

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, JULY 1, 2008
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

DRAFT

CALL TO ORDER

ANNOUNCEMENTS

Phones and Pagers

Appeals

Speaker Card

Ten (10) minutes of each side and five (5) minutes for rebuttal

Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE JUNE 3, 2008 MEETING

TABLING OF CASES

PUBLIC HEARING

APPEARERS

ZONING CHANGE REQUEST CASES- APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. **ZC08-07-036**
Existing Zoning: A-2 (Suburban) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.121 acre
Petitioner: Jeffrey D. Schoen
Owner: 59, LLC
Location: Parcel located on the northwest corner of LA Highway 59 & Labarre Street, S1, T8S, R11E, Ward 4, District 10
Council District: 10
2. **ZC08-07-037**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: LC (Light Commercial) District
Acres: 4.24 acres
Petitioner: Robert Delaney
Owner: Anthony & Kathleen Bondio
Location: Parcel located on the east side of West Howze Beach Road, south of Old Spanish Trail, S44, T9S, R14E, Ward 9, District 12
Council District: 12
3. **ZC08-07-038**
Text Change: Ordinance to amend Section 5.1606.D.1, relative to landscaping within a utility easement when the utility easement is located within the Street Planting Area.
4. **ZC08-07-039**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 13,000 sq.ft.
Petitioner: Rhonda Lacoste
Owner: LaGrand Investment, L.L.C./Rhonda Lacoste
Location: Parcel located at the northeast corner of LA Highway 36 & Melissa Lane, being lot 3, block 5, Garland's Addition, S42, T6S, R11E, Ward 3, District 3
Council District: 3

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5. ZC08-07-040
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 15,000 sq.ft.
Petitioner: Donna Nevels
Owner: Donna Nevels
Location: Parcel located on the northeast corner of Howze Beach Road & Rio Street, being lots 5, 6, 7 & 8, Square 39, Spanish Trail Highlands, S44, T9S, R14E, Ward 9, District 12
Council District: 12

6. ZC08-07-041
Existing Zoning: C-1 (Neighborhood Commercial) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 2 acres
Petitioner: Daniel Haydel & Bobby Lischman
Owner: Daniel & Lisa Haydel
Location: Parcel located on the south side of Highway 190, east of 16th Street and west of 15 Street, being lots 1-12, Square 80, Oaklawn Subdivision, S40, T8S, R12E, Ward 7, District 7
Council District: 7

CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

1. CP08-06-098 - Use: Mobile Home as a Guest House
Zoning: SA (Suburban Agricultural) District
Use Size: 402 sq.ft.
Petitioner: Teresa Lamonte
Owner: Joseph & Teresa Lamonte
Location: Parcel located on the north side of Haas Road, west of Robert Road, east of LA Highway 11 , S24, T8S, R14E, Ward 8, District 14
Council District: 14

(TABLED FROM 6/3/08 MEETING)

2. CP08-07-115 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 1,120 sq.ft.
Petitioner: Curtis Picard
Owner: Esme M. Bland
Location: Parcel located on the northwest corner of Fourth Street & Aviator Street, being lots 1A, Sq. G, North End Addition, S3, T9S, R14E, Ward 9, District 14
Council District: 14

3. CP08-07-116 - Use: Driving School
Zoning: C-1 (Neighborhood Commercial) District
Use Size: 1,200 sq.ft.
Petitioner: Precision Driving Academy, LLC/Richard L. Gardache
Owner: Garlin Properties, LLC/Gary Nicosia
Location: Parcel located on the north side of LA Highway 22, west side of LA Highway 1085, east of Kathman Drive, being lot 9, Square 5, Live Oak Hills Subdivision, S18, T7S, R10E, Ward 1, District 1
Council District: 1

4. CP08-07-117 - Use: Mobile Home
Zoning: A-3 (Suburban) District
Use Size: 1,440 sq.ft.
Petitioner: Donald R. Smooth
Owner: Nelwyn H. Smooth
Location: Parcel located on the south side of US Highway 190, east of Military Road, west of McManus Road, S17 & 18, T9S, R15E, Ward 8, District 13
Council District: 13

5. **CP08-07-118 - Use: Mobile Home as a Guest House**
Zoning: SA (Suburban Agricultural) District
Use Size: 910 sq.ft.
Petitioner: Thelma Cossich
Owner: Thelma Cossich
Location: Parcel located on the southwest corner of 6th Street & Solomon Avenue, being lots 27, 28, 29, 30 & 31, Square 43, Morgan Subdivision , S27, T8S, R14E, Ward 9, District 6
Council District: 6
6. **CP08-07-119 - Use: Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 720 sq.ft.
Petitioner: Derek K. Grant
Owner: Derek K. Grant
Location: Parcel located on the north side of Rio Street, west of Almonaster Street, being lots 11 & 12. Square 14, Spanish Trail Highlands, S44, T9S, R14E, Ward 9, District 12
Council District: 12
7. **CP08-07-120 - Use: Mobile Home**
Zoning: A-4 (Single Family Residential) District
Use Size: 2,048 sq.ft.
Petitioner: Tracey Torregano-Jones
Owner: Tracey Torregano-Jones
Location: Parcel located on the northwest corner of Salmen Street & Apache Street, S9, T9S, R14E, Ward 9, District 14
Council District: 14
8. **CP08-07-121 - Use: Telecommunication Facility**
Zoning: R (Rural) District
Use Size: 5,625 sq.ft.
Petitioner: Verizon Wireless/Tim Kirkpatrick
Owner: Sharon B Regard
Location: Parcel located on the east side of Gitz Lane, south of Brewster Road, S16, T7S, R10E, Ward 1, District 1
Council District: 1
9. **CP08-07-122 - Use: Telecommunication Facility**
Zoning: SA (Suburban Agricultural) District
Use Size: 10,000 sq.ft.
Petitioner: Verizon Wireless/Tim Kirkpatrick
Owner: Oscar Blackwell
Location: Parcel located at the end of Drum Street, north of East 35th Avenue, east of Collins Blvd. , S37, T6S, R11E, Ward 3, District 2
Council District: 2
10. **CP08-07-123 - Use: Home Office over 400 sq.ft.**
Zoning: PUD (Planned Unit Development) District
Use Size: 630 sq.ft.
Petitioner: George Schumacher, Jr.
Owner: Lynn & George Schumacher, Jr.
Location: Parcel located on the west side of Great Southern Drive, south of Camphill Drive, being 916 Great Southern Drive, Money Hill Plantation, S12, T6S, R12E, Ward 6, District 6
Council District: 6
11. **CP08-07-124 - Use: Addition to Fire Station**
Zoning: SA (Suburban Agricultural) District
Use Size: 5,500 sq.ft.
Petitioner: St. Tammany Fire Protection #13
Owner: St. Tammany Fire Protection # 13
Location: Parcel located on the north side of US Highway 190, east of LA Highway 1077, S28, T6S, R10E, Ward 1, District 1
Council District: 1

12. CP08-07-125 - Use: Lawn Equipment Shop

Zoning: SA (Suburban Agricultural) District
Use Size: 7,660 sq.ft.
Petitioner: Michael & Sharon Cuccio
Owner: Michael Cuccio
Location: Parcel located on the west side of LA Highway 437, north of Hulin Road, S10 T6S R11E, Ward 3, District 2
Council District: 2

OLD BUSINESS

1. CP08-06-110 - Use: Church Campus

Zoning: SA (Suburban Agricultural) & C-2 (Highway Commercial) Districts
Use Size: 114,297 sq.ft.
Petitioner: Jeff Schoen
Owner: Church of the King
Location: Parcel located on the north side of Little Creek Road, east of LA Highway 59, S19 & 30, T7S, R12E, Ward 4, District 7
Council District: 7

NEW BUSINESS

ADJOURNMENT