



APPEAL # 3

ST. TAMMANY PARISH

ZC DENIED: 05-04-21

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: 4-14-21

2021-2261-ZC

Existing Zoning:	A-1A (Suburban District)
Proposed Zoning:	A-6 (Multiple-Family Residential District)
Location:	Parcel located south of US Highway 190, east of Lynnwood Drive and west of Johns Road; Lacombe; S48, T8S, R12E; Ward 4, District 7
Acres:	3.12 acres
Petitioner:	Daniel Kaizer
Owner:	Rosemary Guidera and Beatrice Guidera
Council District:	7

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.

Beatrice Guidera
(SIGNATURE)

PRINT NAME: Beatrice Guidera

ADDRESS: 62079 Raymond Rd Lacombe La. 70445

PHONE #: 9853730147

Case NO: 2021-2261-ZC

ZONING STAFF REPORT

Date: March 29, 2021
Case No.: 2021-2261-ZC
Posted: March 26, 2021

Meeting Date: April 6, 2021
Determination: Denied

GENERAL INFORMATION

PETITIONER: Daniel Kaizer

OWNER: Rosemary Guidera and Beatrice Guidera

REQUESTED CHANGE: From A-1A Suburban District to A-6 Multiple-Family Residential District

LOCATION: Parcel located south of US Highway 190, east of Lynnwood Drive and west of Johns Road; Lacombe

SIZE: 3.12 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: US Highway

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	Undeveloped	A-2 Suburban District
South	Residential	A-1A Suburban District
East	Residential	A-1A Suburban District
West	Residential	A-1A Suburban District

EXISTING LAND USE:

Existing development: Yes

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-1A Suburban District to A-6 Multiple-Family Residential District. The site is located south of US Highway 190, east of Lynnwood Drive and west of Johns Road; Lacombe. The 2025 Future Land Use Plan designates the site to be developed with residential dwellings that vary in site design and density.

The subject site is flanked by property that is zoned A-1A Suburban District to the east, south, and west, and is adjacent from property that is zoned A-2 Suburban District along the north side of US Highway 190. A change in zoning will allow multiple-family residential dwellings to be located in an area that currently consists of undeveloped parcels and existing single-family residences.

Case No.: 2021-2261-ZC

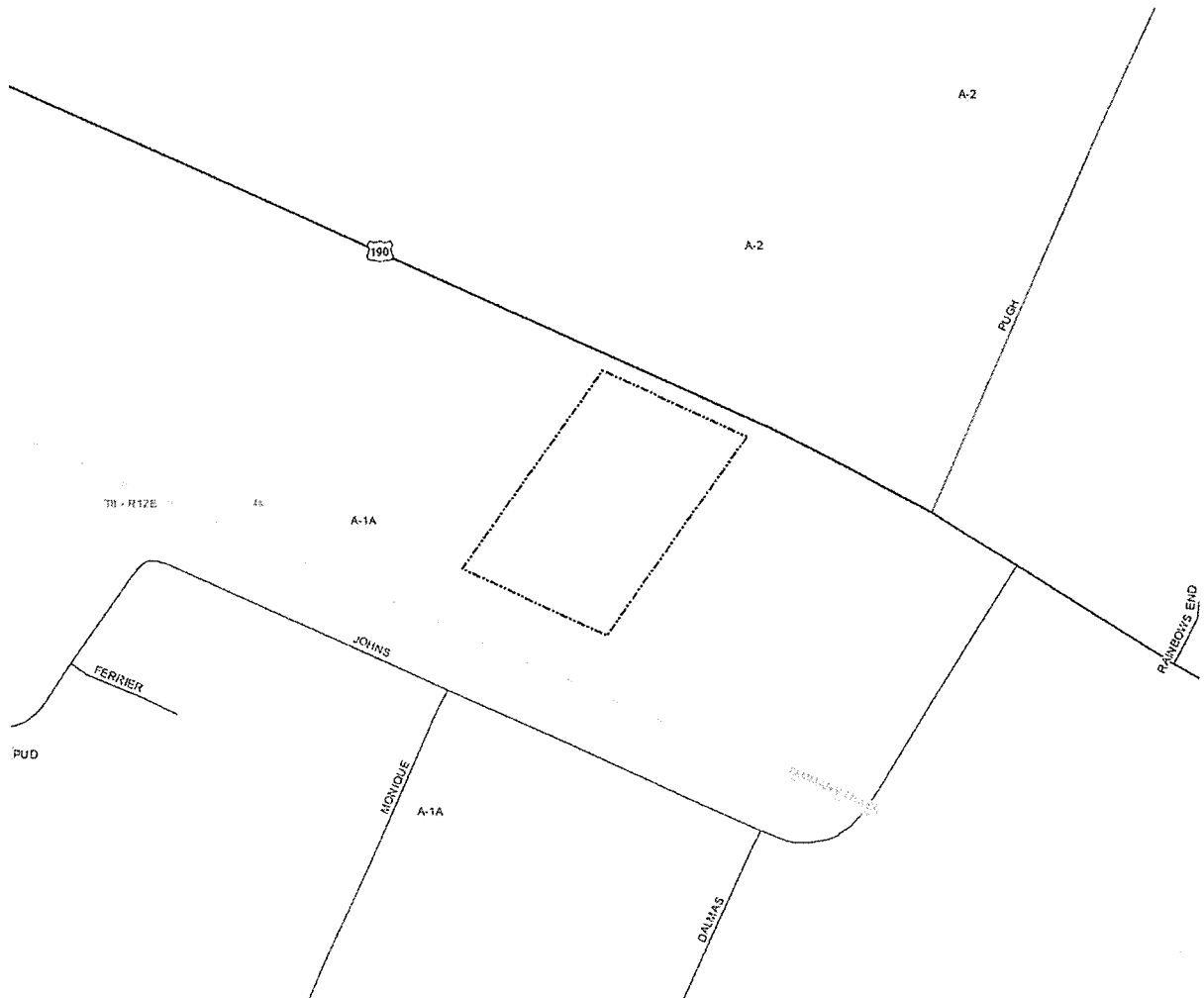
PETITIONER: Daniel Kaizer

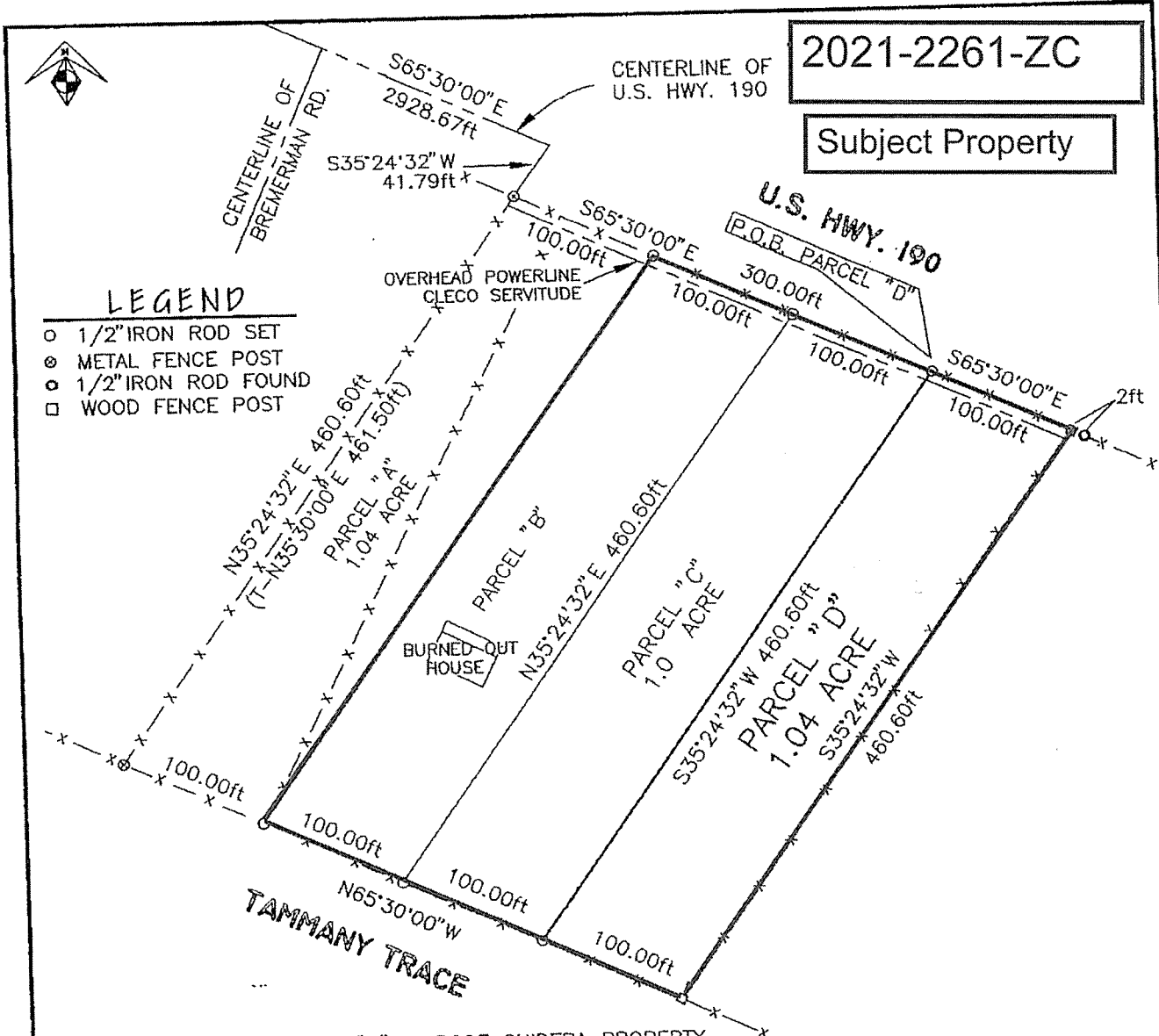
OWNER: Rosemary Guidera and Beatrice Guidera

REQUESTED CHANGE: From A-1A Suburban District to A-6 Multiple-Family Residential District

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LEGEND
 ○ 1/2" IRON ROD SET
 ⊙ METAL FENCE POST
 ⊙ 1/2" IRON ROD FOUND
 □ WOOD FENCE POST

DESCRIPTION OF PARCEL "D" ~ ROSE GUIDERA PROPERTY
 A CERTAIN PIECE OR PORTION OF GROUND situated in Section 48, Township 8 South, Range 12 East, St. Tammany Parish, Louisiana and more fully described as follows; From the intersection of the centerline of Bremerman Road and the centerline of U. S. Hwy. 190 go along the centerline of U. S. Hwy. 190 S65°30'00"E 2928.67ft to a point; thence S35°24'32"W 41.79ft to a metal fence post located on the south edge of U. S. Hwy. 190; thence S65°30'E 300.00ft along the south edge of said hwy. to a 1/2" iron rod and the point of beginning. From the point of beginning continue along south edge of said hwy. S65°30'E 100.00ft to a wood fence post; thence leave said hwy. S35°24'31"W 460.60ft to a 1/2" wood fence post located on the north edge of Tammany Trace; thence along the north edge of Tammany Trace N65°30'W 100.00ft to a 1/2" iron rod; thence leave said Tammany Trace N35°24'31"E 460.60ft to a 1/2" iron rod located on the south edge of U. S. Hwy. 190 and the point of beginning. Said parcel contains 1.04 acres more or less.

REFERENCE: 1) Survey for Mrs. Lester Sherry by Joseph Pugh, Parish Surveyor, dated July 5, 1943, #935.
 2) Description recorded in Instrument # 910155 on file in the official records of the Clerk of Court for St. Tammany. Said survey was used as the basis of bearings and title(T)calls shown.

NOTE: Said property is located in Flood Zone "C" per the Flood Insurance Rate Map for St. Tammany Parish, Community Panel #225205 0380C, map revised April 2, 1991.
 I certify that this plat represents an actual ground survey performed in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a "C" survey classification.

STATE OF LOUISIANA
 WAYNE R. SIMKIN
 REG. No. 4751
 REGISTERED PROFESSIONAL
 LAND SURVEYOR
Wayne R. Simkin
 WAYNE R. SIMKIN P.L.S. #4751

A SURVEY OF PARCEL "D" SITUATED IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

D & S SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYORS
 2401 N. HWY. 190 SUITE 203, COVINGTON, LA. 70433
 OFFICE & FAX 892-2847

JOB NO. 99130D	DRAWN W.R.S. CHECK'D W.R.S.	DATE OCT.06,1999 SCALE 1" = 100'	SHEET NO. 1 OF 1
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2021-2261-ZC

LYNNWOOD

RAMON

A-2

A-2

A-2

190

4B

T8-R12E

RUSH

A-1A

TAMMAY TRACE

FERRIER

JOHNS

A-1A

MONIQUE

DALMAS