



St. Tammany Parish **APPEAL # 7**
Depa

Covington, LA 70434
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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: 5-8-13

CASE NUMBER: ZC13-05-037

ZC13-05-037

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1.64 acres
Petitioner: Randy Charles Falgout
Owner: Randy Charles Falgout
Location: Parcel located at the northwest corner of Press Sharp Road & Maurice Taylor Road, being Parcel D, S6,T5S,R12E, Ward 2, District 6
Council District: 6

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

Randy Falgout Print name here: RANDY FALGOUT
(SIGNATURE)

82328 HWY 1082

BUSH LA 70431

PHONE # 892-8754

ZONING STAFF REPORT

Date: April 29, 2013

Case No.: ZC13-05-037

Posted: 4/9/2013

Meeting Date: May 7, 2013

Determination: Denied

GENERAL INFORMATION

PETITIONER: Randy Charles Falgout
OWNER: Randy Charles Falgout
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located at the northwest corner of Press Sharp Road & Maurice Taylor Road, being Parcel D; S6,T5S,R12E; Ward 2, District 6
SIZE: 1.64 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-2 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential/ Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

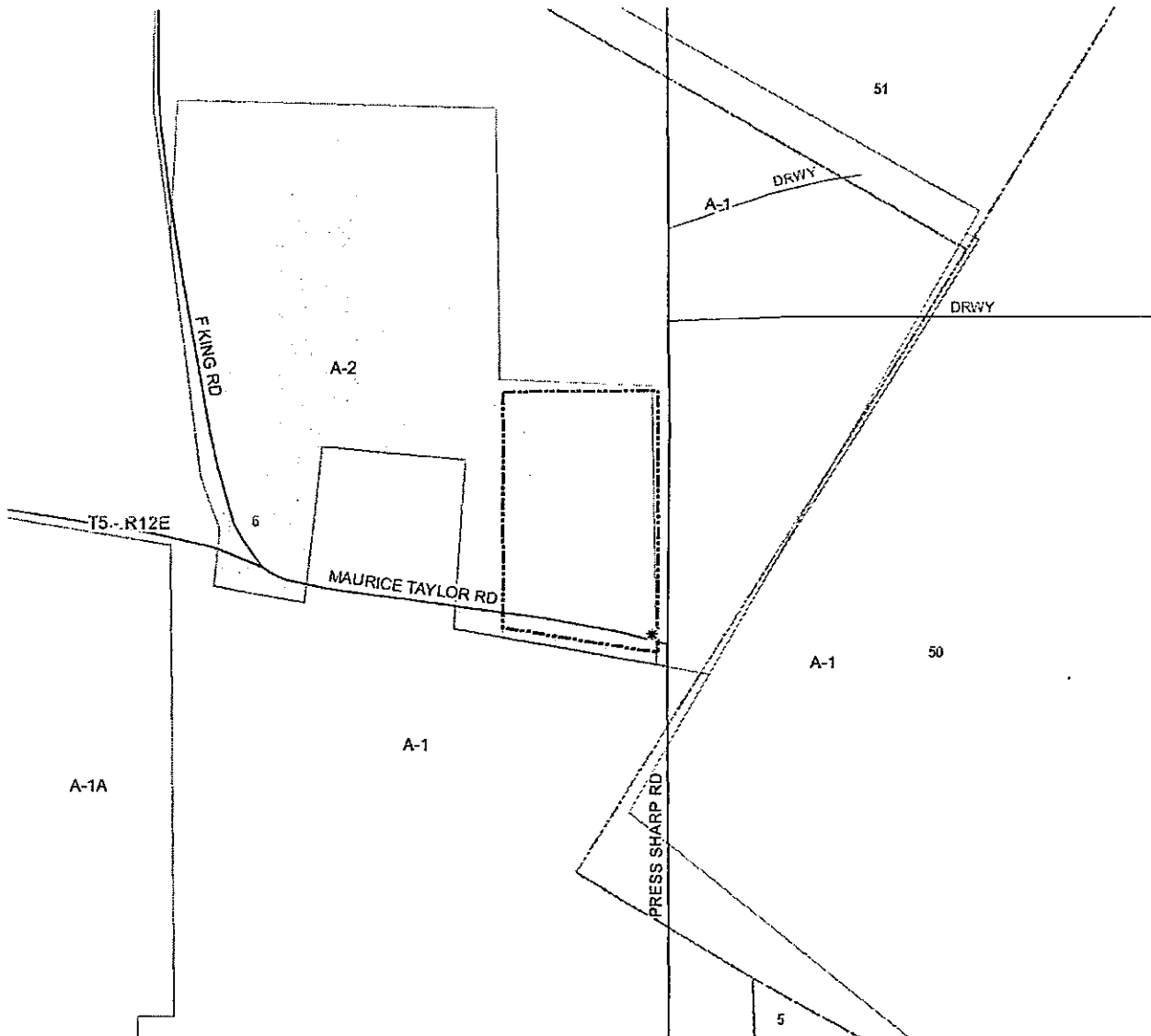
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located at the northwest corner of Press Sharp Road & Maurice Taylor Road. The 2025 Future Land Use Plan calls for the area to be developed with single family residential and agricultural uses. There is a mix of stick built homes and mobile homes in the area. Staff does not object to the request.

STAFF RECOMMENDATION:

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

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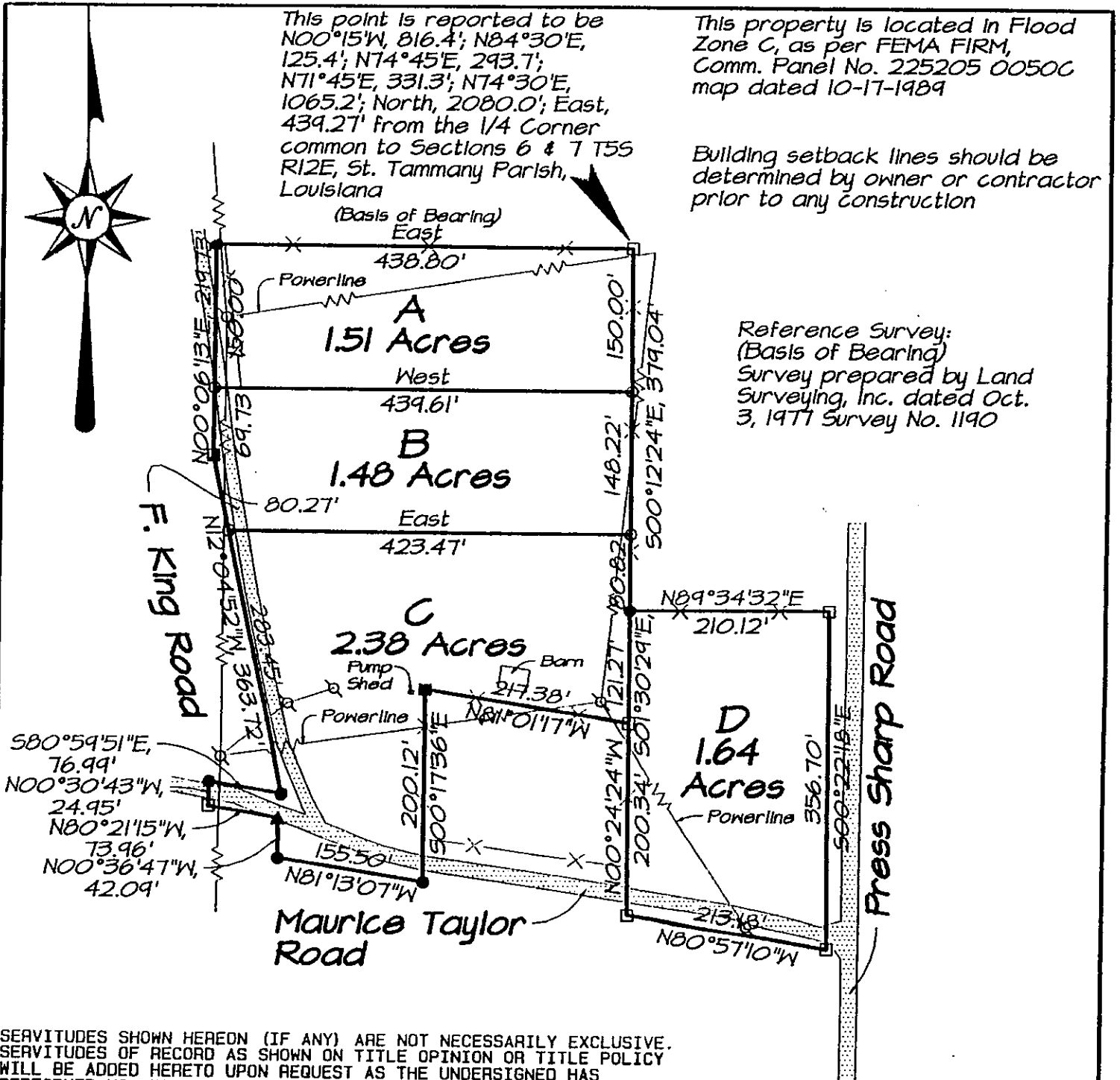
2013-05-057

This point is reported to be
 N00°15'W, 816.4'; N84°30'E,
 125.4'; N74°45'E, 293.7';
 N71°45'E, 331.3'; N74°30'E,
 1065.2'; North, 2080.0'; East,
 439.27' from the 1/4 Corner
 common to Sections 6 & 7 T55
 R12E, St. Tammany Parish,
 Louisiana

This property is located in Flood
 Zone C, as per FEMA FIRM,
 Comm. Panel No. 225205 0050C
 map dated 10-17-1989

Building setback lines should be
 determined by owner or contractor
 prior to any construction

Reference Survey:
 (Basis of Bearing)
 Survey prepared by Land
 Surveying, Inc. dated Oct.
 3, 1977 Survey No. 1190



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
 SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
 WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
 PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
 MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
 PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED
 REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
 AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE
 GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

- Legend:
- 5/8" Rebar Found
 - 1" Iron Pipe Found
 - ▲ RR Spike Found
 - 1/2" Rebar Found
 - ▣ 1/2" Iron Pipe Found

A MINOR SUBDIVISION
 MAP OF PROPERTY LOCATED
 IN SECTION 6 TOWNSHIP
 5 SOUTH RANGE 12 EAST
 INTO PARCELS A, B, C
 & D, ST. TAMMANY
 PARISH, LOUISIANA FOR
 RANDY CHARLES FALGOUT

FINAL APPROVAL

[Signature]
 DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.
 FILED FOR RECORD

[Signature]
 CLERK OF COURT

DATE: 10-8-2010 FILE NO.: 4928F

LA. PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

LS LAND SURVEYING LLC
 COVINGTON, LA.