

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3914 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. BILLIOT SECONDED BY: MR. STEFANCIK

ON THE 11TH DAY OF SEPTEMBER, 2008

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED AT THE NORTHEAST CORNER OF LA HIGHWAY 36 & MELISSA LANE, BEING LOT 3, BLOCK 5, GARLAND'S ADDITION AND WHICH PROPERTY COMPRISES A TOTAL OF 13,000 SQ.FT. OF LAND MORE OR LESS, FROM ITS PRESENT SA (SUBURBAN AGRICULTURAL) DISTRICT TO A C-1 (NEIGHBORHOOD COMMERCIAL) DISTRICT, WARD 3, DISTRICT 3. (ZC08-07-039)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC08-07-039, 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

EXHIBIT "A"

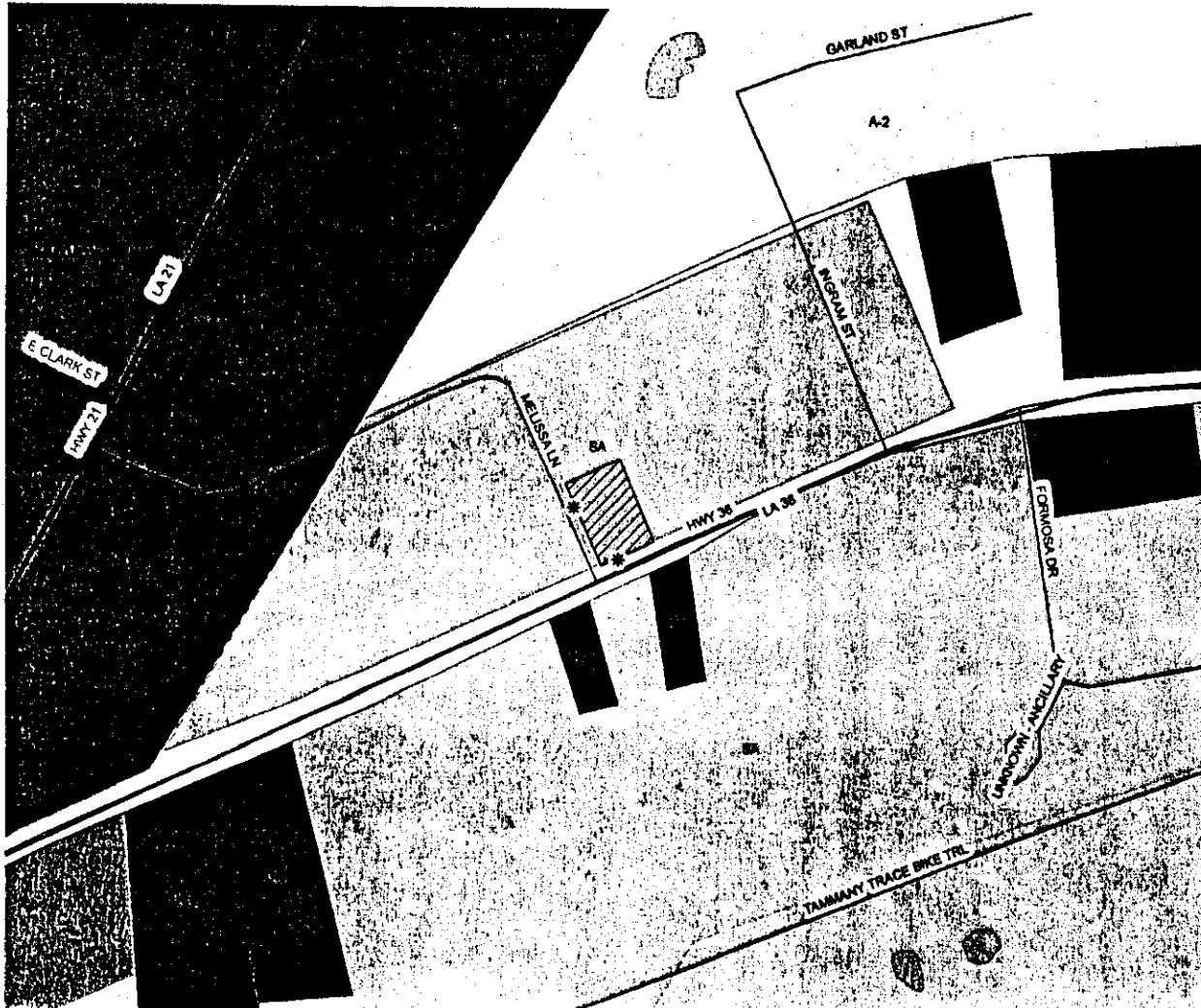
ZC08-07-039

ONE CERTAIN LOT OR PARCEL OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges and advantages thereunto belonging, or in anywise appertaining thereto. Situated in the Parish of St. Tammany, State of Louisiana, and being fully described as follows, to-wit:

Lot Three (3) of block numbers Five (5) in Garland's Addition to the Town of Covington and Claiborne, Louisiana in Section Forty Two (42), Township six (6) South, Range Eleven (11) East, Greensburg District, St. Tammany Parish, Louisiana, as per plat made by J.W. Cunningham, Surveyor, and acknowledged before Robert Legler, Notary Public, which plat is on file in the office of the Clerk of Court for St. Tammany Parish, Louisiana.

Said lot had a front of one hundred (100') feet on the Covington-Abita Springs Highway by a depth of one hundred fifty (150') feet between equal and parallel lines.

CASE NO.: ZC08-07-039
PETITIONER: Rhonda Lacoste
OWNER: LaGrand Investment, L.L.C./Rhonda Lacoste
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located at the northeast corner of LA Highway 36 & Melissa Lane, being lot 3, block 5, Garland's Addition; S42, T6S, R11E; Ward 3, District 3
SIZE: 13,000 sq.ft.



* Indicates location where property was posted

LOT 3, BLOCK 5, GARLAND ADDITION TO COVINGTON, as per
survey by C.R. Schultz dated 14 JULY 1969, also known
as Section 42, Township 6 South, Range 11 East,
St. Tammany Parish, Louisiana, as shown hereon.

The diagram is a site plan for Lot 3, which is a rectangular lot with a total area of 101.44. The lot is bounded by Melissa Lane to the west and LA Hwy 36 to the south. The lot is divided into several areas:

- LOT 3**: The main lot area, with a total area of 101.44.
- RESIDENCE**: A large rectangular building with a width of 29.9 and a depth of 41.9.
- PORCH**: A rectangular area adjacent to the residence, with a width of 29.9 and a depth of 12.0.
- CARPORT**: A rectangular area adjacent to the residence, with a width of 29.9 and a depth of 12.0.
- 10' GRAVEL DRIVEWAY**: A narrow driveway with a width of 10 feet, connecting the carport to the residence.
- Dimensions**: The lot is bounded by Melissa Lane to the west (128.17) and LA Hwy 36 to the south (100.44). The lot is divided into sections with dimensions: 101.44 (top), 128.17 (left), 128.15 (right), and 100.44 (bottom). Internal dimensions include 20.5, 29.9, 41.9, 12.0, and 34.7.

PRIOR TO CONSTRUCTION, OWNER OR BUILDER MUST VERIFY
SETBACK LINES AND BASE FLOOD ELEVATIONS WITH THE
APPROPRIATE CITY/PARISH GOVERNING OFFICIALS.

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plot that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NAVD 1988 datum.

1, hereby certify that this plot is based on a physical survey made on the ground and in accordance with the standards of the SUBURBAN Survey and the applicable standards of practice contained in LAC 46:14. Signature must be in ink and sealed by the undersigned for this plot to be classified correct.

WILLIAM H. WILSON

FIG. No. 4336

1994年12月15日

NED R. WILSON, PLS

LOUISIANA REGISTERED LAND SURVEYOR # 4338
1990 SURGI DRIVE
MANDEVILLE, LOUISIANA 70448
TEL: (985) 828-5851 FAX: (985) 828-5828

CLASS/TYPE	"C"	CPN: 225205 0230 C
BOUNDARY	16 APR 07	FIRM DATE: 17 OCT '89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	12463	SCALE: 1 inch = 20 ft