



DEPARTMENT OF PLANNING  
 P. O. Box 628  
 COVINGTON, LA 70434  
 PHONE: (985) 898-2529  
 FAX: (985) 898-3003  
 e-mail: planning@stp.gov.org

Kevin Davis  
 Parish President

*Appeal #5*

**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: 6/14/07

**ZC07-06-036**

Existing Zoning: LC (Light Commercial) District, - 036  
 Proposed Zoning: C-1 (Neighborhood Commercial) District  
 Acres: 55,963 sq. ft.  
 Petitioner: David Derbes  
 Owner: Marimax, LLC  
 Location: Parcel located on the east side of U.S Highway 190 East Frontage Road, south of Robinhood Drive, north of Melody Lane, S15, T7S, R11E, Ward 3, District 5  
 Council District: 5

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

Judy Stringer  
 (SIGNATURE)

325 Robinhood DR  
Covington, LA 70433

PHONE #: 985-892-5209





**ST. TAMMANY PARISH**  
DEPARTMENT OF PLANNING  
P. O. BOX 628  
COVINGTON, LA 70434  
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**Kevin Davis**  
Parish President

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APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE  
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A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

**APPEAL REQUEST**

DATE: 15 July 07

(Reference Case Number)

ZC 07-06-036

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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

*Steven M. Swouzer*  
(SIGNATURE)

Steven M. Swouzer  
114 Robinhood Rd.

Covington, La 70433

PHONE #: 504-345-1441 cell

985-893-8283 home



# ZONING STAFF REPORT

**Date:** May 25, 2007  
**Case No.:** ZC07-06-036  
**Posted:** May 18, 2007

**Meeting Date:** June 5, 2007  
**Determination:** Approved

## GENERAL INFORMATION

**PETITIONER:** David Derbes  
**OWNER:** Marimax, LLC  
**REQUESTED CHANGE:** From LC (Light Commercial) District to C-1 (Neighborhood Commercial) District  
**LOCATION:** Parcel located on the east side of U.S Highway 190 East Frontage Road, south of Robinhood Drive, north of Melody Lane; S15, T7S, R11E; Ward 3, District 5  
**SIZE:** 55,963 sq. ft.

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

**Type:** Federal      **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	LC (Light Commercial) District
South	Undeveloped	LC (Light Commercial) District
East	Residential	A-4 (Single Family Residential) District
West	U.S. Highway 190	

#### EXISTING LAND USE:

**Existing development?** Yes      **Multi occupancy development?** Yes

#### 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.

**Commercial Infill** - New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

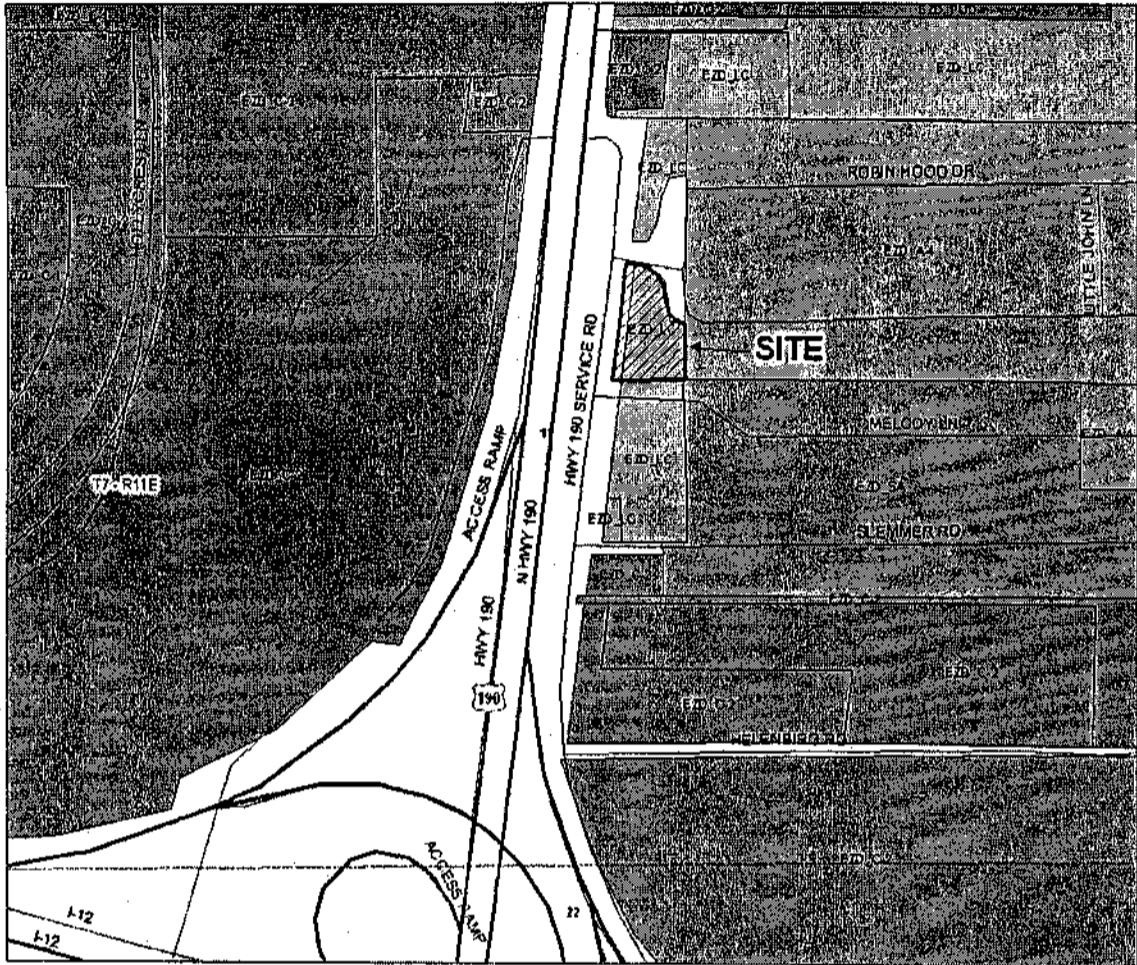
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from LC (Light Commercial) District to C-1 (Neighborhood Commercial) District. The site is located on the east side of U.S Highway 190 East Frontage Road, south of Robinhood Drive, north of Melody Lane. The proposed rezoning is consistent with the 2025 Future Land Use Plan.

#### STAFF RECOMMENDATION:

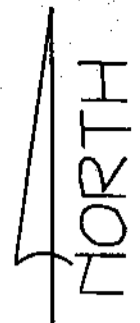
The staff recommends that the request for a C-1 (Neighborhood Commercial) District designation be approved.

**CASE NO.:** ZC07-06-036  
**PETITIONER:** David Derbes  
**OWNER:** Marimax, LLC  
**REQUESTED CHANGE:** From LC (Light Commercial) District to C-1 (Neighborhood Commercial) District  
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**SIZE:** 55,963 sq. ft.



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

LINE	BEARING	LENGTH
L1	N07° 07' 56" E	3.73'
L2	N88° 59' 22" E	164.33'
L3	S00° 48' 34" E	25.00'
L4	S88° 59' 22" W	167.82'
L5	N07° 07' 56" E	21.53'

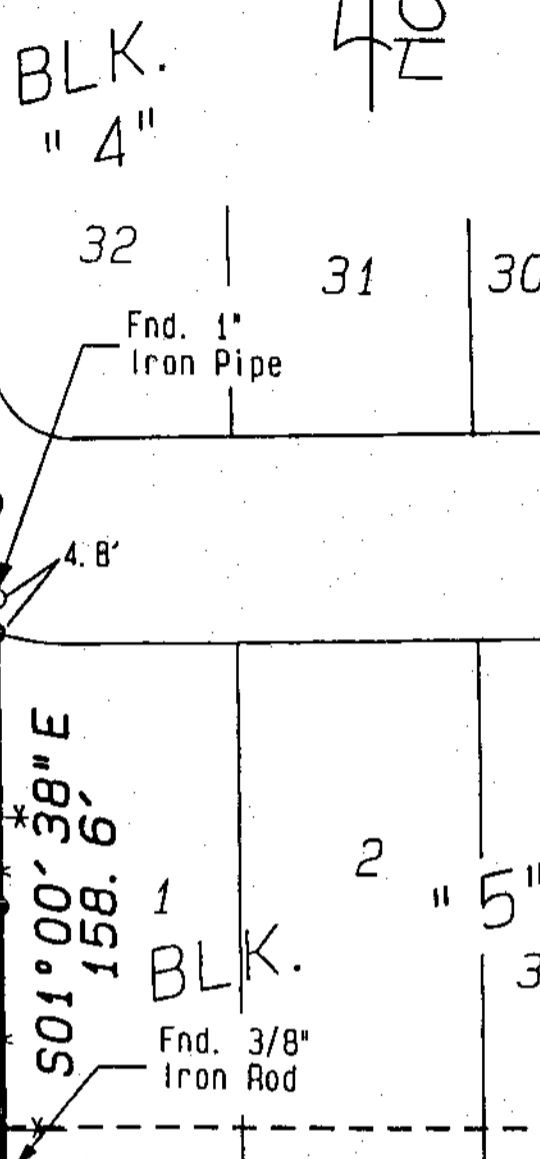
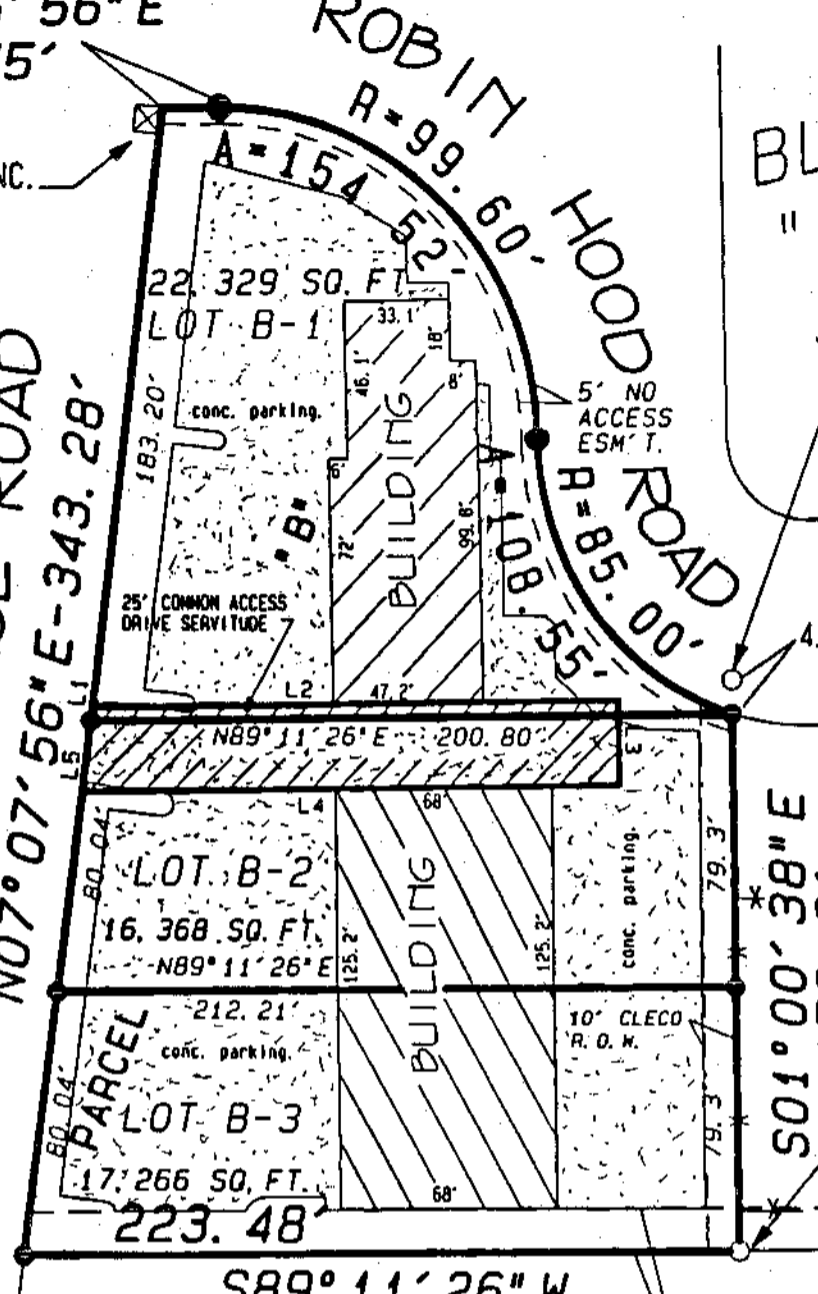


N89° 26' 56" E  
17.75'

ROBINTY HOOD ROAD  
R=99.60  
A=154.52  
R=85.00  
R=55.55

L. D. H. CONC.  
HWY. MONU.

U. S. HWY. 190  
EAST FRONTAGE ROAD  
N07° 07' 56" E-343.28'



Legend

● Set 1/2" Iron Pipe

12.5' SEWAGE, DRAIN, & UTILITY ESM'T.

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) "C" with a Base Flood Elevation of N/A. In accordance with Community Panel No. 225205 0240 D ; Revised: APRIL 2, 1991

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.

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 "A" SURVEY.

**SURVEY MAP OF**  
**LOT B-1, LOT B-2, & LOT B-3, PARCEL "B", KING'S**  
**FOREST SUBDIVISION, SECTION 15, T-7-S, R-11-E,**

**In**  
**St. Tammany Parish, Louisiana**

Survey No. 96199

Drawn by: FMK

Scale: 1" = 60'

Date: FEBRUARY 26, 1996

Revised: 09/09/96-IMPROVMENTS

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

1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808  
SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504) 456-2042  
FAX NO. (504) 626-0027

