



ST. TAMMANY PARISH

**DEPARTMENT OF PLANNING
P. O. BOX 628
COVINGTON, LA 70434
PHONE: (985) 898-2529
FAX: (985) 898-3003
e-mail: planning@stpgov.org**

*Kevin Davis
Parish President*

*Appeal # 3
approved 9-7-04*

**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.
A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

APPEAL REQUEST

DATE: 9/20/04

CP04-09-107 - Use: Wireless Tower (Extension)

Zoning: C-2 (Highway Commercial) District
Use Size: 1.32 acres
Petitioner: Karen Frazier
Owner: Bellsouth Mobility, Inc.
Location: Parcel located on the northwest corner of 12th Street and H Street, S10,
T7S, R11E, Ward 3, District 5
Council District: 5

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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE

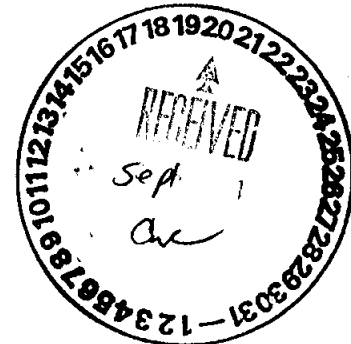
Martin W. Gould Jr.
PRINT NAME

Martin W. Gould Jr.
(SIGNATURE)

P.O. Box 628
MAILING ADDRESS

Covington, La. 70433

PHONE #: _____



CONDITIONAL USE PERMIT STAFF REPORT

Date: September 7, 2004
CASE NO.: CP04-09-107
Posted: 08/19/04

Meeting Date: August 7, 2004
Determination: Approved with staff comments

PETITIONER: Karen Frazier
OWNER: Bellsouth Mobility, Inc.
PROPOSED USE: Wireless Tower (Extension)
PREVIOUS/CURRENT USE: Wireless Tower
SQ. FT. OF USE: 1.32 acres
GROSS AREA LOT SIZE: 1.32 acres
ZONING CLASSIFICATION: C-2 (Highway Commercial) District
LOCATION: Parcel located on the northwest corner of 12th Street and H Street; S10, T7S, R11E; Ward 3, District 5

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	C-2 (Highway Commercial) District
South	Undeveloped	A-2 (Suburban) District
East	Undeveloped	A-2 (Suburban) District
West	Undeveloped	A-2 (Suburban) District

Existing development? Yes

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a 15' extension to an existing Wireless Tower. The site is located on the northwest corner of 12th Street and H Street. Verizon intends to attach an extension, antennas and lightening rod and place ground equipment at the base of the existing self-support tower.

The proposed extension is being requested in order to alleviate the necessity of locating an additional tower in the area. Note that with the existing foundation, the height of the tower will be extended. However, the overall height will remain at 199 feet. Also, as required, the proposal submitted includes the required compliance certification and capacity statement from a professional registered engineer licensed to practice in the State of Louisiana.

As depicted on the site plan, there is insufficient setbacks. However, the current setback of the existing tower are insufficient. The petitioner is then requesting a setback variance of 13.6 feet. The site is surrounded by undeveloped properties.

STAFF RECOMMENDATIONS:

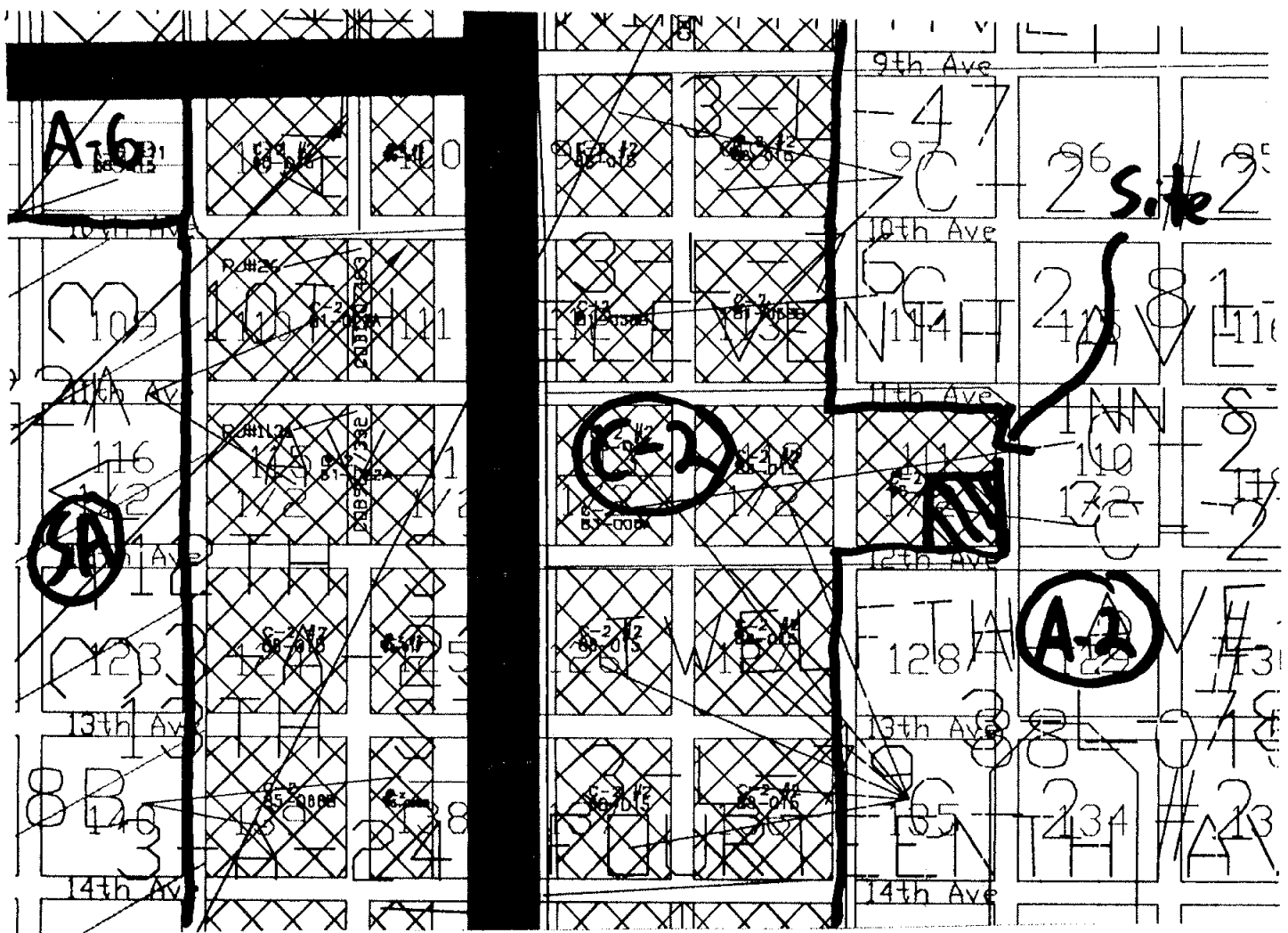
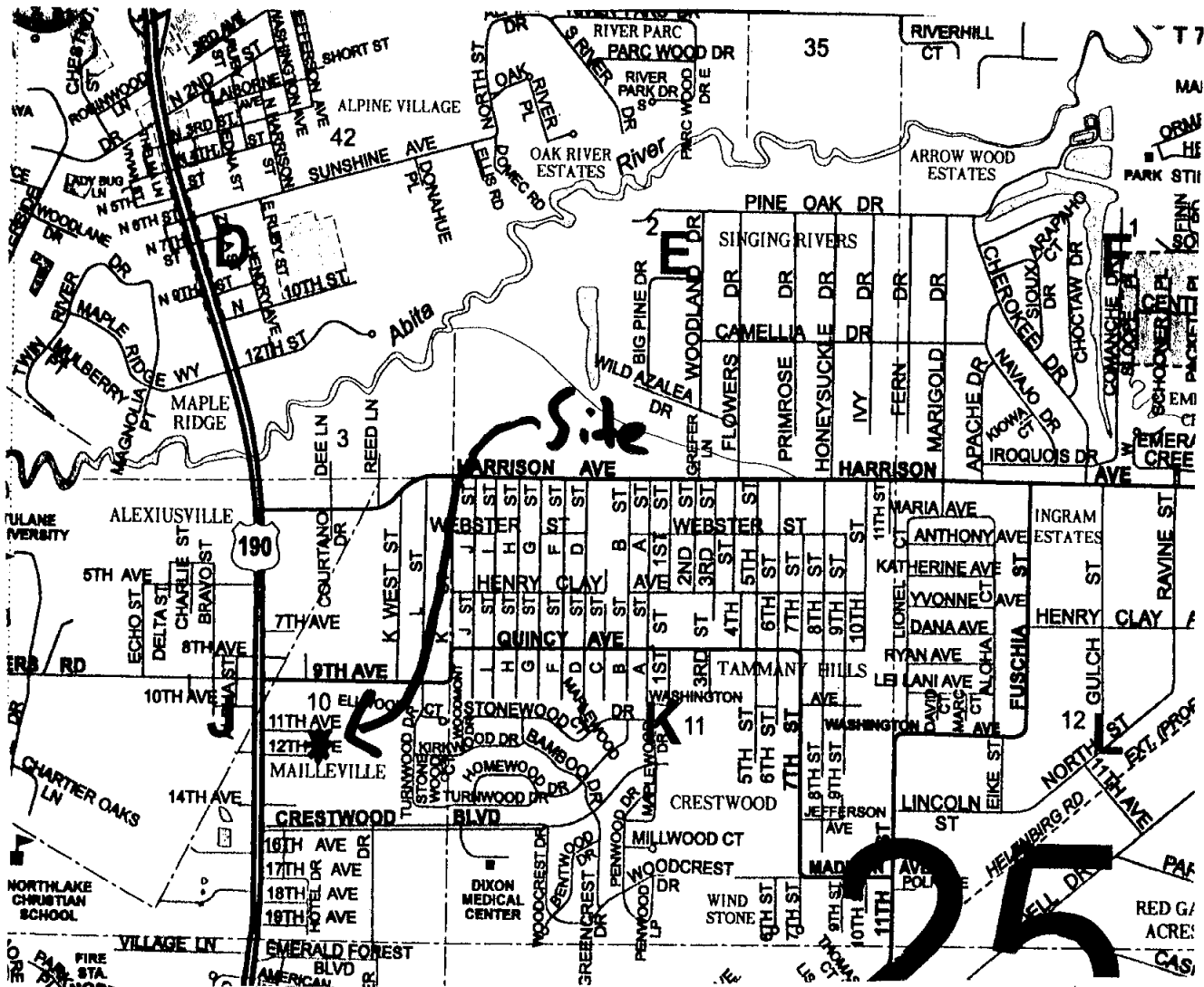
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

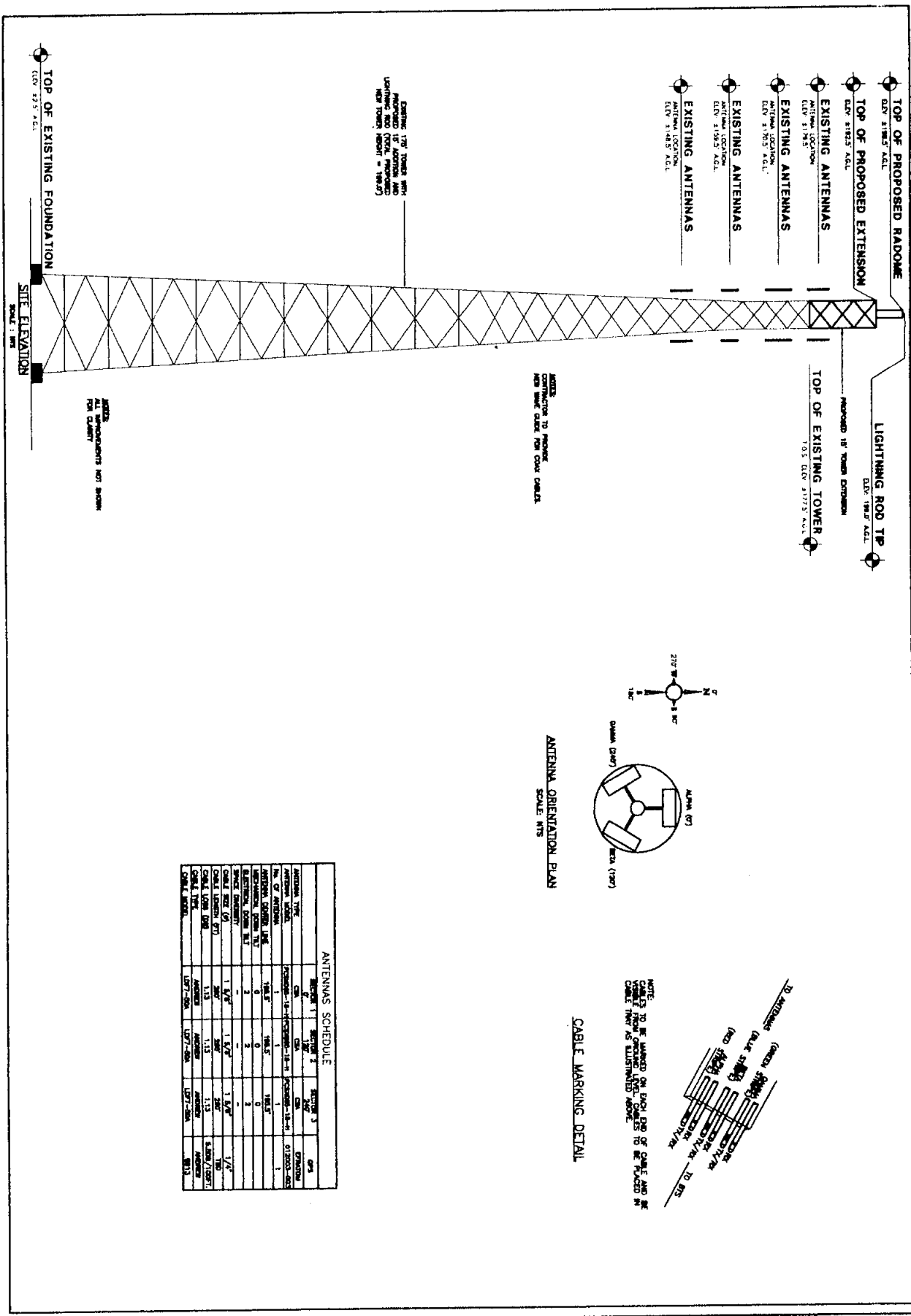
1. Staff recommends approval of the requested setback variance.
2. The height of the tower shall not exceed 199 feet.
3. Meet Parish requirements for obstruction lighting.
4. Provide a 5' perimeter planting area around site which is within the lease area.
5. Provide an 8' tall opaque fence OR a 6' tall fence with a 70% opaque screen of evergreen shrubs.
6. Provide at least 1 Class C tree (minimum 4' tall) for every 30 feet of site perimeter.
7. During construction, planting or open ground areas surrounding preserved trees shall be wired off with a properly flagged, reinforced & rolled wire mesh.
8. The property owner shall be responsible for the maintenance and the replacement of the required plant materials.

NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

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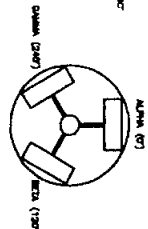
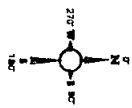




EXISTING 120' TOWER WITH
 PROPOSED 18' TOWER
 LIGHTNING ROD (TOTAL PROPOSED
 NEW TOWER HEIGHT = 138')
 SCALE: 1" = 20'

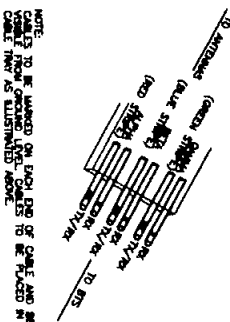
NOTES:
 ALL DIMENSIONS NOT SHOWN
 ARE FOR CLARITY

NOTES:
 CONTRACTOR TO PROVIDE
 NEW WAVE CABLE FOR CABLE MARKING



ANTENNA ORIENTATION PLAN
 SCALE: 1" = 10'

CABLE MARKING DETAIL



NOTE:
 CABLES TO BE MARKED FOR IDENTIFICATION TO BE FACED AND IN
 ORDER AS SHOWN IN THIS DETAIL. CABLE IDENTIFICATION TO BE FACED AS
 CABLE IDENTIFICATION IS ILLUSTRATED ABOVE.

ANTENNAS SCHEDULE

ANTENNA TYPE	SECTION 1	SECTION 2	SECTION 3	SECTION 4
ANTENNA SERIAL	101	102	103	104
TYPE OF ANTENNA	101	102	103	104
HEIGHT FROM GROUND	101	102	103	104
ELECTRICAL CONNECTION	101	102	103	104
CABLE SIZE (IN)	101	102	103	104
CABLE LENGTH (FT)	101	102	103	104
CABLE TYPE	101	102	103	104
CABLE SERIAL	101	102	103	104

Verizon Wireless

1704 Lakes Road
 Metairie, LA 70001
 (504) 885-4123 Fax
 (504) 885-4123

TOWER ENGINEERING, INC.

REVISIONS:

NO. DESCRIPTION DATE

1. INITIAL DESIGN BY: SCULLER

DATE: 02/15/04

SCALE: 1" = 20'

PROJECT NO: 2104-124-04

DATE: 02/15/04

PROJECT TITLE:

SITE ADDRESS:
 12TH STREET AVE.
 COVINGTON, LA 70433

SITE NUMBER:
40263

SITE NAME:
12TH STREET

SITE ELEVATION

SCALE: 1" = 20'

PROJECT NUMBER: **C-3**

REV: 1

C04-08-107

CP04-08-107

		REVISION DESCRIPTION BY DATE CHECKED BY DATE DRAWN BY DATE	SITE NUMBER: 40263	SITE NAME: 12TH STREET	SITE ADDRESS: 12TH STREET AVE. COVINGTON, LA 70433		PROJECT NO.: SHEET NO.: SHEET TITLE:	SHEET NUMBER: C-1
		DATE: 08/16/04 TO: 08/16/04 FROM: 2104-120-04 SHEET TITLE:	SITE PLAN					

