

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3062 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR STEFANCIK/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY: MR. GOULD SECONDED BY: MR. BURKHALTER

ON THE 5<sup>TH</sup> DAY OF MAY, 2005

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the west side of Airport Road, north of Sunset Drive, south of Redwood Street, being a portion of lots 3 and 4 of tract J in Home Acres Subdivision and which property comprises a total of 2.55 acres of land more or less, from its present A-4 (Single Family Residential) District to a LC (Light Commercial) District, Ward 9, District 11. (ZC04-05-037)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC04-05-037, 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-4 (Single Family Residential) District to a LC (Light 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 LC (Light 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-4 (Single Family Residential) District to a LC (Light 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

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EXHIBIT "A"

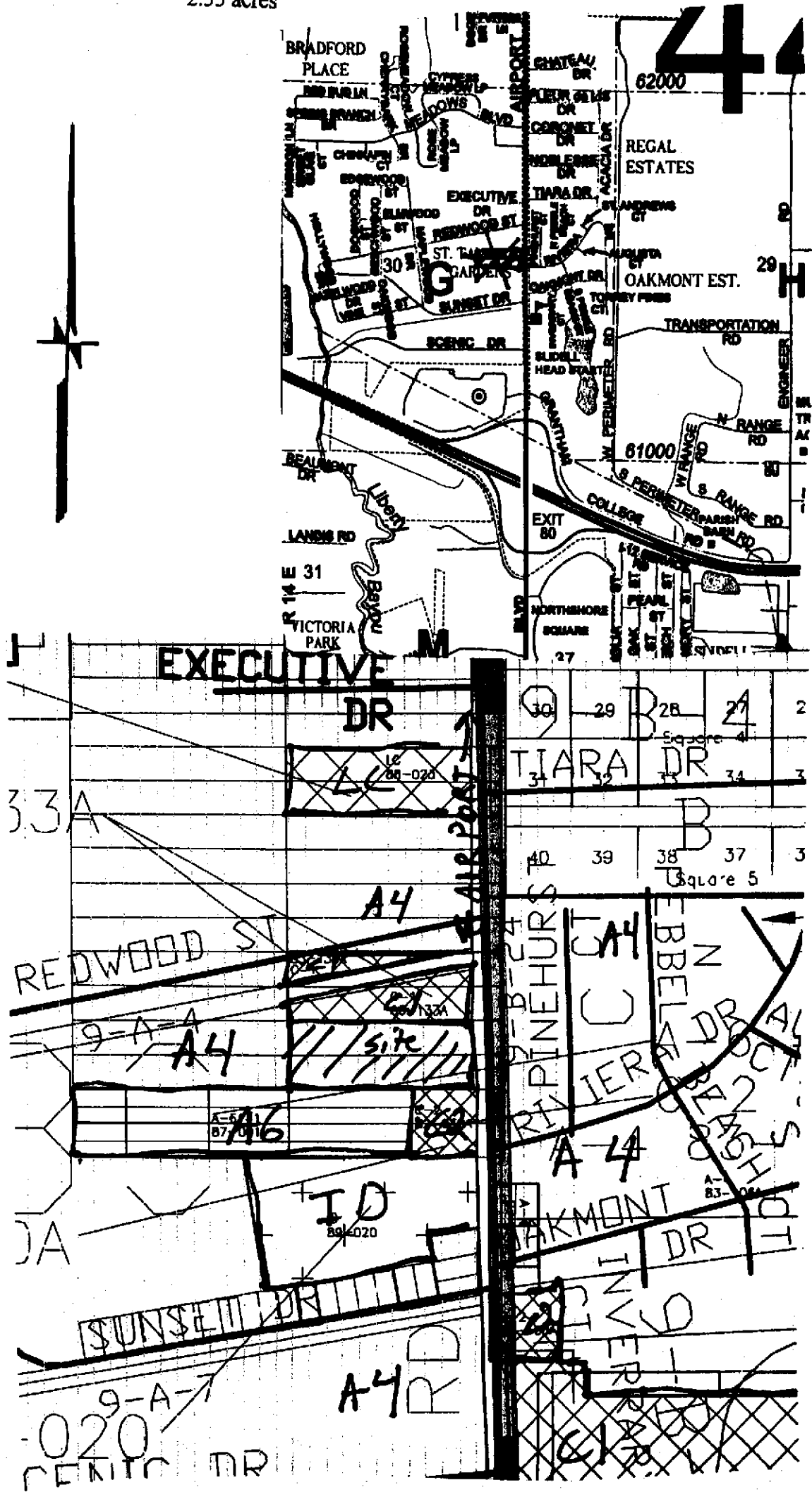
ZC04-05-037

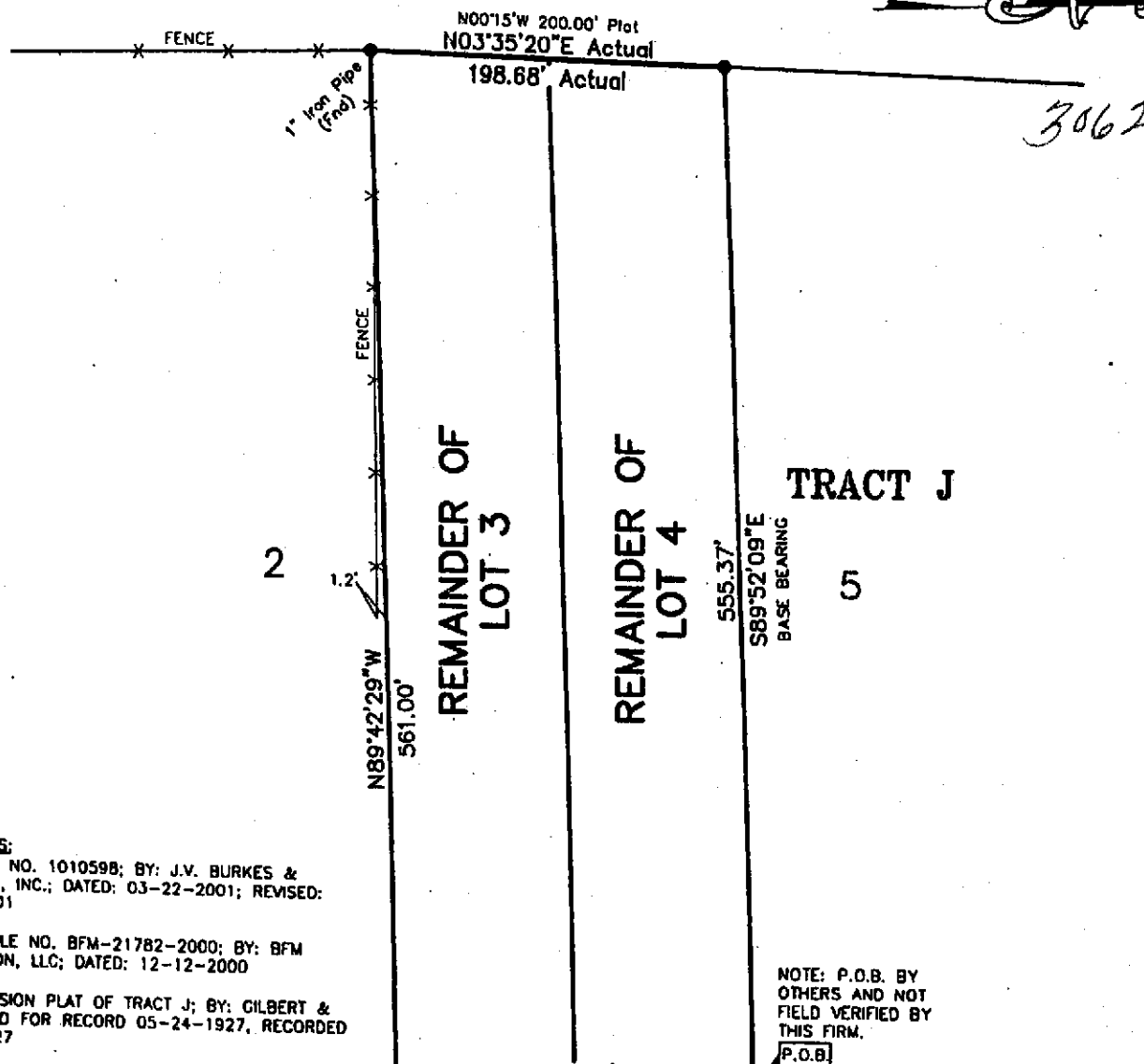
**THAT CERTAIN PIECE OR PORTION OF GROUND**, together with all of the buildings and improvements thereon, and all of the rights, ways, prescriptions, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, lying and being situated in the, State of Louisiana, Parish of St. Tammany, in the West half of the Northeast quarter of Section 30, Township 8 South, Range 14 East, (W/2 of NE/4 of Sec. 30, T-8-S, R-14-E), in that part thereof known and designated as TRACT "J" of HOME ACRES S/D, per the official plan thereof dated May 11, 1927 by Gilbert & Kelly, filed May 24, 1927, registered June 27, 1927, being the Easternmost portion of Lots 3 and 4, lying to the east of Airport Road and being more particularly described as follows:

From a point which is the Southeast corner of Lot 3, and which point is the POINT OF BEGINNING (P.O.B.), proceed in a westerly direction N 89° 26' 10" W a distance of 50.01 feet to a point on the east side of Airport Road, and corner; thence proceed in a northerly direction along the east side of Airport Road N 0° 17' 17" E a distance of 200 feet to a point and corner; thence proceed in an easterly direction S 89° 26' 10" E a distance of 51.04 feet to a point which is the Northeast corner of Lot 4, and corner; thence proceed in a southerly direction along the east boundary of Lots 3 & 4, S 0° 35' 06" W a distance of 200 feet, back to the P.O.B. Said portion of ground contains 10,105.01 square feet or 0.232 acres, all as shown on and in conformity with a plan of survey by BFM Corp. LLC, dated December 12, 2000, certified correct by W. J. Muller, RPLS, annexed hereto, made a part hereof, and paraphed "Ne Varietur" for identification herewith.

Being a portion of the property acquired by the Sellers per an act dated August 17, 1976, registered August 18, 1976 in C.O.B. 796, Folio 834 as O.I. #351005; and per a Judgment of Possession rendered in the Succession of Gertrude Higgins Nunes, Proceeding No. 561-886 "B", 24<sup>th</sup> J.D.C. for the Parish of Jefferson, dated December 28, 2000, and registered on January 12, 2001 as C.I.N. 1228385.

**CASE NO.:** ZC04-05-037  
**PETITIONER:** Louis S. Nunes, Jr.  
**OWNER:** Louis S. Nunes, Jr., et al. 3062  
**REQUESTED CHANGE:** From A-4 (Single Family Residential) District to LC (Light Commercial) District  
**LOCATION:** Parcel located on the west side of Airport Road, north of Sunset Drive, south of Redwood Street, being a portion of lots 3 and 4 of tract J in Home Acres Subdivision; S30, T8S, R14E; Ward 9, District 11  
**SIZE:** 2.55 acres





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**REFERENCES:**

- 1.) SURVEY NO. 1010598; BY: J.V. BURKES & ASSOCIATES, INC.; DATED: 03-22-2001; REVISED: 08-24-2001
- 2.) PLAT FILE NO. BFM-21782-2000; BY: BFM CORPORATION, LLC; DATED: 12-12-2000
- 3.) SUBDIVISION PLAT OF TRACT J; BY: GILBERT & KELLY; FILED FOR RECORD 05-24-1927, RECORDED 06-27-1927

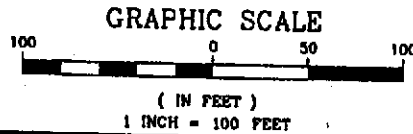
NOTE: P.O.B. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.

P.O.B.

**AIRPORT ROAD**

**OAKMONT SUBDIVISION - PHASE 2**

- LEGEND**
- 1/2" Iron Rod Set
  - 1/2" Iron Rod Found
  - ⊕ Cross



I CERTIFY THAT THIS PLAT DOES REPRESENT 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.

PROPERTY IS 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. No. 225205 0905 C  
 F.I.R.M. Date 10-17-1989  
 ZONE C B.F.E. N/A  
 \* Verify prior to construction with Local Governing Body.

DRAWING NO. **1033750**  
 DATE: **11-11-2003**

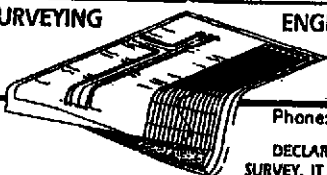
**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING • ENVIRONMENTAL  
 2990 East Gause Blvd., Suite B  
 Slidell, Louisiana 70461  
 E-mail: [jvbassoc@jvburkes.com](mailto:jvbassoc@jvburkes.com)

DRAWN BY: **JAG** CHECKED BY: **MD**

SCALE: **1" = 100'**



Phone: 985-649-0075 Fax: 985-649-0154  
 Mississippi Phone: 228-435-5800  
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**SURVEY OF REMAINDER OF LOT 3  
 AND REMAINDER OF LOT 4  
 TRACT J  
 HOME ACRES SUBDIVISION  
 ST. TAMMANY PARISH, LOUISIANA**

2004-05-037



SURVEYED BY:  
*Sean M. Burkes*  
**SEAN M. BURKES**  
 LA REG. No. 4785

CERTIFIED TO: **LOUIS NUNES**