

**ST. TAMMANY PARISH**  
 DEPARTMENT OF PLANNING  
 P. O. BOX 628  
 COVINGTON, LA 70434  
 PHONE: (985) 899-2529  
 FAX: (985) 899-3003  
 e-mail: [planning@stpp.gov](mailto:planning@stpp.gov)

*Kevin Davis*  
 Parish President

*Appeal 9*



**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: 10/13/06

ZC06-16-097

Existing Zoning: SA (Suburban Agriculture) District  
 Proposed Zoning: A-5 (Two Family Residential) District  
 Acres: 25,578 sq. ft.  
 Petitioner: Joseph Catalano  
 Owner: Henrietta Catalano  
 Location: Parcel located on the southwest corner of Mill Road and Ohio Road, east of Josephine Road, S36, T6S, R11E, Ward 3, District 3  
 Council District: 3

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

Joseph CATALANO  
 (SIGNATURE)

4328 GEORGIA AVE "A"  
Kenner, LA 70065

Joseph Catalano  
 PHONE #: (504) 654-9657

# ZONING STAFF REPORT

Date: September 22, 2006  
Case No.: ZC06-10-097  
Posted: 9/15/06

Meeting Date: October 3, 2006  
Determination: Denied

## GENERAL INFORMATION

**PETITIONER:** Joseph Catalano  
**OWNER:** Henrietta Catalano  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to A-5 (Two Family Residential) District  
**LOCATION:** Parcel located on the southwest corner of Mill Road & Ohio Road, east of Josephine Road; S36, T6S, R11E; Ward 3, District 3  
**SIZE:** 25,579 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	Residential	SA (Suburban Agricultural) District
South	Residential	SA (Suburban Agricultural) District
East	Residential	SA (Suburban Agricultural) District
West	Residential	SA (Suburban Agricultural) 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.

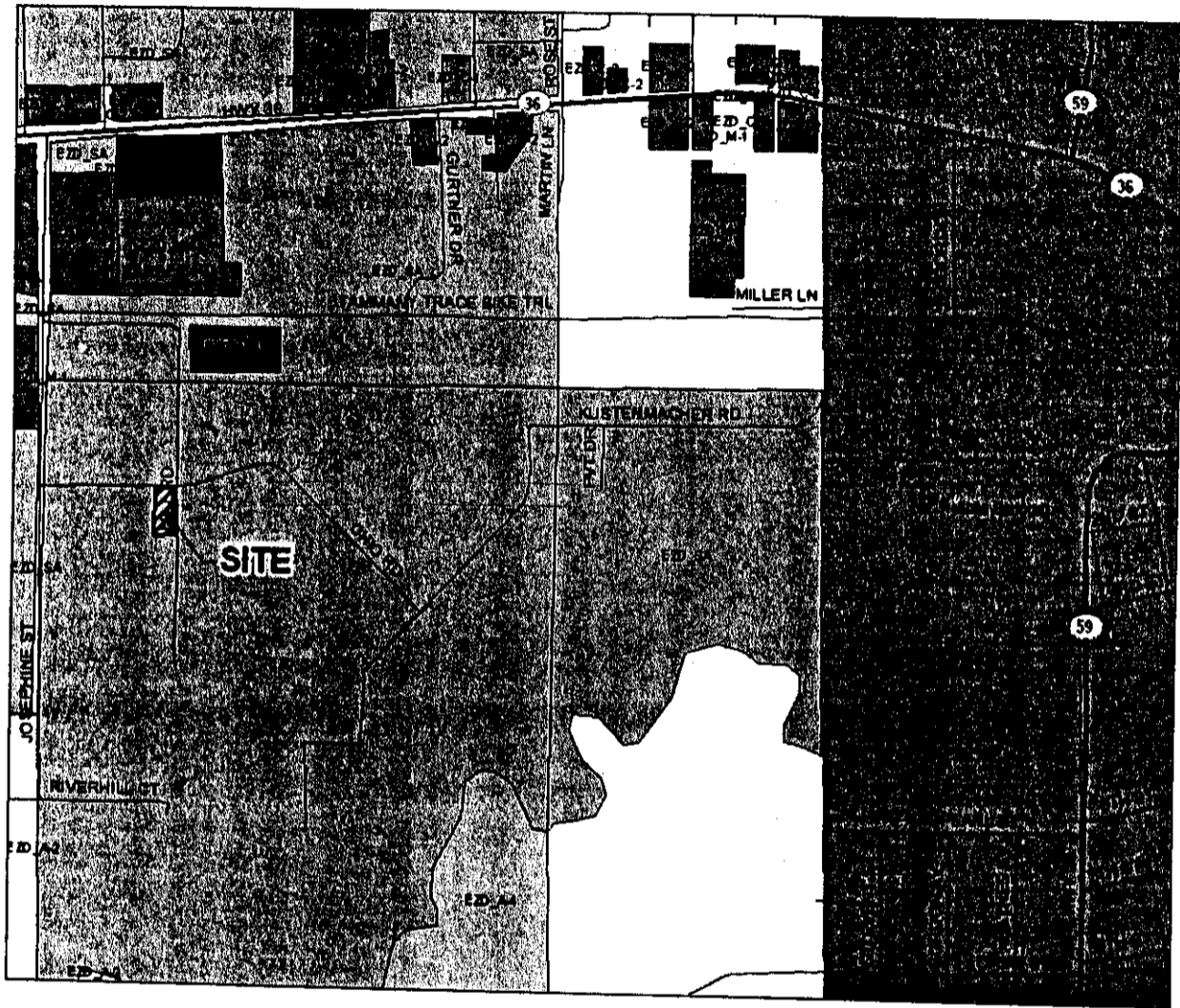
### STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to A-5 (Two Family Residential) District. The site is located on the southwest corner of Mill Road & Ohio Road, east of Josephine Road. The proposed rezoning meets the guidelines of the 2025 Future Land Use Plan. However, the adjacent zoning districts call for single family detached dwellings with a 22,550 square foot minimum lot area. The proposed rezoning would allow the placement of two-family attached dwellings on 12,500 square foot lots.

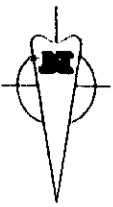
### STAFF RECOMMENDATION:

The staff recommends that the request for an A-5 (Two Family Residential) District designation be denied.

**CASE NO.:** ZC06-10-097  
**PETITIONER:** Joseph Catalano  
**OWNER:** Henrietta Catalano  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to A-5 (Two Family Residential) District  
**LOCATION:** Parcel located on the southwest corner of Mill Road & Ohio Road, east of Josephine Road; S36, T6S, R11E; Ward 3, District 3  
**SIZE:** 25,579 sq. ft.



2006-10-07

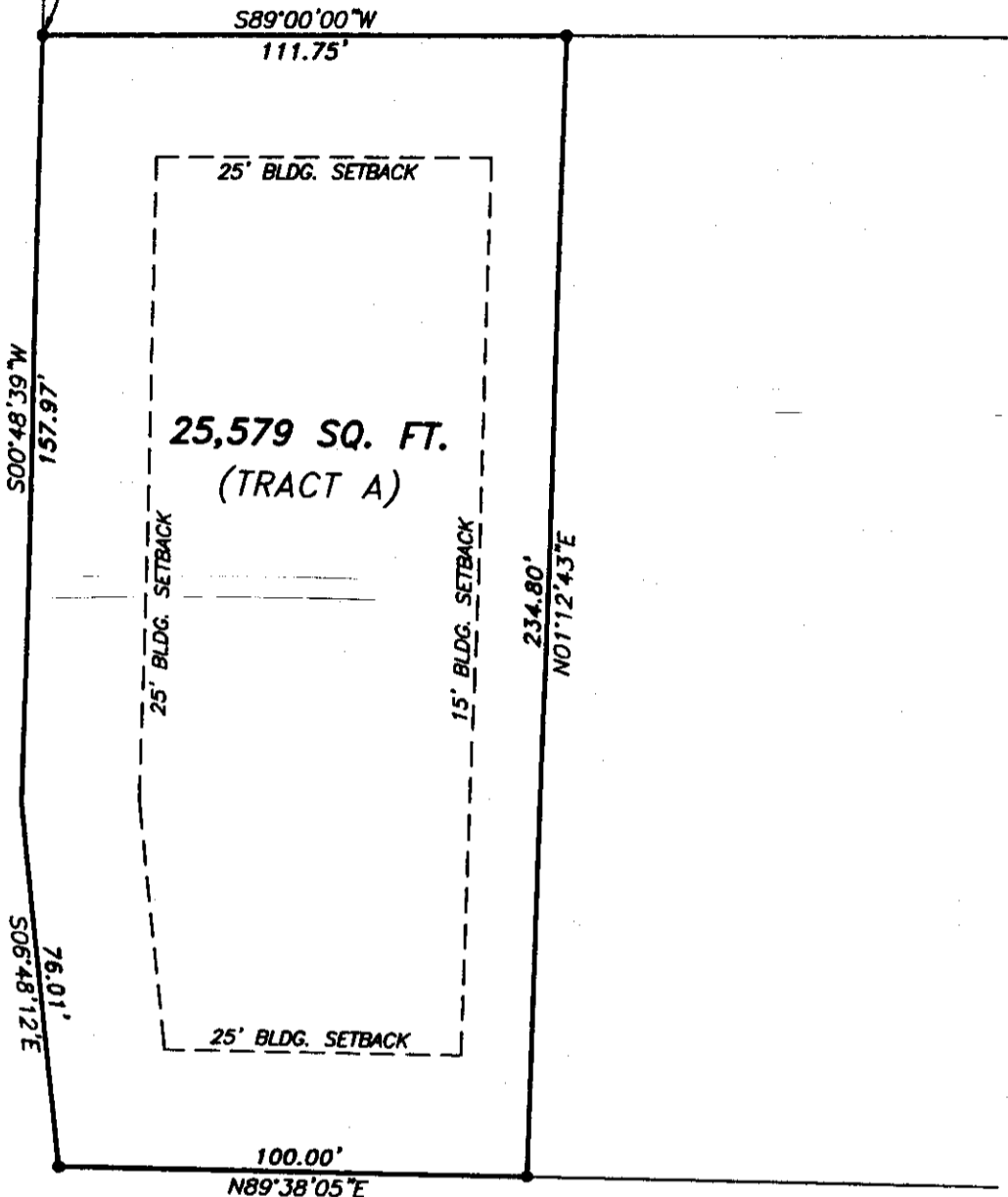


**SURVEY OF A 25,579 SQ. FT. TRACT  
ALSO KNOWN AS TRACT A  
LOCATED IN SECTION 36, T6S-R11E  
ST. TAMMANY PARISH, LA.**

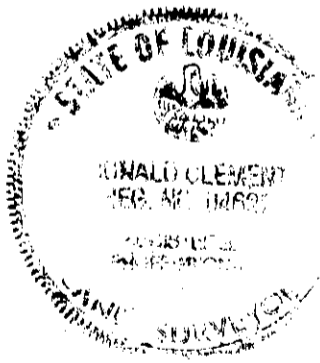
P.O.B. IS N89°45'E, 615.3'; N00°45'E, 105.0';  
N65°07'E, 125.0'; N00°25'E, 734.88';  
S89°00'00"W, 34.17' FROM THE CORNER  
COMMON TO SECTIONS 1 & 2, T7S-R11E  
AND SECTIONS 35 & 36, T6S-R11E.

MILL ROAD

JOSEPHINE STREET (SIDE)



**25,579 SQ. FT.  
(TRACT A)**



OHIO ROAD

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:LXI, CHAPTER 25 FOR A CLASS "C" SURVEY.

PREPARED AT THE REQUEST OF  
STEWART TITLE OF LOUISIANA  
BY *Ronald Clement*  
RONALD CLEMENT, P.L.S.  
LA. REGISTRATION No. 4622



**M AND N LAND SURVEYING, LLC**  
74232 HWY. 25, COVINGTON, LA. 70435  
PHONE: 985-871-0280 FAX: 985-871-0290

**NOTES**

- = 1/2" IRON ROD FOUND
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER F.I.R.M., COMMUNITY NO. 225205, PANEL NO. 0235 C, REVISED 10/17/89.
- THE SUBJECT PROPERTY IS ZONED SUBURBAN AGRICULTURE (SA). SETBACKS ARE PER ZONING ORDINANCE.
- THIS PLAN DOES NOT REPRESENT A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. ALL APPLICABLE SERVITUDES MAY NOT BE SHOWN.
- CERTAIN FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.
- BEARINGS ARE BASED UPON A PLAN OF SURVEY OF 3.59 NET ACRE TRACT LOCATED IN SECTION 36, T6S-R11E, ST. TAMMANY PARISH BY LAND SURVEYING INC., DATED 11/17/04.

DATE: 02/23/06 SCALE: 1"=40' PROJECT: 06-037

2006-10-071



OHIO

MILL

This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such.

60 Feet

