



DEPARTMENT OF PLANNING
 P. O. Box 629
 COVINGTON, LA 70434
 PHONE: (985) 899-3329
 FAX: (985) 899-3003
 e-mail: planning@slppgov.org

Kevin Davis
 Parish President

Appeal #2
Tabled June 7, 2007

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: 5/2/07

(Reference Case Number)

ZC 07-05-022

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

Patrick Milligan
 (SIGNATURE)

Patrick Milligan
4007 Parkbrook Dr
Slidell LA 70458

PHONE #: 985.707.6675



4. **ZC07-05-022**
- | | |
|-------------------|--|
| Existing Zoning: | Special District #14 |
| Proposed Zoning: | C-2 (Highway Commercial) District |
| Acres: | 6,250 sq. ft. |
| Petitioner: | Patrick J. Milligan |
| Owner: | Patrick J. Milligan |
| Location: | Parcel located on the north side of Coast Boulevard, east of Behrman Street, west of Dwyer Street, S23, T9S, R14E, Ward 8, District 12 |
| Council District: | 12 |

ZONING STAFF REPORT

Date: April 20, 2007
Case No.: ZC07-05-022
Posted: April 11, 2007

Meeting Date: May 1, 2007
Determination: Denied

GENERAL INFORMATION

PETITIONER: Patrick J. Milligan
OWNER: Patrick J. Milligan
REQUESTED CHANGE: From Special District #14 to C-2 (Highway Commercial) District
LOCATION: Parcel located on the north side of Coast Boulevard, east of Behrman Street, west of Dwyer Street; S23, T9S, R14E; Ward 8, District 12
SIZE: 6,250 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	Special District #14
South	Commercial	C-2 (Highway Commercial) District
East	Residential	C-1 (Neighborhood Commercial) District
West	Residential	Special District #14

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

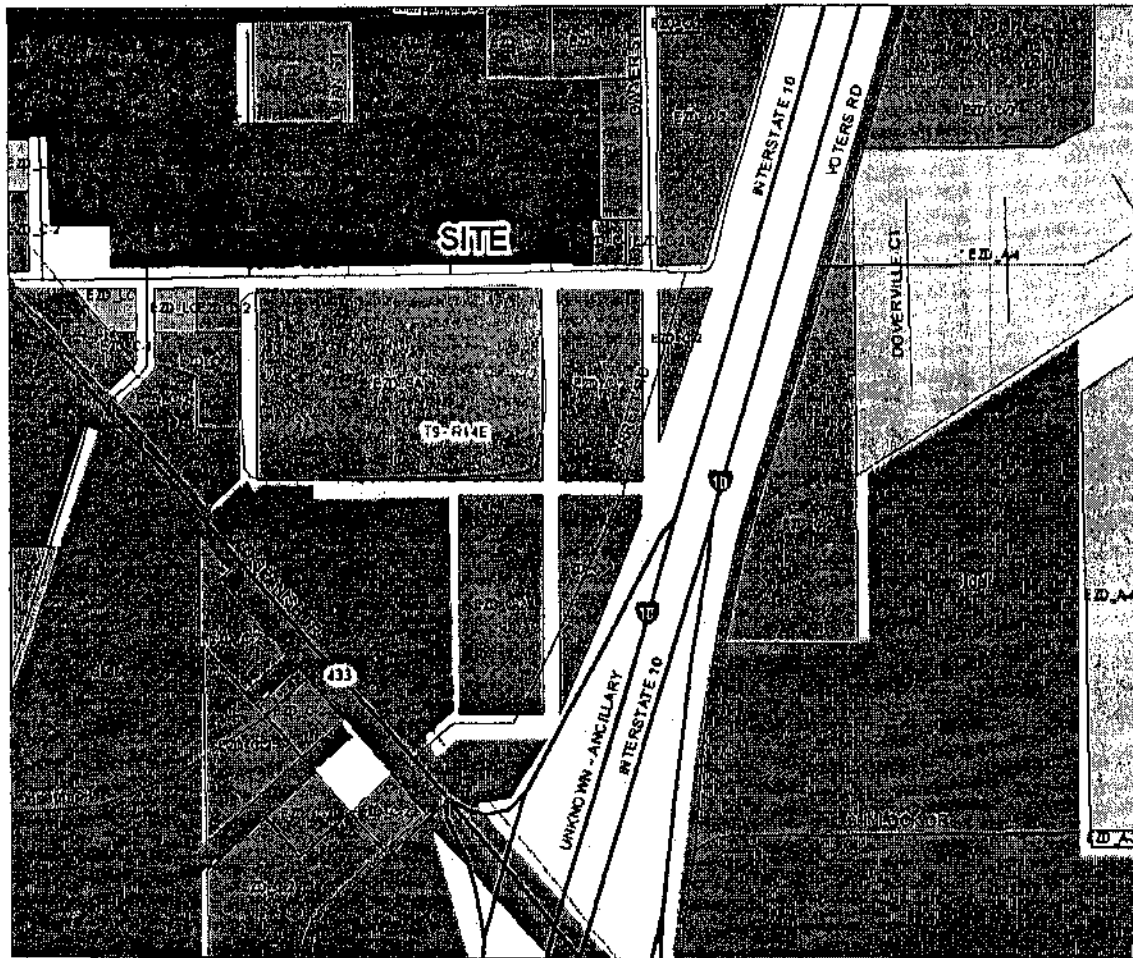
STAFF COMMENTS:

The petitioner is requesting to change the zoning from Special District #14 to C-2 (Highway Commercial) District. The site is located on the north side of Coast Boulevard, east of Behrman Street, west of Dwyer Street. The requested rezoning is consistent with the 2025 Future Land Use Plan and adjacent parcels to the east and south are already zoned C-1 and C-2 respectively.

STAFF RECOMMENDATION:

The staff recommends that the request for a C-2 (Highway Commercial) District designation be approved.

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ZC 07-05-022
LOT 28

LOT 15

LOT 16

"14"

LOT 27

FENCE POST

1/2" IPF

50'

89°42'

90°20'

SQ.

LOT 19

LOT 20

BEHRMAN AVENUE

LOT 17

LOT 18

LOT 21

LOT 22

LOT 23

LOT 24

125'

125'

GRAVEL DRIVEWAY

90°10'

89°48'

50'

50'

1/2" IPF

1" IPF

1/2" IPF

COAST BOULEVARD

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A-5" with a Base Flood Elevation of 9' in accordance with Community Panel No. 225205 0420 E ; Revised: APRIL 21, 1999

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

SURVEY MAP OF

LOTS 19 & 20, SQUARE 14, CENTRAL PARK SECTION "A"

in

St. Tammany Parish, Louisiana

for

ERIC MILLIGAN CONSTRUCTION

Survey No. 2006 1425

Drawn by: SPH

Scale: 1" = 30'

Date: NOVEMBER 14, 2006

Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

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