

Exhibit "A"

2022-2910-ZC

A certain piece or portion of ground, together with all the improvements thereon and all of the servitudes, rights and appurtenances and advantages thereunto applying, situated in the State of Louisiana, in the Parish of St. Tammany being in the east half of the southeast quarter of the southeast quarter of Section 8, Township 6 South, Range 12 East of St. Helena Meridian, said piece or portion of ground being more particularly described in accordance with survey by L.E. Cummings, Registered Surveyor, dated June 3, 1963

Beginning at the southeast corner of Section 8, which is also the intersection of State Highway No. 1084 and State Highway No. 1083, and running thence along the Section Line North 0 degrees 15 minutes West a distance of 660 feet to a point; which is the point of beginning; thence run North 0 degrees 15 minutes West along the Section Line a distance of 127.5 feet to a point; thence run South 89 degrees 40 minutes West a distance of 660 feet to point; thence run South 0 degrees 15 minutes East a distance of 127.5 feet to a point; thence run North 89 degrees 40 minutes East a distance of 660 feet back to the point of beginning. Said plot of ground is designated as PLOT NO. 6 on the map herein referred to and contains 1.93 acres.

Less and except that certain portion sold to the State of Louisiana, Department of highways by acknowledged act before Angele B. Cashio, NP on February 9, 1970, recorded in COB 560, folio 370 designated as Parcel No. 3-8 on right of way map for the Waldheim-South Highway, State Project No. 852-16-02, State Route LA 1083, St. Tammany Parish, Louisiana which tract are more particularly described as follows: Parcel No. 3-8; All of that portion of Vendor's property lying within 40 feet to the right or westerly side of surveyed centerline of State Project No. 852-16-02, beginning at the north boundary line of Vendor's property, the extension of which intersects said centerline at Highway Survey Station 93 +23, and extending in a southerly direction with a width of 40 feet to the right of said centerline to the south boundary line of Vendor's property, the extension of which intersects said centerline at Highway Survey Station 94 + 95, which said tract or parcel of land comprises an area of 0.04 of an acre, excluding a portion of the existing highway right of way.



ZONING STAFF REPORT
2022-2910-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
Ross Liner
Director

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Location: Parcel located on the west side of LA Highway 1083, north of LA Highway 1084, being 76055 LA Highway 1083; Covington; S8, T6S, R12E, Ward 10, District 6 **Posted:** July 20, 2022

Owner: Gerald Bertucci **Council District:** 6

Applicant: Brenda Bertucci **Commission Hearing:** August 2, 2022

Size: 1.89 acres **Determination:** Approved



Current Zoning

A-1A Suburban District

Requested Zoning

A-1A Single-Family Residential District

MHO Manufactured Housing Overlay

Future Land Use

Rural/Agricultural

FINDINGS

1. The 1.89-acre subject property is currently developed with an existing stick-built home with two previously functioning mobile homes that no longer have power in the rear of the parcel.
2. While the current A-1A Suburban District zoning classification does not support the existence of the two nonconforming mobile homes, one of the existing mobile homes in the rear qualify to be "accessory guest-house" as they are under 1,000 square feet, and are in the rear of the main residence of the property.
3. The reason for the request is to allow for the electricity to be turned on to one of the two mobile homes and allow the applicant to use the mobile home as guest homes which fall under Accessory Building Standards in the St. Tammany Parish Code of Ordinances (Sec. 130-412. - Permitted uses).

Zoning History

4. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2233	SA	A-1A Suburban District

Site and Structure Provisions

5. While the site's current residence is considered a legal non-conforming use due to the lot being zoned A-1A (minimum 3-acre parcel size), the requested change would be acceptable under current ordinance as the two mobile homes in the rear of the property would each be 1,000 square feet or under.



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Compatibility or Suitability with Adjacent Area

6. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-1A Suburban District
South	Undeveloped	A-1A Suburban District
East	Undeveloped	A-1A Suburban District
West	Residential	A-1A Suburban District

7. The subject site is surrounded on all sides by properties that were zoned A-1A Suburban District during the 2010 Comprehensive Rezoning (Ordinance No. 10-2233). South of this property across from Highway 1084 lies a large portion of A-1A Suburban District Zoning and MHO Manufactured Housing Overlay that was also rezoned during the same 2010 Comprehensive Rezoning.

Consistency with New Directions 2040

Rural/Agricultural: Areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

8. 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.



MHO

NO. 2
2022-2910-ZC
A-2



A-2

A-1A

MD-1

HC-2

A-1A

CLELAND RD

N RIAN DR

Waldheim Estates
N GRETCHEN DR

HEIDI DR

OAK ALLEY
EYPL

Oak Alley Estates

ALLEN RD

SANDERS RD

1084

SANDERS RD

PF-1

A-1A

HICKORY ESTATES LN

Hickory Knoll

1083

MHO

RAY KEEN RD

LENEL RD

RONALD QUAVE RD

LOWE DAVIS RD

MHO