



**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)

Tabled 11/4/04

Kevin Davis  
 Parish President

Appeal #1:

zc denied 9-7-04  
 Council tabled 10-7-04

**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: Sept 8, 2004

**ZC04-09-074**  
 Existing Zoning: A-2 (Suburban) District  
 Proposed Zoning: A-3 (Suburban) District  
 Acres: 0.94 acres  
 Petitioner: Barataria Oaks Estates, L.L.C. and Huey J. Brown  
 Owner: Barataria Oaks Estates, L.L.C. and Huey J. Brown  
 Location: Parcel located at the northeast corner of Sharp Road and Lochmere Drive, S36, T7S, R11E, Ward 4, District 5  
 Council District: 5

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

Huey J. Brown  
 (SIGNATURE)

HUEY J. BROWN  
5480 MOUNES ST.  
HARRAHAN, LA 70123

PHONE #: 504-736 9001  
 cell → 504-782-1936



# ZONING STAFF REPORT

**Date:** August 30, 2004  
**Case No.:** ZC04-09-074  
**Posted:** 08/19/04

**Meeting Date:** September 7, 2004  
**Determination:** Denied

## GENERAL INFORMATION

**PETITIONER:** Barataria Oaks Estates, L.L.C. and Huey J. Brown  
**OWNER:** Barataria Oaks Estates, L.L.C. and Huey J. Brown  
**REQUESTED CHANGE:** From A-2 (Suburban) District to A-3 (Suburban) District  
**LOCATION:** Parcel located at the northeast corner of Sharp Road and Lochmere Drive; S36, T7S, R11E; Ward 4, District 5  
**SIZE:** 0.94 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	Single Family Residential	A-3 (Suburban) District
South	Undeveloped	A-2 (Suburban) District
East	Single Family Residential	A-2 (Suburban) District
West	Single Family Residential	A-3 (Suburban) District

### EXISTING LAND USE:

Existing development? No

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.

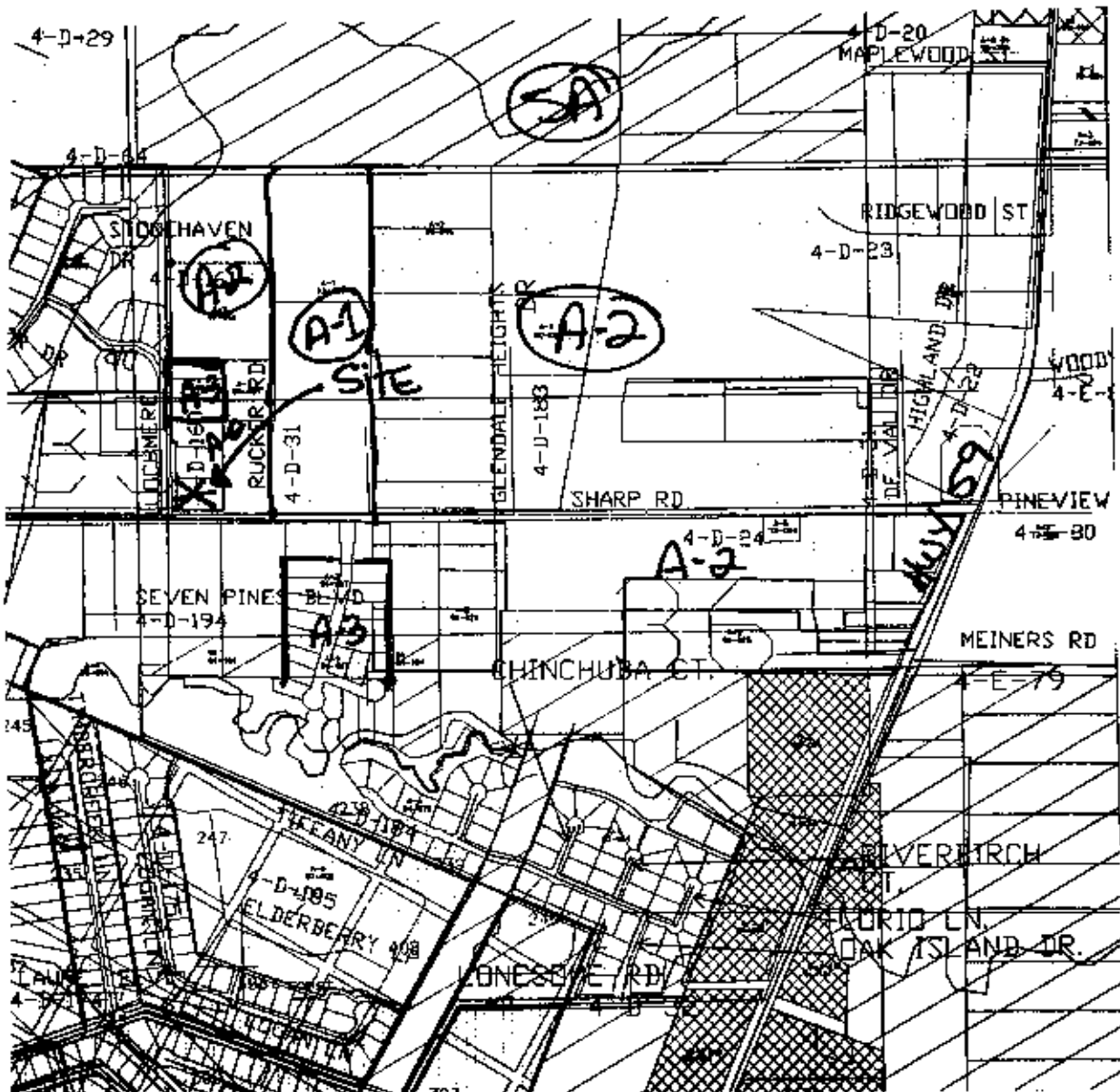
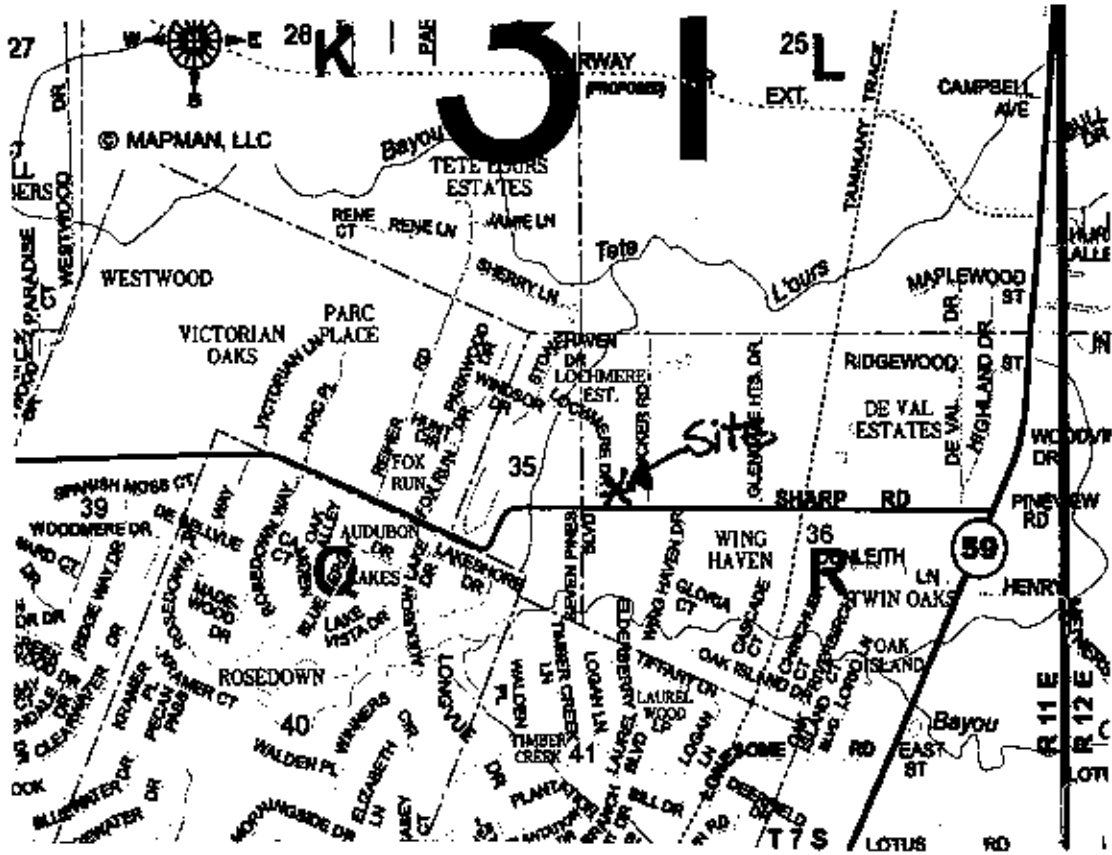
### STAFF COMMENTS:

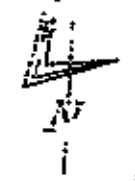
The petitioner is requesting to change the zoning from A-2 (Suburban) District to A-3 (Suburban) District. The site is located at the northeast corner of Sharp Road and Lochmere Drive. The petitioner is requesting to rezone the property in order to create 2 buildable sites out of the 0.94 acre property. Note that central water and sewer shall be provided, as required under A-3 (Suburban) District.

### STAFF RECOMMENDATION:

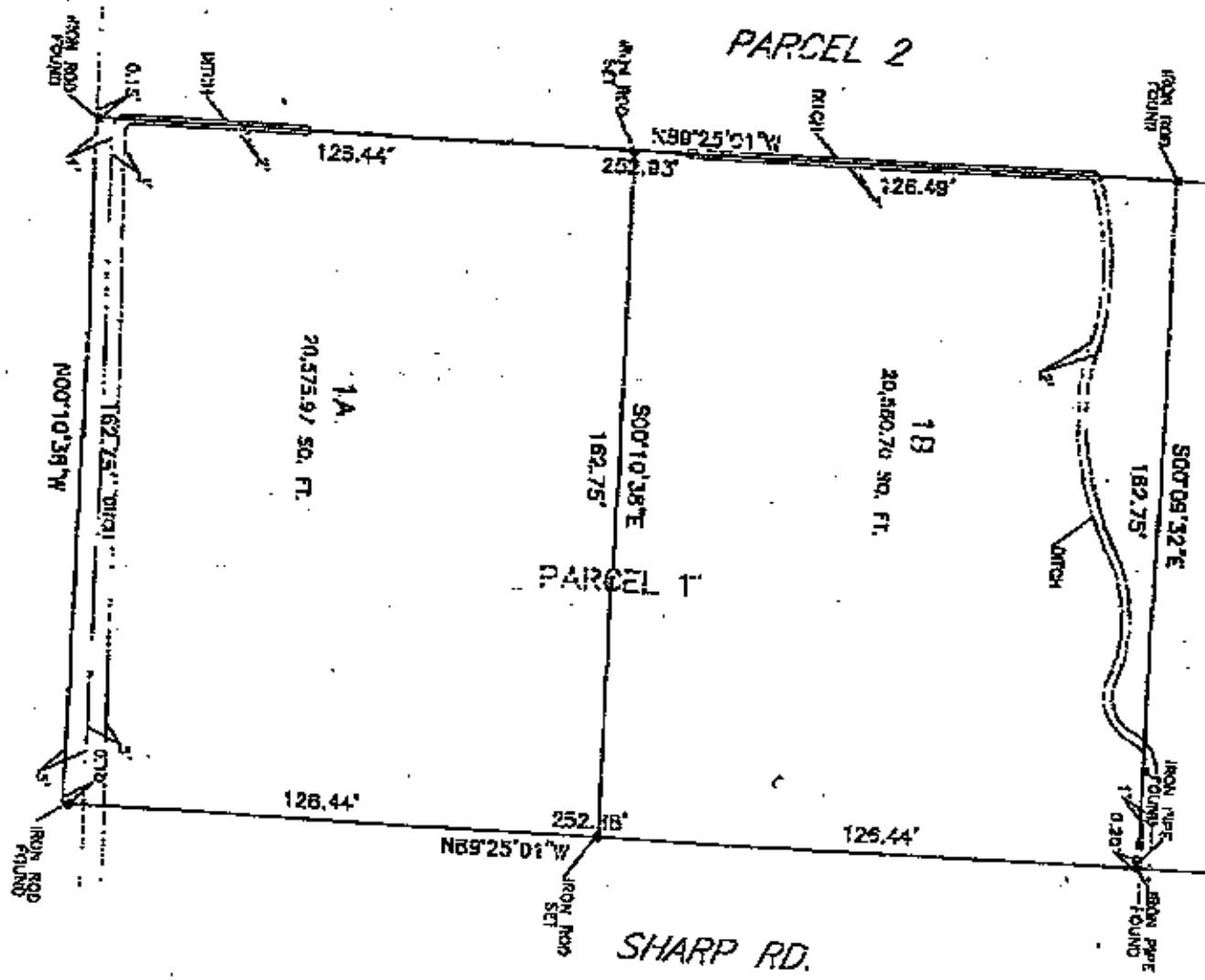
The staff recommends that the request for an A-3 (Suburban) District designation be approved. The site is abutting the entrance to the Lockmere Subdivision, which is zoned A-3 and the properties located on the north side of the site are also zoned A-3 (Suburban) District.

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2004-09-074



BEARING BASE: PREVIOUS SURVEY DATED 8-5-93

DATE OF THIS SURVEY AND PLAT WAS PREPARED BY MR. SIR BY THESE UNDER MY DIRECT SUPERVISION. MAKE AT THE REQUEST OF:

THIS IS TO CERTIFY THAT I HAVE CONSULTED WITH THE CONTROLLING AGENCY AND/OR THE E.L.A. FLOOD HAZARD BOUNDARY MAPS AND FIND THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. (ZONE C)

BEARING BASE: PREVIOUS SURVEY DATED 8-5-93

SURVEY OF LOTS 1A & 1B  
(ORIGINAL PARCEL 1)  
SECTION 35, T7S-R11E  
ST. TAMMANY PARISH, LOUISIANA

DADING, MARQUES &  
ASSOCIATES, INC.

TITLE DEPT OF EASTDAK, INC  
GEORGE J. ACKEL, JR.  
(0403080)

P.O. BOX 790  
METairie, LA. 70004  
(504) 834-0200



*Robert J. Dading*  
Surveyor

ALL SECTIONS AND SUBSECTIONS SHOWN ON THIS SURVEY ARE MADE BY THE SURVEYOR IN THE DESCRIPTION FURNISHED TO ME AND THE NEIGHBORS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO THE SCARCE OR PUBLIC RECORD SEARCH IN COMPLIANCE WITH DATA FOR THIS SURVEY.

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
4-01-14	1" = 40'	A.H.L.	R.T.D.	418606	D-208-927