APPEAL# a

St. Tammany Parish Government Department of Planning P. O. Box 628 Covington, LA 70434 Phone: (985) 898-2529 Fax: (985) 898-3003

e-mail: planning@stpgov.org

Pat Brister **Parish President** ZC DENIED: 1

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: 10-5-12

7012-10-098

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.

GARLORY BENFATTI

BOX 1435, SLIDELL, LA, 70459

985-502-2237 PHONE #

ZC12-10-098

Existing Zoning:

A-4 (Single Family Residential District)

Proposed Zoning:

HC-2 (Highway Commercial District) 11,000 sq.ft.

Acres: Petitioner:

Gregory Benfatti

Owner:

Gregory Benfatti Parcel located on the west side of Brookter Road, south of US Highway

Location: 190 East, being lots 19, 20, 21 & 22, Square 11, Beverly Hills

Subdivision, S13,T9S,R14E, Ward 8, District 14

Council District:

14

ZONING STAFF REPORT

Date: September 24, 2012 Meeting Date: October 2, 2012 **Determination:** Denied

Case No.: ZC12-10-098

Posted: 09/13/12

GENERAL INFORMATION

PETITIONER: Gregory Benfatti

OWNER: Gregory Benfatti

From A-4 (Single Family Residential District) to HC-2 (Highway **REQUESTED CHANGE:**

Commercial District)

LOCATION: Parcel located on the west side of Brookter Road, south of US

Highway 190 East, being lots 19, 20, 21 & 22, Square 11, Beverly

Hills Subdivision; S13,T9S,R14E; Ward 8, District 14

SIZE: 11,000 sq.ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Condition: Good Road Surface: 2 Lane, Asphalt

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction Land Use Zoning

North Undeveloped A-4 Suburban District South Undeveloped A-4 Suburban District

East Undeveloped HC-2 Highway Commercial District

Residential West A-4 Suburban 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 HC-2 (Highway Commercial District). The site is located on the west side of Brookter Road, south of US Highway 190 East, being lots 19, 20, 21 & 22, Square 11, Beverly Hills Subdivision. The 2025 Future Land Use Plan calls for residential development in this area. The property is surrounded on 3 sides by residentially zoned property. The HC-2 zoned property, located across from the site, is currently undeveloped. Staff feels that there is no compelling reason to recommend approval.

STAFF RECOMMENDATION:

The staff recommends that the request for an HC-2 (Highway Commercial District) designation be denied.

CASE NO.:

PETITIONER:

ZC12-10-098

OWNER:

Gregory Benfatti

Gregory Benfatti

REQUESTED CHANGE:

From A-4 (Single Family Residential District) to HC-2 (Highway

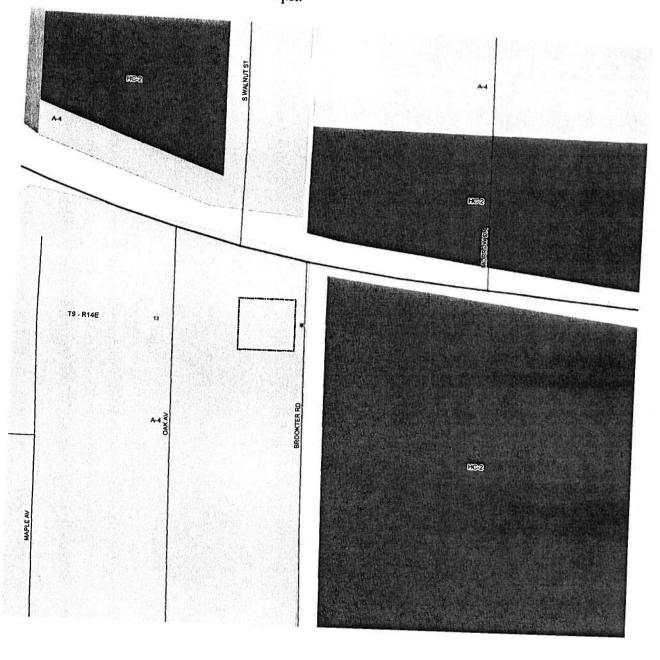
LOCATION:

SIZE:

Parcel located on the west side of Brookter Road, south of US

Highway 190 East, being lots 19, 20, 21 & 22, Square 11, Beverly

Hills Subdivision; S13,T9S,R14E; Ward 8, District 14



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