



# 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](mailto:planning@stpgov.org)

## APPEAL # 2

Pat Brister  
Parish President

ZC Approved :

4/1/14

**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.**

### APPEAL REQUEST

DATE:

4/2/14

RECEIVED  
APR 02 2014

CASE NUMBER:

4. ZC14-04-029

Existing Zoning:	A-4 (Single Family Residential District)
Proposed Zoning:	A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
Acres:	3.5 acres
Petitioner:	Jeff Schoen
Owner:	Michael Fridge
Location:	Parcel located on the north side of Nina Drive, west of Transmitter Road, being lots 23 & 24, Square 9, Oaklawn East Subdivision , S33,T8S,R13E, Ward 7, District 7
Council District:	7

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

Dawn Kahl  
(SIGNATURE)

Print name here: Dawn Kahl

30201 Nina Drive

LaCombe, LA 70445

PHONE # 985-774-0768



# 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](mailto:planning@stpgov.org)

Pat Brister  
Parish President

**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.**

## APPEAL REQUEST

DATE: APRIL 2, 2014

CASE NUMBER: ZC14-04-029

### ZC14-04-029

Existing Zoning:	A-4 (Single Family Residential District)
Proposed Zoning:	A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)
Acres:	3.5 acres
Petitioner:	Jeff Schoen
Owner:	Michael Fridge
Location:	Parcel located on the north side of Nina Drive, west of Transmitter Road, being lots 23 & 24, Square 9, Oaklawn East Subdivision, S33,T8S,R13E, Ward 7, District 7
Council District:	7

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

Keith Province  
(SIGNATURE)

Print name here: KEITH PROVINCE

30193 NINA DR  
LACOMBE, LA 70445

PHONE # 985-445-5136

## ZONING STAFF REPORT

Date: March 24, 2014

Case No.: ZC14-04-029

Posted: 03/14/14

Meeting Date: April 1, 2014

Determination: Approved

### GENERAL INFORMATION

**PETITIONER:** Jeff Schoen  
**OWNER:** Michael Fridge  
**REQUESTED CHANGE:** From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of Nina Drive, west of Transmitter Road, being lots 23 & 24, Square 9, Oaklawn East Subdivision ; S33,T8S,R13E; Ward 7, District 7  
**SIZE:** 3.5 acres

### SITE ASSESSMENT

#### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane, Asphalt

Condition: Fair

#### LAND USE CONSIDERATIONS

##### SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	A-4 Suburban District
South	Residential	A-4 Suburban District
East	Residential	A-4 Suburban District
West	Undeveloped	A-4 Suburban District

#### EXISTING LAND USE:

Existing development? No

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:

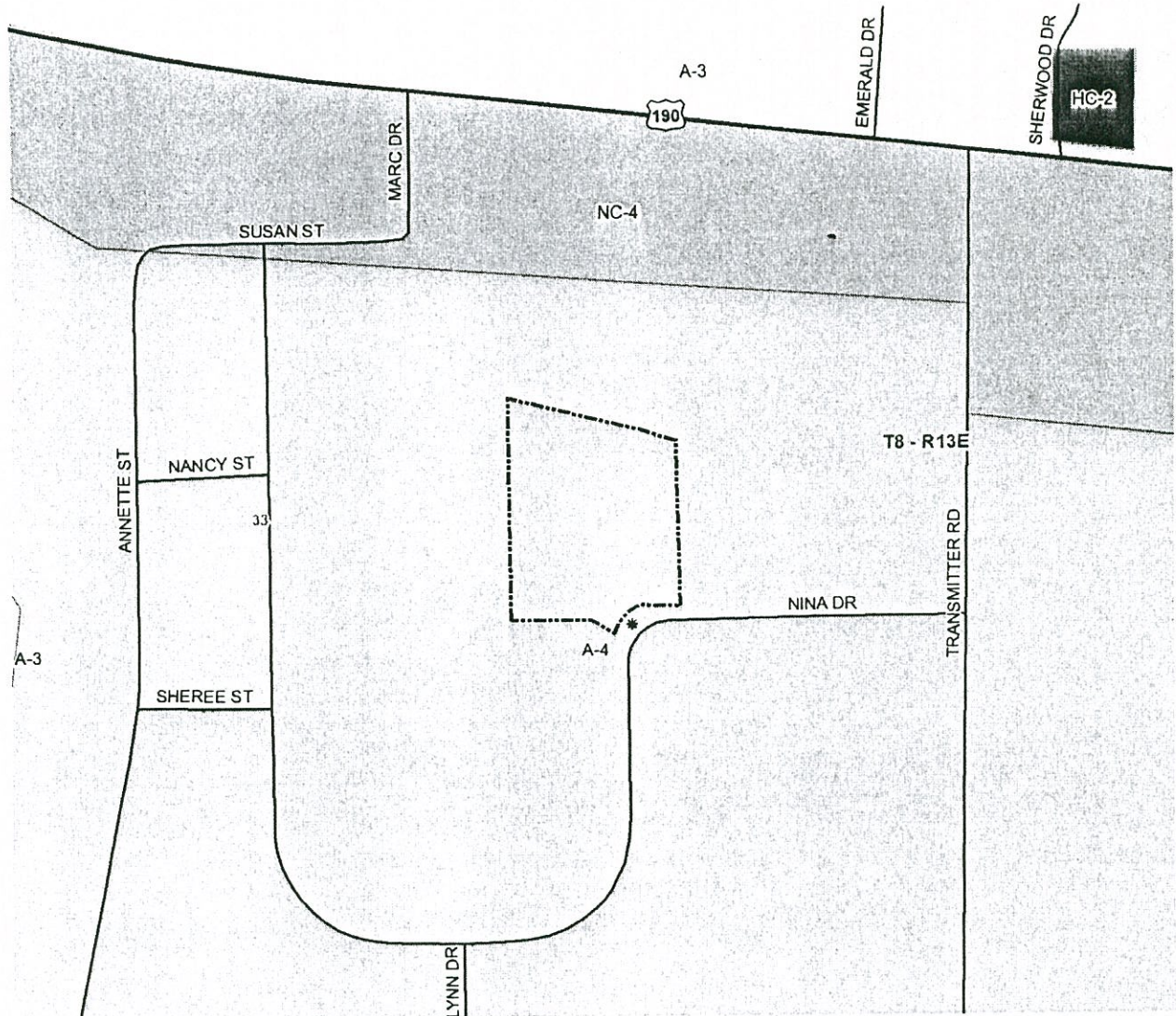
The petitioner is requesting to change the zoning from A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay). The site is located on the north side of Nina Drive, west of Transmitter Road, being lots 23 & 24, Square 9, Oaklawn East Subdivision. The 2025 Future Land Use Plan calls for residential development in the area including mobile homes. There are several mobile homes in close proximity to the subject parcel. Staff does not object to the request.

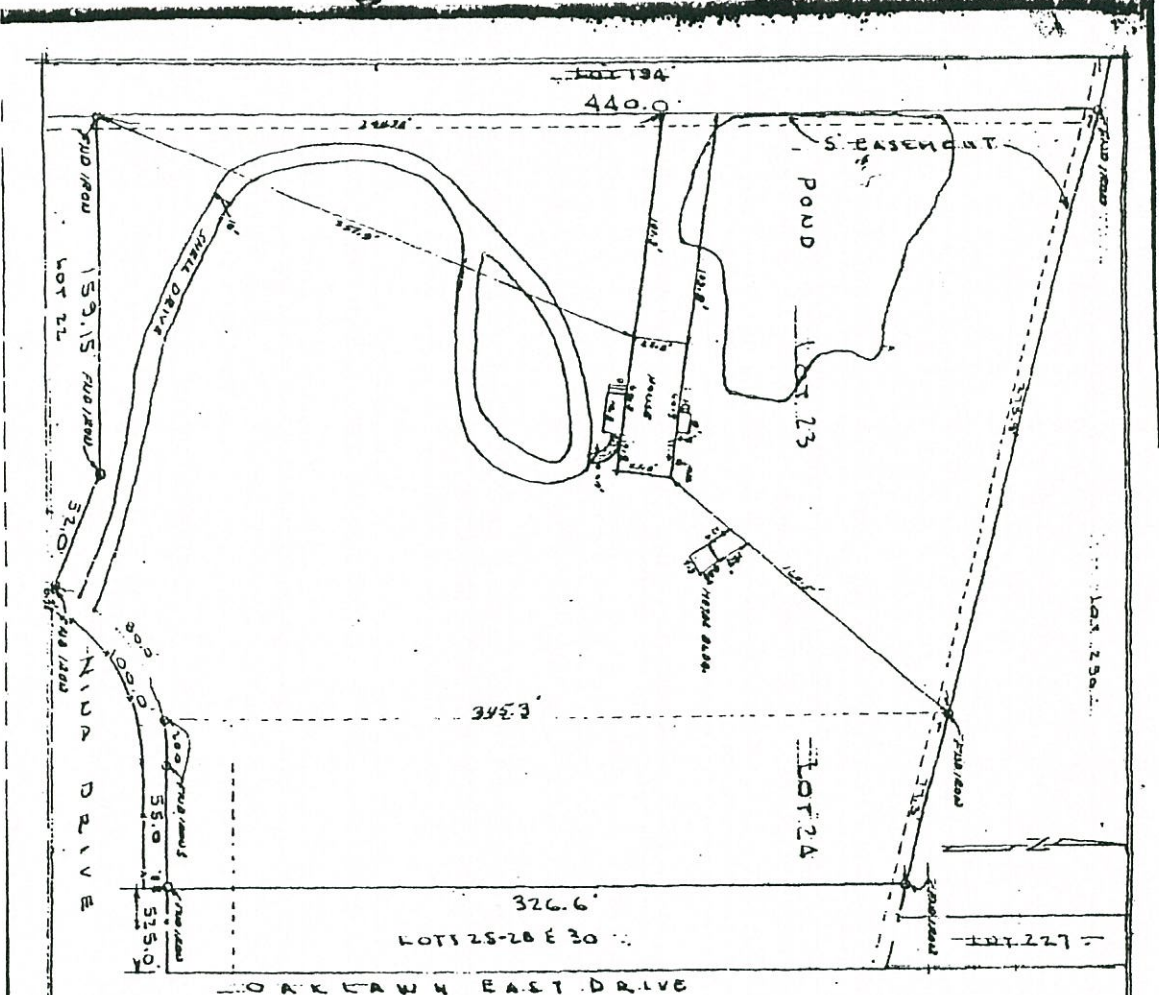
Note: A zoning change (ZC11-08-067) to MHO was previously requested, for the same site. The Zoning Commission granted approval at the hearing; however, it was denied by the Council, after hearing the appeal.

#### STAFF RECOMMENDATION:

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

**CASE NO.:** ZC14-04-029  
**PETITIONER:** Jeff Schoen  
**OWNER:** Michael Fridge  
**REQUESTED CHANGE:** From A-4 (Single Family Residential District) to A-4 (Single Family Residential District) & MHO (Manufactured Housing Overlay)  
**LOCATION:** Parcel located on the north side of Nina Drive, west of Transmitter Road, being lots 23 & 24, Square 9, Oaklawn East Subdivision ; S33,T8S,R13E; Ward 7, District 7  
**SIZE:** 3.5 acres





SURVEY MAP  
OF

LOTS 23 & 24 SQUARE 9

DARKLAW EAST SECTION TWO

ST. TAMMANY PARISH, LOUISIANA

MARVIN E. THOMPSON  
ATTORNEY AT LAW  
LOUISIANA, INC.

SURVEY NO: 14558/25026  
DATE: MAR 8, 1978  
REV: OCT 7, 1981 SRS



THIS SURVEY IS CERTIFIED  
TRUE AND CORRECT BY

VAN M. BORGES  
NO. 686

SCALE: 1"=60'