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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: 11/6/07
 (Reference Case Number)

ZC07-11066

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

Jose Adams
 (SIGNATURE)

J + J Builders
832 E. Boston #15
Covington, LA 70433

PHONE #: (985) 789-2121
893-1188



10. ZC07-11-066
- | | |
|------------------|--|
| Existing Zoning: | SA (Suburban Agricultural) District |
| Proposed Zoning: | PUD (Planned Unit Development) District |
| Acres: | 5.52 acres |
| Petitioner: | Ned R. Wilson |
| Owner: | J and J Builders |
| Location: | Parcel located on the south side of Hickory Street, west of Colonial Court, east of U.S. Highway 190, S27, T7S, R11E, Ward 4, District 5 Council District: 5 |

ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name J.T. BUILDERS Northlake, L.L.C.

Address 832 E. BOSTON ST., UNIT 15, COVINGTON, LA 70433

Attach area location Map showing the proposed development

Name of Development A

Section 27 Township 7 Range 11

Number of acres in Development 5.52

Type of streets CONCRETE

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes PRIVATE

Ultimate disposal of surface drainage LAKE PONCHARTRAIN

Land form: Flat _____ Rolling X Marsh _____
Swamp _____ Inundated _____

Existing land use: Rural X Residential _____
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential X
Commercial _____ Industrial _____

Conforms to Major Road Plan: Yes X No _____

Water frontage: Yes _____ No X if so how much _____
Name of Stream _____

Major highway frontage: Yes _____ No X
Name of Highway _____

Is development subject to inundation in normal high rainfall and/or tide?
Yes _____ No X

Will canals be constructed into rivers or lakes?
Yes _____ No X

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

1. Show the proposed development
 - a. Disturb, alter or destroy an historic or archeological site or district. YES NO
 - b. Have a substantial impact on natural, ecological recreation, or scenic resources. YES NO
 - c. Displace a substantial number of people. YES NO
 - d. Conform with the environmental plans and goals that have been adopted by the parish. YES NO
 - e. Cause increased traffic, or other congestion. YES NO
 - f. Have substantial esthetics or visual effect on the area. YES NO

Cont:

ANSWER ALL QUESTIONS BY A CIRCLE ABOVE YES OR NO

- e. Breach national, state or local standards relating to
 - (1) Noise YES NO
 - (2) Air Quality YES NO
 - (3) Water Quality YES NO
 - (4) Contamination of public water supply YES NO
 - (5) Ground water levels YES NO
 - (6) Flooding YES NO
 - (7) Erosion YES NO
 - (8) Sedimentation YES NO
- f. Affect rare or endangered species of animal or plant habitat or such a species YES NO
- g. Cause substantial interference with the movement of any resident or migratory fish or wildlife species YES NO
- h. Induce substantial concentration of population YES NO
- i. Will dredging be required YES NO

If yes, describe the area proposed for soil placement and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur. *N/A*
- b. What will be the average noise level of the development during working hours. *NO CHANGE*
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, if so explain fully. *NO*

Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will efficiently dispose of the surface water generated by your development including the route of the surface water into a major stream and if you propose a sewer sewerage system the ultimate disposal of the effluent produced.

Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is based on a thorough study of the environmental impact by this development named:

Ned R. Wilson

[Signature]

DATE: 9/17/07

TITLE: PLS

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following: _____

DATE: _____

PARISH ENGINEER: _____

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following: _____

DATE: _____

PARISH PLANNER: _____

I have reviewed the Environmental Assessment Data Form and concur with the information submitted with the following exceptions:

I recommend the following: _____

DATE: _____

POLICE JUROR: _____
WARD _____

AZALEA COURT

RESTRICTIVE COVENANTS:

1. No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system (s), all as approved by the Department of Environmental Services of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
2. Construction of any nature is prohibited in Parish drainage or street easement.
3. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
4. The minimum elevation for the lowest floor of all residences shall be determined from the latest FEMA Flood Insurance Rate Maps. This property is located in Flood Zone "C". CPN 225205 0240 E, Dated 15 AUG 1995.
5. No lot will be further subdivided without approval of the St. Tammany Planning Commission.
6. The minimum culvert size to be used for driveways shall be stated.
7. Driveways on corner lots shall not be located any closer than sixty (60') feet from a corner of said property closest to the intersection as measured from the corner of the property where the said two street rights-of-way intersect.
8. The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on

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the final subdivision plat.

9. Each lot shall not have more than one dwelling.

10. No mobile homes will be permitted in this subdivision.

11. The homeowners association will be responsible for maintaining the detention pond as well as the green space and parks, within this development.

12. The Setback Lines are to be in accordance with St. Tammany Parish zoning:

FRONT: 20'
SIDE: 5'
REAR: 10'

13. If street lighting is provided, street lights shall be subject to "dark sky" lighting fixtures in order to mitigate glare and reflection.

14. The front of each lot shall be subject to a 13 foot utility servitude along all streets.

15. No overnight "On Street" parking will be allowed.

16. Single garage required on each lot.

17. Exterior wall materials shall be vinyl siding, brick or stucco.

18. Minimum living area shall be 1400 sq. ft.

19. In addition to the forgoing minimum restrictive covenants, the developers have created by separate act recorded in Original Instrument No. _____ additional restrictive covenants which are applicable to the property being subdivided. The foregoing shall be a covenant running with each title and reference shall be made thereto in each title.