



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

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

(Reference Case Number)

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

Donna Nevels
(SIGNATURE)

Donna Nevels
131 W. Howze Beach
Slidell LA 70458
PHONE #: 504-606-2185

RECEIVED
AUG 14 2008
PLANNING
DEPT.

2. ZC08-07-040

Existing Zoning:	SA (Suburban Agricultural) District
Proposed Zoning:	C-1 (Neighborhood Commercial) District
Acres:	15,000 sq. ft.
Petitioner:	Donna Nevels
Owner:	Donna Nevels
Location:	Parcel located on the northeast corner of Howze Beach Road & Rio Street, being lots 5, 6, 7 & 8, Square 39, Spanish Trail Highlands, S44, T9S, R14E, Ward 9, District 12
Council District:	12

(TABLED FROM 7/1/08 MEETING)

ZONING STAFF REPORT

Date: July 28, 2008

Meeting Date: August 5, 2008

Case No.: ZC08-07-040

Determination: Denied

Prior Action: Tabled 07/01/08

Posted: 07/18/08

GENERAL INFORMATION

PETITIONER: Donna Nevels
OWNER: Donna Nevels
REQUESTED CHANGE: From SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel is located on the northwest corner of Howze Beach Road and Rio Street, being Lots 5, 6, 7, and 8, Square 39, Spanish Trail Highlands; S44, T9S, R14E; Ward 9, District 12
SIZE: 15,000 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish (Howze Beach Rd.)	Road Surface: Asphalt	Condition: Good
Parish (Howze Beach Blvd.)	Asphalt	Fair
Parish (Rio St.)	Asphalt	Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Vacant	SA (Suburban Agricultural) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Commercial - City of Slidell	Incorporated City of Slidell
West	Vacant (fenced)	SA (Suburban Agricultural) District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS

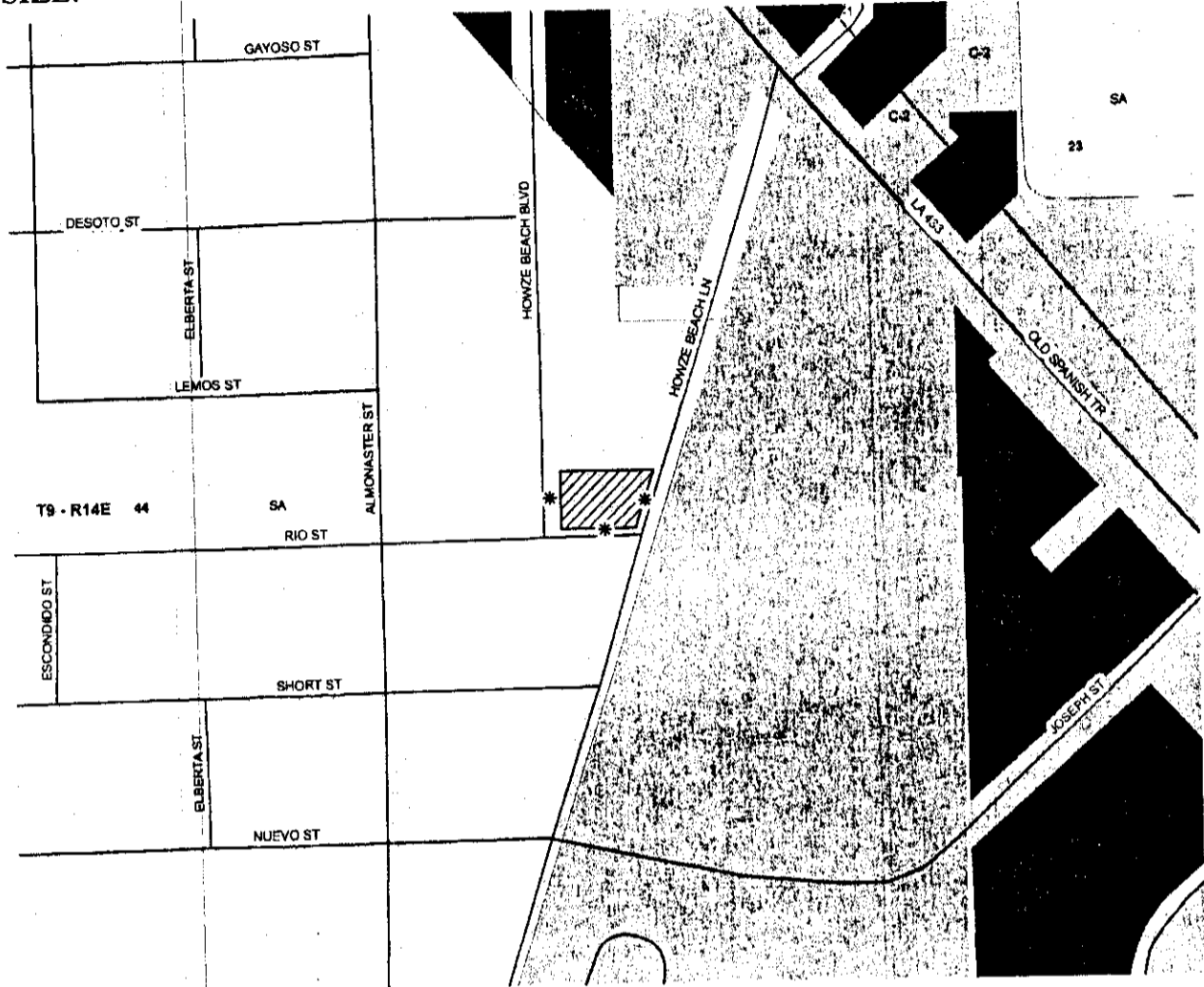
The petitioner is requesting to change the zoning from SA (Suburban Agricultural) District to C-1 (Neighborhood Commercial) District. The site is located south of Hwy 433 (Old Spanish Trail) and fronts Howze Beach Road (east side), backs up to Howze Beach Blvd (west side) with the side running along Rio Street. The 2025 future land use plan designates the area to be developed as Residential Infill. The requested zoning change does not meet the 2025 future land use plan.

The site is currently surrounded by a mix of commercial and residential uses. Directly to the north and east of this site are commercial businesses leading down from Old Spanish Trail. These businesses are all in the incorporated City of Slidell. Directly to the south on Rio Street is a single family residence and to the west is a residential neighborhood with the two closest lots (west and north) being vacant. Staff believes there is no compelling reason for the rezoning.

STAFF RECOMMENDATION:

The staff recommends that the request for a C-1 (Neighborhood Commercial) District designation be denied.

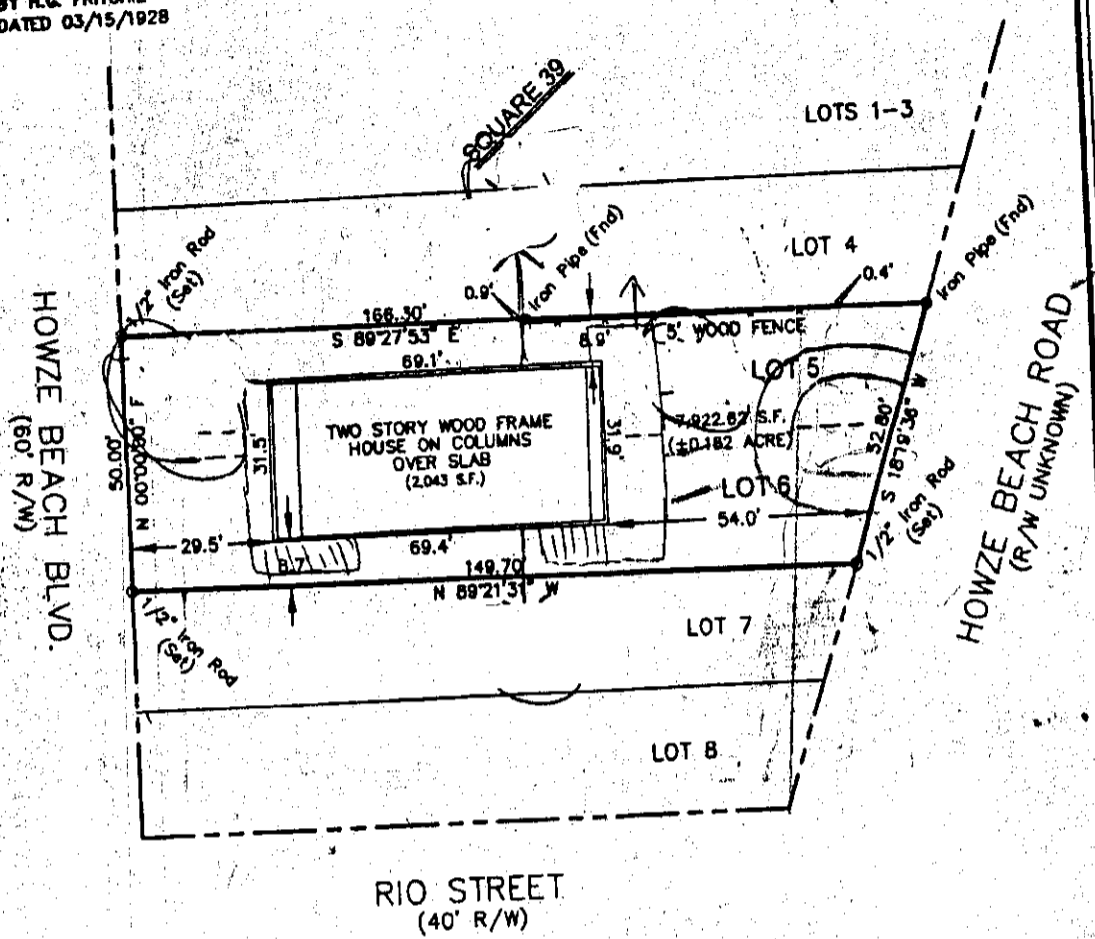
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SIZE: 15,000 sq. ft.



* Indicates location where property was posted

PREVIOUS SURVEYS:
 SURVEY NO. 102394
 BY: ROBERT LOVELL
 DATED: 08/24/1998
 SURVEY NO. 5670/23702
 BY: NIM BORGES
 DATED: 01/21/1978
 REVISED: 03/21/1980
 SUBDIVISION SURVEY NO. 670
 BY: H.G. FRITCHE
 DATED: 03/15/1928

NOTE: 2008-07-040
 THE PARISH OF ST. TAMMANY
 REQUIRES THE MINIMUM FINISHED
 FLOOR ELEVATION IN THIS AREA
 TO BE AT ABFE.
 ZONE: A5
 ABFE: AE 10.0'
 PANEL: LA-LL41
 DATE: 01/18/2006



LEGEND:
 ○ 1/2" Iron Rod Set
 ● 1/2" Iron Rod Found
 ⊙ Cross

ADDRESS: 210 W. HOWZE BEACH ROAD

GRAPHIC SCALE
 1" = 30' FEET

BUILDING SETBACKS
 (Verify All in Construction)
 Front Setback.....
 Side Setback.....
 Rear Setback.....

I CERTIFY THAT THIS PLAT DOES NOT REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.L.M. No. 225205 D535 D
 F.L.M. Date: 09/02/1997
 DR: AS SJE SJT
 * Verify prior to construction with Local Governing Body.

DRAWN BY: DGH
 CHECKED BY: MD

SCALE: 1" = 30'

DRAWING NO. 20071458
 DATE: 05/24/2007

J.V. Burkess & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 HWY. 190 EAST
 Slidell, Louisiana 70458
 E-mail: jvbaassoc@jvburkess.com
 Phone: 985-849-0075 Fax: 985-849-0184
 Mississippi Phone: 228-435-5800

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SURVEY IN SUBDIVISION
 LOTS 5 & 6, SQ. 39, SPANISH TRAIL HIGHLANDS
 IN SECTION 44, T-9-S, R-14-E
 NEAR THE CITY OF SLIDELL,
 ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: DONNA NEVELS-RHODY

STATE OF LOUISIANA
 SURVEYOR
 REG. NO. 1095
 J.V. BURKESSE
 REG. NO. 1095

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Mike Sevante

From: Jerry Binder [jerry.district12@gmail.com]
Sent: Monday, August 18, 2008 12:50 PM
To: Mike Sevante; Neil Hall
Cc: Theresa L. Ford; Hope W. O'Bryan
Subject: Fwd: Request to table September appeal

Attachments: DOC (28).PDF



DOC (28).PDF (76 KB)

Mike/Neil, I have no problem tabling this appeal due to the applicant having a detached retina in both eyes. My only question is can we legally do that or do we need to at least put it on the September 4 agenda as an appeal and then make a motion to table for one month due to the applicants medical problem?

Please advise.

Thanks, Jerry.

----- Forwarded message -----

From: Theresa L. Ford <tlford@stpgov.org>
Date: Aug 15, 2008 3:18 PM
Subject: Request to table September appeal
To: Jerry Binder <jerry.district12@gmail.com>
Cc: Mike Sevante <mikes@stpgov.org>, "Hope W. O'Bryan" <hwobryan@stpgov.org>

<<DOC (28).PDF>> Attached please find a copy of an appeal request along with a letter and medical excuse requesting that the appeal be tabled. The appeal will appear on the September agenda, but the appellant is asking that it be tabled until October to give her time to recover from eye surgery. Planning contacted me about this lady and I told them I would contact you. Please let me know if you are willing to table the appeal, so that I can contact the appellant and the Planning Department.
Thank you. Theresa

*131 West Hwy
Peachtree
Stall
WSE*