



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

Kevin Davis
 Parish President

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: 12-13-07

(Reference Case Number) CP07-12-210 - Use: HORSE FARM

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

JANET L. PITTMAN
 330 TWIN RIVER DRIVE
 COVINGTON, LA 70433
 985-892-3661

Janet L. Pittman Maple Ridge Board
 (SIGNATURE)

Carol M. Becki Maple Ridge Board

Glenn Landry Maple Ridge Board

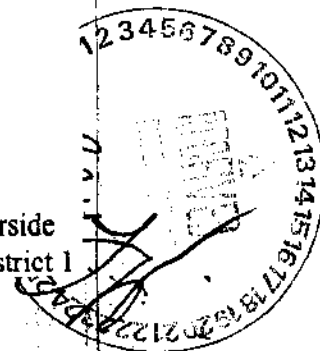
Neloreh Bodron Maple Ridge Board

PHONE #: 985-892-3661

[Signature] MAPLE RIDGE BOARD

CP07-12-210 - Use: Horse Farm

Zoning: A-2 (Suburban) District
 Use Size: 2.46 acres
 Petitioner: J. Michelle Miller
 Owner: Frederick H. Culver
 Location: Parcel located on the north side of Woodlane Drive, west of Riverside Drive, being 19155 Woodlane Drive, S42, T7S, R11E, Ward 3, District 1
 Council District: 1





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

Kevin Davis
 Parish President

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: 12-13-07

(Reference Case Number) CP07-12-210-USE: HORSE FARM

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

Dennis K Frenz

(SIGNATURE)

DENNIS K FRENZ

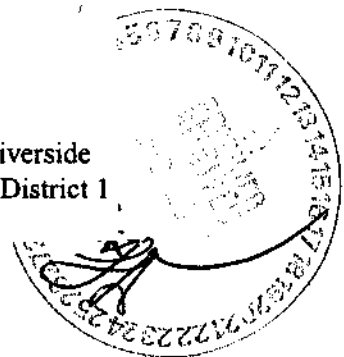
324 TWIN RIVER DR

COVINGTON LA 70433

PHONE #: 985-892-8904

CP07-12-210 - Use: Horse Farm

Zoning: A-2 (Suburban) District
 Use Size: 2.46 acres
 Petitioner: J. Michelle Miller
 Owner: Frederick H. Culver
 Location: Parcel located on the north side of Woodlane Drive, west of Riverside Drive, being 19155 Woodlane Drive, S42, T7S, R11E, Ward 3, District 1
 Council District: 1



CONDITIONAL USE PERMIT STAFF REPORT

Date: November 21, 2007
CASE NO.: CP07-12-210
Posted: 11/19/07

Meeting Date: December 4, 2007
Determination: Approved with staff comments

PETITIONER: J. Michelle Miller
OWNER: Frederick H. Culver
PROPOSED USE: Horse Farm
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 2.46 acres
GROSS AREA LOT SIZE: 2.46 acres
ZONING CLASSIFICATION: A-2 (Suburban) District
LOCATION: Parcel located on the north side of Woodlane Drive, west of Riverside Drive, being 19155 Woodlane Drive; S42, T7S, R11E; Ward 3, District 1

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	LC (Light Commercial) District
South	Undeveloped	A-3 (Suburban) District
East	Residential	A-2 (Suburban) District
West	Undeveloped	A-2 (Suburban) District

Existing development? No

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Horse Farm on a 2.46 acre parcel of land. The site is located on the north side of Woodlane Drive, west of Riverside Drive, being 19155 Woodlane Drive. A maximum of 5 horses will be kept on site at all time. The horses will be kept inside the existing barn, located on the site. There is an existing fence on the site, which will be extended to create an enclosed are for the horses.

STAFF RECOMMENDATIONS:

The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. A fence of a minimum of 6' high must be provided and must be securely closed and lock at all time.
2. Maximum of 2 horses on the site.
3. Fresh water for drinking shall be available to all species at all times. Containers shall remain clean. All water containers shall remain free of fecal matter, urine and other debris and shall always remain easily accessible to the animal.
4. All animals shall be fed a food that is free from contamination, is wholesome, and of a sufficient quantity and nutritive value to meet the normal daily requirements of the animal. All animals shall be fed in clean containers which shall be easily accessible to the animal.
5. All animals are required to have proper shelter. In the case of a pet or companion animal that is kept outdoors, a shelter must have a minimum of three sides, a waterproof roof and a dry floor. Such shelter shall provide proper protection from the sun, rain, cold and the wind. Housing for animals shall be structurally sound and maintained in good repair. Housing for the animal shall allow, as a minimum, enough room for the animal to stand, sit and to turn around comfortably. Proper housing shall always remain easily accessible to the animal at all times.

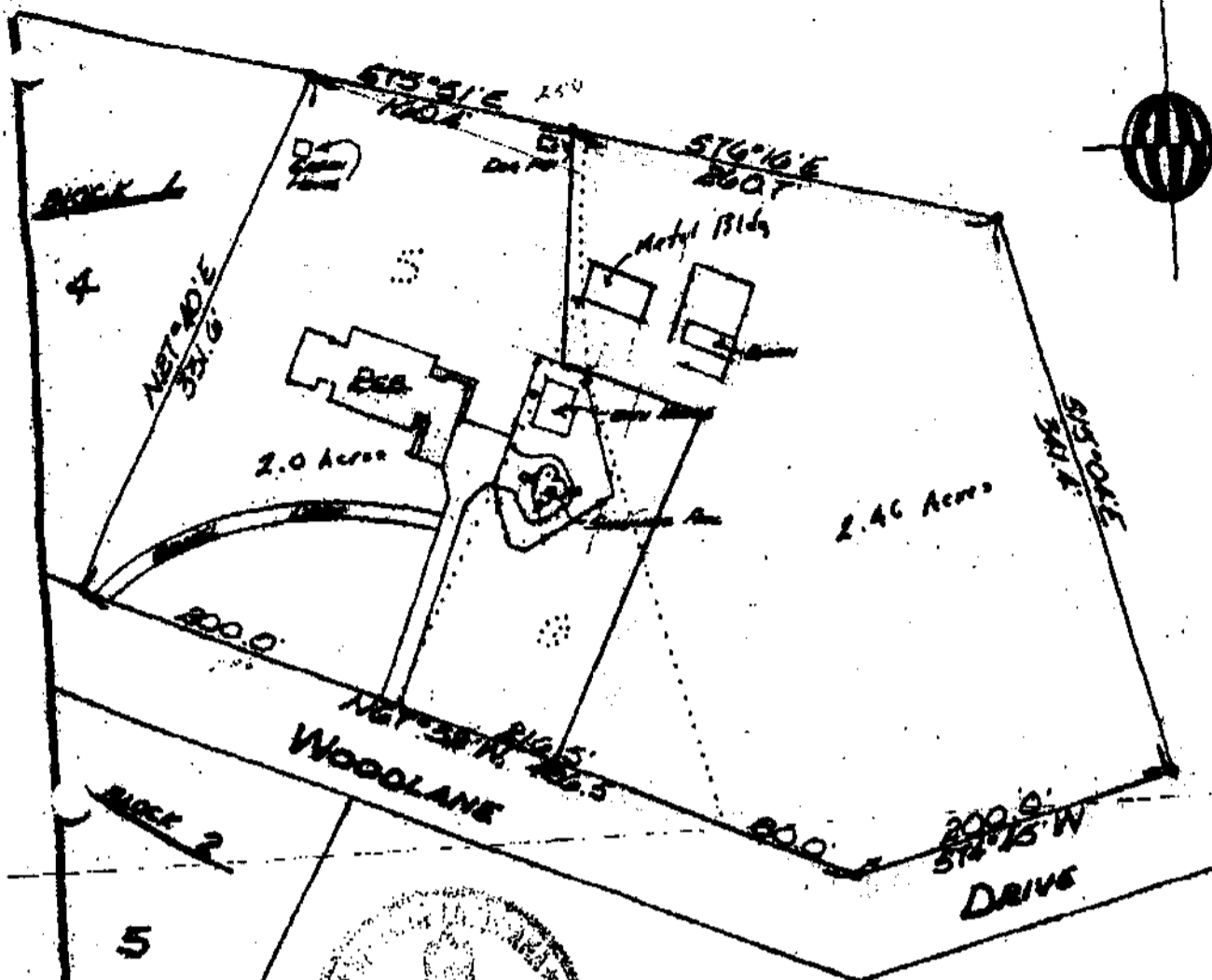
NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

CASE NO.: CP07-12-210
PETITIONER: J. Michelle Miller
OWNER: Frederick H. Culver
PROPOSED USE: Horse Farm
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 2.46 acres
GROSS AREA LOT SIZE: 2.46 acres
ZONING CLASSIFICATION: A-2 (Suburban) District
LOCATION: Parcel located on the north side of Woodlane Drive, west of Riverside Drive, being 19155 Woodlane Drive; S42, T7S, R11E; Ward 3, District 1



CP07-2-210



MAP PREPARED FOR **MR. FRITZ CULVER**
 SHOWING A SURVEY MADE OF PROPERTY LOCATED IN *Everade Drive Estates Subdivision, Being Lots 5 and 6; also located in Section 43 Township 1 South, Range 17 East, St. Tammany Parish, Louisiana*
 THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED

CERTIFIED CORRECT

LAND SURVEYING Inc.
 COVINGTON, LOUISIANA

Hubert W. Fitzmorris
 LOUISIANA REGISTERED LAND SURVEYOR

SCALE 1" = 100'

DATE: June 13, 1977

WORKSHEET 1105