



Date Received 1/29/2020

### Rezoning

City of Baton Rouge / Parish of East Baton Rouge  
Office of the Planning Commission, 1100 Laurel Street, Suite 104  
Baton Rouge, Louisiana 70802

Case 9-202

#### Staff Use Only

Fee(s): 800.00 Application Taken by: Gut.  
Case Number: \_\_\_\_\_ Meeting Date: 3/16/2020  
MPN Project Number: 52001-2A

Please Print or Type (all entities listed below will be copied on all comments)

1. Applicant Name and Title: Jim Tatum  
 Email Address: jimt@tatumengineering.com Daytime Phone Number: 225-752-5555  
 Business (if applicable): Tatum Engineering  
 Address: 6920 North Merchant Court City: BTR State: LA ZIP: 70809
2. Developer (if applicable): n/a  
 Email Address: \_\_\_\_\_
3. Name of Property Owner: Dr. Katherine I. Beier  
 Email Address: drkatkalis135@aol.com Daytime Phone Number: 225-955-5909  
 Business (if applicable): Shenandoah South Veterinary Hospital  
 Address: 16044 Tiger Bend Road City: BTR State: LA ZIP: 70817
4. Property Information:  
 CPPC Lot ID#(s): 1640707592 and 1640707593  
 Lot #(s): 48-A-1-A and 48-B-1 Block/Square: N/A  
 Subdivision or Tract Name: WOODLAWN TERRACE  
 Area to be Rezoned:  
 Standard     Single Metes and Bounds     Multiple Metes and Bounds
5. Property Street Address: 16044 Tiger Bend Road and 6969 Anitoch Road
6. Specific Proposed Use: Veterinary Hospital and Single Family Residential
7. Action Requested:  
 Rezoning    To rezone from Rural to GOL  
 Acres: 0.563 and 0.432
8. Justification for action requested: To bring an existing Non-conforming use into Code.

Applicants Initials

9. Previous Applications:

Has any application been submitted to the Planning Commission concerning any part of the subject property within the past two years?

Yes       No

If yes, provide the details and final result below

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10. Acknowledgement:

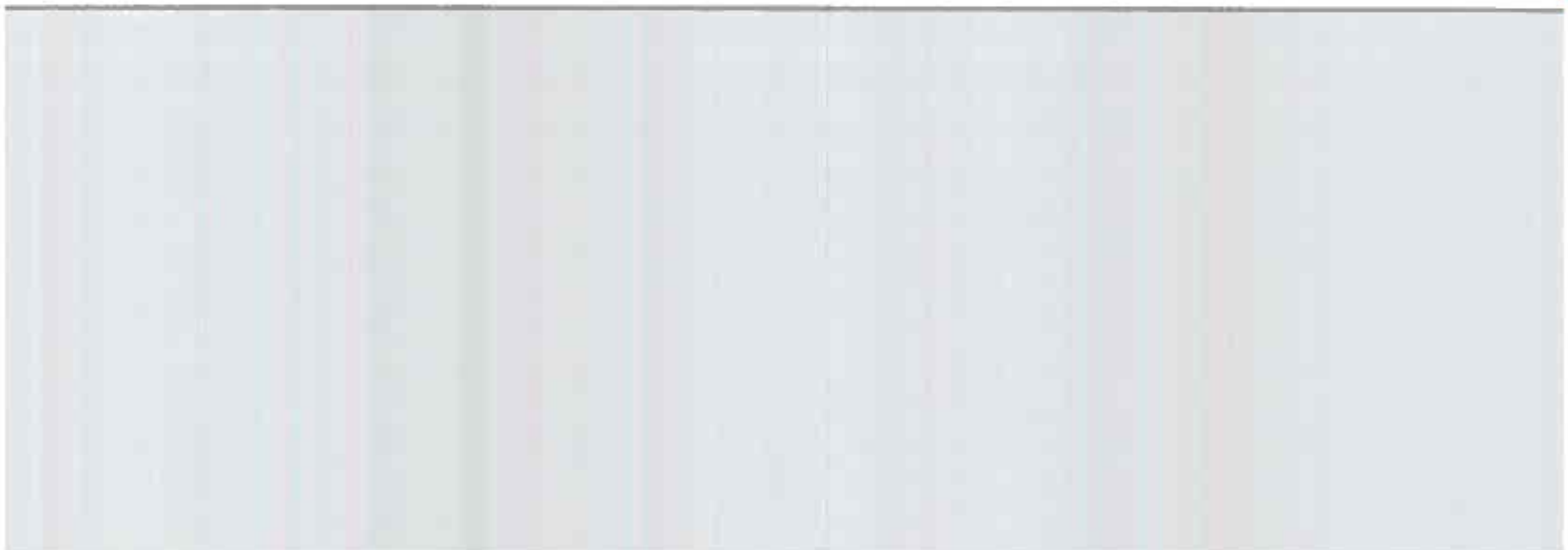
I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Planning Commission nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application, nor can the City or Parish enforce private deed restrictions or covenants. It is my responsibility as an Applicant to determine if any such deed restrictions and covenants exist on the subject property, and to be aware that violations of the same subject me and/or Property Owner to litigation from others.

I understand that the application and advertising fees are to be made at the time the application is submitted and are nonrefundable. (Applications must be received by 10:00 a.m. on the scheduled Application Deadline)

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

  
\_\_\_\_\_  
Signature of Applicant      Jim Tatum      01-28-20  
Type or Print Name of Applicant      Date

  
\_\_\_\_\_  
Signature of Property Owner      Dr. Katherine I. Beier      1/28/2020  
Type or Print Name of Property Owner      Date



**RECEIPT (Office Copy)**

City of Baton Rouge / Parish of East Baton Rouge  
Office of Planning Commission, 1100 Laurel Street, Suite 104  
P.O.Box 1471, Baton Rouge, Louisiana 70821

Receipt Number:	<b>3127530</b>	City/Parish	<b>Parish</b>						
Case No:	<b>52001-ZA</b>	Payment ID #	<b>3127530</b>						
Receipt Date:	<b>1/29/2020</b>	Payment Type:	<b>Check</b>						
Receipt Code:	<b>Rezoning</b>	<table border="1"><tr><td>Metes and Bounds Ad</td><td><b>\$300.00</b></td></tr><tr><td>Rezoning (NOTE: Requires Ad/Public Notice Fee)</td><td><b>\$500.00</b></td></tr><tr><td>Transaction Total:</td><td><b>\$800.00</b></td></tr></table>		Metes and Bounds Ad	<b>\$300.00</b>	Rezoning (NOTE: Requires Ad/Public Notice Fee)	<b>\$500.00</b>	Transaction Total:	<b>\$800.00</b>
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Rezoning (NOTE: Requires Ad/Public Notice Fee)	<b>\$500.00</b>								
Transaction Total:	<b>\$800.00</b>								

**Customer**

R James Tatum, INC  
Jim Tatum  
6920 North Merchant  
Baton Rouge, LA 70809

**Description of Transaction**

16044 Tiger Bend  
Rezoning from Rural to GOL  
By metes and bounds Lots 48-A-1-A and 48-B-1  
Check 68884

**Payment Information**

N/A

, LA

Received By:

  
\_\_\_\_\_  
Glenn Hanna

and \_\_\_\_\_

**LEGAL DESCRIPTION**

**PARCEL TO BE REZONED**

**LOT 48-B-1-A**

WOODLAWN TERRACE SUBDIVISION

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, CONTAINING 18,802 SQUARE FEET (0.432 ACRES), BEING DESIGNATED AS LOT 48-B-1-A OF WOODLAWN TERRACE SUBDIVISION, LOCATED IN SECTION 61, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF TIGER BEND ROAD AND THE EASTERN RIGHT-OF-WAY LINE OF ANTIOCH ROAD, SAID POINT HERINAFTER REFERRED TO AS THE **POINT-OF-BEGINNING**;

THENCE, FROM THE **POINT-OF-BEGINNING**, PROCEED SOUTH 76°49'57" EAST, ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF TIGER BEND ROAD, A DISTANCE OF 172.58 FEET, TO A POINT AND CORNER;

THENCE, PROCEED SOUTH 07°54'26" WEST, A DISTANCE OF 79.72 FEET, TO A POINT AND CORNER;

THENCE, PROCEED NORTH 82°05'34" WEST, A DISTANCE OF 71.92 FEET, TO A POINT AND CORNER;

THENCE, PROCEED SOUTH 07°54'26" WEST, A DISTANCE OF 31.82 FEET, TO A POINT AND CORNER;

THENCE, PROCEED NORTH 85°41'26" WEST, A DISTANCE OF 5.00 FEET, TO A POINT AND CORNER;

THENCE, PROCEED SOUTH 04°18'34" WEST, A DISTANCE OF 26.40 FEET, TO A POINT AND CORNER;

THENCE, PROCEED NORTH 76°49'57" WEST, A DISTANCE OF 63.36 FEET, TO A POINT AND CORNER;

THENCE, PROCEED NORTH 00°50'00" EAST, A DISTANCE OF 17.66 FEET, TO A POINT AND CORNER;

THENCE, PROCEED NORTH 89°10'00" WEST, A DISTANCE OF 15.00 FEET, TO A POINT AND CORNER, FALLING ON THE EASTERN RIGHT-OF-WAY LINE OF ANTIOCH ROAD;

THENCE, PROCEED NORTH 00°50'00" EAST, ALONG THE EASTERN RIGHT-OF-WAY LINE OF ANTIOCH ROAD, A DISTANCE OF 133.55 FEET, TO A POINT AND CORNER, SAID POINT ALSO KNOWN AS THE **POINT-OF-BEGINNING**.

## LEGAL DESCRIPTION

# LOT 48-A-1-A-1

WOODLAWN TERRACE SUBDIVISION

A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL BUILDINGS AND IMPROVEMENTS THEREON, CONTAINING 24,534 SQUARE FEET (0.563 ACRES), BEING DESIGNATED AS LOT 48-A-1-A-1 OF WOODLAWN TERRACE SUBDIVISION, LOCATED IN SECTION 61, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF TIGER BEND ROAD AND THE EASTERN RIGHT-OF-WAY LINE OF ANTIOCH ROAD, SAID POINT HEREINAFTER REFERRED TO AS THE **POINT-OF-COMMENCEMENT**;

THENCE, FROM THE **POINT-OF-COMMENCEMENT**, PROCEED SOUTH 00°50'00" WEST, ALONG THE EASTERN RIGHT-OF-WAY LINE OF ANTIOCH ROAD, A DISTANCE OF 133.55 FEET, TO A POINT AND CORNER LOCATED AT THE NORTHWEST CORNER OF LOT 48-A-1-A-1, SAID POINT HEREINAFTER REFERRED TO AS THE **POINT-OF-BEGINNING**;

THENCE, FROM THE **POINT-OF-BEGINNING**, PROCEED SOUTH 89°10'00" EAST, A DISTANCE OF 15.00 FEET, TO A POINT AND CORNER;

THENCE, PROCEED SOUTH 00°50'00" WEST, A DISTANCE OF 17.66 FEET, TO A POINT AND CORNER;

THENCE, PROCEED SOUTH 76°49'57" EAST, A DISTANCE OF 63.36 FEET, TO A POINT AND CORNER;

THENCE, PROCEED NORTH 04°18'34" EAST, A DISTANCE OF 26.40 FEET, TO A POINT AND CORNER;

THENCE, PROCEED SOUTH 85°41'26" EAST, A DISTANCE OF 5.00 FEET, TO A POINT AND CORNER;

THENCE, PROCEED NORTH 07°54'26" EAST, A DISTANCE OF 31.82 FEET, TO A POINT AND CORNER;

THENCE, PROCEED SOUTH 82°05'34" EAST, A DISTANCE OF 71.92 FEET, TO A POINT AND CORNER;

THENCE, PROCEED NORTH 07°54'26" EAST, A DISTANCE OF 79.72 FEET, TO A POINT AND CORNER, FALLING ON THE SOUTHERN RIGHT-OF-WAY LINE OF TIGER BEND ROAD;

THENCE, PROCEED SOUTH 76°49'57" EAST, ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF TIGER BEND ROAD, A DISTANCE OF 24.47 FEET, TO A POINT AND CORNER;

THENCE, PROCEED SOUTH 74°32'00" EAST, ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF TIGER BEND ROAD, A DISTANCE OF 7.75 FEET, TO A POINT AND CORNER;

THENCE, PROCEED SOUTH 00°50'00" WEST, A DISTANCE OF 194.50 FEET, TO A POINT AND CORNER;

THENCE, PROCEED NORTH 89°10'00" WEST, A DISTANCE OF 200.00 FEET, TO A POINT AND CORNER, FALLING ON THE EASTERN RIGHT-OF-WAY LINE OF ANTIOCH ROAD;

THENCE, PROCEED NORTH 00°50'00" EAST, ALONG THE EASTERN RIGHT-OF-WAY LINE OF ANTIOCH ROAD, A DISTANCE OF 105.00 FEET, TO A POINT AND CORNER, SAID POINT ALSO KNOWN AS THE **POINT-OF-BEGINNING**.