ST. TAMMANY PARISH
Department of Planning
P. O. Box [illegible]
Covington, LA 70434
Phone: [illegible]
Fax: [illegible]
e-mail: [illegible]

Kevin Davis
Parish President

Appeal 6

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: 4/2/06

ZC06-04-025
Existing Zoning: R (Rural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 4.78 acres
Petitioner: Charles J. & Barbara Hasselbeck
Owner: Charles J. & Barbara Hasselbeck
Location: Parcel located on the southeast corner of LA Highway 22 & Mitcham Road, S18, 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

Charles J. Hasselbeck Sr.
(SIGNATURE)
CHARLES J. HASSELBECK
1257 HWY 22 W
MADISONVILLE LA.
PHONE #: 985-845-4920

ZC06-04-025

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RECEIVED
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31

ZONING STAFF REPORT

Date: February 27, 2006
Case No.: ZC06-04-025
Posted: March 15, 2006

Meeting Date: April 4, 2006
Determination: Denied

GENERAL INFORMATION

PETITIONER:	Charles J. & Barbara Hasselbeck
OWNER:	Charles J. & Barbara Hasselbeck
REQUESTED CHANGE:	From R (Rural) District to C-1 (Neighborhood Commercial) District
LOCATION:	Parcel located on the southeast corner of LA Highway 22 & Mitcham Road; S18, T7S, R10E; Ward 1, District 1
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SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: 2 Lane State **Road Surface:** Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Land Use	Zoning
North	Undeveloped/Closed Gas Station	R(Rural) & C-2(highway Commercial) District
South	Rural Single Family	R(Rural) District
East	Rural Single Family	R(Rural) District
West	Rural Single Family	R(Rural) District

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** No

COMPREHENSIVE PLAN:

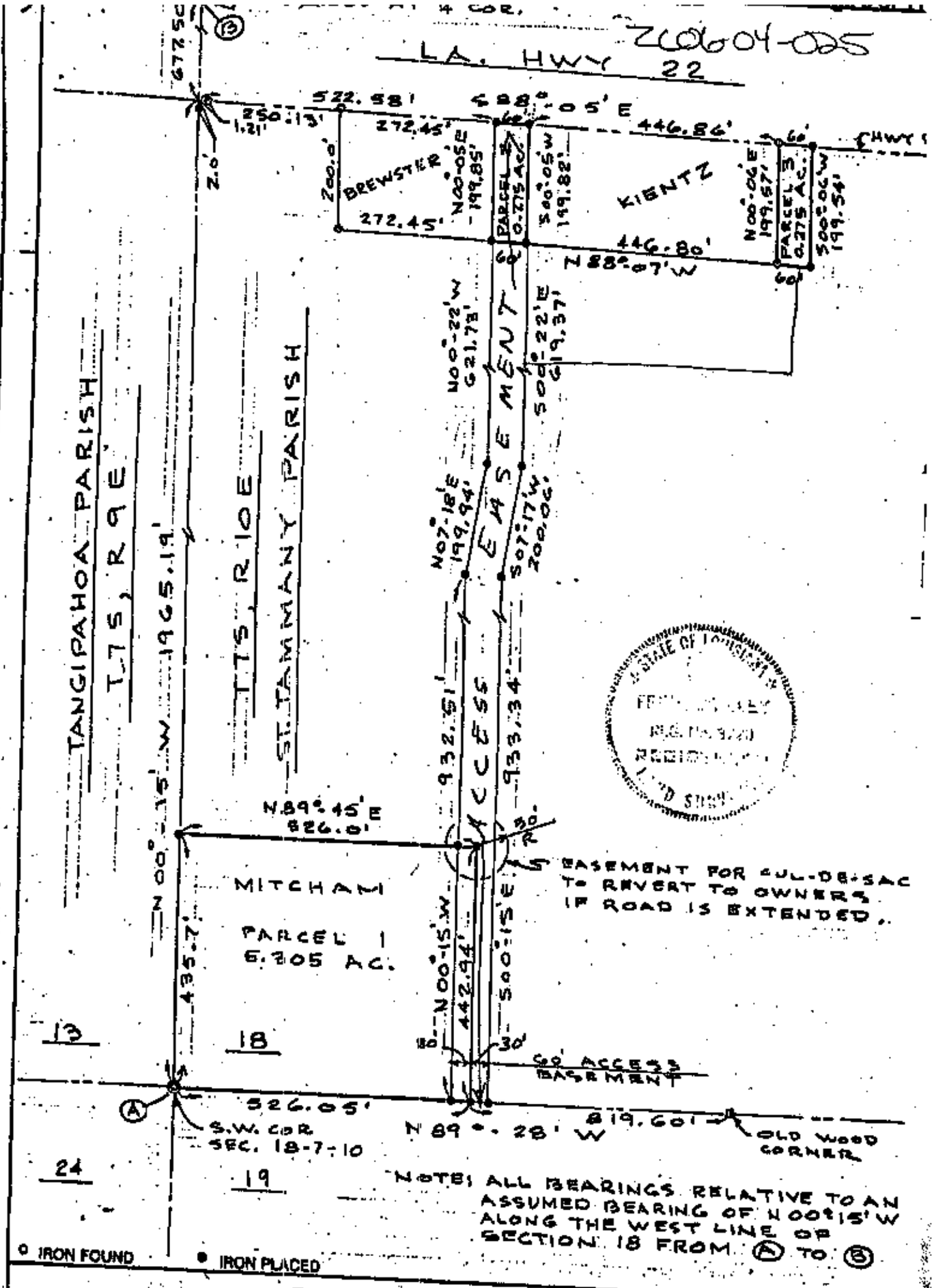
Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would 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 R (Rural) District to C-1 (Neighborhood Commercial) District. The site is located on the southeast corner of LA Highway 22 & Mitcham Road. The site is mostly surrounded single family residential uses. The comprehensive plan calls for the property to be developed with residential uses.

STAFF RECOMMENDATION:

The staff recommends that the request for an C-1 (Neighborhood Commercial) District designation be denied.



○ IRON FOUND ● IRON PLACED

Fred L. Tilley and Associates

MAP PREPARED FOR: Mr. & Mrs. Benjamin Roy Mitcham, Jr.

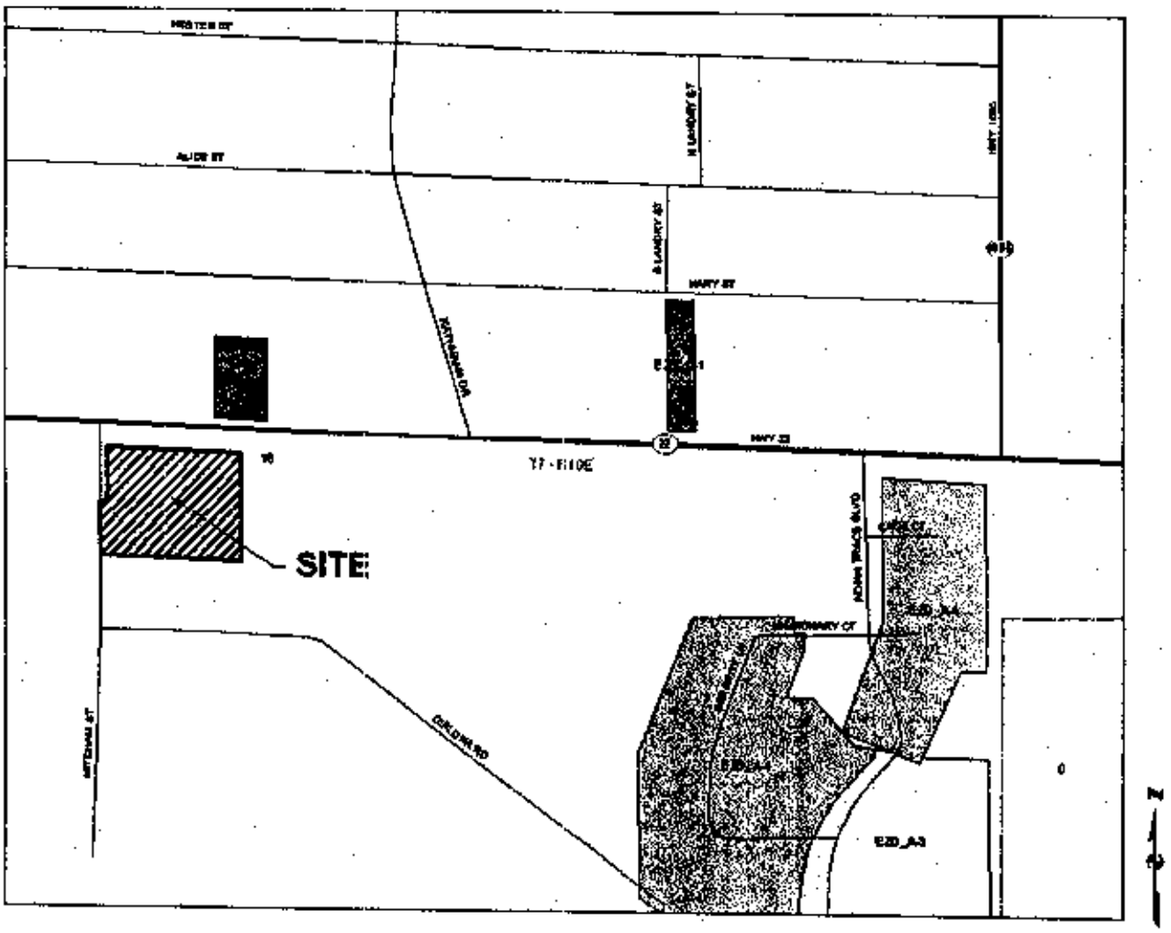
SHOWING A SURVEY OF: A portion of Section 18, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

CERTIFIED CORRECT: Fred L. Tilley

REGISTERED LAND SURVEYOR

SCALE: 1" = 200'	DATE: Nov. 7, 1986	NUMBER: 86-63

BRUNING 40-21 65751

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