

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3024 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: MR. CANULETTE SECONDED BY: MR. BURKHALTER

ON THE 3RD DAY OF MARCH, 2005

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the east side of 8th Street, north of Marquette Street, south of Iberville, being lots 35, 36, 37, & 38, Square 13, Chinchuba Subdivision and which property comprises a total of 14,400 sq.ft. of land more or less, from its present SA (Suburban Agricultural) District to a C-1 (Neighborhood Commercial) District, Ward 4, District 4. (ZC05-02-004)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-02-004, 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 SA (Suburban Agricultural) District to a C-1 (Neighborhood 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-1 (Neighborhood 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 SA (Suburban Agricultural) District to a C-1 (Neighborhood 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

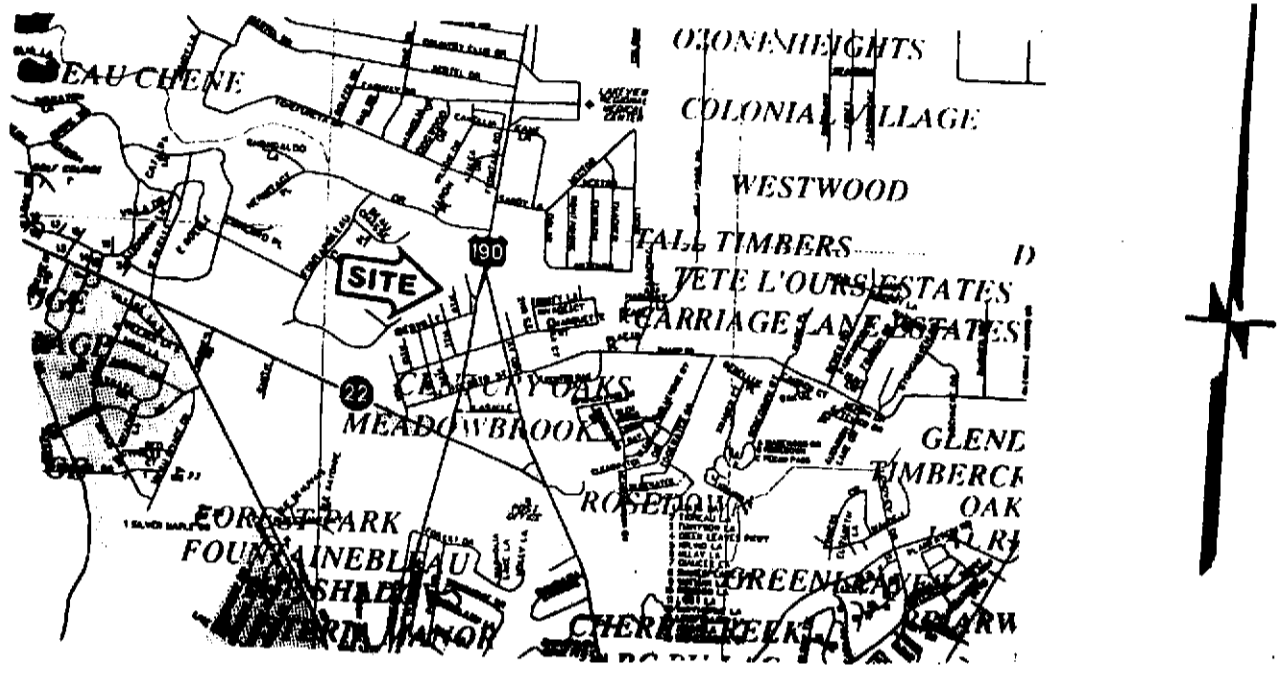
ABSENT:

EXHIBIT "A"

ZC05-02-004

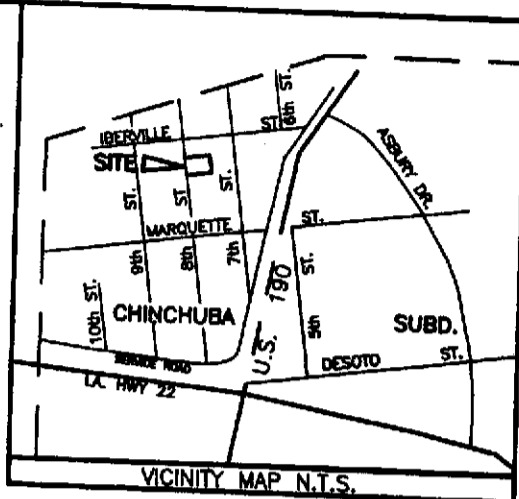
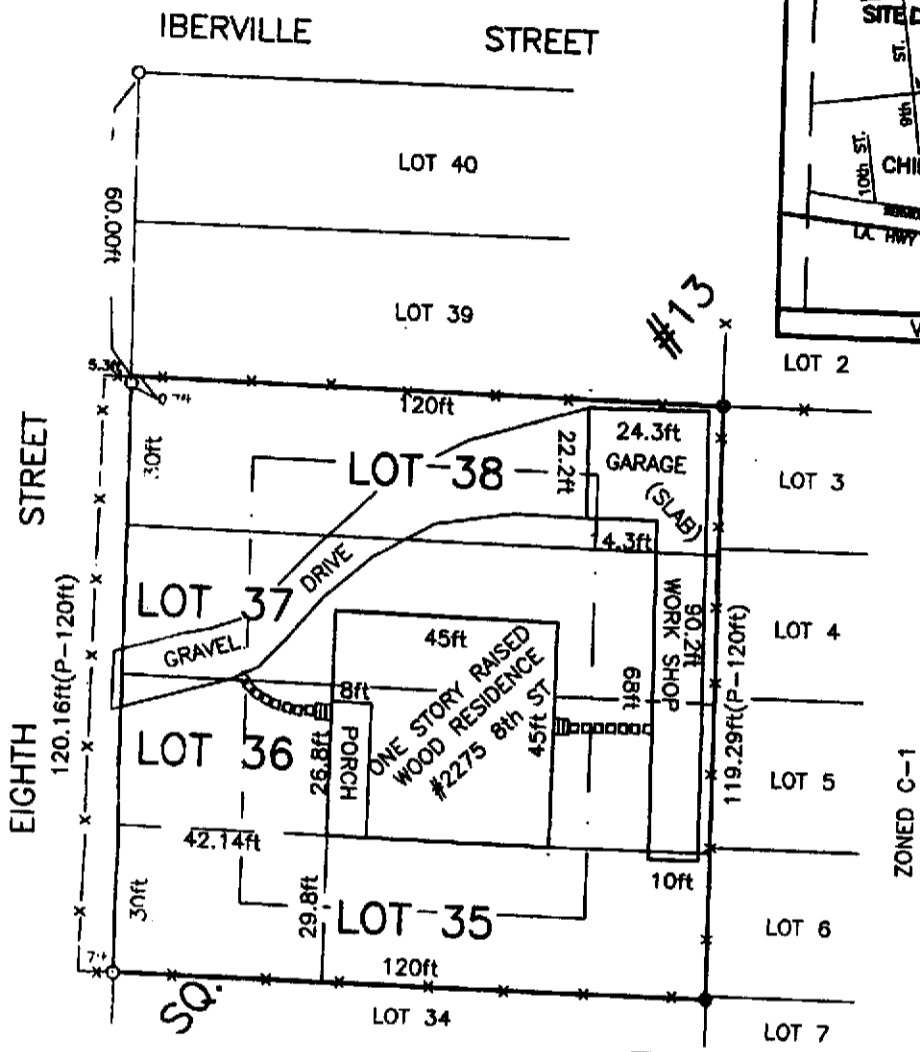
ALL THAT CERTAIN LOT OR PARCEL OF LAND, together with all the buildings and improvements thereon, all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto, situated in the Town of Chinchuba, St. Tammany Parish, Louisiana, and more fully described as Lots Nos. thirty-five (35), thirty-six (36), thirty-seven (37) and thirty-eight (38), in Square Thirteen (13); Lots 35, 36, 37 and 38 each measure thirty (30) feet front on Eighth Street, by a depth of one hundred twenty (120) feet between equal and parallel lines, all in accordance with survey made by Preston Herndon on April 18, 1912, which plan is on file and deposited in the Office of the Clerk of Court for the Parish of St. Tammany, State of Louisiana, and also has the same measurements as above, as per survey by J. L. Fontcuberta, Surveyor, dated December 3, 1976, copy of which is attached to deed of record in COB 810, folio 767 and MOB 626, folio 302.

CASE NO.: ZC05-02-004
PETITIONER: Charles Wiggin
OWNER: John Paul Wiggin Jr., Charles Christopher Wiggin, Mark Wiggin, Jean Legendre Wiggin
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the east side of 8th Street, north of Marquette Street, south of Iberville, being lots 35, 36, 37, & 38, Square 13, Chinchuba Subdivision; S34, T7S, R11E; Ward 4, District 4
SIZE: 14,400 sq.ft.



3024

A SURVEY OF PROPERTY FOR JEAN WIGGIN



BLDG. SETBACKS	
FRONT	~ 25ft
SIDE	~ 15ft
REAR	~ 25ft

APPROVED:

SECRETARY OF PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

FILE # _____ DATE _____

NOTE: THIS PROPERTY IS ZONED SUBURBAN AGRICULTURE(SA)

DESCRIPTION:
 A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN WEST FRACTIONAL HALF OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. BEING DESIGNATED AS LOTS 35, 36, 37 AND 38, SQ. 13, CHINCHUBA SUBDIVISION AS PER REFERENCE #1. SAID LOTS CONTAIN 14,400sqft.(0.33 AC.)

Reference 1) A SUBDIVISION PLAT OF THE TOWN OF CHINCHUBA BY PRESTON HERNDON DATED APRIL 18, 1912. SAID PLAT IS FILED IN THE OFFICIAL RECORDS OF THE ST. TAMMANY PARISH CLERK OF COURT AND WAS USED AS THE BASIS OF DIRECTION AND PLAT(P) CALLS SHOWN.

2) DESCRIPTION RECORDED IN INSTRUMENT #517806.

LEGEND

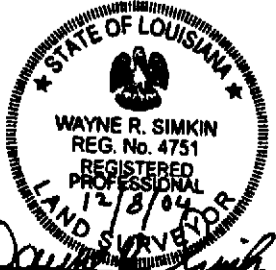
- 5/8" IRON ROD FOUND
- ⊙ 1/2" IRON ROD FOUND

2005-02-004

NOTE 1) Said property is located in Flood Zone C per the Insurance Rate Map for St. Tammany Parish, Community Panel # 2252050240E Map Revised, AUG. 18, 1995

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised _____

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a B survey classification.



WAYNE R. SIMKIN P.L.S., REG. # 4751

A SURVEY OF LOTS 35, 36, 37 & 38, SQUARE 13, TOWN OF CHINCHUBA, SECTION 34, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

D & S SURVEYORS, INC.

PROFESSIONAL LAND SURVEYORS
 2401 N. HWY. 190, SUITE 203, COVINGTON, LOUISIANA 70433
 OFFICE(985)892-2847~FAX(985)892-2806

JOB NO.	DRAWN WRS	DATE	SHEET NO.
04-168	CHECKED WRS	DEC. 7, 2004	1 OF 1
		SCALE 1"=30'	