



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
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Kevin Davis
Parish President

*Appeal #13
ZC approved 3/1/2005*

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: 3/7/2005

CP05-03-025 - Use: Mobile Home (3rd Residence)

Zoning: SA (Suburban Agricultural) District
Use Size: 1280 sq. ft.
Petitioner: Dolores T. Kendall
Owner: Dolores T. Kendall
Location: Parcel located on the north side of Soell Drive, west of 11th Avenue, S12, T7S, R12E, Ward 3, District 5
Council District: 5

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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW
SIGNATURE

Thomas Laizer III
(SIGNATURE)

THOMAS LAIZER III 21180 SOELDR
ABITA SPRINGS LA 70420

PHONE #: 985-966-4412



CONDITIONAL USE PERMIT STAFF REPORT

Date: February 21, 2005
CASE NO.: CP05-03-025
Posted: February 11, 2005

Meeting Date: March 1, 2005
Determination: Approved with staff comments

PETITIONER: Dolores T. Kendall
OWNER: Dolores T. Kendall
PROPOSED USE: Mobile Home (3rd Residence)
PREVIOUS/CURRENT USE: Residence
SQ. FT. OF USE: 1280 sq. ft.
GROSS AREA LOT SIZE: 1.83 acres
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel located on the north side of Soell Drive, west of 11th Avenue; S12, T7S, R12E; Ward 3, District 5

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish 2 Lane

Road Surface: Asphalt

Condition: Good

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction

Land Use

Zoning

North	Undeveloped	SA (Suburban Agriculture) District
South	Single Family, Multiple Mobile Homes	SA (Suburban Agriculture) District
East	Multiple Mobile Homes, Single Family	SA (Suburban Agriculture) District
West	Undeveloped, Single Family	SA (Suburban Agriculture) District

Existing development? Yes

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Mobile Home (3rd Residence). The site is located on the north side of Soell Drive, west of 11th Avenue. The property is surrounded by multiple mobile homes in various conditions along with single family housing intermixed. The petitioner has already received an administrative permit for second residence on the property. The second residence is in the building stage at this time but will be located on the southern side of the property. The property is 87,177 square feet, which meets the requirements of 22,500 square feet per residence. The total usage would be 67,500 for the three residence.

STAFF RECOMMENDATIONS:

The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. CP is not transferrable (if the property is transferred, the mobile home must be removed).
2. Provide skirt around mobile home.
3. The mobile home shall be attached to and installed on a permanent foundation.
4. The exterior shall be compatible to the surrounding housing withing 300' on both sides of the street or road and all abutting property.

NOTE TO PETITIONER

There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

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