



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. Box 638
 COVINGTON, LA 70434
 PHONE: (504) 899-6329
 FAX: (504) 899-6308
 e-mail: planning@stpgov.org

Appeal 1

Karin Davis

Council President

ZC denied 4/5/05

Tabled May 5, 2005

Tabled 6-2-2005

Tabled 7-7-2005

Tabled 8-4-2005

*For
Sept. 1, 2005*

**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: 4/6/05

CP08-02-017 - Use: Maternity Home

Zoning: SA (Suburban Agricultural) District
 Use Size: 7,877 sq. ft.
 Petitioner: Bill Magee
 Owner: Bill & Sheri Karanas
 Location: Parcel located on the south side of LA Highway 1088, west
 of Forest Brook Blvd, S6, T8S, R12E, Ward 4, District 7
 Council District: 7

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

Bill Magee
 (SIGNATURE) Bill Magee
P.O. Drawer 1550
Covington, LA 70433



PHONE #: 893-7550

CONDITIONAL USE PERMIT STAFF REPORT

Date: March 28, 2005
CASE NO.: CP05-02-017
Prior Action: Tabled (03/01/05)
Posted: 03/14/05

Meeting Date: April 5, 2005
Determination: Denied

PETITIONER: Bill Magee
OWNER: Bill & Shari Karanas
PROPOSED USE: Maternity Home
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 7,877 sq. ft.
GROSS AREA LOT SIZE: 1.25 acres
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel located on the south side of LA Highway 1088, west of Forest Brook Blvd; S5, T8S, R12E; Ward 4, District 7

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: state

Road Surface: asphalt

Condition: good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

| Direction | Land Use | Zoning |
|-----------|-----------------|-------------------------------------|
| North | Kennel | SA (Suburban Agricultural) District |
| South | Single Family | A-4 (Suburban) District |
| East | Single Family | A-4 (Suburban) District |
| West | Day Care Center | SA (Suburban Agricultural) District |

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

This case was tabled at the February Zoning Commission meeting at the request of the petitioner. The petitioner is requesting a Conditional Use permit to construct and operate a Maternity Home. The site is located on the south side of LA Highway 1088, west of Forest Brook Blvd. The home would be a facility designed to assist unwed, pregnant young women ages 14-24. The 1.25 acre site is a non-conforming lot located behind, "All Creatures Country Club", pet boarding kennel. Access to the maternity home would be provided through an extension of the driveway from the front property.

The 7,877 square foot building would provide 10 bedrooms plus living quarters for the "house Mom", common family, kitchen, dining, laundry, and library facilities and an office area. The plan also shows a future expansion of 4 bedrooms. The building would be located 60 feet away from the east property line and 83 feet away from the south property line, both of which abut the Forest Brook subdivision.

The Zoning code would require parking spaces at the ratio of 0.5 spaces per bed plus 1 parking space for each doctor on duty and 2 for every 3 employees on duty. Based on the proposed site plan, approximately 8 parking spaces would be required, depending on the number of employees. The proposed site plan provides 8 spaces located around a circle driveway in the front of the building.

While the proposed building meets all code requirements, and as proposed the use of the site as a maternity home would have minimal impacts on the surrounding properties, staff is concerned with the potential future use of the building should the maternity home locate to a different site in the future.

STAFF RECOMMENDATIONS:

The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

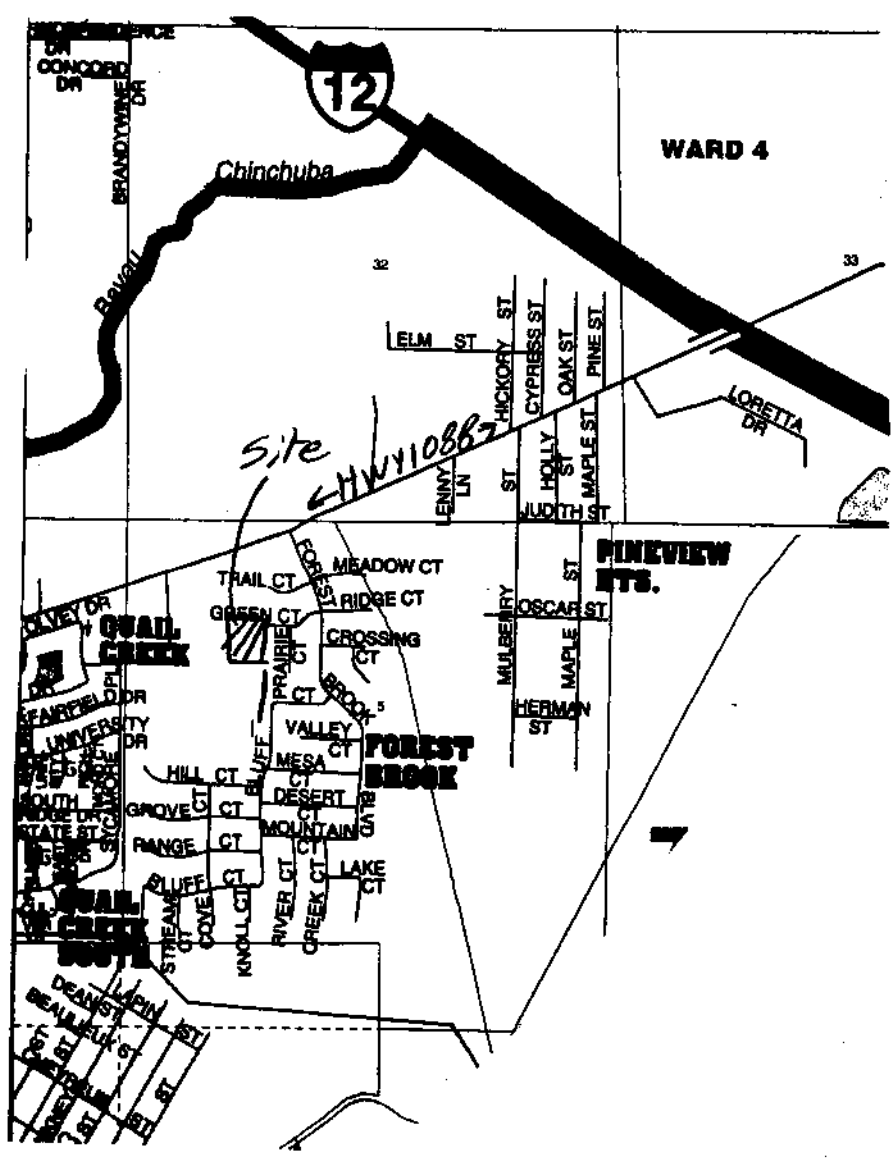
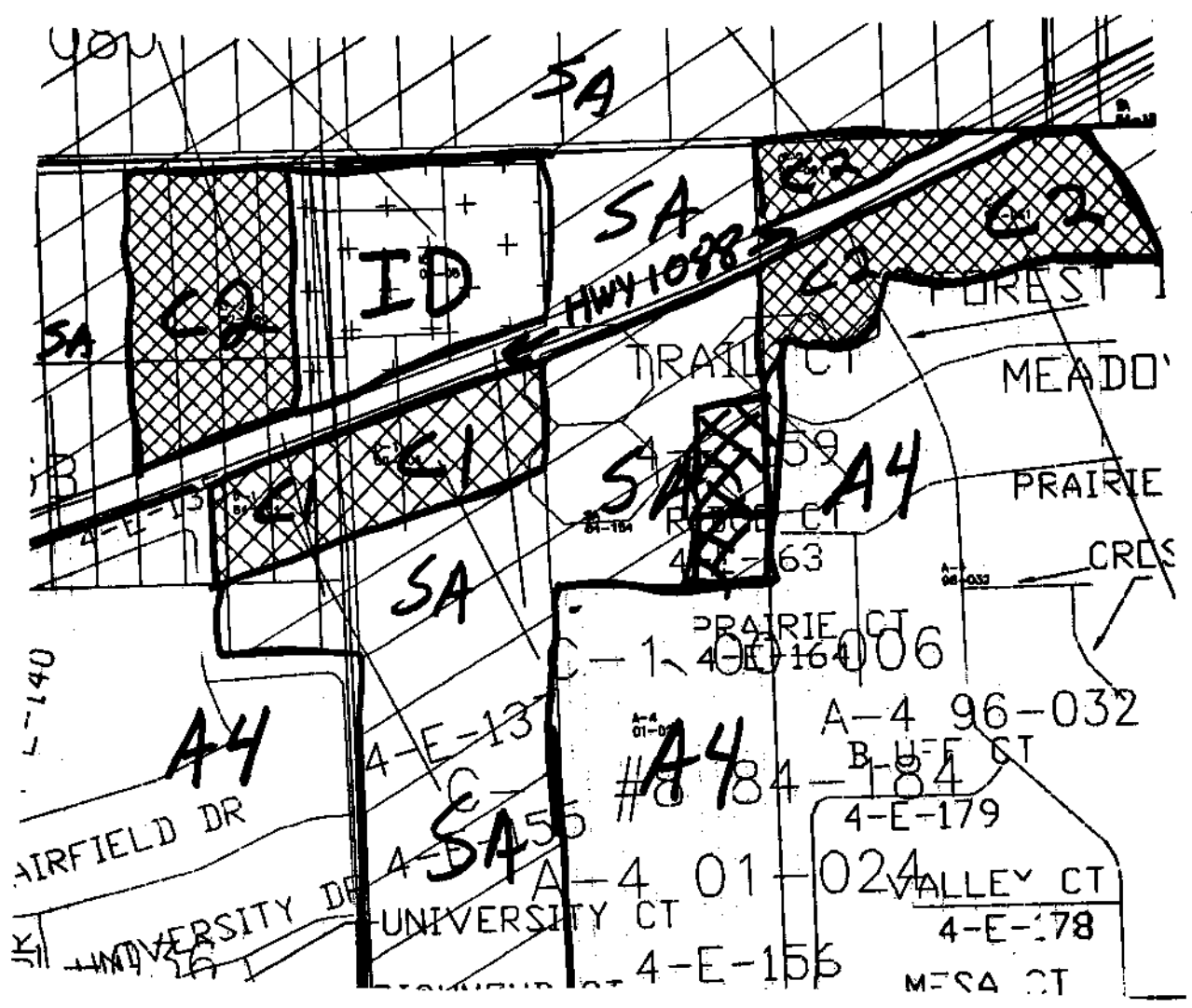
1. The number and location of all parking spaces shall comply with all parish regulations.
2. Access ways through the periphery of an off-street parking or other vehicular use area shall be a minimum of 24' to a maximum of 35' wide for 2-way traffic; and a minimum of 12' to 15' wide for one-way traffic.
3. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.
4. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
5. Note that all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

NOTE TO PETITIONER

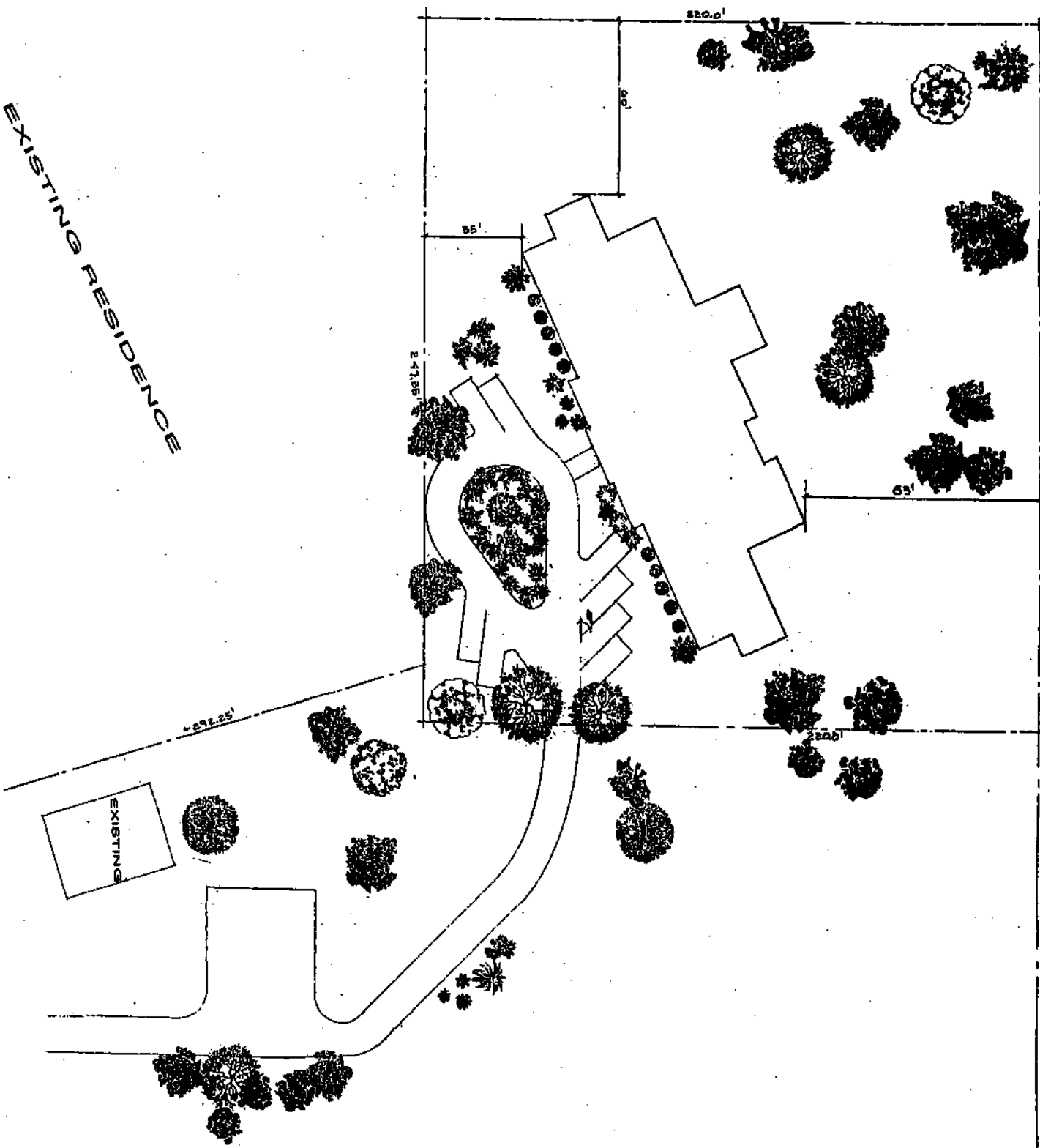
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

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EXISTING RESIDENCE

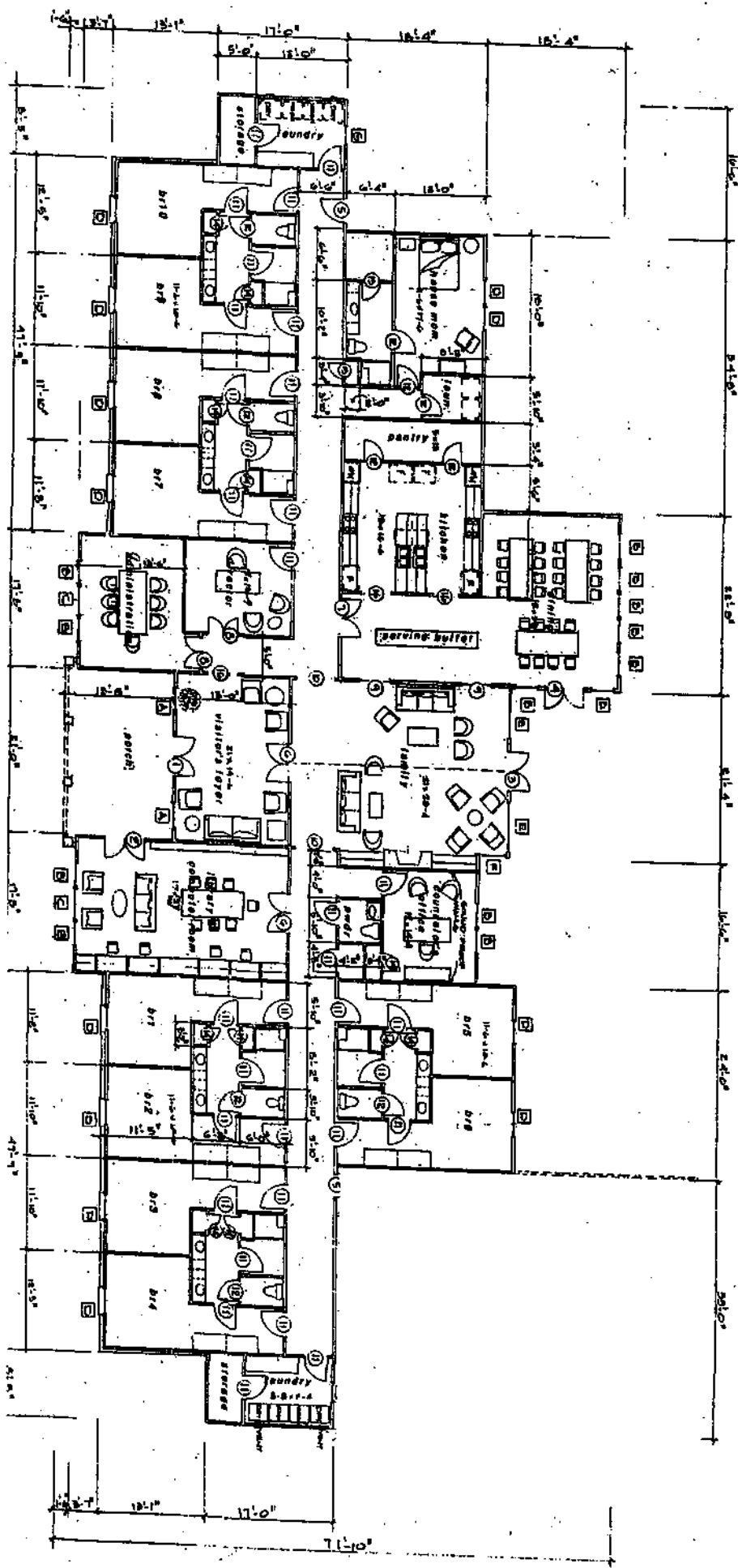


EXISTING

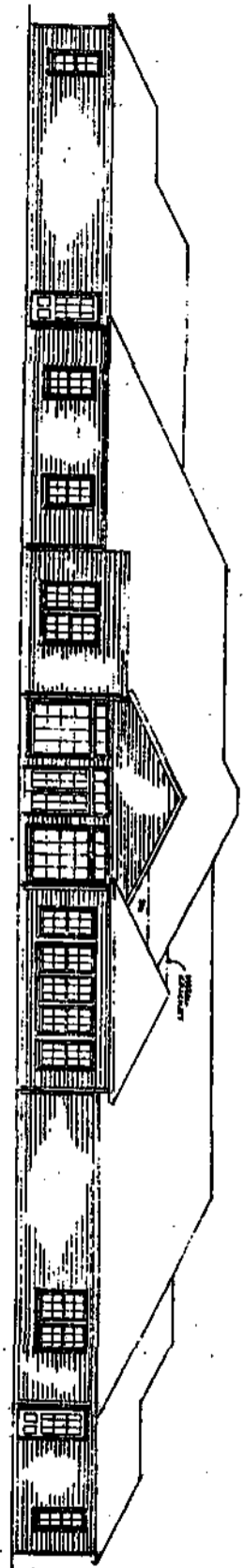
EXISTING BUILDINGS

CP05-02-017

PROPOSED SITE PLAN FOR

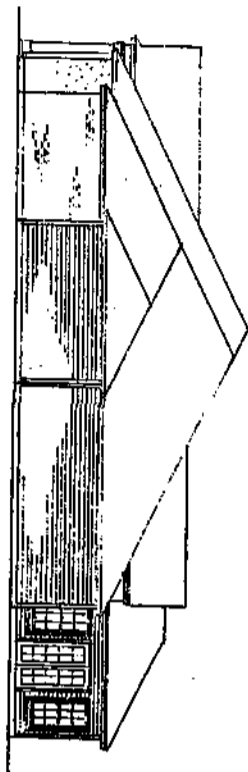


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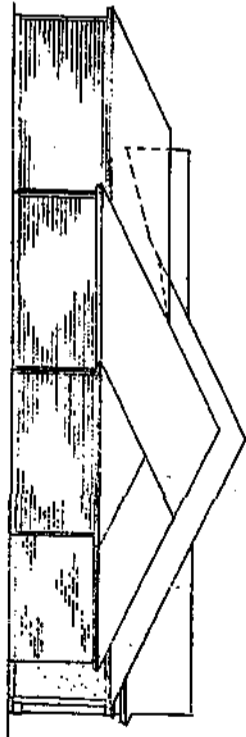


REAR ELEVATION

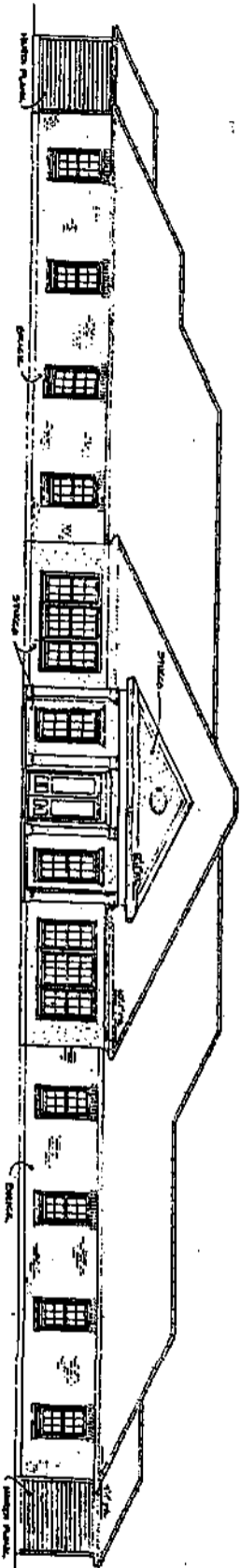
CP05-02-017



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION

SCALE : 1/8" EQ. 1'0"

Andiv NARRATIVE