

Introduced August 28th, 1979 by
Councilman Martinez (By request)
seconded by Councilman Hinton (By request)
Item Number 79-8-93

ORDINANCE NO. 1205

An Ordinance of the City of Slidell, Louisiana, changing the zoning
of a parcel of land.

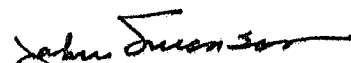
WHEREAS, the City Council of the City of Slidell, Louisiana, the
governing Body of said municipality did receive a petition from Mr. Walter
Lincoln Abney, 605 Kostmayer, requesting the zoning change from A-7 Multi
Family Urban to A-4 Transitional.

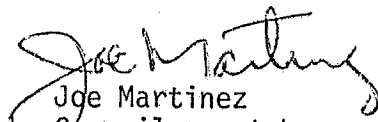
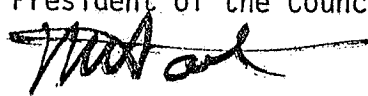
WHEREAS, Slidell Planning Commission, in a letter dated August 21st,
1979, approved such a zoning change and by publication in the Daily Times on
September 2nd, 20th and 23rd, 1979, the Council gave notice of their intention
to take action on said petition by calling a public hearing on September 25th,
1979, at 6:30 P.M. in the Council Chambers.

NOW THEREFORE BE IT ORDAINED by the City Council of the City of
Slidell, Louisiana, in legal session convened that the following described
property be rezoned A-4 Transitional.

Lot 1, Square 6, of Division "D" - Section 44, Township 9 South,
Range 14 East, Greensburg Land District.

ADOPTED this 25th day of September, 1979.


John Swenson CMC
Clerk of the Council


Joe Martinez
Councilman-at-Large
President of the Council

M. W. Hart
Mayor

DELIVERED 9-26-79
3:00 P^M to the Mayor
RECEIVED 10-1-79
9:00 A^M from the Mayor



THE CITY OF SLIDELL

M.W. "WEBB" HART

Mayor

September 26, 1979

City Council

ALVIN D. SINGLETARY
AT LARGE

JOE MARTINEZ
AT LARGE

LIONEL J. WASHINGTON
DISTRICT A

GERRY E. HINTON, D.C.
DISTRICT B

S.A. "SAM" CARUSO, BCSW
DISTRICT C

L.P. "LYNN" BARTHELEMY
DISTRICT D

JUDITH P. WOOD
DISTRICT E

RICHIE MARTIN
DISTRICT F

JACK E. THROOP
DISTRICT G

PHONE 504 643-9434

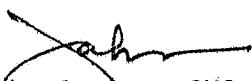
Honorable M. W. Hart
Mayor of the City of Slidell

Dear Mr. Mayor:

The attached original Ordinance Number 1205, duly signed by the President of the Council and myself, is presented for your approval or veto.

Section 2.12 of the City Charter requires your action and that they be returned to me by October 5th, 1979.

Yours very truly,


John Swenson CMC
Clerk of the Council

JS:em

Attachment

SLIDELL, LOUISIANA 70459

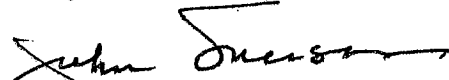
P.O. BOX 828

2056 SECOND STREET

PUBLIC NOTICE

Ordinance Number 1205 has been signed by the President of the Council and the Mayor. It becomes effective seven (7) days from the date of this publication.

City of Slidell, Louisiana

A handwritten signature in black ink, appearing to read "John Swenson", with a stylized flourish at the end.

John Swenson CMC
Clerk of the Council

10/4/79

Introduced August 28th, 1979 by
Councilman Martinez (By request)
seconded by Councilman Hinton (By request)
Item Number 79-8-93

ORDINANCE NO. 1205

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of a parcel of land.

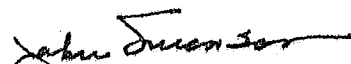
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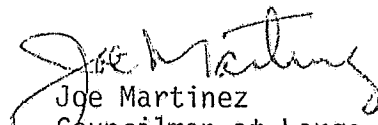
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Clerk of the Council


Joe Martinez
Councilman-at-Large
President of the Council

M. W. Hart
Mayor

DELIVERED 9-26-79
3:00 P to the Mayor

RECEIVED
from the Mayor



THE CITY OF SLIDELL

Planning Department
August 21, 1979

M.W. WEBB HART
Mayor

SUZETTE M. BUEHRLE
Director of Planning

Honorable Mayor and City Council
City of Slidell
P. O. Box 828
Slidell, Louisiana 70459

Re: Recommendation and Action by the Slidell Planning and Zoning Commission

Dear Mayor and Council Members:

At the regular meeting of the Slidell Planning and Zoning Commission held on August 20, 1979, the following action was taken:

- a) Z79-9: A request by Walter Lincoln Abney for rezoning from A-7 Multi-family Urban to A-4 Transitional for property generally located on the north-easterly corner of the intersection of Mayfield Avenue and Carey Street. This property is legally described as: Lot 1, Square 6 of Division "D", located in Section 44, Township 9 South, Range 14 East, Greensburg Land District, in the City of Slidell, St. Tammany Parish, Louisiana. The Planning and Zoning Commission recommends approval of this rezoning request. (See attached information.)
- b) Z79-10: A request by Ronald M. Guth, representing the Canulette family, for annexation and zoning of approximately 9.4 acres lying north of Gause Blvd., east of Bon Village Subdivision and Log Cabin Subdivision, and west of property owned by Union Oil Company. (See attached information.) The Planning and Zoning Commission recommends approval of this rezoning request.
- c) Z79-11: A request by Ronald M. Guth, representing the Canulette family, for annexation and zoning of approximately 11 acres generally located east of Charleston Square Subdivision and south of Lateral 1 of the W-15 Diversion Canal. (See attached information.) The Planning and Zoning Commission recommends approval of this rezoning request.

Please notify this office of any action taken by the Council regarding the above item.

Sincerely,

Suzette M. Buehrle
Director of Planning

279-9

City of Slidell

Petition for Amendment of Zoning Ordinance

Slidell, Louisiana, JULY 5 19 79

Planning and Zoning Commission
Slidell, Louisiana

Petition is hereby made to the Council of the City of Slidell, Louisiana

(☒) To change the zoning classification of hereinafter described property.

() To change the text of the zoning ordinance.

Text Change

The petition requests that Article _____, Section 2.10 of the zoning ordinance which reads as follows:

A-7 MULTIFAMILY URBAN

be changed to read as follows:

A-4 TRANSITIONAL

Change of Zoning Classification of Property

1--Location of property. The property petitioned for rezoning is bounded by the following streets:

CORNER OF MAYFIELD AVENUE AND CAREY STREET (SEE SURVEY)

and identified by lot and block numbers as follows:

**LOT #1 SQUARE 6 DIVISION "D" TOWN OF SLIDELL SEC 44 T9S R14E, G.L.D.
CITY OF SLIDELL, ST. TAMMANY PARISH, LA.**

Note: (If the property does not have lot and block numbers give description by metes and bounds.)

2--The reasons for requesting the zoning change are as follows:

**TO CONSTRUCT A 3 UNIT, (1500 SQ. FT.) ACADIAN STYLE, OFFICE BLDG.
FOR AN ARCHITECTURAL DESIGN PRACTICE, AND TWO OTHER PROFESSIONAL
PRACTICES. (BUILDING TO BE ON BRICK PIERS, CYPRESS WEATHERBPS, 10' CIELING
AND BLEND IN WITH EXISTING BUILDINGS) * SEE DESIGN SKETCHES ***

(Use additional space if necessary)

3--The following list of owners or authorized agents of 50 per cent or more of the area of the land in which a change of classification is requested hereby petition

That the zoning classification of the aforescribed property be changed

from A-7 MULTI FAM. URBAN to A-4 TRANSITIONAL
(existing classification) (proposed classification)

Signature	Address	Land owned
<u>Walter L. L. L. L.</u>	<u>405 Ristray</u>	<u>C above</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

Attached hereto are three maps, drawn to a scale of no smaller than 1" equals 100', showing the location, measurements, and ownership of all property proposed for a change in zoning classification.

State of Louisiana
Parish of St. Tammany

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declare under oath to me, Notary, that they are the owners of all that certain lot, piece, or parcel of land located as set forth beside their respective signatures, and that they know of their own personal knowledge that the above petitioners are the owners of at least fifty per cent of the area hereinabove described for which a zoning change is requested, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 2 day of Feb 19 79

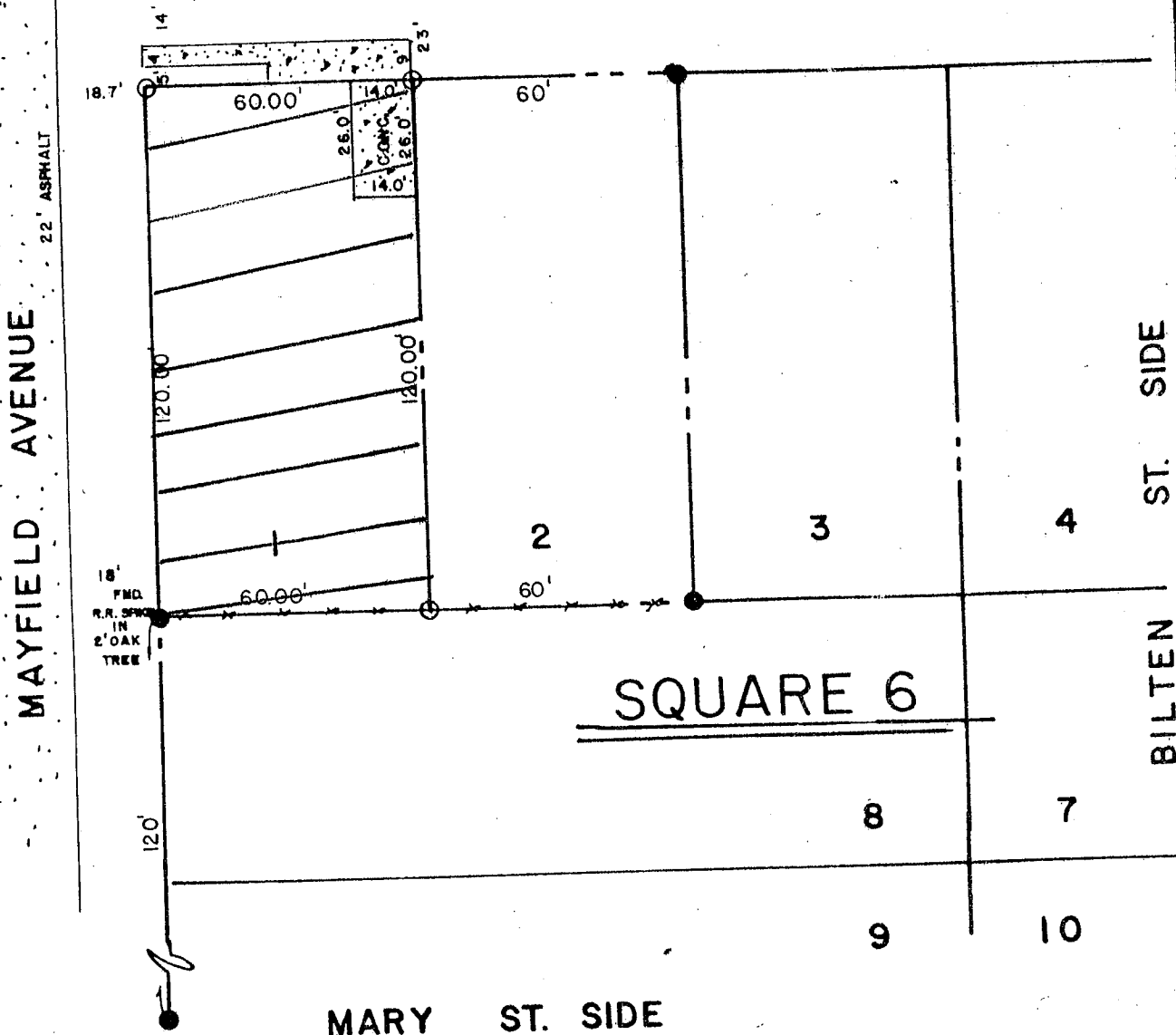
Am I Lyp
Notary Public

● IRON FOUND
○ IRON SET

X IS LOCATED IN FLOOD ZONE A

SCALE: 1" = 40'

CAREY (LOUISA) STREET 60' R/W



FOR BRUCE OLIVIER

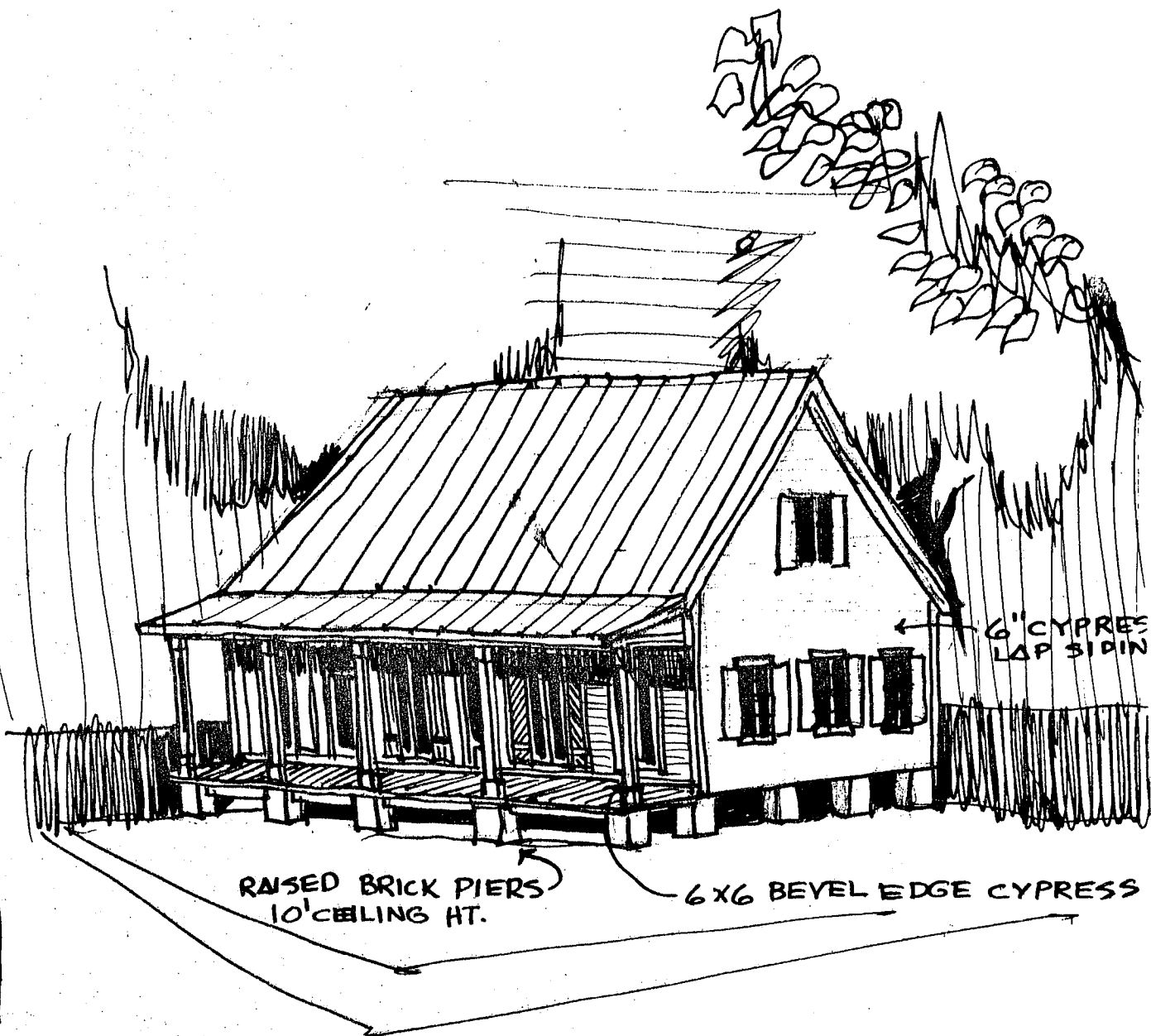


TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES.

JOB NO. 91511

ALBERT A. LOVELL & ASSOCS., INC.
CONSULTING ENGINEERS

MAYFIELD



ELEVATION

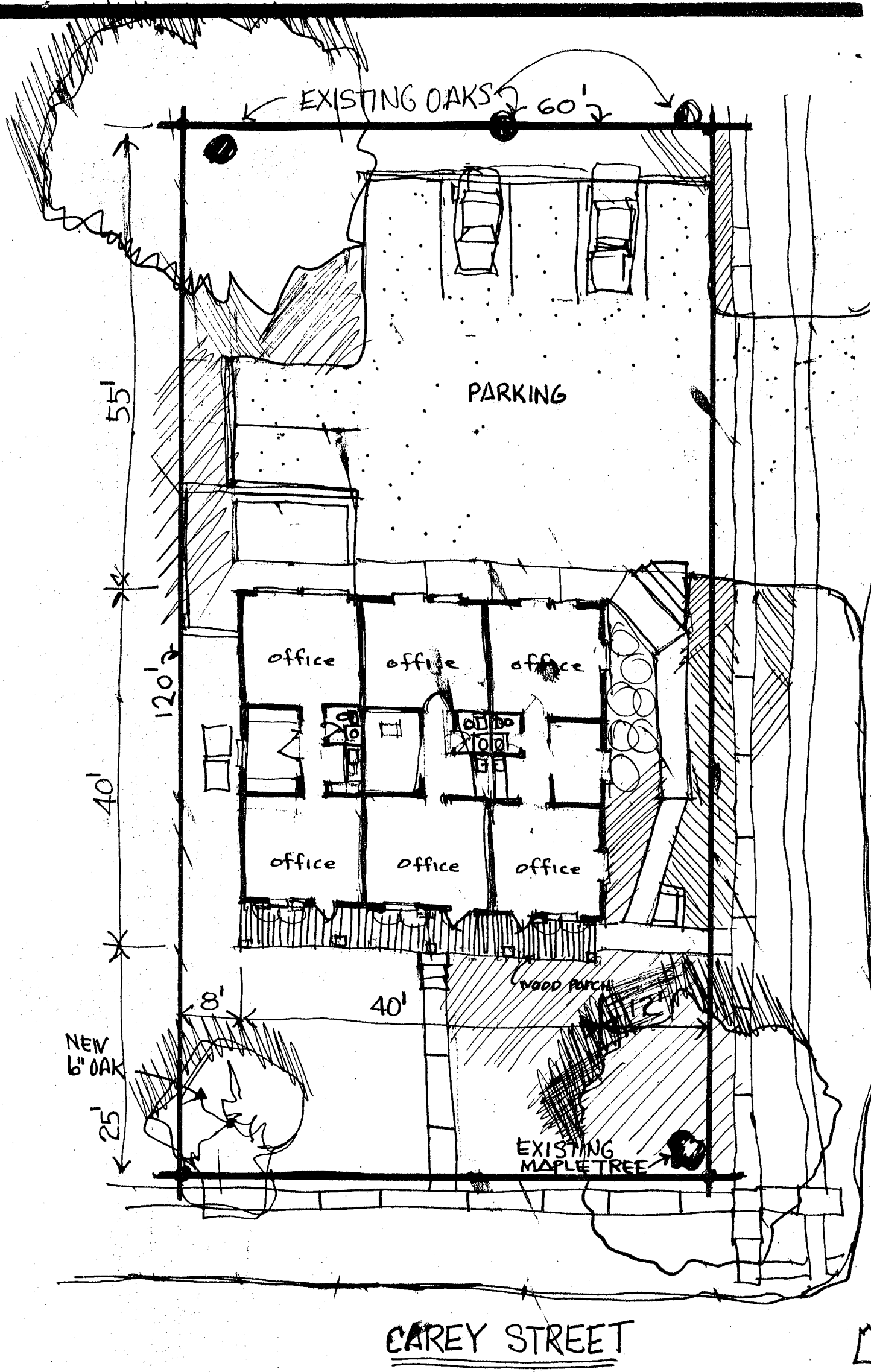
ROBERT SOLLBERGER • DESIGNER

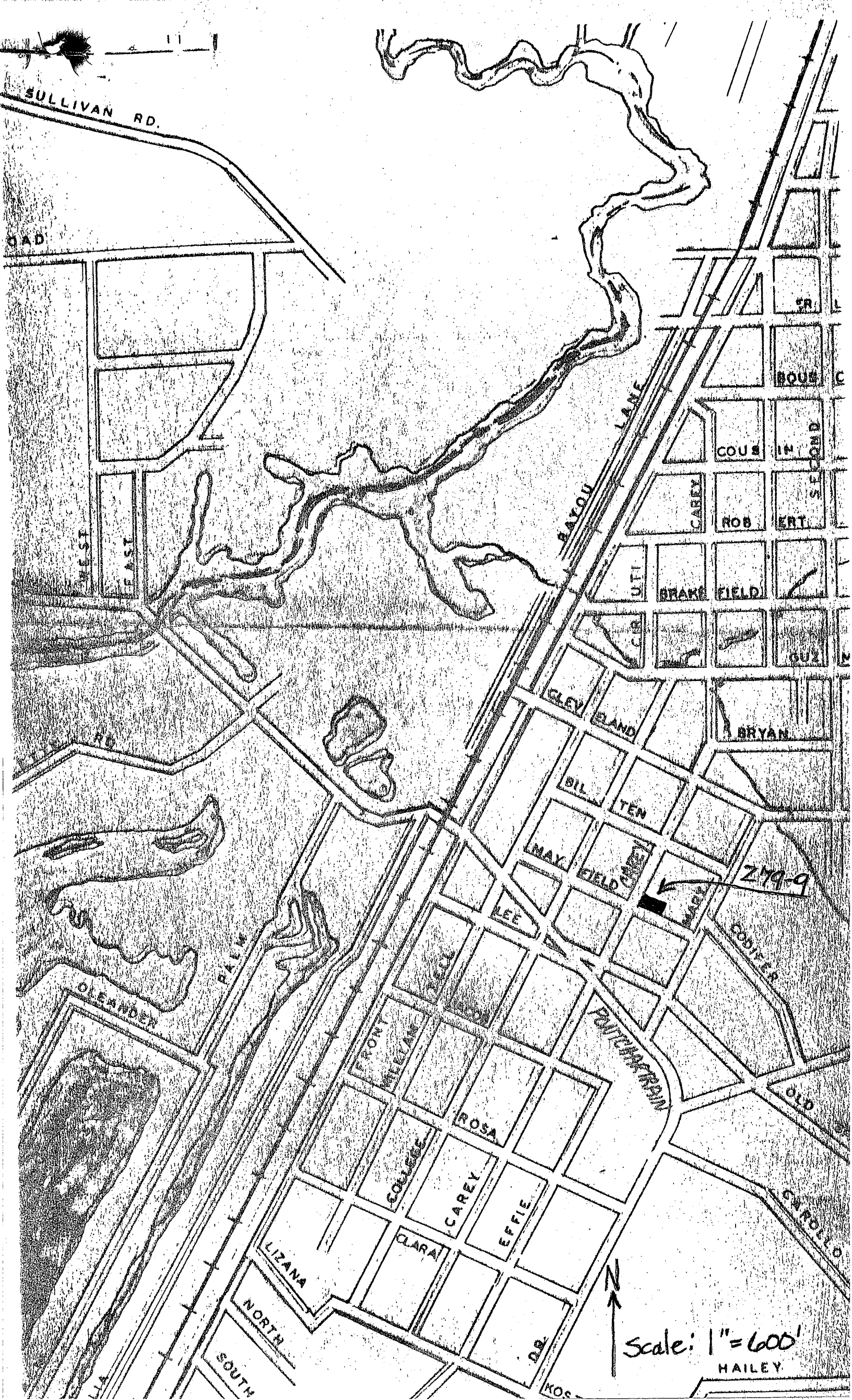
architectural office
attorneys office
accounting office

1500 SQUARE FEET

7-8 ON SITE PARKING SPACES (9X20)

4/10/87





SULLIVAN RD.

ROAD

WEST

EAST

RD

RAYOU LANE

SR

BOUS C

COUS

IN SECOND

CAREY

ROB

ERT

UTI

BRACK FIELD

OUZ

GLEV BLAND

BRYAN

BIL

TEN

MAY FIELD

279-9

GODIER

OLD

CAROLLO

FRONT

MILLAN

COLLEGE

ROSA

CAREY

EFFIE

CLARA

LIZANA

NORTH

SOUTH

Scale: 1" = 600'

HAILEY

ZONING CASE 279-9 FROM A-7 TO A-4
LOCATION Generally located on the northeastern corner of the intersection of
Carey Street and Mayfield Avenue.
ACREAGE .16+ APPLICATION DATE July 5, 1979
APPLICANT W. Lincoln Abney PHONE _____
P & Z HEARING 8-20-79 @ 7:00 p.m. CITY COUNCIL HEARING _____
PRESENT USE Vacant
ADJACENT USES: NORTH Duplex EAST Single-family
SOUTH Single-family WEST Single-family and Clement Dance
Studio
PROPOSED USE Professional Office Building
ZONING ORDINANCE REFERENCE 2.7

ZONING AND LAND USE INFORMATION

The immediate area surrounding the subject property is primarily low-density residential. The majority of residences in the area are single-family. A few duplexes exist. Commercial development is primarily oriented to Old Spanish Trail and Pontchartrain Drive. Some commercial uses exist in the block south of the subject property on Carey Street. The subject property is vacant.

Zoning in the area is primarily A-7. Commercial (C-4) zoning forms a strip along Old Spanish Trail and Pontchartrain Drive. The Clement Dance Studio located on the west side of Carey Street, across from the subject property, is a non-conforming use.

Although this property is zoned A-7, the only use permissible would be a single family residence. The subject property is not of sufficient size to allow a duplex. The applicant has indicated that they would like to construct a professional office building on the subject property. The applicant of 279-9 attempted to rezone the subject property in March, 1979 to C-3 Central Business District. The Zoning Commission reviewed this case (279-5) on March 19, 1979. The Commission recommended denial of 279-5.

The subject property is a lot which is 60'x120'. The A-4 District requires lots to be a minimum of 75' wide at the building line and a minimum of 7500 square feet. This lot will only be considered a lot of record under the definition of the Zoning Ordinance if a single-family unit is constructed on the property. If this request for A-4 zoning is approved, the applicant will not be able to construct an office on the subject property unless granted a variance by the Board of Zoning Adjustment for the required lot width and square footage.

ZONING CASE 279-9FROM A-7TO A-4

THOROUGHFARE INFORMATION

The subject property is bounded by two streets; Carey Street and Mayfield Avenue. Carey Street exists in 60 feet of right-of-way. Carey Street is of concrete construction in fair to good condition but does not have curbs or gutters. Mayfield Avenue is in fair to poor condition and is constructed of asphalt with no curbs or gutters. Both streets are narrow and not to city standards.

PLANNING AND ZONING COMMISSION SUMMARY

Mr. Bob Sollberger, prospective purchaser of the subject property, informed the Commission that he is planning to construct a 1500 square foot Acadian style professional office building which would house an attorney's office, his architectural office and one additional office. He stated that there is encroaching commercialism in the subject area. He feels that this type of building would blend in with the existing neighborhood and he has plans to re-construct the brick sidewalks and plant new trees. Chairman Miramon asked what was located across the street. Mr. Sollberger informed the Commission that there was a vacant house and a dance studio located across the street and the commercial area was located south on Carey Street. No one appeared in opposition to this request. Mrs. Buehrle informed the Commission that this case had previously been before the Commission for C-3 zoning which was denied. She stated that the subject property is 60'x120' which is below the minimum width and area required in A-4. If this request is approved the applicant would have to apply for a variance to the required lot width and minimum square footage from the Board of Zoning Adjustment. Mrs. Buehrle informed the Commission that:

- 1) The immediate area surrounding the subject property is basically residential.
- 2) There is no commercial zoning abutting the property.
- 3) All four corners of the subject intersection are zoned A-7.
- 4) The dance studio is a non-conforming use.

Mrs. Buehrle did indicate that A-4 zoning would be the most restrictive zoning in which the proposed use is allowed. Commissioner Gault stated that the only difference between the two requests on this property is A-4 or C-3 zoning. Mrs. Buehrle stated that the Commission was concerned with the fact that no off-street parking was required in C-3 zoning. Mr. Sollber informed the Commission that he would provide eight parking spaces with access from Mayfield Avenue. Mr. Buser stated that eight parking spaces are required for 1500 square feet of office area. Commissioner Gault stated that he does not see any difference between the two requests. Mr. Sollberger stated that the difference is that the other request was for a much more unrestrictive zoning district. He stated that he felt that the subject property could not be used for anything other than an office building. He believes this to be the best use of the property. Commissioner Case made a motion to approve this rezoning request. Commissioner Hartley seconded the motion which carried with a vote of 4-1-0, Commissioner Gault voting nay.

City of Slidell

Petition for Amendment of Zoning Ordinance

Slidell, Louisiana, July 18 1979

Planning and Zoning Commission
Slidell, Louisiana

Petition is hereby made to the Council of the City of Slidell, Louisiana

- (X) To change the zoning classification of hereinafter described property.
() To change the text of the zoning ordinance.

Text Change (X) To be annexed and provide a zoning classification of here and after described property.
The petition requests that Article _____, Section _____ of the zoning ordinance which reads as follows:

be changed to read as follows:

Change of Zoning Classification of Property

1—Location of property. The property petitioned for rezoning is bounded by the following streets:
This property lies North of Gause Blvd. East Bon Village Subdivision and East of Log Cabin Subdivision and West of properties owned by Mayo Canulette and Union Oil Company.
and identified by lot and block numbers as follows:
See description attached

Note: (If the property does not have lot and block numbers give description by metes and bounds.)

2—The reasons for requesting the zoning change are as follows:

Due to the confusion surrounding the annexation and zoning status of the Canulette property, this request for annexation and zoning is being made in order to clarify the status and provide for the highest and best use of the property.

(Use additional sheet if necessary)

3—The following list of owners or authorized agents of 50 per cent or more of the area of the land in which a change of classification is requested hereby petition

That the zoning classification of the aforescribed property be changed
Outside of the City
from and Parish Rural? to C-4
(existing classification) (proposed classification)

Signature	Address	Land owned
<u>[Signature]</u>	<u>P.O. Box 863 Slidell</u>	<u>100%</u>
<u>Agent for: E. L. Canulette,</u>	<u>641-2800</u>	
<u>Eugenia Canulette Richmond,</u>		
<u>Grace Canulette Cusimano,</u>		
<u>Mayo Canulette, Frank Canulette,</u>		
<u>Lois Canulette Baker.</u>		

Attached hereto are three maps, drawn to a scale of no smaller than 1" equals 100', showing the location, measurements, and ownership of all property proposed for a change in zoning classification.

State of Louisiana
Parish of St. Tammany

BEFORE ME, the undersigned authority, personally appeared the persons whose signatures are affixed above, all of full age and majority, who declare under oath to me, Notary, that they are the owners of all that certain lot, piece, or parcel of land located as set forth beside their respective signatures, and that they know of their own personal knowledge that the above petitioners are the owners of at least fifty per cent of the area hereinabove described for which a zoning change is requested, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 18th day of July 1979.

[Signature]

Parcel 1: Zoning of C-4

All that certain parcel of land being situated in Section 1, T9S-R14E, City of Slidell, St. Tammany Parish, Louisiana, being more fully described as follows:

From the section corner to Sections 1, 2, 11 and 12 in said Township and Range, go North 0 degrees 53 minutes 36 seconds West - 20.44 feet to the point of beginning.

Thence from said point of beginning continue North 0 degrees 53 minutes 36 seconds West - 600 feet to a point; thence North 89 degrees 13 minutes 10 seconds East - 713.36 feet to a point; thence South 2 degrees 21 minutes 41 seconds East 318.68 feet to a point; thence South 89 degrees 17 minutes 01 seconds West 110 feet to a point; thence South 2 degrees 21 minutes 41 seconds East, 250 feet to a point; thence South 89 degrees 17 minutes 01 seconds West - 211.88 feet to a point, thence South 0 degrees 42 minutes 59 seconds East - 31.89 feet to a point; thence South 89 degrees 13 minutes 10 seconds West 405.98 feet to the point of beginning.

Less and except a parcel 53.36 feet by 318.68 feet which is on the eastern boundary of the hereinabove described property beginning at its Northeastern corner and described below as Parcel 2.

All that said parcel of land contains 9 acres more or less.

Parcel 2: Annexation and Zoning to C-4

All that certain parcel of land being situated in Section 1, T9S-R14E, ~~City of Slidell~~, St. Tammany Parish, Louisiana, being more fully described as follows:

From the section corner to Sections 1, 2, 11 and 12 in said Township and Range, go North 0 degrees 53 minutes 36 seconds West - 20.44 feet to a point; thence go North 89 degrees 13 minutes 10 seconds East - 405.95 feet to a point, thence North 0 degrees 42 minutes 59 seconds West - 31.89 feet to a point; thence North 89 degrees 17 minutes 01 seconds East 211.88 feet to a point, thence North 2 degrees 21 minutes 41 seconds West - 250 feet to a point; thence North 89 degrees 17 minutes 01 seconds East 110 feet to a point and the point of beginning.

Thence from the point of beginning go North 2 degrees 21 minutes 41 seconds West - 318.68 feet to a point; thence North 89 degrees 13 minutes 10 seconds East, 53.36 feet more or less to a point; thence South 2 degrees 21 minutes 41 seconds East 318.68 feet more or less to a point; thence North 89 degrees 17 minutes 01 seconds East - 53.36 feet more or less to a point which is said point of beginning.

All that said parcel of land contains .4 acre more or less.

City of Slidell

Petition for Amendment of Zoning Ordinance

Slidell, Louisiana, July 18 1979

Planning and Zoning Commission
Slidell, Louisiana

Petition is hereby made to the Council of the City of Slidell, Louisiana

(X) To ^{provide a} ~~change the~~ zoning classification of hereinafter described property.

() To change the text of the zoning ordinance.

Text Change (X) To be annexed.

The petition requests that Article _____, Section _____ of the zoning ordinance which reads as follows:

be changed to read as follows:

Change of Zoning Classification of Property

1—Location of property. The property petitioned for rezoning is bounded by the following streets:
East of Charleston Square Subdivision and South of Lateral 1 of the W-15
Diversion Canal.

and identified by lot and block numbers as follows:
See description attached

Note: (If the property does not have lot and block numbers give description by metes and bounds.)

2—The reasons for requesting the zoning change are as follows:

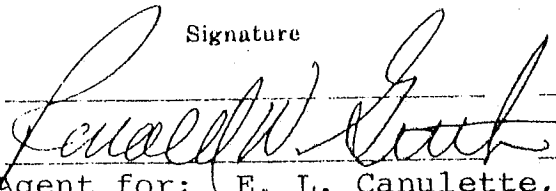
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(Use additional sheet if necessary)

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from Outside of the City to C-4
(existing classification) (proposed classification)

Signature	Address	Land owned
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Agent for: E. L. Canulette,	641-2800	
Eugenia Canulette Richmond,		
Mayo Canulette, Frank Canulette,		
Grace Canulette Cusimano, Lois Canulette Baker		

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State of Louisiana
Parish of St. Tammany

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Sworn to and subscribed before me this 18TH day of July 1979

Z79-11

All that certain parcel of land being situated in Section 1, T9S-R14 E, ~~City of Slidell~~, St. Tammany Parish, Louisiana, being more fully described as follows:

From the section corner to Sections 1, 2, 11 and 12 in said Township and Range, go North 0 degrees 53 minutes 36 seconds West - 2,644.64 feet to a point and the point of beginning.

Thence from said point of beginning go North 89 degrees 2 minutes 57 seconds East 496.39 feet to a point; thence go South 0 degrees 53 minutes 36 seconds East - 1,001.48 feet to a point; thence go South 89 degrees 13 minutes 10 seconds West - 496.39 feet to a point; thence go North 0 degrees 53 minutes 36 seconds West - 1,000 feet to the point of beginning.

Said parcel of land being 11 acres more or less.

Public Hearing

Item Number 79-8-93, a proposed Ordinance rezoning Lot 1, Square 6, Division "D", petitioned by Walter Abney, was introduced at the August 28th, 1979 Council Meeting

A Public Hearing will be held on said proposed Ordinance at 6:30 P.M., on September 25th, 1979, in the Council Chambers, 2055 Second Street.

The proposed Ordinance is printed in full as required by Ordinance No. 1084.

City of Slidell, Louisiana


John Swenson CMC
Clerk of the Council

Patricia J. Swenson
12:10 P.M.
8-28-79

September 2nd, 1979

Sept

Sept 23rd

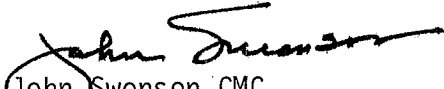
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The proposed Ordinance is printed in full as required by Ordinance No. 1084.

City of Slidell, Louisiana


John Swenson CMC
Clerk of the Council

September 2nd, 1979

Sept 20th
Sept 23rd