

# APPEAL # 3

ZC Recommended Denial:

8/6/19



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: 08/07/19

Case Number:

2019-1517-ZC

Existing Zoning:	A-1 (Suburban District) & RO (Rural Overlay)
Proposed Zoning:	HC-3 (Highway Commercial District) & RO (Rural Overlay)
Acres:	3.93 acres
Petitioner:	Ivan Milicivic
Owner:	Ivan Milicivic
Location:	Parcel located on the south side LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane, Abita Springs, S18, T6S, R13E, Ward 6, District 6.
Council District:	6

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.

Ivan Milicivic  
(SIGNATURE)

PRINT NAME: Ivan Milicivic

ADDRESS: 111 N. POLK ST COVINGTON LA

PHONE #: 504 415-3599



## ZONING STAFF REPORT

**Date:** 7/26/2019  
**Case No.:** 2019-1517-ZC  
**Posted:** 7/19/2019

**Meeting Date:** 8/6/2019  
**Determination:** Denied

### GENERAL INFORMATION

**PETITIONER:** Ivan Milicevic

**OWNER:** Ivan Milicevic

**REQUESTED CHANGE:** From A-1 Suburban District with a RO Rural Overlay to HC-3 Highway Commercial District with a RO Rural Overlay

**LOCATION:** Parcel located on the south side LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane, being 28480 Hwy 435, Abita Springs, S18, T6S, R13E, Ward 6, District 6

**SIZE:** 3.93 acres

### GENERAL INFORMATION

**ACCESS ROAD INFORMATION**

Type: State    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-1 Suburban with a RO Rural Overlay
South	Undeveloped	A-1 Suburban with a RO Rural Overlay
East	Residential	A-1A Suburban with a RO Rural Overlay
West	Residential & Undeveloped	HC-3 Highway Commercial with a RO Rural Overlay

**EXISTING LAND USE:**

Existing development: No    Multi occupancy development: No

**COMPREHENSIVE PLAN:**

**Residential / Agricultural** – Agricultural and related or other active or passive uses that use or preserve the countryside, forests and other areas and rural residential uses – widely ranging in dwelling size or type, siting and organization; both of which are generally located some distance from more intense land uses. Permitted uses include single-family residential, and uses ancillary to either of these primary uses. Other uses require a change in zoning.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-1 Suburban District with a RO Rural Overlay to HC-3 Highway Commercial District with a RO Rural Overlay. The site is located on the south side LA Highway 435, east of W. Merrimeade Lane, west of White Oaks Lane, being 28480 Hwy 435, Abita Springs. The 2025 future land use plan designates the site to be developed with agricultural and residential uses which preserve the countryside and other rural residential uses. Although the site is abutting HC-3 Highway Commercial Zoning along the western property line, staff does not see any compelling reason to recommend approval of the request considering that the site is surrounded by a majority of undeveloped parcels and residential uses that conform to the existing A-1, A-1A, and A-2 Suburban Districts.

**STAFF RECOMMENDATION:**

The staff recommends that the request for the HC-3 Highway Commercial District be denied.

Case No.: 2019-1517-ZC

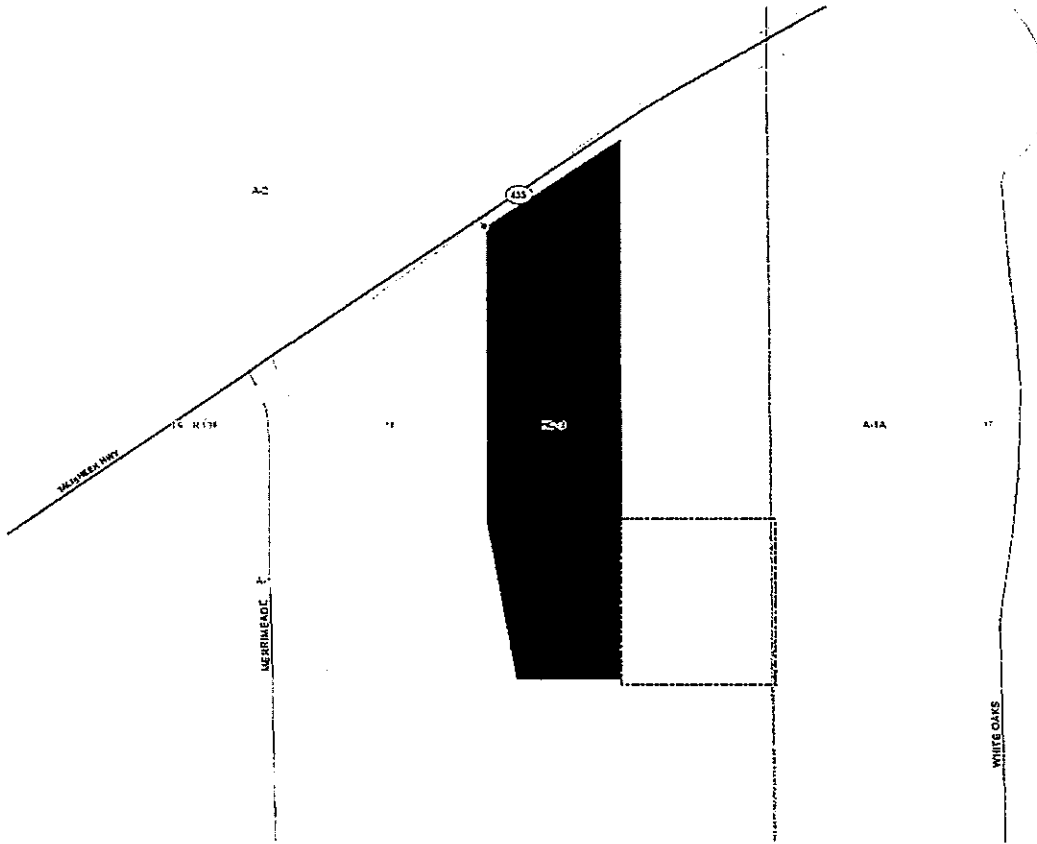
PETITIONER: Ivan Milicevic

OWNER: Ivan Milicevic

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SIZE: 3.93 acre



THIS MAP IS LOCATED IN FLOOD ZONE C, AS PER FEMA FIRM, COMM. PANEL NO. 225205 0175 C, MAP DATED 10-17-89

A Sketch Map (For Zoning Purpose Only) of a 3.93 Acre Parcel in Section 18, T-6-S, R-13-E, St. Tammany Parish, Louisiana

\*Building Setbacks (If Any) should be verified prior to construction

The P.O.B. is Reported to be N00°06'W-361.87' from the Section Corner common to Section 17, 18, 19 & 20, T6-S, R-13-E, St. Tammany Parish, Louisiana

Reference: A Boundary Survey by this Company Dated 10-26-14, Drawing #16572 (Basis of Bearing)

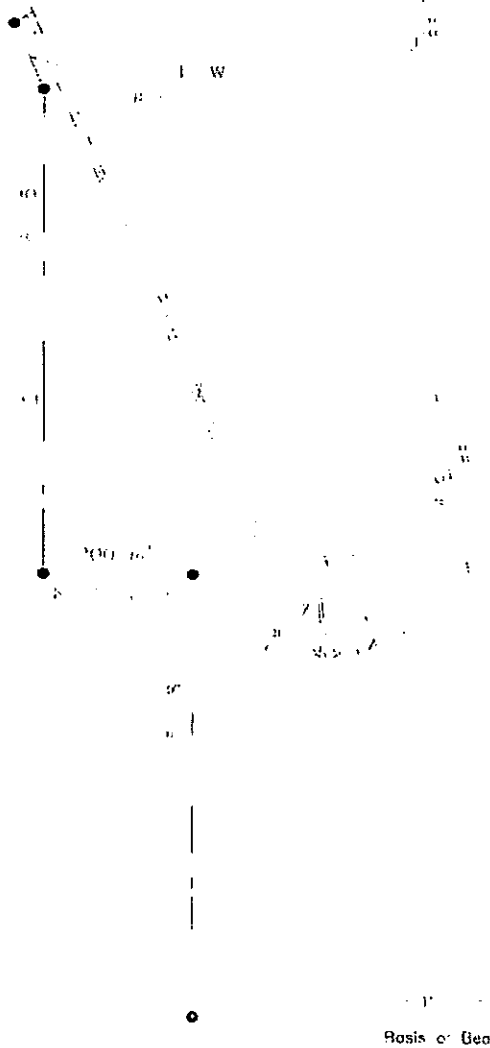
LEGEND:

- = Fnd. 1/2" Iron Pipe
- = Fnd. 1/2" Rebar
- = Fnd. Highway Monument



<b>LS</b>	Land Surveying, LLC 518 N. Columbia Street Covington, LA 70433 (485) 842-6271 office (485) 844-0355 fax	
	MAP PREPARED FOR <b>IVAN MILICEVIC</b>	
SCALE: 1" = 180'	DATE: 10-12-2018	DRAWN BY: JWG
Property Located in Section 18, T-6-S, R-13-E, St. Tammany Parish, Louisiana		
Revised: 6-3-2019 (Parcels) 6-14-2018 DRAFT NUMBER: 16572A		

LA. HWY. 435



10.00  
ACRES

24.82  
ACRES

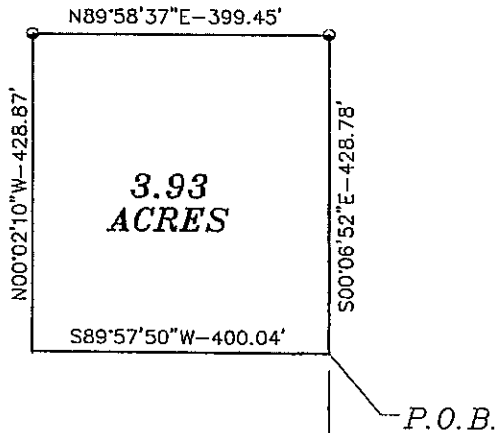
Basis of Bearing)

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE PRACTICE STANDARDS CITED IN LAC 46:1481.

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER, III  
LICENSED LAND SURVEYOR  
L.A. PROFESSIONAL SURVEYING  
LICENSE NO. 48540



3.93  
ACRES

P.O.B.

Section 18  
Section 17

2019-1517-ZC

2019-1517-ZC

A-2

PARCEL 5  
(P)

STANISHEEN RD

53

AB

28632

28660  
1B1

A-1A

HC-2

28600

MERMADE

18

28480

28480

A-1

T8-R13E

