



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: 01/03/2023  
2022-3136-ZC Case number.

2022-3136-ZC

Existing Zoning: A-2 (Suburban District)  
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay  
Location: Parcel located on the south side of Lake Ramsay Road, East of Beverly Road, being Lot 61, Lake Ramsay Heights Subdivision, Covington; S13, T6S, R10E; Ward 3, District 3  
Acres: 4.306 acres  
Petitioner: Yaritza Garcia Rosario and Jeffrey Elliot, Jr.  
Owner: Yaritza Garcia Rosario and Jeffrey Elliot, Jr.  
Council District: 3

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)

PRINT NAME: Yaritza Garcia / Jeff Elliott

ADDRESS: 13488 Lake Ramsay Rd Covington LA 70435

PHONE #: 504/881-0229 / 504-812-6312

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT  
2022-3136-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the south side of Lake Ramsey Road, East of Beverly Road, being Lot 61, Lake Ramsey Heights Subdivision, Covington; S13, T6S, R10E; Ward 3, District      **Council District:** 3  
**Owner:** Yaritza Garcia Rosario and Jeffrey Elliot, Jr.      **Posted:** December 7, 2022  
**Applicant:** Yaritza Garcia Rosario and Jeffrey Elliot, Jr.      **Commission Hearing:** January 3, 2023  
**Size:** 4.306 acres      **Determination:** Denied



**Current Zoning**

A-2 Suburban District

**Requested Zoning**

A-2 Suburban District

MHO Manufactured Housing Overlay

**Future Land Use**

Residential: Medium-Intensity

**Flood Zone**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:** No

*Findings*

1. The petitioner is requesting to change the zoning classification from A-2 Suburban District to A-2 Suburban District and MHO Manufactured Housing Overlay. The site is located on the south side of Lake Ramsey Road, East of Beverly Road, being Lot 61, Lake Ramsey Heights Subdivision, Covington.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown – Comprehensive Rezoning	A-2 Suburban District

*Compatibility or Suitability with Adjacent Area*

2. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Undeveloped and Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Undeveloped and Residential	A-2 Suburban District

3. Some parcels located in the vicinity of the subject property that have been rezoned to MHO Manufactured Housing Overlay, see below list:
  - **Karrie Lane:**
    1. Ord. No. 17-3662
  - **Charlene Lane:**
    1. Ord. No. 11-2251
    2. Ord. No. 22-4844
  - **Corner of Elaine Lane and Stephanie Lane:**
    1. Ord. No.17-3802
  - **Stephanie Lane**
    1. Ord. No. 19-4166



ADMINISTRATIVE COMMENTS



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2. Ord. No. 12-2689

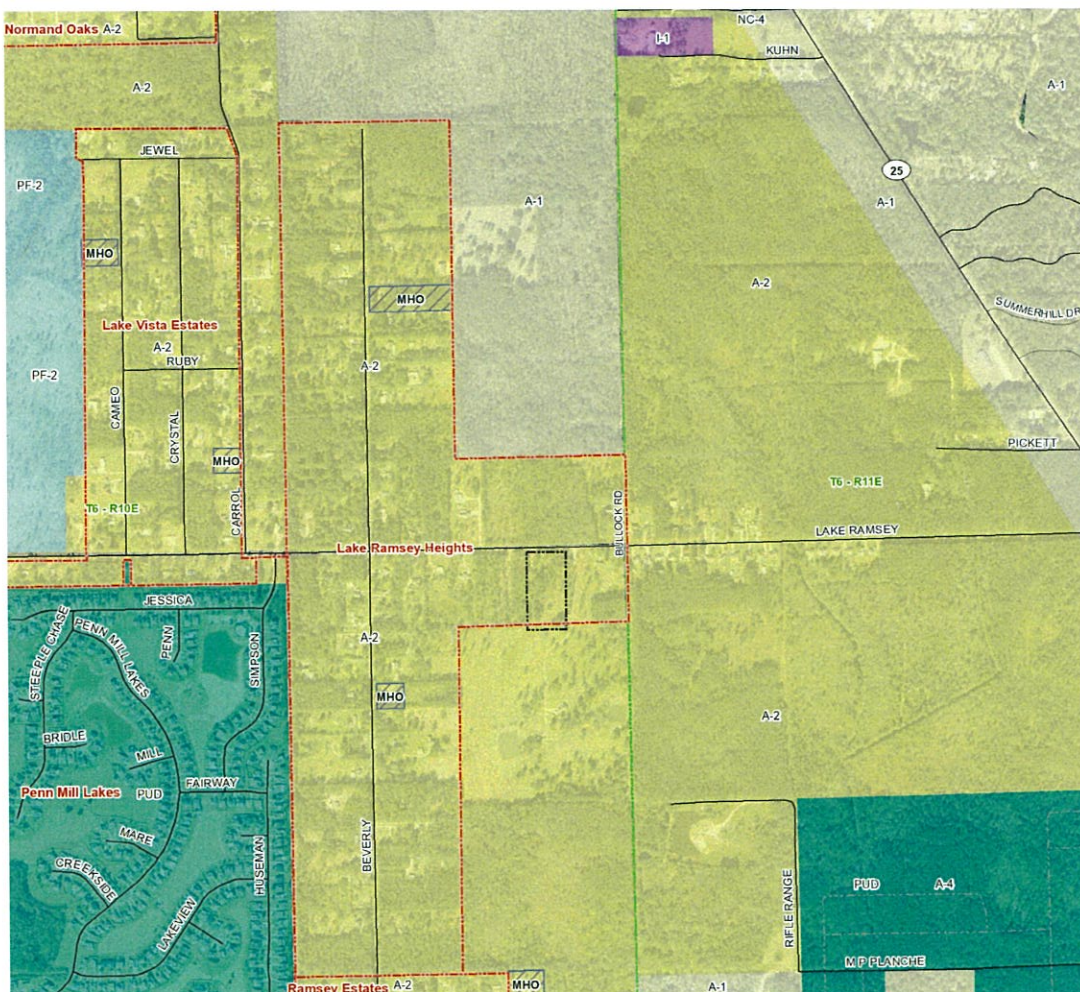
4. The site and structure provisions of the A-2 Suburban District allow for a minimum of 1-acre parcel size with a density of one dwelling unit per acre.
5. If approved, the applicant can apply for building permits to place a maximum of 3 mobile homes on the parcel.

*Consistency with New Directions 2040*

**Residential: Medium-Intensity:** Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.
- ii. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.

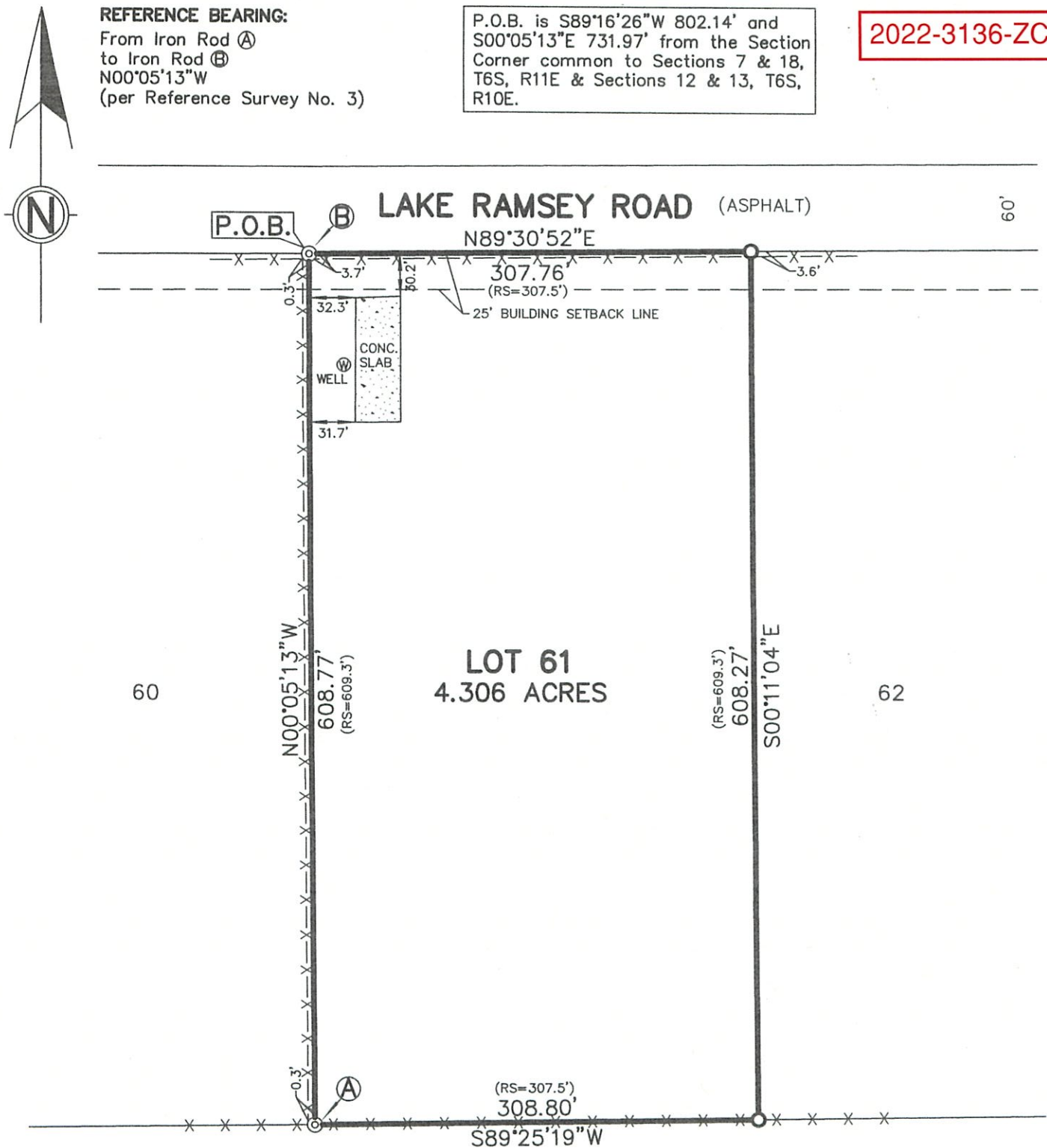




REFERENCE BEARING:  
From Iron Rod (A)  
to Iron Rod (B)  
N00°05'13"W  
(per Reference Survey No. 3)

P.O.B. is S89°16'26"W 802.14' and  
S00°05'13"E 731.97' from the Section  
Corner common to Sections 7 & 18,  
T6S, R11E & Sections 12 & 13, T6S,  
R10E.

2022-3136-ZC



#### LEGEND

- = 1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- RS = REFERENCE SURVEY NO. 1
- X- = FENCE

#### NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0125 C, dated October 17, 1989.
2. Building Setback Lines must be verified by the St. Tammany Parish Planning Department.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

#### REFERENCE SURVEYS:

1. Plat of Lake Ramsey Heights by Eddie J. Champagne, Surveyor, filed in the St. Tammany Parish Clerk of Court Map File No. 1293.
2. Survey for Gerald Moise by John G. Cummings, Surveyor, dated 12/09/2014, Job No. 98139-A.
3. Survey for Luke Beene Lucero by John G. Cummings, Surveyor, dated 08/04/2021, Job No. 21158.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **YARITZA GARCIA**

SHOWING A SURVEY OF: **LOT 61, LAKE RAMSEY HEIGHTS, LOCATED IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 22233

DATE: 11/08/2022

REVISED:



2022-3136-ZC

A-2

PUD

Beechwood Gardens

A-1

A-1

GOTTI

NC-4

I-1

KUHN

A-1

25

JEWEL

A-2

CARROL

A-1

MHO

A-2

A-2

PICKETT

Lake Ramsey Heights

LAKE RAMSEY

RUBY

CRYSTAL

MHO

JESSICA

PENN

SIMPSON

A-2

MHO

A-2

PUD

Penn Mill Lakes

LAKEVIEW  
FOAL

HUSEMAN

BEVERLY

RIFLE RANGE

PUD

A-4

CYPRESS KNEE

HICKORY RIDGE

M P PLANCHE

A-1

KARRIE

MHO

MHO

CHARLENE

MHO

ELAINE

MHO

CHRISTA

STEPHANIE

Ramsey Estates

GRETCHEN

BONNIE

A-2

A-2

POPLAR RIDGE

A-1

A-2

A-1