

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3613

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BAGERT/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BURKHALTER

ON THE 2<sup>ND</sup> DAY OF AUGUST, 2007

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the west side of LA Highway 21, south of Arbor Walk, north of Dummyline Road and which property comprises a total of 0.3 acres of land more or less, from its present SA (Suburban Agricultural) District to a LC (Light Commercial) District, Ward 1, District 1. (ZC07-07-043)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-07-043, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present SA (Suburban Agricultural) District to a LC (Light Commercial) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

Whereas, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as LC (Light Commercial) District.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present SA (Suburban Agricultural) District to a LC (Light Commercial) District.

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_, SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

ZC07-07-043

A CERTAIN PIECE or parcel of land situated in the Charles Parent Spanish Grant, Certificate No. 492, in section 41, Township 7, Range 10 East, Greensburg Land District, St. Tammany Parish, Louisiana, and more particularly described as commencing at a point set on the West side of the Madisonville and Covington Road at the corner of Hilda Quave Keen's property, thence 175 feet North along the West side of said road; thence 335 feet West thence 237 feet East. This being a triangular piece of land.

Being a portion of the very same property the present vendor acquired by purchase from Dindinger, Incorporated, as per Act of Sale, dated January 4<sup>th</sup> A.D. 1921, which Act is duly recorded in C.O.B. "80" folio "282" of the official records of St. Tammany Parish, Louisiana.

Subject the following transfer in 1966:

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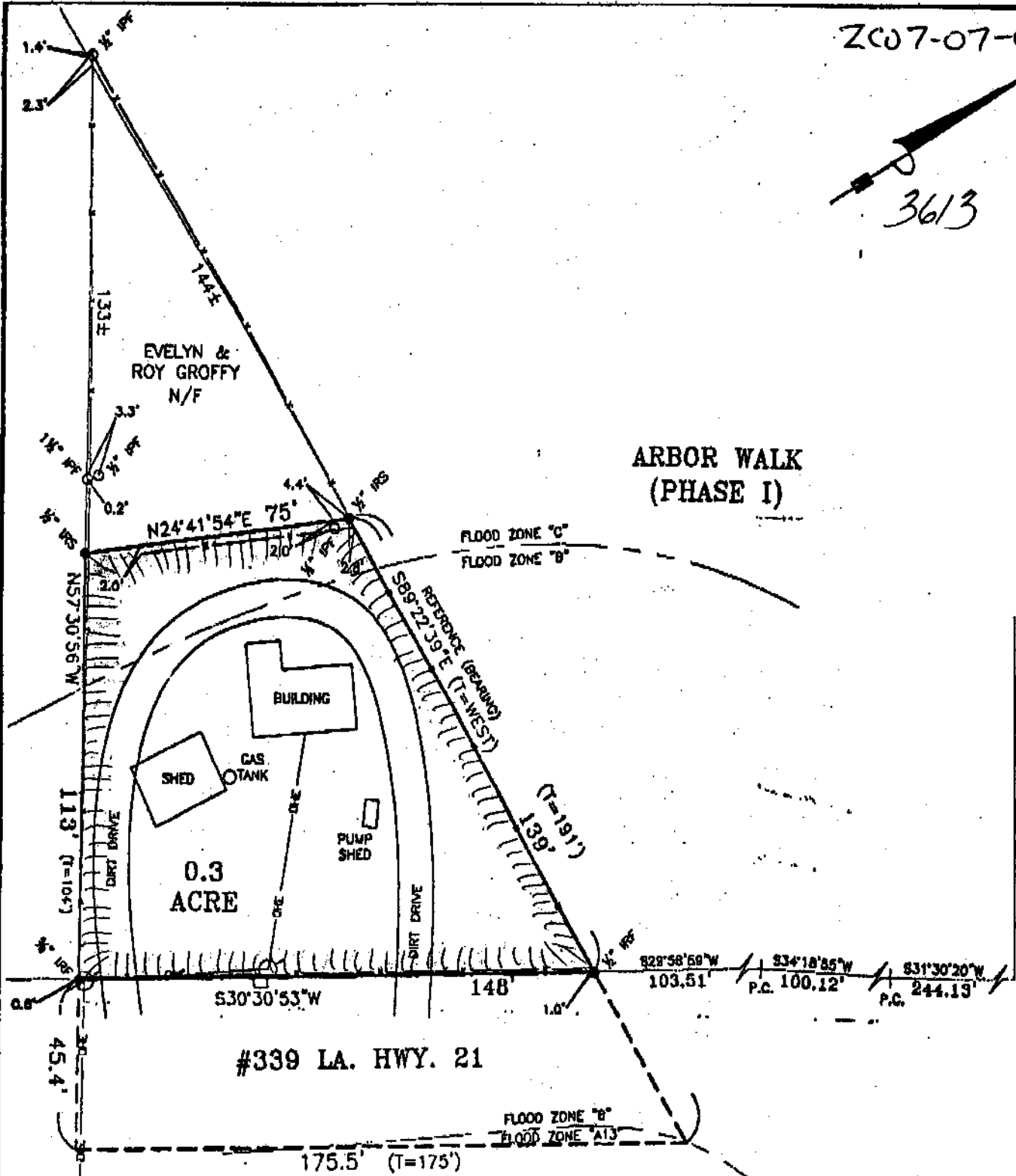
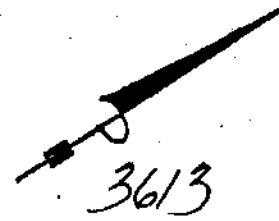
North along the West side of said road; thence go approximately 191 feet West to the POINT OF BEGINNING:

From said point, continue West approximately 144 feet to a point; thence, in an easterly direction, go approximately 133 feet to a point; thence go approximately 75 feet in a northerly direction to the Point of Beginning.

The said described property being a triangular shaped parcel, and being the western portion of the triangular portion acquired by the present vendor herein in COB 149 folio 588 of the St. Tammany Parish Clerk's Records.



ZC07-07-043



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) "B" & "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0220 C : 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.

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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 "D" SURVEY.

**SURVEY MAP OF  
0.3 ACRE TRACT SITUATED IN  
SECTION 41, TOWNSHIP 7 SOUTH, RANGE 10 EAST**

in  
St. Tammany Parish, Louisiana  
for  
**CHERRIE E. QUAVE**

Survey No. 20061222      Drawn by: L.F.R.      Scale: 1" = 40'  
Date: DECEMBER 11, 2006      Revised:

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

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