



ST. TAMMANY PARISH  
MICHAEL B. COOP  
PARISH PRESIDENT

APPEAL # 6

ZC Approved :  
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: 09/09/20

2020-1953-ZC- APPROVED As Amended HC-3 Highway Commercial District -2.87 acres,  
HC-1 Highway Commercial District - 3.78 acres,  
and NC-1 Professional Office District -3.79 acres

Existing Zoning: A-3 (Suburban District),  
NC-1 (Professional Office District) &  
HC-1 (Highway Commercial District)  
Proposed Zoning: ~~HC-3 (Highway Commercial District)~~  
Location: Parcel located on the east side of Highway  
190 Service Road, south of Robin Hood Drive,  
and north of Slemmer Road; Covington, S15, T7S, R11E,  
Ward 3, District 5  
Acres: 10.446 acres  
Petitioner: Richard Burstyn  
Owner: Estates of Zeno and August Patecek - Paul Patecek  
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 UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

PRINT NAME: Rochelle A Swanson

ADDRESS: 114 Robinhood Drive, Covington, LA 704

PHONE #: 504-908-1677

**ZONING STAFF REPORT**

**Date:** August 25, 2020  
**Case No.:** 2020-1953-ZC  
**Posted:** August 21, 2020

**Meeting Date:** September 1, 2020  
**Determination:** Approved as Amended: HC-3 Highway Commercial District -2.87 acres, HC-1 Highway Commercial District – 3.78 acres, and NC-1 Professional Office District - 3.79 acres

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**GENERAL INFORMATION**

**PETITIONER:** Richard Burstyn  
**OWNER:** Estates of Zeno and August Patecek - Paul Patecek  
**REQUESTED CHANGE:** From A-3 Suburban District, NC-1 Professional Office District and HC-1 Highway Commercial District to HC-3 Highway Commercial District  
**LOCATION:** Parcel located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road; Covington, S15, T7S, R11E, Ward 3, District 5  
**SIZE:** 10.446 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-4 Single-Family Residential District
South	Commercial and Undeveloped	NC-1 Professional Office District
East	Undeveloped	A-3 Suburban District and NC-1 Professional Office District
West	US Highway 190	N/A

**EXISTING LAND USE:**

**Existing development:** No                                      **Multi occupancy development:** No

**COMPREHENSIVE PLAN:**

**Commercial Infill** – New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

and

**Residential Infill** – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning classification from A-3 Suburban District, NC-1 Professional Office District and HC-1 Highway Commercial District to HC-3 Highway Commercial District. The site is located on the east side of Highway 190 Service Road, south of Robin Hood Drive, and north of Slemmer Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with commercial and residential uses.

The 10.446-acre subject site is currently zoned to accommodate single-family residential dwellings and commercial uses of limited scale. The applicant is requesting to rezone the property to HC-3 Highway Commercial to accommodate a proposed automotive dealership and associated uses. The purpose of the HC-3 Highway Commercial zoning designation is to provide for the location of heavy commercial retail, office and service uses. As the petitioned property abuts a residential subdivision to the north and various residential uses to the south, staff has determined that the requested high-intensity commercial zoning designation is incompatible with adjacent land uses. As such, staff is not in favor of the requested zoning change.

Case No.: 2020-1953-ZC

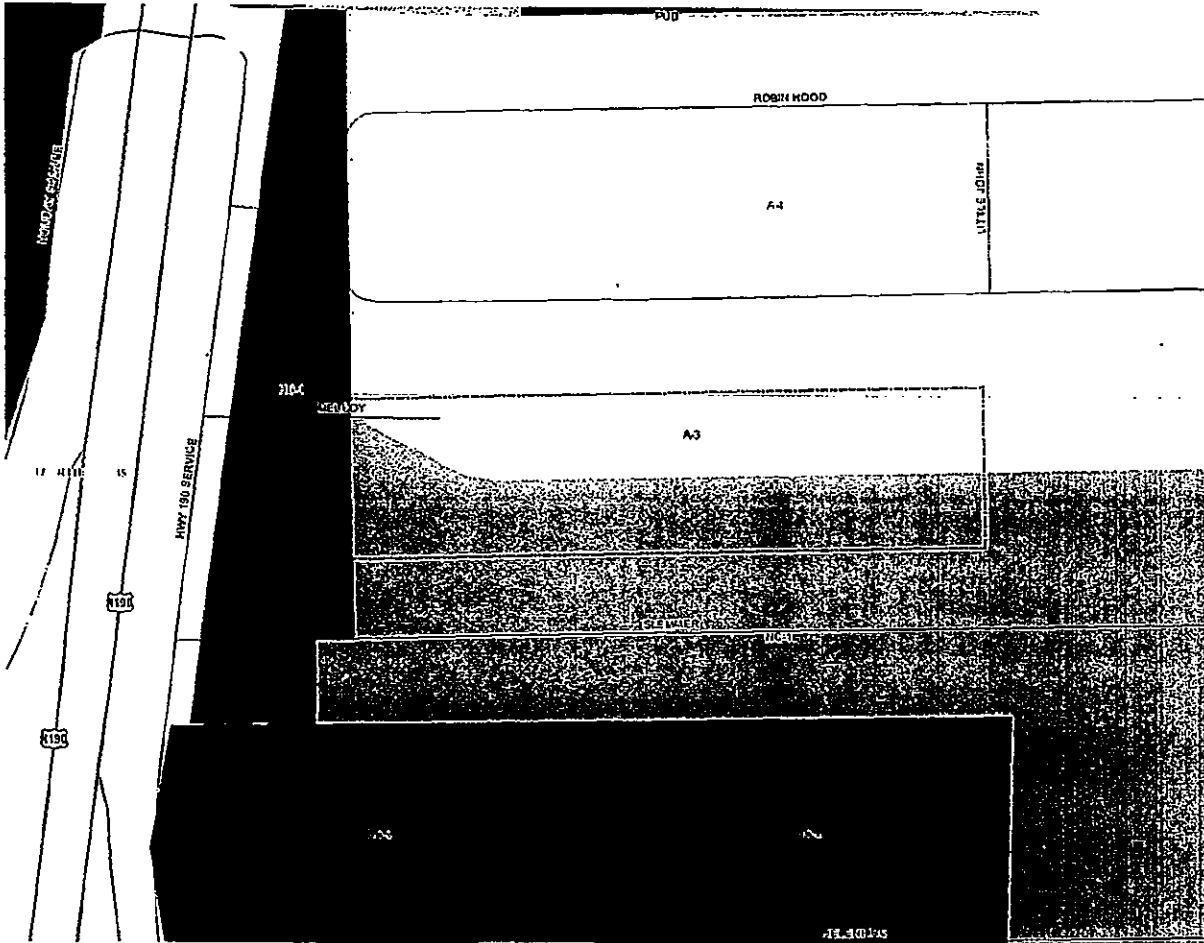
PETITIONER: Richard Burstyn

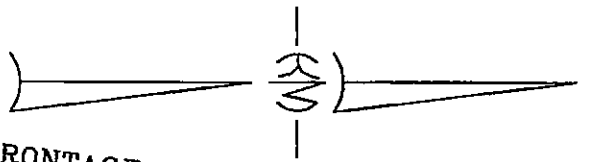
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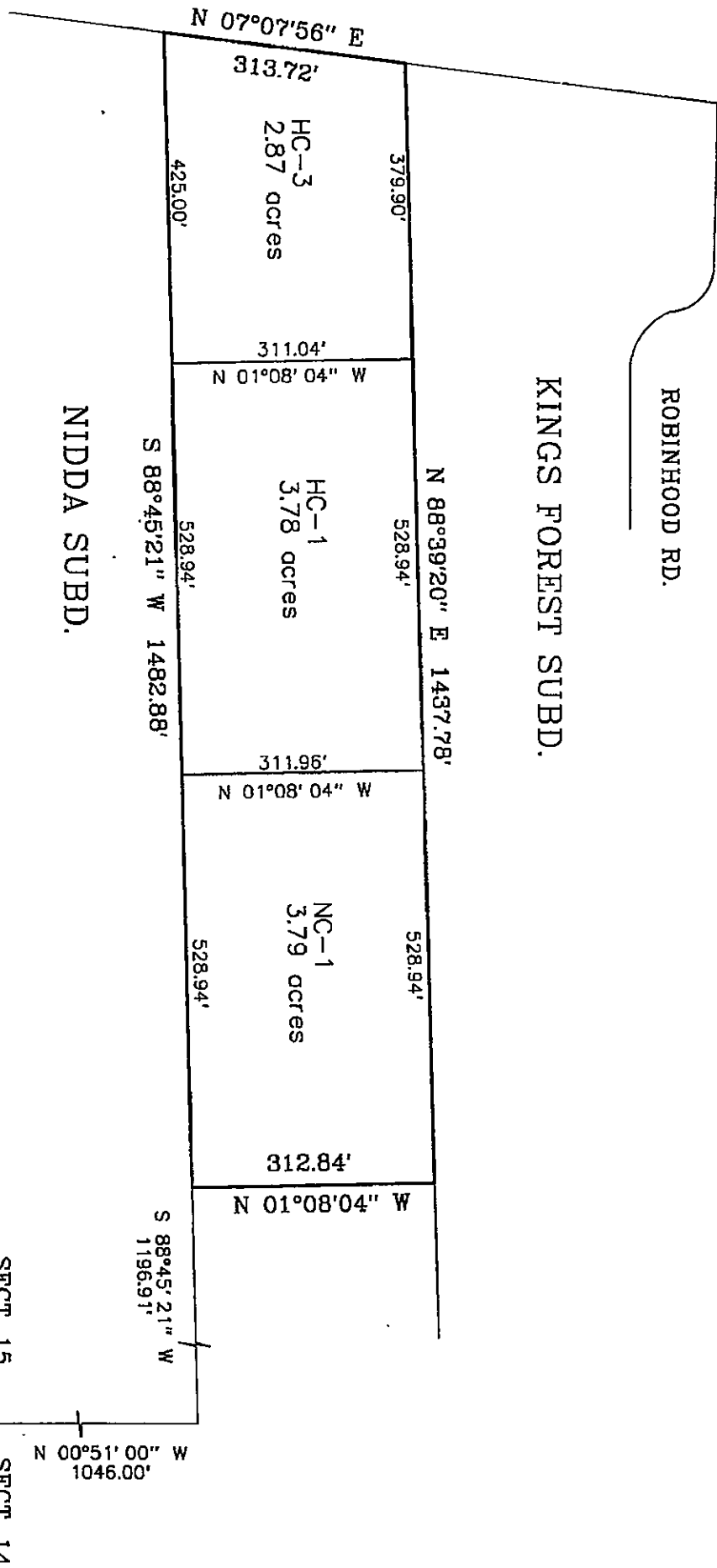
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SIZE: 10.446 acres





HIGHWAY 190 FRONTAGE RD.



SKETCH OF ZONING CHANGE

REFERENCE:  
 PLAT OF A SURVEY BY DADING, MARQUES &  
 ASSOCIATES, LLC, DATED 12-14-2017,  
 JOB NUMBER 56453

10.446 ACRES IN SECTION 15,  
 TOWNSHIP-7-SOUTH, RANGE-11-EAST,  
 G.L.D., ST. TAMMANY PARISH, LA.

KELLY J. McHUGH & ASSOC., INC.  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 100'	DATE:
DRAWN:	JOB NO.:
REVISED:	

