



# St. Tammany Parish Government

Department of Planning  
P. O. Box 628  
Covington, LA 70434  
Phone: (985) 898-2529  
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Pat Brister  
Parish President

ZC DENIED: 7/3/12

APPEAL # 3

**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: 7/5/12

Case Number: ZC12-07-056

A-2 to HC-2 (1.44 Acres)

**ZC12-07-056**

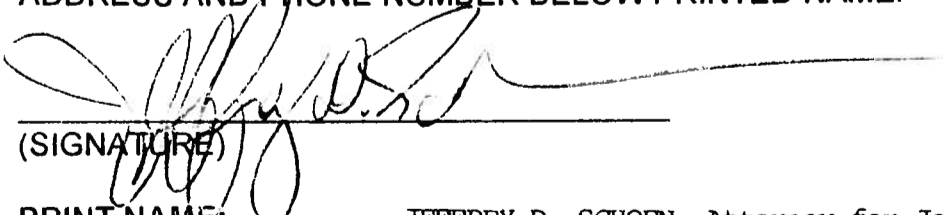
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: HC-2 (Highway Commercial District)  
Acres: 1.44 acres  
Petitioner: Jeff Schoen  
Owner: Joy D. Hobart  
Location: Parcel located at the southeast corner of LA Highway 21 & LA Highway 1083, S5,T6S,R12E, Ward 10, District 6  
Council District: 6

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 UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

  
\_\_\_\_\_  
(SIGNATURE)

PRINT NAME: JEFFREY D. SCHOEN, Attorney for Joy D. Hobart

ADDRESS: P.O. Box 1810, Covington, LA 70434

PHONE # 985-892-4801

# ZONING STAFF REPORT

Date: June 25, 2012

Case No.: ZC12-07-056

Posted: 06/14/12

Meeting Date: July 3, 2012

Determination: Denied

## GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Joy D. Hobart  
**REQUESTED CHANGE:** From A-2 (Suburban District) to HC-2 (Highway Commercial District)  
**LOCATION:** Parcel located at the southeast corner of LA Highway 21 & LA Highway 1083; S5,T6S,R12E; Ward 10, District 6  
**SIZE:** 1.44 acres

## 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	Residential	A-2 (Suburban District)
South	Residential	A-2 (Suburban District)
East	Residential	A-2 (Suburban District)
West	Residential	A-2 (Suburban District)

#### EXISTING LAND USE:

Existing development? No

Multi occupancy development? No

#### COMPREHENSIVE PLAN:

**Residential/ Agricultural** - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

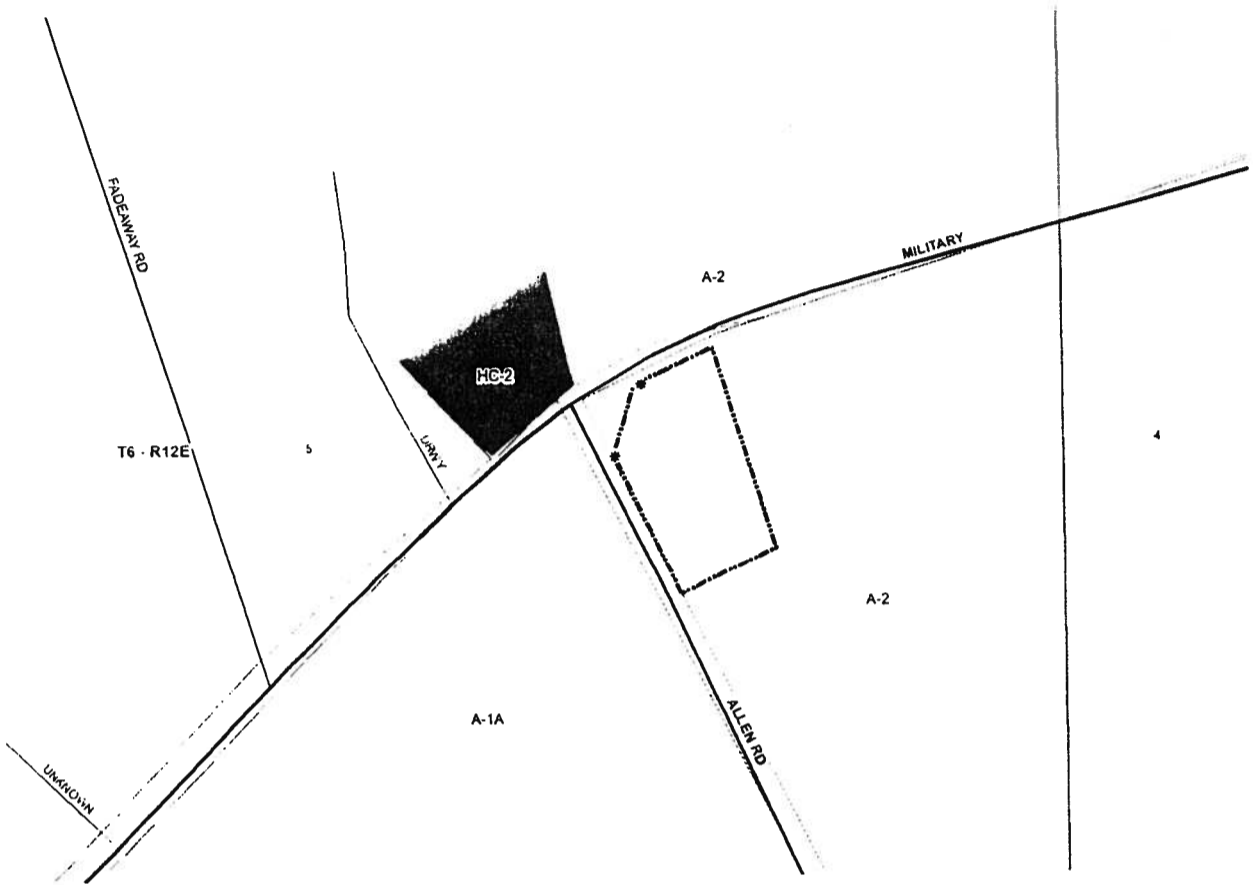
#### STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to HC-2 (Highway Commercial District). The site is located at the southeast corner of LA Highway 21 & LA Highway 1083. The 2025 future land use plan calls for this area to be developed with residential and agricultural uses. The site is surrounded by single family residences and undeveloped land, and one commercial business, across from the site. Staff feels that there is no compelling reason to recommend approval.

#### STAFF RECOMMENDATION:

The staff recommends that the request for a HC-2 (Highway Commercial District) designation be denied.

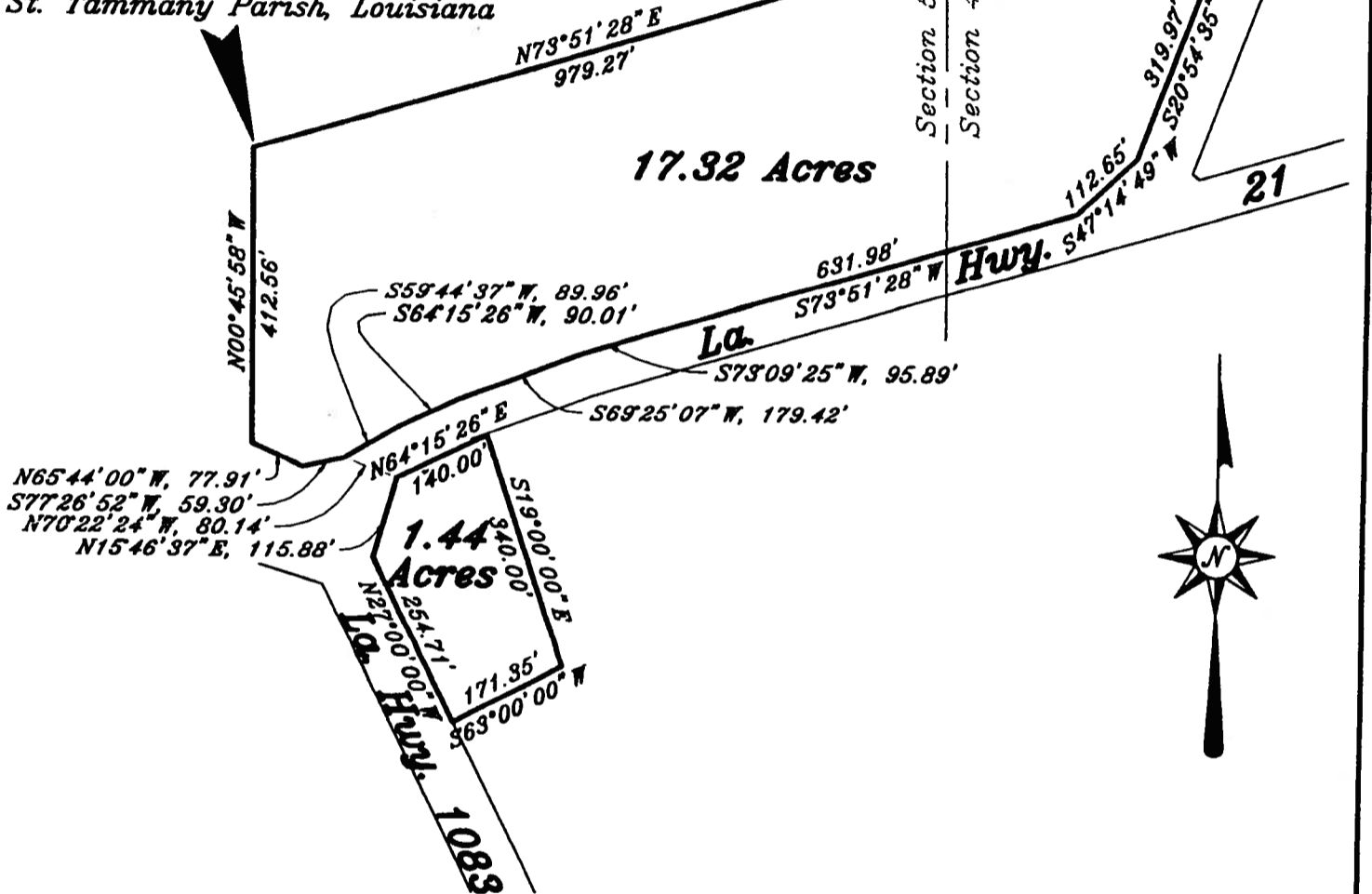
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This is not a property boundary survey.  
 The sole purpose of this map is for zoning  
 purposes only and should not be used for  
 construction, bidding, recordation,  
 conveyance, sales, or as the basis for the  
 issuance of a permit.  
 This map was compiled from various maps  
 and deeds, this was not an actual ground  
 survey.

ZC12-07-056

This point is  $S50^{\circ}50'49''$  W,  
 $1029.85'$ ;  $S00^{\circ}45'58''$  E,  
 $581.58'$  from the Section Corner  
 common to Sections 32 & 33 T5S  
 R12E and Section 5 T6S R12E,  
 St. Tammany Parish, Louisiana



BUILDING SETBACK LINES SHOULD BE DETERMINED BY OWNER  
 OR CONTRACTOR PRIOR TO ANY CONSTRUCTION.

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.  
 SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY  
 WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS  
 PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS  
 MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED  
 PEDESTALS.

MAP PREPARED FOR **Joy Hobart**

SHOWN PROPERTY LOCATED IN **Sections 4 and 5 Township 6 South  
 Range 12 East, St. Tammany Parish, Louisiana**

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
 (985) 842-6211 office (985) 848-0355 fax

SCALE: 1" = 250'

DATE: April 19, 2012

NUMBER: 15554