



ST. TAMMANY PARISH

MICHAEL B. COOPER  
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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 6/10/22

2022-2837-ZC

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: NC-1 (Professional Office District)  
Location: Parcel located on the north west corner of Azalea Drive and US Highway 190, Mandeville; S37, T7S, R11E, Ward 4, District 4  
Acres: .32 acres  
Petitioner: Rodrigue & Rodrigue – Rod Rodrigue  
Owner: Julies Helfritsh  
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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

[Signature]  
(SIGNATURE) Michael Haydel  
PRINT NAME: BRYAN PIERCE of Michael Haydel  
ADDRESS: 800 N. CARSEWAY, STE E, MANDEVILLE, LA 70401  
PHONE #: (985) 789-1816

ZONING STAFF REPORT

Date: April 25, 2022  
Case No.: 2022-2837-ZC  
Posted: May 12, 2022

Meeting Date: June 7, 2022  
Determination: Denied

GENERAL INFORMATION

PETITIONER: Rodrigue & Rodrigue – Rod Rodrigue  
OWNER: Julies Helfritsh  
REQUESTED CHANGE: A-3 (Suburban District) to NC-1 (Professional Office District)  
LOCATION: Parcel located on the north west corner of Azalea Drive and US Highway 190, Mandeville; S37, T7S, R11E, Ward 4, District 4  
SIZE: .32 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	A-3 Suburban District
South	Residential	A-3 Suburban District
East	State Road	U.S. Hwy 190 Service Rd
West	Residential	A-3 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 classification from A-3 Suburban District to NC-1 Professional Office District. The site is located on the north west corner of Azalea Drive and US Highway 190, Mandeville. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The subject property abuts a single-family residential home and undeveloped property that is zoned A-3 Suburban District to the north and west, a commercial development that is zoned NC-4 Neighborhood Institutional District to the south, and Highway 190 West Service Road to the east. The purpose of the existing A-3 Suburban District zoning classification is to provide a single-family residential environment on half-acre lot sizes. The purpose of the requested NC-1 Professional Office District is to provide for the location of small professional offices in close proximity to residential development in order to provide small scale services to the residents of the neighborhood with minimal impact. A change in zoning will allow for neighborhood scale commercial uses adjacent to a single-family residence, undeveloped property, and across the street from an existing commercial use.

The reason for the request is to accommodate a proposed office building. It should be noted that the site is .32 acres and if approved must comply with landscaping, parking, and drainage standards required for all commercial developments. Staff is concerned that the small size of the parcel could be a potential hardship and could therefore necessitate future variances to the Unified Development Code’s commercial requirements.

**CASE NUMBER:** 2022-2837-ZC

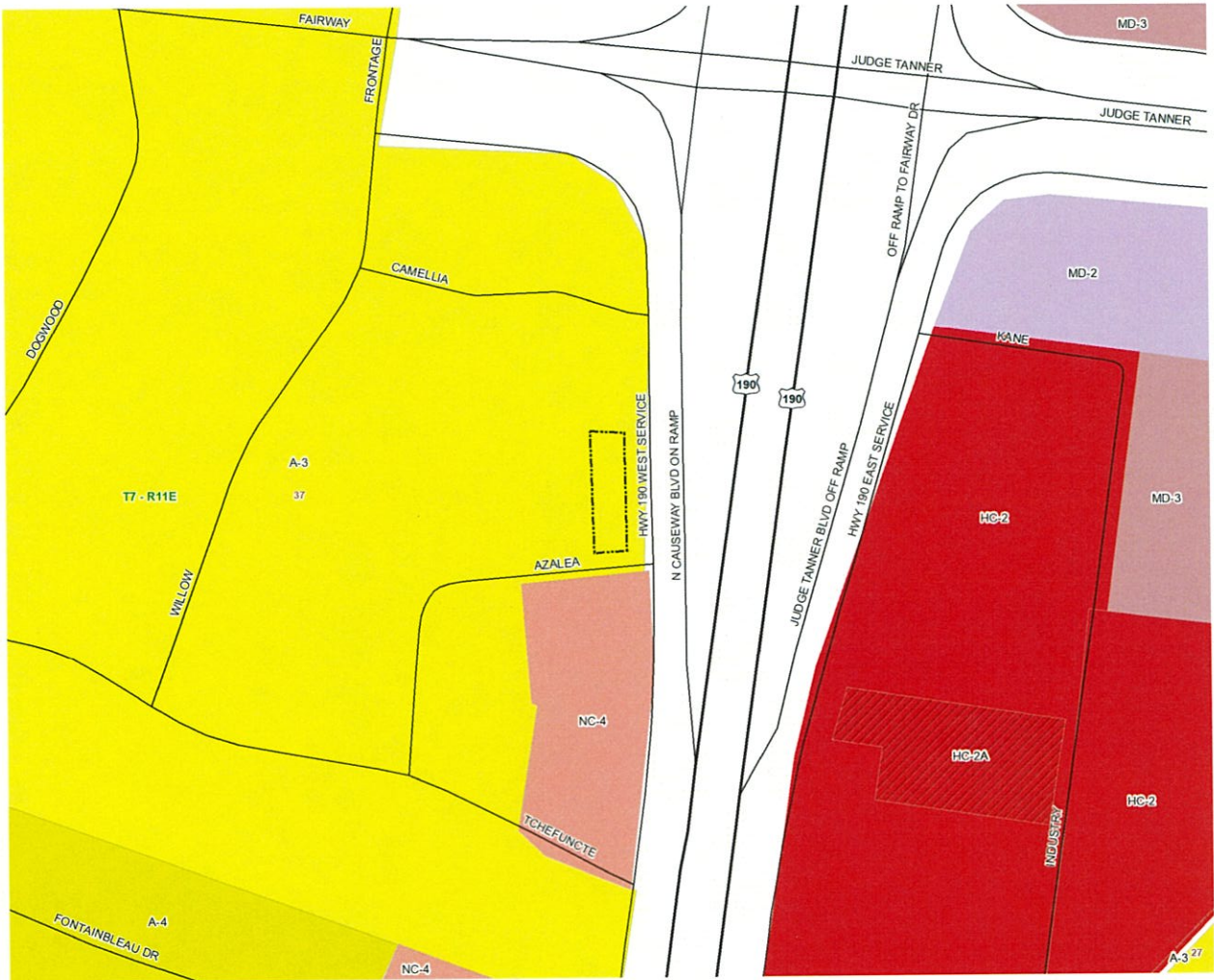
**PETITIONER:** Rodrigue & Rodrigue – Rod Rodrigue

**OWNER:** Julies Helfritsh

**REQUESTED CHANGE:** A-3 (Suburban District) to NC-1 (Professional Office District)

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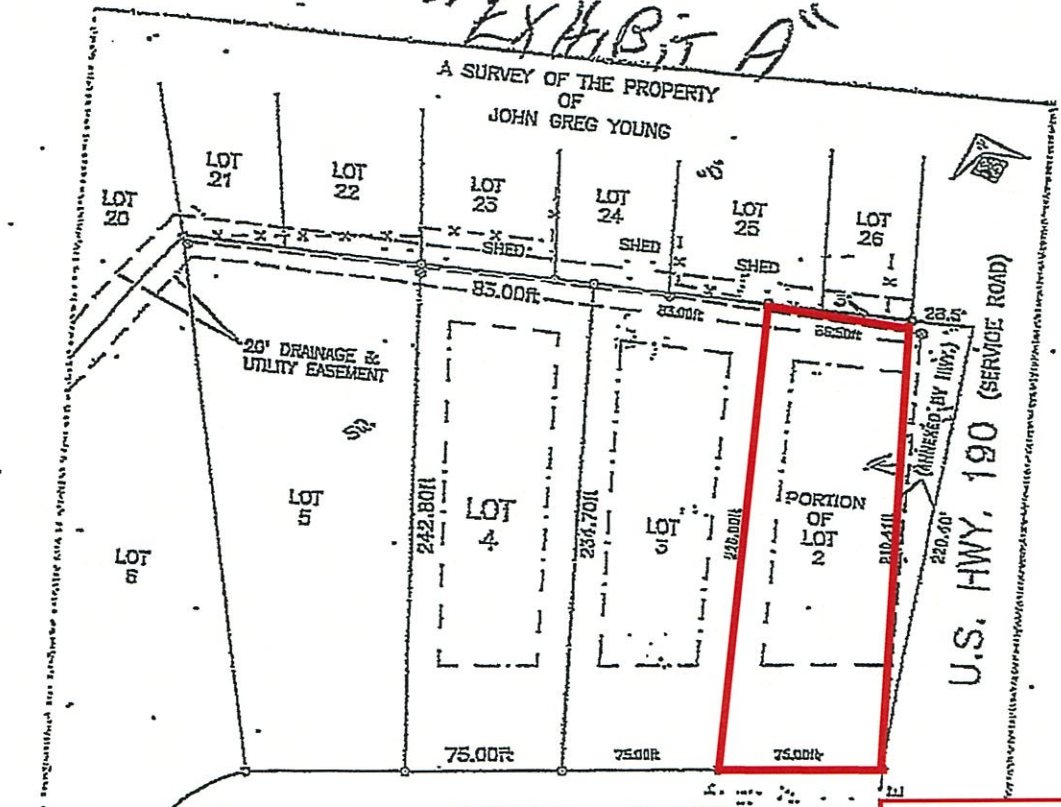
**SIZE:** .32 acres





MAPS MAY NOT PRINT TO SCALE

EXHIBIT A



Subject Property

LEGEND

- 1/2" IRON ROD FOUND
- 5/8" IRON ROD FOUND
- 1/2" IRON PIPE FOUND
- POWER POLE
- 1/2" IRON ROD SET

CERTIFIED TO: JOHN GREG YOUNG  
RESOURCE BANK

- BLDG SETBACK LINES
- FRONT 50'
- SIDE 15'
- REAR 25'

Reference 1) SUBDIVISION PLAT OF COVINGTON COUNTRY CLUB ESTATES SURVEYED BY ROBERT A. BERLIN, DATED JAN. 7, 1971. SAID SUBDIVISION PLAT FILED IN THE ST. TAMMANY PARISH CLERK OF COURT AND WAS USED AS THE BASIS OF DIRECTION SHOWN.

NOTE 1) Said property is located in Flood Zone "C" per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0240E Map Revised, 3/15/1995. Base Flood Elevation N/A

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion, Plat Revised

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a C survey classification.



SURVEY OF LOT 4, SQUARE "D",  
COVINGTON COUNTRY CLUB ESTATES,  
SECTION 37, TOWNSHIP 7 SOUTH, RANGE 11 EAST,  
ST. TAMMANY PARISH, LOUISIANA.

**D & S SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYORS  
2401 N. HWY. 190, SUITE 203, COVINGTON, LOUISIANA 70433  
OFFICE (985) 892-2897 FAX (985) 892-2806

JOB NO.	DRAWN	DATE	SHEET NO.
11-82	WRS	11-05-11	1 OF 1
	CHECKED	SCALE	
	WRS	1"=50'	



CAMELLIA DR

A-3

T7 - R11E

37

AZALEA DR

NC-4

190

190

HC-2