



**ST. TAMMANY PARISH**  
 DEPARTMENT OF PLANNING  
 P. O. Box 628  
 COVINGTON, LA 70434  
 PHONE: (985) 898-2529  
 FAX: (985) 898-3003  
 e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

*Appeal*  
**Kevin Davis**  
 Parish President

*ZC denied 7/6/04*

**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: 7-14-04

**ZC04-07-062**  
 Existing Zoning: SA (Suburban Agriculture) District  
 Proposed Zoning: PUD (Planned Unit Development) District  
 Acres: 9.13 acres  
 Petitioner: Thomas Johnston  
 Owner: Succession of Mildred Blossman, c/o Herbert Oalmann, Jr.  
 Location: Parcel located north of 10th Street, east of the intersection of Jefferson Avenue and 10th Street, and south of Arthur Road, S42, T6S, R11E; S42, T7S, R11E, Ward 3, District 3

Council District: 3

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, MAILING ADDRESS AND PHONE NUMBER BELOW  
 SIGNATURE

*Thomas S. Johnston*  
 \_\_\_\_\_  
 (SIGNATURE)

THOMAS S. JOHNSTON  
15487 TCHEFUNCTE DR  
COVINGTON, LA 70433  
 PHONE #: 985-966-0701

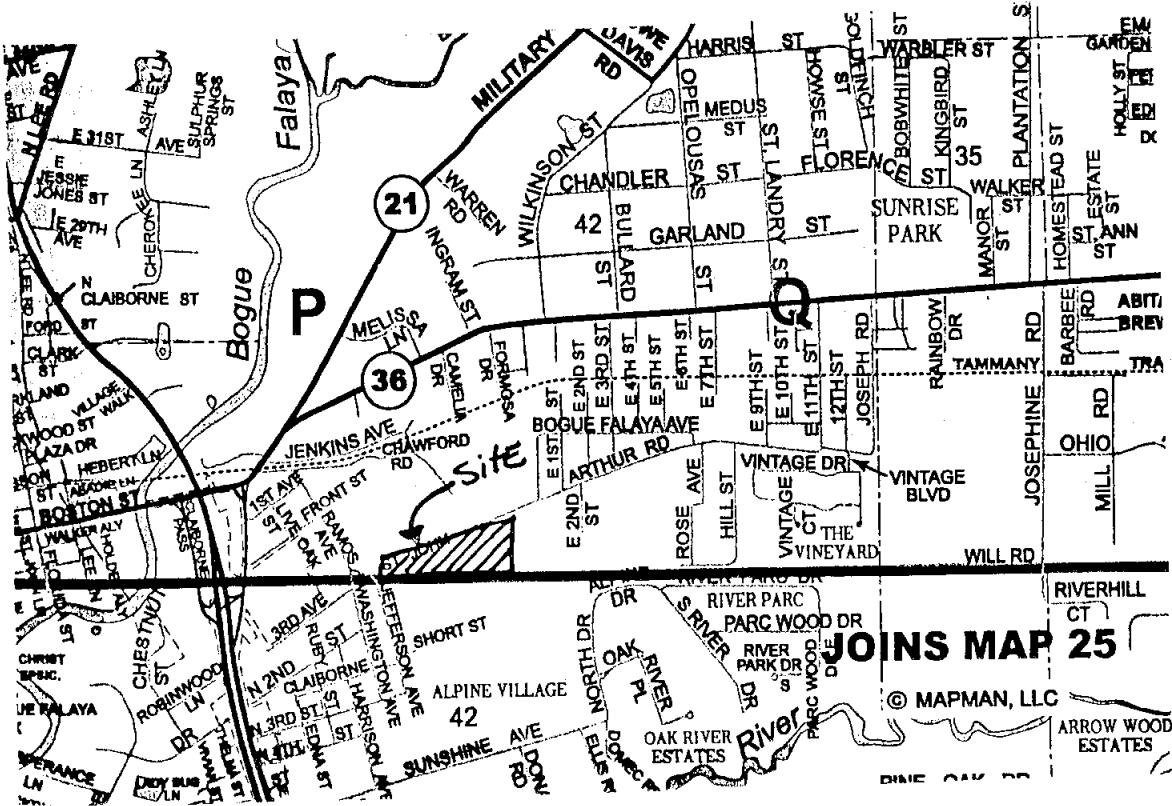




**STAFF RECOMMENDATION:**

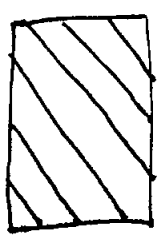
The staff recommends that the request for an PUD (Planned Unit Development) District designation be denied. According to the New Direction 2025 Land Use Plan, the area is designated for residential infill which could allow a greater density than the existing zoning. However, the staff does not feel that the proposed development the purpose of the 2025 Land Use plan nor the purpose of the Planned Unit Development. The Planned Unit Development encourages flexibility in the development of the land, creativity and design. Moreover, it emphasizes the importance of creating some functional and beneficial open spaces area. The subject development is considered as a high density residential development which has the characteristics of an A-6 (General Multiple Family) District Development.

**CASE NO.:** ZC04-07-062  
**PETITIONER:** Thomas Johnston  
**OWNER:** Succession of Mildred Blossman, c/o Herbert Oalman, Jr.  
**REQUESTED CHANGE:** From SA (Suburban Agriculture) District to PUD (Planned Unit Development) District  
**LOCATION:** Parcel located north of 10th Street, east of the intersection of Jefferson Avenue and 10th Street, and south of Arthur Road; S42, T6S, R11E; S42, T7S, R11E; Ward 3, District 3  
**SIZE:** 9.13 acres

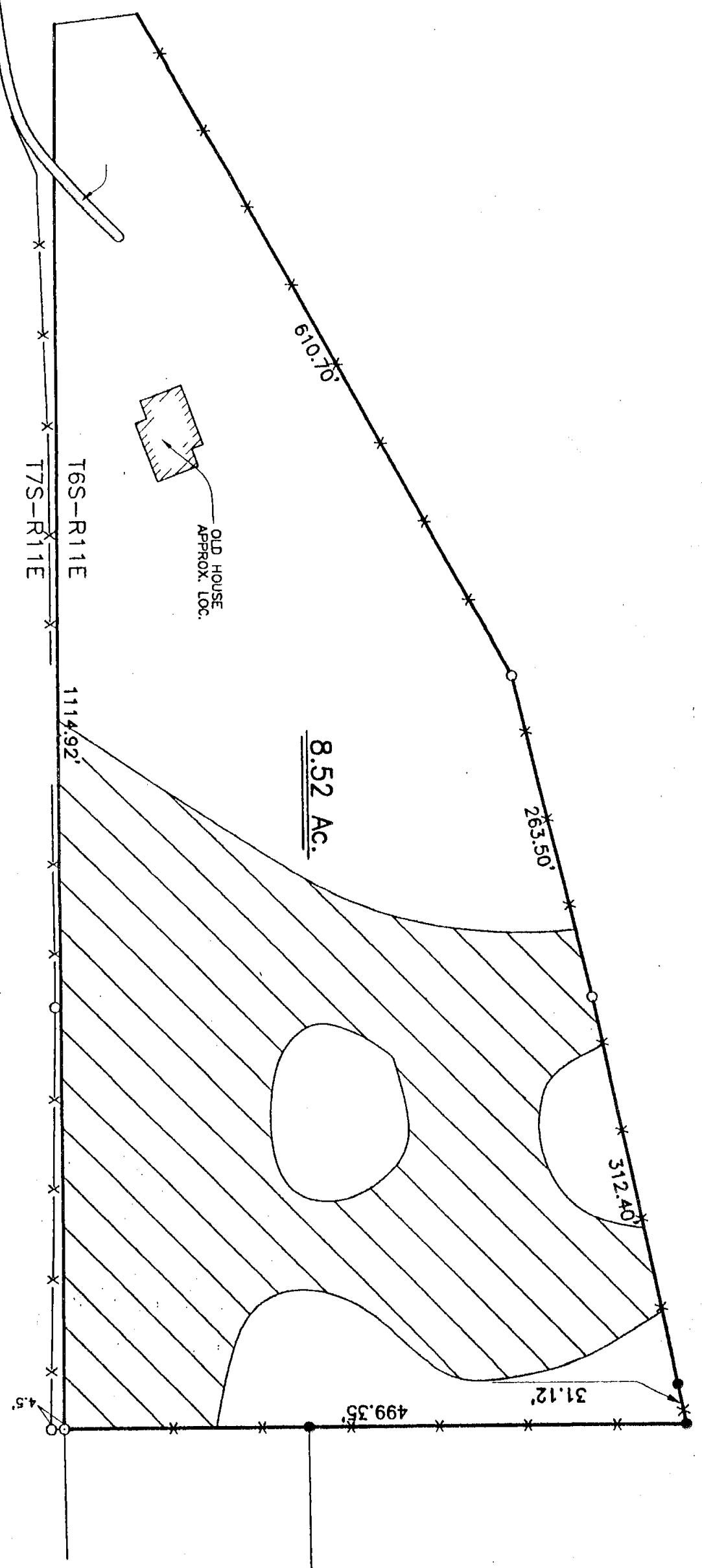




DAVID BRUNET  
WETLAND CONSULTANT



= WETLANDS

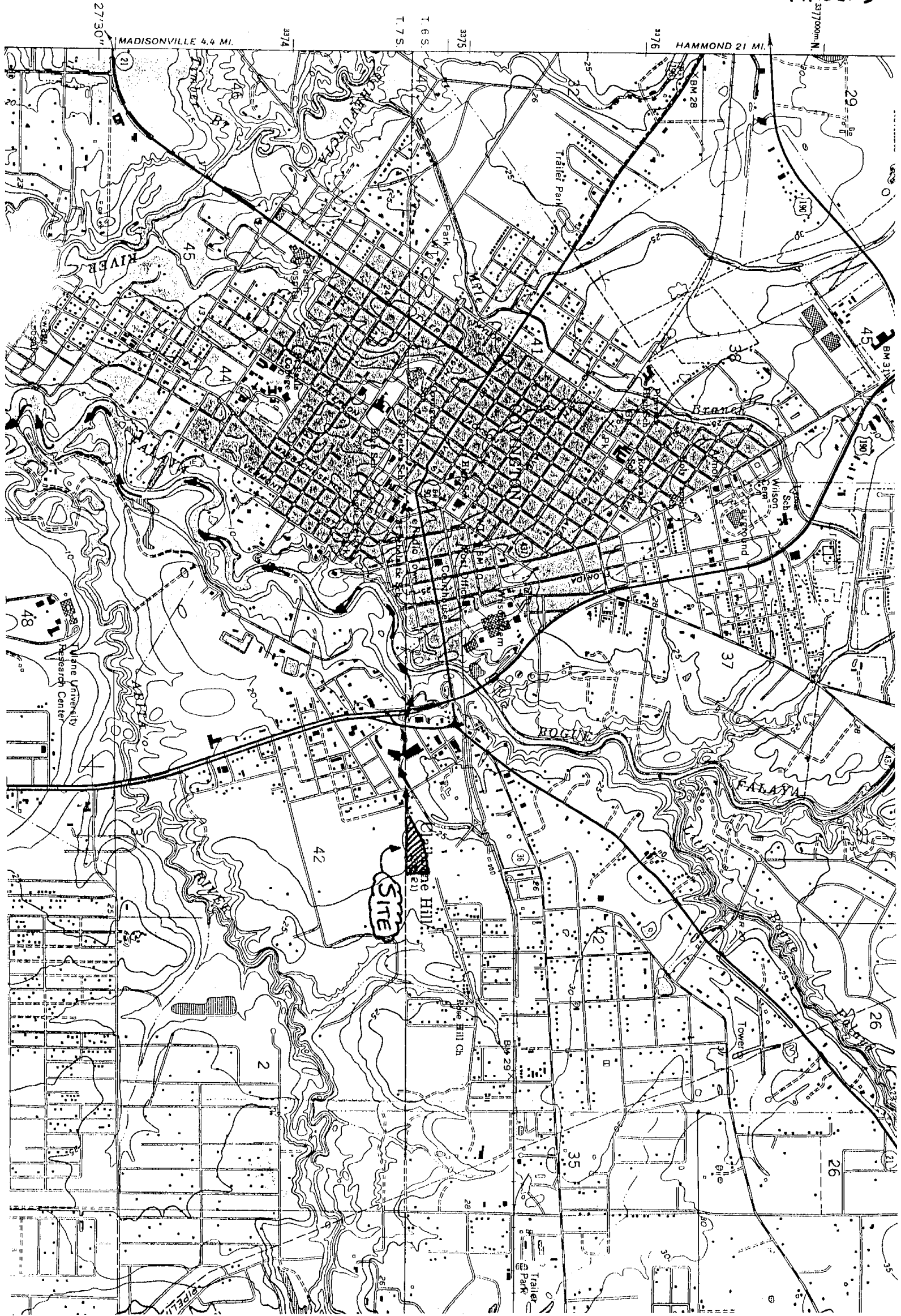


2004-07-062

2004-07-062

ULTIMATE MEANS OF SURFACE DRAINAGE  
IS LAKE PONTCHARTRAIN V.I.A. BOGUE FALAYA  
RIVER & TCHEFUNCTE RIVER

5-24-04  
COVINGTON  
GARDENS



2004-07-062

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name COVINGTON GARDENS, L.L.C.

Address 15487 TCHEFUNCTE DRIVE, COVINGTON, LA 70433

Attach area location Map showing the proposed development

Name of Development COVINGTON GARDENS

Section SEC 42, T6S-R11E & SEC. 42, T7S-R11E Township \_\_\_\_\_ Range \_\_\_\_\_

Number of acres in Development 9.13 Ac.

Type of streets PAVED

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes ON SITE TREATMENT FACILITY

Ultimate disposal of surface drainage BOGUE FALAYA RIVER

Land form: Flat  Rolling \_\_\_\_\_ Marsh \_\_\_\_\_  
Swamp \_\_\_\_\_ Inundated \_\_\_\_\_

Existing land use: Rural  Residential \_\_\_\_\_  
Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

Proposed land use: Rural \_\_\_\_\_ Residential   
Commercial \_\_\_\_\_ Industrial \_\_\_\_\_

Conforms to Major Road Plan: Yes  No \_\_\_\_\_

Water frontage: Yes \_\_\_\_\_ No  if so how much  
Name of Stream \_\_\_\_\_

Major highway frontage: Yes \_\_\_\_\_ No   
Name of Highway \_\_\_\_\_

Is development subject to inundation in normal high rainfall and/or tide?  
Yes \_\_\_\_\_ No

Will canals be constructed into rivers or lakes?  
Yes \_\_\_\_\_ No

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

1. Does the proposed development
  - a. Disrupt, alter or destroy an historic or archeological site or district. YES  NO
  - b. Have a substantial impact on natural, ecological recreation, or scenic Resources YES  NO
  - c. Displace a substantial number of people YES  NO
  - d. Conform with the environmental plans and goals that have been adopted by the parish. YES  NO
  - e. Cause increased traffic, or other congestion YES  NO
  - f. Have substantial esthetics or visual effect on the area YES  NO



ZC0407-062

Condt:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Breach national, state or local standards relating to
  - (1) Noise YES  NO
  - (2) Air Quality YES  NO
  - (3) Water Quality YES  NO
  - (4) Contamination or public water supply YES  NO
  - (5) Ground water levels YES  NO
  - (6) Flooding YES  NO
  - (7) Erosion YES  NO
  - (8) Sedimentation YES  NO
- h. Affect rare or endangered species of animal or plant habitat or such a species YES  NO
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species YES  NO
- j. Induce substantial concentration of population YES  NO
- k. Will dredging be required YES  NO

If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.  
N/A
- b. What will be the average noise level of the development during working hours.  
N/A
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, If so explain fully.  
N/A

Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream and if you propose a center sewerage system the ultimate disposal of the effluent produced.

ZC0407-062

Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is based on a thorough study of the environmental impact by this development named:

COVINGTON GARDENS

DATE: 5-24-2004

TITLE: Thomas J. Fontana

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE:

PARISH ENGINEER:

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE:

PARISH PLANNER:

I have reviewed the Environmental Assessment Data Form and concur with the information submitted with the following exceptions:

I recommend the following:

DATE:

POLICE JUROR:

WARD