



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
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 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

Kevin Davis
 Parish President

appeal # 2
 ZC approved 8/3/05

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: 8/3/2005

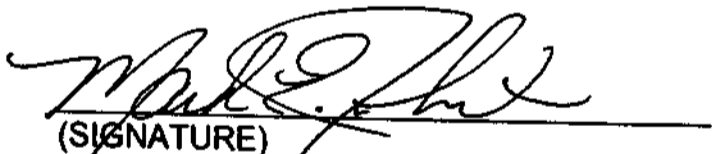
ZC05-08-050
 Existing Zoning: SA (Suburban Agricultural) District
 Proposed Zoning: A-4 (Single Family Residential) District
 Acres: 5.46 acres
 Petitioner: Scalfano Engineering
 Owner: Modern America Realty Services
 Location: Parcel located at the end of Atalin Street, south of Tortoise Drive, west of Marigny Trace Subdivision, S12, T8S, R11E, Ward 4, District 10
 Council District: 10

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


 (SIGNATURE)

MARK E. JOHNSTON

1760 ATALIN ST.

MANDEVILLE, LA 70448

PHONE #: (985) 727-3029



ZONING STAFF REPORT

Date: July 25, 2005
Case No.: ZC05-08-050
Posted: 07/15/05

Meeting Date: August 3, 2005
Determination: Approved

GENERAL INFORMATION

PETITIONER: Scalfano Engineering
OWNER: Modern America Realty Services
REQUESTED CHANGE: From SA (Suburban Agricultural) District to A-4 (Single Family Residential) District
LOCATION: Parcel located at the end of Atalin Street, south of Tortoise Drive, west of Marigny Trace Subdivision; S12, T8S, R11E; Ward 4, District 10
SIZE: 5.46 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residence	A-4 (Single Family Residential) District
South	Single Family Residence	A-4 (Single Family Residential) District
East	Single Family Residence	A-4 (Single Family Residential) District
West	Single Family Residence	SA (Suburban Agricultural) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to A-4 (Single Family Residential) District. The site is located at the end of Atalin Street, south of Tortoise Drive, west of Marigny Trace Subdivision. The site is located at the end of Atalin Street, south of Tortoise Drive, west of Marigny Trace Subdivision.

The subject site is currently surrounded by single family residential developments, on the north, south and east sides, zoned A-4. Also, the request meets the 2025 comprehensive plan requirements.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-4 (Single Family Residential) District designation be approved.

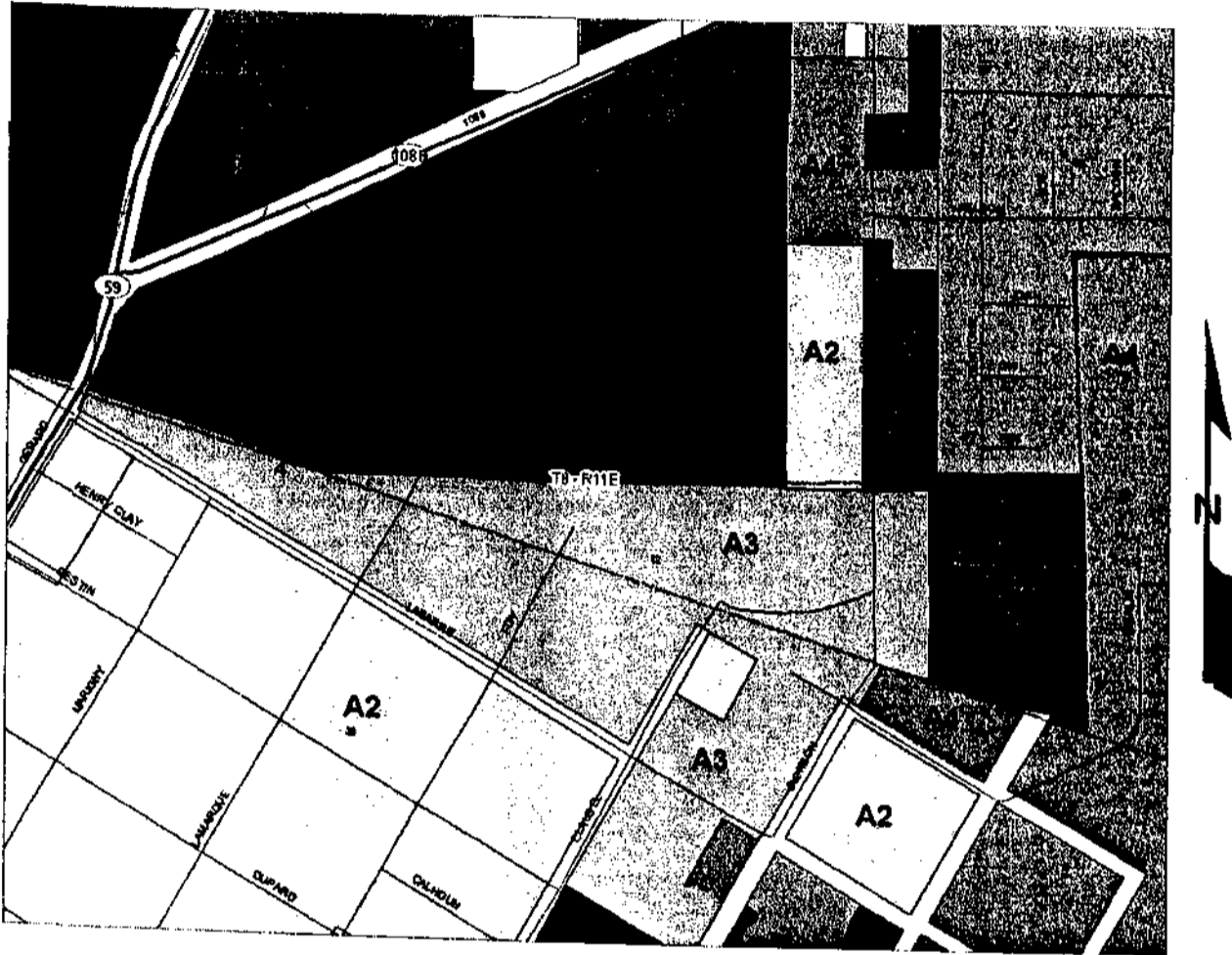
EXHIBIT "A"

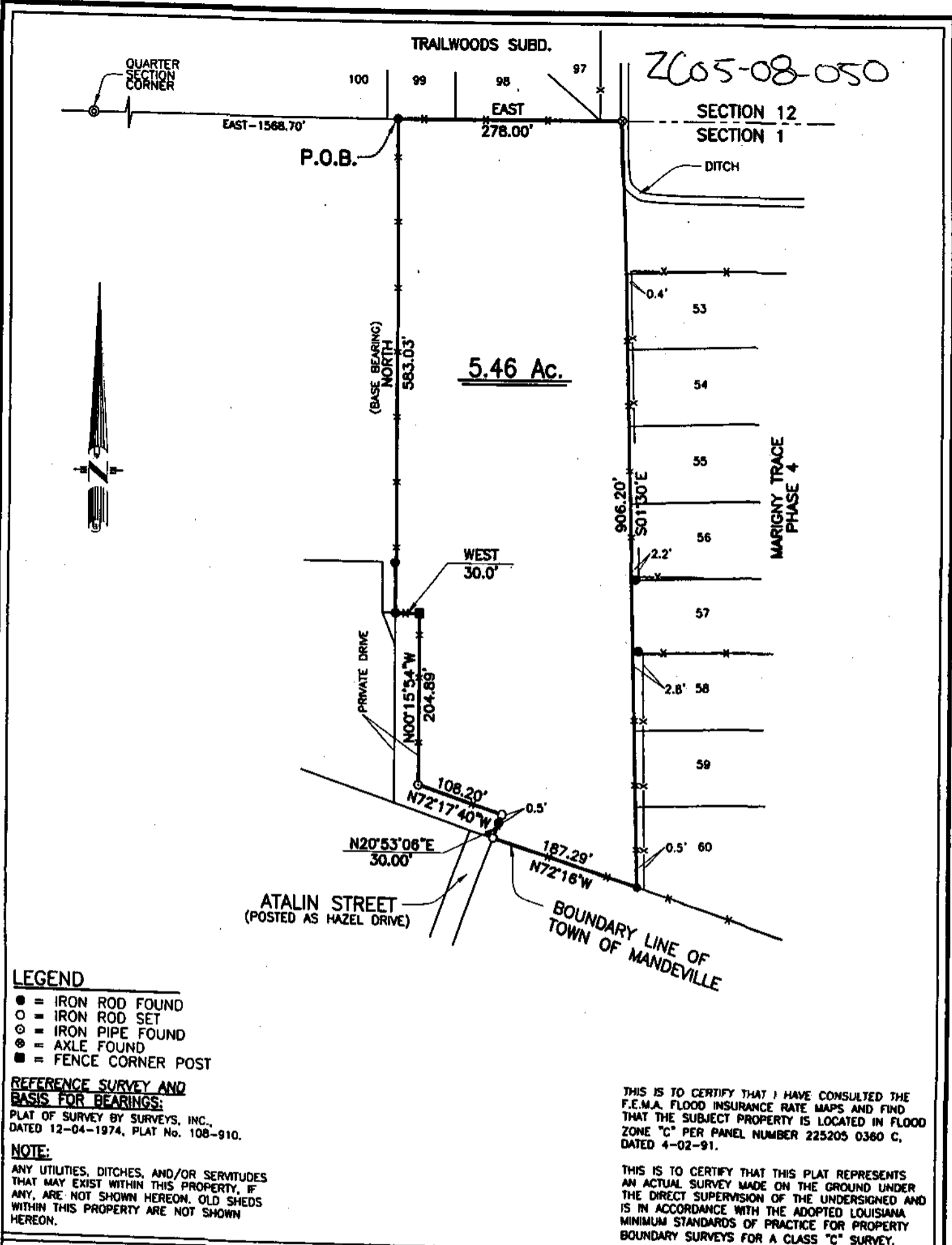
ZC05-08-050

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the PARISH OF ST. TAMMANY, STATE OF LOUISIANA, in Section 12, Township 8 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, and described according to a map or plat by Eddle J. Champagne, Surveyor, dated April 24, 1967.

From the quarter corner common to Sections 1 and 12 of Township 8 South, Range 11 East, go 1568.7 feet to a point which is the point of beginning; thence South 583.03 feet to a point; thence East 30 feet to a point; thence South 205.70 feet to a point; thence South 72 degrees 00 minutes East a distance of 108.20 feet to a point; thence South 18 degrees 00 minutes West 30 feet to a point; thence South 72 degrees 00 minutes West a distance of 906.2 feet (plant) 908.90 feet (Act.) to a point; thence go West 278.0 feet back to the point of beginning.

CASE NO.: ZC05-08-050
PETITIONER: Scalfano Engineering
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2605-08-050

TRAILWOODS SUBD.

QUARTER SECTION CORNER

EAST-1568.70'

100

99

98

97

EAST 278.00'

SECTION 12
SECTION 1

P.O.B.

DITCH

5.46 Ac.

(BASE BEARING) NORTH 583.03'

0.4'

53

54

55

56

57

58

59

60

MARGINY TRACE PHASE 4

WEST 30.0'

PRIVATE DRIVE

N00°15'54"W 204.89'

108.20'

N72°17'40"W

0.5'

N20°53'06"E 30.00'

187.29'

N72°16'W

ATALIN STREET
(POSTED AS HAZEL DRIVE)

BOUNDARY LINE OF TOWN OF MANDEVILLE

LEGEND

- = IRON ROD FOUND
- = IRON ROD SET
- ⊙ = IRON PIPE FOUND
- ⊗ = AXLE FOUND
- = FENCE CORNER POST

REFERENCE SURVEY AND BASIS FOR BEARINGS:

PLAT OF SURVEY BY SURVEYS, INC., DATED 12-04-1974, PLAT No. 108-910.

NOTE:

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

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 0380 C, DATED 4-02-91.

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.

SURVEY OF A PORTION OF LOT 1 SITUATED IN SECTION 12 TOWNSHIP 8 SOUTH RANGE 11 EAST ST. TAMMANY PARISH, LA



Fontcuberta
Surveys
INCORPORATED

PROFESSIONAL LAND SURVEYORS

Thomas J. Fontcuberta
SURVEYOR

PREPARED FOR:

MODERN AMERICAN REALTY SERVICES

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
5-16-2005	1" = 150'		HAT	TJF	453092	129-665