



**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING

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COVINGTON, LA 70434

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*Kevin Davis*

*Parish President*

*Appeal # 8  
ZC denied 5/3/05*

**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: 5/9/05

**CP05-05-048 - Use: Mobile Home 3rd Residence**

Zoning:	SA (Suburban Agricultural) District
Use Size:	700 sq. ft.
Petitioner:	Abraham & Lorraine Williams
Owner:	Abraham & Lorraine Williams
Location:	Parcel located on the south side of Pontchartrain Drive, west of Fish Hatchery Road, S38, T8S, R12E, 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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

Abraham and Lorraine Williams  
(SIGNATURE)

Abraham & Lorraine Williams

27404 Sycamore Dr.

Lacombe La 70445

PHONE #: 985-882-5932



# CONDITIONAL USE PERMIT STAFF REPORT

Date: April 25, 2005  
CASE NO.: CP05-05-048  
Posted: April 12, 2005

Meeting Date: May 3, 2005  
Determination: Denied

**PETITIONER:** Abraham & Lorraine Williams  
**OWNER:** Abraham & Lorraine Williams  
**PROPOSED USE:** Mobile Home 3rd Residence  
**PREVIOUS/CURRENT USE:** Residential  
**SQ. FT. OF USE:** 700 sq. ft.  
**GROSS AREA LOT SIZE:** 3.3 acres  
**ZONING CLASSIFICATION:** SA (Suburban Agriculture) District  
**LOCATION:** Parcel located on the south side of Pontchartrain Drive, west of Fish Hatchery Road; S38, T8S, R12E; Ward 7, District 7

## ACCESS ROAD INFORMATION

Type: 2 Lane Parish

## SITE ASSESSMENT

Road Surface: Asphalt

Condition: New

## LAND USE CONSIDERATIONS

### Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Undeveloped/ Pasture	SA (Suburban Agriculture) District
South	Undeveloped	SA (Suburban Agriculture) District
East	Rural Single Family	SA (Suburban Agriculture) District
West	Rural 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 south side of Pontchartrain Drive, west of Fish Hatchery Road. The adjoining properties to the east and west have rural single family residences. The property to the north is pasture land, and to the south is undeveloped. There are currently two mobile homes on the site. The proposed location has not been stated of the mobile home which must meet Parish setback standards for the current zoning.

## STAFF RECOMMENDATIONS:

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

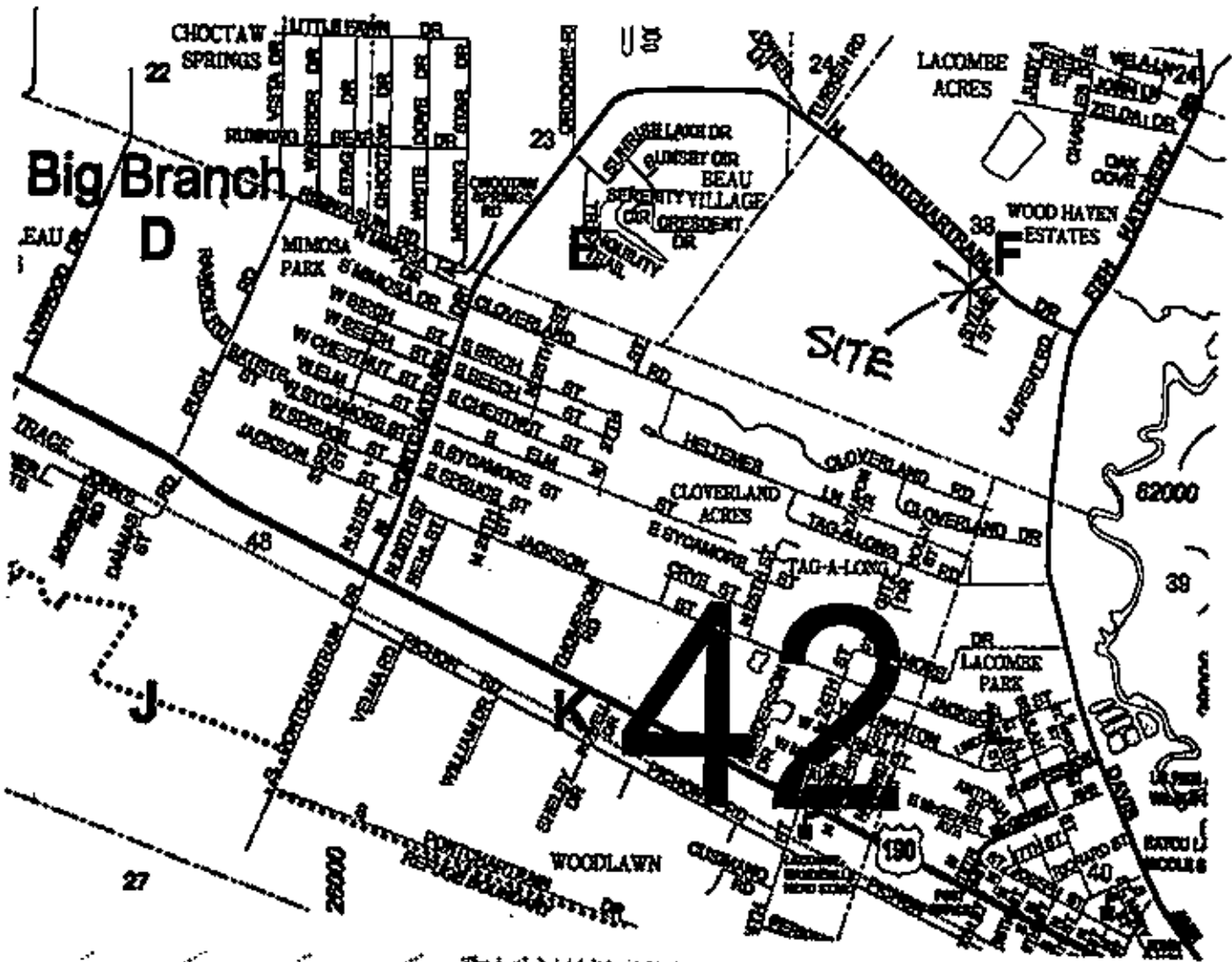
1. Placement of mobile home must meet Parish setbacks as per the SA (Suburban Agriculture) zoning district.
2. CP is not transferrable (if the property is transferred, the mobile home must be removed).
3. A skirt shall be provided around the base of the mobile home.
4. The mobile home shall be attached to and installed on a permanent foundation.
5. The exterior of the mobile home shall be compatible to the surrounding housing within 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.

**CASE NO.:**  
**PETITIONER:**  
**OWNER:**  
**PROPOSED USE:**  
**PREVIOUS/CURRENT USE:**  
**SQ. FT. OF USE:**  
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 Ward 7, District 7



CP05-05-048

Setbacks  
Front - 40'  
Sides - 15' each side  
Rear - 25'

\* mobile homes must meet setbacks

R. 12 E.

SURVEY

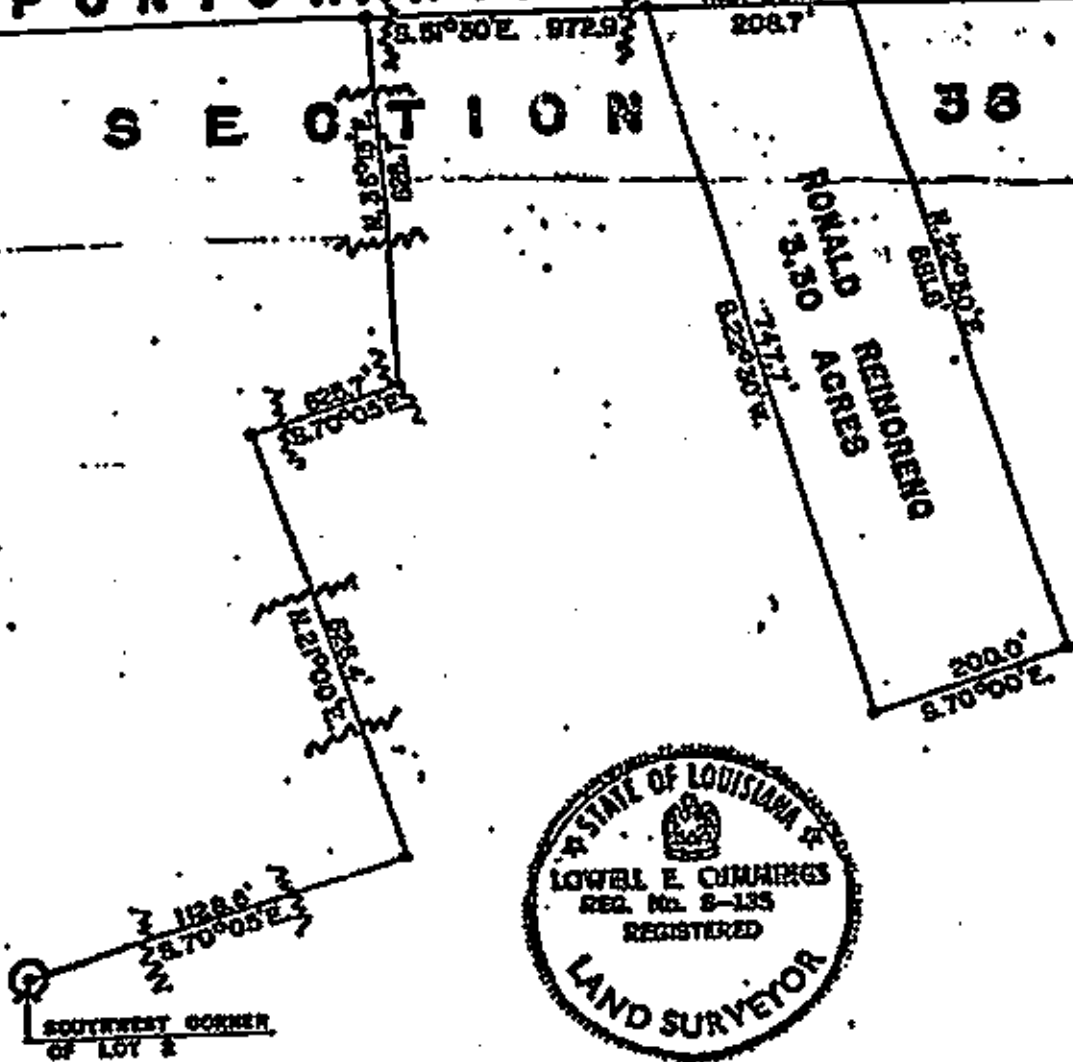
Ponchartrain Drive  
S 38, T 8 S, R 12 E  
Lacoste, St. Tammany Parish, LA.

PONTCHARTRAIN DRIVE

SECTION

38

T.  
8  
S.



PLAT

showing a survey for

RONALD REIMORENG

LOCATED IN SECTION 38, TOWNSHIP 8 SOUTH,  
RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

Survey by *Lowell E. Cummings*

APRIL 9, 1978

reg. surveyor  
SCOVINGTON

SCALE 1" = 200'