



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

Kevin Davis
 Parish President

Appeal 11

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: 6/6/06

CP06-06-103 - Use: Guest Home

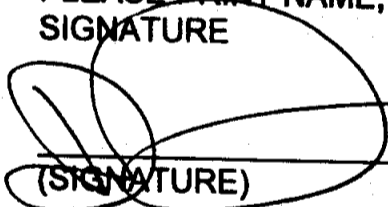
Zoning: A-2 (Suburban) District
 Use Size: 1000 sq.ft.
 Petitioner: William C. Allen, III
 Owner: William C. Allen, III
 Location: Parcel located on the south side of Pelican Ridge Drive, east of Black River Drive, being lot 52, Black River Estates, Phase 8, S42, T7S R10E, Ward 1, District 1
 Council: District: 1

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)

Bruce M. Danner
528 PELICAN RIDGE DR.
MADISONVILLE, LA, 70447
 PHONE #: 985-845-9305 (h)
985-792-5220 (c)

Bruce Danner
 528 Pelican Ridge Dr.
 Madisonville, LA 70447



CONDITIONAL USE PERMIT STAFF REPORT

Date: May 30, 2006
CASE NO.: CP06-06-103
Posted: 05/23/06

Meeting Date: June 6, 2006
Determination: Approved with staff comment

PETITIONER: William C. Allen, III
OWNER: William C. Allen, III
PROPOSED USE: Guest Home
PREVIOUS/CURRENT USE: Residential
SQ. FT. OF USE: 1000 sq.ft.
GROSS AREA LOT SIZE: 1.5 acres
ZONING CLASSIFICATION: A-2 (Suburban) District
LOCATION: Parcel located on the south side of Pelican Ridge Drive, east of Black River Drive, being lot 52, Black River Estates, Phase 8; S42, T7S R10E; Ward 1, District 1

ACCESS ROAD INFORMATION
Type: Parish
SITE ASSESSMENT
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-2 (Suburban) District
South	Single Family Residence	A-2 (Suburban) District
East	Single Family Residence	A-2 (Suburban) District
West	Single Family Residence	A-2 (Suburban) District

Existing development? Yes
Multi occupancy development? No

STAFF COMMENTS:
Petitioner is requesting a Conditional Use permit for a 1000 sq.ft. Guest Home. The site is located on the south side of Pelican Ridge Drive east of Black River Drive. The site is surrounded by single family uses. The proposed use meets the Parish setback standards for the nature of the use, as a guest house.

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

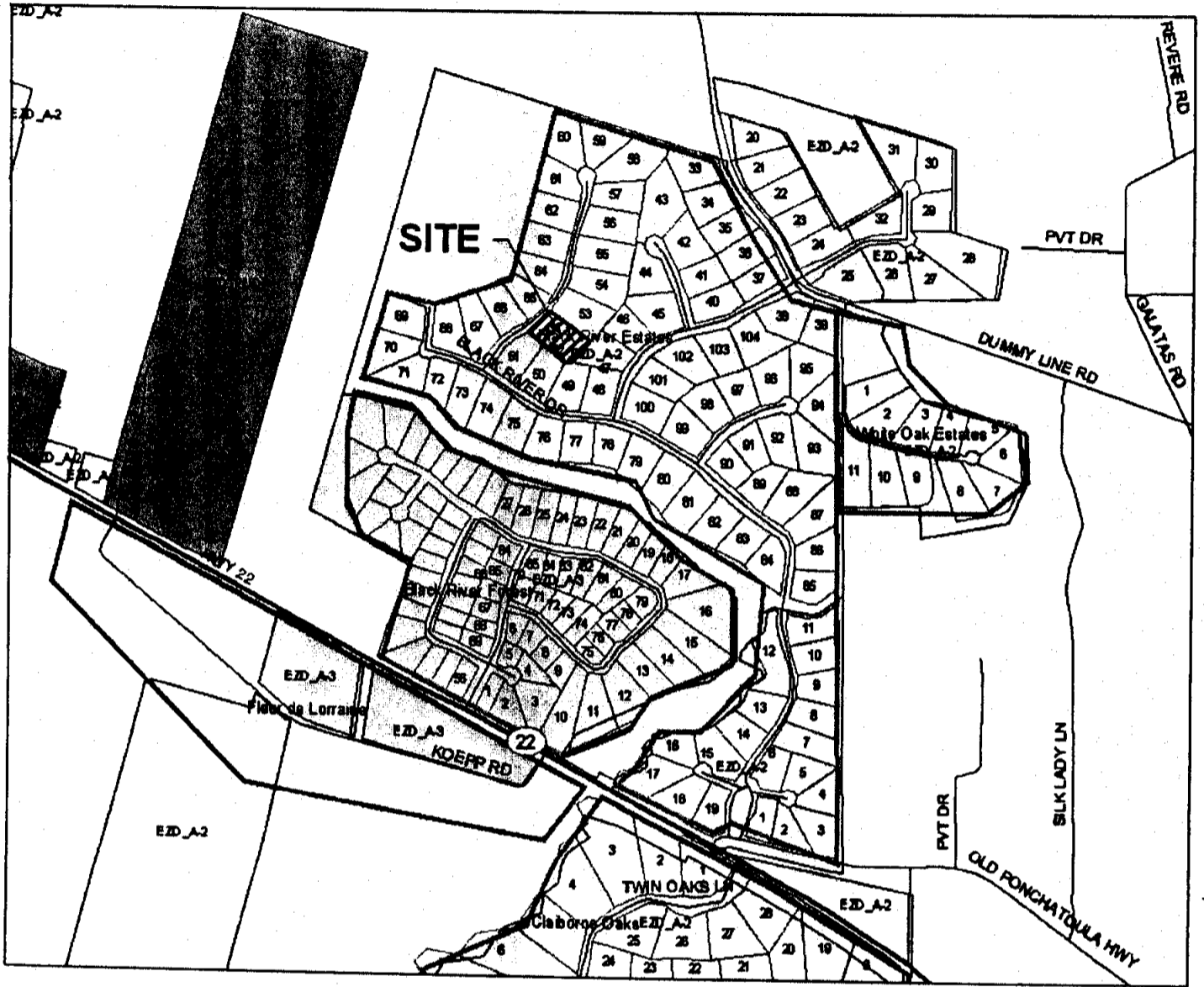
1. CP is not transferrable (if the property is transferred, the new owners must re-apply for a conditional use permit).
2. The guest house must be a single story structure.
3. The height of the structure must not exceed the height of the principal residence on the property.
4. Living area shall not exceed 1,000 square feet in size.
5. Shall be use as temporary housing
6. Shall not be a source of income for the resident family.

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.

CASE NO.:
PETITIONER:
OWNER:
PROPOSED USE:
PREVIOUS/CURRENT USE:
SQ. FT. OF USE:
GROSS AREA LOT SIZE:
ZONING CLASSIFICATION:
LOCATION:

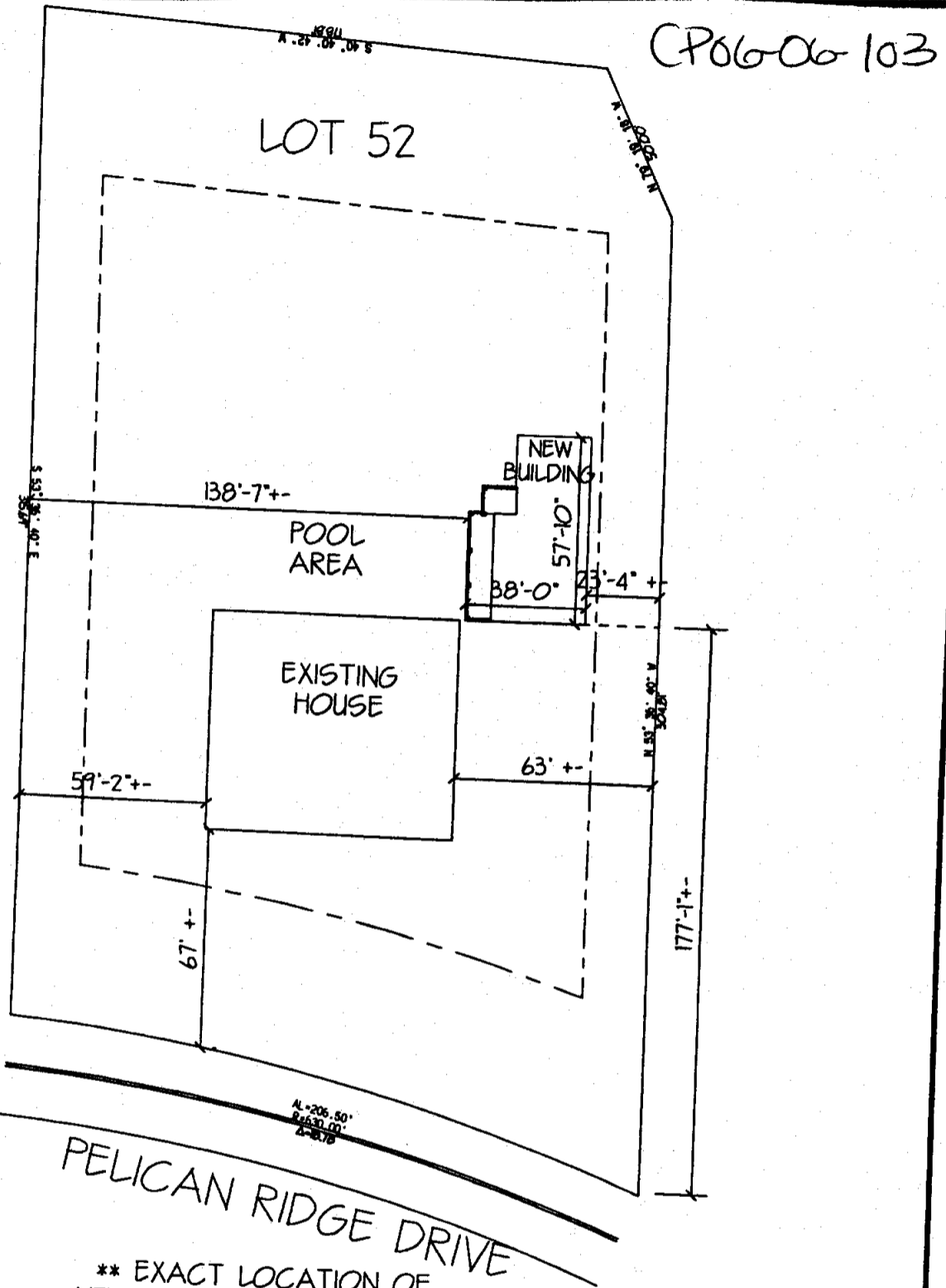
CP06-06-103
William C. Allen, III
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 Cell: (985) 974-1370

St. Tammany Local Of
CANDACE
 Mayor of (892-1
EDDIE
 Mayor of (626-1
BEN M.
 Mayor of (646-1



** EXACT LOCATION OF NEW POOL BUILDING TO BE DETERMINED BY OWNER AND/OR CONTRACTOR BEFORE CONSTRUCTION BEGINS

DATE
4-21-06

SETBACKS

FRONT	50'
SIDES	20'
REAR	50'
SIDE STREET	

PLOT PLAN
 SCALE 1" = 40'-0"

OWNER: CURT & JANELLE ALLEN
 LOT 52 BLACK RIVER ESTATES
 ST. TAMMANY PARISH, LA

DesignTech
 Residential Planners, Inc.
 St. Tammany Parish, LA

CODE	LIVING	AREA	DATE	PROJECT
AZ	1000	1985	-	8070

NO RESTRICTIONS
 LOT PLAN ARE
 SET FORTH IN
 FURNISHED TO US.
 DIMENSIONS THAT
 NOT DIMENSIONS OF
 PROFESSIONAL LAND
 OWNER BEFORE
 DRAWING IS

12. R502.81 Sawn Lumber. N rafters and beams shall not be closer than 2 inches (51 mm) to the center of any member is also required in trusses, family I-joists are no rilling and Notching of its width. No hole is no greater the hole is no closer than R602.6 (1) and may be bored t

DesignTech Residential Planners, Inc. adheres to the design criteria outlined in the