



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
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COVINGTON, LA 70434
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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: 6/7/06
ZC06-06-038

Existing Zoning: R (Rural) District
Proposed Zoning: A-4 (Single Family Residential) District
Acres: 10 acres
Petitioner: Jeffrey D. Schoen
Owner: Perrilloux Properties, L.L.C.
Location: Parcel located on the east side of Perrilloux Road, south of Brewster Road, S16, 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)
Jeffrey D. Schoen
P.O. Box 1810
Covington LA 70434
PHONE #: 892-4801



ZONING STAFF REPORT

Date: June 5, 2006
Case No.: ZC06-06-038
Posted: 05/17/06

Meeting Date: June 6, 2006
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jeffrey D. Schoen
OWNER: Perriloux Properties, L.L.C.
REQUESTED CHANGE: From R (Rural) District to A-4 (Single Family Residential) District
LOCATION: Parcel located on the east side of Perrilloux Road, south of Brewster Road; S16, T7S, R10E; Ward 1, District 1
SIZE: 10 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	Vacant	R (Rural) District
South	Vacant	R (Rural) District
East	Residential	R (Rural) District
West	Vacant	R (Rural) 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.

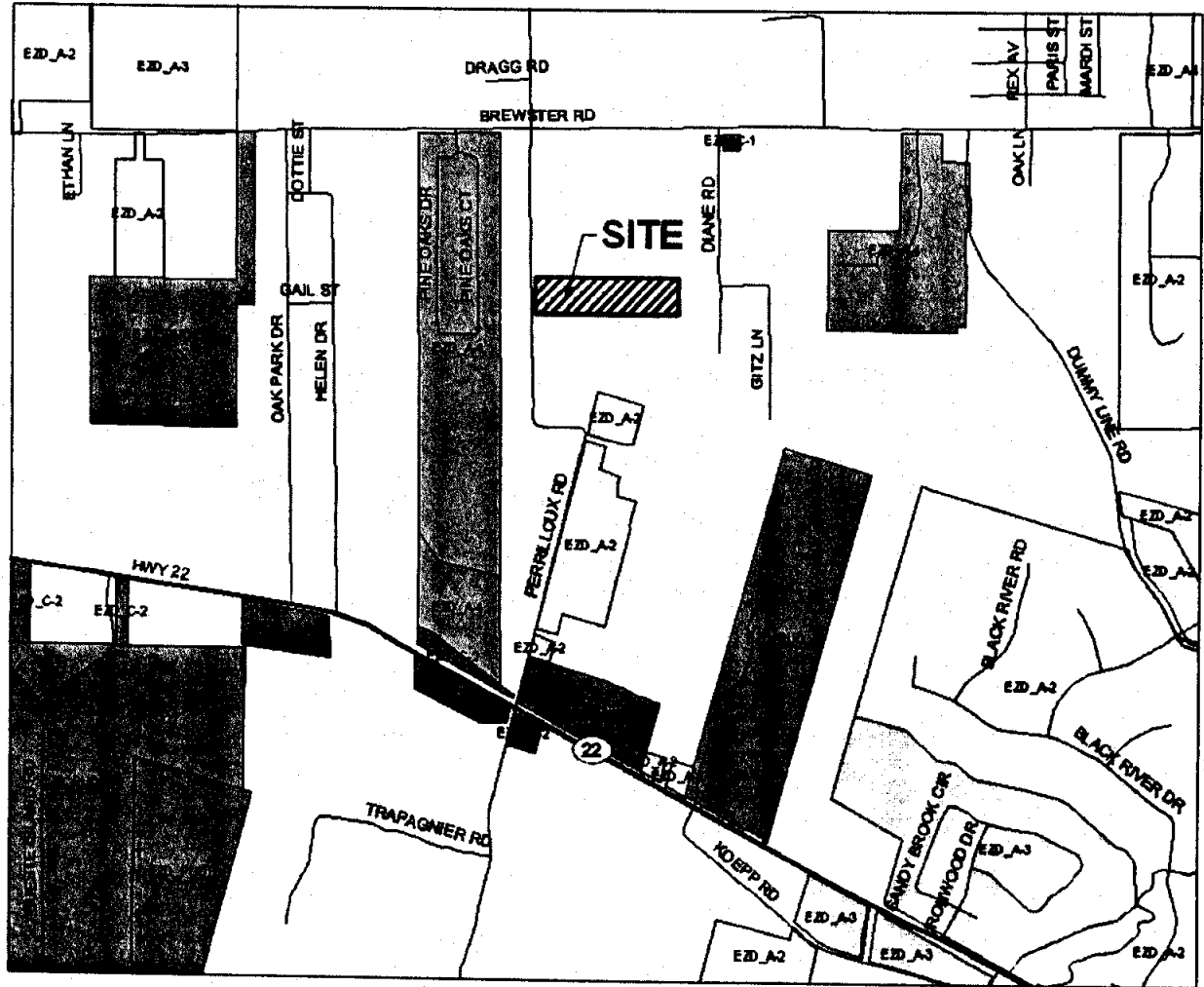
STAFF COMMENTS:

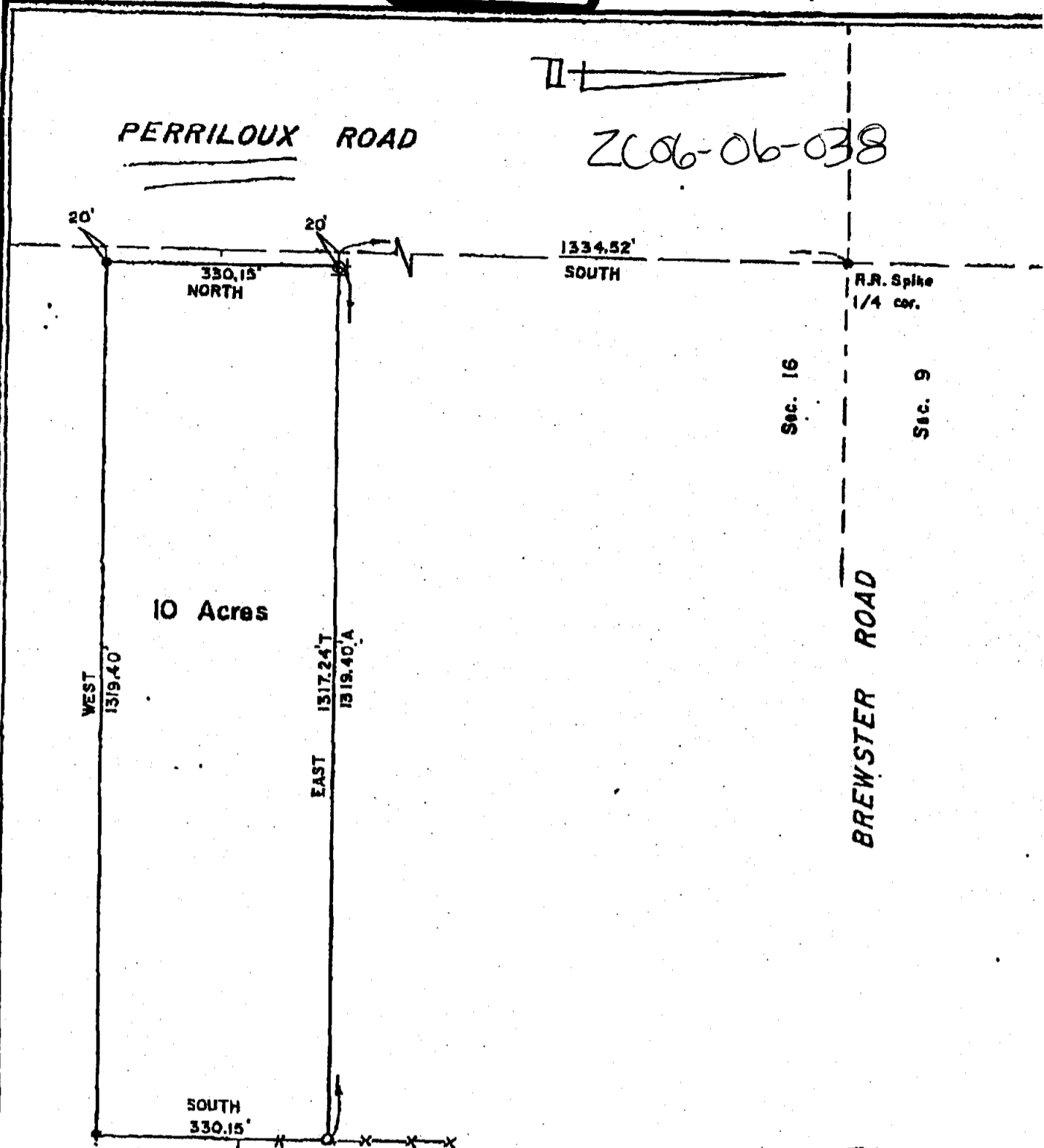
The petitioner is requesting to change the zoning from R (Rural) District to A-4 (Single Family Residential) District. The site is located on the east side of Perrilloux Road, south of Brewster Road. The requested rezoning meets the 2025 future land use plan which calls for the area to be developed with residential uses. However, staff feels that the requested zoning is not appropriate for the area, considering that the site is surrounded by undeveloped tracts of land on the north and south sides of the site, zoned Rural. Also, the lots located along the west side of Perilloux appears to meet the minimum lot size of 22,500 sq. ft. under R (Rural) District.

STAFF RECOMMENDATION:

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

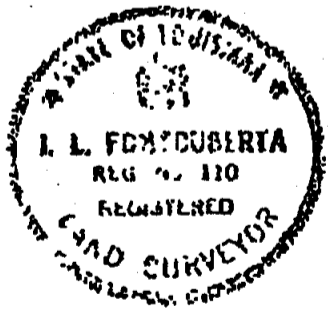
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SURVEY OF A 10 ACRE
PLOT OF GROUND
LYING IN THE SW 1/4 OF THE NE 1/4 OF
SECTION 16, T7S-R10E
ST. TAMMANY PARISH, LA.

Certified Correct to:
Mr. Robert Mequet, Jr. and
Security Homestead Association



A = Actual
T = Title
□ = 3/4" GIP & ANGLE IRON
● = Iron Rods
○ = Iron Pipes
Scale: 1" = 200'
Date: November 11, 1974

OFFICE OF SURVEYS, INC.
METAIRIE, LOUISIANA
CERTIFIED CORRECT

I. L. Fontauberta
SURVEYOR