



DEPARTMENT OF PLANNING  
 P. O. Box 628  
 COVINGTON, LA 70434  
 PHONE: (985) 898-2529  
 FAX: (985) 898-3003  
 e-mail: planning@stp.gov.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: 8/3/05

**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

*[Handwritten Signature]*

(SIGNATURE)

Darin Boudreau

580 Tanager

Mandeville, LA 70448

PHONE #: 674-7513





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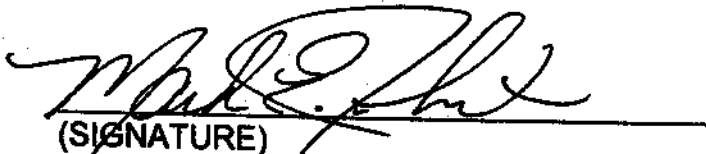
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SIGNATURE



(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**

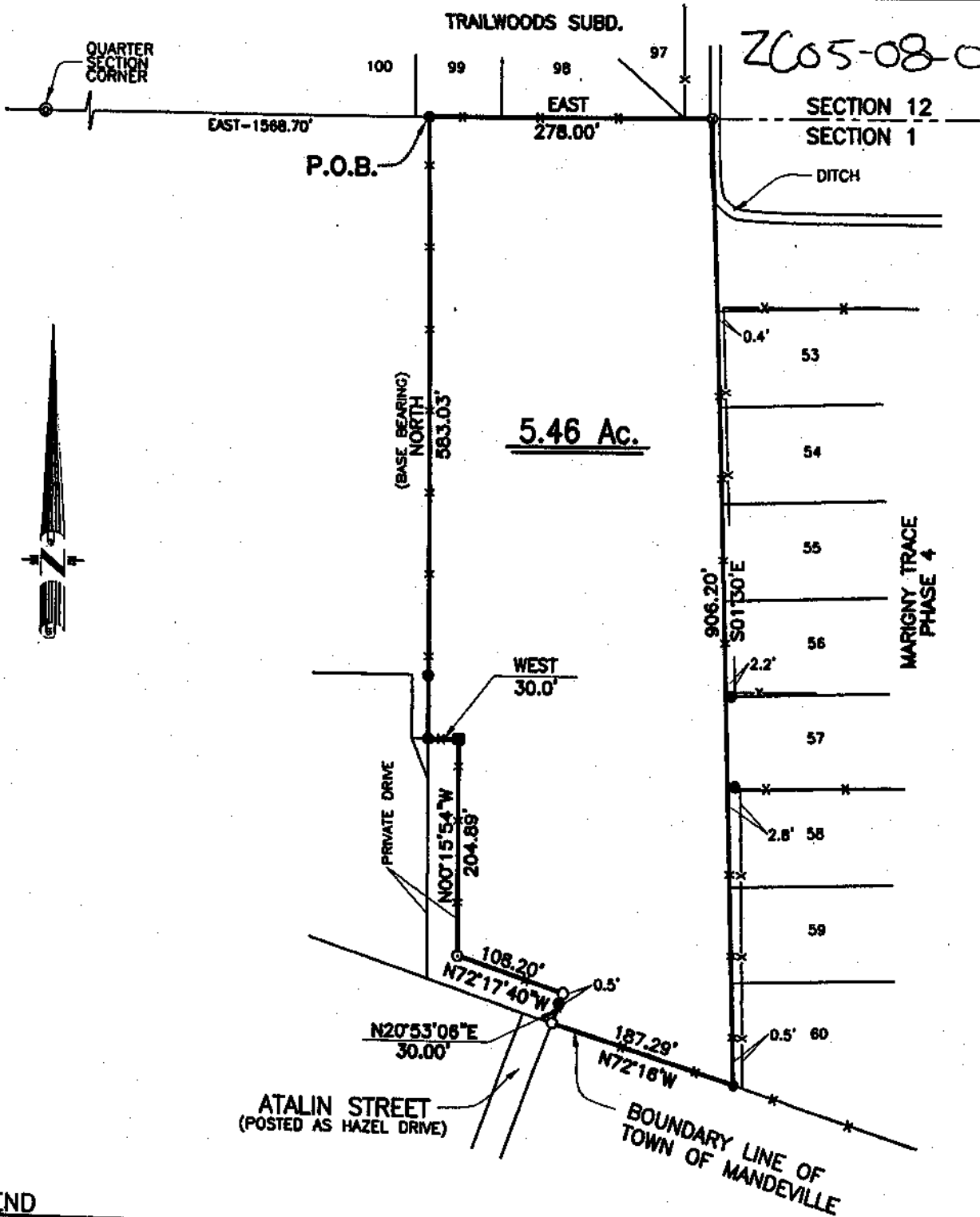
**ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the PARISH OF ST. TAMMANY, STATE OF LOUISIANA, in Section 12, Township 8 South, Range 11 East, Greensburg District, St. Tammany Parish, Louisiana, and described according to a map or plat by Eddie 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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205-08-050



**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 0360 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