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
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

DRAFT - June 18, 2008
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**