

Case 61-20



Date Received 10/23/20

Rezoning

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

Staff Use Only

Fee(s): 800.00 Application Taken by: BAT
Case Number: Meeting Date: 12/14/20
MPN Project Number: 52464-2A

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

- 1. Applicant Name and Title: Mr. Steven Romero
Email Address: steven@bearingpointproperties.com Daytime Phone Number: 337.296.5166
Business (if applicable): Bearing Point Properties
Address: 7656 Jefferson Hwy City: BR. State: LA. ZIP: 70809
2. Developer (if applicable):
Email Address:
3. Name of Property Owner: RJ McGimsey
Email Address: Malancy@premierSouth.com Daytime Phone Number: (225) 803-9353
Business (if applicable): Pelican View Properties
Address: 635 Highlandia Drive City: Baton Rouge State: LA. ZIP: 70810
4. Property Information:
CPPC Lot ID#(s): 1320511076
Lot #(s): UND Block/Square:
Subdivision or Tract Name: T7S NW SECT. 66
Area to be Rezoned:
[Standard] [Single Metes and Bounds] [Multiple Metes and Bounds]
5. Property Street Address: 4512 Highland Road Baton Rouge, La. 70808
6. Specific Proposed Use:
7. Action Requested:
[Rezoning] To rezone from A1 to A3.2
Acres: 1.996
8. Justification for action requested: Desire to use this historic property for a bed & breakfast.

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

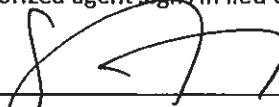
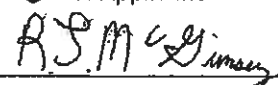
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10. Acknowledgement:

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)

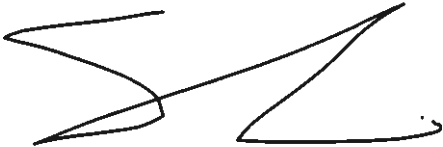
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

	Steven Romero	9/23/20
Signature of Applicant	Type or Print Name of Applicant	Date
	RJ McGimsey	9/23/20
Signature of Property Owner	Type or Print Name of Property Owner	Date

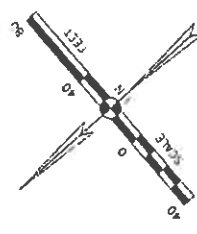
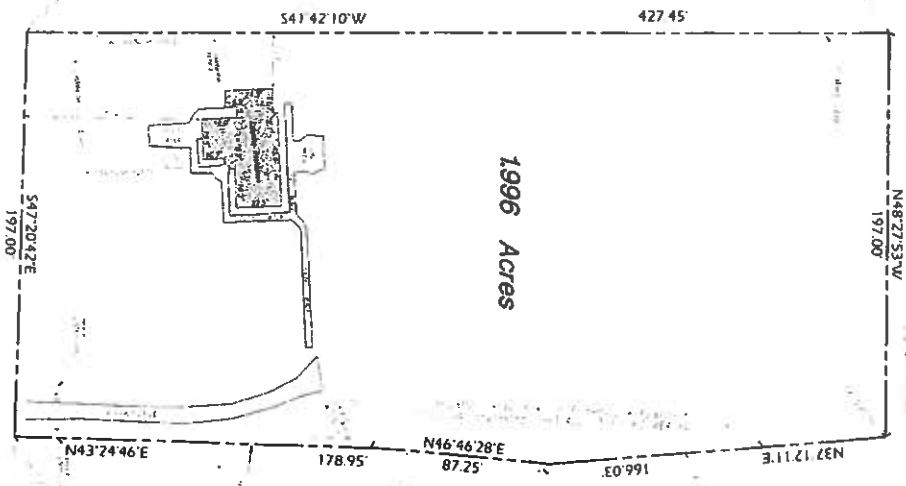
Subject: 4512 Highland Road Rezoning Application

As part of our application for request to rezone the property at 4512 Highland Road we intend to have 10 guestrooms or less at this facility. Please let this serve as confirmation of this requirement.

Regards,

A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line and a sharp upward stroke.

Steven Romero, Jr.



**HIGHLAND RD.**  
(R/W VARIES)



I HEREBY CERTIFY THAT THE ABOVE SURVEY, STATE, AND COUNTY, MADE ON THE FOREGOING, IS TRUE ACCORDING TO THE INSTRUMENTS AND COMPUTATIONS TO BE HEREAFTER SUBMITTED FOR THE PURPOSE OF RECORDING SAID SURVEY IN THE PUBLIC RECORDS OF THE STATE OF LOUISIANA.

DAVID B. FAZZEKAS, P.E.  
TERRIS ENGINEERING & SURVEYING, INC.

DATE: 2/25/85

RETRACT MAP, SETBACK SHOWING PROPERTY LINE IDENTIFICATION OF TRACT 76-1-2-A PREPARED BY CDS ENGINEERING, INC., PROPOSED AUGUST 4, 1989.  
DEGS ROW BEHAVIOR BEHAVIOR SHOWN HEREON ARE BASED ON AND IN ACCORDANCE WITH THOSE SHOWN ON THE ABOVE RETRACT MAP.  
NOTE: ALL BOUNDARY LINES AND SETBACKS SHOWN HEREON ARE IN ACCORDANCE WITH THE RETRACT MAP.  
NOTE: THE PROPERTY SHOWN HEREON IS WITHIN 1,000 FEET OF A "GENERAL ROAD" AS SHOWN AND DESCRIBED IN THE 1980-1981 FLOOD PLAN AND "ZONE" OF THE AREA DETERMINED TO BE ABOVE THE 500-FOOT FLOOD PLAIN DESIGN IN THE FLOOD PLAN OF EAST BAYOU MOBILE PARISH, LOUISIANA, COMMUNITY PANEL NUMBER 23000-0000 D, DATED 08/27/78, SHEET 1000 (ELEVATION 21.0 FT.).

<p><b>SURVEY MAP OF</b> <b>FRED BROUSSARD PROPERTY</b></p>	
<p>Commissioner</p>	<p>Containing Local District</p>
<p>Location of Section</p>	<p>Containing Section</p>
<p>Section</p>	<p>Containing Township</p>
<p>Range</p>	<p>Containing Parish</p>
<p>State</p>	<p>Containing State</p>
<p>Project No.</p>	<p>Containing Project No.</p>
<p>Scale</p>	<p>Containing Scale</p>
<p>Drawn by</p>	<p>Containing Drawn by</p>
<p>Checked by</p>	<p>Containing Checked by</p>
<p>Approved by</p>	<p>Containing Approved by</p>
<p>Date</p>	<p>Containing Date</p>

23-5-1011