



St. Tammany Parish **APPEAL # 2**

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Pat Brister
Parish President

ZC DENIED: 5/7/13

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: 5-7-2013

CASE NUMBER: ZC13-05-023

ZC13-05-023

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: I-1 (Industrial District)
Acres: 1.15 acres
Petitioner: Ronald Gilmore
Owner: Ronald and Charleyn C. Gilmore, Jr. & Johanna L. Spicuzza
Location: Parcel located on the south side of Browns Village Road, west of Donnis Drive, being Lots 4 & 5, Square A, Brown's Village Subdivision, S33, T8S, R14E, Ward 9, District 14
Council District: 14

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

Ronald Gilmore Jr. Print name here: Ronald Gilmore Jr.
(SIGNATURE)

800 Pearl
125 S. St. LA 70461
PHONE # (504) 473-2585

ZONING STAFF REPORT

Date: April 29, 2013

Case No.: ZC13-05-023

Posted: 4/16/2013

Meeting Date: May 7, 2013

Determination: Denied

GENERAL INFORMATION

PETITIONER: Ronald Gilmore
OWNER: Ronald and Charleyn C. Gilmore, Jr & Johanna L. Spicuzza
REQUESTED CHANGE: From A-3 (Suburban District) to I-1 (Industrial District)
LOCATION: Parcel located on the south side of Browns Village Road, west of Donnis Drive, being Lots 4 & 5, Square A, Brown's Village Subdivision; S33, T8S, R14E; Ward 9, District 14
SIZE: 1.15 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A4A Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

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.

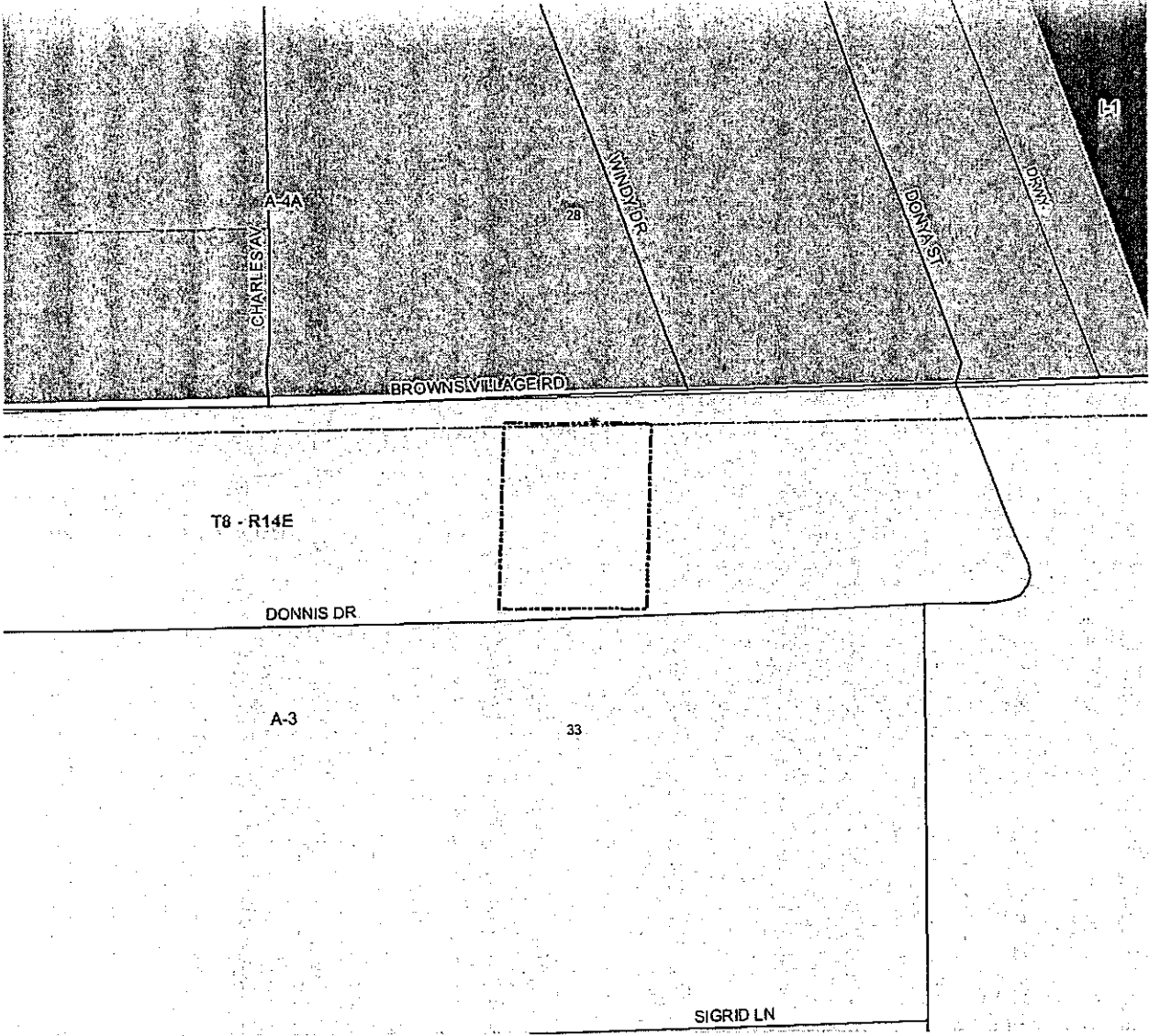
STAFF COMMENTS:

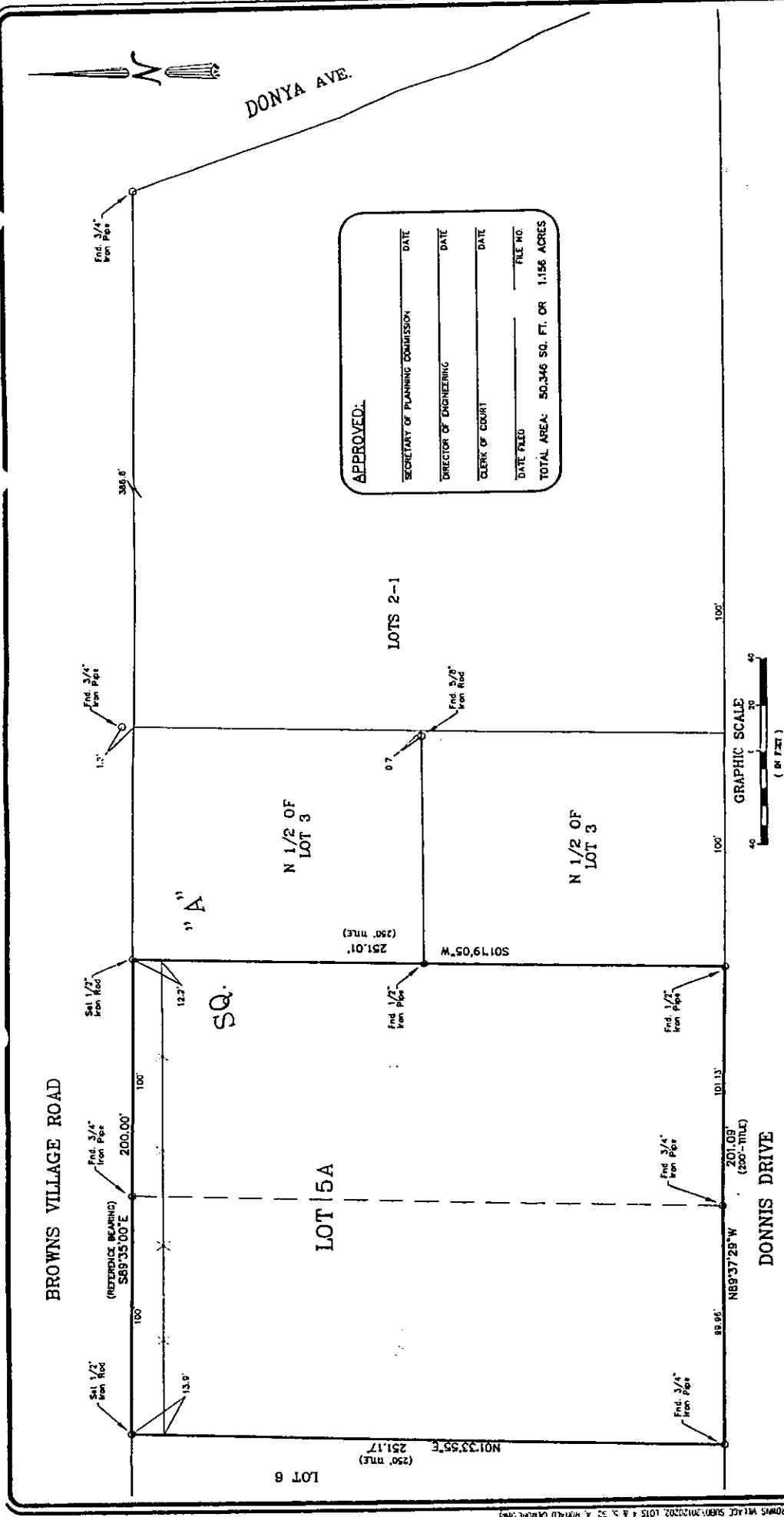
The petitioner is requesting to change the zoning from A-3 (Suburban District) to I-1 (Industrial District). The site is located on the south side of Browns Village Road, west of Donnis Drive, being Lots 4 & 5, Square A, Brown's Village Subdivision. The 2025 Future Land Use Plan designates this area to be developed with residential uses. There are multiple residences along Browns Village Road and no industrial uses on the surrounding parcels. Staff feels that there is no compelling reason to recommend approval considering that the requested zoning is not compatible with adjacent uses.

STAFF RECOMMENDATION:

The staff recommends that the request for an I-1 (Industrial District) designation be denied.

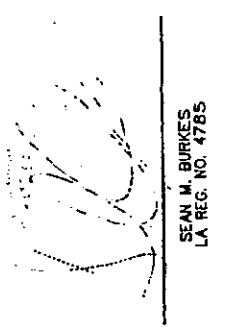
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SIZE: 1.15 acres





APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 50,346 SQ. FT. OR 1.156 ACRES	



J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING & ENVIRONMENTAL
 1805 Shortall Highway
 Slidell, Louisiana 70458
 E-mail: jvb@jvburkes.com
 Phone: 985-649-0075 Fax: 985-649-0154
 Mississippi Phone: 228-435-5800

A RESUBDIVISION MAP OF LOTS 4 & 5 INTO LOT 5A, SQ. A, BROWN'S VILLAGE SUBDIVISION IN SECTION 33, T-8-S, R-14-S, ST. TAMMANY PARISH, LOUISIANA

Declaration is made to certify accuracy of the survey. It is not responsible to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class C survey. Bearings are based on record bearings unless noted otherwise.

I certify that this plat does represent an actual survey and that to the best of my knowledge no encroachment will affect any acreage of the property lines, except as shown. Encumbrances shown hereon are not necessarily shown on this plat; they will be added hereto upon request, as surveyor has not performed any title search or abstract. I have consulted the Flood Insurance Rate Maps and found this property is in Flood Hazard Area. F.I.R.M. #: 220205 0410 D DATE: 5/21/99 B.P.E. # N/A

SCALE: 1" = 40'	
DATE: 5/31/12	
DRAWN BY: JDJL	CHECKED BY: SMB
DWG. NO: 20120202	
SHEET	

RONALD GILMORE