



St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

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APPEAL # 1

Pat Brister
Parish President

ZC Recommended Denial :

12/1/15

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 DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 12/2/15

RECEIVED

DEC 02 2015

Per an

Case Number:

ZC 15-56-ZC

A-3 to NC-1

1.3 acres on LA Hwy 1085

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.

(SIGNATURE)

PRINT NAME: Jeffrey D. Schoen

ADDRESS: P.O. Box 1810 Covington, LA 70434

PHONE # 985 892 4801

2015-56-ZC

Existing Zoning: A-3 Suburban District

Proposed Zoning: NC-1 Professional Office District

Acres: 1.3 acres

Petitioner: Jeffrey D. Schoen

Owner: Grandland Covington, LLC - William G. Grand

Location: Parcel located at the southeast corner of LA Highway 1085 & Holly Street, being Lot 1, Square 2, Evergreen Acres. Ward 1, District 1

Council District: 1

ZONING STAFF REPORT

Date: 11/23/2015
Case No.: 2015-56-ZC
Posted: 11/19/15

Meeting Date: 12/1/2015
Determination: Denied

GENERAL INFORMATION

PETITIONER: Jeffery D. Schoen
OWNER: Grandland Covington, LLC - William G. Grand
REQUESTED CHANGE: From A-3 Suburban District to NC-1 Professional Office District
LOCATION: Parcel located at the southeast corner of LA Highway 1085 & Holly Street, being Lot 1, Square 2, Evergreen Acres; S1, T7S, R10E; Ward 1, District 1
SIZE: 1.3 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: State **Road Surface:** 2 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-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Residential	A-3 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-3 Suburban District to NC-1 Professional Office District. This site is located at the southeast corner of LA Highway 1085 & Holly Street, being Lot 1, Square 2, Evergreen Acres. The 2025 future land use plan calls for the area to be developed with residential uses. Staff feels that there is no compelling reason to recommend approval of the request considering that the site is surrounded by residential uses.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-1 Professional Office District designation be denied.

Case No.: 2015-56-ZC

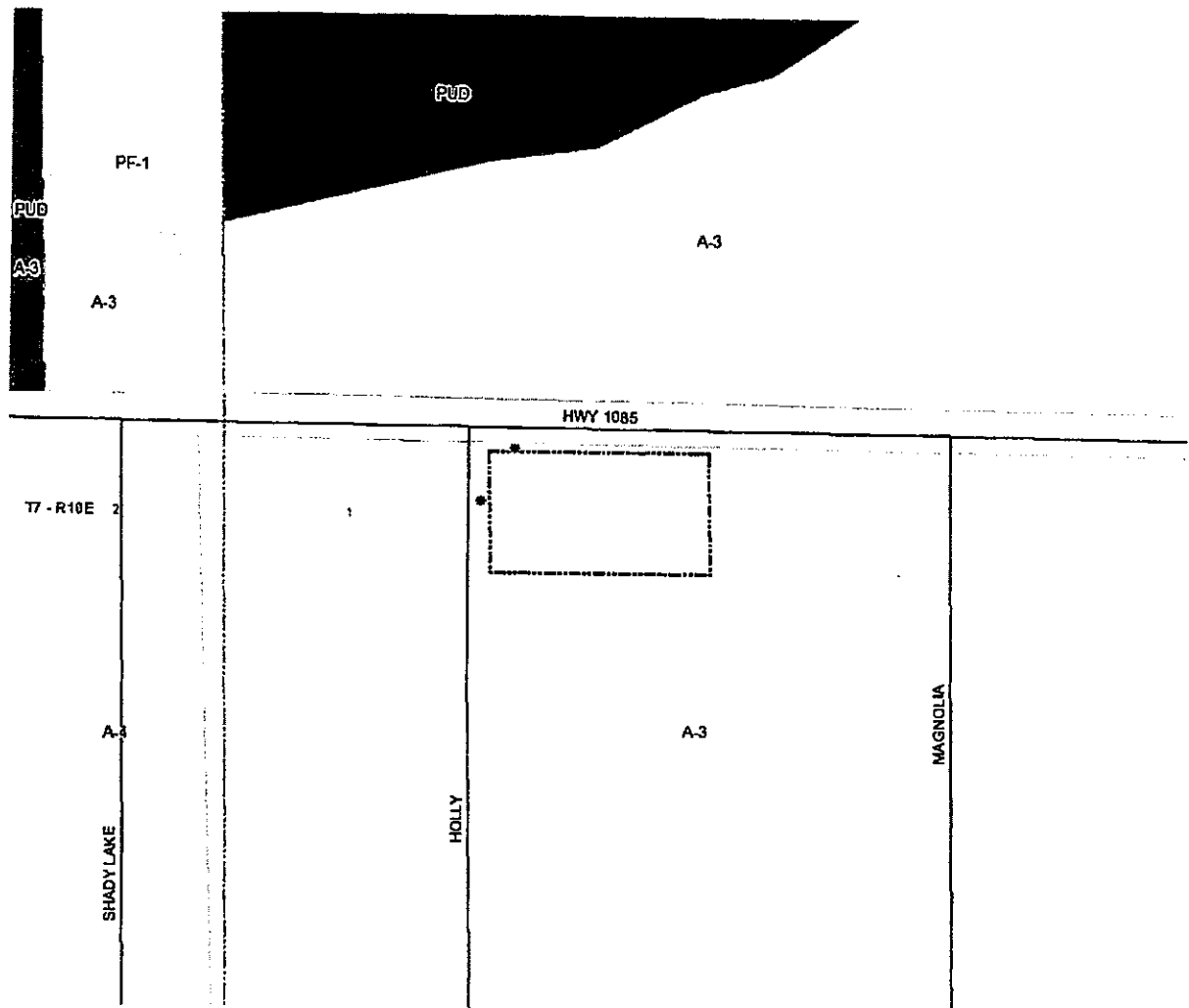
PETITIONER: Jeffery D. Schoen

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

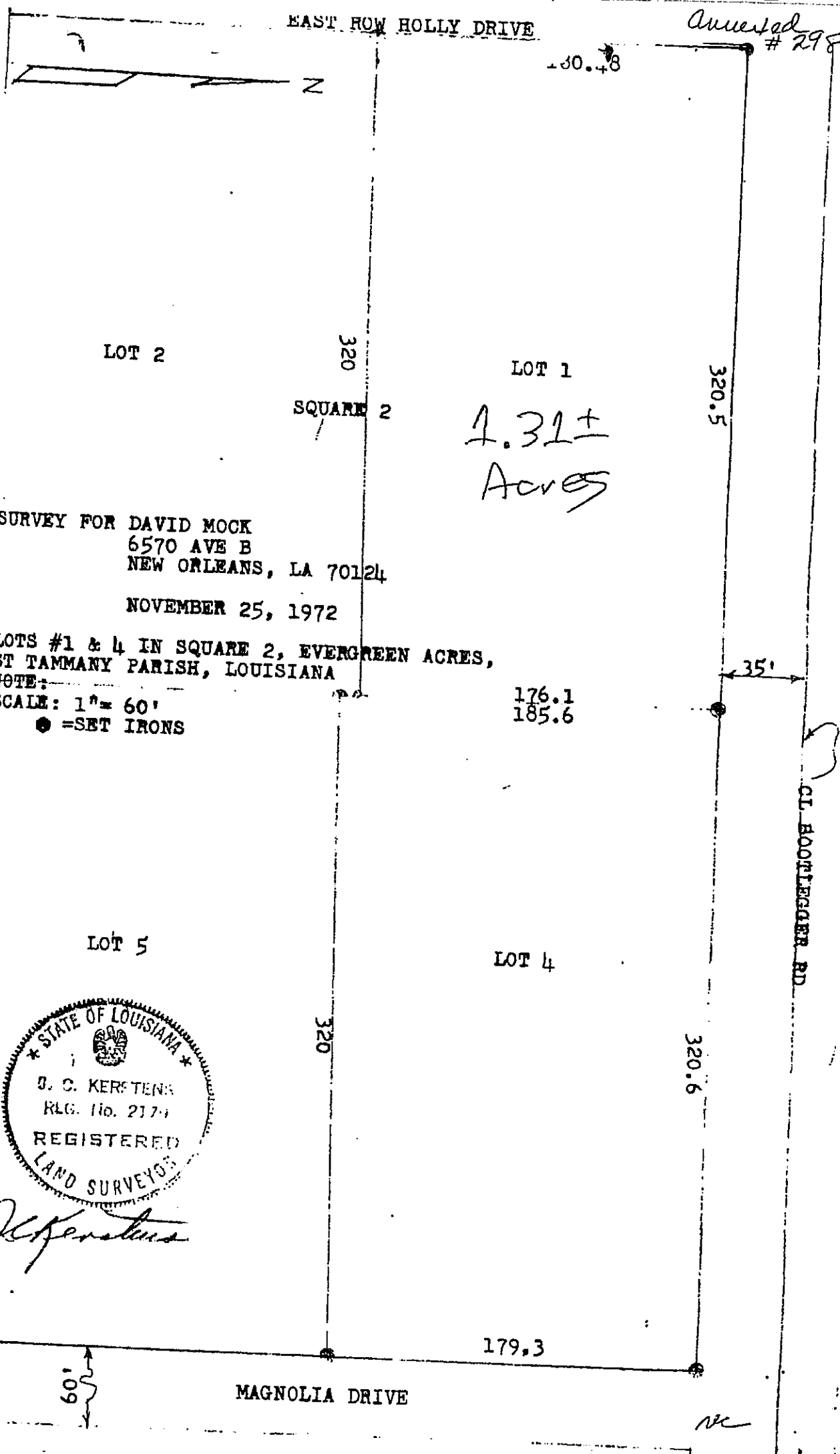
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SIZE: 1.3 acres



2015-56-2C

Amended # 29882



SURVEY FOR DAVID MOCK
6570 AVE B
NEW ORLEANS, LA 70124
NOVEMBER 25, 1972

LOTS #1 & 4 IN SQUARE 2, EVERGREEN ACRES,
ST TAMMANY PARISH, LOUISIANA

NOTE:
SCALE: 1" = 60'
● = SET IRONS



J. C. Kerstens

2015-58-ZC

PAID

PF-1

1000-1000

W-RIDE

1

71245

A3

1000-1000

15075

ONE

15070

15070

15074

15100

