



ST. TAMMANY PARISH  
 DEPARTMENT OF PLANNING  
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 COVINGTON, LA 70434  
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Kevin Davis  
 Parish President

*Appeal #5  
 zc denied 2/1/05*

**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: 2-11-05



**CP05-02-016 - Use: Mobile Home**  
 Zoning: SA (Suburban Agricultural) District  
 Use Size: 1280 sq. ft.  
 Petitioner: James & Noelle Kinter  
 Owner: James & Noelle Kinter  
 Location: Parcel located on the north side of Casril Drive, west of LA Highway 59, S12 & 13, T7S, R11E, 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

James Kinter  
 PRINT NAME

[Signature]  
 (SIGNATURE)

22752 Lowe Davis Rd  
 MAILING ADDRESS

Covington LA 70435

PHONE #: 985-789-4845

# CONDITIONAL USE PERMIT STAFF REPORT

Date: January 24, 2005  
CASE NO.: CP05-02-016  
Posted: January 12, 2005

Meeting Date: February 1, 2005  
Determination: denied

**PETITIONER:** James & Noelle Kinter  
**OWNER:** James & Noelle Kinter  
**PROPOSED USE:** Mobile Home  
**PREVIOUS/CURRENT USE:** Undeveloped  
**SQ. FT. OF USE:** 1280 sq. ft.  
**GROSS AREA LOT SIZE:** 0.48 acres  
**ZONING CLASSIFICATION:** SA (Suburban Agricultural) District  
**LOCATION:** Parcel located on the north side of Casril Drive, west of LA Highway 59; S12 & 13, T7S, R11E; Ward 3, District 5

## ACCESS ROAD INFORMATION

Type: Parish

## SITE ASSESSMENT

Road Surface: Asphalt

Condition: Good

## LAND USE CONSIDERATIONS

### Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	undeveloped	SA (Suburban Agricultural) District
South	undeveloped	SA (Suburban Agricultural) District
East	single family dwelling	SA (Suburban Agricultural) District
West	vacant	SA (Suburban Agricultural) District

Existing development? No

Multi occupancy development? No

## STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Mobile Home. The site is located on the north side of Casril Drive, west of LA Highway 59. The site is 80 ft. wide by 262 ft. deep and is a land locked parcel located 262 feet away from Casril Drive. There is a 25 ft. wide servitude of passage providing access to the site from Casril Dr. The servitude of passage crosses over a lot that is 80 ft. wide by 262 ft. deep. The subject site was created with the servitude in 1977 and is considered to be a legal non-conforming lot. The property across which the servitude runs, is developed with a single family dwelling. The properties to the north, south, and west are undeveloped and the property to the east is developed with a single family dwelling. While there are no mobile homes immediately adjacent to the subject site, there are two mobile homes within 300 ft. of the site to the south and east. It is staff's assessment that the subject site is appropriate for the proposed mobile home.

## STAFF RECOMMENDATIONS:

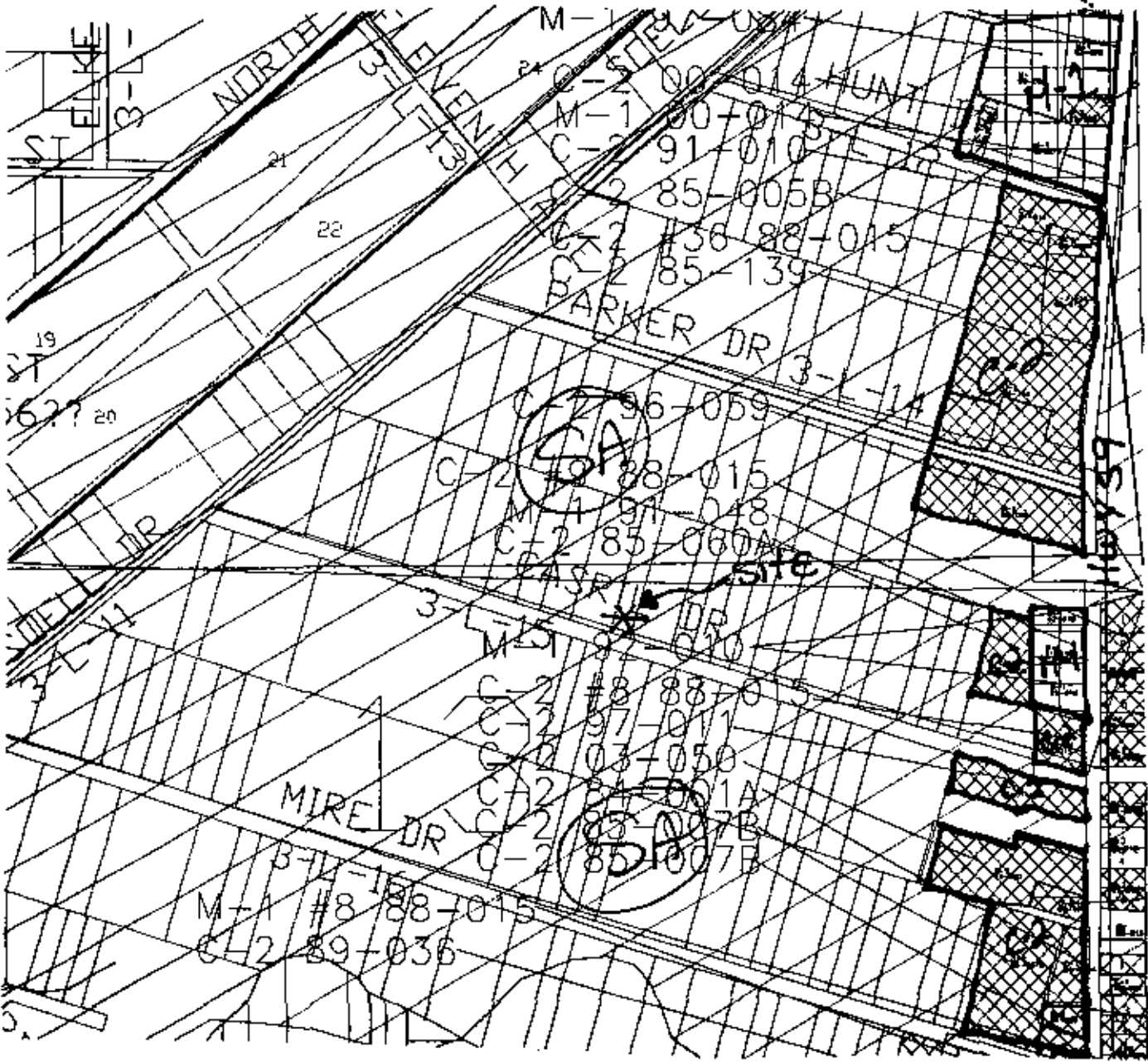
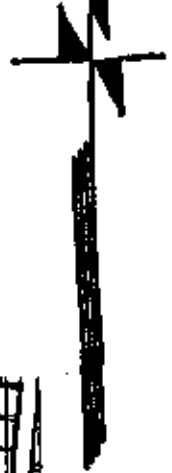
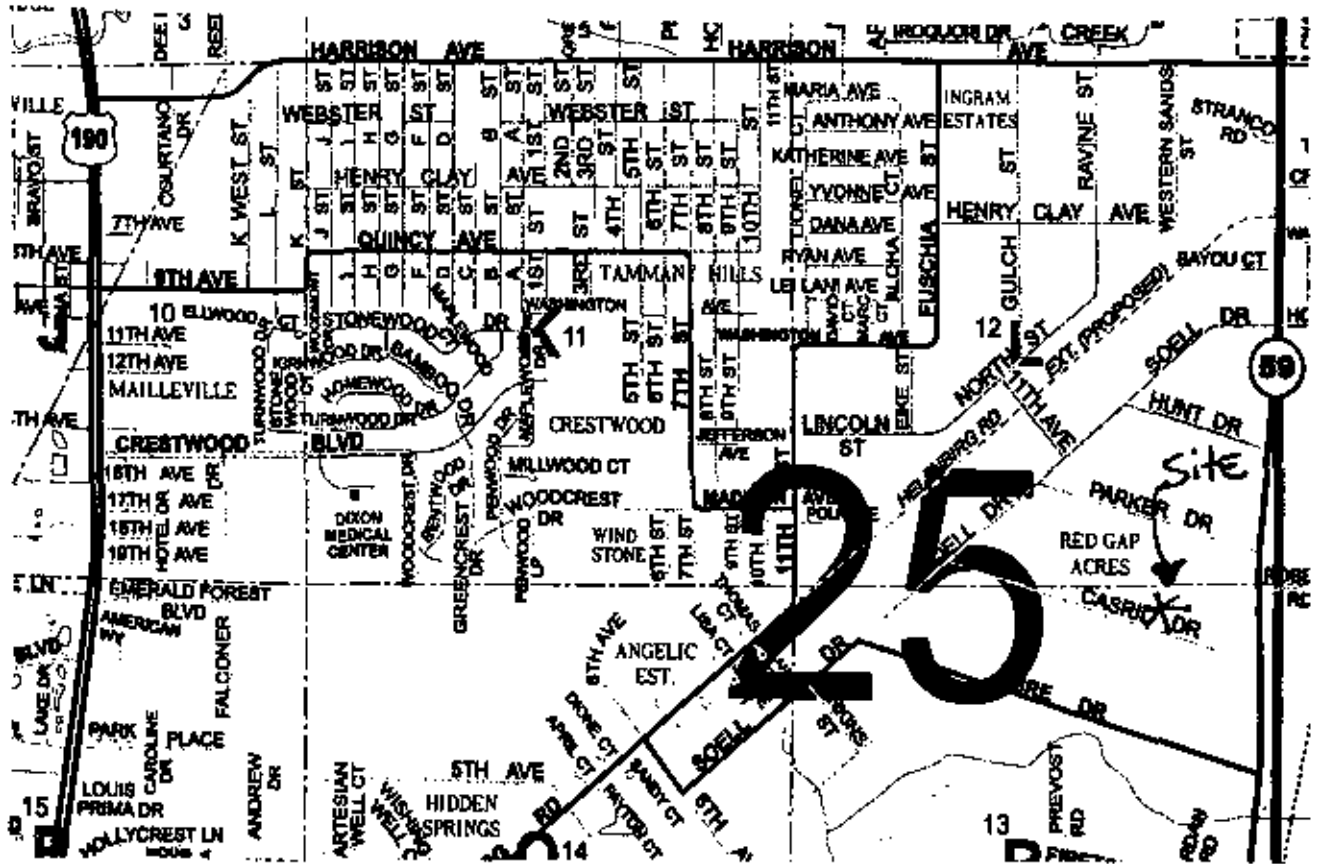
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

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 within 300' on both sides of the street or road and all abutting property.

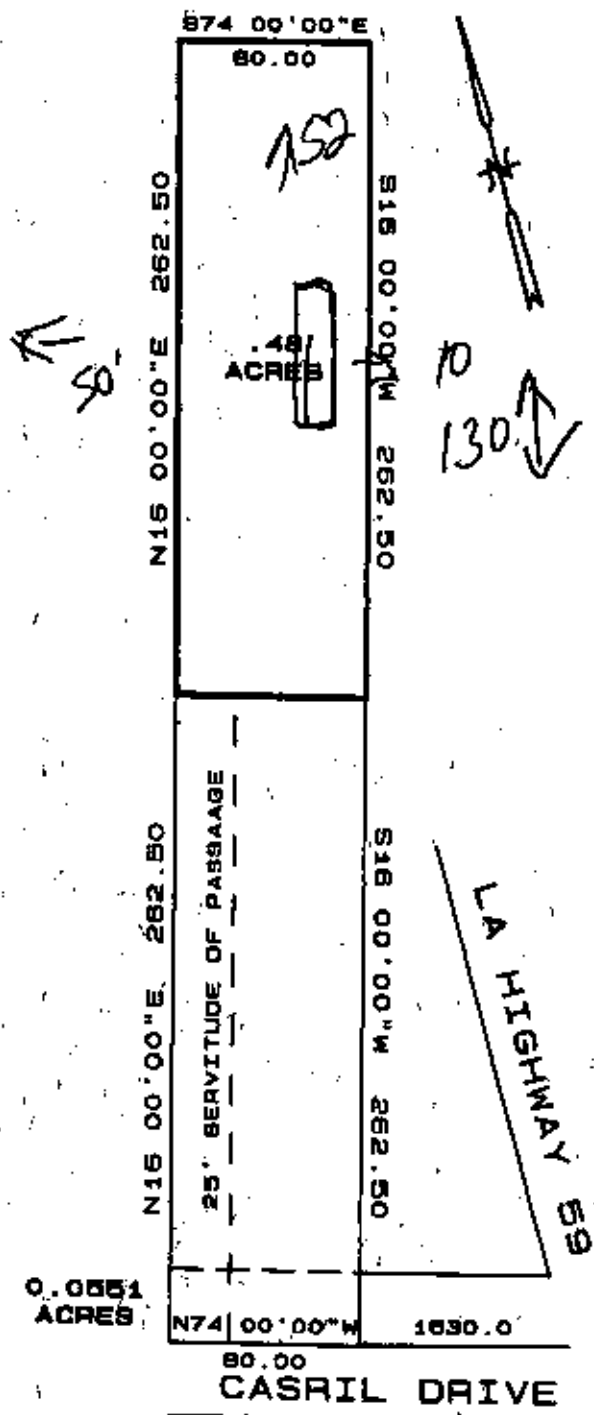
## NOTE TO PETITIONER

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.

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A PARCEL OF LAND LOCATED IN SECTIONS 12 AND 13, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, as per survey by H.C. Sanders and Associates dated December 27, 1977.



This point is described as being South 18 degrees 10 minutes West 750.0 feet, thence North 74 degrees 00 minutes West 1830.0 feet from the Northeast Corner of Section 13, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.

0.0551 ACRES

CPOS-02-06

CERTIFIED TO:

JAMES KINTER & NOELLE LEBLANC KINTER  
MAISON-TERRE TITLE, L.L.C.

LEGEND:


- SET 1/2" IRON ROD
- FOUND IRON ROD
- FOUND OLD WOOD
- FENCE ---X---X---
- BEARINGS: RECORD
- SETBACK LINES ---
- FRONT SIDES
- REAR STREET

SETBACK LINES ARE IN ACCORDANCE WITH APPROPRIATE ZONING

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except where shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the standards of a SUBURBAN survey and the applicable standards of practice, L.S.C. 45:141. Signature must be in INK and signed by the undersigned for this plat to be certified.

CLASS/TYPE	"C"	CRN: 225205 0235 C
BOUNDARY	8 DEC 04	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	10813	SCALE: 1 inch = 80ft

  
**BRUCE W. POPE, III**  
 REG. NO. 4872  
 STATE OF LOUISIANA

**WILSON POPE, INC.**  
 LOUISIANA REGISTERED SURVEYORS NO. 338  
 1990 JORGIE DRIVE  
 MANDEVILLE, LOUISIANA 70448  
 TEL: (985) 626-9651 FAX: (985) 626-5528