



APPEAL # 4

ZC Recommended Denial :

5/1/18

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 VIA EMAIL & HAND DELIVERY

APPEAL REQUEST

DATE: May 11, 2018



2018-918-ZC

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	A-7 (Multiple Family Residential District)
Location:	Parcel located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision, S19, T7S, R12E, Ward 4, District 5
Acres:	2.988 acres
Petitioner:	Black Oak Holdings, LLC C/O Jeffrey D. Schoen
Owner:	June Barrios Wiley C/O Jeffrey D. Schoen
Council District:	5

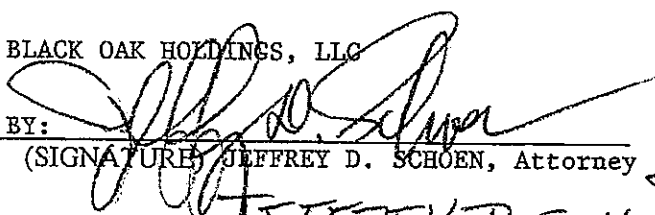
We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

BLACK OAK HOLDINGS, LLC

BY:


(SIGNATURE) JEFFREY D. SCHOEN, Attorney

Individually

PRINT NAME: JEFFREY D. SCHOEN

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

PHONE #: 985-892-4801

ZONING STAFF REPORT

Date: 4/23/2018
Case No.: 2018-918-ZC
Prior Action: Postponed 04/01/18
Posted: 04/20/18

Meeting Date: 5/1/2018
Determination: Denied

GENERAL INFORMATION

PETITIONER: Black Oak Holdings, LLC C/O Jeffrey D. Shoen

OWNER: June Barrios Wiley C/O Jeffrey D. Shoen

REQUESTED CHANGE: From A-2 Suburban District to A-7 Multiple Family Residential District

LOCATION: Parcel located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision ; S19, T7S, R12E; Ward 4, District 5

SIZE: 2.988 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

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	Undeveloped	I-2 Industrial District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped	I-2 Industrial District

EXISTING LAND USE:

Existing development: Yes

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-2 Suburban District to A-7 Multiple Family Residential District. This site is located on the north side of Strain Road, east of LA Highway 59, being Lot 1, Mandabita Subdivision. The 2025 future land use plan calls for the site to be developed with residential uses. Staff does not see any compelling reason to recommend approval, considering that the site is abutting single family residential uses on the east side and directly across the site.

STAFF RECOMMENDATION:

The staff recommends that the request for an A-7 Multiple Family Residential District designation be denied.

Case No.: 2018-918-ZC

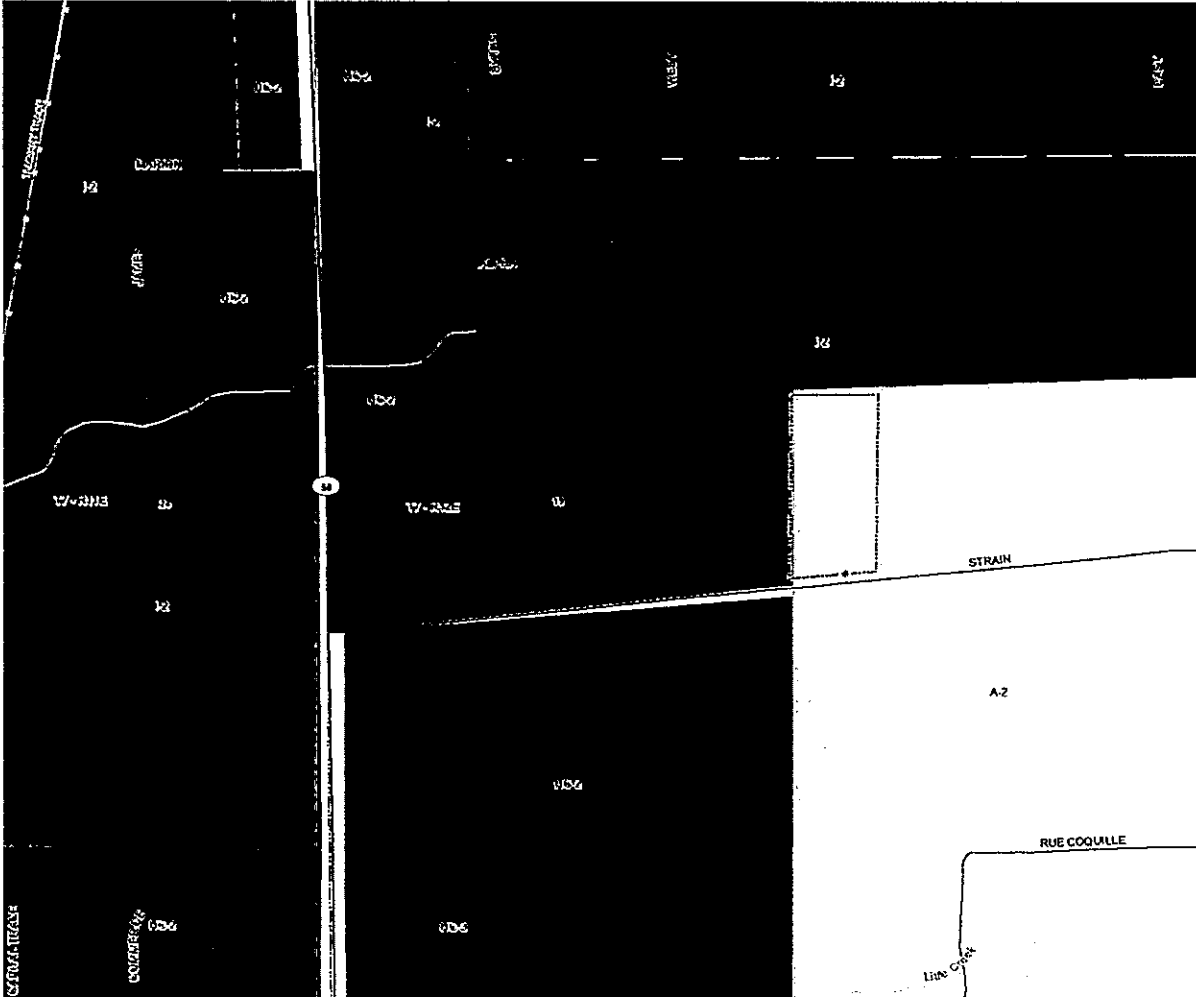
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2018-918-ZC

SECTION 24, T-7-S, R-11-E
SECTION 19, T-7-S, R-12-E

RANGE LINE
1/4 CORNER

S 89°45'00" W
1546.4'

(T - N 89°45'00" E 250.0')
A - N 89°51'43" E 249.87'

RESIDENCE

SHED

REFERENCE BEARING
(T - 534.00')

A - N 00°45'00" E 533.35'

GRAVEL DRIVE

LOT 1
(2.998 acres)

A - S 00°46'03" W 512.46'
(T - S 00°45'00" W 513.5')

LOT 2

A - S 85°05'15" W 250.90'
(T - 251.00')

STRAIN ROAD

--- LEGEND ---

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

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205-0245 C; REV. 10-17-89.

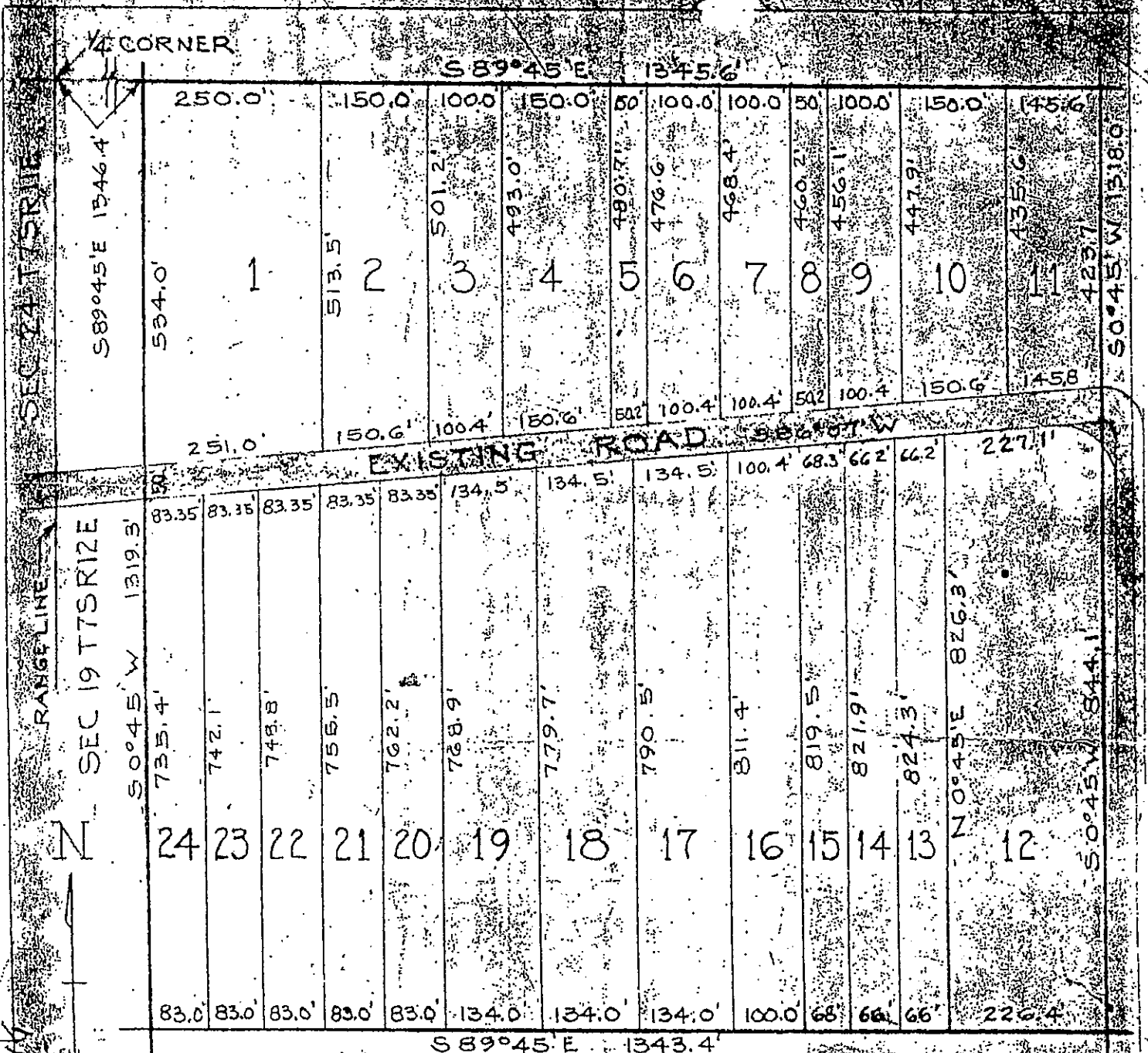
REFERENCE:
MAP OF MANDABITA BY E. J. CHAMPAGNE DATED 28 MAY 1954.
FROM WHICH BASIS OF BEARING WAS TAKEN. NO SERVITUDE
OR SETBACKS ARE SHOWN.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
ORIGINAL OF TITLE RECORD MAY BE FOUND SECTA 1100M

BOUNDARY SURVEY OF:

LOT 1, MANDABITA SUBDIVISION
SECTION 19, T-7-S, R-12-E
ST. TAMMANY PARISH, LOUISIANA

Filed April 25, 1955 2018-918-2C
 Clerk, Hazard Kato



NE 1/4 OF SW 1/4 SEC 19 T7S R12E
 MAP OF
MANDABITA
 PROPERTY OF C. J. COMMANDER

Handwritten notes and signatures on the left margin, including a date '5/26/55' and a signature.

LOCATION NE 1/4 of SW 1/4 in Sec 19 T7S R12E Greensburg District, La.
 SURVEY REQUESTED BY Commander
 SURVEY BY E. J. Champagne & Earl Engineering Associates 28 May 1954
 Civil Engineers & Land Surveyors
 MAP BY eio Scale 1"=200'