



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

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
 SIGNATURE

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.

CASE NO.:

ZC04-09-074

PETITIONER:

Barataria Oaks Estates, L.L.C. and Huey J. Brown

OWNER:

Barataria Oaks Estates, L.L.C. and Huey J. Brown

REQUESTED CHANGE:

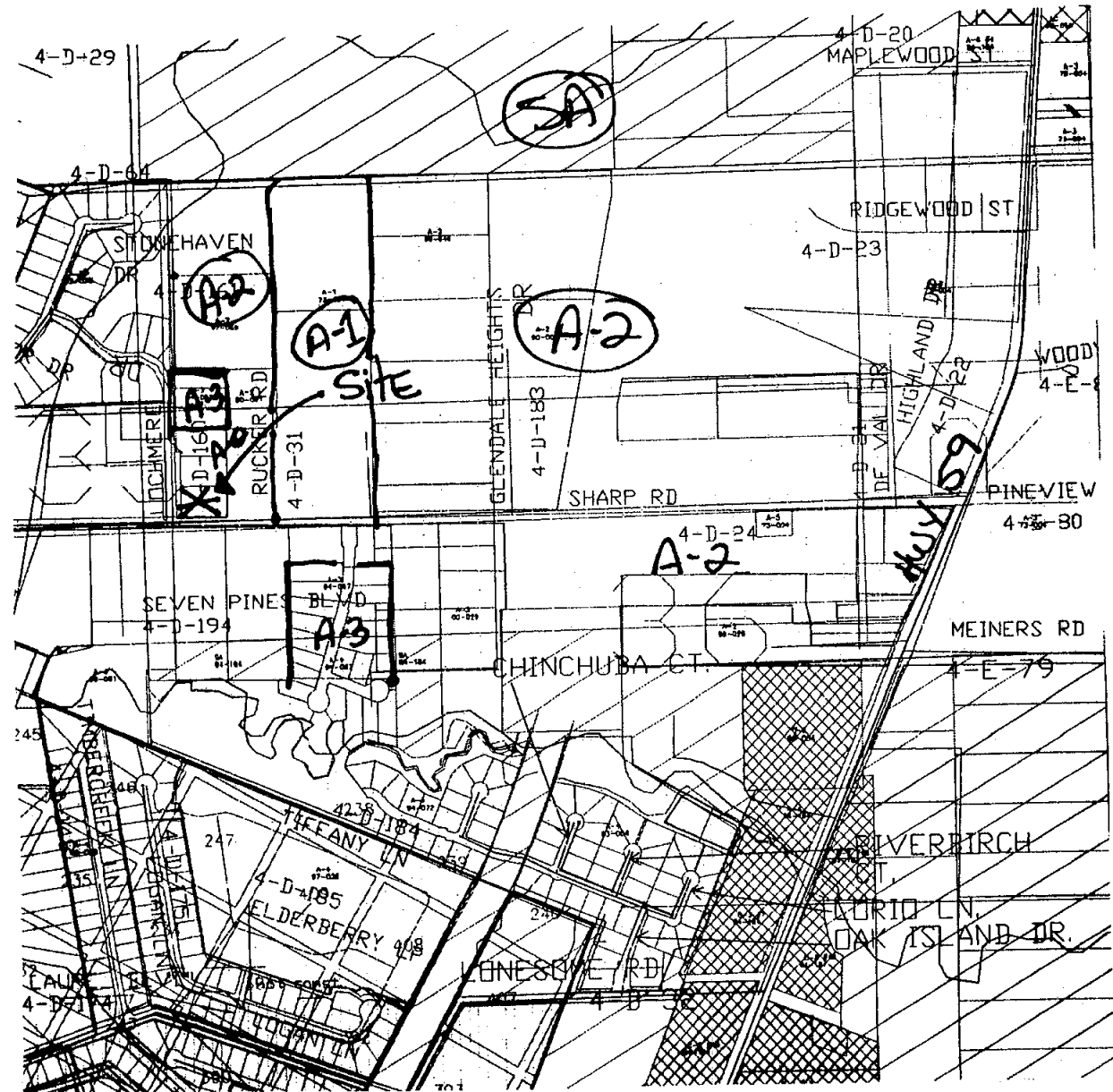
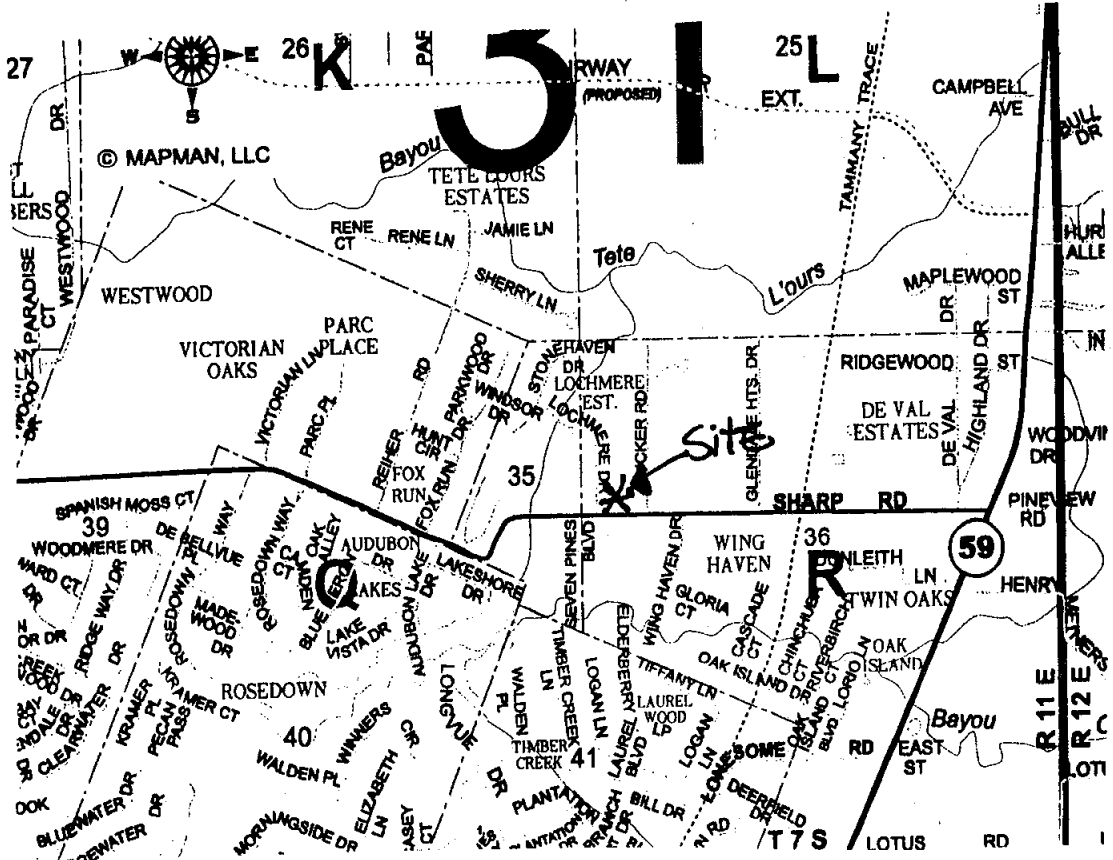
From A-2 (Suburban) District to A-3 (Suburban) District

LOCATION:

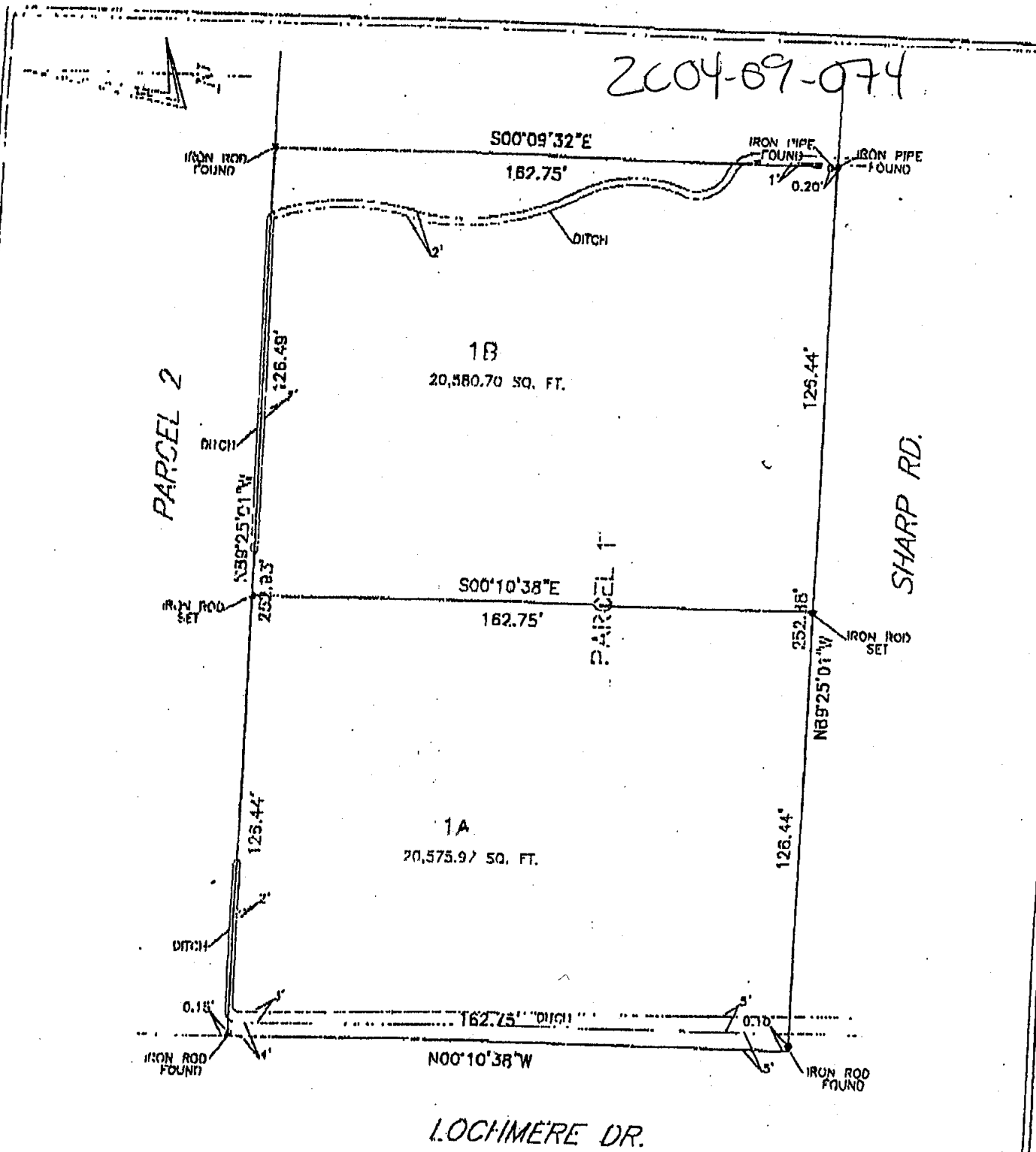
Parcel located at the northeast corner of Sharp Road and Lochmere Drive; S36, T7S, R11E; Ward 4, District 5

SIZE:

0.94 acres



2004-09-074



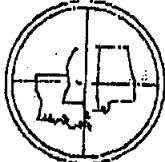
NOTE:
 Irregularities may not be to scale
 for clarity. The dimensions shown
 prevail over scale.

THIS IS TO CERTIFY THAT I HAVE CONSULTED WITH THE CONTROLLING
 PARISH AGENT AND/OR THE F.I.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
 BY KELLY J. McHUOH & ASSOC., INC.
 DATED 8-5-93

SURVEY OF LOTS 1A & 1B
 (ORIGINAL PARCEL 1)
 SECTION 36, T7S-R11E
 ST. TAMMANY PARISH, LOUISIANA

DADING, MARQUES &
 ASSOCIATES, INC.



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

Richard J. Dading
 SURVEYOR

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED
 BY ME OR BY INSTRUMENT UNDER MY DIRECT SUPERVISION,
 MADE AT THE REQUEST OF:

TITLE DEPOT OF EASTBANK, INC
 GEORGE J. ACKEL, JR.
 (D40380)

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE
 LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND
 THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES
 AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE
 NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE
 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: 4-01-11	SCALE: 1" = 40'	DRAWN BY: A.H.L.	CHECKED BY: R.T.D.	JOB NO.: 418606	PLAT No.: D-208-927
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