



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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 10/8/2018

2018-1194-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 2.3 acres
Petitioner: Anderson Design + Build, LLC - Jon Anderson
Owner: Advance Mortgage Company, LLC - Bruce Wainer
Location: Parcel located on the south side of Jenkins Street, east of Soell Drive, being 69298 Jenkins Street, Covington, S13, 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:  _____
JON ANDERSON

ADDRESS: 307 Iona Street, Metairie LA 70005

PHONE #: 504 650 9169

ZONING STAFF REPORT

Date: 9/24/2018
Case No.: 2018-1194-ZC
Posted: 9/12/18

Meeting Date: 10/2/2018
Determination: Denied

GENERAL INFORMATION

PETITIONER: Anderson Design + Build, LLC - Jon Anderson

OWNER: Advance Mortgage Company, LLC - Bruce Wainer

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District & MHO Manufactured Housing Overlay

LOCATION: Parcel located on the south side of Jenkins Street, east of Soell Drive, being 69298 Jenkins Street, Covington; S13, T7S, R11E; Ward 3, District 5

SIZE: 2.3 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	Single Family Residence	A-2 Suburban District
South	Undeveloped	A-2 Suburban District
East	Single Family Residence	A-2 Suburban District
West	Undeveloped & Manufactured Home	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-2 Suburban District & MHO Manufactured Housing Overlay. This site is located on the south side of Jenkins Street, east of Soell Drive, being 69298 Jenkins Street, Covington. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.

Case No.: 2018-1194-ZC

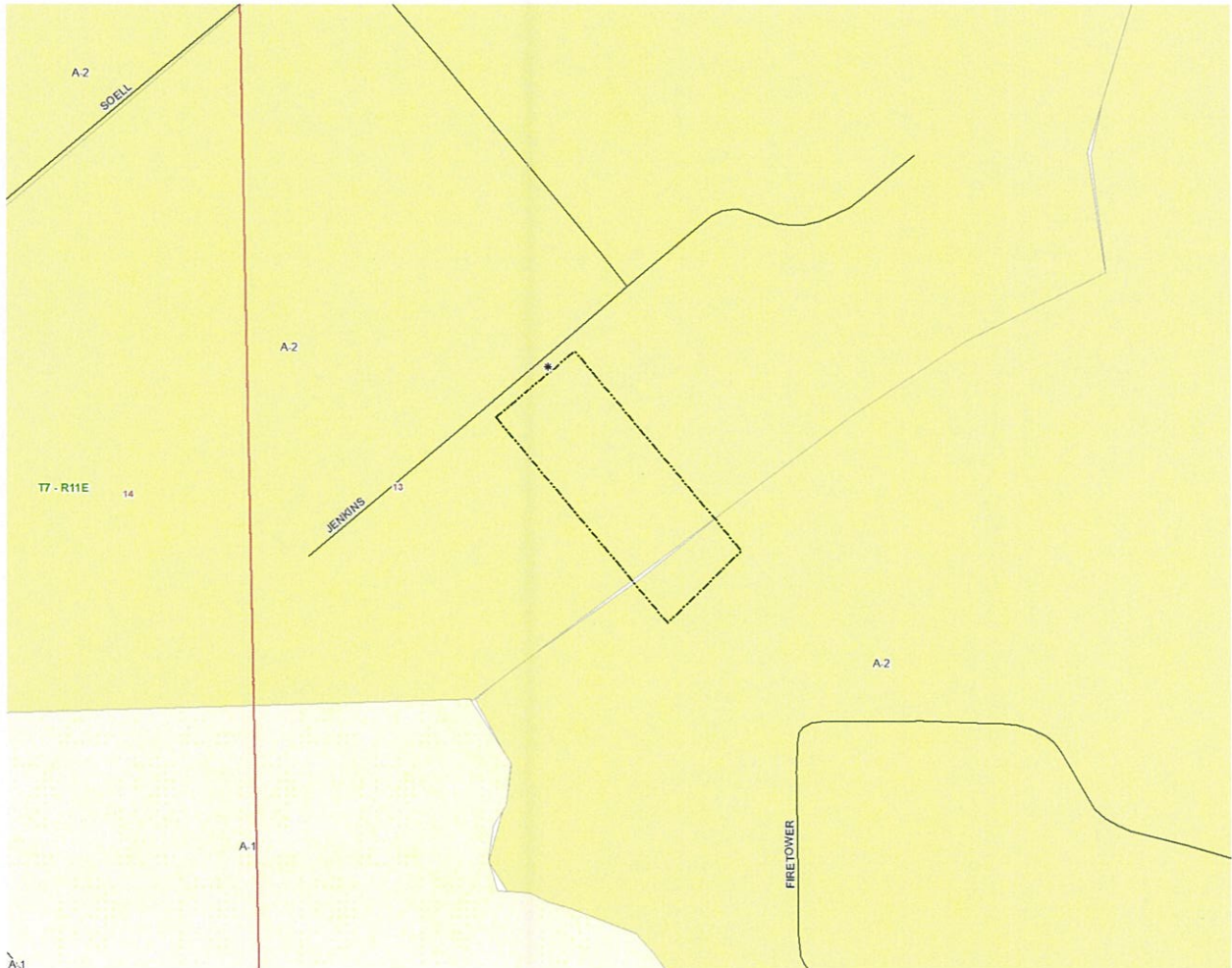
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A-3 2018-1194-ZC

MIRE A-2

SOELL

A-2

A-2 JENKINS

17-R11E

14

13

A-3

A-2

FIRETOWER

A-1

A-4

0 375 Feet

