

ZC APPROVED: 12/6/11



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

APPEAL # 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: 12.06.2011

CASE NUMBER: ZC 11.12.089

Opposition on behalf of Marigny Trace Subd based on projection that rezoning to A4A would open window for future rezoning of other lots in area to A4A, reducing property values.

This property is on the gateway to Marigny Trace, having larger lots with property values in \$300,000 range.

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

[Signature]
(SIGNATURE)

Print name here: LOVELLE BLITCH

452 TADAGEN DR

Mandeville, LA 70448

PHONE # 985.264.6222

ZC11-12-099

Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-4A (Single-Family Residential District)
Acres: 17,551 sq.ft.
Petitioner: Joetta K. Goss
Owner: Joetta K. Goss
Location: Parcel located on the east side of Labarre Street, north of Foy Street, in Square 261, Town of Mandeville, S38,T8S,R11E Ward 4, District 10

Council District: 10

ZONING STAFF REPORT

Date: November 28, 2011
Case No.: ZC11-12-099
Posted: 11/14/11

Meeting Date: December 6, 2011
Determination: Approved

GENERAL INFORMATION

PETITIONER: Joetta K. Goss
OWNER: Joetta K. Goss
REQUESTED CHANGE: From A-4 (Single-Family Residential District) to A-4A (Single-Family Residential District)
LOCATION: Parcel located on the east side of Labarre Street, north of Foy Street, in Square 261, Town of Mandeville; S38, T8S, R11E; Ward 4, District 10
SIZE: 17,551 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	Residential	A-4 (Single-Family Residential District)
South	Residential	A-4 (Single-Family Residential District)
East	Undeveloped	A-4 (Single-Family Residential District)
West	Undeveloped	A-4 (Single-Family Residential 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.

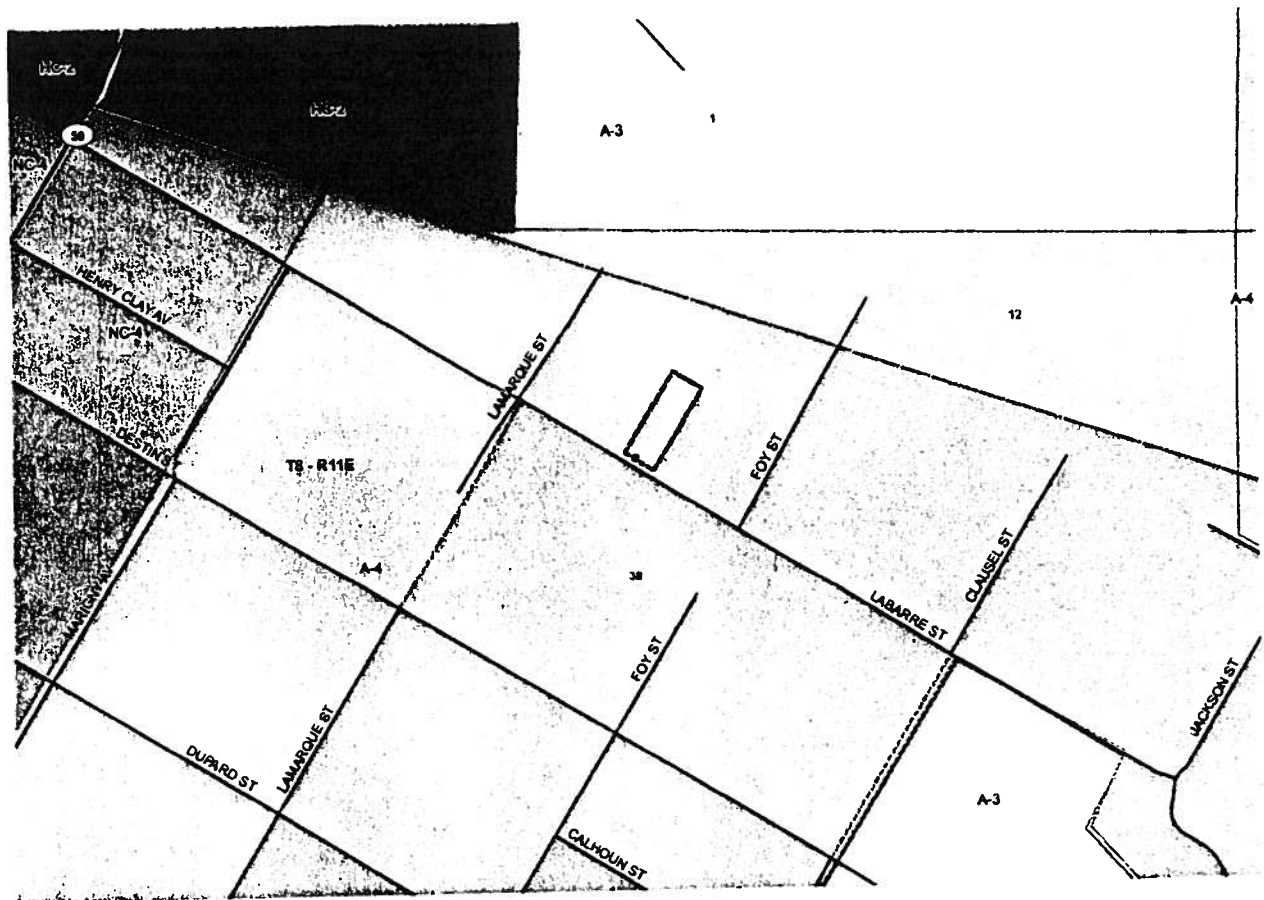
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single-Family Residential District) to A-4A (Single-Family Residential District), in order to add a portion of the subject site to an existing residential site and create a buildable lot with the remaining portion of the property (See attached survey). The 2025 future land use plan designates the area to be developed with residential uses at a variety of density. The area is currently developed with single family residences on a variety of lot size.

STAFF RECOMMENDATION:

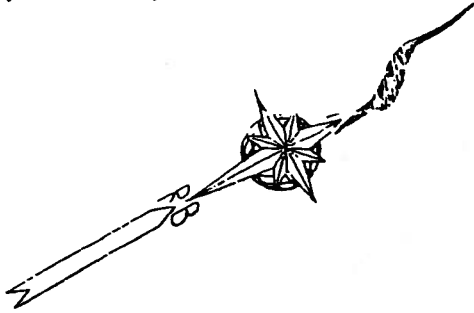
The staff recommends that the request for an A-4A (Single-Family Residential District) designation be denied.

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2011-12-099

HENRY



SQUARE

261

EDGE OF SQUARE

RE Zoning A4A

(404.0' Plat)
N29°59'34"E 400.58'

JOX LOT VACANT

WANT TO ADD THIS TO MY HSE PROPERTY

* AREA 32.683 SQ. FT.

(81.9' Plat)
S71°58'58"E 81.66'

417.93

197.85

SQUARE 261

530'00
(BASE BEAR ASSUMED)

FOY STREET

DECK

MY HOUSE

GRAPES

PORCH

DRIVEWAY

6.212

214.8'

220.0'

243.85'

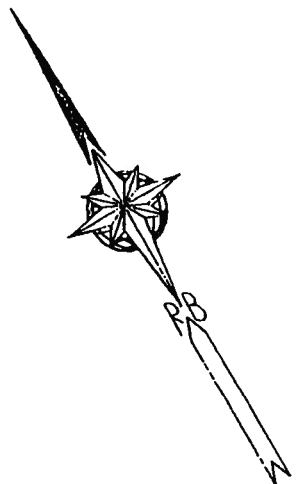
FOY STREET (NOT CONSTRUCTED)

NOTE: OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

DECEMBER 9, 2011 10:58 AM

2011-12-099



EDGE OF SQUARE

SQUARE 261

(81.9' Plat)
571'58"58"E
81.66'

LOT BEHIND
MY HOUSE

MY HOUSE +
LOT

1670 FOY

AREA
32 683
SQ. FT.

(404.0' Plat)
N29°59'34"E 400.58'

417.93
(418.7' Plat)
S30°00'00"W
BASE BEARING ASSUMED

FOY STREET

NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
CONSTRUCTION BEGINS.

● DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

REFERENCE: SURVEY OF MUGNIER ESTATE BY
LOWELL E. CUMMINGS; DATED JAN. 24, 1978.

1/2" IRON PIPE FND 1/2" IRON PIPE SET 212.9'

79.84'
N59°43'03"W
(80.0' Plat)

LABARRE ST.

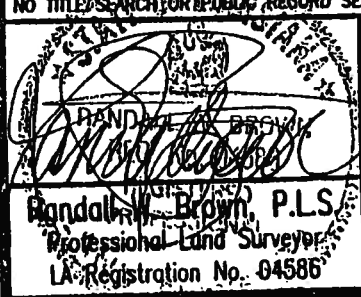
Note: This is to certify that I have consulted the Federal
Insurance Administration Flood Hazard Boundary Maps
and found the property described IS NOT located
in a special flood hazard area. It is located in Flood Zone C

FIRM Panel# 225205 0360 C Rev. 4-2-91

Survey of
A PARCEL OF GROUND SITUATED IN SQUARE 261
TOWN OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
JOETTA K, GOSS
RESOURCE BANK; MAHONY TITLE SERVICES, L.L.C.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH FOR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.



Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners • Consultants
228 W. Causeway App. Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309

Date: AUGUST 21, 2002
Survey No. 02719

Scale: 1"=60'±
Drawn By: M.F.H.
Revised:

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