

APPEAL # 8



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: 9-MAY-2022

1. 2022-2803-ZC

Existing Zoning: A-3 (Suburban District)
Proposed Zoning: NC-1 (Professional Office District)
Location: Parcel located on the east side of Ramos Avenue, south of Crawford Road, Covington; S42, T6S, R11E; Ward 3, District 2
Acres: .21 acres
Petitioner: Julie Agan
Owner: Michael Martens, Larry Martens, Debra Martens Lee, Elizabeth Hunt, Johnny August Martens
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.

Roy Honeycutt
(SIGNATURE)

PRINT NAME: Roy Honeycutt

ADDRESS: 71567 Jefferson Ave. Covington, La. 70433

PHONE #: 985-789-9862

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 26, 2022
Case No.: 2022-2803-ZC
Posted: April 22, 2022

Meeting Date: May 3, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Julie Agan

OWNER: Michael Martens, Larry Martens, Debra Martens Lee, Elizabeth Hunt, Johnny August Martens

REQUESTED CHANGE: A-3 Suburban District to NC-1 Professional Office District

LOCATION: Parcel located on the east side of Ramos Avenue, south of Crawford Road, Covington; S42, T6S, R11E; Ward 3, District 2

SIZE: .21 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Commercial	NC-1 Professional Office District
South	Undeveloped	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Commercial	NC-2 Indoor Retail & Service District

EXISTING LAND USE:

Existing development: No

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-3 Suburban District to NC-1 Professional Office District. The site is located on the east side of Ramos Avenue, south of Crawford Road; Covington. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject site is currently developed with a single-family residential dwelling and is flanked by undeveloped property zoned A-3 Suburban District to the south and east, an existing single-family residence zoned NC-4 Neighborhood Institutional District to the west, and the COAST Council on Aging St. Tammany development which is zoned NC-1 Professional Office District to the north. A change in zoning will allow the applicant to develop the property with a small professional office, a daytime doctor, dentist, or chiropractic office, or a veterinary clinic without outdoor kennels.

If approved, the property must comply with landscaping, parking, and drainage standards required for all commercial developments.

Case No.: 2022-2803-ZC

PETITIONER: Julie Agan

OWNER: Michael Martens, Larry Martens, Debra Martens Lcc, Elizabeth Hunt, Johnny August Martens

REQUESTED CHANGE: A-3 Suburban District to NC-1 Professional Office District

LOCATION: Parcel located on the east side of Ramos Avenue, south of Crawford Road, Covington; S42. T6S, R11E; Ward 3, District 2

SIZE: .21 acres





HC-2
2022-2803-ZC

TAMMANY TRACE

CRAWFORD

MD-1

MD-1

A-6

A-3

HC-2
1ST

RANDOS

NC-1

NC-1

NC-4

T6-R11E

FRONT

A-3

NC-2

A-3

42

T7-R11E

WASHINGTON