



ZC Recommended Denial :
5/3/11

ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2529
FAX: (985) 898-3003
e-mail: planning@stpgov.org

APPEAL # _____

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: 5-3-11

ZC11-05-038

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-5 (Two Family Residential District)
Acres: 2 acres
Petitioner: Anthony and Laurie Margiotta
Owner: Anthony and Laurie Margiotta
Location: Parcels located on the north side of Brewster Road, west of Powerline Road, being parcels A & B, S9,T7S,R10E, Ward 1, District 1
Council District: 1

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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE

Ante J. Margiotta
(SIGNATURE)

516 Brewster Rd
Madisonville, La
70441

PHONE #: 985-845-1602

ZONING STAFF REPORT

Date: April 25, 2011
Case No.: ZC11-05-038
Posted: 04/14/11

Meeting Date: May 3, 2011
Determination: Denied

GENERAL INFORMATION

PETITIONER: Anthony and Laurie Margiotta
OWNER: Anthony and Laurie Margiotta
REQUESTED CHANGE: From A-2 (Suburban District) to A-5 (Two Family Residential District)
LOCATION: Parcels located on the north side of Brewster Road, west of Powerline Road, being parcels A & B; S9,T7S,R10E; Ward 1, District 1
SIZE: 2 acres

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	Residential	A-2 (Suburban District)
South	Residential	A-3 (Suburban District)
East	Residential	A-2 (Suburban District)
West	Undeveloped	A-2 (Suburban District)

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** Yes

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.

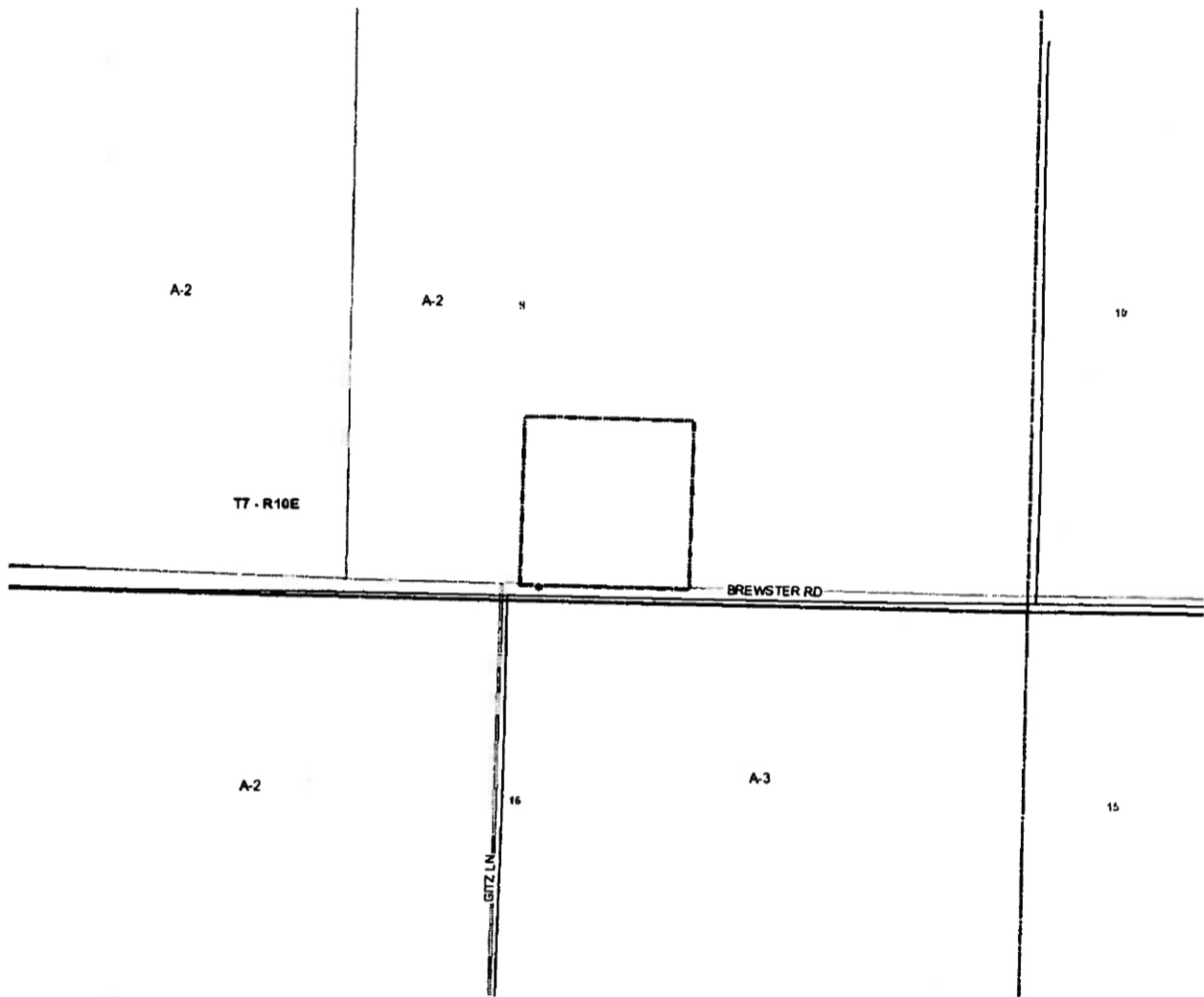
STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-5 (Two Family Residential District). Parcels are located on the north side of Brewster Road, west of Powerline Road. The 2025 Future Land Use Plan calls for residential development in this area. There are 2 existing duplexes to the east of this parcel. Note that the area was previously zoned rural, before the comprehensive rezoning, which allowed for two family dwelling (duplex). Considering that the site is surrounded by A-2 and A-3 residential zoning districts, staff feels that there is no compelling reason to recommend approval. .

STAFF RECOMMENDATION:

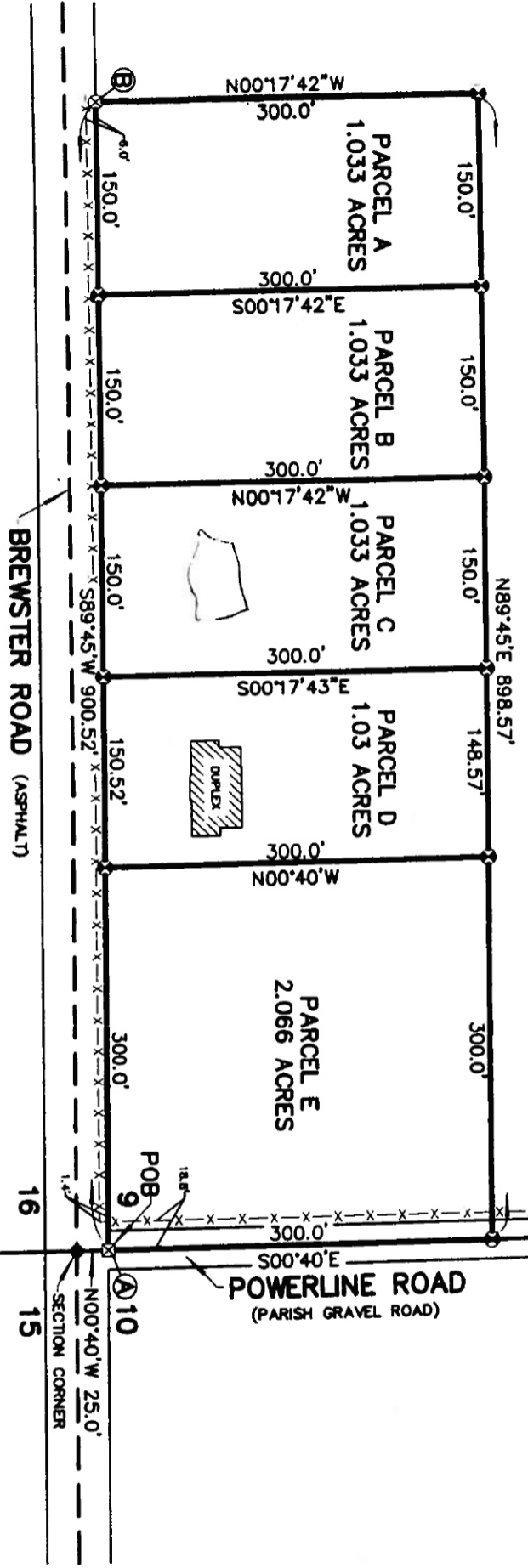
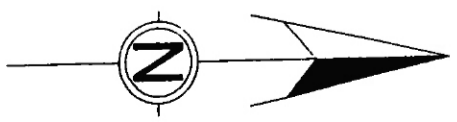
The staff recommends that the request for an A-5 (Two Family Residential District) designation be denied.

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2011-05-038

REFERENCE BEARING:
Metal Bar A to Iron Pipe B
S89°45'W
(per Reference Survey)



- LEGEND**
- ⊠ = 1" X 2" METAL BAR FOUND
 - ⊗ = 3/4" IRON PIPE FOUND
 - ⊙ = 1/2" IRON ROD SET

NOTE:
This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

REFERENCE SURVEY:

Survey for Laurie Gitz Marjotta by John G. Cummings, Surveyor, dated April 16, 2001

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



APPROVAL:

A RESUBDIVISION OF 6.195 ACRES INTO PARCELS A, B, C, D, & E, LOCATED IN SECTION 9, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

608 K. JEFFERSON AVE. **John G. Cummings & Associates** Phone (504) 885-4549
COVINGTON, LA 70438 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI Fax (504) 885-0800

PLAT PREPARED FOR: **Anthony & Laurie Gitz Marjotta**

SHOWING A SURVEY OF: A RESUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 7 SOUTH, RANGE 10 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 THE USUAL STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

SCALE: 1" = 100' DATE: JULY 24, 2009 JOB NO. 011141