



**ST. TAMMANY PARISH**

**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*

*#2*

**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: 8/14/08

**3. CP08-08-127 - Use: Outdoor Storage Yard**

Zoning: R (Rural) District

Use Size: 10,000 sq.ft.

Petitioner: William J. Orazio, Jr.

Owner: William J. Orazio, Jr.

Location: Parcel located on the south side of Jim Sharp Road, east of LA  
Highway 1129, S14, T5S, R11E, Ward 2, District 2

Council District: 2

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

*William J. Orazio, Jr.*  
(SIGNATURE)

Bill ORAZIO

81438 Jim Sharp Rd.

COVINGTON LA 70435

PHONE #: 985-867-3412(H)

985-373-4245(Cell)

**RECEIVED**

**AUG 14 2008**

**PLANNING  
DEPT.**

# CONDITIONAL USE PERMIT STAFF REPORT

Date: July 28, 2008  
CASE NO.: CP08-08-127  
Posted: 07/17/08

Meeting Date: August 5, 2008  
Determination: Denied

PETITIONER: William J. Orazio, Jr.  
OWNER: William J. Orazio, Jr.  
PROPOSED USE: Outdoor Storage Yard  
PREVIOUS/CURRENT USE: Residential  
SQ. FT. OF USE: 10,000 sq.ft.  
GROSS AREA LOT SIZE: 14.83 acres  
ZONING CLASSIFICATION: R (Rural) District  
LOCATION: Parcel located on the north side of Jim Sharp Road, east of LA Highway 1129; S14, T5S, R11E; Ward 2, District 2

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

## LAND USE CONSIDERATIONS

### Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Residential	R (Rural) District
South	Residential	R (Rural) District
East	Vacant	R (Rural) District
West	Undeveloped	R (Rural) District

Existing development? Yes

Multi occupancy development? Yes

## STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for an Outdoor Storage Yard to store trailers and trucks on the site. The site is located on the south side of Jim Sharp Road, east of LA Highway 1129. As required, an 8' opaque screen must be provided around the area to be use for the outdoor storage yard.

## STAFF RECOMMENDATIONS:

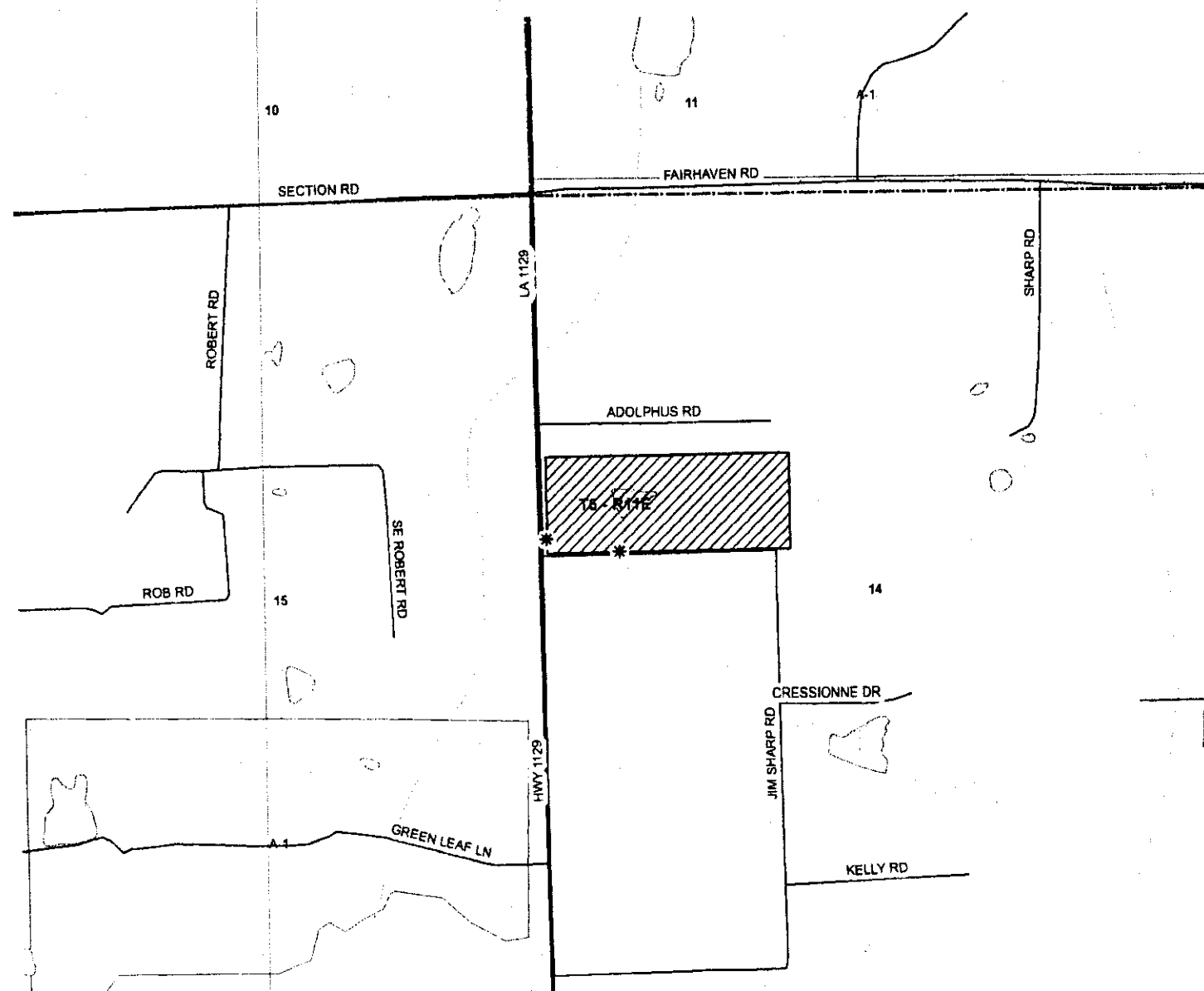
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. The site shall not be operated as a salvage yard.
2. Vehicles kept on premises must have valid registrations.
3. Proposed 8' opaque screen, as required.
4. Existing large trees, shown on the plan, must remain on the site to provide additional screening.
5. Site must use as an outdoor storage yard only. No repair or painting or body work on the trailers and trucks can be taking place on the site.
6. No storage of automotive parts.
7. Note that all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

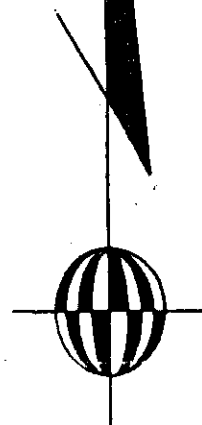
## NOTE TO PETITIONER:

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.

<b>CASE NO.:</b>	CP08-08-127
<b>PETITIONER:</b>	William J. Orazio, Jr.
<b>OWNER:</b>	William J. Orazio, Jr.
<b>PROPOSED USE:</b>	Outdoor Storage Yard
<b>PREVIOUS/CURRENT USE:</b>	Residential
<b>SQ. FT. OF USE:</b>	10,000 sq.ft.
<b>GROSS AREA LOT SIZE:</b>	14.83 acres
<b>ZONING CLASSIFICATION:</b>	R (Rural) District
<b>LOCATION:</b>	Parcel located on the north side of Jim Sharp Road, east of LA Highway 1129; S14, T5S, R11E; Ward 2, District 2



\* Indicates location where property was posted



THIS PROPERTY IS LOCATED IN FLOOD  
ZONE C, AS PER FEDERAL EMERGENCY  
MANAGEMENT AGENCY, FLOOD INSURANCE  
RATE MAP, COMMUNITY PANEL NO.  
225205 D150 C, MAP REVISED 10-17-1989

IRON SET  
IRON FOUND

**MAP PREPARED FOR**

CYNTHIA RENEE ROSS AND  
TIMOTHY W. ROSS

**TIMOTHY W. ROSS**  
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 14 Township 5 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.

**CERTIFIED CORRECT**

# LAND SURVEYING Inc.

**COVINGTON, LOUISIANA**

**LOUISIANA REGISTERED LAND SURVEYOR**

SCALE: 1" = 300'

DATE: May 18, 1993

NUMBER: 6104