



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT



APPEAL # 3

Appeal #3

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: 10/21/21

1. 2021-2501-ZC

Existing Zoning:	A-1 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
Proposed Zoning:	A-1A Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
Location:	Parcel located south of Woodrow Road, west of LA Highway 437, Covington; S32, T4S, R11E; Ward 2, District 3
Acres:	6.10 acres
Petitioner:	Anthony and Kristen Toomer
Owner:	Anthony and Kristen Toomer
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.

Lyle Toomer Jr.

(SIGNATURE)

PRINT NAME: Lyle Toomer Jr

ADDRESS: 51060 Dummyline RO. 1 Franklinton

PHONE #: 985-373-6302 La 70438

ZONING STAFF REPORT

Date: October 5, 2021
Case No.: 2021-2501-ZC
Posted: September 8, 2021

Meeting Date: October 19, 2021
Prior Determination: Postponed September 7, 2021 (Hurricane IDA)
Determination: Denied

GENERAL INFORMATION

PETITIONER: Anthony and Kristen Toomer

OWNER: Anthony and Kristen Toomer

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

LOCATION: Parcel located south of Woodrow Road, west of LA Highway 437, Covington; S32, T4S, R11E; Ward 2, District 3

SIZE: 6.10 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 Lane, Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDNG LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-1A Suburban District
South	Undeveloped	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Timber – Lands used and managed for the production of marketable wood products, but which may also be used for recreational purposes (such as hunting, fishing, hiking, birdwatching, etc.), and which may also serve as species habitat and stormwater retention.

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 Parcel located south of Woodrow Road, west of LA Highway 437, Covington. The 2025 Future Land Use Plan designates the site to be used and managed for the production of marketable wood products, but also for recreational purposes, species habitat, and stormwater retention.

The purpose of the existing A-1 Suburban District is to provide single-family residential dwellings on five-acre lots. The purpose of the requested A-1A Suburban District is to provide single-family dwellings on three-acre lots (see below table). A change in zoning will allow an additional single-family dwelling to be placed on the subject property.

	Zoning	Max Density	Min Lot Width
Existing	A-1 Suburban District	One unit per five acres	300 ft.
Proposed	A-1A Suburban District	One unit per three acres	200 ft.

Case No.: 2021-2501-ZC

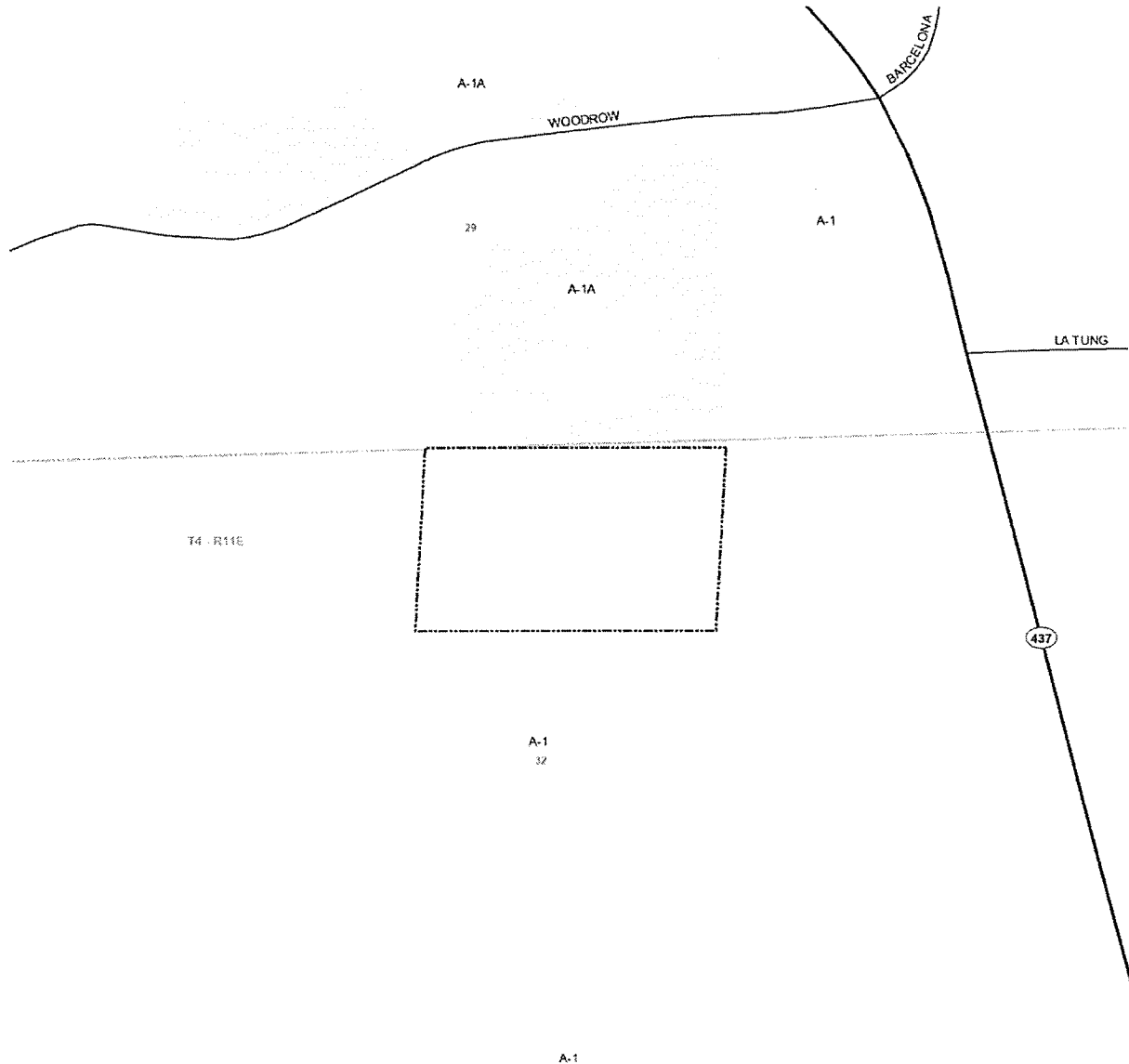
PETITIONER: Anthony and Kristen Toomer

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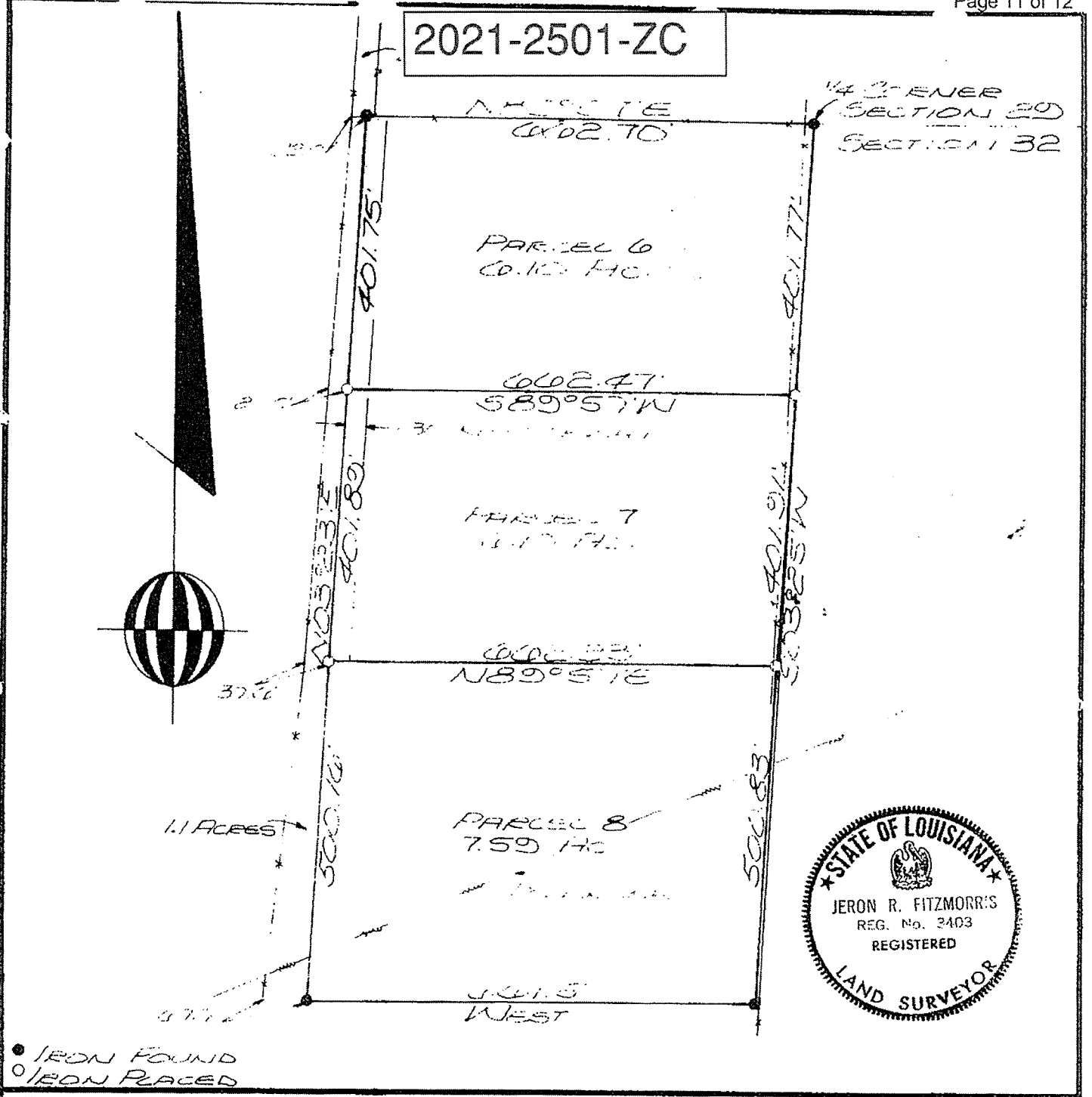
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SIZE: 6.10 acres



2021-2501-ZC



MAP PREPARED FOR **LOUIS LOYD, JR. ESTATE**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 32 Township 4 South,
Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS 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 Inc.
COVINGTON, LOUISIANA

CERTIFIED CORRECT
Jeron R. Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

Revised October 8, 1980
SCALE: 1" = 200' DATE: October 8, 1980 NUMBER: 440254

2021-2501-ZC

A-2

A-1

BARCELONA

A-1A

29

WOODROW

A-1A

LATUNG

T4 - R11E

MIDDLE RD

437

A-1

32

A-1