



APPEAL # 6

ZC DENIED: 11/04/2020

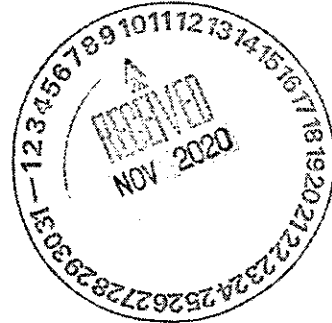
ST. TAMMANY PARISH

MICHAEL B. COOPER  
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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 11-09-2020



3. 2020-2054-ZC

Existing Zoning: A-2 (Suburban District)

Proposed Zoning: A-2 (Suburban District) and MHO (Manufactured Housing Overlay)

Location: Parcel located on the east side of Beverly Drive, north of Lake Ramsey Road; Covington; S12, T6S, R10E; Ward 3, District 3

Acres: 3.03 acres

Petitioner: Grant Cozine

Owner: Grant Cozine

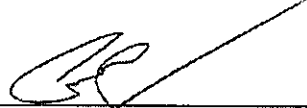
Council District: 3

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: Grant Cozine

ADDRESS: ~~76198 Beverly Drive~~, 72242 Bunny Lane, Covington, LA 70433

PHONE #: 985-635-9079

## ZONING STAFF REPORT

Date: 10/27/2020  
Case No.: 2020-2054-ZC  
Posted: 10/23/2020

Meeting Date: November 4, 2020  
Determination: Denied

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### GENERAL INFORMATION

**PETITIONER:** Grant Cozine

**OWNER:** Grant Cozine

**REQUESTED CHANGE:** From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

**LOCATION:** Parcel located on the east side of Beverly Drive, north of Lake Ramsey Road; Covington

**SIZE:** 3.03 acres

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### GENERAL INFORMATION

#### ACCESS ROAD INFORMATION

**Type:** Parish

**Road Surface:** 2 Lane Asphalt

**Condition:** Good

#### LAND USE CONSIDERATIONS

#### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-1 Suburban District
West	Residential	A-2 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 classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the east side of Beverly Drive, north of Lake Ramsey Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The applicant is requesting to rezone a 3.03-acre site to obtain the MHO Manufactured Housing Overlay. This request complies with the site's Comprehensive Plan designation and as such, staff has no objection.

Case No.: 2020-2054-ZC

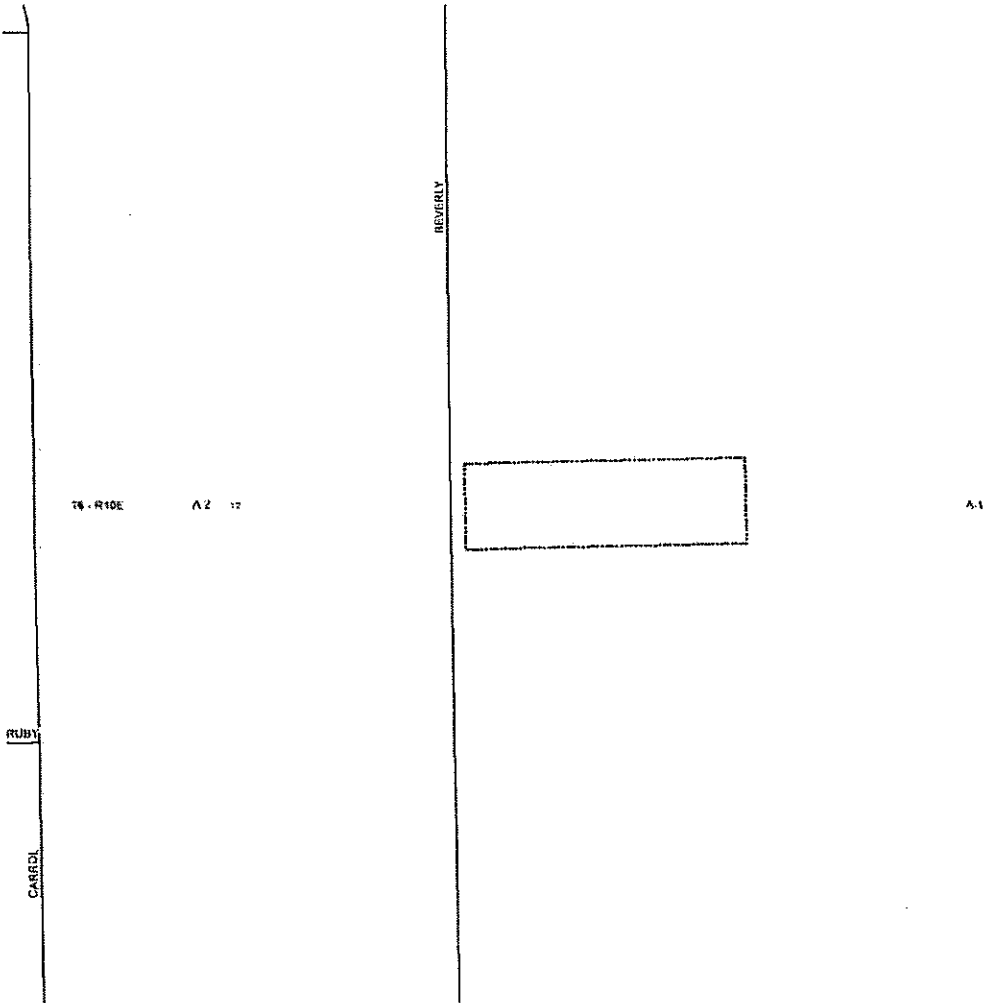
PETITIONER: Grant Cozine

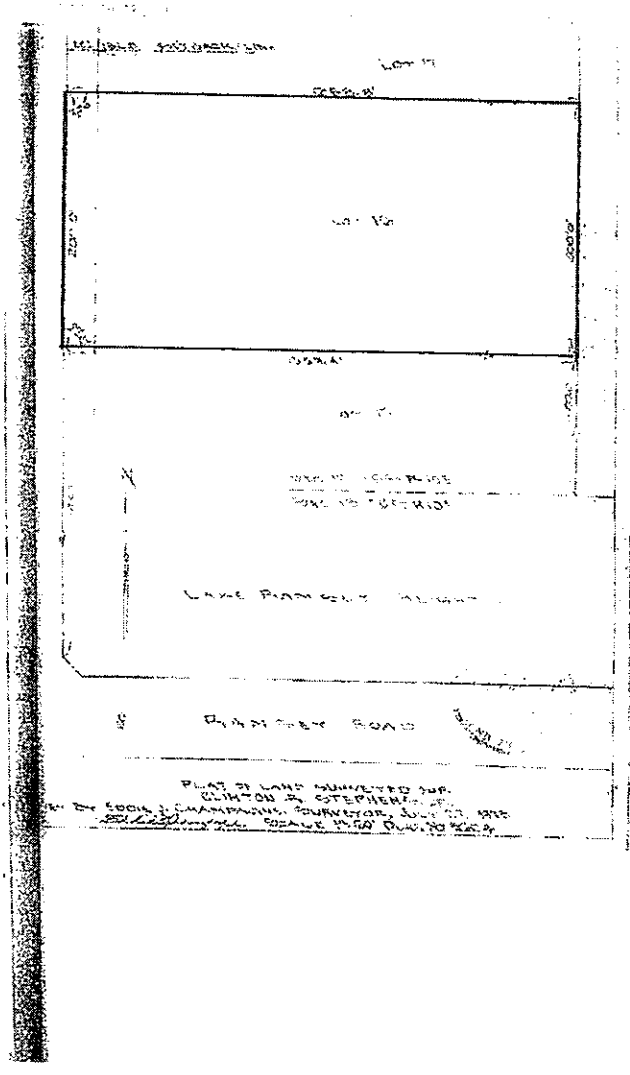
OWNER: Grant Cozine

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the east side of Beverly Drive, north of Lake Ramsey Road; Covington

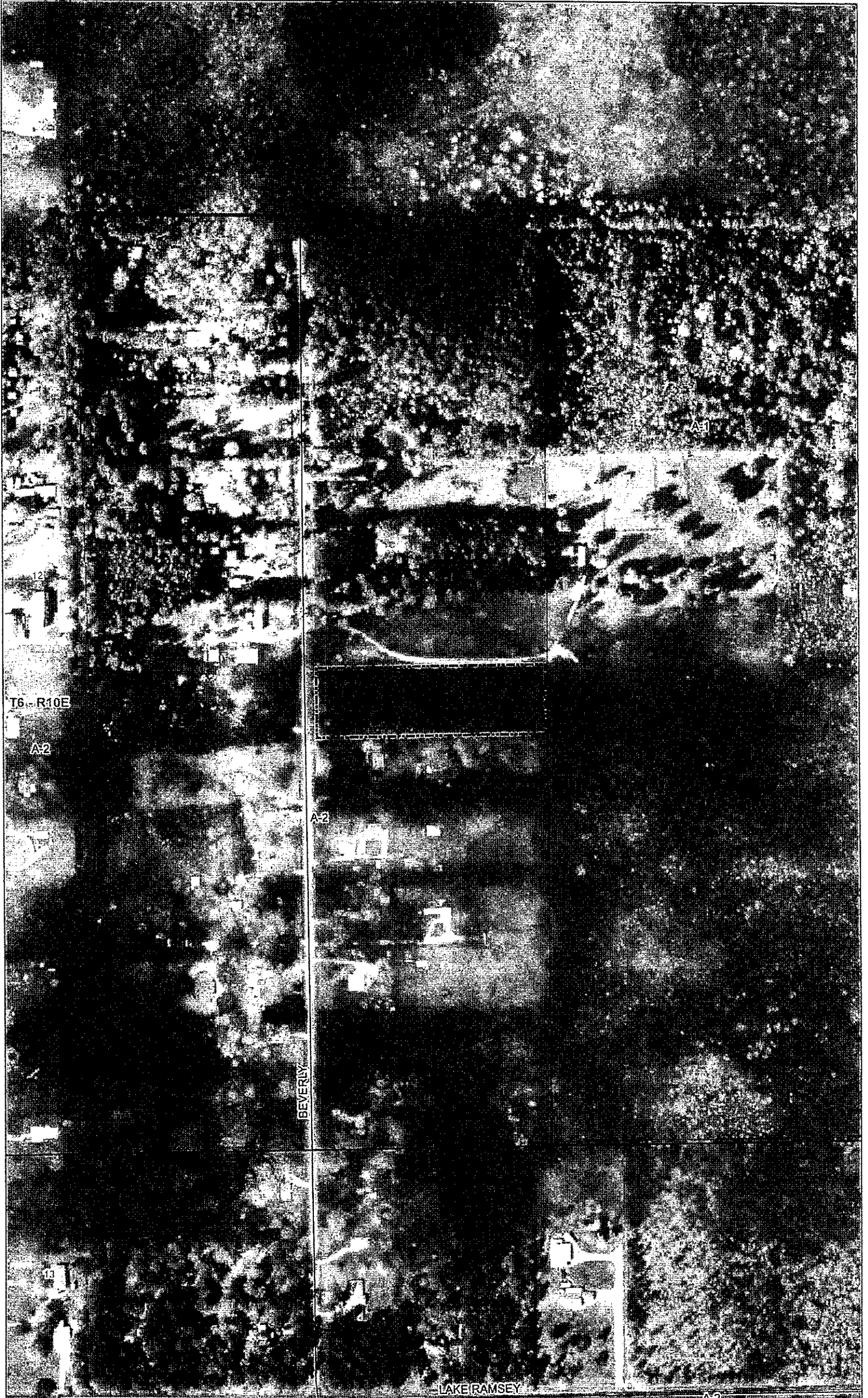
SIZE: 3.03 acres





2020-2054-ZC

Subject Property



T6-R10E

A-2

A-2

BEVERLY

LAKE RAMSEY

A-2