



APPEAL # 5

ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

ZC DENIED: 9/1/2020

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: 9-2-20

2020-1955-ZC

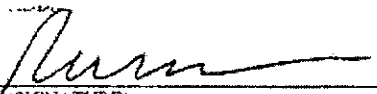
Existing Zoning:	A-1 (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Proposed Zoning:	A-1A (Suburban District), RO (Rural Overlay) & MHO (Manufactured Housing Overlay)
Location:	Parcel located on the south side of Louisiana Tung Road; Covington, S29, T4S, R11E, Ward 2, District 6
Acres:	3 acres
Petitioner:	Roxanne Lepre
Owner:	Roxanne Lepre
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: Russell A Taylor

ADDRESS: Sobol Hwy 1072 Franklin La, 70438

PHONE: 985-295-1163

ZONING STAFF REPORT

Date: August 25, 2020
Case No.: 2020-1955-ZC
Posted: August 21, 2020

Meeting Date: September 1, 2020
Determination: Denied

GENERAL INFORMATION

PETITIONER: Roxanne Lepre
OWNER: Roxanne Lepre
REQUESTED CHANGE: From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
LOCATION: Parcel located on the south side of Louisiana Tung Road; Covington, S29, T4S, R11E, Ward 2, District 6
SIZE: 3 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 1 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Undeveloped	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
South	Undeveloped and Residential	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
East	Undeveloped	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay
West	Residential	A-1 Suburban District, MHO Manufactured Housing Overlay, RO Rural Overlay

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 classification from A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the south side of Louisiana Tung Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with single-family residential and agricultural uses.

The applicant is requesting to rezone a three-acre portion of three existing lots which total 13.28 acres within the Little Farms Subdivision, north of LA Tung Road. The current A-1 zoning designation allows for five-acre parcel sizes. The requested A-1A zoning designation allows for three-acre parcel sizes. A change in zoning will allow for a higher density than what is currently within the area, and staff therefore is not in favor of the request.

The reason for the request is to allow for a future resubdivision as shown on the attached survey.

Case No.: 2020-1955-ZC

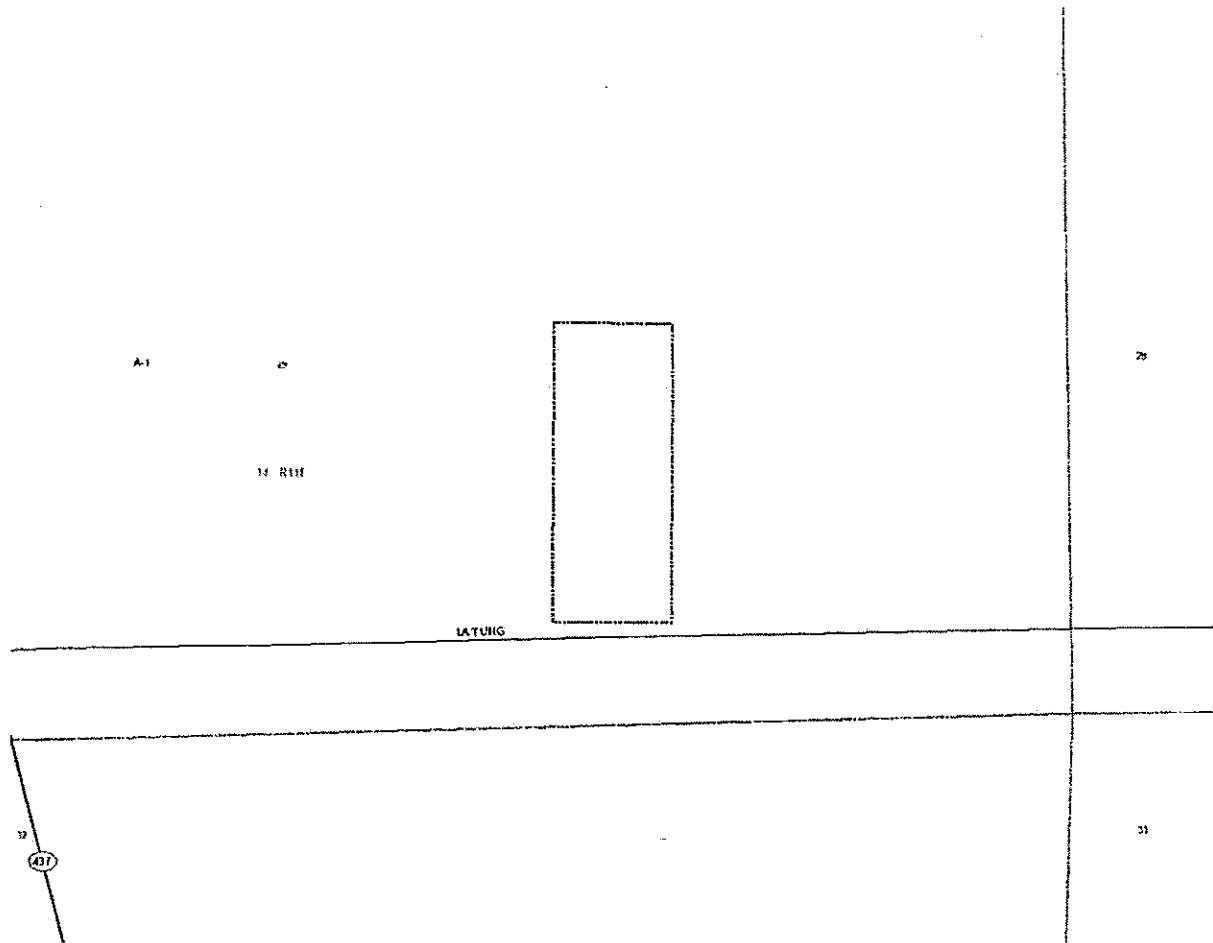
PETITIONER: Roxanne Lepre

OWNER: Roxanne Lepre

REQUESTED CHANGE: From A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Louisiana Tung Road; Covington, S29, T4S, R11E, Ward 2, District 6

SIZE: 3 acres



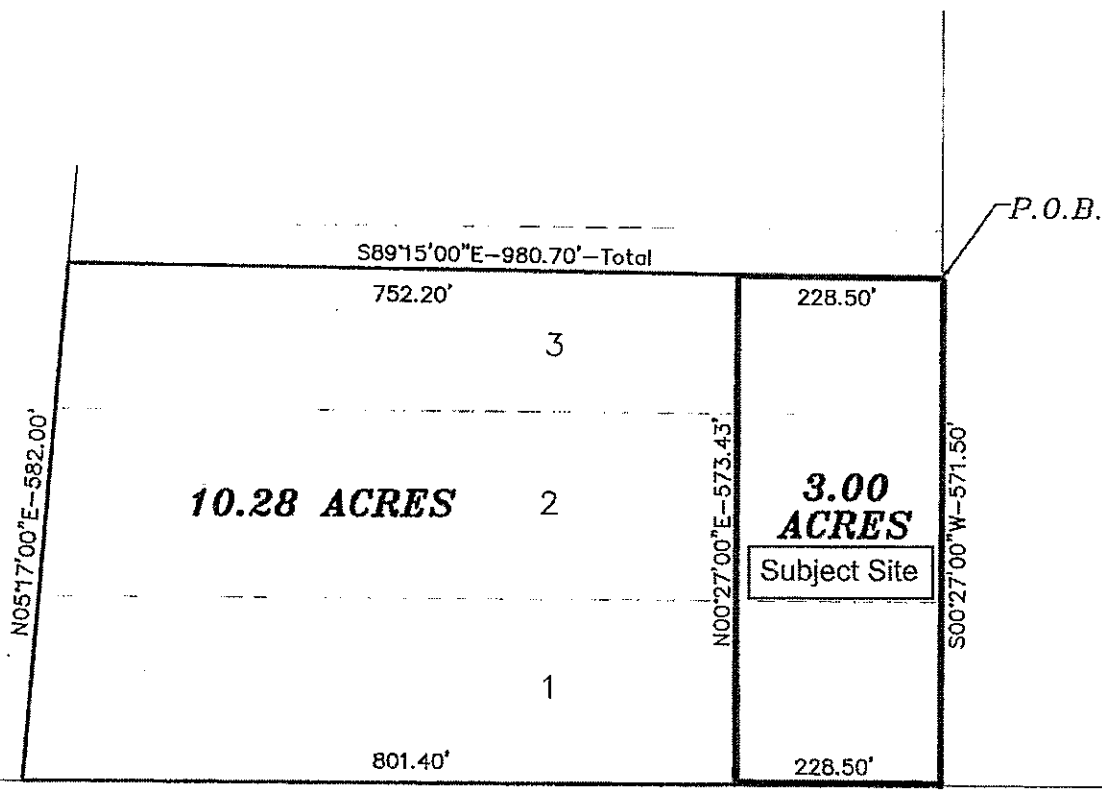
2020-1955-ZC

*A Sketch Map for Rezoning Purposes Only



Reference:
 Sketch map prepared by John G.
 Cummings & Associates dated
 2-13-2006 Job No. 06058

POB is reported to be West, 796.8';
 S00°38'W, 1211.1'; S00°35'W,
 674.6' from the 1/4 Corner between
 Sections 28 & 29 T-4-S R-11-E, St.
 Tammany Parish, Louisiana



Louisiana Tung Road

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.

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED
 REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY
 AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)
 Building Setbacks
 Front:
 Side:
 Rear:
 Side Street:

MAP PREPARED FOR **ROXANNE LEPRE**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN A Part of Lots 1, 2 & 3, Little Farms, located in
 Section 29 Township 4 South Range 11 East,
 St. Tammany Parish, Louisiana

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.
 SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC
 518 N. Columbia Street, Covington, LA 70433
 (985) 892-6277 office (985) 898-0355 fax
 landsurveyingllc@gmail.com

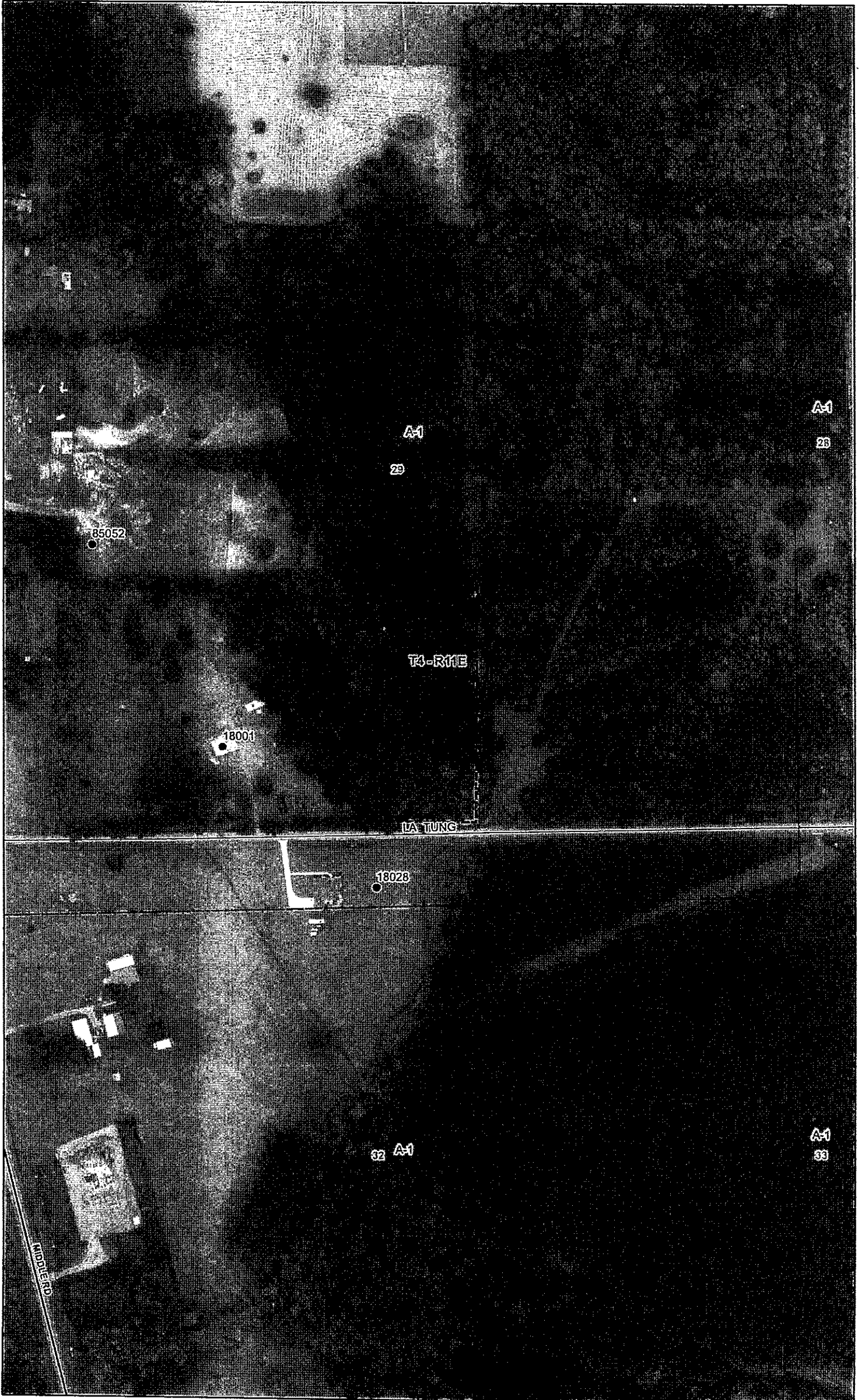
Roxanne Lepre
 License No. 4504
 7-10-2020

BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 3684

SCALE: 1" = 200'

DATE: 07-09-2020

NUMBER: 19907



A-1

29

A-1

28

85052

T4-R1E

18001

LA TUNG

18028

32 A-1

A-1

33

MONTREAU