



DEPARTMENT OF PLANNING  
 P. O. Box 628  
 COVINGTON, LA 70434  
 PHONE: (985) 898-2529  
 FAX: (985) 898-3003  
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Kevin Davis  
 Parish President

*Appeal # 4*

**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: 11-16-06

**ZC06-11-108**

Existing Zoning: A-2 (Suburban) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 1.93 acres  
 Petitioner: David Sealfano  
 Owner: Richard Blossman  
 Location: Parcel located on the south side of Parker Drive, west of LA Highway 59, east of Soell Drive, S12, T7S, R11E, Ward 3, District 5  
 Council District: 5

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

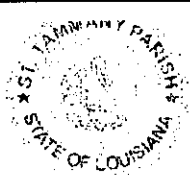
Darren R. Clark  
 (SIGNATURE)

Darren R. Clark

21405 Casril Dr. Mandeville, La 70471

PHONE #: 985-871-4917





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 FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING.  
 A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: Nov. 16, 2006

(Reference Case Number)

CASE # ZC06-11-108

EXISTING ZONING A-2

PROPOSED ZONING C-2 Highway Commercial

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

Richard Blossman  
 (SIGNATURE)

RICHARD BLOSSMAN

200 BELLE TERRE BLVD.

COVINGTON, LA 70433

PHONE #: 985-892-5971

CELL 985-264-0274



ZC06-11-108

Existing Zoning: A-2 (Suburban) District  
 Proposed Zoning: C-2 (Highway Commercial) District  
 Acres: 1.93 acres  
 Petitioner: David Scalfano  
 Owner: Richard Blossman  
 Location: Parcel located on the south side of Parker Drive, west of LA Highway  
 59, east of Soell Drive, S12, T7S, R11E, Ward 3, District 5  
 Council District: 5

# ZONING STAFF REPORT

Date: October 25, 2006

Case No.: ZC06-11-108

Posted: October 18, 2006

Meeting Date: November 8, 2006

Determination: Amended to LC

## GENERAL INFORMATION

**PETITIONER:** David Scalfano  
**OWNER:** Richard Blossman  
**REQUESTED CHANGE:** From A-2 (Suburban) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the south side of Parker Drive, west of LA Highway 59, east of Soell Drive; S12, T7S, R11E; Ward 3, District 5  
**SIZE:** 1.93 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	Residential	A-2 (Suburban) District
South	Undeveloped	A-2 (Suburban) District
East	Commercial	C-2 (Highway Commercial) District
West	Commercial	A-2 (Suburban) District

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

#### 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 A-2 (Suburban) District to C-2 (Highway Commercial) District. The site is located on the south side of Parker Drive, west of LA Highway 59, east of Soell Drive. The proposed rezoning is not consistent with the 2025 Future Land Use Plan, which calls for the area to be developed with residential uses. Also, the subject property is surrounded on the north, south, and west sides by A-2 (Suburban) District zoned properties. Therefore, the Staff feels that the proposed zoning change would not be appropriate.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a C-2 (Highway Commercial) District designation be denied.

EXHIBIT "A"

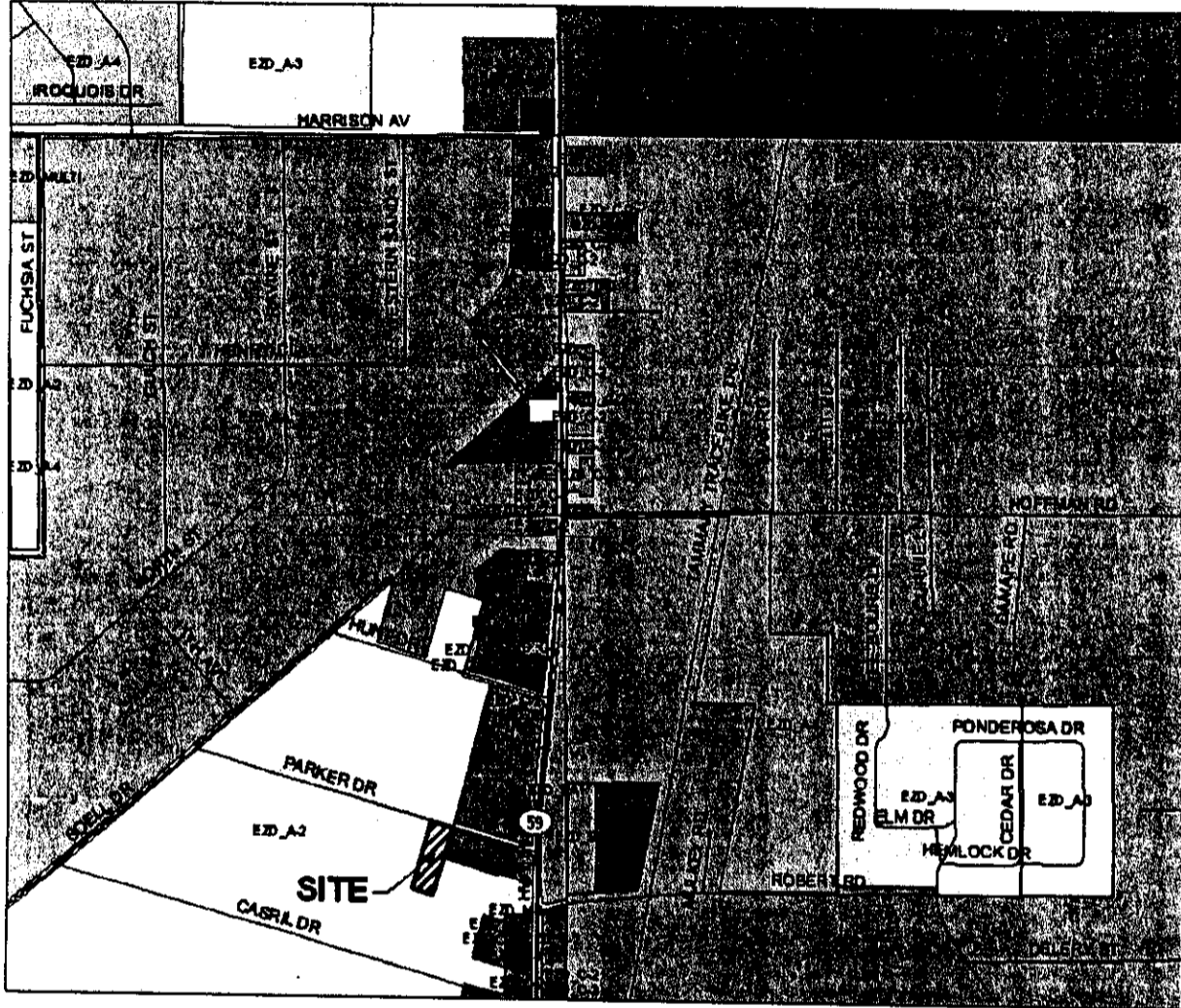
ZC06-11-108

Beginning at a point located 454.9 feet North 32 degrees 21 minutes West of the southeast corner of Section 12, which point is on the Abita-Mandeville Highway (State Highway No. 59) and measuring thence in a northwesterly direction a distance of 600 feet to a point, which is the point of beginning; thence in a northwesterly direction a distance of 600 feet to a point, which is the point of beginning; thence in a northwesterly direction a distance of 160 feet to a point; thence at right angles in a southwesterly direction a distance of 525 feet to a point; thence at right angles in a southeasterly direction a distance of 160 feet to a point; thence at right angles in a northeasterly direction a distance of 525 feet back to the point of beginning.

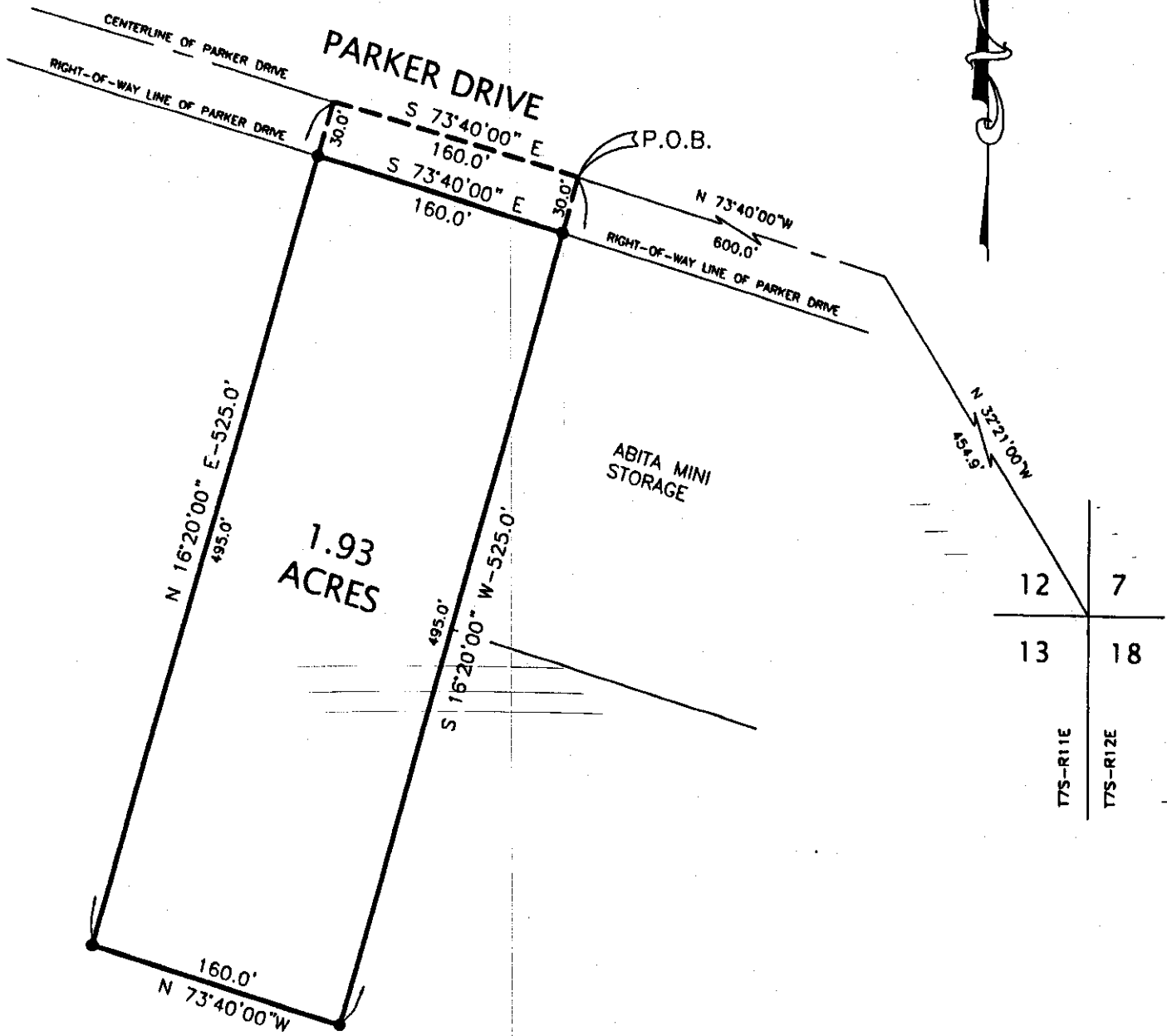
Being the same property acquired by George J. Gregg from Northern Homes, Inc., by act of sale, dated February 5, 1959 and recorded at COB 270, folio 631 of the records of St. Tammany Parish, Louisiana. .

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**CASE NO.:** ZC06-11-108  
**PETITIONER:** David Scalfano  
**OWNER:** Richard Blossman  
**REQUESTED CHANGE:** From A-2 (Suburban) District to LC (Light Commercial) District  
**LOCATION:** Parcel located on the south side of Parker Drive, west of LA Highway 59, east of Soell Drive; S12, T7S, R11E; Ward 3, District 5  
**SIZE:** 1.93 acres



2006-11-108



NOTE: THIS MAP WAS MADE WITHOUT THE BENEFIT OF ACTUAL FIELD MEASUREMENTS.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES 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.

NOTE: SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.

NOTE: THIS IS TO CERTIFY THAT I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AND FOUND THE PROPERTY DESCRIBED IS LOCATED IN FLOOD ZONE(S) "C" WITH A BASE FLOOD ELEVATION OF N/A IN ACCORDANCE WITH COMMUNITY PANEL NO. 225205 0235 C: REVISED: 10/17/89.

MAP FOR:  
**RICHARD S. BLOSSMAN, SR.**

DESCRIPTION:  
 MAP SHOWING A 1.93 ACRE PARCEL OF LAND SITUATED IN SECTION 12, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA.

**Scalfano**  
 ENGINEERING, INC.  
 28661 Krentel Road, Lacombe, Louisiana 70445  
 Ph.: (985) 882-6363-Fax (985) 882-6322  
 Email: david@northlake-eng.net

JOB NO.:	206719
DATE:	09/22/06
SCALE:	1" = 100'
DRAWN BY:	RMK
REVISED	
REVISED	

