



St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: planning@stpgov.org

APPEAL # 4

Pat Brister
Parish President

ZC APPROVED: 10/2/12

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

RECEIVED
OCT 11 2012

DATE: 10-10-2012

CASE NUMBER:

ZC12-10-103

Existing Zoning:	A-4 (Single Family Residential District)
Proposed Zoning:	I-2 (Industrial District)
Acres:	2.12 acres
Petitioner:	Douglas Karl & Shirley S. Fischer
Owner:	Douglas Karl & Shirley S. Fischer
Location:	Parcel located on the south side of Ben Thomas Road, east of Javery Road, west of US Highway 11, S34,T8S,R14E, Ward 9, District 14
Council District:	14

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 BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Patricia Kathleen Javery-Bacon et al
 (SIGNATURE) Patricia Kathleen Javery-Bacon
60125 Javery Rd.
Slidell, La. 70460
 PHONE # Slidell 678-908-2499

ZONING STAFF REPORT

Date: September 24, 2012
Case No.: ZC12-10-103
Posted: 9/13/12

Meeting Date: October 2, 2012
Determination: Amended to I-1

GENERAL INFORMATION

PETITIONER: Douglas Karl & Shirley S. Fischer
OWNER: Douglas Karl & Shirley S. Fischer
REQUESTED CHANGE: From A-4 (Single Family Residential District) to I-2 (Industrial District)
LOCATION: Parcel located on the south side of Ben Thomas Road, east of Javery Road, west of US Highway 11; S34,T8S,R14E; Ward 9, District 14
SIZE: 2.12 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

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

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	HC-2 Highway Commercial District
South	Undeveloped	A-4 Suburban District
East	Commercial/Industrial	A-4 Suburban District
West	Commercial/Industrial	A-4 Suburban District

EXISTING LAND USE:

Existing development? No **Multi occupancy development?** No

COMPREHENSIVE PLAN:

Residential Infill – New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to I-2 (Industrial District). The site is located on the south side of Ben Thomas Road, east of Javery Road, west of US Highway 11. The 2025 Future Land Use Plan calls for residential development in the area.

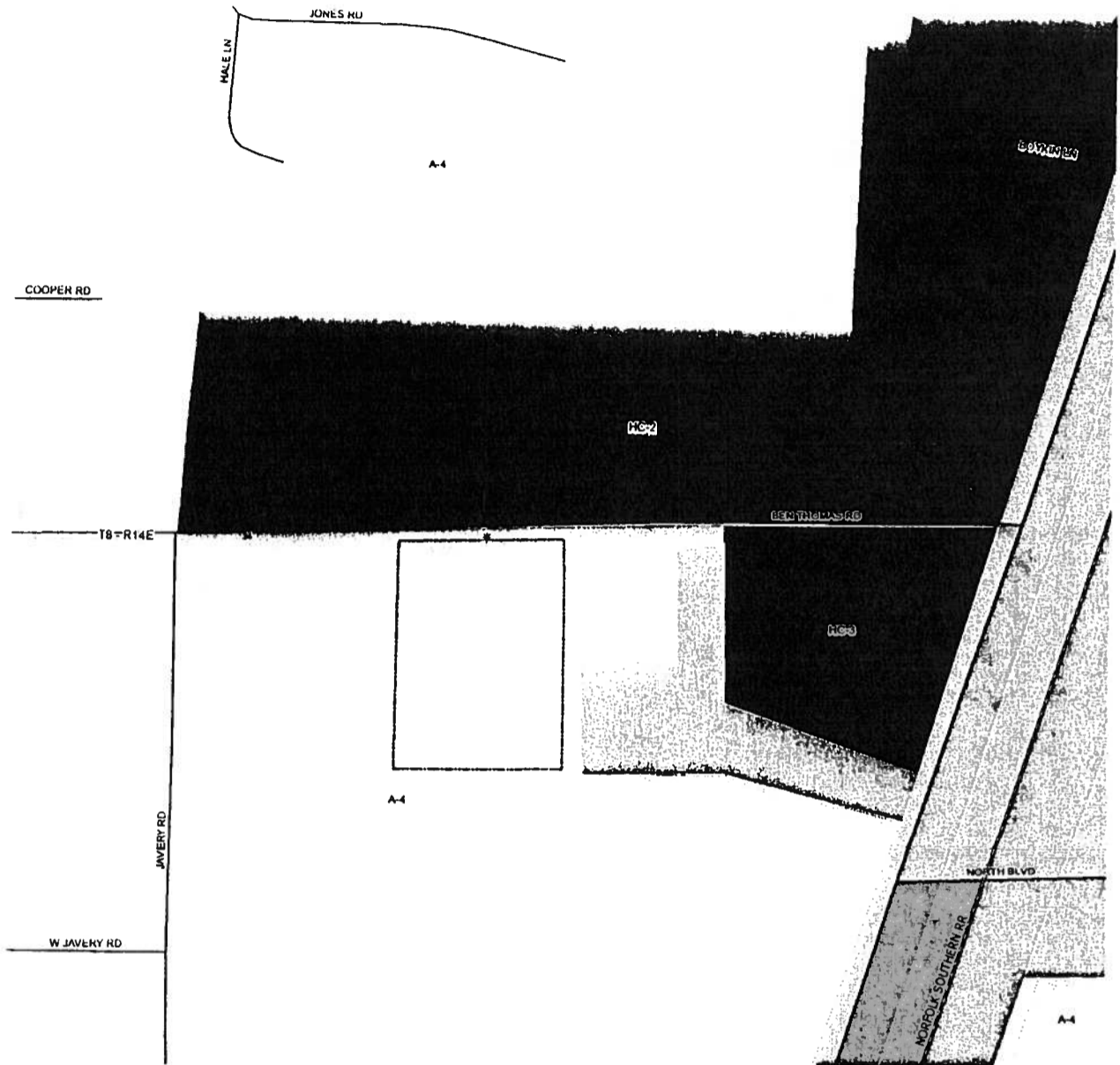
Since the subject property is located in close proximity to some commercial and industrial uses, a more intense zoning designation than the existing residential zoning would be appropriate. However, the I-2 Industrial zoning would be too intense for this location.

Note that the site was zoned M-1 Light Industrial District before the comprehensive rezoning.

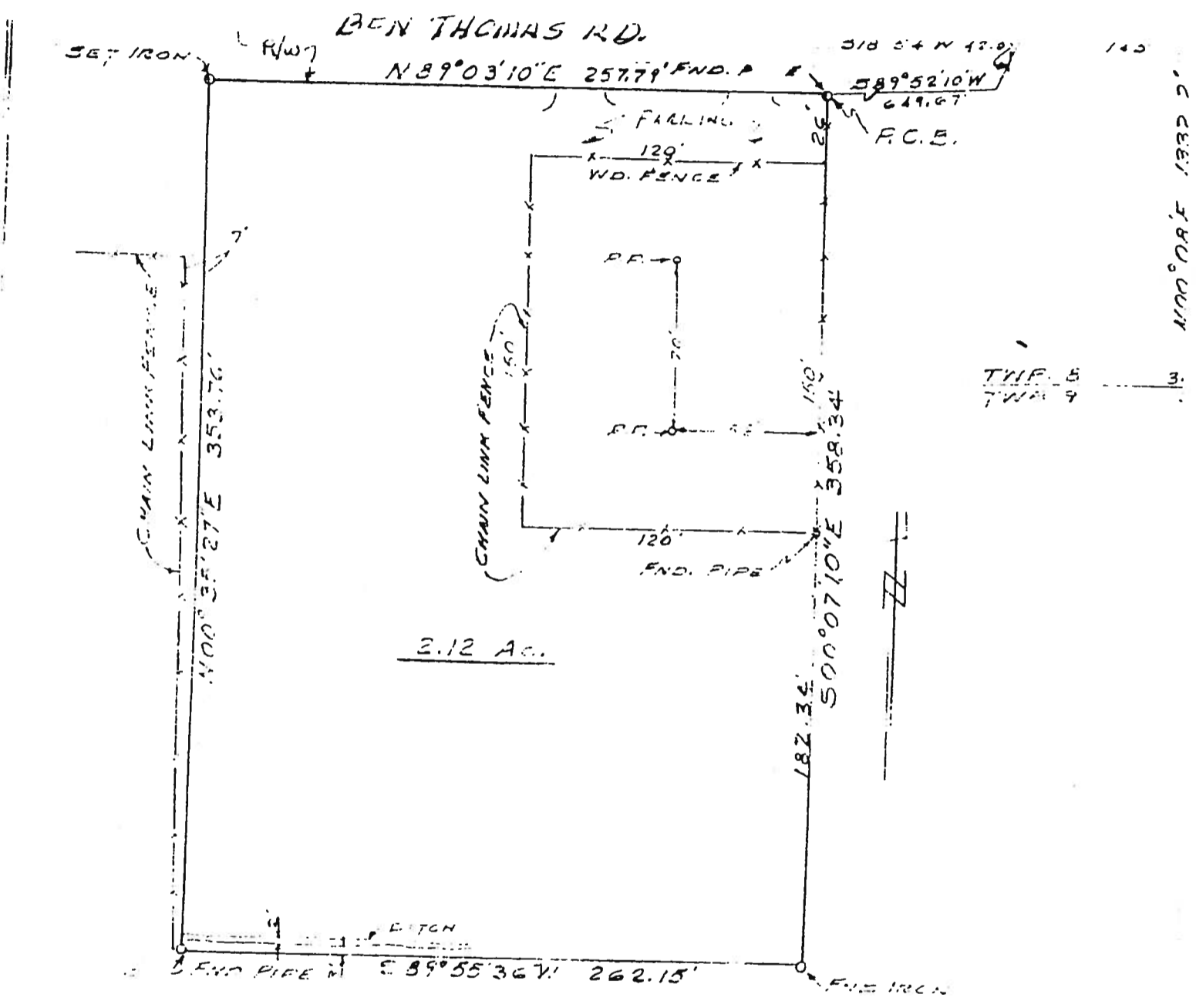
STAFF RECOMMENDATION:

The staff recommends that the request for an I-2 (Industrial District) designation be denied.

CASE NO.: ZC12-10-103
PETITIONER: Douglas Karl & Shirley S. Fischer
OWNER: Douglas Karl & Shirley S. Fischer
REQUESTED CHANGE: From A-4 (Single Family Residential District) to I-1 (Industrial District)
LOCATION: Parcel located on the south side of Ben Thomas Road, east of Javery Road, west of US Highway 11; S34,T8S,R14E; Ward 9, District 14
SIZE: 2.12 acres



2010-10-10

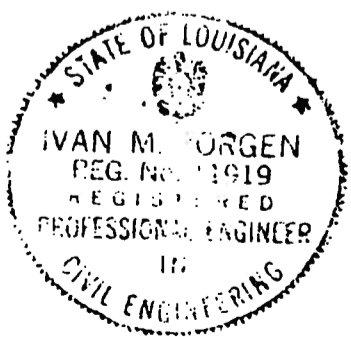


SURVEY MAP

OF
A PARCEL OF LAND SITUATED IN SEC. 34 T 85 N R 14 E
IN
ST. TAMMANY PARISH, LOUISIANA

FOR
FISCHERS MOBIL SERVICE

SURVEY No.: 23694
DATE: MAR. 26, 1980
REV.:



DRAWN BY: J.M.C.
CHKD. BY: J.M.C.

THIS SURVEY IS CERTIFIED
TRUE AND CORRECT BY

Ivan M. Borgen
IVAN M. BORGEN
NO. 686

BORGAN ENGINEERING

769 ROBERT RD., SLIDELL, LA.