



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

APPEAL # 1
ZC Recommended Denial :
4/3/18

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: 4-11-2018

2018-941-ZC

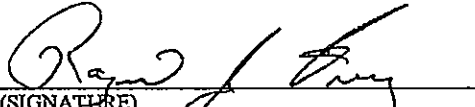
Existing Zoning: A-4 (Single-Family Residential District)
Proposed Zoning: A-5 (Two Family Residential District)
Acres: 42,700 sq.ft.
Petitioner: Frey Home Services, LLC - Raymond J. Frey
Owner: Frey Home Services, LLC - Raymond J. Frey
Location: Parcel located on the west side of Hoover Drive, north of US Highway 190 East, being lots 60 & 61, Square 5, Annex No. 2, Lindberg Glenn Subdivision, S12, T9S, R14E, Ward 8, District 13.
Council District: 13

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: Raymond J. Frey
ADDRESS: 102 Pebble Beach Sidell
PHONE #: 504-444-6612



ZONING STAFF REPORT

Date: 3/26/2018
Case No.: 2018-941-ZC
Posted:03/21/18

Meeting Date: 4/3/2018
Determination: Denied

GENERAL INFORMATION

PETITIONER: Frey Home Services, LLC - Raymond J. Frey

OWNER: Frey Home Services, LLC - Raymond J. Frey

REQUESTED CHANGE: From A-4 Single-Family Residential District to A-5 Two Family Residential District

LOCATION: Parcel located on the west side of Hoover Drive, north of US Highway 190 East, being lots 60 & 61, Square 5, Annex No. 2, Lindberg Glenn Subdivision ; S12, T9S, R14E; Ward 8, District 13

SIZE: 42,700 sq.ft.

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	Multi-Family	A-4 Single-Family Residential District
South	Single Family Residential	A-4 Single-Family Residential District
East	Single Family Residential	A-4 Single-Family Residential District
West	Single Family Residential	A-4 Single-Family Residential 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 A-5 Two Family Residential District. This site is located on the west side of Hoover Drive, north of US Highway 190 East, being lots 60 & 61, Square 5, Annex No. 2, Lindberg Glenn Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses compatible with the surrounding area. Although, the site is abutting a small multi-family complex on the north side, staff feels that there is no compelling reason to recommend approval, considering that most Hoover Drive, is developed with single family residences.

STAFF RECOMMENDATION:

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

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2018-941-2C

LAWES DRIVE



NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

LOT 62-77

SQ. "5"

1120.00'

Fnd. 1/2" Iron Rod

3.8'

N89°22'49"E

305.00'

Fnd. 1/2" Iron Rod

9.7'

LOT 17

N0°35'04"W 140.00'

70'

LOT 61

S0°35'04"E 140.00'

HOOVER DRIVE

LOT 18

70'

LOT 60

305.00'

S89°22'49"W

Fnd. 1/2" Iron Rod

Fnd. 1/2" Iron Rod

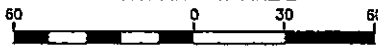
LOT 19

LOT 59

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....*
Side Setback.....*
Rear Setback.....*

ADDRESS: HOOVER DRIVE

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE, ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0440 D
F.I.R.M. Date 04/21/1999
ZN: C B.F.E. N/A
*Verify prior to construction with Local Governing Body.

DRAWING NO.
20170770
DATE:
10/16/2017

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL
CHECKED BY: JDL
SCALE: 1" = 60'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP OF LOTS 60 & 61,
SQ. 5, ANNEX No. 2, LINDBERGH GLENN SUB.,
SECTION 13, T-9-S, R-14-E, GLD
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: RAYMOND FREY

