



Pat Brister
Parish President

St. Tammany Parish Government

Department of Planning
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APPEAL # L

ZC DENIED: 10/2/12

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: 10-5-12

Case Number: ZC 12-10-098

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.

Gregory Benfatti
(SIGNATURE)

PRINT NAME: GREGORY BENFATTI

ADDRESS: P.O. Box 1435, SLIDELL, LA, 70459

PHONE # 985-502-2237

ZC12-10-098

Existing Zoning:	A-4 (Single Family Residential District)
Proposed Zoning:	HC-2 (Highway Commercial District)
Acres:	11,000 sq.ft.
Petitioner:	Gregory Benfatti
Owner:	Gregory Benfatti
Location:	Parcel located on the west side of Brookter Road, south of US Highway 190 East, being lots 19, 20, 21 & 22, Square 11, Beverly Hills Subdivision, S13,T9S,R14E, Ward 8, District 14
Council District:	14

ZONING STAFF REPORT

Date: September 24, 2012
Case No.: ZC12-10-098
Posted: 09/13/12

Meeting Date: October 2, 2012
Determination: Denied

GENERAL INFORMATION

PETITIONER: Gregory Benfatti
OWNER: Gregory Benfatti
REQUESTED CHANGE: From A-4 (Single Family Residential District) to HC-2 (Highway Commercial District)
LOCATION: Parcel located on the west side of Brookter Road, south of US Highway 190 East, being lots 19, 20, 21 & 22, Square 11, Beverly Hills Subdivision; S13,T9S,R14E; Ward 8, District 14
SIZE: 11,000 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-4 Suburban District
South	Undeveloped	A-4 Suburban District
East	Undeveloped	HC-2 Highway Commercial District
West	Residential	A-4 Suburban 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 from A-4 (Single Family Residential District) to HC-2 (Highway Commercial District). The site is located on the west side of Brookter Road, south of US Highway 190 East, being lots 19, 20, 21 & 22, Square 11, Beverly Hills Subdivision. The 2025 Future Land Use Plan calls for residential development in this area. The property is surrounded on 3 sides by residentially zoned property. The HC-2 zoned property, located across from the site, is currently undeveloped. Staff feels that there is no compelling reason to recommend approval.

STAFF RECOMMENDATION:

The staff recommends that the request for an HC-2 (Highway Commercial District) designation be denied.

CASE NO.:

ZC12-10-098

PETITIONER:

Gregory Benfatti

OWNER:

Gregory Benfatti

REQUESTED CHANGE:

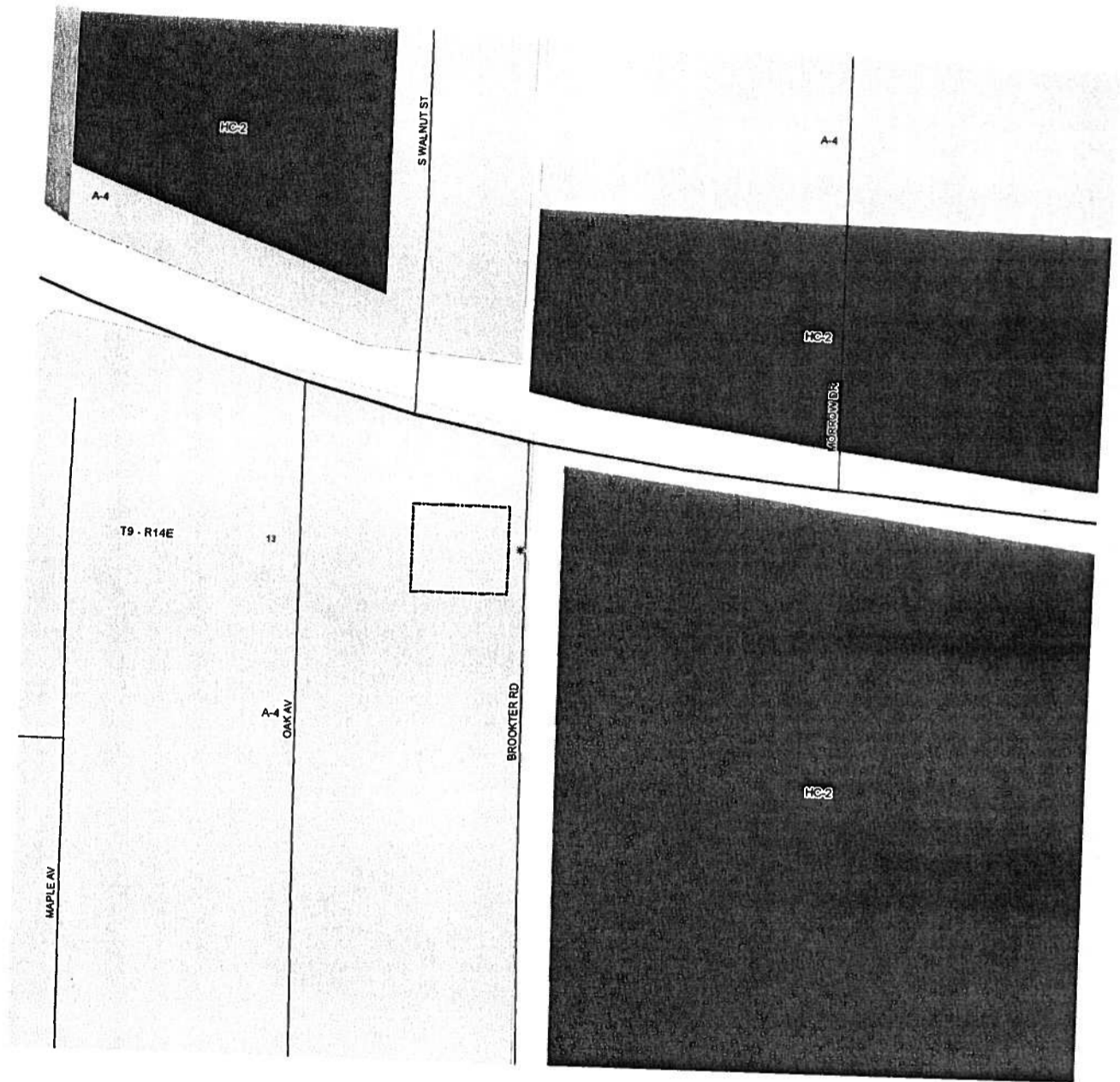
From A-4 (Single Family Residential District) to HC-2 (Highway Commercial District)

LOCATION:

Parcel located on the west side of Brookter Road, south of US Highway 190 East, being lots 19, 20, 21 & 22, Square 11, Beverly Hills Subdivision; S13,T9S,R14E; Ward 8, District 14

SIZE:

11,000 sq.ft.



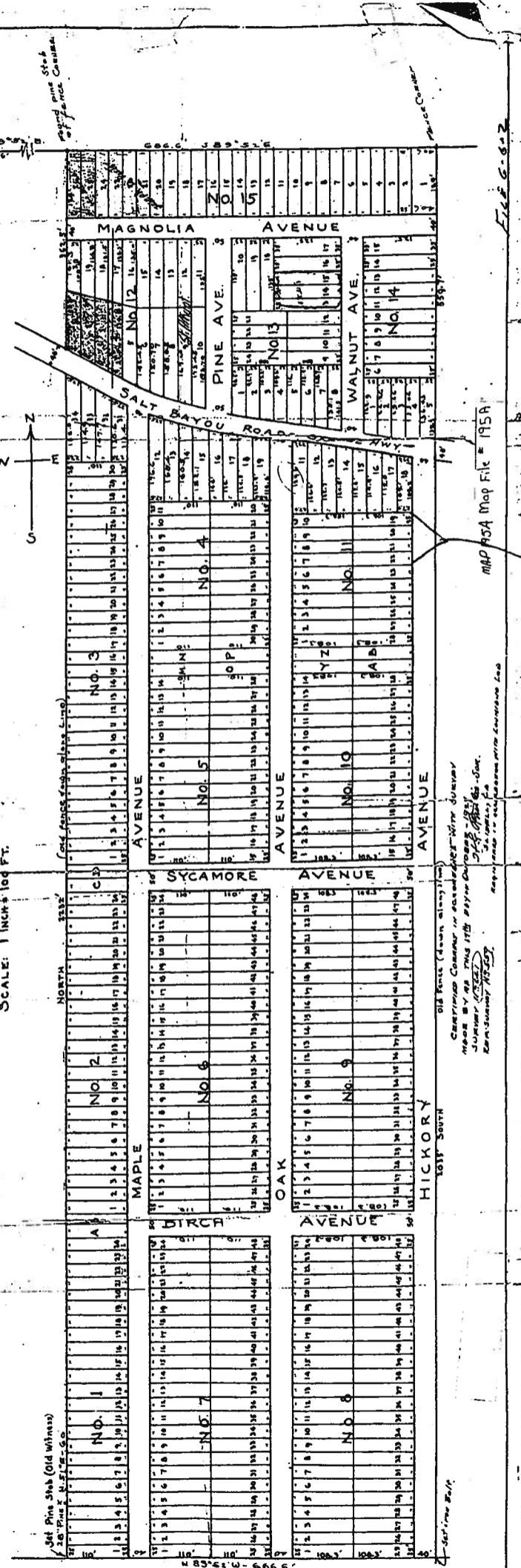
860-01-2172

St. Tammany Clerk of Court - File# 195A - MAPS MAY NOT PRINT TO SCALE

BEVERLY HILLS SUBDIVISION
 BEING THE E 1/4 - W 1/4 - NW 1/4, SECT. 13, T9S R14E
 ENLARGED AND SUBDIVIDED FROM PLAN BY H.G. FRITCHIE, JUNE 19, 1926,
 SCALE: 1 INCH = 100 FT.

PROPERTY OF:
 ST. TAMMANY PARISH
 CLERK OF COURT
 100 FROUSE CORRIDOR, LA.

Set Pine Stake (old witness)
 20' from E. 1/4 - S. 1/4 - SW 1/4



1817 SOUTH
 General and Comm. in accordance with Ordinance
 passed by the Board of Supervisors on
 January 1, 1955
 H.G. Fritchie, Clerk
 St. Tammany Parish, Louisiana

MAP 195A Map File # 195A

FILE 6-6-2

SITE