



MICHAEL B. COOPER  
PARISH PRESIDENT

APPEAL # 3

**ZC Approved :**

02/01/2022

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) BUSINESS DAYS FROM THE DATE OF THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

DATE: 02-07-2022

Existing Zoning:	A-3 (Suburban District), A-4 (Single-Family Residential District), and NC-1 (Professional Office District)
Proposed Zoning:	A-4A (Single-Family Residential District)
Location:	Parcel located on the north side of Helenbirg Road, east of Highway 190 Service Road; Covington; S14 & S15, T7S, R11E; Ward 3, District 5
Acres:	10 acres
Petitioner:	Jeffrey Schoen
Owner:	Succession of Warren Joseph Salles, Jr. - Joseph Salles
Council District:	5

POSTPONED FROM JANUARY 4, 2022 MEETING

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.

Chas. E. Malone  
(SIGNATURE)

(SIGNATURE)

PRINT NAME: Charles E. LaRose

PRINT NAME: Charles W. Harlow  
ADDRESS: 152 Golden Meadow Dr. Covington, 70433

PHONE #: 985-893-8301

ZONING STAFF REPORT

**Date:** January 25, 2022  
**Case No.:** 2021-2634-ZC  
**Posted:** January 21, 2022

**Meeting Date:** February 1, 2022  
**Prior Determination:** Postponed until February 1, 2022  
**Determination:** Approved

GENERAL INFORMATION

**PETITIONER:** Jeffrey Schoen  
**OWNER:** Succession of Warren Joseph Salles, Jr. - Joseph Salles  
**REQUESTED CHANGE:** From A-3 Suburban District, A-4 Single-Family Residential District, and NC-1 Professional Office District to A-4A Single-Family Residential District  
**LOCATION:** Parcel located on the north side of Helenbirg Road, east of Highway 190 Service Road; Covington  
**SIZE:** 10 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

**Type:** Unopened Parish Right of Way                      **Road Surface:** N/A                      **Condition:** N/A

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	Residential	NC-1 Professional Office District
East	Residential	A-4 Single-Family Residential District and NC-1 Professional Office District
West	Undeveloped	NC-1 Professional Office District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

**Planned Districts** - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

**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, A-4 Single-Family Residential District, and NC-1 Professional Office District to A-4A Single-Family Residential District. The site is located on the north side of Helenbirg Road, east of Highway 190 Service Road; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses on undeveloped tracts that are compatible with existing surrounding uses.

The subject property is currently undeveloped and abuts residential uses to the north, east, and south and undeveloped commercially zoned property to the west. The purpose of the requested A-4A Single-Family Residential District is to provide single-family dwellings in a setting of moderate urban density. A change in zoning will increase the allowable density where the property is currently zoned to accommodate residential uses but decrease the allowable intensity where the property is currently zoned to accommodate commercial uses (see Table 1).

Table 1: Zoning Classifications			
	Max Density	Min. Lot Width	Permitted Uses
<b>Current Zoning:</b> A-3 Suburban District	21,780 sq. ft. (2 units per acre)	100 ft.	One single-family dwelling; Private garages and accessory structures; Garage Apartments or guest homes under 1,000 sq. ft.; Community central water treatment, well, and storage facilities; Household agriculture
<b>Current Zoning:</b> A-4 Single Family Residential District	10,890 sq. ft. (4 units per acre)	90 ft.	One single-family dwelling; Private garages and accessory structures; Garage Apartments or guest homes under 1,000 sq. ft.; Community central water treatment, well, and storage facilities; Household agriculture
<b>Current Zoning:</b> NC-1 Professional Office District	N/A	60 ft.	Law office; Architectural Office; Accountant Office; Real Estate Office; Insurance Office; Business Office; Daytime Doctor, Dentist, and Chiropractor Office; Veterinary Clinics Without Outdoor Kennels; Other Professional Office; One Single-Family Dwelling; Garage Apartments or guest homes under 1,000 sq. ft.;
<b>Proposed Zoning:</b> A-4A Single-Family Residential District	7,260 sq. ft. (6 units per acre) 60 units	60 ft.	One single-family dwelling; Private garages and accessory structures; Garage Apartments or guest homes under 1,000 sq. ft.; Community central water treatment, well, and storage facilities; Household agriculture

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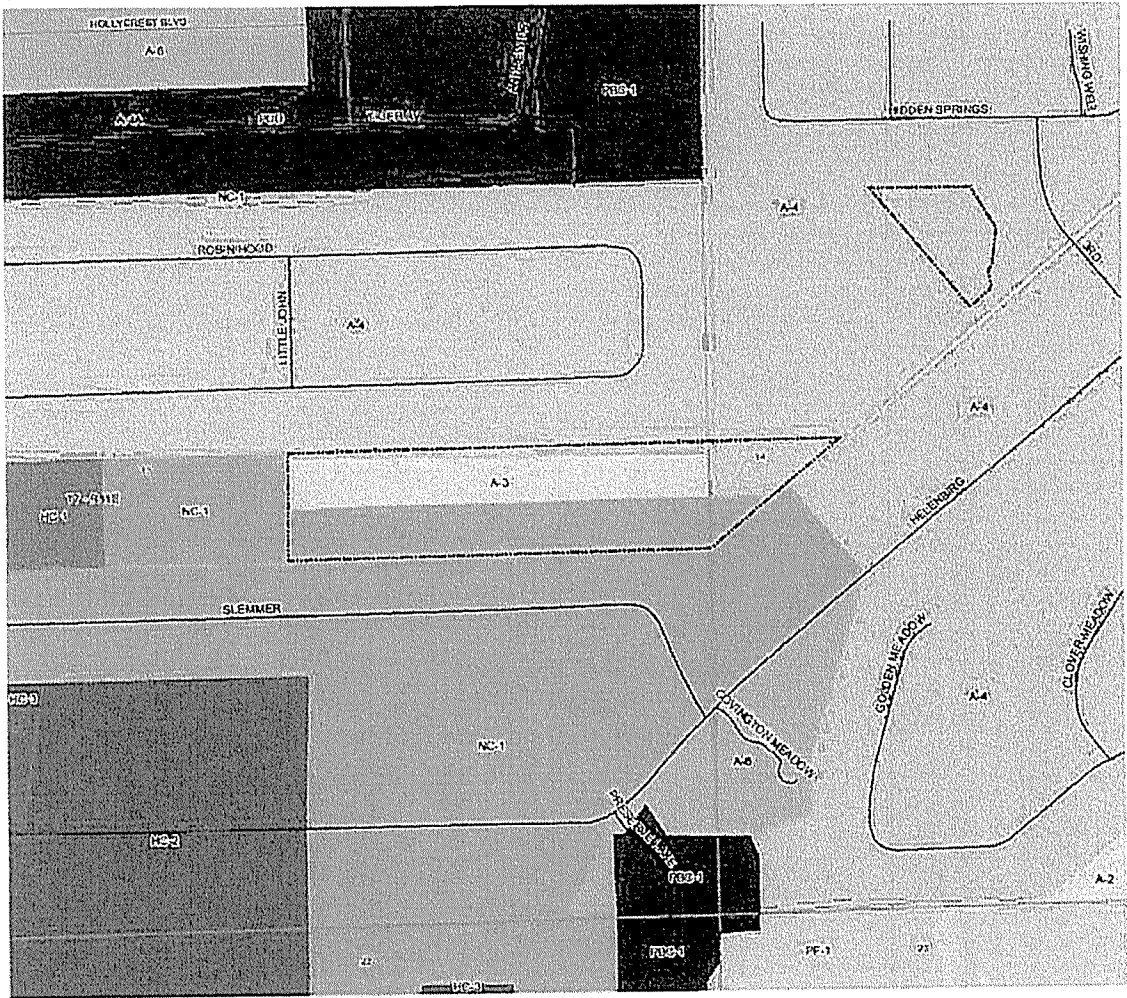
PETITIONER: Jeffrey Schoen

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REQUESTED CHANGE: From A-3 Suburban District, A-4 Single-Family Residential District, and NC-1 Professional Office District to A-4A Single-Family Residential District

LOCATION: Parcel located on the north side of Helenbirg Road, east of Highway 190 Service Road; Covington

SIZE: 10 acres



2021-2634-ZC

NOTES

- 1 THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION PURPOSES.
- 2 SURVEY INFORMATION SHOWN IS FINAL BOUNDARY SURVEY PREPARED BY EDWARD J. AUGERT.
- 3 SUBJECT PROPERTY IS LOCATED IN SECTION 14 AND 15 TOWNSHIP 15 NORTH, RANGE 11 EAST IN ST. TAMMANY PARISH.
- 4 PROJECT SUBDIVISION LAYOUT IS BASED ON ST. TAMMANY PARISH 7-4-400 SUBDIVISION FAMILIARIZATION ZONING.
- 5 CONCEPTUAL POND SIZE DRAINAGE IS ESTIMATED BASED ON THE AREA OF THE SITE DRAINING TO THE POND. EXACT POND SIZE MAY CHANGE DURING PREPARATION OF THE DRAINAGE STUDY.

SITE ANALYSIS

TOTAL AREA	449.53 ACRES
TOTAL LOTS	25
LOT AREA (AVERAGE)	18,000 SQ. FT.
LENGTH OF ROAD	1,420 LN. FT.
CREST SPACE	1.11 ACRES (11.2%)

