

APPEAL # 4

ZC Approved :

09/06/22



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: 9/6/2022

2022-3000-ZC

2022-3000-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-2 (Suburban District)
Location:	Parcel located on the west side of Henderson Road, south of Gottschalk Road, Covington; S18, T6S, R10E, Ward 1, District 3
Acres:	3.05 acres
Petitioner:	Kimberly Jarrell
Owner:	Kimberly Jarrell
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]
(SIGNATURE)

PRINT NAME: David Hoover

ADDRESS: 75396 Hoover Rd Cov LA 70435

PHONE #: 985 276 9118



ZONING STAFF REPORT
2022-3000-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 west side of Henderson Road, south of Gottschalk Road, Covington; S18, T6S, R10E, Ward 1, District 3
Council District: 3

Owner: Kimberly Jarrell **Posted:** August 12, 2022

Applicant: Kimberly Jarrell **Commission Hearing:** September 6, 2022

Size: 3.05 acres **Determination:** Approved



Current Zoning

A-1 Suburban District

Requested Zoning

A-2 Suburban District

Future Land Use

Residential – Low Intensity

Flood Zone 2 Acre Property

Preliminary: Flood Zone A

Critical Drainage: Yes

Flood Zone 1.05 Acre Property

Preliminary: Flood Zone X

Critical Drainage: No

Findings

1. The petitioned property consists of two sites; one of which is comprised of two acres which is situated roughly 400 feet from the intersection of Gottschalk Road and Henderson Road and the other which is comprised of 1.05 acres and is situated roughly 1,000 feet from the same intersection. Together, the two parcels total 3.05 acres.
2. The site's existing A-1 Suburban District requires five-acre parcel sizes. The requested A-2 Suburban District requires one-acre parcel sizes. Due to the nature of the request and the orientation of the parcels, if approved, the applicant will meet the qualifications to apply for a minor subdivision to subdivide the 2-acre property and to establish a legal lot of record through the same process for the one acre property.

Zoning History

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

Ordinance	Prior Classification	Amended Classification
09-2116	Unknown	A-1 Suburban District

Compatibility or Suitability with Adjacent Area

4. Table 2: Surrounding Land Use and Zoning for the Two Acre Property

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



ZONING STAFF REPORT
2022-3000-ZC

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PLANNING & DEVELOPMENT
Ross Liner
Director

Table 3: Surrounding Land Use and Zoning for the 1.05 Acre Property

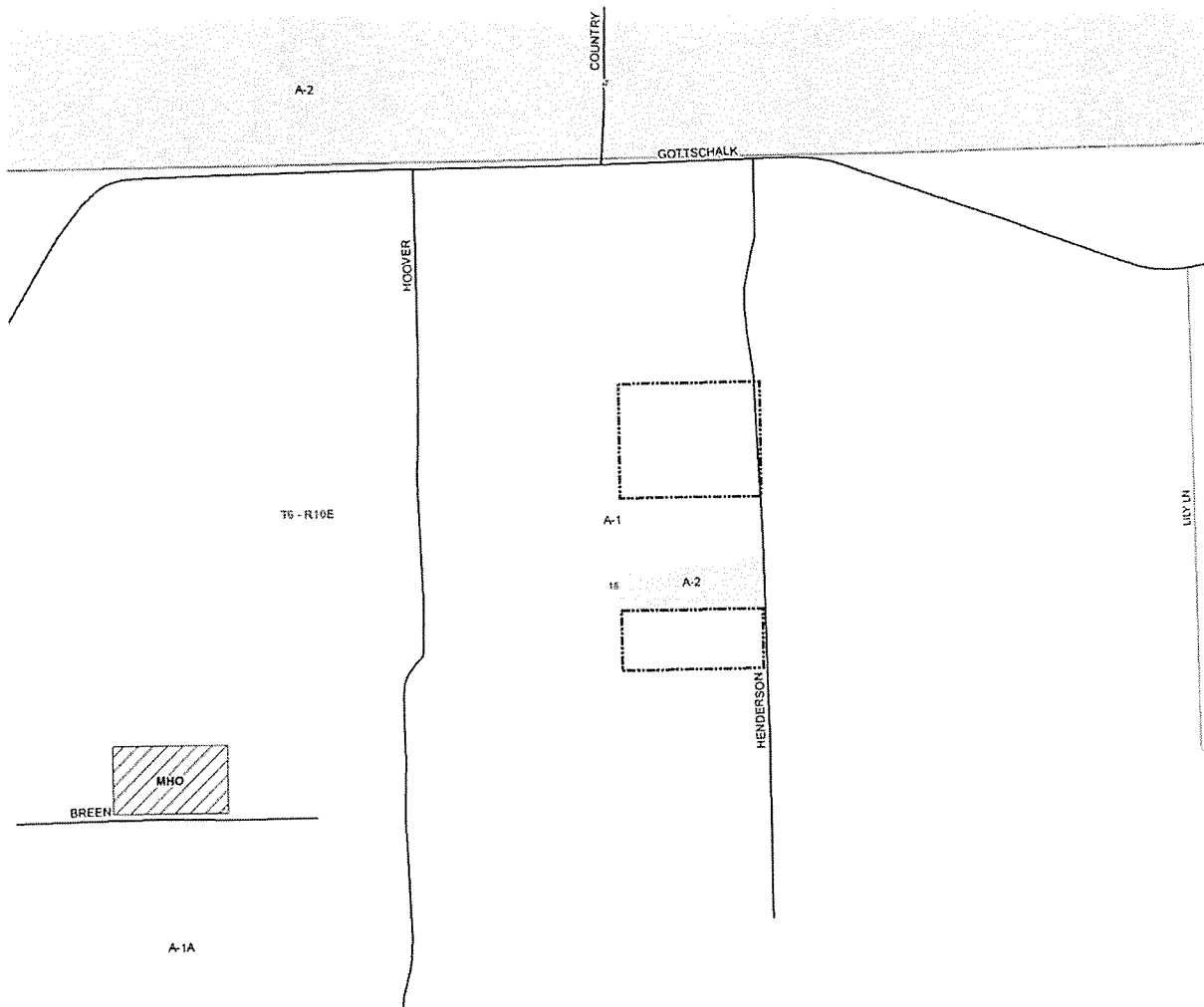
Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential	A-2 Suburban District
South	Residential	A-1 Suburban District
East	Residential	A-1 Suburban District
West	Residential	A-1 Suburban District

The property abuts A-1 Suburban District zoning on all sides, except for a parcel that was rezoned to A-2 Suburban District by the applicant in 2020 as per council ordinance 20-4372.

Consistency with New Directions 2040

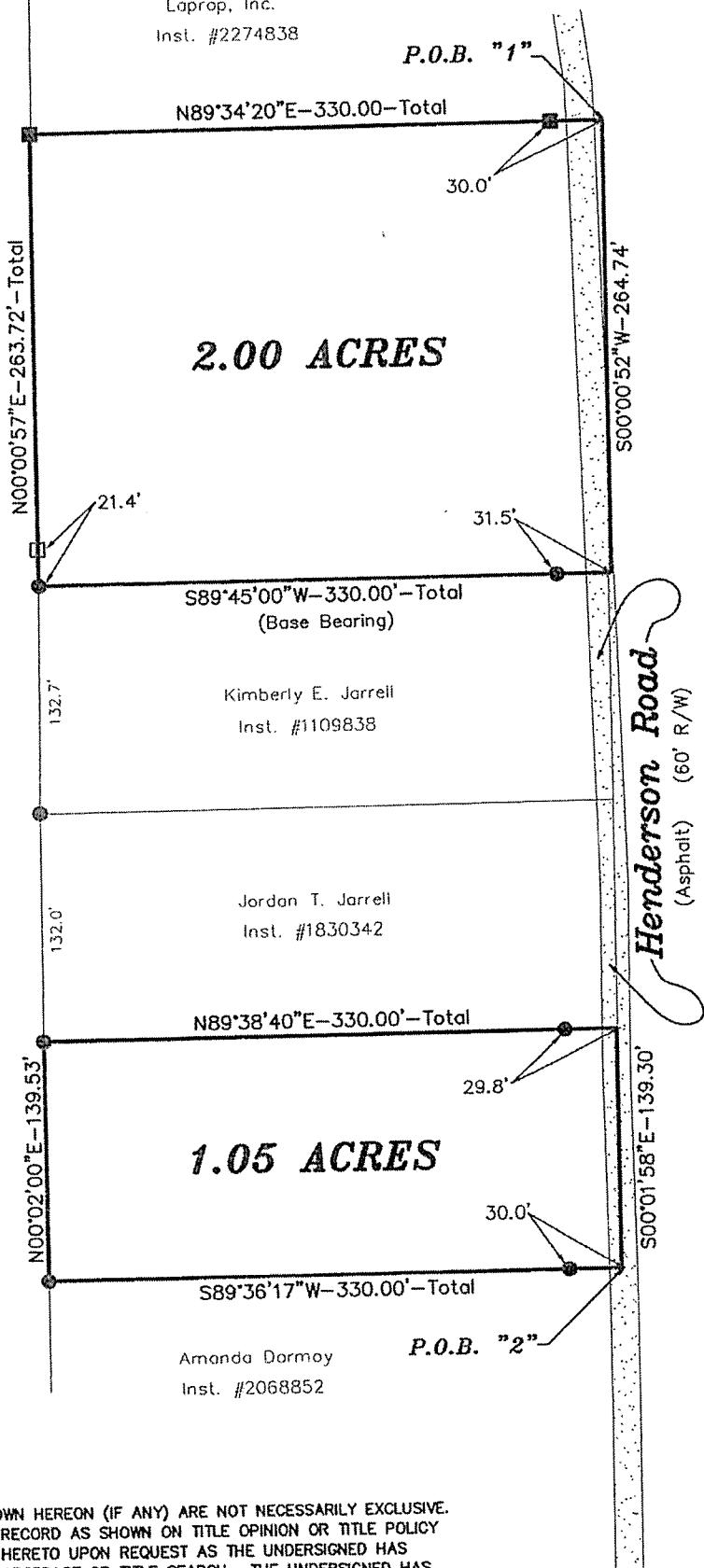
Residential – Low Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

1. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
 - i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
 - ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



2022-3000-ZC

Laprop, Inc.
Inst. #2274838



- Reference:
- 1) A Survey Map by Lowell E. Cummings Dated 7-14-1971, for Thomas M. Brown
 - 2) A Survey Map by H.C. Sanders, Dated 11-22-1976, #ST-76-374
 - 3) A Survey Map by John Cummings, Dated 4-18-2001, #0211A
 - 4) A Survey Map by Kelly McHugh, Dated 7-14-1998, #98-210
 - 5) A Survey Map by Jeron Fitzmorris, Dated 5-10-1985, in Inst. #583408 Clerks Office
 - 6) A Survey Map by Jeron Fitzmorris, Dated 6-29-1982, in Inst. #493720 Clerks Office (Based Bearings)
 - 7) A Survey Map by Jeron Fitzmorris, Dated 11-29-2001, #9492

Reference calls not shown

P.O.B. "1" is described as being S89°51'41"W-330.31'; S00°23'12"W-527.05' from the 1/4 Section Corner common to Sections 7 & 18, T-6-S, R-10-E, St. Tammany Parish, La. (as per Ref 7)

P.O.B. "2" is described as being S31°51'00"W-631.76'; S00°22'00"W-660.00' from the 1/4 Section Corner common to Sections 7 & 18, T-6-S, R-10-E, St. Tammany Parish, La. (as per Ref 6)

Note: Powerlines along Henderson Road are not shown

LEGEND:

- = Fnd. 5/8" Iron Rod
- = Fnd. 1/2" Iron Rod
- = Fnd. Old Wood Stob

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:LXI.

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

MAP PREPARED FOR **KIMBERLY JARRELL**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 18, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6271 office (985) 898-0355 fax
landsurveyingllc@gmail.com

CERTIFIED CORRECT

Bruce M. Butler, III 2-10-2022

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 100'

DATE: 12-20-2021

NUMBER: 20624

2022-3000-ZC

A-2

7

COUNTRY RD

GOTTSCHALK RD

HOOVER RD

T61-R10E

10

A-2

HENDERSON RD

A-1