



ST. TAMMANY PARISH
MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 10

ZC DENIED: 12/07/21



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: 12-13-2021

2021-2607-ZC

Existing Zoning:	A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay
Proposed Zoning:	A-5 Two-Family Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay
Location:	Parcel on the north side of Campground Road, east of Louisiana Highway 1129, north of Louisiana Highway 40; being 20051 Campground Road, Covington; S26, T5S, R11E; Ward 2, District 2
Acres:	.3995 acres
Petitioner:	John Frizzell
Owner:	John Frizzell
Council District:	2

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.

John B. Frizzell
(SIGNATURE)

PRINT NAME: John B. Frizzell

ADDRESS: 80408 Ok Lane Covington, La 70435

PHONE #: 985-327-4642

ZONING STAFF REPORT

Date: November 30, 2021
Case No.: 2021-2607-ZC
Posted: November 24, 2021

Meeting Date: December 7, 2021
Determination: Denied

GENERAL INFORMATION

PETITIONER: John Frizzell

OWNER: John Frizzell

REQUESTED CHANGE: From A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-5 Two-Family Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay

LOCATION: Parcel on the north side of Campground Road, east of Louisiana Highway 1129, north of Louisiana Highway 40; being 20051 Campground Road, Covington; S26, T5S, R11E; Ward 2, District 2

SIZE: .3995 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface:

Condition:

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
South	Residential and Agriculture	A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
East	Residential	A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay
West	Residential	A-2 Suburban District, MHO Manufactured Housing Overlay, and RO Rural Overlay

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Institutional - Public uses such as churches, hospitals, health-related services, colleges and universities, police and fire stations, research institutes, schools, other community centers, and related uses.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-2 Suburban District, RO Rural Overlay, and MHO Manufactured Housing Overlay to A-5 Two-Family Residential District, RO Rural Overlay, and MHO Manufactured Housing Overlay. The site is located on the north side of Campground Road, east of Louisiana Highway 1129, north of Louisiana Highway 40; being 20051 Campground Road, Covington. The 2025 Future Land Use Plan designates the site to be developed with institutional and public uses.

The subject property is currently developed with an existing manufactured home and is flanked by property that is zoned A-2 Suburban District. Although the site is surrounded by single-family residential dwellings, there is a multi-family dwelling at the corner of Louisiana Highway 1129 and Campground Road.

The purpose of the existing A-2 Suburban District is to allow for single-family residential uses on one-acre lot sizes. The purpose of the requested A-5 Two-Family Residential District is to allow for one single-family dwelling or two-family dwellings at a maximum net density of eight dwelling units per acre. A change in zoning will allow two-family residential dwellings in an area that is flanked by the A-2 Suburban District zoning classification.

Case No: 2021-2607-ZC

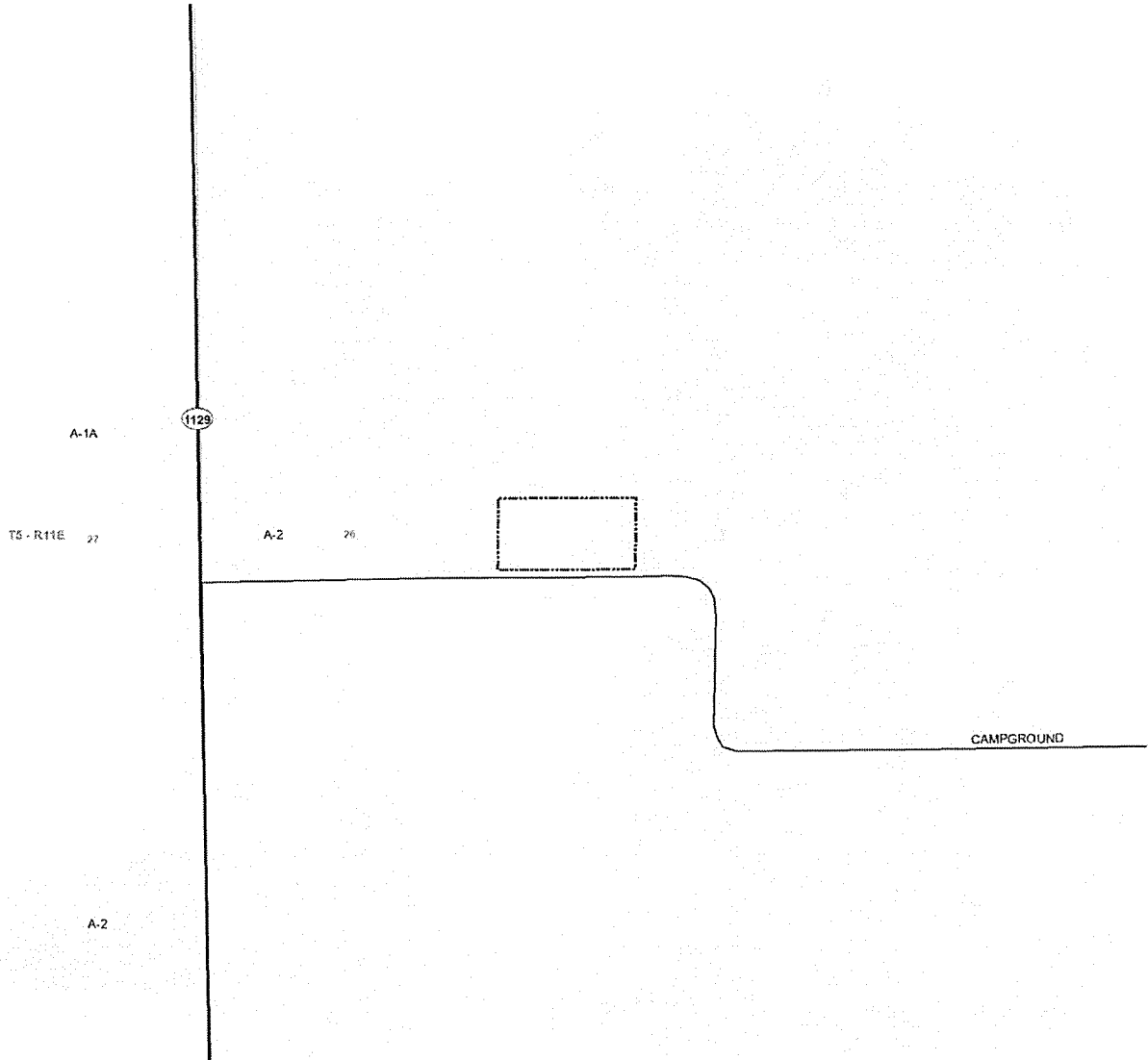
PETITIONER: John Frizzell

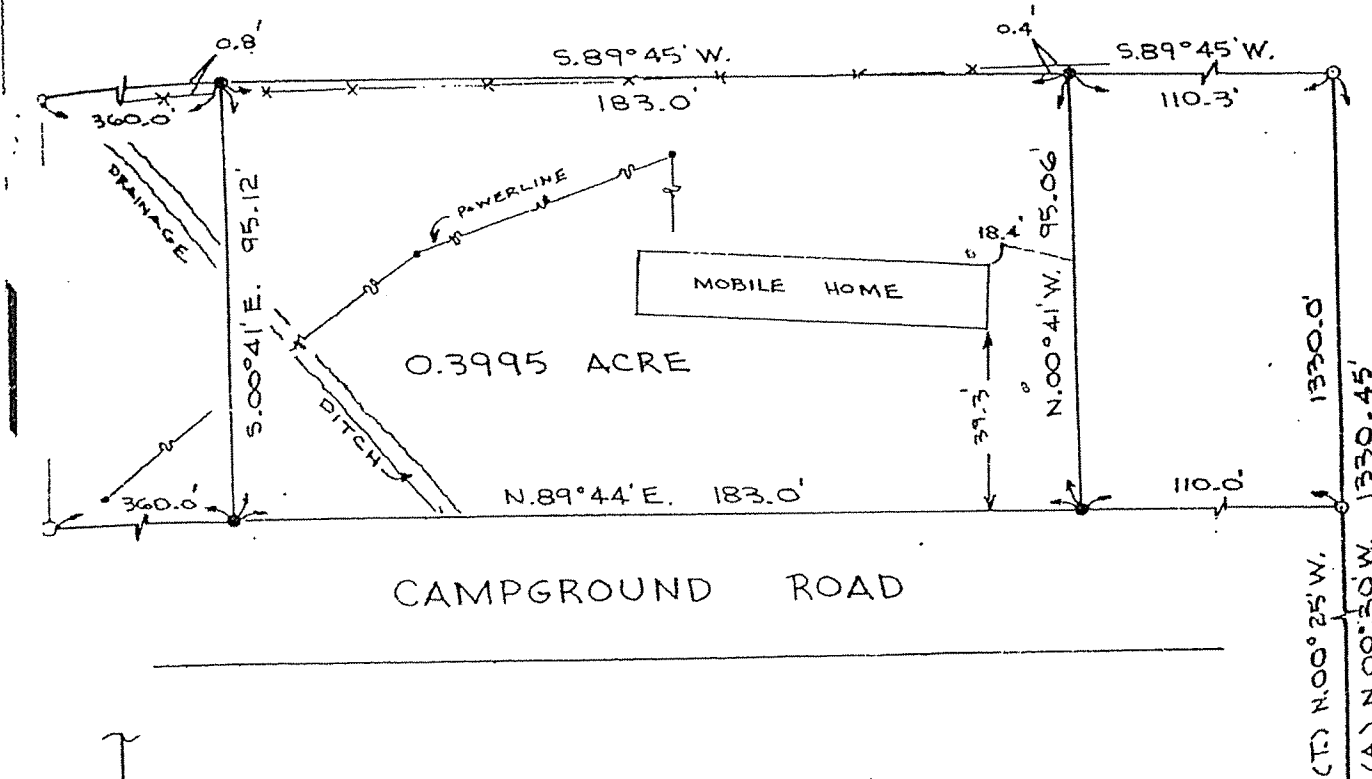
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SIZE: .3995





CAMPGROUND ROAD

LEE ROAD

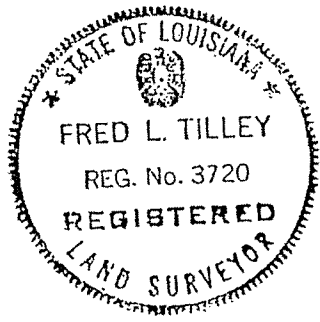
EAST 28.0

1/4 SEC. COR. (NOT FOUND)

L.A. 433

(T.) EAST 655.0'

(A.) EAST 654.94'



ON FOUND • IRON PLACED (T.)=TITLE (A.)=ACTUAL • = POWERPOLE

Fred L. Tilley and Associates

MAP PREPARED FOR: MR. DONALD CATHS

SHOWING A SURVEY OF: A PARCEL OF LAND IN SECTION 26, TOWNSHIP 5 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

CERTIFIED CORRECT: *Fred L. Tilley*
 REGISTERED LAND SURVEYOR

T5 - R11E A-2

26

CAMPGROUND

