



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
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Kevin Davis
 Parish President

Appeal #5

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: 6/14/07

ZC07-06-036

Existing Zoning: LC (Light Commercial) District, - 036
 Proposed Zoning: C-1 (Neighborhood Commercial) District
 Acres: 55,963 sq. ft.
 Petitioner: David Derbes
 Owner: Marimax, LLC
 Location: Parcel located on the east side of U.S Highway 190 East Frontage Road, south of Robinhood Drive, north of Melody Lane, S15, 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

Judy Stringer
 (SIGNATURE)

325 Robinhood DR
Covington, LA 70433

PHONE #: 985-892-5209





ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
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Kevin Davis
Parish President

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APPEAL REQUEST

DATE: 15 July 07

(Reference Case Number)

ZC 07-06-036

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

Steven M. Swouza
(SIGNATURE)

Steven M. Swouza

114 Robinhood Rd.

Covington, La 70433

PHONE #: 504-345-1441 cell

985-893-8283 home



ZONING STAFF REPORT

Date: May 25, 2007
Case No.: ZC07-06-036
Posted: May 18, 2007

Meeting Date: June 5, 2007
Determination: Approved

GENERAL INFORMATION

PETITIONER: David Derbes
OWNER: Marimax, LLC
REQUESTED CHANGE: From LC (Light Commercial) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the east side of U.S Highway 190 East Frontage Road, south of Robinhood Drive, north of Melody Lane; S15, T7S, R11E; Ward 3, District 5
SIZE: 55,963 sq. ft.

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Federal 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	Residential	LC (Light Commercial) District
South	Undeveloped	LC (Light Commercial) District
East	Residential	A-4 (Single Family Residential) District
West	U.S. Highway 190	

EXISTING LAND USE:

Existing development? Yes Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Commercial - Sales outlets for goods and services. Several levels or forms of commercial structures include: limited or specialty; neighborhood service centers; generous "highway commercial" uses; offices; public uses; planned mixed commercial and residential centers, and the traditional village or town central business district.

Commercial Infill - New commercial uses developed on undeveloped tracts within existing commercial districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

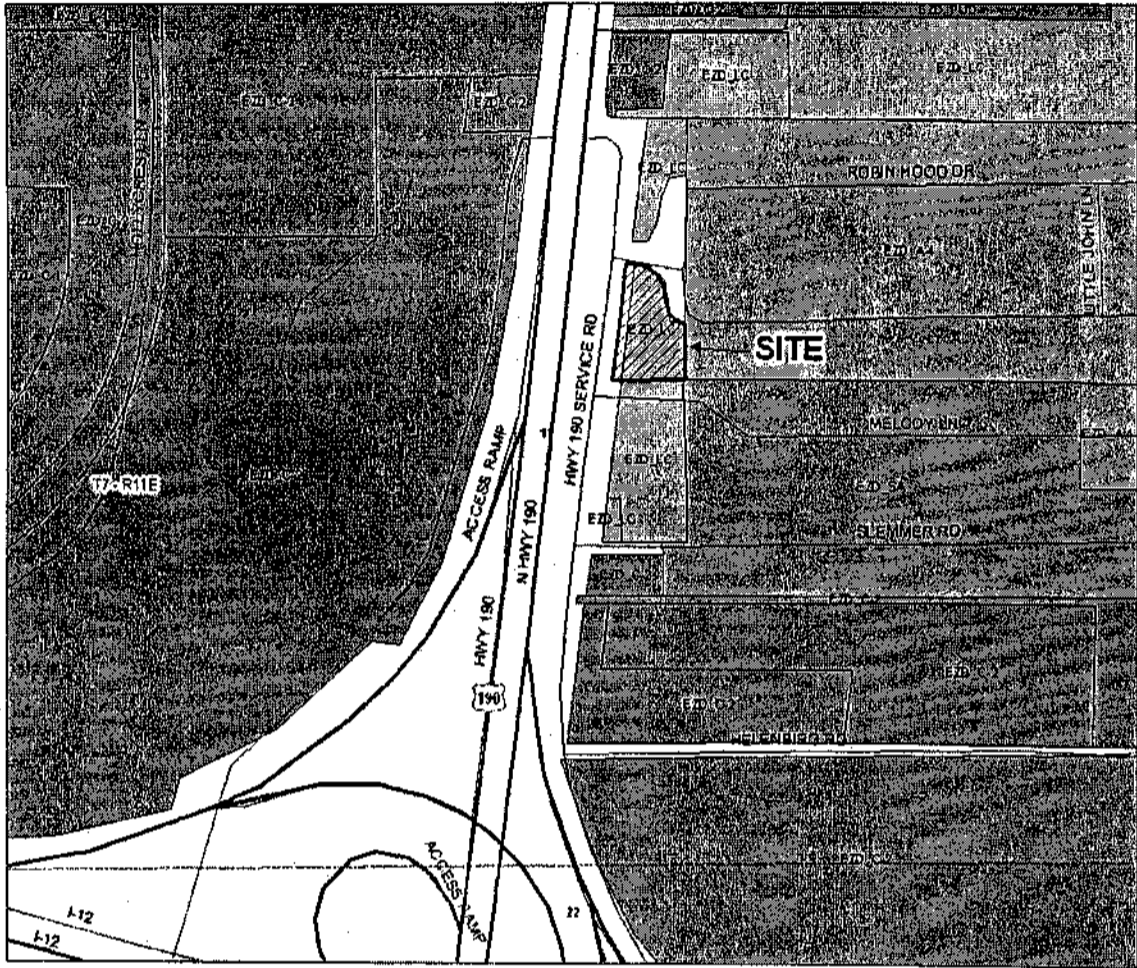
STAFF COMMENTS:

The petitioner is requesting to change the zoning from LC (Light Commercial) District to C-1 (Neighborhood Commercial) District. The site is located on the east side of U.S Highway 190 East Frontage Road, south of Robinhood Drive, north of Melody Lane. The proposed rezoning is consistent with the 2025 Future Land Use Plan.

STAFF RECOMMENDATION:

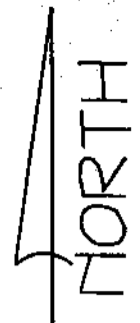
The staff recommends that the request for a C-1 (Neighborhood Commercial) District designation be approved.

CASE NO.: ZC07-06-036
PETITIONER: David Derbes
OWNER: Marimax, LLC
REQUESTED CHANGE: From LC (Light Commercial) District to C-1 (Neighborhood Commercial) District
LOCATION: Parcel located on the east side of U.S Highway 190 East Frontage Road, south of Robinhood Drive, north of Melody Lane; S15, T7S, R11E; Ward 3, District 5
SIZE: 55,963 sq. ft.



NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

LINE	BEARING	LENGTH
L1	N07° 07' 56" E	3.73'
L2	N88° 59' 22" E	164.33'
L3	S00° 48' 34" E	25.00'
L4	S88° 59' 22" W	167.82'
L5	N07° 07' 56" E	21.53'



N89° 26' 56" E
17.75'

ROBINTY
R=99.60

BLK.
" 4 "

L. D. H. CONC.
HWY. MONU.

A=154

22,329 SQ. FT.

LOT B-1

183.20'

conc. parking.

25' COMMON ACCESS DRIVE SERVITUDE

72'

46.1'

33.1'

18'

8'

99.8'

47.2'

L2

5' NO ACCESS ESM'T.

4.8'

R=85.00

HOOD ROAD

32

31

30

Fnd. 1" Iron Pipe

U. S. HWY. 190
EAST FRONTAGE ROAD
N07° 07' 56" E-343.28'

N89° 11' 26" E

200.80'

LOT B-2

16,368 SQ. FT.

N89° 11' 26" E

80.04'

125.2'

68'

79.3'

10' CLECO R.O.W.

19.3'

68'

158.6'

1

2

" 5 "

3

Fnd. 3/8" Iron Rod

223.48'

S89° 11' 26" W

Legend

● Set 1/2" Iron Pipe

12.5' SEWAGE, DRAIN, & UTILITY ESM'T.

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A In accordance with Community Panel No. 225205 0240 D ; Revised: APRIL 2, 1991

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "A" SURVEY.

SURVEY MAP OF
LOT B-1, LOT B-2, & LOT B-3, PARCEL "B", KING'S FOREST SUBDIVISION, SECTION 15, T-7-S, R-11-E,

In
St. Tammany Parish, Louisiana

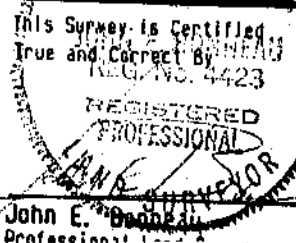
Survey No. 96199

Date: FEBRUARY 26, 1996

Drawn by: FMK

Revised: 09/09/96-IMPROVMENTS

Scale: 1" = 60'



JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

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