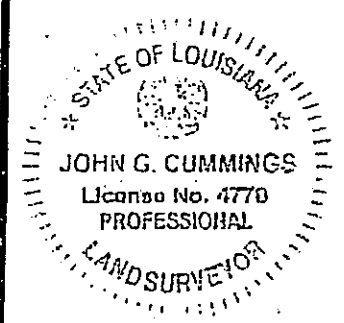
(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250  
503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: *Estate of Edna Carriere*

SHOWING A SURVEY OF: A RESUBDIVISION OF THE SW 1/4 OF SQUARE 237 INTO PARCELS A, B, & C, CITY OF MANDEVILLE (OUTSIDE THE INCORPORATED AREA), LOCATED IN SECTION 38, TOWNSHIP 8 SOUTH, RANGE 11 EAST, 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. 13268      DATE: 10-14-2013      REVISED: