

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 2948 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BRISTER/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2004

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the north side of Dupard Street, west of Soult Street, in square 214 of the Town of Mandeville Subdivision and which property comprises a total of 1.87 acres of land more or less, from its present A-2 (Suburban) District to an A-4 (Single Family Residential) District, Ward 4, District 10. (ZC04-10-082)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-10-082, 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-2 (Suburban) District to an A-4 (Single Family Residential) 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 A-4 (Single Family Residential) 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-2 (Suburban) District to an A-4 (Single Family Residential) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

ZC04-10-082

THAT CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, and being more fully described as follows, to-wit:

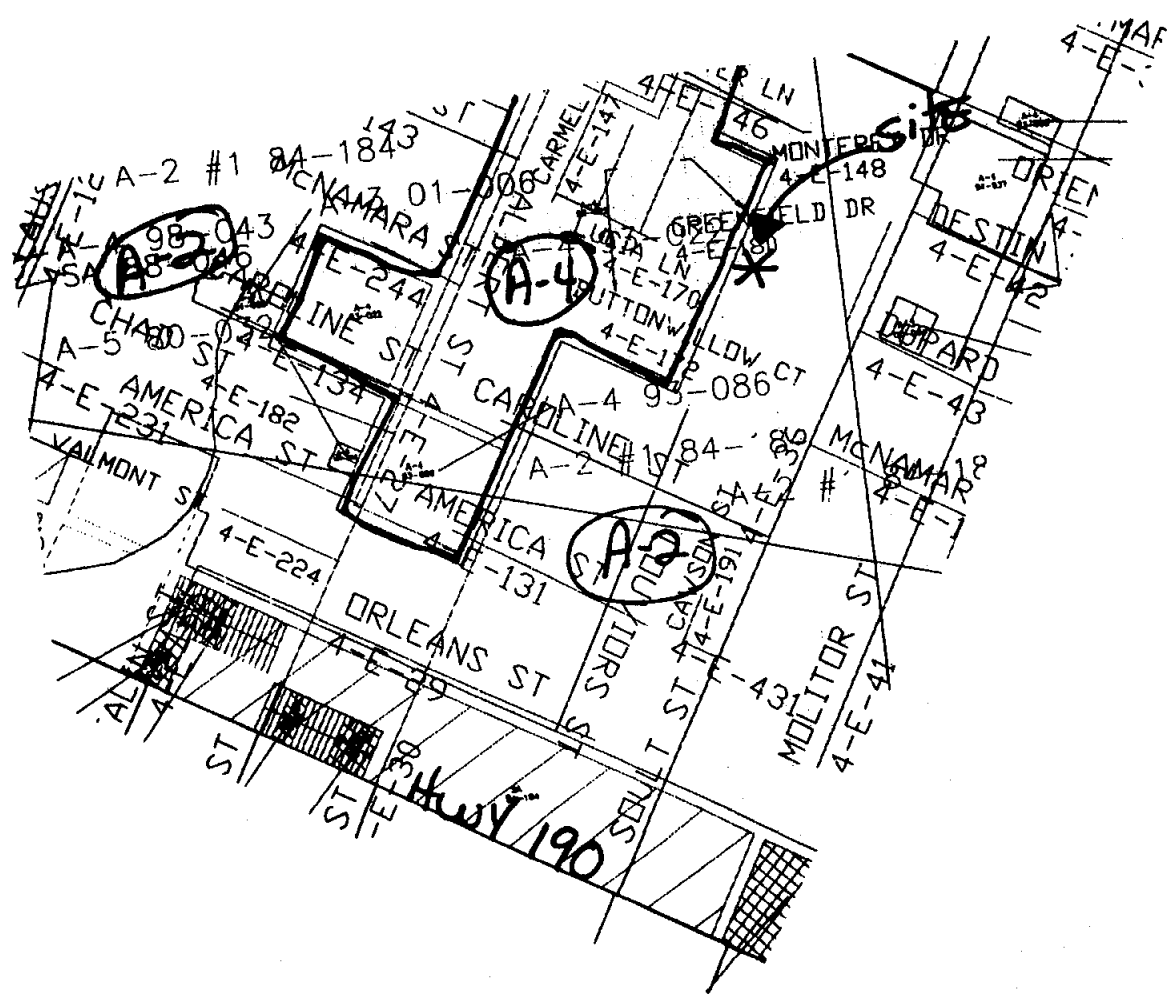
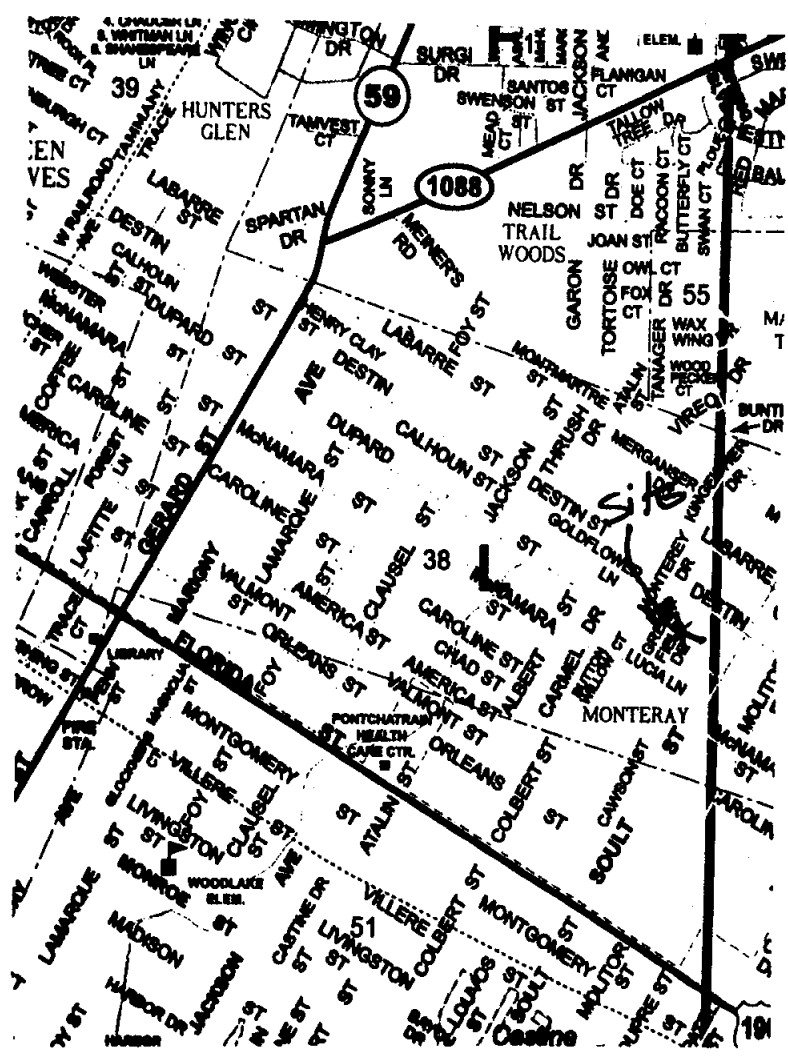
Lying and being situated in Square 214, Rural Mandeville, and being more particularly described as follows, to-wit:

From the corner formed by the intersection of the northerly line of Dupard Street and the easterly line of Louvoi Street, go in a northerly direction along the easterly side of Louvoy Street 306.0 feet; thence go in an easterly direction along a line parallel to Dupard Street 266.0 feet; thence go in a southerly direction along a line parallel to Louvoi Street 306.0 feet to the northerly line of Dupard Street; thence go in a westerly direction along the northerly line of Dupard Street 266.0 feet back to the point of beginning.

Square 214 is bounded by Dupard Street, Louvoi Street, Destin Street and Soult Streets.

Being the same property acquired by vendors herein from Ana Cortez Willey on July 19, 1977, before Howard R. Fussell, Notary Public, and recorded in COB 836, folio 348, of the official records of St. Tammany Parish, Louisiana.

CASE NO.: ZC04-10-082
PETITIONER: Clarence Pellegrin
OWNER: Elizabeth and Clarence Pellegrin
REQUESTED CHANGE: From A-2 (Suburban) District to A-4 (Single Family Residential) District
LOCATION: Parcel located on the north side of Dupard Street, west of Soult Street, in square 214 of the Town of Mandeville Subdivision; S38, T8S, R11E; Ward 4, District 10
SIZE: 1.87 acres

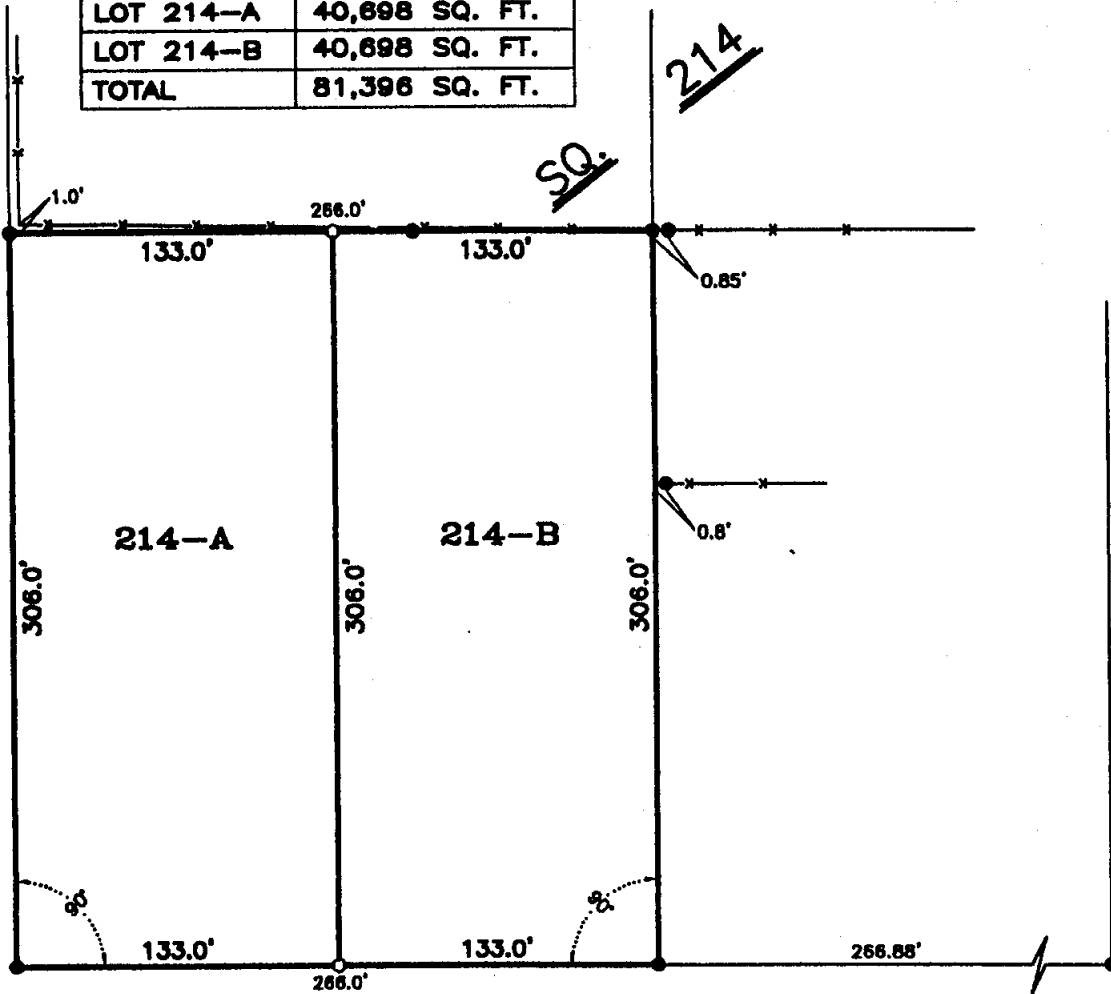


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AREA TABLE	
LOT 214-A	40,698 SQ. FT.
LOT 214-B	40,698 SQ. FT.
TOTAL	81,396 SQ. FT.

LOUVOI STREET
(not constructed)

SOULT STREET



DUPARD STREET

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAPS AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER PANEL NUMBER 225205 0360 C, REVISED 4-02-81.

THIS IS TO CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

LEGEND

- = IRON ROD FOUND
- = IRON PIPE FOUND
- = IRON ROD TO BE SET UPON APPROVAL

NOTE:

ANY UTILITIES AND/OR SERVITUDES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

APPROVAL:

SECRETARY, PARISH PLANNING COMMISSION

PARISH ENGINEER

DATE

FILE NUMBER

DTY. CLERK OF COURT

RESUBDMISION OF AN UNDESIGNATED PORTION OF GROUND INTO LOTS 214-A & 214-B SQUARE 214 TOWN OF MANDEVILLE (not within the corporate limits) SECTION 38, T8S-R11E ST. TAMMANY PARISH, LA.

PREPARED FOR:

ELIZABETH & CLARENCE PELLEGRIN



Fontcuberta
Surveys
INCORPORATED
PROFESSIONAL
LAND SURVEYORS

Thomas J. Fontcuberta
SURVEYOR

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
7-14-2003	1" = 80'		DPB	TJF	330865	128-422