



DEPARTMENT OF PLANNING  
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 COVINGTON, LA 70434  
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Kevin Davis  
 Parish President

*Appeal 3*

**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**

**ZC06-08-081**

Existing Zoning: SA (Suburban Agricultural) District  
 Proposed Zoning: A-4 (Single Family Residential) District  
 Acres: 44,477 sq.ft.  
 Petitioner: John & Karen Campo  
 Owner: John & Karen Campo  
 Location: Parcel located on the northwest corner of Little Creek Road & Hiern Drive, S30, T7S, R12E, Ward 4, District 7  
 Council District: 7

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)

John T. Campo, Jr.  
 11760 Hwy 1078  
 Folsom, LA 70437

PHONE #: (985) 796-8285 Home  
 (504) 598-4440 Office



# ZONING STAFF REPORT

Date: July 21, 2006

Case No.: ZC06-08-081

Posted: 07/13/06

Meeting Date: August 1, 2006

Determination: Denied

## GENERAL INFORMATION

**PETITIONER:** John & Karen Campo  
**OWNER:** John & Karen Campo  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to A-4 (Single Family Residential) District  
**LOCATION:** Parcel located on the northwest corner of Little Creek Road & Hiern Drive; S30, T7S, R12E; Ward 4, District 7  
**SIZE:** 44,477 sq.ft.

## 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	Undeveloped	SA (Suburban Agriculture) District
South	Single Family Residential	SA (Suburban Agriculture) District
East	Undeveloped	SA (Suburban Agriculture) District
West	Undeveloped	SA (Suburban Agriculture) 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.

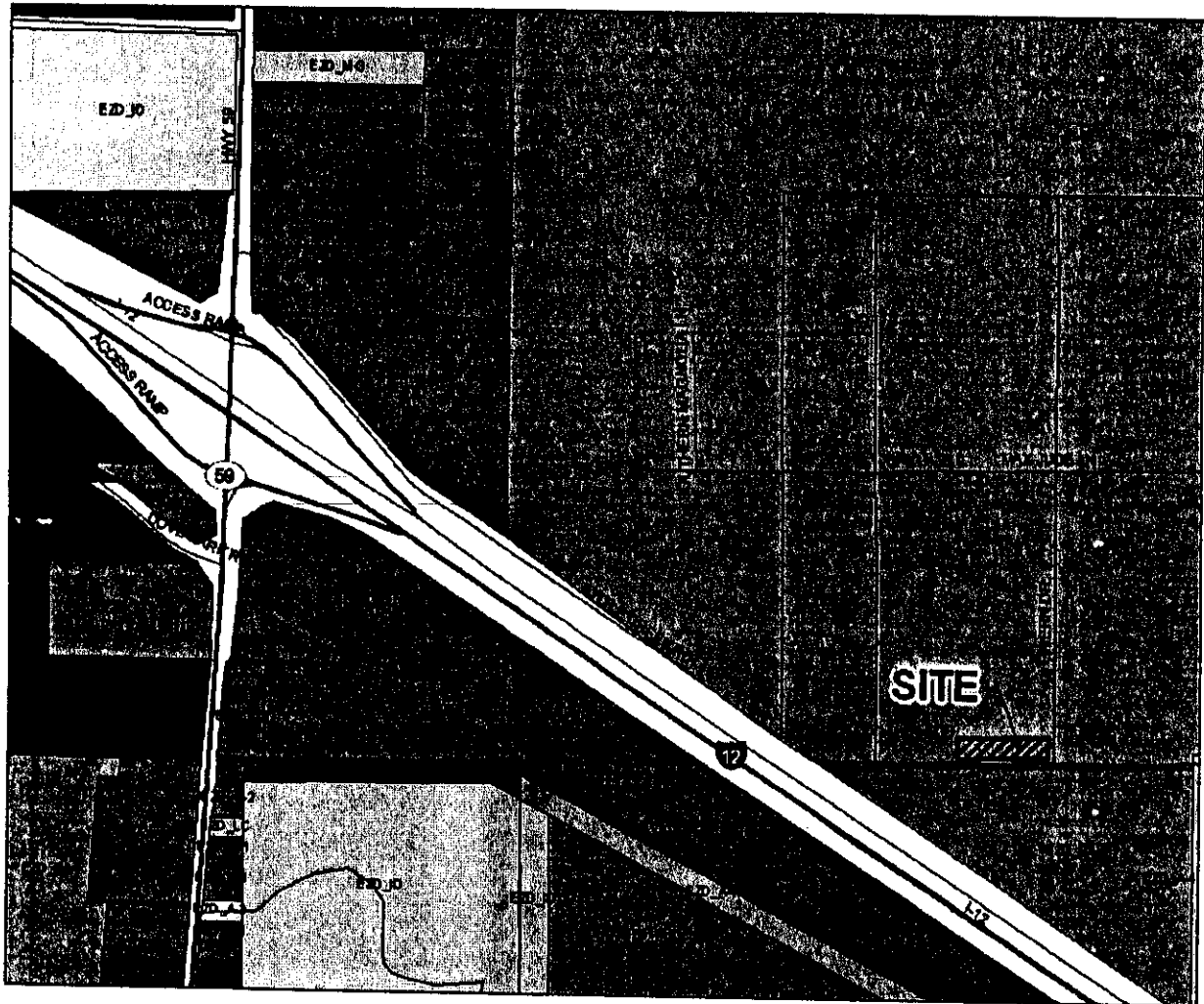
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to A-4 (Single Family Residential) District. The site is located on the northwest corner of Little Creek Road & Hiern Drive. The request meets the 2025 future land use plan. However, the site is currently surrounded by residential lots zoned SA (Suburban Agricultural) District. Staff is not in favor of the request.

#### STAFF RECOMMENDATION:

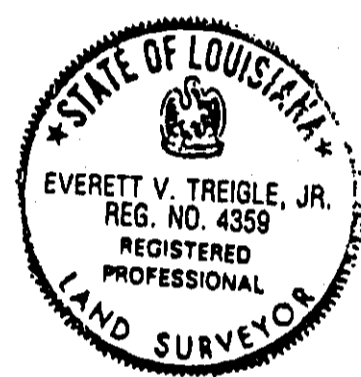
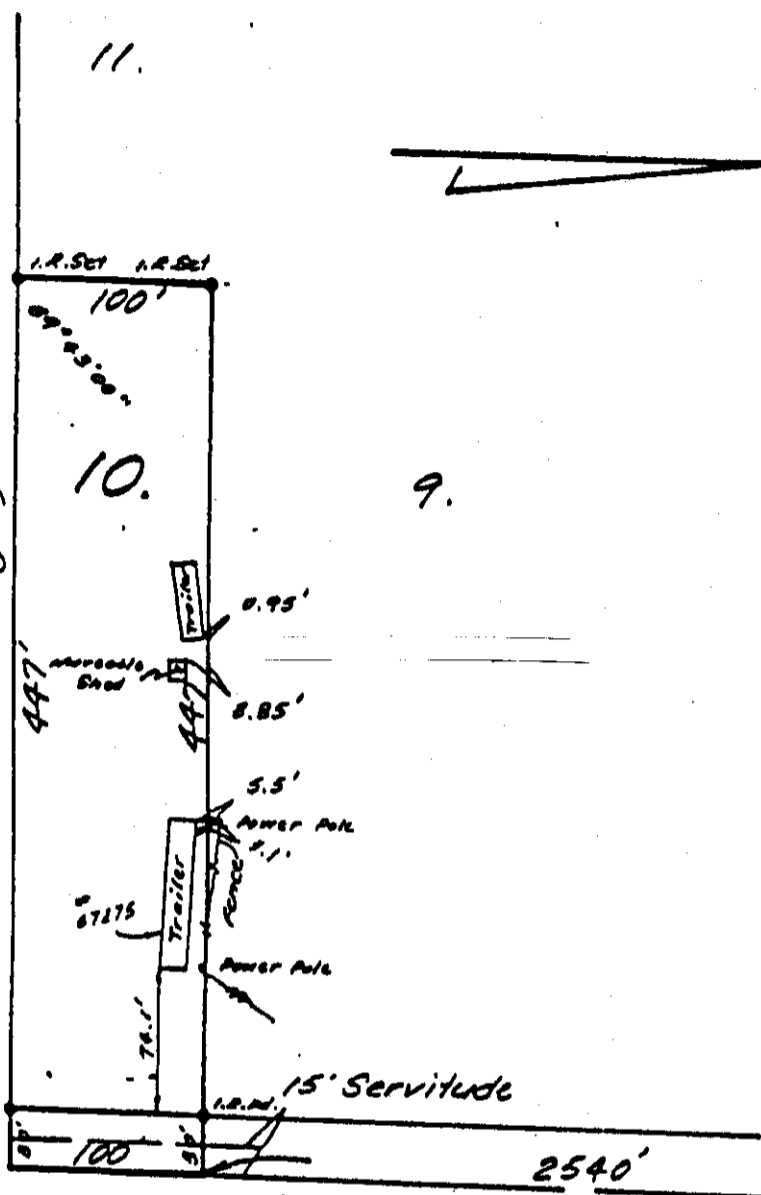
The staff recommends that the request for an A-4 (Single Family Residential) District designation be denied.

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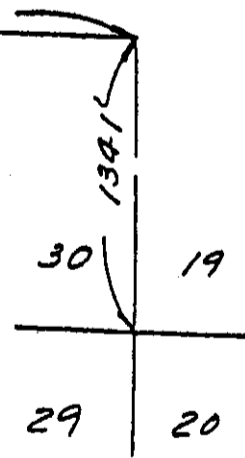


ST. TAMMANY PARISH, LA. Zc06 08081

LITTLE CREEK RD.  
(on sign)



HIERN DR. E )  
(Gravel Road)



THE SERVICUTES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICUTES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE "C"

Date: February 7, 1995

Scale: 1" = 100'

Surveyed in accordance with the Louisiana "Minimum Standards for property boundary surveys" for a class "C" survey.  
Made at the request of Karen Loyacano, John T. Campo, Jr., First Bank & First American Title Insurance Co.

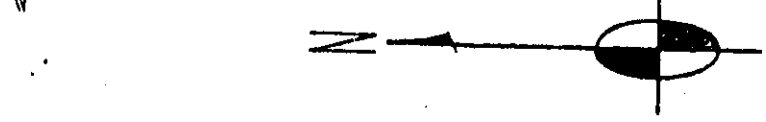
Gilbert, Kelly & Couturie, Inc., Surveying & Engineering  
2121 N. Causeway Blvd., Metairie LA 70001  
750-886-6000

*Everett V. Treigle, Jr.*

Sec. Co.

389° 56' E, 282.0'

300° 21' W, 254.0'



485.0	Moses Arroyo	5	485.0
485.0	D.J. Gross	4	485.0
100	F.S. Nuncio	3	100
100	R.F. Nuncio	2	100
100	Mc Mahon	1	100
100			100
100			100

79.1	A. Renouard	12	79.1
125.0	T. Gombel	13	125.0
97	F. Russell, Jr.	14	97
97	M.R. Marker	15	97
97	J. Burnett, Sr.	16	97
200	Moyer	17	200
500.0	Holt	18	500.0
200	Catolano	19	200
97	M.F. Patti	20	97
97	J. Bourgeois	21	97

100			100
100	D.C. Smith	11	100
97	F.N. Arco	12	97
97	Smith & Misch	13	97
97	J.B. Wilson	14	97
97	K.F. Parks	15	97
97	O. Cornwell	16	97
100	L.C. Henton	17	100
100	J. Bourgeois	18	100
100	M.F. Patti	19	100

192	L. Ruppert	5	192
100	J. Gusty	4	100
100	W. Winings	3	100
100	D.A. Mican	2	100
155.7	C.J. Muffert	1	155.7
92.6	Lipshstein	10	92.6
117	A. Gusty	11	117
92	D.G. Stapley	12	92
92	J.B. Patti	13	92
117	C. Gusty	14	117
184	W. Deborah	15	184
100	F. Riviere, Jr.	16	100
100	F.J. Doherty	17	100
150		18	150

97	W. Munsch	9	97
97	L.L. Hoover	5	97
97	L.L. Hoover	4	97
96	J.L. Talley	3	96
96	John Brai	2	96
96	J. Graham	1	96
100			100
100			100
100			100
100			100
100			100
100			100
100			100
100			100

100° 21' E, 254.0'

MAY JUDGE

100° 21' W, 254.0'