



St. Tammany Parish Government

Department of Planning

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Covington, LA 70434

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APPEAL # 3

**Pat Brister
Parish President**

ZC Recommended Denial :

4/3/12

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: 4/3/12

CASE NUMBER:

ZC12-04-027

Existing Zoning:	A-3 (Suburban District)
Proposed Zoning:	A-5 (Two Family Residential District)
Acres:	10,500 sq.ft.
Petitioner:	Steve Owens
Owner:	Barbara Ross Owens
Location:	Parcels located on the north side of Pear Street, east of US Highway 190 Service Road, west of Orleans Avenue, beings Lots 20 & 21, Square 23, Ozone Park., S22,T7S,R11E, Ward 4, District 5
Council District:	5

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 SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Steve Owens
(SIGNATURE)

Print name here: Steve Owens

2017 Ronald Reagan Hwy.
Covington, LA 70433

PHONE # 985-867-8109

ZONING STAFF REPORT

Date: March 26, 2012
Case No.: ZC12-04-027
Posted: 03/16/12

Meeting Date: April 3, 2012
Determination: Denied

GENERAL INFORMATION

PETITIONER: Steve Owens
OWNER: Barbara Ross Owens
REQUESTED CHANGE: From A-3 (Suburban District) to A-5 (Two Family Residential District)
LOCATION: Parcels located on the north side of Pear Street, east of US Highway 190 Service Road, west of Orleans Avenue, beings Lots 20 & 21, Square 23, Ozone Park.; S22,T7S,R11E; Ward 4, District 5
SIZE: 10,500 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Single Family Residence	A-3 (Suburban District)
South	Duplex	A-5 (Two Family Residential District)
East	Duplex	A-5 (Two Family Residential District)
West	Single Family Residence	A-3 (Suburban District)

EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

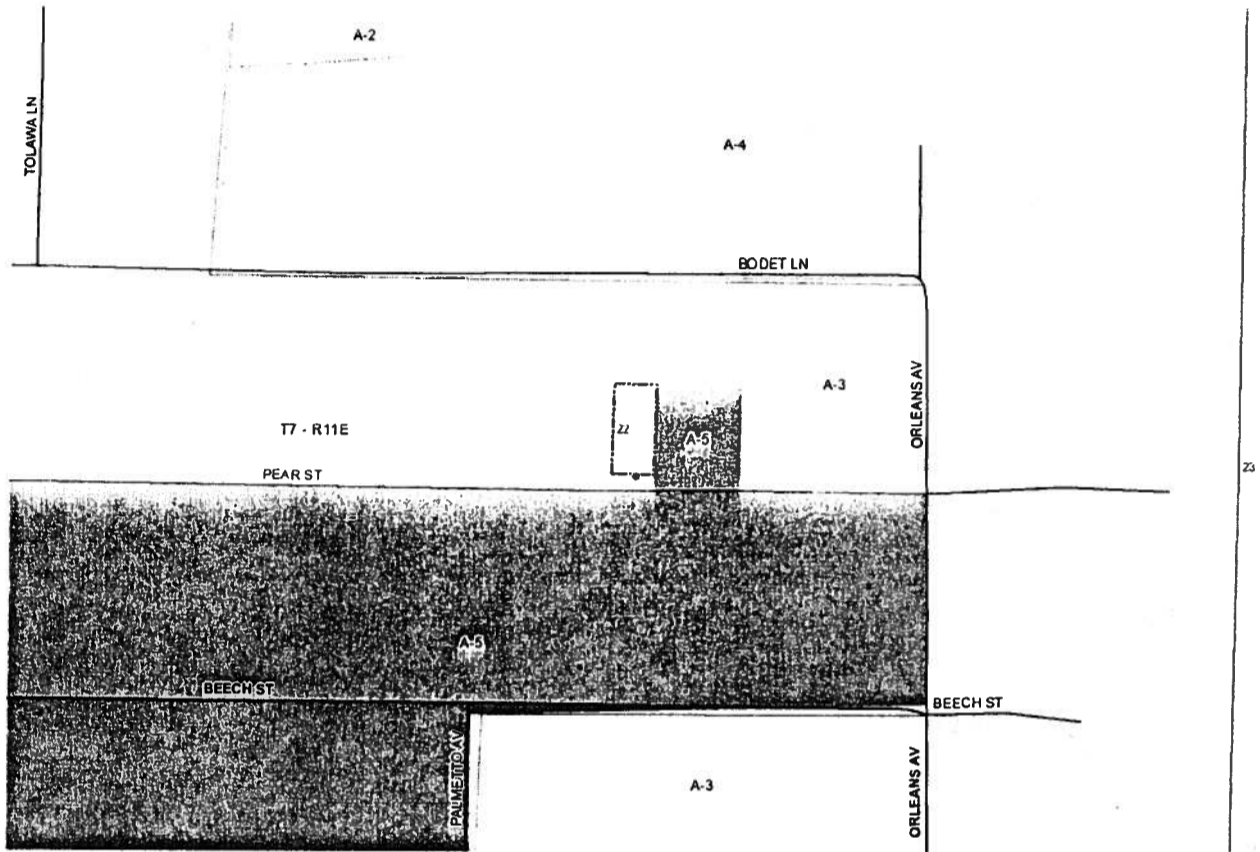
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-3 (Suburban District) to A-5 (Two Family Residential District). The parcels are located on the north side of Pear Street, east of US Highway 190 Service Road, west of Orleans Avenue. The 2025 future land use plan designates the area to be developed with residential uses. The site, proposed to be developed with a duplex, is directly abutting A-5 zoning on the south and east sides. Considering that there are some existing duplexes on Pear Street, staff does not have any objections to the request.

STAFF RECOMMENDATION:

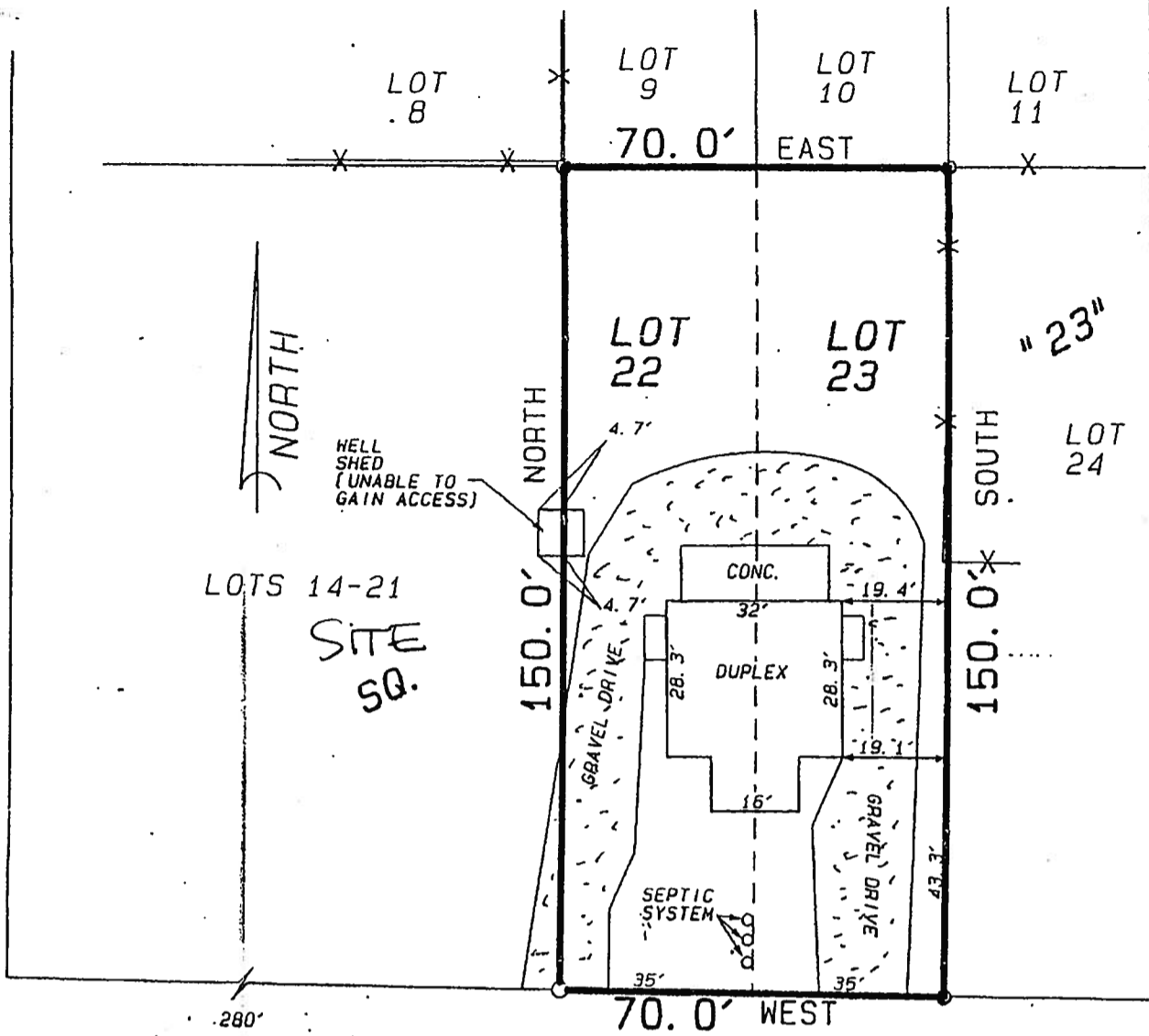
The staff recommends that the request for an A-5 (Two Family Residential District) designation be approved.

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2012-04-027

PALMETTO AVENUE



LOTS 14-21
SITE
SQ.

#219-221 PEAR STREET

LEGEND

- ⊙ - Fnd. 1/2" Iron Rod
- - Set 1/2" Iron Rod

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A. In accordance with Community Panel No. 225205 0240 E; Revised: AUGUST 16, 1995

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

This is to certify that I have done an actual ground survey and found that no encroachments or gaps exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

SURVEY MAP OF
LOTS 22 & 23, SQ. 23, OZONE PARK SUBD.

In
St. Tammany Parish, Louisiana
for

YVONNE O. WILSON

Survey No. 2004 569
Date: JULY 6, 2004

Drawn by: JDL
Revised:

Scale: 1" = 30'

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (985) 626-0808
 SUIDELL (985) 643-2508 • MANDEVILLE (985) 626-3546 • N. O. (504) 456-2042
 HAMMOND (985) 345-7641 • FAX NO. (985) 626-0057 • E-MAIL jebco1@bellsouth.net

This survey is certified True and Correct by

JOHN E. BONNEAU
REG. No. 4423

Professional Land Surveyor
Registration No. 4423