



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: 2007-03-015

7. ZC07-03-015

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	C-1 (Neighborhood Commercial) District
Acres:	1 acre
Petitioner:	Bea Kaiser
Owner:	Bea Kaiser
Location:	Parcel located on the south side of U.S. Highway 190, east of Bremerman Road, west of Johns Road, S48, T8S, 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

Bea Kaiser
 (SIGNATURE)

62079 Raymond Rd
Big Branch La

PHONE #: 985-674-2034



ZONING STAFF REPORT

Date: February 23, 2007

Meeting Date: March 6, 2007

Case No.: ZC07-03-015

Determination: Denied

Posted: February 15, 2007

GENERAL INFORMATION

PETITIONER: Bea Kaiser
OWNER: Bea Kaiser
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the south side of U.S. Highway 190, east of Bremerman Road, west of Johns Road; S48, T8S, R12E; Ward 4, District 7
SIZE: 1 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal

Road Surface: 2 lane asphalt

Condition: Poor

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	SA (Suburban Agricultural) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Undeveloped	SA (Suburban Agricultural) District
West	Residential	SA (Suburban Agricultural) 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.

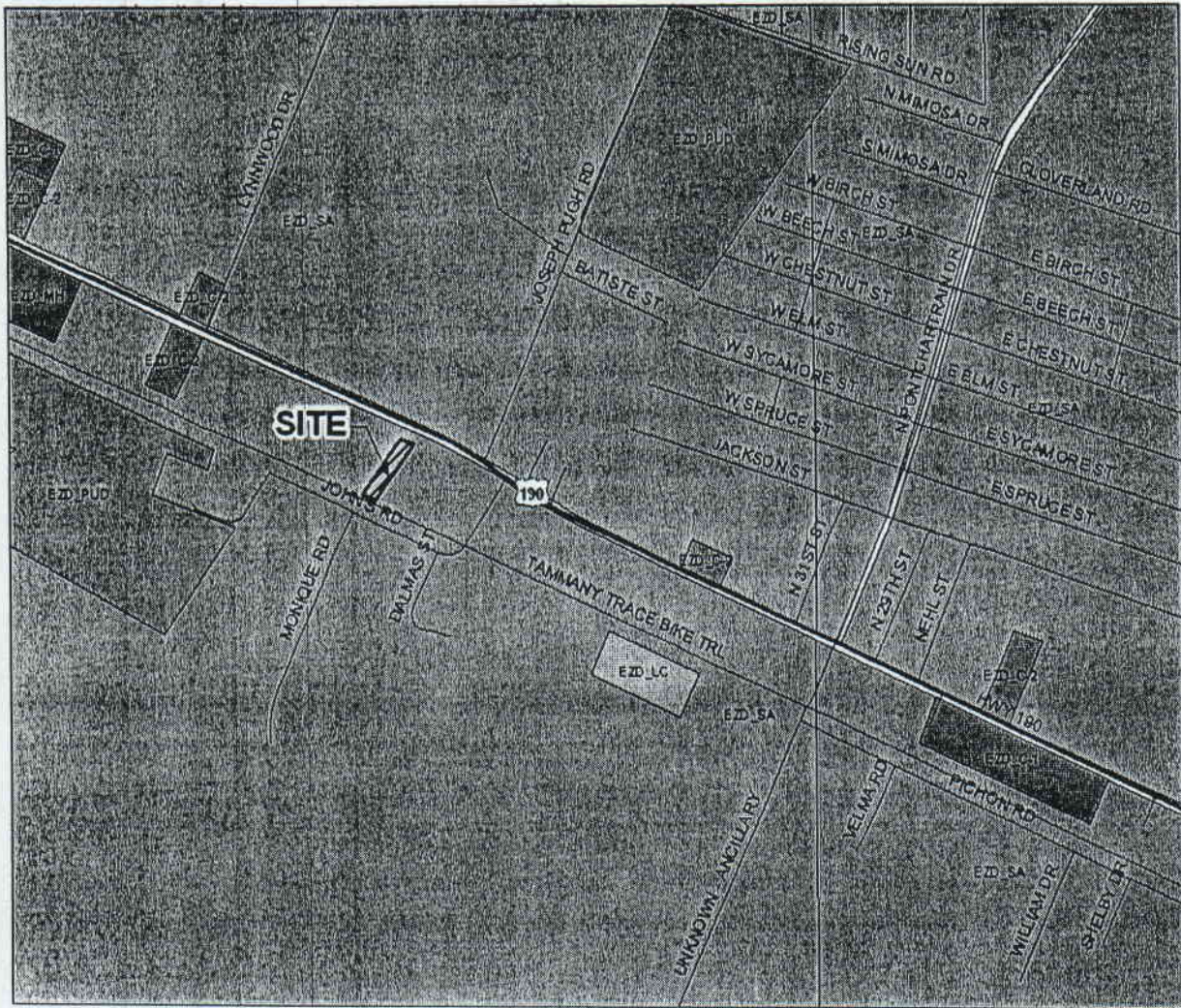
STAFF COMMENTS:

The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District. The site is located on the south side of U.S. Highway 190, east of Bremerman Road, west of Johns Road. Currently, the subject property is occupied by a residence and a snowball stand. The proposed rezoning is not consistent with the adjacent land use and with the 2025 Future Land Use Plan which designates the site for future residential use.

STAFF RECOMMENDATION:

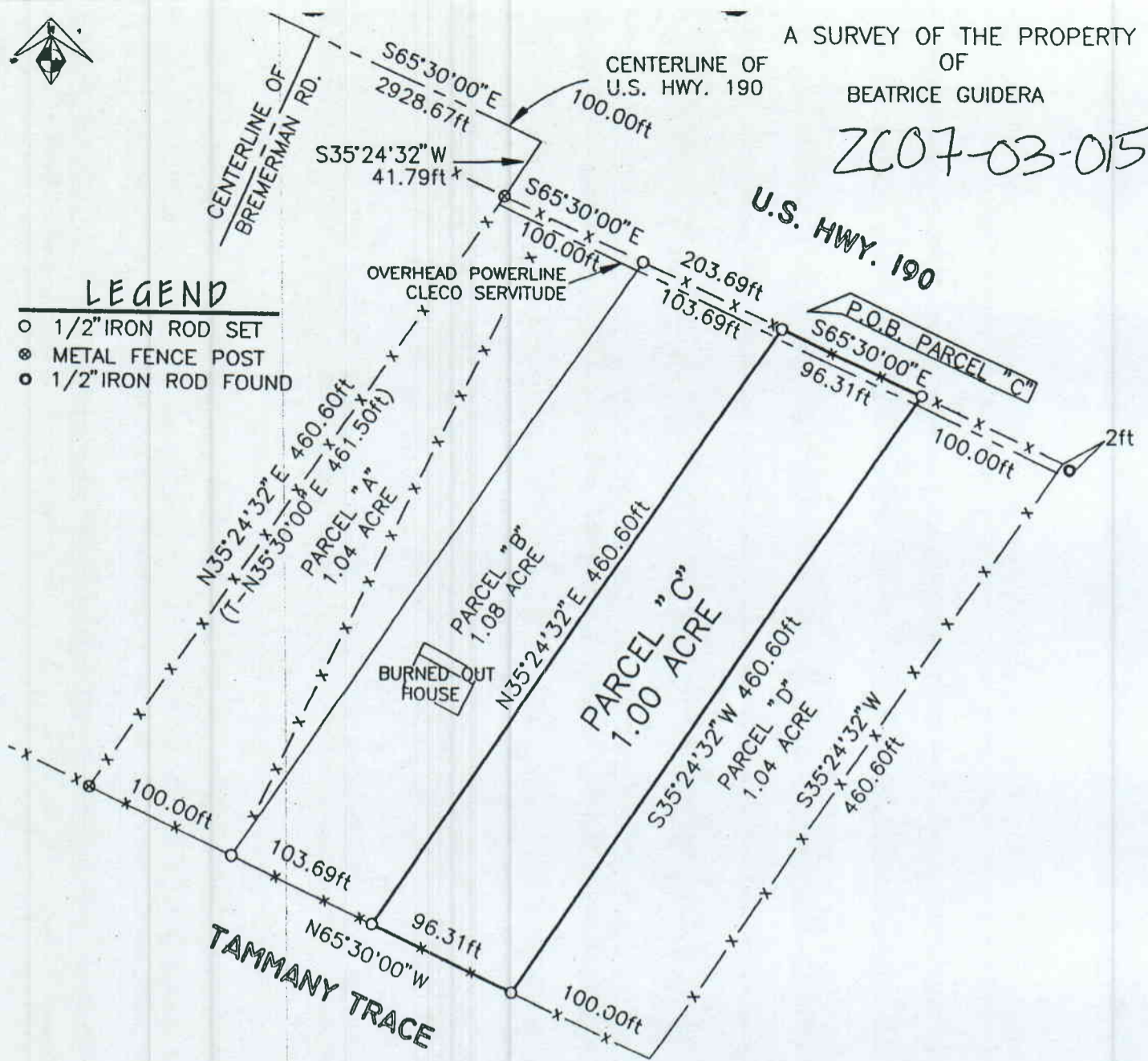
The staff recommends that the request for a C-1 (Neighborhood Commercial) District designation be denied.

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ZC07-03-015

U.S. HWY. 190



LEGEND

- 1/2" IRON ROD SET
- ⊗ METAL FENCE POST
- 1/2" IRON ROD FOUND

DESCRIPTION OF PARCEL "C" ~ BEATRICE GUIDERA PROPERTY

A CERTAIN PIECE OR PORTION OF GROUND situated in Section 48, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana and more fully described as follows; From the intersection of the centerline of Bremerman Road and the centerline of U. S. Hwy. 190 go along the centerline of U. S. Hwy. 190 S65°30'00"E 2928.67ft to a point; thence S35°24'32"W 41.79ft to a metal fence post located on the south edge of U. S. Hwy. 190; thence S65°30'E 203.69ft along the south edge of said hwy. to a 1/2" iron rod and the point of beginning. From the point of beginning continue along south edge of said hwy. S65°30'E 96.31ft to a 1/2" iron rod; thence leave said hwy. S35°24'31"W 460.60ft to a 1/2" iron rod located on the north edge of Tammany Trace; thence along the north edge of Tammany Trace N65°30'W 96.31ft to a 1/2" iron rod; thence leave said Tammany Trace N35°24'31"E 460.60ft to a 1/2" iron rod located on the south edge of U. S. Hwy. 190 and the point of beginning. Said parcel contains 1.00 acres more or less.

REFERENCE: 1) Survey for Mrs. Lester Sherry by Joseph Pugh, Parish Surveyor, dated July 5, 1943, #935.
 2) Description recorded in Instrument # 910155 on file in the official records of the Clerk of Court for St. Tammany. Said survey was used as the basis of bearings and title(T)calls shown.

REVISED: OCT.11.1999

NOTE: Said property is located in Flood Zone "C" per the Flood Insurance Rate Map for St. Tammany Parish, Community Panel #225205 0380C, map revised April 2, 1991.

I certify that this plat represents an actual ground survey performed in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a "C" survey classification.



Wayne R. Simkin

WAYNE R. SIMKIN P.L.S. #4751

A SURVEY OF PARCEL "C" SITUATED IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.



D & S SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYORS

2401 N. HWY. 190 SUITE 203, COVINGTON, LA. 70433
 OFFICE & FAX 892-2847

JOB NO. 99130C	DRAWN W.R.S.	DATE OCT.06,1999	SHEET NO. 1 OF 1
	CHECK'D W.R.S.	SCALE 1" = 100'	