



DEPARTMENT OF PLANNING
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COVINGTON, LA 70434
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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: 16 Oct 2009

(Reference Case Number)

PLANNING
DEPT.
OCT 16 2009
RECEIVED

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

Joy Burlett (by Kala Corcoran)
(SIGNATURE)
102 Eagle Rd
Covington, LA 70435
CORCORAN
76221 Hwy 437
Covington, LA 70435

PHONE #: 985-809-3272

CP09-10-080 - Use: Commercial Dog Kennel

Zoning:	A-1 (Suburban) District
Use Size:	1,748 sq.ft.
Petitioner:	Gina Burlett
Owner:	Joy L. Burlett
Location:	Parcel located on the north side of Eagle Road, west of South Fitzmorris Road, being 102 Eagle Road, Covington, S9, T6S, R11E, Ward 3, District 2
Council District:	2

CONDITIONAL USE PERMIT STAFF REPORT

Date: September 28, 2009
CASE NO.: CP09-10-080
Posted: 09/16/09

Meeting Date: October 6, 2009
Determination: Denied

PETITIONER: Gina Burlett
OWNER: Joy L. Burlett
PROPOSED USE: Commercial Dog Kennel
PREVIOUS/CURRENT USE: Residence
SQ. FT. OF USE: 1,748 sq. ft.
GROSS AREA LOT SIZE: 5.13 Acres
ZONING CLASSIFICATION: A-1 (Suburban) District
LOCATION: Parcel located on the north side of Eagle Road, west of South Fitzmorris Road, being 102 Eagle Road, Covington; S9, T6S, R11E; Ward 3, 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	A-1 (Suburban) District
South	Residential	A-1 (Suburban) District
East	Residential	A-1 (Suburban) District
West	Residential	A-1 (Suburban) District

Existing development? Yes

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Commercial Dog Kennel for approximately 20 to 30 animals. The site is located on the north side of Eagle Road, west of South Fitzmorris Road, being 102 Eagle Road, Covington. A site plan has been provided, showing the location of the proposed kennels and the running field. Note that the kennel must meet all the Parish requirements as stated below.

STAFF RECOMMENDATIONS:

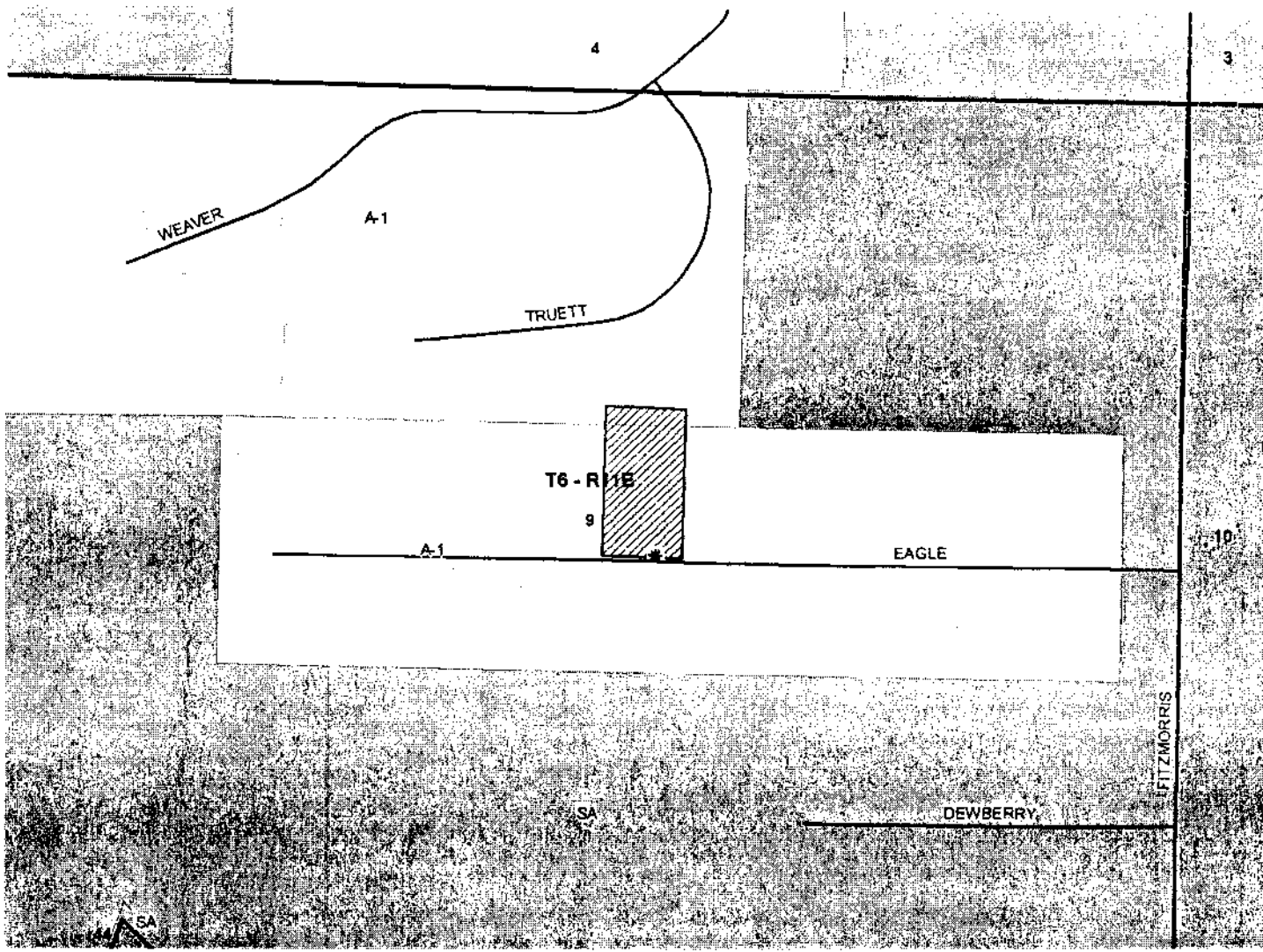
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. A permit to operate an Animal Establishment must be obtained from the St. Tammany Parish, Department of Animal Services before the commercial kennel can be in operation and before applying for the occupational license.
2. Provide the front, sides & rear setbacks for each kennel structure, shown on the plan.
3. Requirements for Enclosure: A fence or structure of at least six (6) feet in height, forming a pen suitable to prevent the unauthorized entry of human beings, and suitable to confine a dangerous animal. Such enclosures shall be securely closed and locked at all times and shall have secure sides. Such structures shall further have a secure bottom sufficient to prevent said animal from digging its way under and/or out of the said enclosure. The enclosure shall be located in a secure fenced area so as to prevent any person, except under conditions supervised by the animal's owner, from gaining any contact with the said animal. The enclosure shall have adequate shelter for the animal consisting of at least a roof and three sides. The dimensions of the enclosure shall meet or exceed the width and depth requirements established in Section 4-121.10 for adult dogs in runs.
4. Fresh water for drinking shall be available to all species at all times. Containers shall remain clean. All water containers shall remain free of fecal matter, urine and other debris and shall always remain easily accessible to the animal.
5. All animals shall be fed a food that is free from contamination, is wholesome, and of a sufficient quantity and nutritive value to meet the normal daily requirements of the animal. All animals shall be fed in clean containers which shall be easily accessible to the animal.
6. All animals are required to have proper shelter. In the case of a pet or companion animal that is kept outdoors, a shelter must have a minimum of three sides, a waterproof roof and a dry floor. Such shelter shall provide proper protection from the sun, rain, cold and the wind. Housing for animals shall be structurally sound and maintained in good repair. Housing for the animal shall allow, as a minimum, enough room for the animal to stand, sit and to turn around comfortably. Proper housing shall always remain easily accessible to the animal at all times.
7. The proposed facility must meet the minimum housing dimension for all pets in kennels, cages, tanks and other enclosures as per Section 4.121.10 of the St. Tammany Parish Code of Ordinances.
8. All dogs and cats shall be inoculated by a licensed veterinarian for rabies yearly. All dogs and cats shall wear the metal rabies inoculation tag given by the veterinarian at all times.
9. All animals must be provided proper veterinary care in cases of illness or injury where professional expertise is required. Such care shall be provided in a timely fashion upon need. In a case where professional veterinary assistance is required and cannot be sought due to financial constraints or limitations, the animal shall not be allowed to continue suffering. If it is in severe physical pain, it shall be surrendered for euthanasia immediately.
10. All animals shall be kept from running at large at all times. Any dog or cat or other animal that is not within the confines of its owner's property shall be considered at-large. All animal owners with fencing, dog yards, pens or other enclosures shall maintain such structures in a sufficient state as to prevent their animals from escaping.
11. Female animals in heat shall be secured in such a manner as to prevent unplanned breeding.
12. All animal containment areas shall be maintained in order that excessive fecal matter and urine does not build up and create unsuitable living conditions for the animal and humans who enter the containment area; and does not create a health hazard and/or offensive odor to adjacent neighbor or neighbors. All animal containment areas should remain free of excessive water buildup and/or excessive flooding or continuous standing water.

NOTE TO PETITIONER

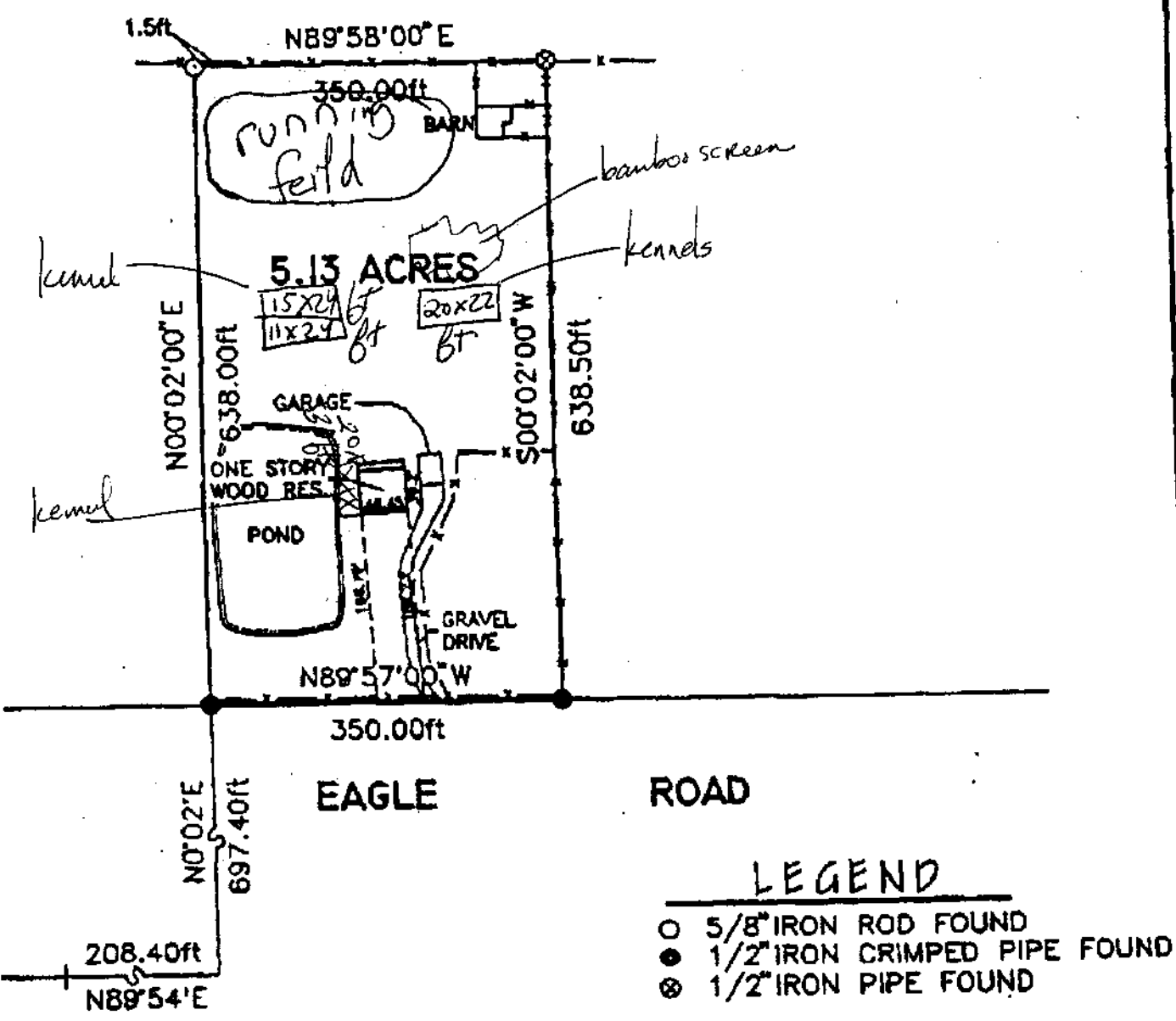
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

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CP09-16-080

A SURVEY OF THE PROPERTY
OF
BARRY W. WOOD



LEGEND

- 5/8" IRON ROD FOUND
- 1/2" IRON CRIMPED PIPE FOUND
- ⊗ 1/2" IRON PIPE FOUND

CERTIFIED CORRECT TO: Barry W. Wood
Lawyers Title Insurance Corporation
Regions Mortgage, Inc.