



APPEAL # 9

ZC APPROVED: 8/4/2020

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: August 11, 2020

9. 2020-1919-ZC

Existing Zoning: A-1 (Suburban District)  
Proposed Zoning: A-2 (Suburban District)  
Location: Parcel located on the east side of Boyd Road, east of Tantela Ranch Road; Covington, S15, T6S, R10E, Ward 1, District 3.  
Acres: 1.83 acres  
Petitioner: William Sifert  
Owner: Jeannie Ryan  
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.

Terry P. Ryan  
(SIGNATURE)

PRINT NAME: TERRY P. RYAN

ADDRESS: 13330 BOYD RD.

PHONE #: 985-502-8420

## ADMINISTRATIVE COMMENT

### ZONING STAFF REPORT

Date: July 28, 2020  
Case No.: 2020-1919-ZC  
Posted: July 25, 2020

Meeting Date: August 4, 2020  
Determination: Approved

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#### GENERAL INFORMATION

PETITIONER: William Sifert  
OWNER: Jeannie Ryan  
REQUESTED CHANGE: From A-1 Suburban District to A-2 Suburban District  
LOCATION: Parcel located on the east side of Boyd road, east of Tantela Ranch Road, Covington  
SIZE: 1.83 acres

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#### GENERAL INFORMATION

##### ACCESS ROAD INFORMATION

Type: Private                      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	Residential	A-1 Suburban District
South	Residential	A-1 Suburban District
East	Tchefuncta River	N/A
West	Residential	A-1 Suburban District

##### EXISTING LAND USE:

Existing development: No                      Multi occupancy development: No

##### COMPREHENSIVE PLAN:

**Conservation** – Areas designated for uses of land, water, flora and fauna that appear naturally. Such uses may include such activities as extraction or production for commerce; human enjoyment, hunting, fishing, or other recreation within natural landscapes; or preservation of natural systems. The concept of “conservation” includes a private landowner’s understanding of responsibility to wisely manage land resources so that they remain in good condition for future generations (often simple referred to as “good stewardship”); this concept may also include the conservation of energy through efficient transportation options as well as through climate responsive building design, as well as the conservation of historic, scenic, or otherwise serviceable buildings and landscapes.

##### STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-2 Suburban District. The site is located on the east side of Boyd road, east of Tantela Ranch Road, Covington. The 2025 Future Land Use Plan designates the site as a conservation district, which includes a private landowner’s understanding to wisely manage land resources.

The applicant is petitioning to rezone a 1.83-acre tract of land to accommodate a future minor subdivision. The request is to rezone the property from A-1 Suburban District, which allows 1 dwelling unit every 5 acres to A-2 Suburban District, which allows 1 dwelling every acre. The subject site is flanked by property that is zoned A-1 Suburban District and a change in zoning would allow for a higher density than what is currently permitted in the area. As such, staff is not in favor of the request.

Case No.: 2020-1919-ZC

PETITIONER: William Sifert

OWNER: Jeannie Ryan

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