

APPEAL # 1

ZC Recommended Denial :

7/5/17



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.

APPEAL REQUEST

DATE: 7/6/2017

Case Number:

2017-665 ZC

2017-665-ZC

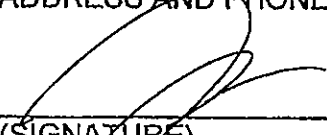
Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-4A (Single-Family Residential District)  
Acres: 1.835 acres  
Petitioner: Jason Van Haelen  
Owner: Linda R. Fussell, Nancy Rodick Brewer, Lorren R. Barrios, Karen Rodick Sentilles, Steven P. Rodick, Colleen Verneuille, Eric Rodick, Vicki Rodick Frame, Ralph H. Rodick, Claudia S. Rodick, Robert Rodick, Kenneth M. Rodick  
Location: Parcel located on the northeast corner of 6th Avenue & Soell Drive, S14, T7S, R11E, Ward 3, District 5.  
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.

Sincerely,

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

  
\_\_\_\_\_  
(SIGNATURE)

PRINT NAME: Jason Van Haelen

ADDRESS: 68420 Bode AVE Covington LA

PHONE #: 985 986 2375



**ZONING STAFF REPORT**

Date: 6/26/2017  
Case No.: 2017-665-ZC  
Posted: 06/20/17

Meeting Date: 7/5/2017  
Determination: Denied

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**GENERAL INFORMATION**

**PETITIONER:** Jason Van Haelen

**OWNER:** Linda R. Fussell, Nancy Rodick Brewer, Lorren R. Barrios, Karen Rodick Sentilles, Steven P. Rodick, Colleen Verneuille, Eric Rodick, Vicki Rodick Frame, Ralph H. Rodick, Claudia S. Rodick, Robert Rodick, Kenneth M. Rodick

**REQUESTED CHANGE:** From A-2 Suburban District to A-4A Single-Family Residential District

**LOCATION:** Parcel located on the northeast corner of 6th Avenue & Soell Drive; S14, T7S, R11E; Ward 3, District 5

**SIZE:** 1.835 acres

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**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	Residential & Undeveloped	A-3 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped & Residential	A-2 Suburban District
West	Residential	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-4A Single-Family Residential District. This site is located on the northeast corner of 6th Avenue & Soell Drive. The 2025 future land use plan calls for the area to be developed with residential uses. Staff is not completely opposed to a change in zoning category, considering that the site is abutting smaller lots, zoned A-3 Suburban District, on the north side of the site, along 6<sup>th</sup> Street. However, staff feels that the request to rezone the sites to A-4A is not appropriate, since it would create a significant increase in density in the area. Note that the abutting zoning districts allow for a lesser density; the A-2 zoning districts allows for a maximum of 1 unit per acre and the A-3 zoning district allows for a maximum of 2 units per acre compared to the requested change to A-4A zoning district, which allows for a maximum of 6 units per acre.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-4A Single-Family Residential District designation be denied.

Case No.: 2017-665-ZC

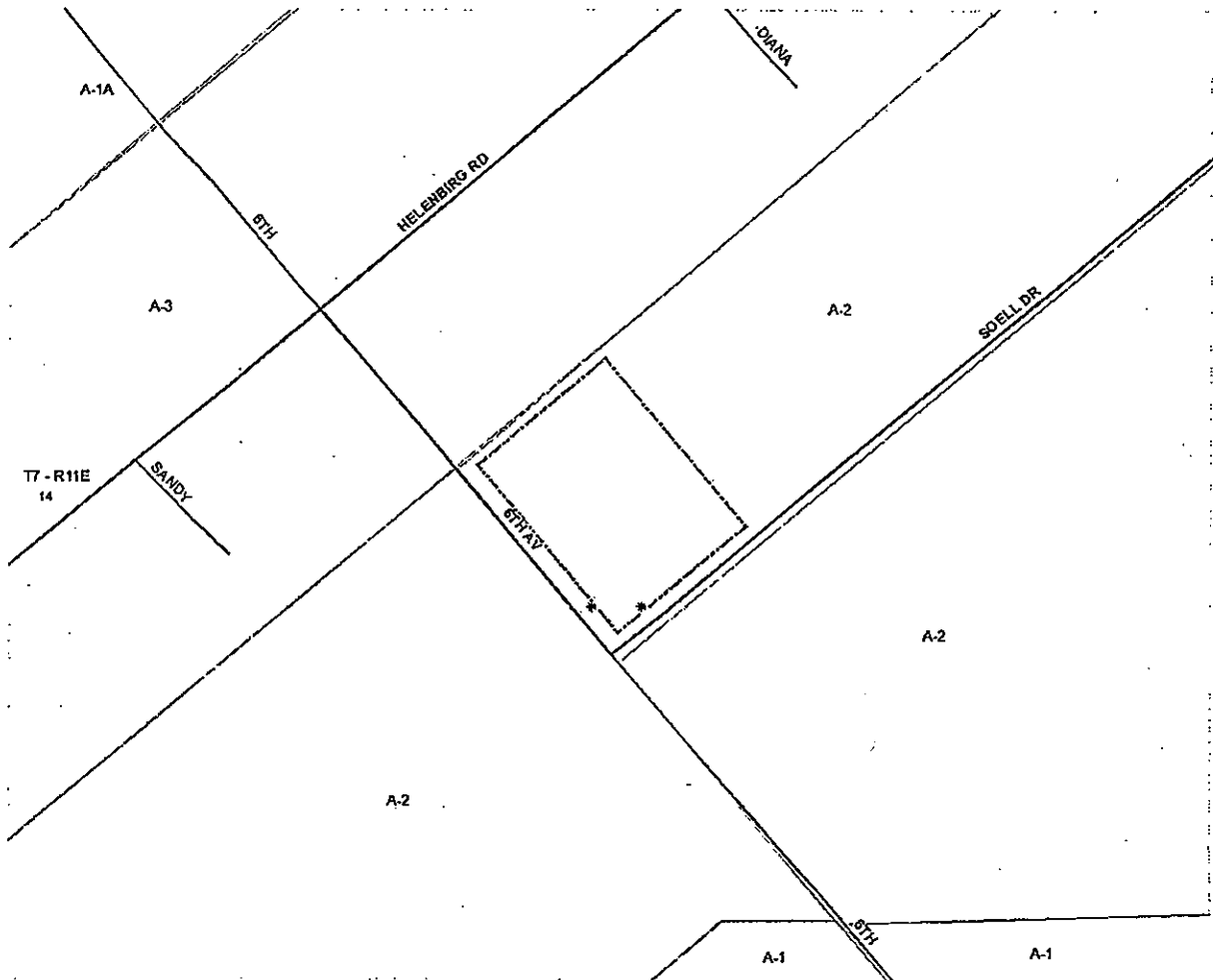
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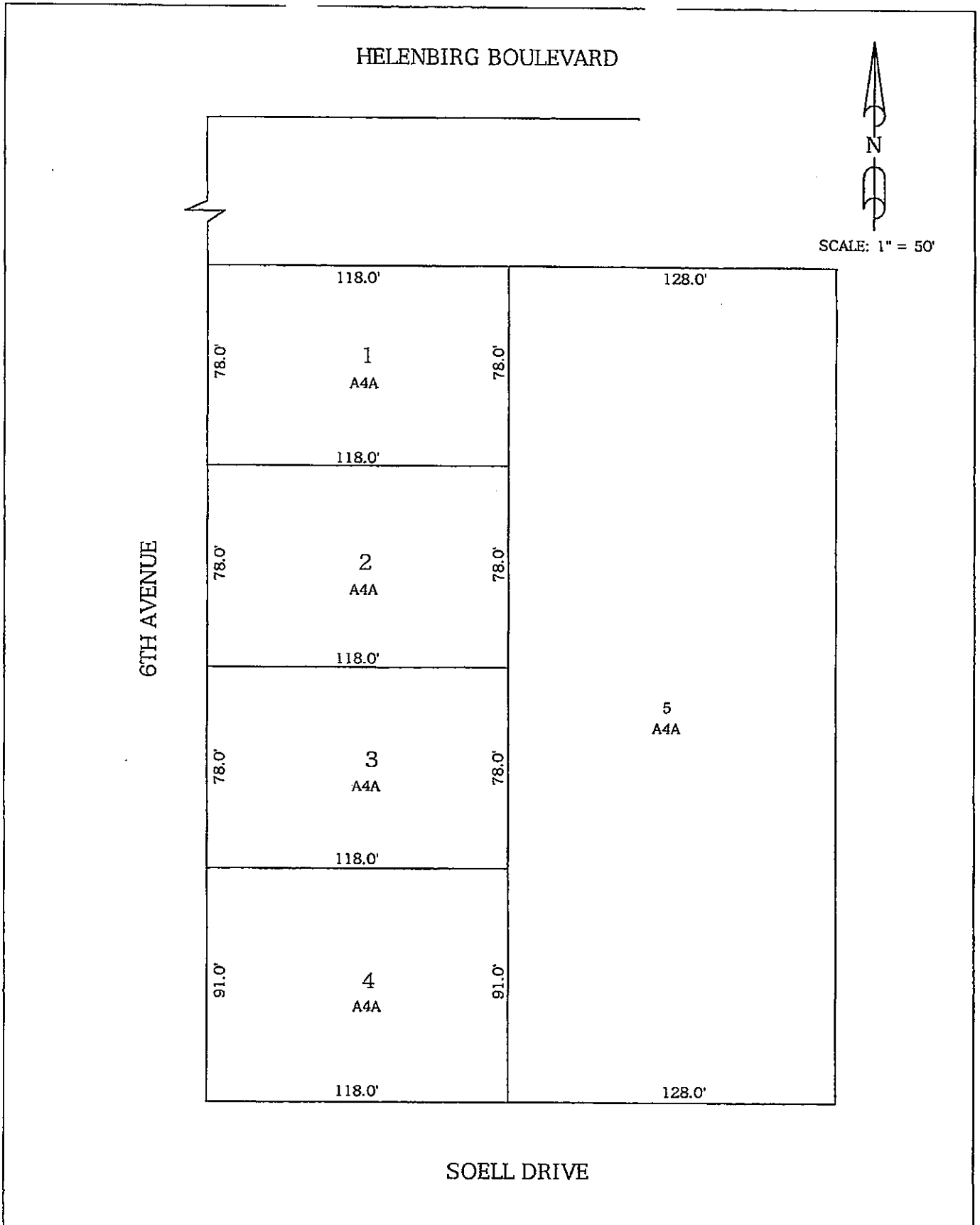
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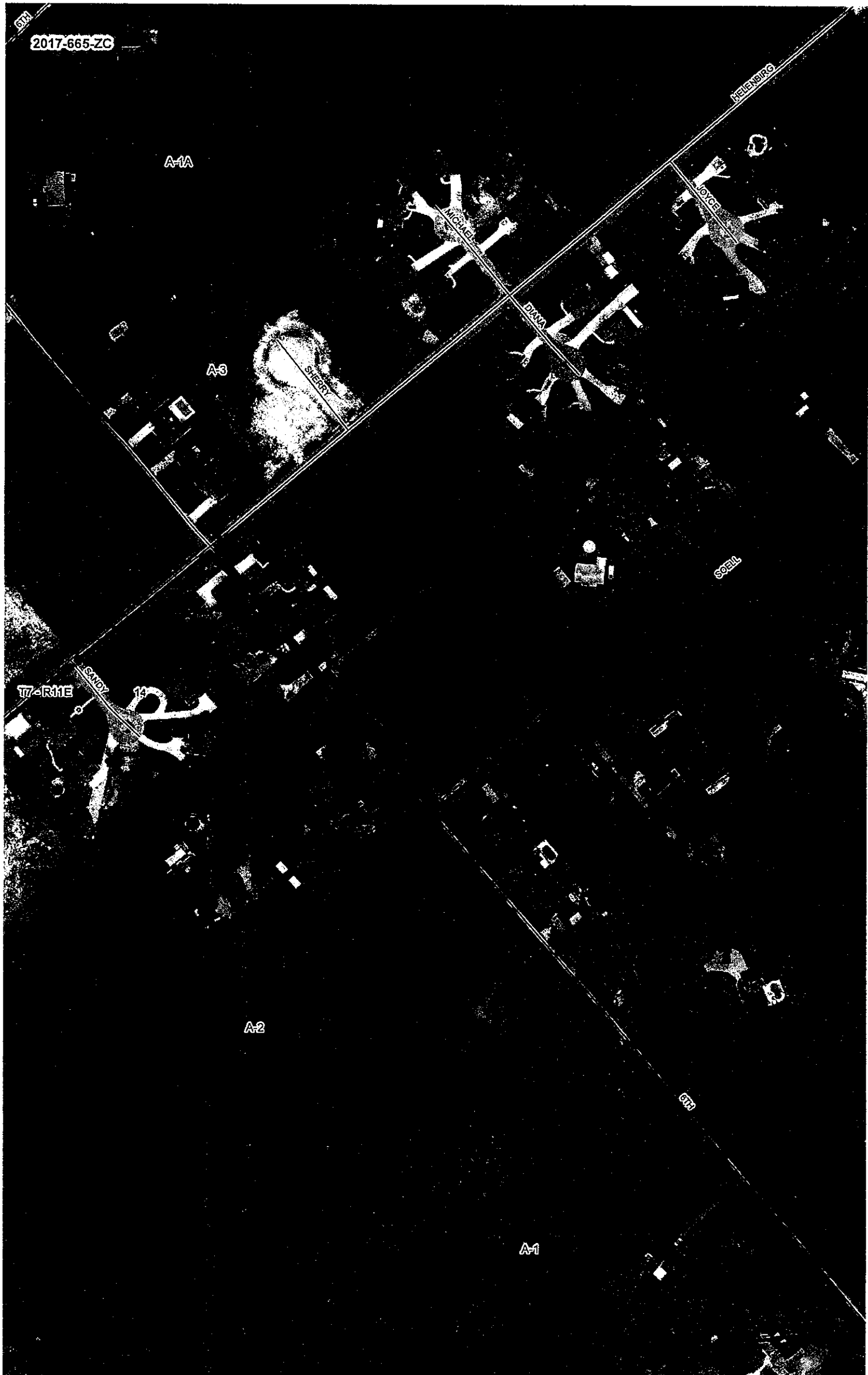
DESIGN BUILD CONSTRUCTION  
21212 SMITH ROAD  
COVINGTON, LA. 70435  
(985) 875-9395  
COMMERCIAL LICENSE #20840  
RESIDENTIAL LICENSE #83403

6TH AVENUE  
RESUB

project no.     N/A      
drawn     MP      
checked     N/A      
date     04-15-2012      
revised     N/A      
              N/A    

sheet no.  
**1**

2017-665-ZC



0 400 Feet

