



ST. TAMMANY PARISH
PATRICIA P. BRISTER
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. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 7-2-19

Case Number:

2019-1483-ZC

7. 2019-1483-ZC

Existing Zoning:	A-1A (Suburban District)
Proposed Zoning:	A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres:	4.325 acres
Petitioner:	Shanadorah Voiron
Owner:	Alien Munger
Location:	Parcel located on the north side of Davis Drive, east of Sanders Road & Downs Avenue, S10, T6S, R12E, Ward 10, District 6.
Council District:	6

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.

Shanadorah Voiron
(SIGNATURE)

PRINT NAME: Shanadorah Voiron

ADDRESS: 82140 Hwy 21 Bosh LA 70431

PHONE #: 985-773-0757

ZONING STAFF REPORT

Date: 6/21/2019
Case No.: 2019-1483-ZC
Posted: 6/14/2019

Meeting Date: 7/2/2019
Determination: Denied

GENERAL INFORMATION

PETITIONER: Shanadorah Voiron

OWNER: Alieen Munger

REQUESTED CHANGE: From A-1A Suburban District to A-2 Suburban District with a MHO Manufactured Housing Overlay

LOCATION: Parcel located on the north side of Davis Drive, east of Sanders Road & Downs Avenue, Covington, S10, T6S, R12E, Ward 10, District 6.

SIZE: 4.325 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 1 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

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

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential/Agricultural - Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-1A Suburban District to A-2 Suburban District with a MHO Manufactured Housing Overlay. The site is located on the north side of Davis Drive, east of Sanders Road and Downs Avenue, Covington. The 2025 future land use plan calls for the area to be developed with residential and agricultural uses. Staff does not have any objection to the request for a MHO Manufactured Housing Overlay designation. However, staff does not see any compelling reason to recommend approval of the requested zoning change to A-2 Suburban District, considering that the surrounding properties are zoned A-1A Suburban District.

STAFF RECOMMENDATION:

The staff recommends that the request for the MHO Manufactured Housing Overlay designation be approved and the request for the A-2 Suburban District designation be denied.

Case No.: 2019-1483-ZC

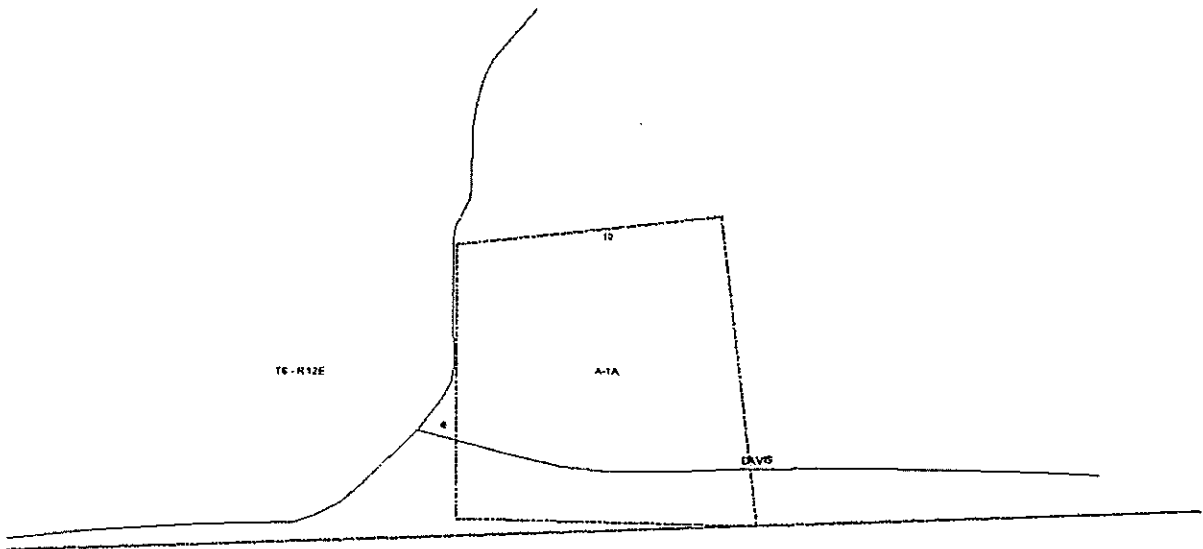
PETITIONER: Shanadorah Voiron

OWNER: Alicen Munger

REQUESTED CHANGE: From A-1A Suburban District to A-2 Suburban District with a MHO Manufactured Housing Overlay

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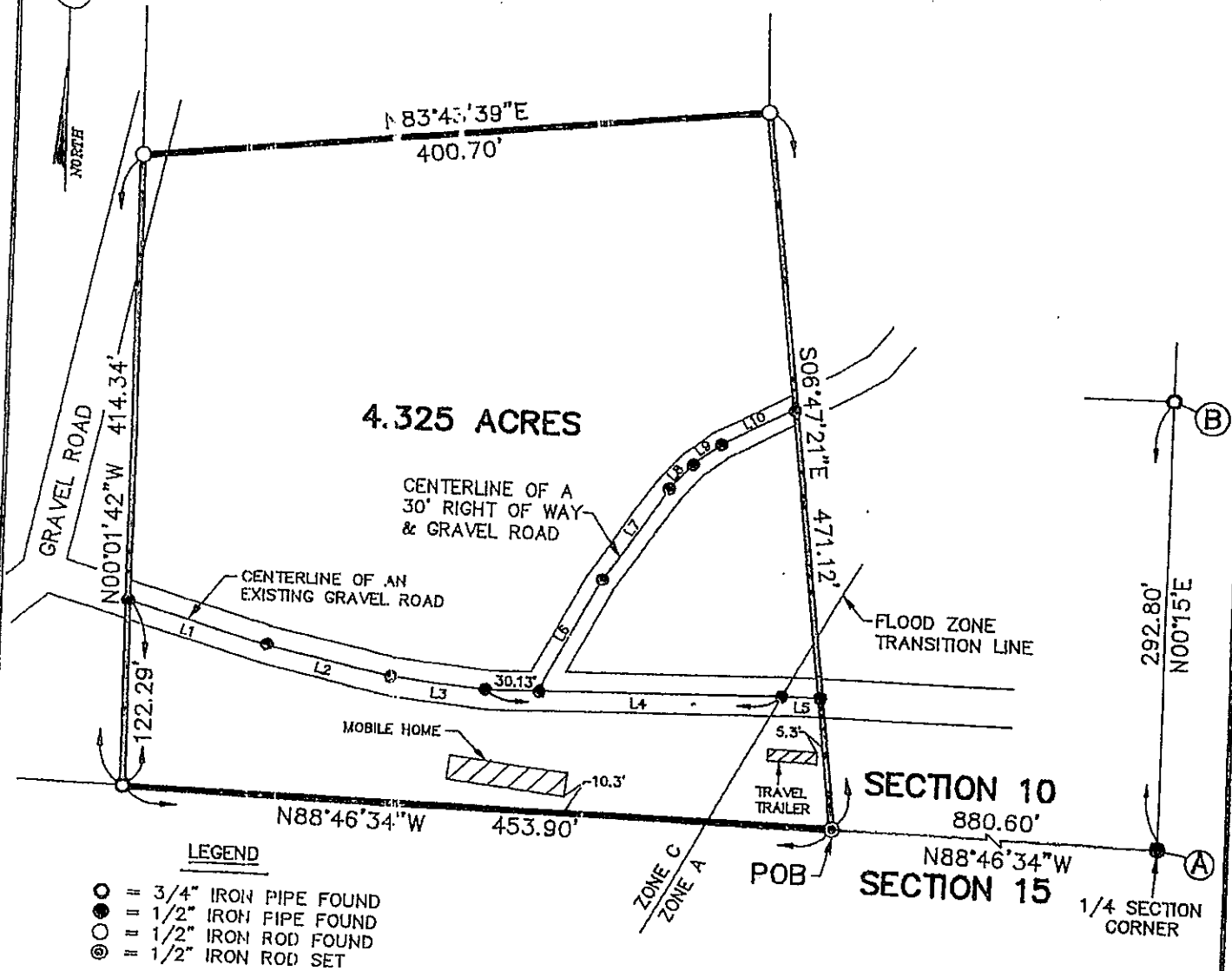
REFERENCE BEARING:
 IRON PIPE A TO IRON PIPE B
 N00°15'E
 (Per Reference Survey No. 1)

CALLS ALONG THE CENTERLINE
 OF AN EXISTING GRAVEL ROAD

LINE	BEARING	DISTANCE
L1	S73°21'32"E	91.55'
L2	S77°21'13"E	82.80'
L3	S84°01'35"E	63.57'
L4	N88°51'E	188.82'
L5	S89°25'18"E	23.20'

CALLS ALONG THE CENTERLINE OF
 AN EXISTING 30' RIGHT OF WAY

LINE	BEARING	DISTANCE
L6	N27°28'E	83.01'
L7	N34°19'49"E	75.44'
L8	N41°24'23"E	20.85'
L9	N52°30'31"E	22.18'
L10	N60°24'46"E	54.22'



LEGEND

- = 3/4" IRON PIPE FOUND
- = 1/2" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

NOTE: This property is located in Flood Zones A & C, per F.E.M.A. Map No 225205 0115 C, dated October 17, 1989.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION HAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEYS:

1. Survey for Leon Davis by John G. Cummings, Surveyor, dated 6-14-05, revised 2-15-06.
2. Survey for Shilo Cedotal by John C Cummings, Surveyor, dated 1-8-07.

John G. Cummings and Associates
 Professional Land Surveyors

(855) 892-1549

305 N. JEFFERSON AVE.

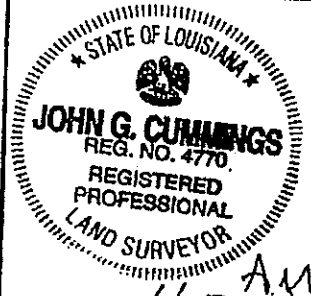
COVINGTON, LA. 70433

PLAT PREPARED FOR: *Aileen Murger*

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS SURVEY.

John G. Cummings
 PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 03115F

DATE: 3-21-07

REVISED:

2019-1483-ZC

