

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2939 ORDINANCE COUNCIL SERIES NO. _____
COUNCIL SPONSOR BRISTER/PRESIDENT PROVIDED BY: PLANNING
INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR GOULD
ON THE 7TH DAY OF OCTOBER, 2004

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the east side of US Highway 11, south of Oak Harbor Boulevard and north of Eden Isles Drive, being lots 23, 24, 26, and 27 in Eden Isles Subdivision, Unit 1 and which property comprises a total of 1.54 acres of land more or less, from its present A-6 (General Multiple Family) District to a C-2 (Highway Commercial) District, Ward 9, District 12. (ZC04-09-070)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-09-070, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present A-6 (General Multiple Family) District to a C-2 (Highway Commercial) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

Whereas, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as C-2 (Highway Commercial) District.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:
SECTION I: The zoning classification of the above described property is hereby changed from its present A-6 (General Multiple Family) District to a C-2 (Highway Commercial) District.

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

ZC04-09-070

LOTS 23, 24, 26, and 27, Eden Isles Subdivision, Unit 1, in accordance with plan of subdivision by Lester G. High, C.E., dated February, 1970, on file in the office of the Clerk of Court of St. Tammany Parish as Map File No. 365-B and 366-A

CASE NO.:

ZC04-09-070

2939

PETITIONER:

A. J. Engolia

OWNER:

Joyce and Anthony J. Engolia

REQUESTED CHANGE:

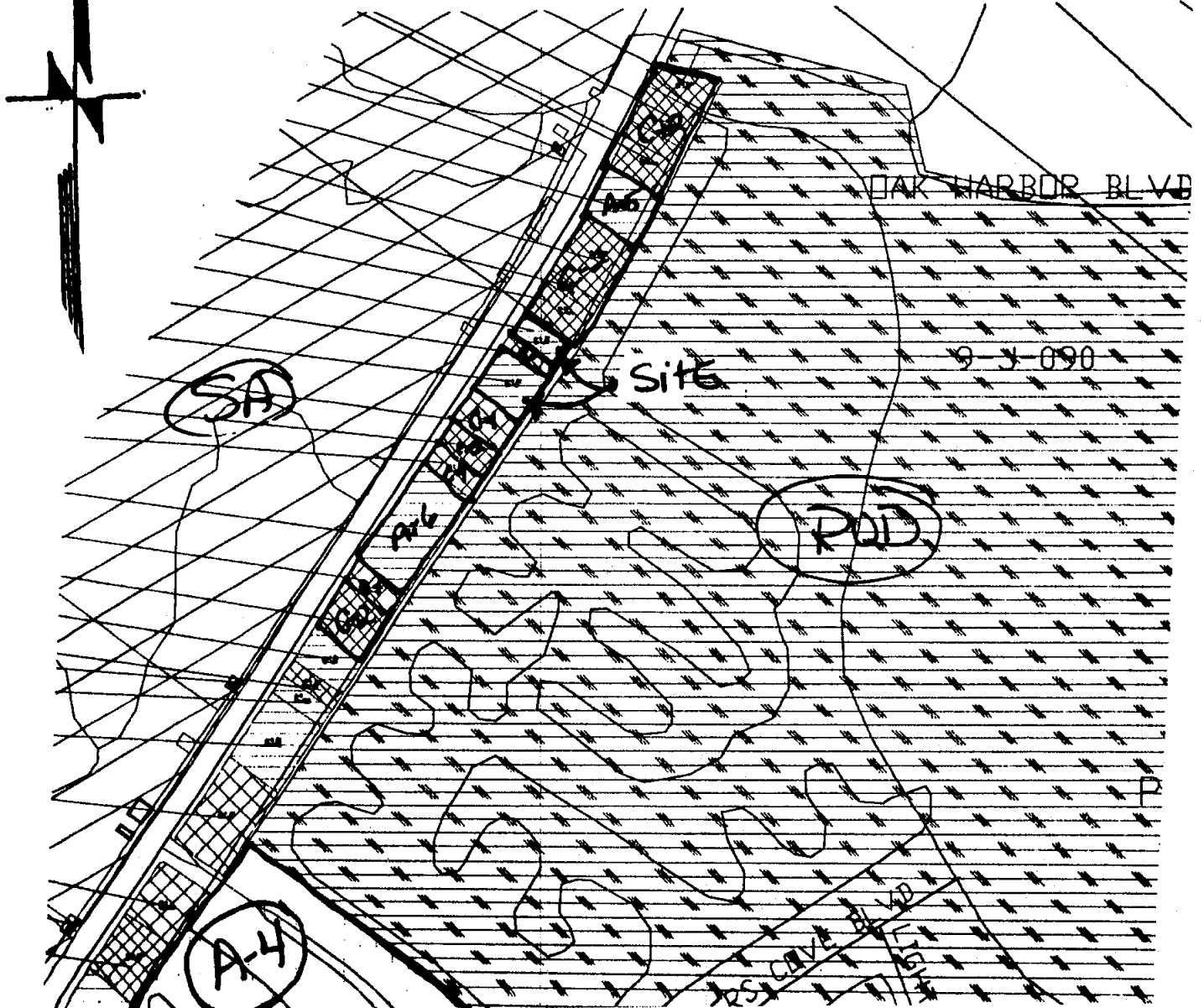
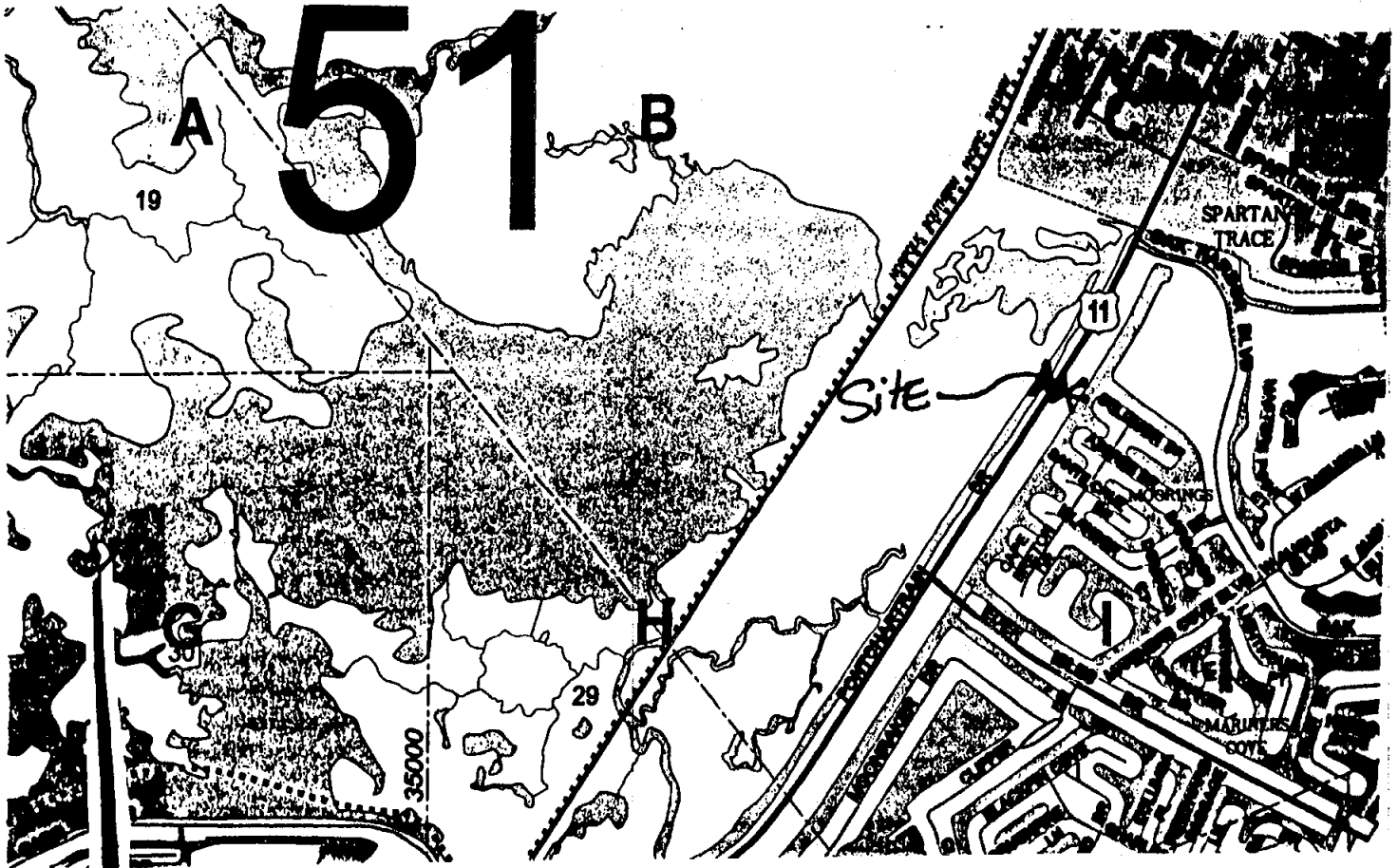
From A-6 (General Multiple Family) District to C-2 (Highway Commercial) District

LOCATION:

Parcel located on the east side of US Highway 11, south of Oak Harbor Blvd. and north of Eden Isles Drive, being lots 23, 24, 26, and 27 in Eden Isles Subdivision, Unit 1; S44, T9S, R14E; Ward 9, District 12

SIZE:

1.54 acres



2939

NORTH

120.00'

CANAL

LOT 26

LOT 27

80' WATERWAY ESMT.

FND. 1/2" @ 199.82'

CONC. BULK. HEAD

SET 1/2" @ 200.00'

BLDG. SETBACKS:
FRONT-30'
SIDES-5'
REAR-25'

LOT 25

280.00'

280.00'

LOT 28

30' BLDG. SETBACK

10' UTIL. ESMT.

90°

90°

120.00'

U.S. HWY. 11

LEGEND

- SET 1/2" IRON ROD.
- FND. 1/2" IRON ROD

ADDRESS:

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

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.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. 225 205
05350 4.2.91
ZONE A10 B.E. 12'
*Verify prior to Construction with Local Governing Body

SURVEY NO. 1011243
DATE: 5-21-2001

J. V. BURKES & ASSOC., INC.
2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
985-649-0075 FAX 985-649-0154

DRAWN BY: CAD
SCALE: 1" = 50'

REVISED:

SURVEY MAP OF: LOTS 26 & 27
LOCATED IN: EDEN ISLES - UNIT 1
NEAR SLIDELL IN
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: GRADY ENGOLIA

2004-09-070

STATE OF LOUISIANA
SEAN M. BURKES
REG. NO. 4785
REGISTERED LAND SURVEYOR
SURVEYED BY
Sean M. Burkes
SEAN M. BURKES

PLAT: 120.0'
119.64'

2939

NORTH

CANAL

LOT 23

LOT 24

80' WATERWAY ESMT.

SET 'X'
@ 200.00'

LONG. BULK. HEAD

FND. 'X'
@ 199.80'

BLDG. SETBACKS:
FRONT-30'
SIDES-5'
REAR-25'

LOT 22

280.00'

LOT 25

280.00'

30' BLDG. SETBACK

10' UTIL. ESMT.

90°

90°

119.64'
PLAT: 120.0'

U.S. HWY. 11

LEGEND

- SET 1/2" IRON ROD
- FND. 1/2" IRON ROD

ADDRESS:

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F.I.R.M. 225 205

05350 4.2.91

ZONE A10 B.F.E. 12'

*Verify prior to Construction with Local Governing Body

SURVEY NO. 1011242

DATE: 5-21-2001

J. V. BURKES & ASSOC., INC.

2990 GAUSE BLVD. EAST, STE. B • SLIDELL, LA 70461
985-649-0075 FAX 985-649-0154

DRAWN BY: CAD

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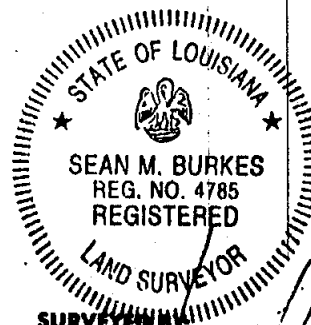
REVISED:

SURVEY MAP OF: LOTS 23 & 24

LOCATED IN: EDEN ISLES • UNIT 1
NEAR SLIDELL IN
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: GRADY ENGOLIA

ZC04-09-070



Sean M. Burkes
SEAN M. BURKES