



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
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 FAX: (985) 898-3003
 e-mail: planning@stpgov.org

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: 12-4-07

(Reference Case Number)

ZC07-12-075

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

JoAnn Reed
 (SIGNATURE)

Box 2444

Mandeville La 70470

PHONE #: 504-710-9700

ZC07-12-075

Existing Zoning:	A-3 (Suburban) District
Proposed Zoning:	LC (Light Commercial) District
Acres:	1.5 acres
Petitioner:	JoAnn Reed
Owner:	JoAnn Reed
Location:	Parcel located on the east side of LA Highway 59, north of Meiners Road, S36, T7S, R11E, Ward 4, District 5
Council District:	5

ZONING STAFF REPORT

Date: November 21, 2007
Case No.: ZC07-12-075
Posted: 11/16/07

Meeting Date: December 4, 2007
Determination: Denied

GENERAL INFORMATION

PETITIONER: JoAnn Reed
OWNER: JoAnn Reed
REQUESTED CHANGE: From A-3 (Suburban) District to LC (Light Commercial) District
LOCATION: Parcel located on the east side of LA Highway 59, north of Meiners Road; S36, T7S, R11E; Ward 4, District 5
SIZE: 1.5 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 3 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-3 (Suburban) District
South	Vacant	SA (Suburban Agricultural) District
East	Residential	A-3 (Suburban) District
West	Residential Subdivision	A-3 (Suburban) District

EXISTING LAND USE:

Existing development? No

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.

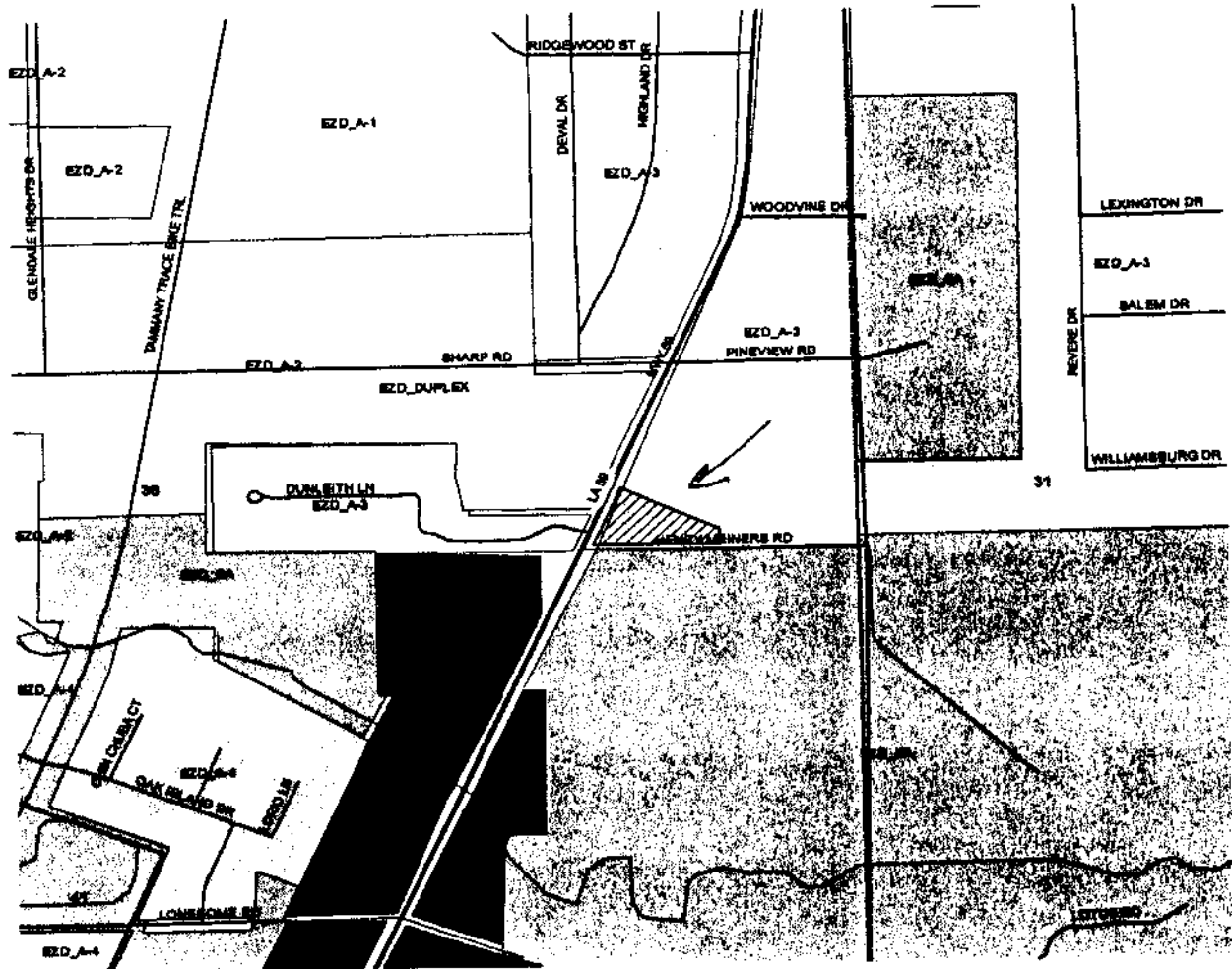
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban) District to LC (Light Commercial) District. There is an existing single family residence on the site. The requested zoning change is does not meet the 2025 future land use plan which designates the site to remain as a residential use. There is no compelling reasons to recommend approval. Note, that the site is currently under moratorium.

STAFF RECOMMENDATION:

The staff recommends that the request for a LC (Light Commercial) District designation be denied.

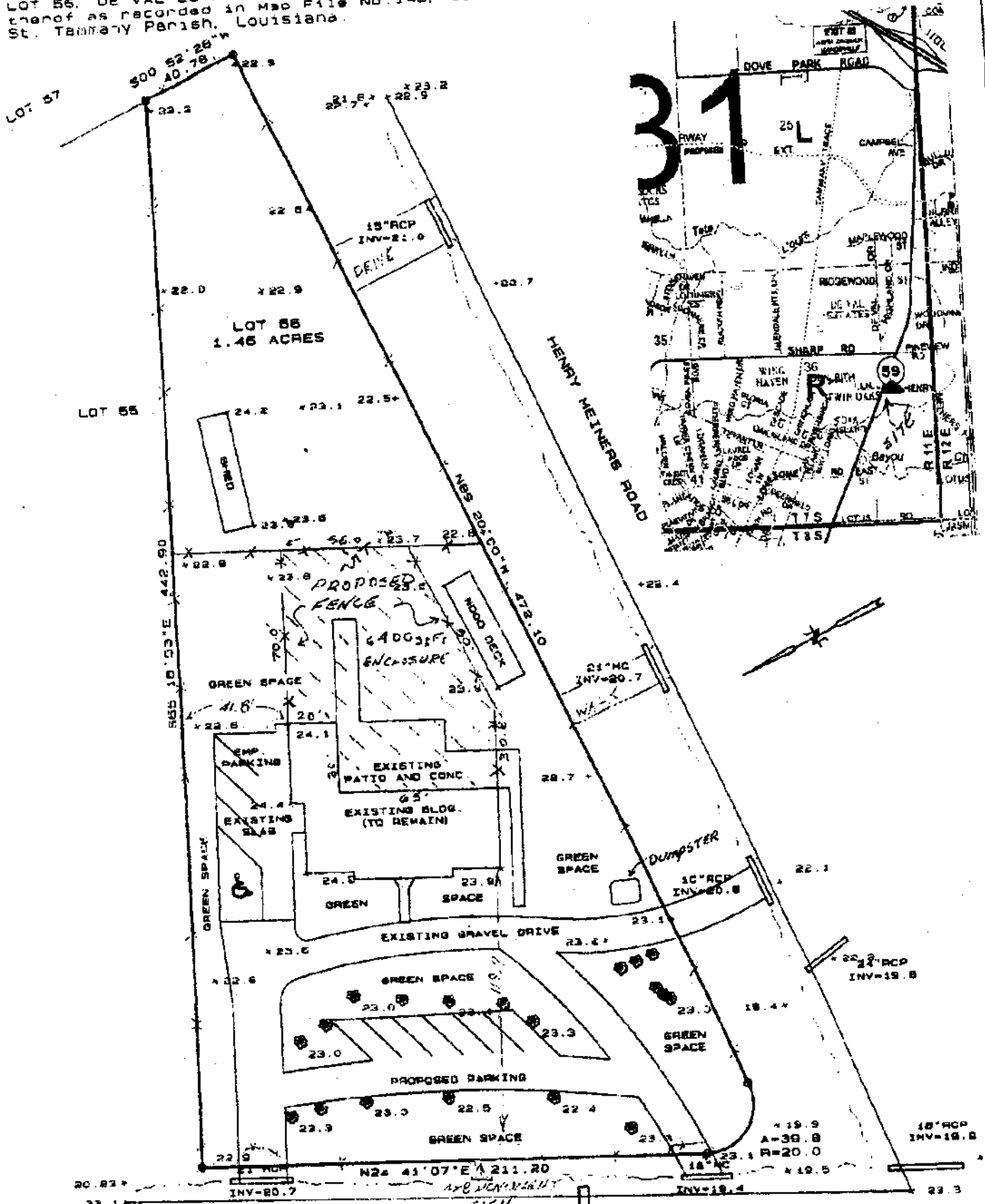
CASE NO.: ZC07-12-075
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2009-12-015

LEGAL DESCRIPTION:

LOT 55, DE VAL ESTATES, according to the plat thereof as recorded in Map File NO. 140, Clerk of Court, St. Tammany Parish, Louisiana.



CERTIFIED TO:
JOANN REED

STATE HIGHWAY 59
INV=19.0

- LEGEND:**
- SET 1/2" IRON ROD
 - FOUND IRON ROD
 - FOUND OLD WOOD
 - FENCE
 - BEARINGS: RECORD
 - SETBACK LINES
 - FRONT SIDES
 - REAR STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1928 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a SUBURBAN survey and the applicable standards of practice cited in LAC 48:141. Signature must be in ink and sealed by the undersigned for this plat to be certified correct.

CLASS/TYPE	"C"	CPN: 285208 0245 C
BOUNDARY	06 OFC 04	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	10623	SCALE: 1 inch = 40 ft

WILSON-POPE, INC.
LOUISIANA REGISTERED LAND SURVEYORS NO. 366
1990 SUFMS DRIVE
MANDEVILLE, LOUISIANA 70448
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