



St. Tammany Parish Government

Department of Development

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: planning@stpgov.org

APPEAL # 4

Pat Brister
Parish President

ZC APPROVED: 01/07/2014

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

RECEIVED

JAN 16 2014

APPEAL REQUEST

DATE: JAN 13, 2013

CASE NUMBER: ZC14-01-008

The property in this case is surrounded by single family residences conforming to the zoning code. Allowing a mobile home on the property in question would be out of character for the neighborhood and potentially harmful to existing property values.

REQUEST the zoning VARIANCE be denied.

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Perry C. Rucker
(SIGNATURE)

Print name here: Perry C. Rucker

P.O. Box 1050

PEARL RIVER, LA 70452

PHONE # 985-863-5862

ZC14-01-008

Existing Zoning:	A-2 (Suburban District)
Proposed Zoning:	A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres:	1 acre
Petitioner:	Lucien Boudreaux
Owner:	Lucien & Annette Boudreaux
Location:	Parcel located on the east side of Carey Road, south of Sticker Road, north of Purcella Road, being 64358 Carey Road, Pearl River, S10.T8S.R14E. Ward 8, District 9



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APPEAL REQUEST

RECEIVED

JAN 16 2014

DATE: Jan 15th, 2014

CASE NUMBER: ZC14-01-008

The property in question is across the street from my single family residence which conforms to the zoning code. a mobile home would be harmful to my existing property value.

I Request the zoning variance be denied

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW

Kenneth Sessions
(SIGNATURE)

Print name here: Kenneth Sessions

P.O. Box 1513
Pearl River, LA. 70452

PHONE # 985-290-7344

ZC14-01-008

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
Acres: 1 acre
Petitioner: Lucien Boudreaux
Owner: Lucien & Annette Boudreaux
Location: Parcel located on the east side of Carey Road, south of Sticker Road, north of Purella Road, being 64358 Carey Road, Pearl River, S10,T8S,R14E, Ward 8, District 9

ZONING STAFF REPORT

Date: December 30, 2013
Case No.: ZC14-01-008
Posted: 12/12/2013

Meeting Date: January 7, 2013
Determination: Approved

GENERAL INFORMATION

PETITIONER: Lucien Boudreaux
OWNER: Lucien & Annette Boudreaux
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Carey Road, south of Sticker Road, north of Purcella Road, being 64358 Carey Road, Pearl River; S10,T8S,R14E; Ward 8, District 9
SIZE: 1 acre

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish **Road Surface:** 2 Lane, Asphalt **Condition:** Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development? Yes **Multi occupancy development?** No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

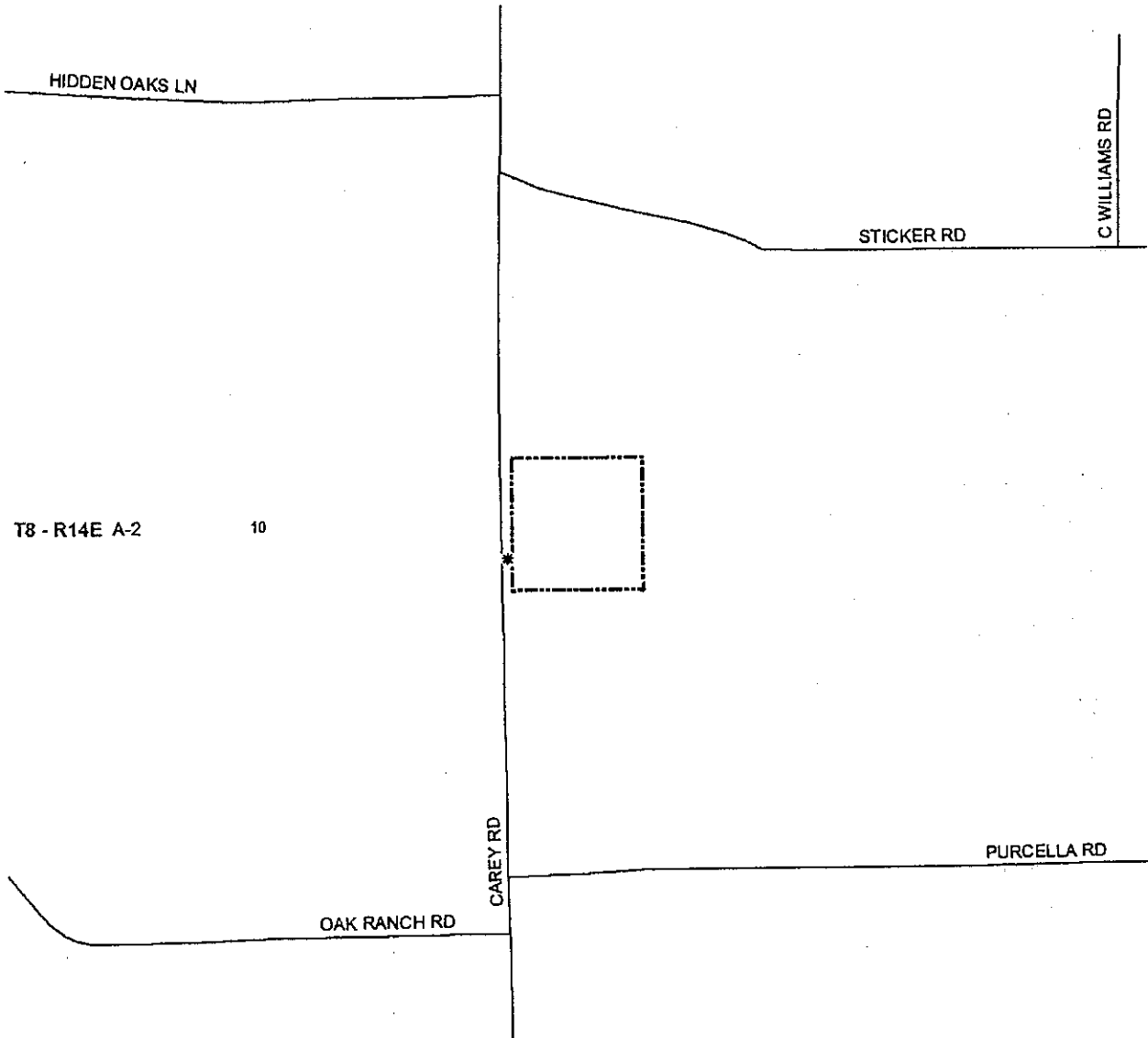
STAFF COMMENTS:

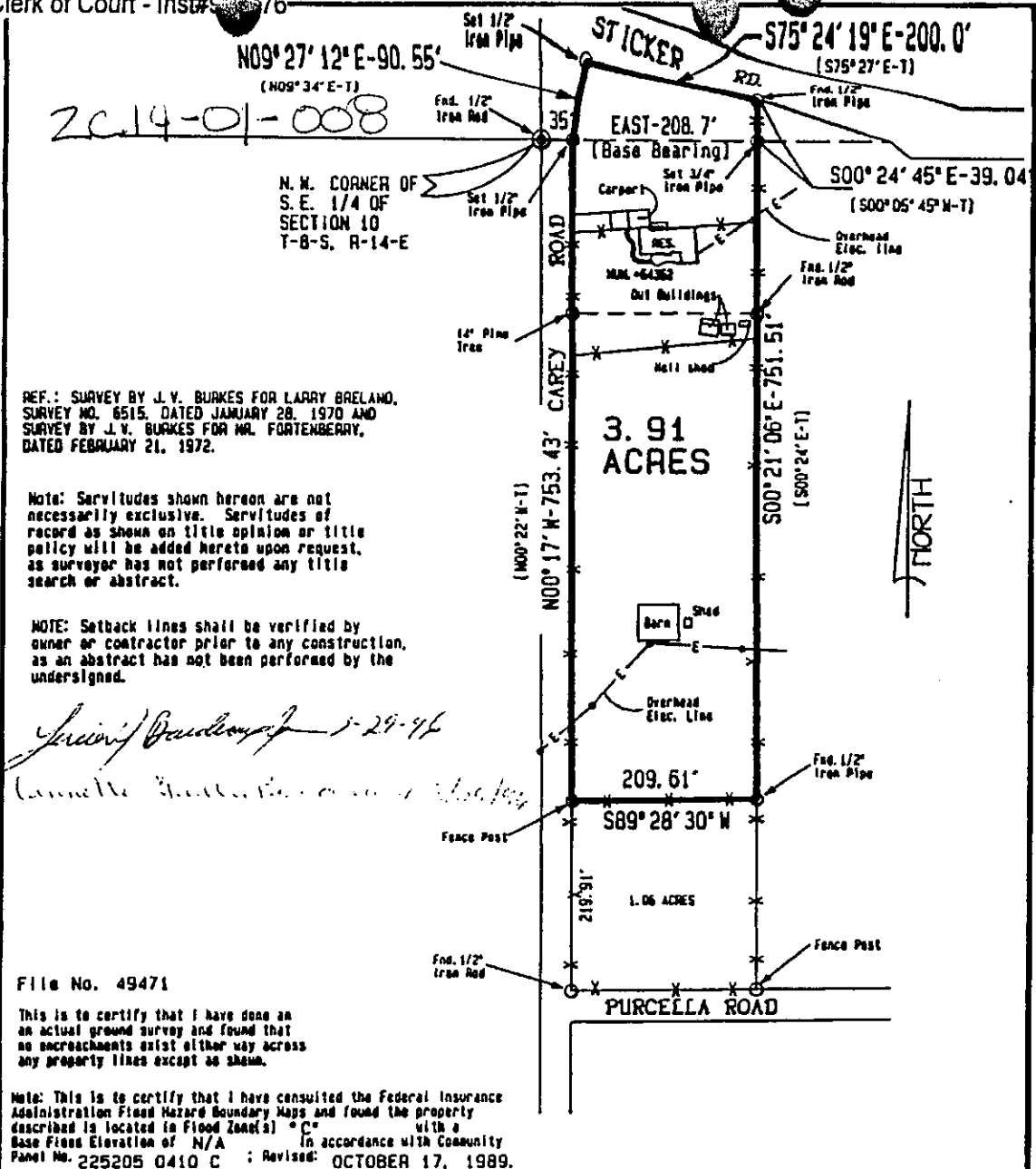
The petitioner is requesting to change the zoning from A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay). The site is located on the east side of Carey Road, south of Sticker Road, north of Purcella Road, being 64358 Carey Road, Pearl River. The 2025 Future Land Use Plan calls for residential development in this area including manufactured homes. There are several manufactured homes in the vicinity. Staff does not object to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO (Manufactured Housing Overlay) designation be approved.

CASE NO.: ZC14-01-008
PETITIONER: Lucien Boudreaux
OWNER: Lucien & Annette Boudreaux
REQUESTED CHANGE: From A-2 (Suburban District) to A-2 (Suburban District) & MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the east side of Carey Road, south of Sticker Road, north of Purcella Road, being 64358 Carey Road, Pearl River; S10,T8S,R14E; Ward 8, District 9
SIZE: 1 acre





REF.: SURVEY BY J.V. BURKES FOR LARRY BRELAND, SURVEY NO. 6515, DATED JANUARY 28, 1970 AND SURVEY BY J.V. BURKES FOR MR. FORTENBERRY, DATED FEBRUARY 21, 1972.

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Lucien Boudreaux 5-29-96
Annette Boudreaux

File No. 49471

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0410 C ; Revised: OCTOBER 17, 1989.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

**SURVEY MAP OF
 A 3.91 ACRE TRACT OF LAND SITUATED
 in
 SECTION 10, T-8-S, R-14-E,
 St. Tammany Parish, Louisiana
 for**

**LUCIEN & ANNETTE BOUDREAUX, STANDARD
 MORTGAGE, and LAWYERS TITLE INSURANCE
 CORPORATION**

Survey No. 96269 Drawn by: ANK Scale: 1" = 150'
 Date: MARCH 14, 1996 Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 1011 N. CAUSEWAY BLYD. - SUITE 34 • MANDEVILLE, LA. 70471 (504) 626-0808
 SLIDELL (504) 643-2508 • MANDEVILLE (504) 626-3546 • N. O. (504) 456-2042
 FAX NO. (504) 626-0057

