

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3869                      ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BINDER/DAVIS                      PROVIDED BY: PLANNING

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

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

ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE WEST SIDE OF LA HIGHWAY 437, NORTH OF HULIN ROAD AND WHICH PROPERTY COMPRISES A TOTAL OF 0.86 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT SA (SUBURBAN AGRICULTURAL) DISTRICT TO A C-1 (NEIGHBORHOOD COMMERCIAL) DISTRICT, WARD 3, DISTRICT 2.(ZC08-06-033)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-06-033, 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 C-1 (Neighborhood 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-1 (Neighborhood 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 C-1 (Neighborhood 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

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EXHIBIT A

ZC08-06-033

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, situated in Section 10, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and being more fully described as follows, to-wit:

From the Section corner common to Sections 2, 3, 10 and 11, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, run South 00 degrees 15 minutes East 1438.3 feet to a point in the center of Lee Road; thence West 30.0 feet to the West right of way of said Road and the Point of Beginning.

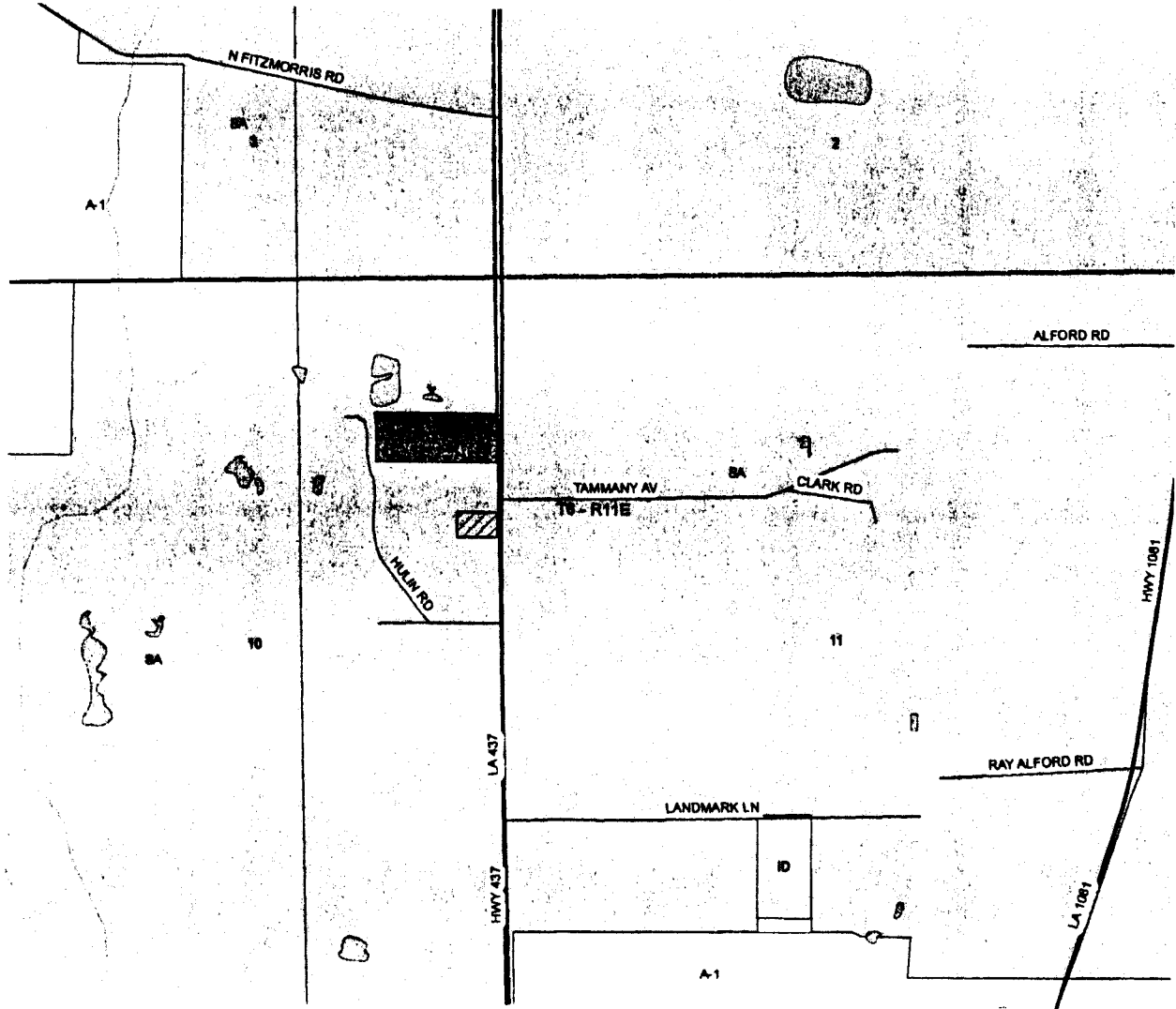
From the Point of Beginning run along said right of way South 00 degrees 15 minutes East 150.0 feet to a point; thence West 250.0 feet to a point; thence North 00 degrees 15 minutes West 150.0 feet to a point; thence East 250.0 feet back to the Point of Beginning, containing 0.86 acres, more or less.

All as more fully shown on the survey by Land Surveying, Inc., dated February 17, 1987, number 4500, a copy of which is attached to COB 1296, folio 632.

Being the same property acquired by Julia Giorgi Feske, wife of/and William R. Feske, Jr., from Mary Jane Rauch Feske, wife of/and William R. Feske, Sr., by act of sale dated January 6, 1997, recorded as COB Instrument No. 1030321.

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**CASE NO.:** ZC08-06-033  
**PETITIONER:** Michael & Sharon Cuccio  
**OWNER:** Michael D. & Sharon Cuccio  
**REQUESTED CHANGE:** From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District  
**LOCATION:** Parcel located on the west side of LA Highway 437, north of Hulin Road; S10, T6S, R11E; Ward 3, District 2  
**SIZE:** 0.86 acres



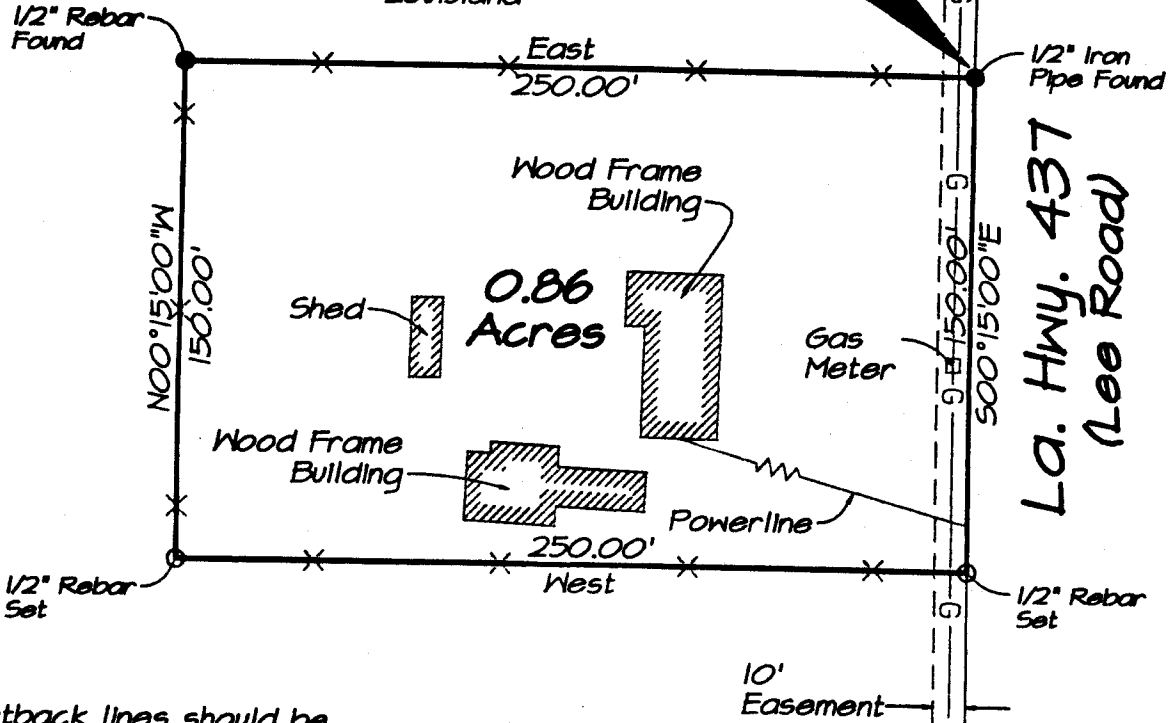
3657

This property is located in Flood Zone C,  
as per FEMA FIRM, Comm. Panel No.  
225205 0150 C, map dated 10-17-1989

ZC08-06-033



This point is  $500^{\circ}15'E$ , 1438.3';  
West, 30.0' from the Section Corner  
common to Sections 2, 3, 10 & 11  
T6S, R11E, St. Tammany Parish,  
Louisiana



L.A. Hwy. 437  
(Lee Road)

Building setback lines should be  
determined by owner or contractor  
prior to any construction

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.  
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY  
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS  
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS  
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED  
PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED  
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY  
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

MAP PREPARED FOR

Michael D. Cuccio and  
Sharon F. Cuccio

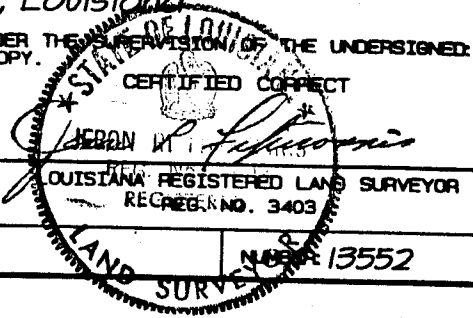
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 10 Township 6 South, Range 11 East,  
St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.  
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING Inc.**

COVINGTON, LOUISIANA



SCALE: 1" = 60'

DATE: April 14, 2008