

APPEAL # 7

ZC Approved :
07/05/2022



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: 7-6-2022

1. 2022-2902-ZC

Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-1A (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located at the end of Henriques Road, west of Highway 59; Covington; S24, T6S, R11E; Ward 3, District 2
Acres: .46 acres
Petitioner: Jeff Schoen
Owner: H&S HOLDINGS, LLC
Council District: 2

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.

Victor N. Abel
(SIGNATURE)

PRINT NAME: Victor Abel

ADDRESS: 21445 Oswald Rd Covington

PHONE #: 504-897-2517



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT



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APPEAL REQUEST

DATE: 11 JUL 2022

2022-2902-ZC

Existing Zoning: A-1A (Suburban District)

Proposed Zoning: A-1A (Suburban District) and MHO Manufactured Housing Overlay

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Rosta J. Burslem
(SIGNATURE)

PRINT NAME: Rosta J. Burslem

ADDRESS: 21386 Oswald Rd. Covington, LA 70435

PHONE #: 985-264-3492



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT



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APPEAL REQUEST

DATE: 6/10/22

2022-2902-ZC

Existing Zoning: A-1A (Suburban District)

Proposed Zoning: A-1A (Suburban District) and MHO Manufactured Housing Overlay

Location: Parcel located at the end of Henriques Road, west of Highway 59; Covington; S24, T6S, R11E; Ward 3, District 2

Acres: .46 acres

Petitioner: Jeff Schoen

Owner: H&S HOLDINGS, LLC

Council District: 2

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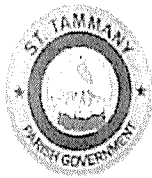
PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Betty Guidry Devenport
(SIGNATURE)

PRINT NAME: Betty Guidry Devenport

ADDRESS: 21370 Oswald Rd. Cov. La.

PHONE #: 985-273-4608



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

Appeal #4



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: 7-12-22

RE: 2022-2902-ZC

MHO on parcel At end of
Henriques Road

2022-2902-ZC

Existing Zoning: A-1A (Suburban District)
Proposed Zoning: A-1A (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located at the end of Henriques Road, west of Highway 59;
Covington; S24, T6S, R11E; Ward 3, District 2
Acres: .46 acres
Petitioner: Jeff Schoen
Owner: H&S HOLDINGS, LLC
Council District: 2

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Ben Martino

(SIGNATURE)

PRINT NAME:

Ben Martino

ADDRESS:

21245 Oswald Rd Covington 70435

PHONE #:

985-249-8552

ZONING STAFF REPORT

Date: June 28, 2022

Case No.: 2022-2902-ZC

Posted: June 24, 2022

Meeting Date: July 5, 2022

Determination: Approved

GENERAL INFORMATION

PETITIONER: Jeff Schoen

OWNER: H&S HOLDINGS, LLC

REQUESTED CHANGE: A-1A Suburban District to A-1A Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located at the end of Henriques Road, west of Highway 59; Covington; S24, T6S, R11E; Ward 3, District 2

SIZE: .46 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2-Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	A-1A Suburban District
South	Residential	A-1A Suburban District
East	Undeveloped	A-2 Suburban District & MHO Manufactured Housing Overlay
West	Undeveloped	A-1A Suburban District

EXISTING LAND USE:

Existing development: No

Multi occupancy development: No

COMPREHENSIVE PLAN:

Single Family Residential – Conservation - These planned districts would include clustered single-family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential – Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, e.g.) uses, as well as the supporting infrastructure and public services they will require (See “Small Area Plans,” below). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-1A Suburban District to A-1A Suburban District and MHO Manufactured Housing Overlay. The site is located at the end of Henriques Road, west of Highway 59; Covington. The 2025 Future Land Use Plan designates the site to be developed with single-family residential & conservation uses that vary in site design and density.

Henriques Street is developed with approximately five legal non-conforming² mobile homes, as well as one stick-built home. While there is no MHO manufactured housing overlay on the west side of LA Highway 59, there is a MHO Manufactured Housing Overlay along the east side of LA Highway 59. The eastern part of LA Highway 59 was rezoned to MHO through the comprehensive rezoning of the “North East Study Area”, which took place in 2010 (as per Council Ordinance 10-2233).

A change in zoning will allow the applicant to obtain a building permit to place a mobile home on the property.

² Legal Nonconforming means a building or a structure or portion thereof lawfully existing at the time of adoption of the ordinance from which these regulations are derived, which was designed, erected or structurally altered for a use that does not conform to the use regulations of the district in which it is located.

Case No.: 2022-2902-ZC

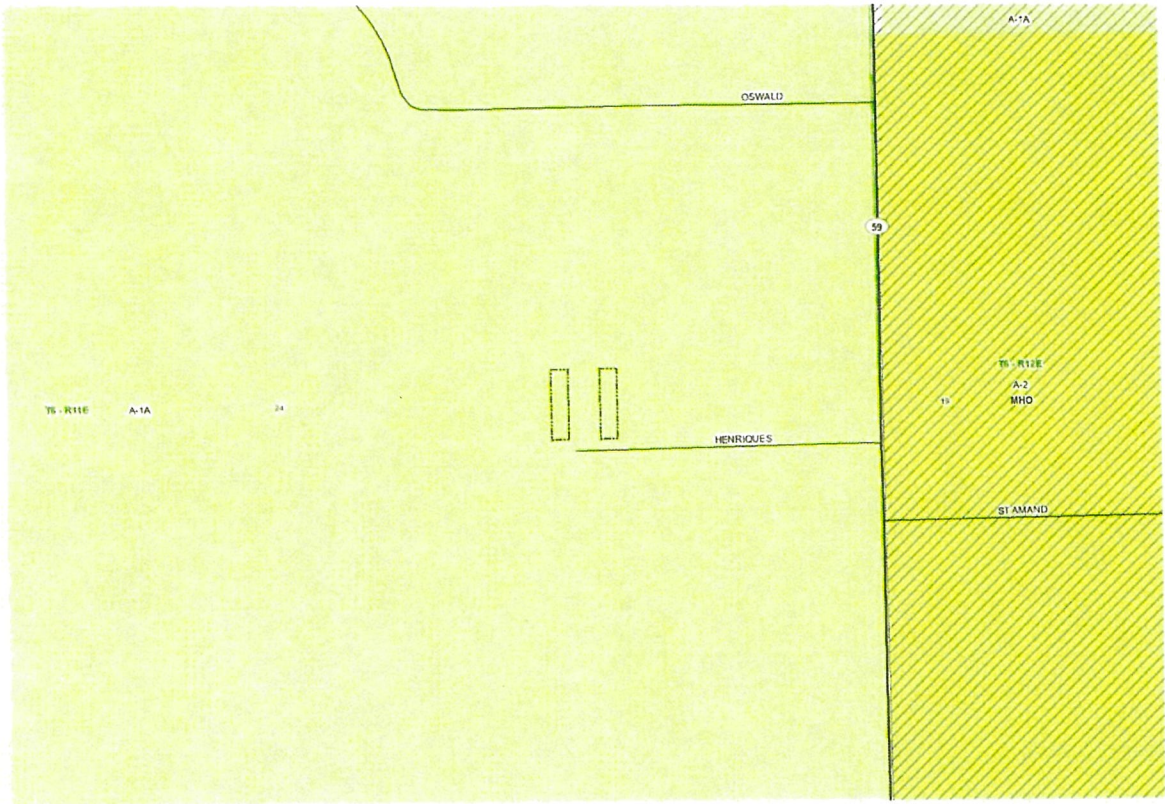
PETITIONER: Jeff Schoen

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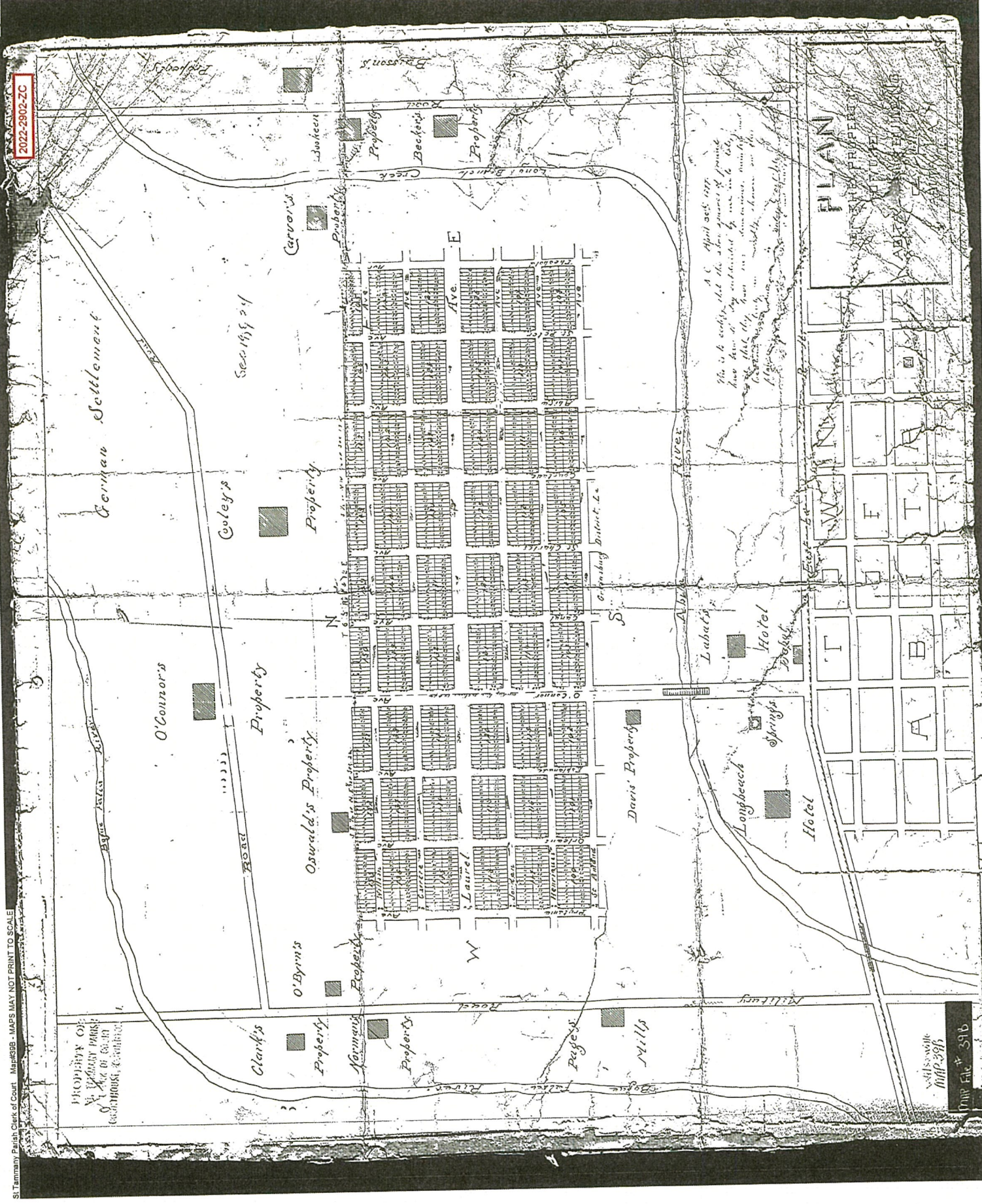
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SIZE: .46 acres



2022-2802-ZC



St. Louisville
Map 398

Map File # 2516

2022-2902-ZC

A-1A

OSWALD RD

T6-R12E
MHO

19

A-2

T6-R11E 24
A-1A

A-1A

HENRIQUES ST

ST AMAND ST

RANGE LINE RD