

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3727 ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR CHAIRMAN/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2008

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the northwest corner LA Highway 59 & America Street and which property comprises a total of 0.57 acre of land more or less, from its present A-2 (Suburban) District to a C-2 (Highway Commercial) District, Ward 4, District 10. (ZC07-12-073)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC07-12-073, 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 A-2 (Suburban) District to a C-2 (Highway 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 C-2 (Highway 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 A-2 (Suburban) District to a C-2 (Highway 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

EXHIBIT "A"

ZC07-12-073

**ALL THAT CERTAIN PIECE OR PORTION OF GROUND**, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Square 155 of the Town of Mandeville (Rural Mandeville), St. Tammany Parish, Louisiana, more fully described as follows, to-wit:

**LOTS 33, 34, 35, 49, 50 and 51 of SQUARE 155, TOWN OF MANDEVILLE (RURAL MANDEVILLE)**. Lots 33, 34 and 35 measure each 31.64 feet front on Henrietta Street (now revoked), together with half of Henrietta Street immediately adjacent to said Lots 33, 34 and 35 between projecting side line of Lots 33 and 35. Lots 49, 50 and 51 measure 31.64 feet each on Gerard Street. Said parcel of land as a whole measures 94.92 feet front on Gerard Street, by a width of 94.92 feet in the rear and a depth of 261.0 feet between equal and parallel lines fronting 261.0 feet on America Street.

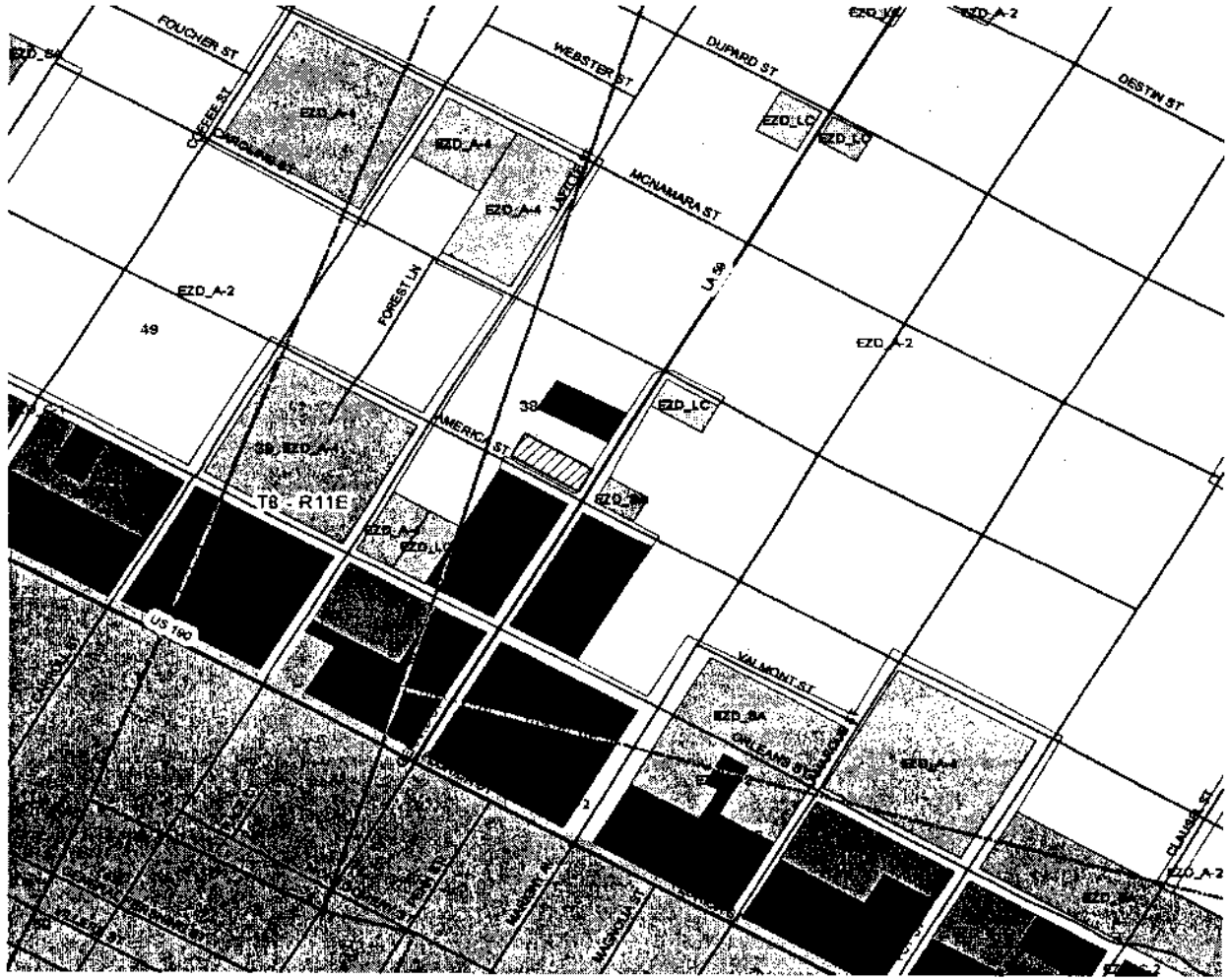
Said property is further described in accordance with a survey by John E. Bonneau & Associates, Inc. dated July 31, 2000, a certified copy of which is attached to conveyance records as Instrument No. 1209804 of the official records of St. Tammany Parish, Louisiana.

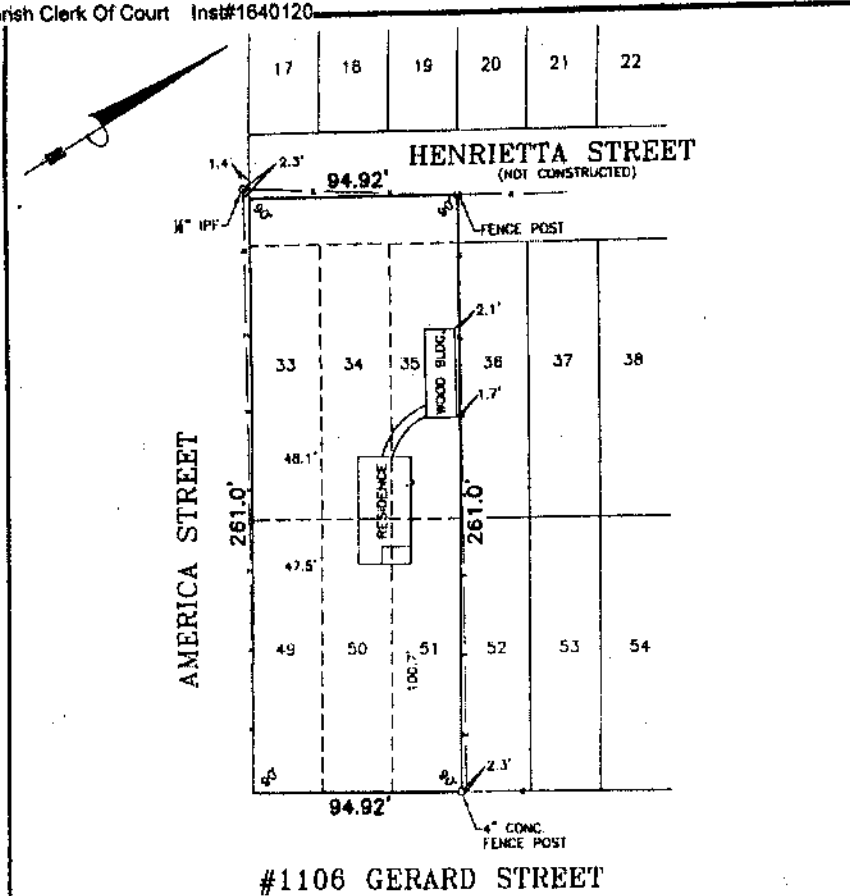
**ALL THAT CERTAIN PIECE OR PARCEL OF LAND**, together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining thereto. Being Lots 33, 34, 35, 49, 50 and 51 and a portion of Henrietta Street, revoked by ordinance recorded as COB 307, folio 193, Square 155, Town of Mandeville, not within corporate limits, St. Tammany Parish, Louisiana, being more fully described as follows:

From the intersection of the westerly right of way line of Gerard Street and the northerly intersection of America Street, being the Point of Beginning; thence running along the northerly right of way line of America Street in a northwesterly direction 261.0 feet to a point; thence leaving the northerly right of way line of America Street run to a counterclockwise angle to the left of 90 degrees 94.92 feet to a point; thence running at a counterclockwise angle to the left of 90 degrees 261.0 feet to a point on the westerly right of way line of Gerard Street; thence run at a counterclockwise angle to the left of 90 degrees 94.92 feet back to the Point of Beginning.

Improvements thereon bear the Municipal address of 1106 Gerard Street, Mandeville, Louisiana 70448. All as more fully described on survey by John E. Bonneau & Associates, Inc. dated 07/31/00, revised 07/10/07 and 08/13/07, Survey No. 2000-516, a copy of which is annexed hereto and made a part hereof. Being the same property acquired by vendors herein by Judgment of Possession in the Succession of Brent Ashley Isenberg, No. 2006-30379, 22nd Judicial District Court for St. Tammany Parish, Louisiana and recorded in the records of the Clerk of Court, St. Tammany Parish, Louisiana as COB Instrument No. 1605391.

**CASE NO.:** ZC07-12-073  
**PETITIONER:** Jeffrey D. Schoen  
**OWNER:** Louisiana Notarial Services, INC.  
**REQUESTED CHANGE:** From A-2 (Suburban) District to C-2 (Highway Commercial) District  
**LOCATION:** Parcel located on the northwest corner LA Highway 59 & America Street; S38,T8S,R11E; Ward 4, District 10  
**SIZE:** 0.57 acre





1727

#1106 GERARD STREET

NOTE: Subsequent to the survey by owner or contractor prior to any construction, if no structural has not been performed by the undersigned.

FILE NO. 00-2428

NOTE: Elevation shown herein are not necessarily suitable. Services of record or shown on the opinion or the policy will be applied based upon request, or surveyor has not performed any the work 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 0360 C. Revised: APRIL 2, 1991

This is to certify that I have done an actual ground survey and found that no encroachments exist other way across any property than accept 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 C SURVEY.

**SURVEY MAP OF  
LOTS 33, 34, 35, 49, 50, 51 AND A  
PORTION OF HENRIETTA STREET, SQUARE 155**

in the  
Town of Mandeville  
(Not Within Corporate Limits)  
St. Tammany Parish, Louisiana

for  
**LOUISIANA NOTARIAL SERVICES, INC.**

Survey No. 2000 516 Drawn by: JOL Scale: 1" = 50'  
Date: JULY 31, 2000 Review: 7/10/02(UPDATE) 8/13/02 OFFICE

**JOHN E. BONNEAU & ASSOCIATES, INC.**

Professional Land Surveyors = Planners and Consultants  
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