



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. BOX 628
 COVINGTON, LA 70434
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 FAX: (985) 898-3003
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Kevin Davis
 Parish President

456

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: 8/14/08

3. **CP08-08-127 - Use: Outdoor Storage Yard**
 (Zoning: R (Rural) District
 Use Size: 10,000 sq.ft.
 Petitioner: William J. Orazio, Jr.
 Owner: William J. Orazio, Jr.
 Location: Parcel located on the south side of Jim Sharp Road, east of LA Highway 1129, S14, T5S, R11E, Ward 2, District 2
 Council District: 2

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

William J. Orazio, Jr.

 (SIGNATURE)

Bill ORAZIO

81438 Jim Sharp Rd.

COVINGTON LA 70435

PHONE #: *985-867-3412(4)*
985-373-4245(Cell)

RECEIVED
 AUG 14 2008
 PLANNING
 DEPT.

CONDITIONAL USE PERMIT STAFF REPORT

Date: July 28, 2008
CASE NO.: CP08-08-127
Posted: 07/17/08

Meeting Date: August 5, 2008
Determination: Denied

PETITIONER: William J. Orazio, Jr.
OWNER: William J. Orazio, Jr.
PROPOSED USE: Outdoor Storage Yard
PREVIOUS/CURRENT USE: Residential
SQ. FT. OF USE: 10,000 sq. ft.
GROSS AREA LOT SIZE: 14.83 acres
ZONING CLASSIFICATION: R (Rural) District
LOCATION: Parcel located on the north side of Jim Sharp Road, east of LA Highway 1129; S14, T5S, R11E; Ward 2, District 2

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 lane asphalt Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Residential	R (Rural) District
South	Residential	R (Rural) District
East	Vacant	R (Rural) District
West	Undeveloped	R (Rural) District

Existing development? Yes

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for an Outdoor Storage Yard to store trailers and trucks on the site. The site is located on the south side of Jim Sharp Road, east of LA Highway 1129. As required, an 8' opaque screen must be provided around the area to be used for the outdoor storage yard.

STAFF RECOMMENDATIONS:

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

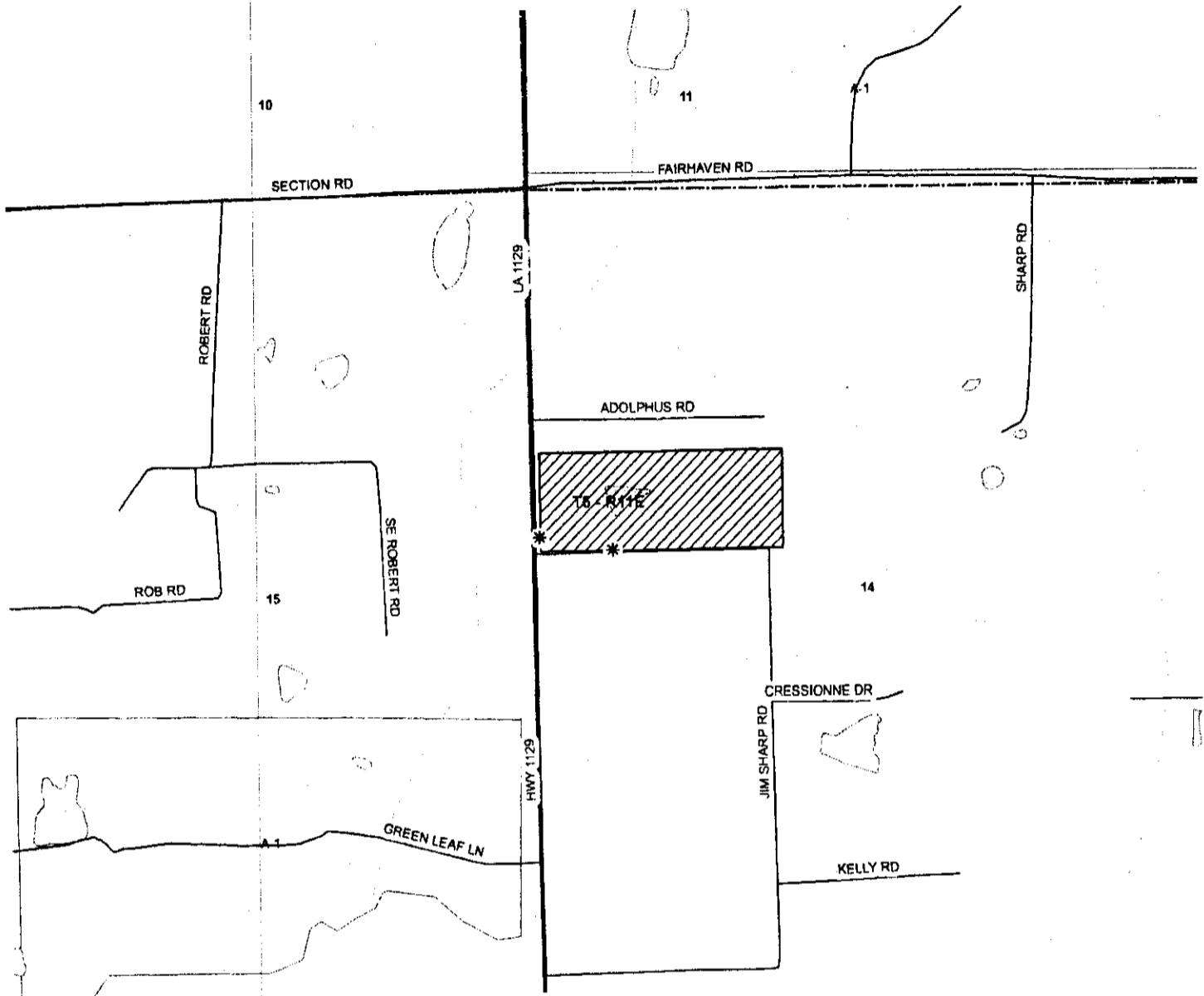
1. The site shall not be operated as a salvage yard.
2. Vehicles kept on premises must have valid registrations.
3. Proposed 8' opaque screen, as required.
4. Existing large trees, shown on the plan, must remain on the site to provide additional screening.
5. Site must use as an outdoor storage yard only. No repair or painting or body work on the trailers and trucks can be taking place on the site.
6. No storage of automotive parts.
7. Note that all exterior lighting shall be shaded or inwardly directed in such a manner so that no direct lighting or glare is cast beyond the property line. The intensity of such lighting shall not exceed one foot candle as measured at the abutting property line. Outdoor lighting illumination shall follow the recommended guidelines for the luminescence as established in the IESNA Lighting Handbook.

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.

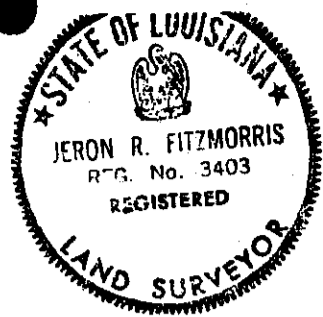
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* Indicates location where property was posted

C708-08-127



10 11

N89°50'E. 23.76'

15 14

1335.84' SOUTH

N89°00'E. 24' W. 300.94'

LA. HWY. NO. 1129 LEE ROAD

N89°50'00"E. 1743'

N89°50'00"E. 1289.37'

1289.37'

100'

14.83 ACRES

BARN HOUSE

BARN

GAS PIPELINE

30'

TREE 32" DIA.

TREE TRAP 24" DIA. 24" DIA.

JIM SHARP ROAD

THIS PROPERTY IS LOCATED IN FLOOD ZONE C, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225205 D150C, MAP REVISED 10-17-1989

IRON SET
IRON FOUND

MAP PREPARED FOR

**CYNTHIA RENEE ROSS AND
TIMOTHY W. ROSS**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 14 Township 5 South.

Range 11 East, 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.

CERTIFIED CORRECT

LAND SURVEYING Inc.

COVINGTON, LOUISIANA

Jeron R. Fitzmorris
LOUISIANA REGISTERED LAND SURVEYOR

SCALE: 1" = 300'

DATE: May 18, 1993

NUMBER: 6104