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Kevin Davis
 Parish President

#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: 10-7-08

(Reference Case Number)

CP08-09-145

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

Alex Piehet
 (SIGNATURE)

20049 Fairhaven Rd
Covington LA 70435

PHONE #: 985-264-1695

CP08-09-145 - Use: Home Office Over 400 sq.ft.

Zoning: A-1 (Suburban) District
 Use Size: 1000 sq.ft.
 Petitioner: Alexander T. Piehet, III
 Owner: Melissa N. & Alexander T. Piehet, III
 Location: Parcel located on the north side of Fairhaven Road, east of LA Highway 1129, west of Geronimo Drive, S11, T5S, R11E, Ward 2, District 2
 Council District: 2

CONDITIONAL USE PERMIT STAFF REPORT

Date: September 29, 2008
CASE NO.: CP08-09-145
Posted: September 10, 2008

Meeting Date: October 7, 2008
Determination: Denied

PETITIONER: Alexander T. Piehet, III
OWNER: Melissa N. & Alexander T. Piehet, III
PROPOSED USE: Home Occupation (General) exceeding 400 sq. ft.
PREVIOUS/CURRENT USE: Residential
SQ. FT. OF USE: 1,000 sq. ft.
GROSS AREA LOT SIZE: 10.01 acres
ZONING CLASSIFICATION: A-1 (Suburban) District
LOCATION: Parcel is located on the north side of Fairhaven Road, east of LA Highway 1129, west of Geronimo Drive; S11, T5S, R11E; Ward 2, District 2

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-2 (Suburban) District
South	Undeveloped	R (Rural) District
East	Undeveloped	A-2 (Suburban) District
West	Undeveloped	A-2 (Suburban) District

Existing development? Yes

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Home Office to use his 1000 sq.ft barn style shop to fabricate door frames and covers. The activities taking place on the site will consist of drilling hinges on the door frames, covers will be bolted and gaskets installed on the doors. No onsite sales or retail business occurring on the property. The finish products will be picked up and transported for sales off site. A 150 sq.ft building, identified as a break room, is proposed to be placed on the site.

STAFF RECOMMENDATIONS:

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

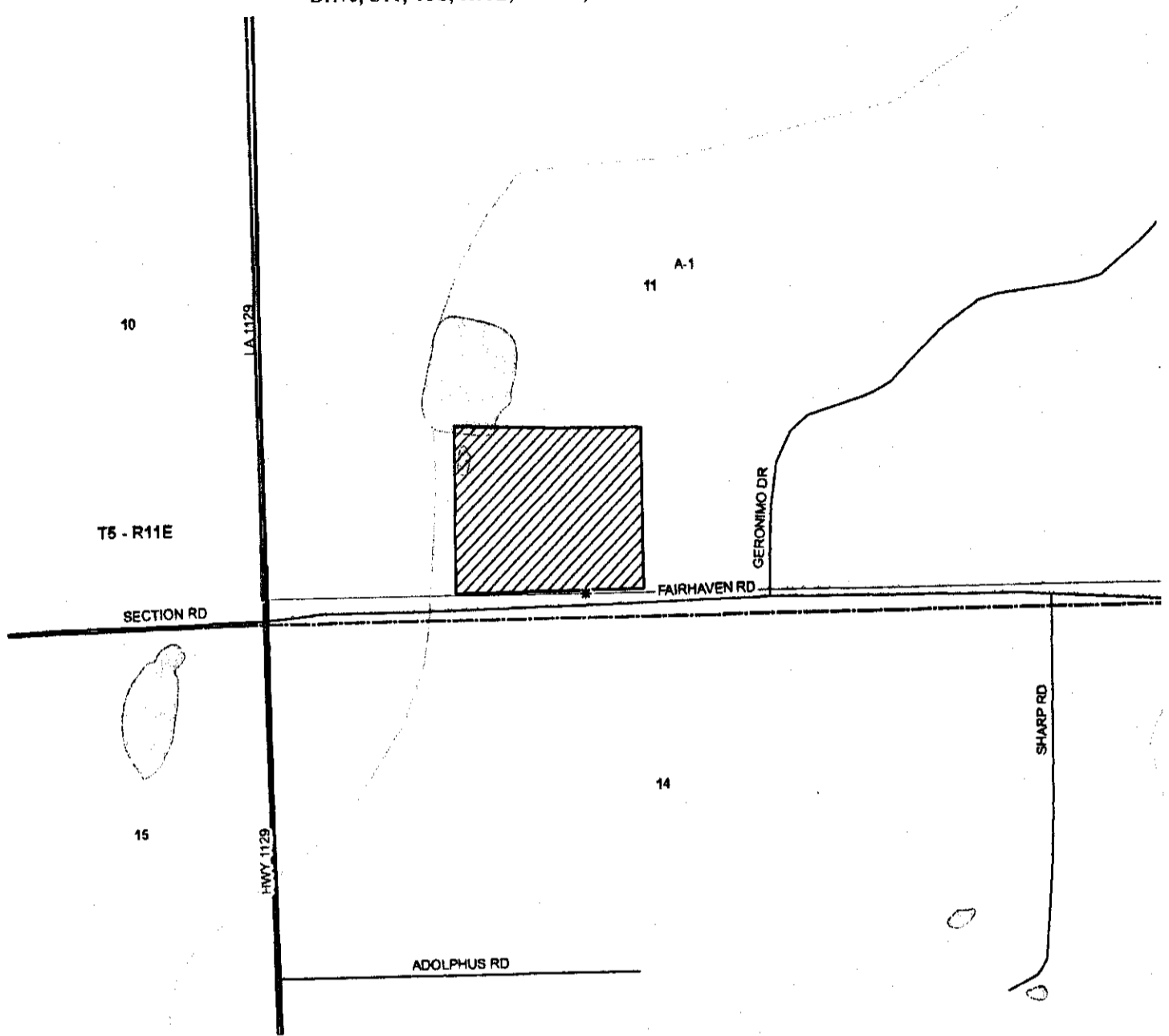
1. The area allowed for the home occupation shall not exceed the 1,000 square feet requested as part of this Conditional Use.
2. Home Occupation (General) - Permitted in R (Rural), SA (Suburban Agriculture), and A-1 (Suburban) Districts.
 - a. Must be clearly incidental and secondary to the primary use of the property as a residence.
 - b. No more than one (1) person who is not related to the resident family can be engaged in the operation of such a business.
 - c. No retail services can be conducted on the premises without the acquisition of a Conditional Use Permit (not part of this request).
 - d. All activities must be taking place inside the barn.
 - e. Outdoor storage must not exceed 400 sq.ft and must be screened with an 8' opaque fence.
 - f. No more than seven (7) vehicle trips (round trips) a day.
 - g. No more than three (3) vehicles associated to the home occupation on site at any one time.
 - h. No more than 1 vehicle trip (round trip) per month which utilizes a parcel delivery service is allowed.
 - i. Deliveries are not allowed which utilize a vehicle which is larger than a typical parcel service truck (2 axles) in residential areas. The maximum amount of unloading time for deliveries made by a private service is 30 minutes.

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.:
PETITIONER:
OWNER:
PROPOSED USE:
PREVIOUS/CURRENT USE:
SQ. FT. OF USE:
GROSS AREA LOT SIZE:
ZONING CLASSIFICATION:
LOCATION:

CP08-09-145
Alexander T. Piehet, III
Melissa N. & Alexander T. Piehet, III
Home Occupation (General) Exceeding 400 sq. ft.
Residential
1,000 sq. ft.
10.1 acres
A-1 (Suburban) District
Parcel is located on the north side of Fairhaven Road, east of LA Highway 1129, west of Geronimo Drive; S11, T5S, R11E; Ward 2, District 2



* Indicates location where property was posted

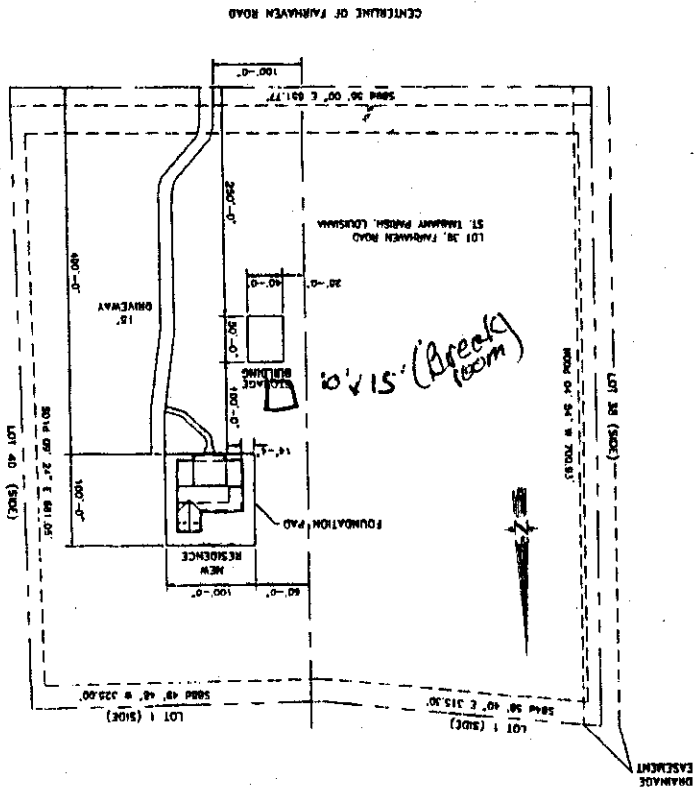
CP08-09-145

MASTERS CREATIONS
 DESIGNS AND DRAWINGS
 RESIDENTIAL - COMMERCIAL - LAND DEVELOPMENT
 KENNER, LA (504) 488-1812

ALEX AND MISSY PIEHET
 LOT 38, FAIRHAVEN ROAD, ST. TAMMANY PARISH, LA
 SITE PLAN, SCHEDULES AND GENERAL NOTES

1 of 7
 08/10/11
 07/23/08
 NOTED
 AGA
 AGA
 AGA

SITE PLAN
 SCALE 1" = 60'



DRAWING INDEX

SHEET NO.	THAT
1	SITE PLAN, SCHEDULES AND GENERAL NOTES
2	FIRST FLOOR PLAN
3	FRONT AND RIGHT EXTERIOR ELEVATIONS
4	LEFT AND RIGHT EXTERIOR ELEVATIONS
5	TYPICAL SECTION
6	BOSS, WINDOW AND FINISH SCHEDULES

SQUARE FOOTAGE

1st Floor Living	2997
Garport and Storage	756
Front Porch	204
Rear Porch	872
Total	4629

GENERAL NOTES:

1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THIS PLAN AND SHALL BE RESPONSIBLE FOR ALL UTILITIES AND PROVISIONS REQUIRED FOR HIS WORK AND ALL OTHERS UNDER HIS RESPONSIBILITY.
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CP08-09-145

To Whom It May Concern:

The building will be used to fabricate metal parts mainly door frames and covers
The hinges will be drilled on the door frames then covers will be bolted on and gaskets
installed. I want reiterate again this is not a business.

Sincerely,

Alex P. H. H.

985-264-6695

Home Office

AP 0808-09-145

1. Activities associated with Home Office (please check one):

- Services or products which are primarily a part of hobby-oriented activities for services of music, art or dance instruction (similar types of activities) and/or retail products for arts and craft fairs/ exhibitions or consignment purposes.
- Educational instruction occurring only between 9:00 A.M. and 7:00 P.M. and limited to 1 student per session of instruction, unless the customer is part of a family seeking the service, utilizing one vehicle to arrive at the site.
- Clerical functions, such as filing, billing, receiving or making phone calls, appointment scheduling etc. that are typically associated with a business operation.

- 2. Square footage of the home 2997
- 3. Square footage of home office There is no office
- 4. Square footage of storage area 1000
- 5. Will retail sales or services occur on the premises? Yes No
- 6. How many non-related employees will be affiliated to the home office? 1
- 7. Does assembly occur on site? Yes No
- 8. How many vehicles associated with the business will be parked on site? 1
- 9. How many vehicles associated with the business, exceeding a typical parcel service truck (2 axles) will be parked on site? 0
- 10. Will you receive deliveries for the home business in a vehicle larger than a typical parcel service truck (2 axles) in residential areas? Yes No
Does the unloading time for deliveries exceed 30 minutes? Yes No
- 11. How many vehicle trips (round trips) are made to your home office per day (the temporary unloading of a delivery from a parcel service is not counted as one of the trips)? 1

Prohibited Uses:

- The use, sale, or exchange of alcohol, flammable liquids or chemical agents, firearms, fireworks, or other similar uses.
- Use as a massage parlor, tattoo parlor, fortune telling, faith healing, or other activities of a similar character.
- Use for engine repairs, including but not limited to auto and auto body repairs, boat repairs or equipment repairs.
- Retail sales or services conducted on premises.

By my signature below, I certify that I have read and understand the above rules relative to the submission of this application and that the business will be conducted in accordance with Section 3.03 Q of the St. Tammany Parish Land Use Ordinance.

Name (please print): Alex Piehet Date: 7-14-08

Signature: Alex Piehet

CP08-09-145

P.(2) HOME OCCUPATION (GENERAL)

Permitted only in R Rural, SA Suburban Agriculture and A-1 Suburban Districts.

1. Must be clearly incidental and secondary to the primary use of the property as a residence.
2. No more than one (1) person who is not related to the resident family can be engaged in the operation of such a business.
3. The area allowed for a home occupation shall not exceed fifteen (15%) percent of the area of the primary residence unless permitted or approved through the Conditional Use Permit process.
4. No retail services can be conducted on the premises without the acquisition of a Conditional Use Permit.
5. No construction, assembly or manufacturing of any kind without the acquisition of a Conditional Use Permit..
6. No outdoor storage unless the site is over 1 acre and properly screen and has a maximum area of 400 sq. ft. unless approved through a Conditional Use Permit process.
7. No more than seven (7) vehicle trips (round trips) a day.
8. No more than three (3) vehicles associated to the home occupation on site at any one time.
9. No more than 1 vehicle trip (round trip) per month which utilizes a parcel delivery service is allowed.
10. Deliveries are not allowed which utilize a vehicle which is larger than a typically parcel service truck (2 axles) in residential areas. The maximum amount of unloading time for deliveries made by a private service is 30 minutes.