



St. Tammany Parish Government

Department of Development

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APPEAL # 5

Pat Brister
Parish President

ZC DENIED: 9/4/12

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

DATE: September 14, 2012

RECEIVED

SEP 14 2012

PLANNING
DEPT.

ZC12-09-091

Existing Zoning:	HC-1 (Highway Commercial District)
Proposed Zoning:	A-8 (Multiple Family Residential District)
Acres:	1.903 acres
Petitioner:	Holly Biaselmon Realtor
Owner:	Alice Elizabeth Keith
Location:	Parcel located on the south side of LA Highway 22, west of Penn's Chapel Road, east of Fairview Oaks Blvd, S54,T7S,R11E, Ward 4, District 4
Council District:	4

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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

Holly Biaselmon
(SIGNATURE)

19186 Centener Dr.
Monroeville LA 70451

#90 Lou's Prima
Monroeville
Covington, LA
70433

PHONE #: 985-966-2755

ZONING STAFF REPORT

Date: August 27, 2012
Case No.: ZC12-09-091
Posted: 8/17/2012

Meeting Date: September 4, 2012
Determination: Denied

GENERAL INFORMATION

PETITIONER: Holly Biaselmon Realtor
OWNER: Alice Elizabeth Keith
REQUESTED CHANGE: From HC-1 (Highway Commercial District) to A-8 (Multiple Family Residential District)
LOCATION: Parcel located on the south side of LA Highway 22, west of Penn's Chapel Road, east of Fairview Oaks Blvd; S54,T7S,R11E; Ward 4, District 4
SIZE: 1.903 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State **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	Residential	HC-2 Highway Commercial District
South	Undeveloped	PUD Planned Unit Development
East	Comerica/Public	HC-2 Highway Commercial District
West	Commercial/Undeveloped	HC-2 Highway Commercial District

EXISTING LAND USE:

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

COMPREHENSIVE PLAN:

Commercial – Mixed Use/ Light - Multiple and complementary principal uses permitted to coexist within the same development program and area, typically more intense by land area than adjoining areas

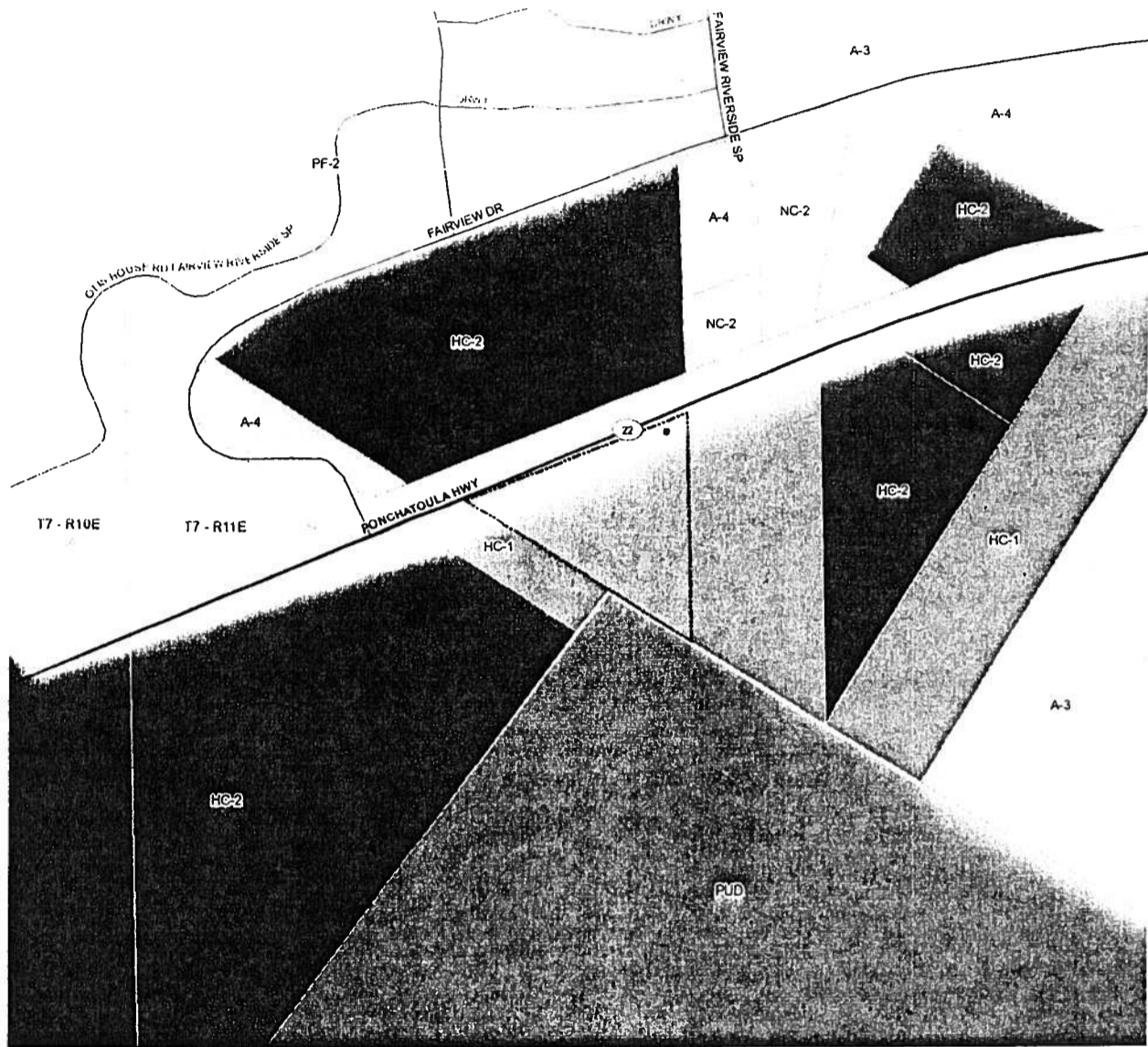
STAFF COMMENTS:

The petitioner is requesting to change the zoning from HC-1 (Highway Commercial District) to A-8 (Multiple Family Residential District). The site is located on the south side of LA Highway 22, west of Penn's Chapel Road, east of Fairview Oaks Blvd. The 2025 Future Land Use Plan calls for mixed light commercial uses in this area. Staff sees no compelling reason to change the zoning to multi-family at this location.

STAFF RECOMMENDATION:

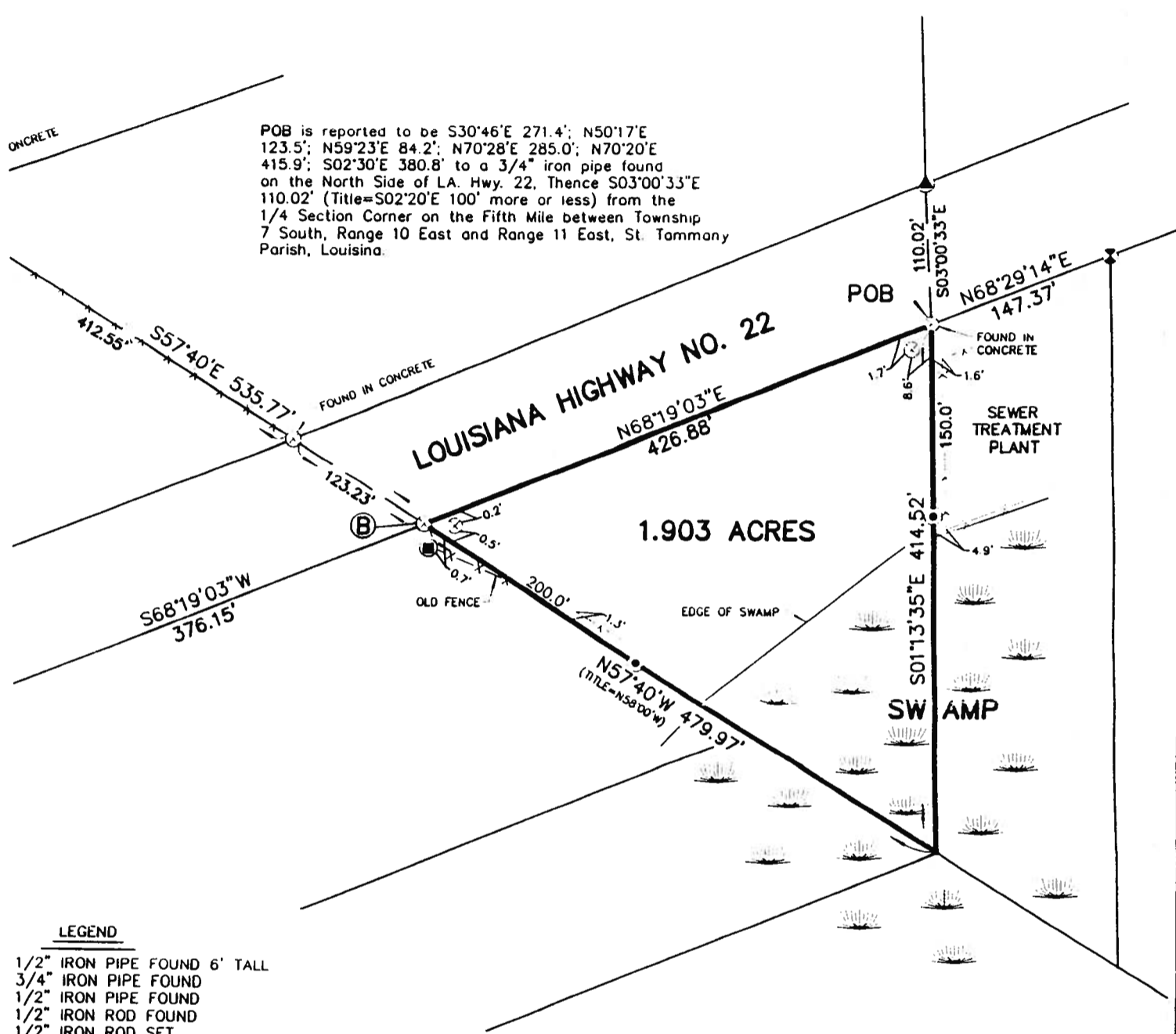
The staff recommends that the request for an A-8 (Multiple Family Residential District) designation be denied.

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ZC12-0101

REFERENCE BEARING:
Iron Rod A to Iron Pipe B
S57°40'E
(per Reference Survey No. 1)



LEGEND

- 1/2" IRON PIPE FOUND 6' TALL
- 3/4" IRON PIPE FOUND
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET

is located in Flood Zone A13,
Map No. 225205 0220 C, dated

REFERENCE SURVEYS:

1. Survey for Mr. & Mrs. Joseph Spano by Gilbert, Kelly, & Coutrie, Inc. dated July 8, 1993.
2. Survey for Edward T. Riecke by Randall W. Brown, Surveyor, dated February 20, 1995.
3. Plat of Fairview Oaks Business Park by Ned R. Wilson, Surveyor, dated July 25, 2003, filed St. Tammany Parish Clerk of Court Map File No. 4283.

PRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR
BEEN SHOWN HEREON. ANY SERVITUDES AND/OR
ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
AND/OR INFORMATION FURNISHED THE UNDERSIGNED.
RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE
ED IN COMPILING DATA FOR THIS SURVEY.

SON AVENUE

JOHN G. CUMMINGS & ASSOCIATES PHONE (985) 892-1549

70433 PROFESSIONAL LAND SURVEYORS FAX (985) 892-9250

FOR: **Alice E. Keith**

VEY OF: **A PARCEL OF LAND LOCATED IN SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

ITS A PHYSICAL SURVEY MADE ON
OR THOSE UNDER MY DIRECTION,
NCE WITH THE APPLICABLE STANDARDS
EARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

