

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4577

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: GOULD/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: BELLISARIO

SECONDED BY: THOMPSON

ON THE 2 DAY OF JUNE, 2011

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY CERTAIN PARCELS LOCATED ON THE WEST SIDE OF 4TH AVENUE, SOUTH OF HELENBIRG ROAD AND WHICH PROPERTY COMPRISES A TOTAL 8.13 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT). (WARD 3, DISTRICT 5) (ZC11-05-045)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC11-05-045, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present A-2 (Suburban District) to an A-3 (Suburban District), see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as A-3 (Suburban District).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present A-2 (Suburban District) to an A-3 (Suburban District).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 7 DAY OF July, 2011; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

\_\_\_\_\_  
MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: MAY 26, 2011

Published Adoption: \_\_\_\_\_, 2011

Delivered to Parish President: \_\_\_\_\_, 2011 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2011 at \_\_\_\_\_

EXHIBIT "A"

ZC11-05-045

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 14, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, being situated in the Helenburg Subdivision and being a portion of Farms 22 and 23 therein, and being more fully described as follows, to-wit:

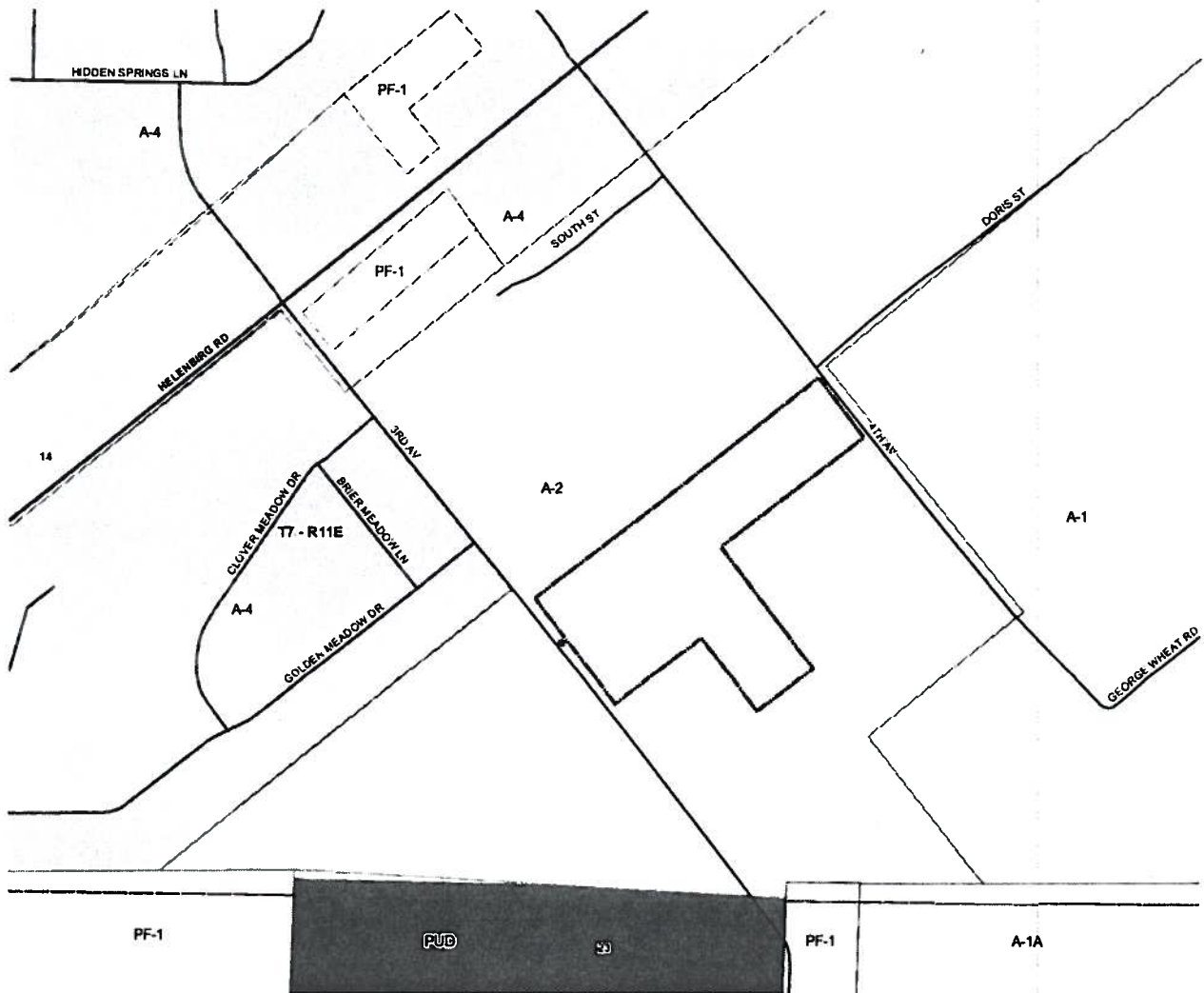
Beginning at the intersection of the southerly line of Dore Street (not constructed) and the easterly line of 3rd Avenue, go North 51 degrees 10 minutes East a distance of 510.0 feet along the southern edge of Dore Street to a 1/4 inch iron rod; thence go South 38 degrees 43 minutes 34 seconds East a distance of 428.04 feet (Title-South 38 degrees 50 minutes East 427.0 feet) to a 1/4 inch iron pipe; thence go South 38 degrees 52 minutes 13 seconds East a distance of 213.07 feet (Title-South 38 degrees 50 minutes East 213.5 feet) to a 1/4 inch iron rod; thence go South 51 degrees 19 minutes 30 seconds West a distance of 200.0 feet to a 1/4 inch iron rod; thence go North 38 degrees 50 minutes 35 seconds West a distance of 262.09 feet to a 1/4 inch iron rod; thence go South 51 degrees 00 minutes 54 seconds West a distance of 109.18 feet to a 1/4 inch iron rod located on the eastern edge of 3rd Avenue; thence go North 38 degrees 01 minutes 00 seconds West a distance of 379.30 feet (Title-North 38 degrees 50 minutes West) along the eastern edge of 3rd Avenue to a 1 inch galvanized iron pipe located on the southern edge of Dore Street and the point of beginning.

Containing 5.63 acres.

ONE CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the PARISH OF ST. TAMMANY, STATE OF LOUISIANA, and more particularly described as being a portion of FARM NUMBER 19, HELENBURG SUBDIVISION, located in SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 EAST, IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, containing two and one-half acres (2 1/2), more or less, as per Plat survey drafted by Lowell E. Cummings, dated July 29, 1980, a copy of which is attached to this Act of Cash Sale of property dated August 14, 1980 by act before Michael H. Rasch, Notary Public.

This particular piece or portion of ground fronts on Fourth Avenue and begins at the point of the irons found at the intersection of Dore Street and Fourth Avenue, in the Parish of St. Tammany, State of Louisiana. The property measures two hundred thirteen and 5/10 feet (213.5') in the front with an equal distance in the rear, thence five hundred ten feet (510') between equal and parallel lines, all as shown on Plat survey prepared by Lowell E. Cummings, and dated July 29, 1980.

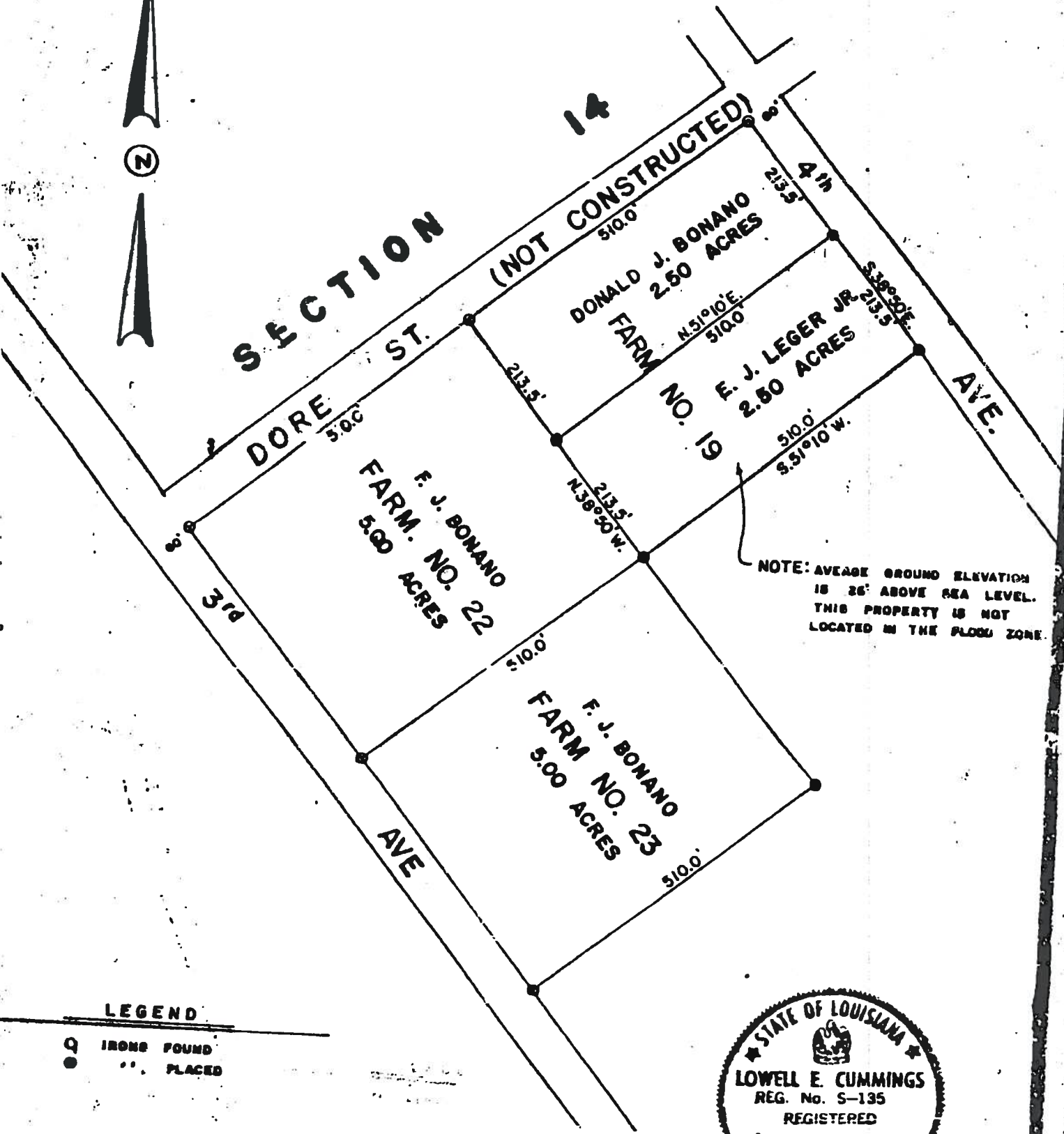
**CASE NO.:** ZC11-05-045  
**REQUESTED CHANGE:** From A-2 (Suburban District) to A-3 (Suburban District)  
**LOCATION:** Parcels located on the west side of 4th Avenue, south of Helenbirg Road; S14,T7S,R11E; Ward 3, District 5  
**SIZE:** 8.13 acres



R. 11 E.

2011-05-045

# HELENBERG SUBDIVISION



### LEGEND

- Q IRONS FOUND
- IRONS PLACED



# PLAT

showing a survey for

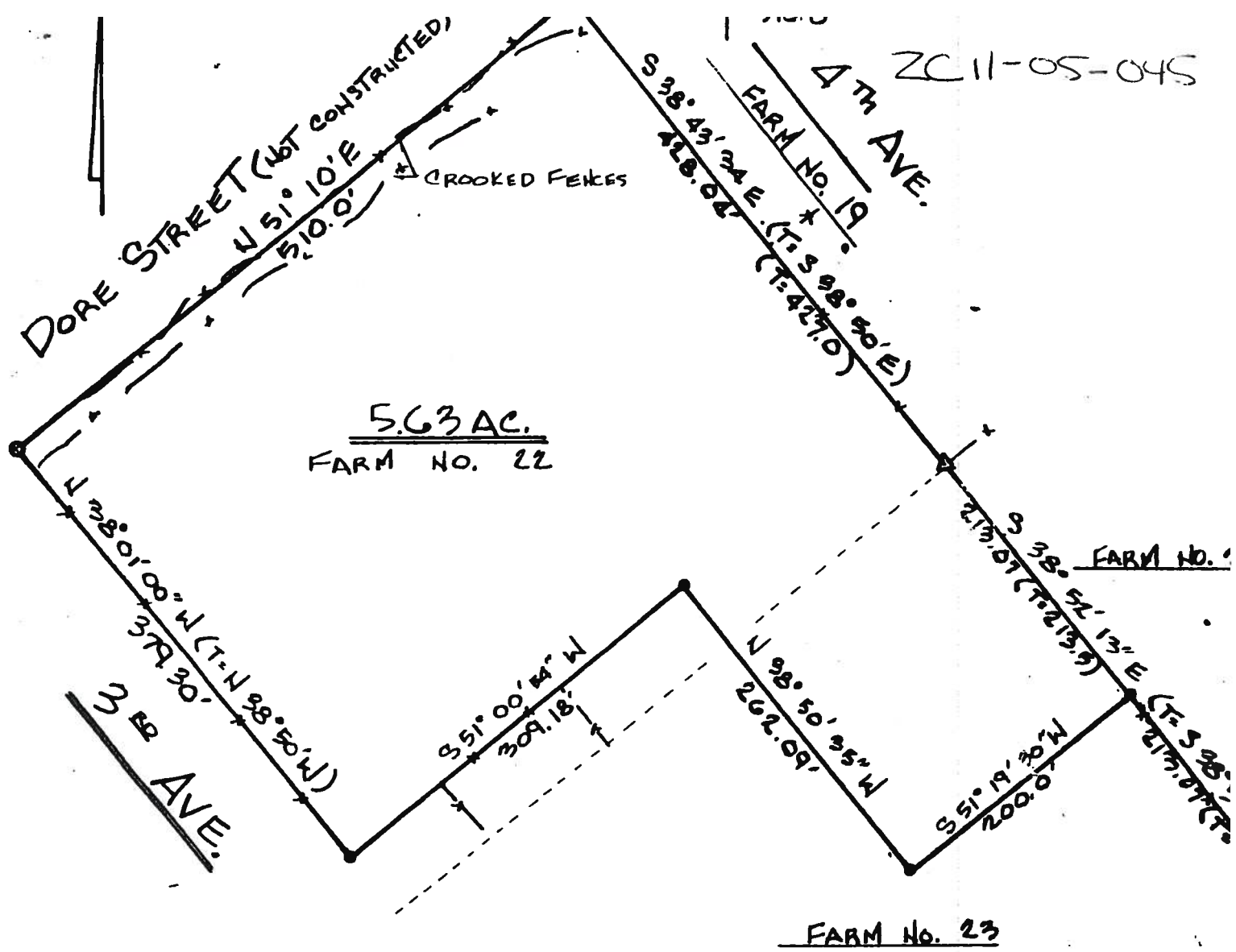
**DONALD J. BONANO**

LOCATED IN SECTION 14, TOWNSHIP 7 SOUTH,  
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA,

Survey by Lowell E. Cummings  
JULY 29, 1980 reg. surveyor S-135  
date

**SCALE 1"=200'**

ZC 11-05-045



- 1" GALVANIZED IRON PIPE FOUND
- 1/2" IRON ROD SET
- △ 1/2" IRON PIPE FOUND

A CERTAIN PIECE OR PORTION OF GROUND situated in the Helenbirg Subdivision and being a portion of Farms 22 and 23 therein, in Section 14, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

Beginning at the intersection of the southerly line of Dore Street (not constructed) and the easterly line of 3rd Avenue, go North 51 degrees 10 minutes East 510.0 feet along the southern edge of Dore Street to an 1/2-inch iron rod; thence South 38 degrees 43 minutes 34 seconds East 428.04 feet (Title-South 38 degrees 50 minutes East 427.0 feet) to an 1/2-inch iron pipe; thence South 38 degrees-52 minutes 13 seconds East 213.07 feet (Title-South 38 degrees 50 minutes East 213.5 feet) to an 1/2-inch iron rod; thence South 51 degrees 19 minutes 30 seconds West 200.07 feet to an 1/2-inch iron rod; thence North 33 degrees 50 minutes 35 seconds West 262.09 feet to an 1/2-inch iron rod; thence South 51 degrees 00 minutes 54 seconds West 309.18 feet to an 1/2-inch iron rod located on the eastern edge of 3rd Avenue; thence North 38 degrees 01 minute 00 seconds West 379.30 feet (Title-North 38 degrees 50 minutes East 379.30 feet) along the eastern edge of 3rd Avenue to an 1-inch galvanized iron pipe located on the southern edge of Dore Street and the point of beginning.

Said property contains 5.63 acres.

NOTE: Improvements were not located on the above property.

- REFERENCES:
- 1) Helenbirg Lots and Farms plat on file in the official records of St. Tammany Parish.
  - 2) Survey by Lowell E. Cummings dated May 22, 1981, drawing #81-62 made for Donald & F.J. Bonano.
  - 3) Survey by Lowell E. Cummings dated July 29, 1980 made for Donald J. Bonano.
  - 4) Survey by Lowell E. Cummings dated August 1, 1972 and revised January 10, 1930, made for F.J. Bonano.

A PORTION OF FARMS 22 AND 23 IN HELENBIRG SUBDIVISION, SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.		
<b>H. C. SANDERS &amp; ASSOCIATES</b> CIVIL ENGINEERS & LAND SURVEYOR THE FOUNTAIN BUILDING Post Office Drawer 1779 - Covington, La. 70428 Office: 892-2847		
JOB NO. ST-90-77	DRAWN WPS CHECKED HCS	DATE 03 JULY 90 SCALE 1" = 100'

