



St. Tammany Parish Government

Department of Planning

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APPEAL # 2

Pat Brister
Parish President

ZC APPROVED: 8/7/12

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

DATE: AUGUST 15, 2012

AUG 15 2012

Case Number: ZC 12-08-069

PLANNING
DEPT.

ZC12-08-069

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	NC-2 (Indoor Retail and Service District)
Acres:	0.907 acre
Petitioner:	Claire Pizzuto
Owner:	Claire Pizzuto, Frank Francois Jr., Francis Waguespack, Claire R. Valentino, Irisis Ricca-Harris, Nicole Ricca-Randell, Joseph Ricca
Location:	Parcel located on the south side of LA Highway 1088, east of Forest Brook Blvd, S32, T7S, R12E, Ward 4, District 7
Council District:	7

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.

Carlo Hernandez
(SIGNATURE)

PRINT NAME: CARLO HERNANDEZ

ADDRESS: 2818 MESA COURT, MANDEVILLE, LA. 70448

PHONE # 985 626-7578

ZONING STAFF REPORT

Date: July 23, 2012

Case No.: ZC12-08-069

Posted: 07/12/12

Meeting Date: August 7, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER: Claire Pizzuto
OWNER: Claire Pizzuto, Frank Francois Jr., Francis Waguespack, Claire R. Valentino, Irisis Ricca-Harris, Nicole Ricca-Randell, Joseph Ricca
REQUESTED CHANGE: From A-2 (Suburban District) to NC-2 (Indoor Retail and Service District)
LOCATION: Parcel located on the south side of LA Highway 1088, east of Forest Brook Blvd; S32, T7S, R12E; Ward 4, District 7
SIZE: 0.907 acre

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	Undeveloped	A-2 (Suburban District)
South	Undeveloped	NC-4 (Neighborhood Institutional District) & A-2 (Suburban District)
East	Undeveloped	A-2 (Suburban District)
West	Undeveloped	NC-4 (Neighborhood Institutional District) & A-2 (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.

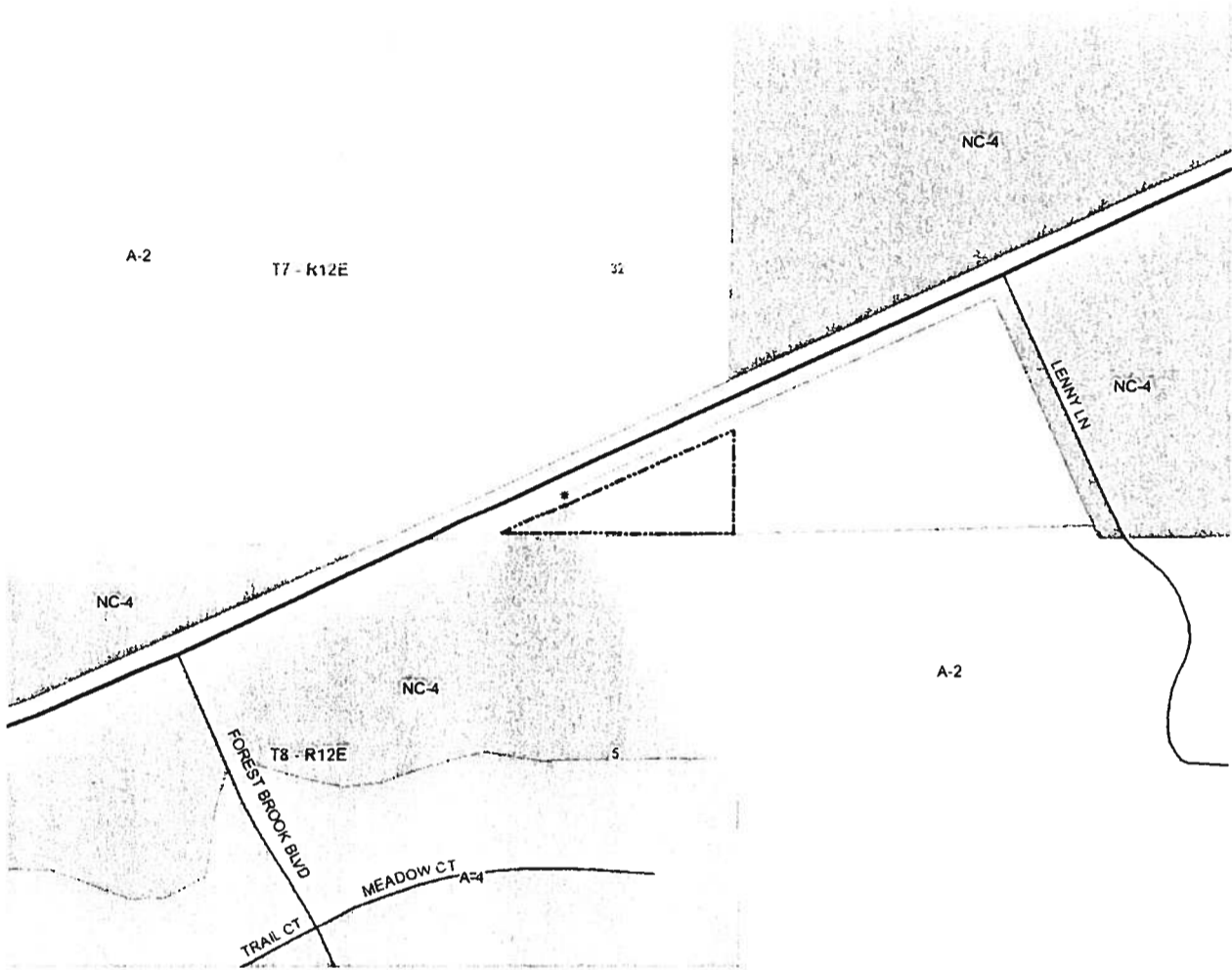
STAFF COMMENTS:

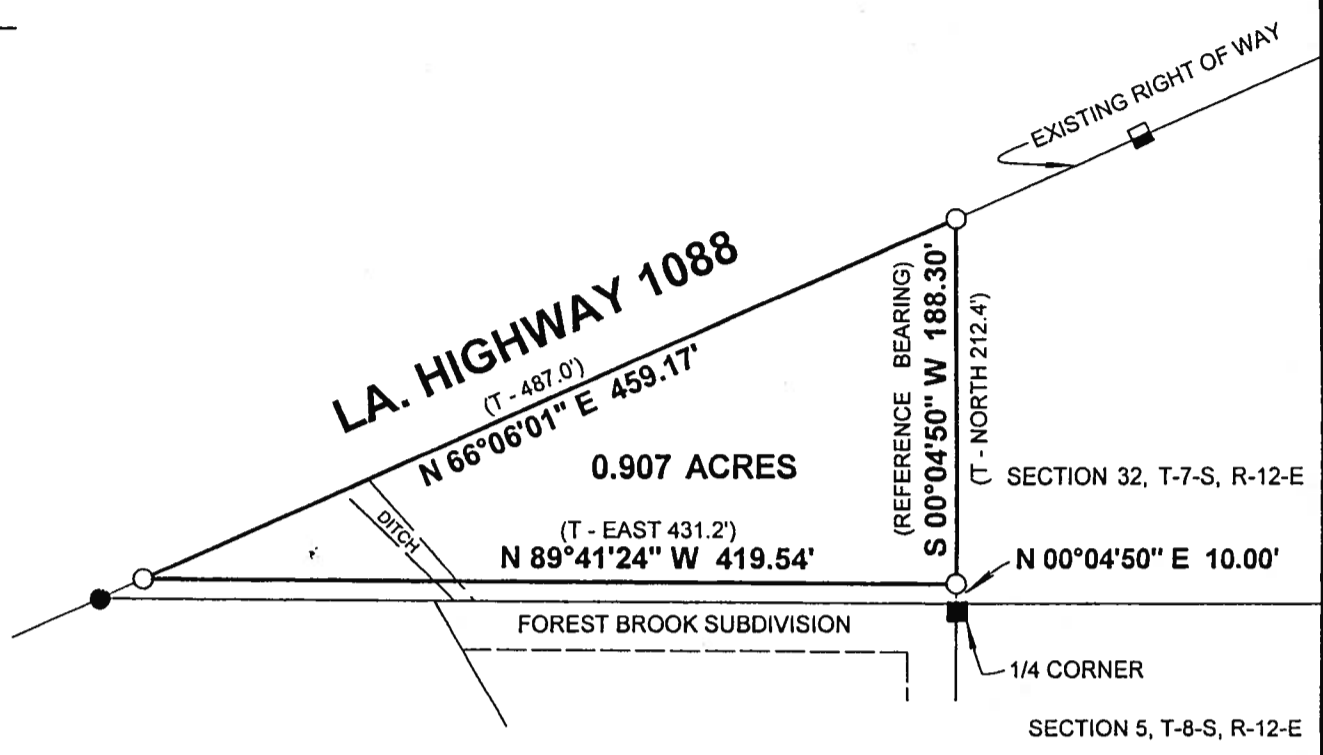
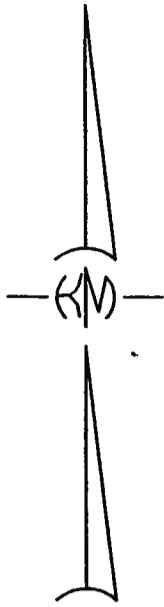
The petitioner is requesting to change the zoning from A-2 (Suburban District) to NC-2 (Indoor Retail and Service District). The site is located on the south side of LA Highway 1088, east of Forest Brook Blvd. The 2025 future land use plan calls for the area to be developed with residential uses. The site is partially zoned NC-4 and directly abutting a parcel zoned NC-4. Staff does not have any objections to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a NC-2 (Indoor Retail and Service District) designation be approved.

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--- LEGEND ---

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = CONCRETE MONUMENT FOUND
- = CONCRETE ROW MONUMENT FOUND

REFERENCES:

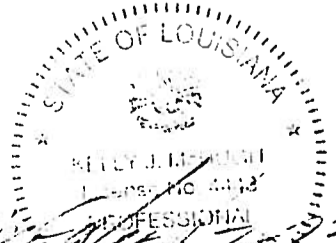
1. SURVEY BY E.J. CHAMPAGNE, DATED 11/25/1969, LAST REVISED 11/29/1978, DWG. NO. 3077.
2. SURVEY BY THIS FIRM DATED 03/12/0984, LAST REVISED 07/16/1984, JOB NO. 84-43.

NOTE: NO SETBACKS OR SERVITUDES SHOWN.

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0245 C; REV. 10/17/1989

NOTE: NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

BOUNDARY SURVEY OF: 0.907 ACRES SECTION 32, T-7-S, R-12-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA	
PREPARED FOR: <p style="text-align: center; font-weight: bold; font-size: 1.2em;">CLAIRE RICCA PIZZUTO</p>	
<p style="text-align: center; font-weight: bold; font-size: 1.1em;">KELLY J. McHUGH & ASSOC., INC.</p> <p style="text-align: center; font-weight: bold; font-size: 1.0em;">CIVIL ENGINEERS & LAND SURVEYORS</p> <p style="text-align: center; font-weight: bold; font-size: 1.0em;">845 GALVEZ ST., MANDEVILLE, LA. 626-5611</p>	
SCALE: 1" = 100'	DATE: 03/14/2012
DRAWN: R.F.D.	JOB NO.: 12-034
REVISED:	



KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.