



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

P. O. BOX 628

COVINGTON, LA 70434

PHONE: (985) 888-2529

FAX: (985) 888-2003

e-mail: planning@stpp.gov

Kevin Davis

Parish President

Appeal # 6

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: 11/13/06



CP06-11-191 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District

Use Size: 2100 sq. ft.

Petitioner: Darren Daroche

Owner: Louann Daroche

Location: Parcel located on the north side of Frank Gilbert Road, west of Fish Hatchery Road, S13, 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

Walter B. Wilcox
(SIGNATURE)

Walter B. Wilcox

61589 N. Mill Rd

Lacombe, La, 70425

PHONE #: 985 882-6006



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING
P. O. BOX 688
COVINGTON, LA 70424
Phone: (504) 835-6666
Fax: (504) 835-6668
e-mail: planning@sttapa.gov

Xpoir Davis
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: 11/16/06

CP08-11-101 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 2100 sq. ft.
Petitioner: Darren Daroche
Owner: Louann Daroche
Location: Parcel located on the north side of Frank Gilbert Road, west of Fish Hatchery Road, 513, T85, 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

(SIGNATURE)

Ernie J. DeBarbaris Jr.
63479 FISH HATCHERY RD
LACOMBE, LA 70445
PHONE #: (985) 882-3233 985-502-2164



CONDITIONAL USE PERMIT STAFF REPORT

Date: October 25, 2006
CASE NO.: CP06-11-191
Posted: October 18, 2006

Meeting Date: November 8, 2006
Determination: Approved with staff comments

PETITIONER: Darren Deroche
OWNER: Louann Deroche
PROPOSED USE: Mobile Home
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 2100 sq. ft.
GROSS AREA LOT SIZE: 2100 sq. ft.
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel located on the north side of Frank Gilbert Road, west of Fish Hatchery Road; S13, T8S, R12E; Ward 7, District 7

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	Undeveloped	SA(Suburban Agriculture) District
South	Undeveloped	SA(Suburban Agriculture) District
East	Single Family	SA(Suburban Agriculture) District
West	Single Family	SA(Suburban Agriculture) 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 Frank Gilbert Road, west of Fish Hatchery Road. This proposed site is surrounded by single family residence and undeveloped land. The mobile home meets all parish setback requirements.

STAFF RECOMMENDATIONS:

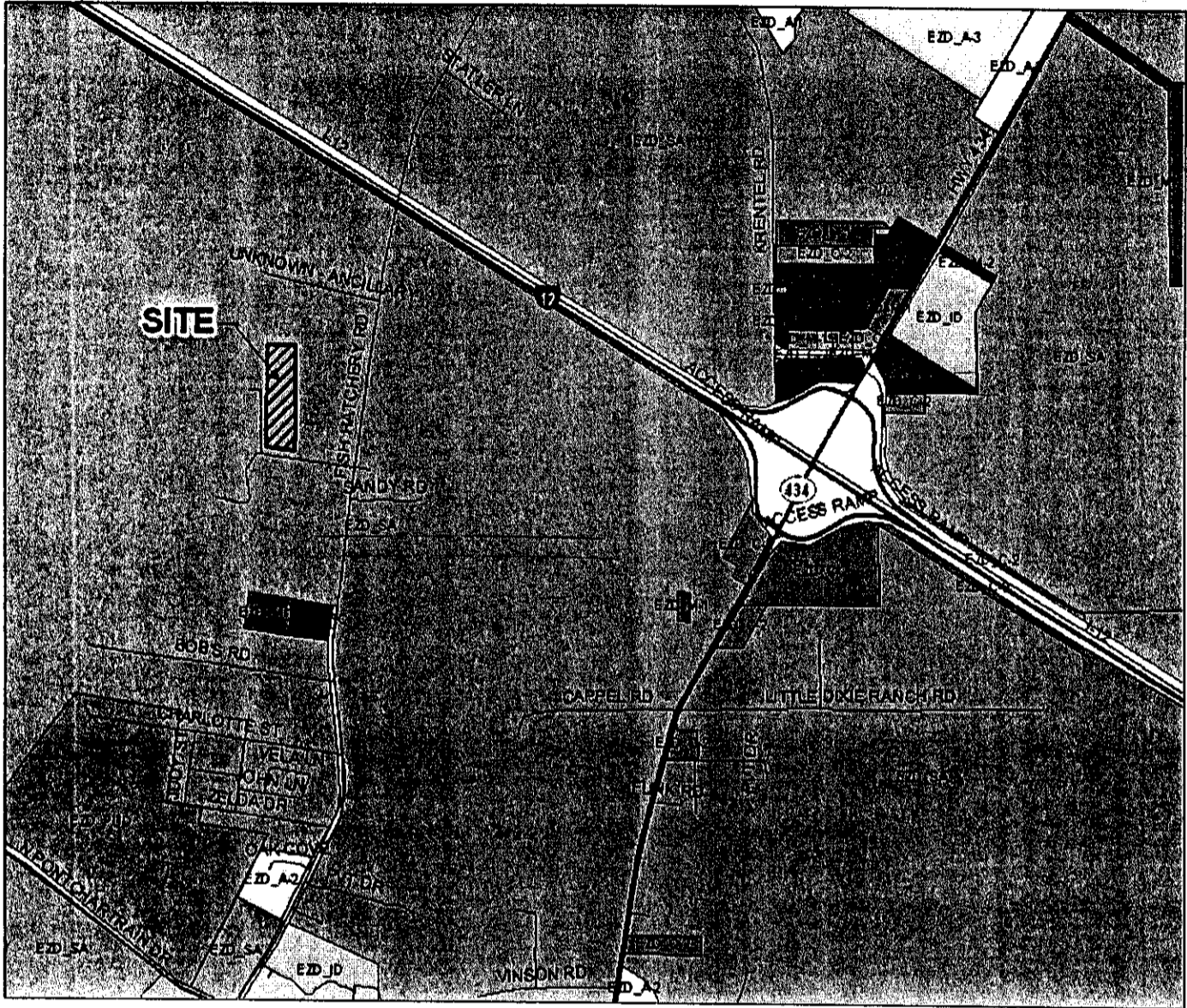
The staff recommends Approval of this proposal, subject to all applicable regulations and the following conditions:

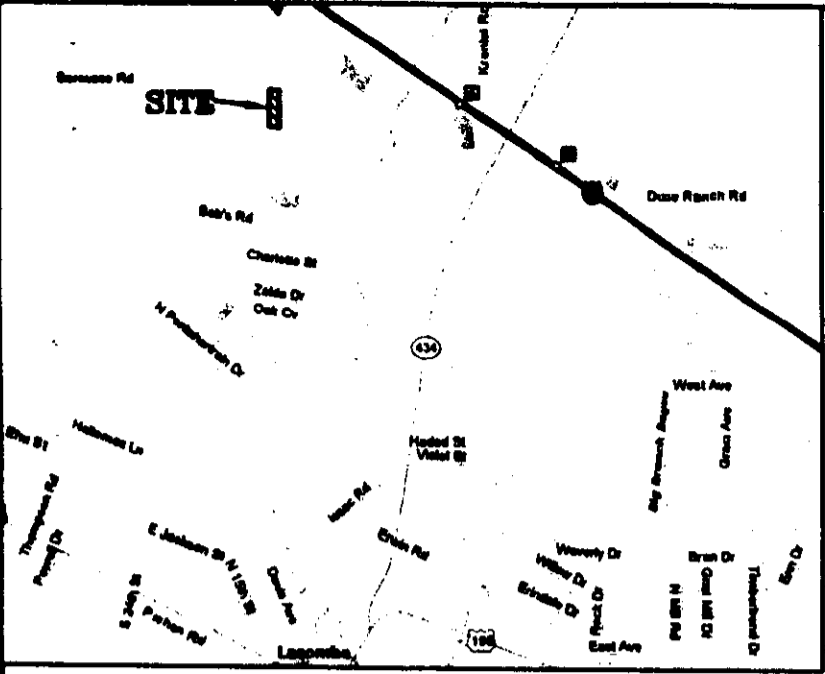
1. CP is not transferrable (if the property is transferred, the mobile home must be removed).
2. Provide skirt around mobile home.
3. The mobile home shall be attached to and installed on a permanent foundation.
4. The exterior shall be compatible to the surrounding housing withing 300' on both sides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

CASE NO.: CP06-11-191
PETITIONER: Darren Deroche
OWNER: Louann Deroche
PROPOSED USE: Mobile Home
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 2100 sq. ft.
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ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel located on the north side of Frank Gilbert Road, west of Fish Hatchery Road; S13, T8S, R12E; Ward 7, District 7





THE RESUBDIVISION OF PROPERTY SHOWN IN THIS PLAN HAS BEEN ACCEPTED BY THE PEOPLE OF ST. TAMMANY, STATE OF LOUISIANA

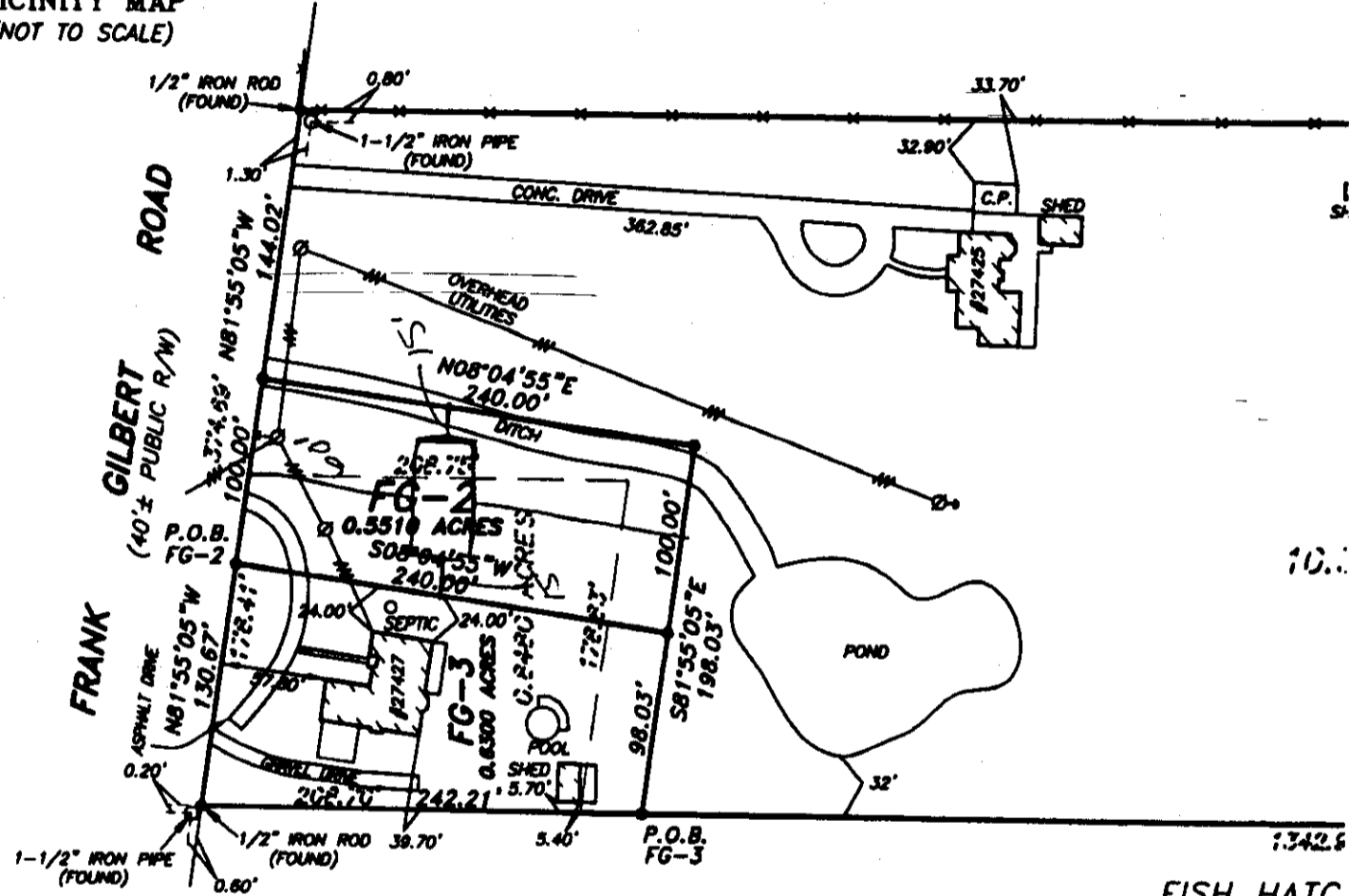
BY: _____ DATE: _____
SECRETARY OF THE PLANNING COMMISSION

BY: _____ DATE: _____
PARISH ENGINEER

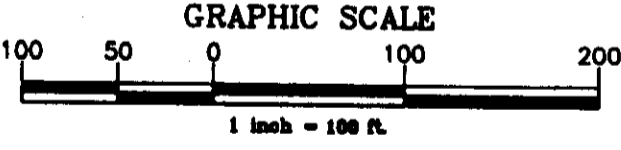
BY: _____ DATE: _____
CLERK OF COURT

MAP FILE NUMBER _____ DATE FILED FOR RECORD _____

VICINITY MAP
(NOT TO SCALE)



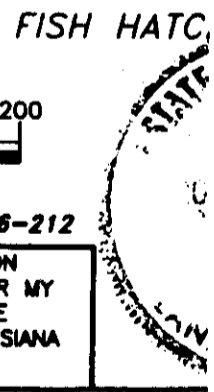
PREPARED AT THE REQUEST OF
LOUANN DEROCHE
BY: *Ronald Clement*
RONALD CLEMENT, P.L.S.
LA. REGISTRATION No. 4622



DATE: 9/06/06 SCALE: 1" = 100' PROJECT: 06-212

M AND N LAND SURVEYING, LLC
74232 HWY. 25, COVINGTON, LA. 70435
PHONE: 985-871-0280 FAX: 985-871-0290

THIS IS TO CERTIFY THAT THE BOUNDARY RESUBDIVISION RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF ST. TAMMANY PARISH AND THE LOUISIANA REVISED STATUTES (RS:33:5051).

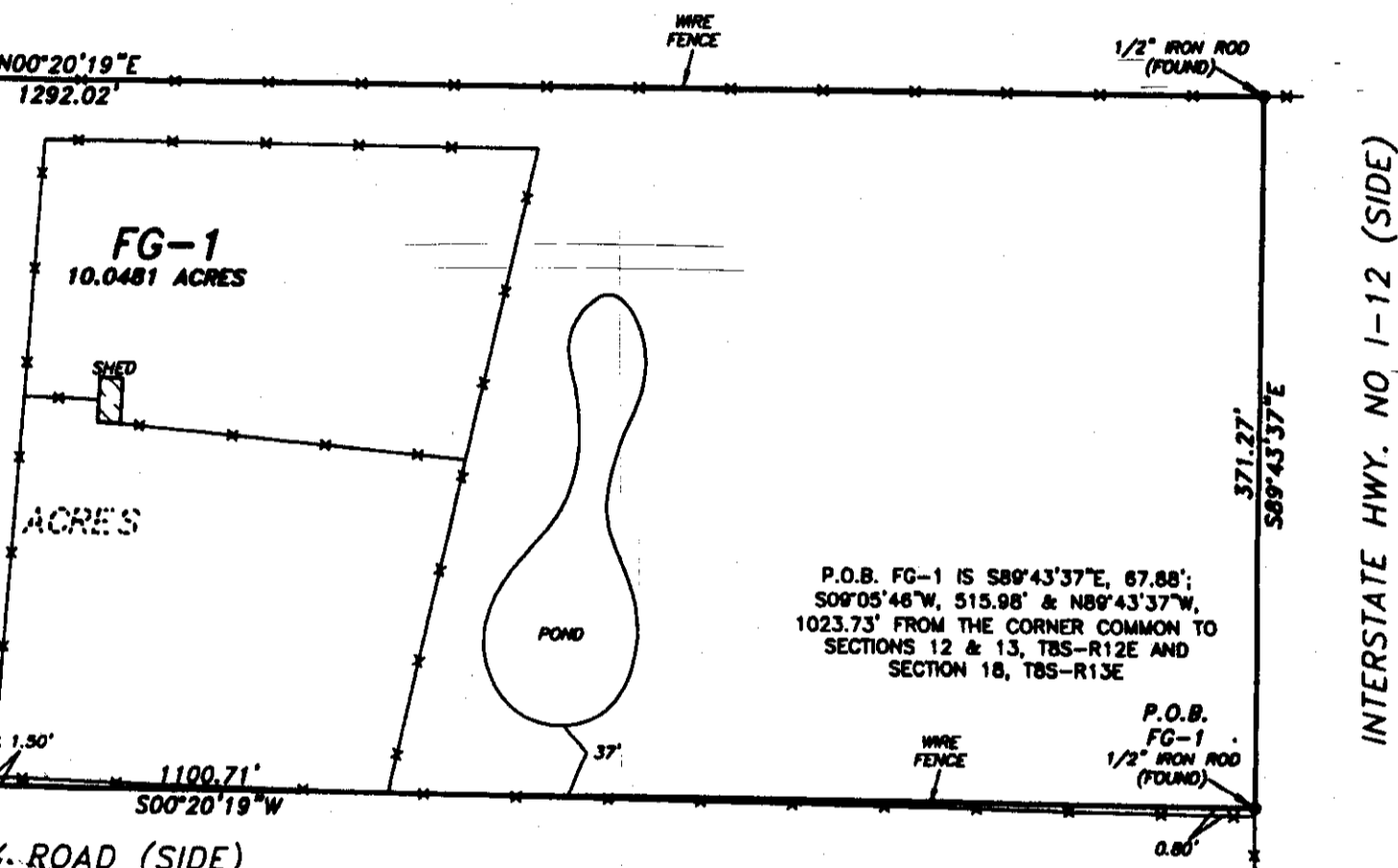
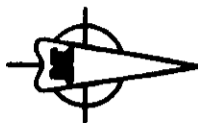


OWNER OF 10.3811 ACRE TRACT:
 LOUANN DEROCHE
 27425 FRANK GILBERT ROAD
 LACOMBE, LA. 70445

OWNER OF 0.8480 ACRE TRACT:
 DIANE MISTRETTA
 27427 FRANK GILBERT ROAD
 LACOMBE, LA. 70445

RESUBDIVISION OF A 10.3811 ACRE TRACT AND A 0.8480 ACRE TRACT INTO LOTS FG-1, FG-2 & FG-3 SECTION 13, T8S-R12E ST. TAMMANY PARISH, LA.

CP06-11-A1



NOTES

- = $1/2''$ IRON ROD SET EXCEPT AS NOTED.
- LOT FG-1: 437,898.24 SQ. FT. OR 10.0481 ACRES, LOT FG-2: 24,000.00 SQ. FT. OR 0.5510 ACRES, LOT FG-3: 27,443.52 SQ. FT. OR 0.6300 ACRES. TOTAL AREA = 11.2291 ACRES
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER F.I.R.M., COMMUNITY NO. 225205, PANEL 0380 C, REVISED 4/02/91.
- THE SUBJECT PROPERTY IS ZONED SUBURBAN AGRICULTURAL DISTRICT (SA). BUILDING SETBACKS: FRONT - 25' MINIMUM; SIDE - 15' MINIMUM; REAR - 25' MINIMUM. SETBACKS MUST BE VERIFIED BY PARISH OFFICIALS PRIOR TO CONSTRUCTION.

THIS PLAN DOES NOT REPRESENT A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. ALL APPLICABLE SERVITUDES MAY NOT BE SHOWN.

CERTAIN FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

BEARINGS ARE BASED UPON A PLAN OF SURVEY OF 11.23 ACRES LOCATED IN SECTION 13, T8S-R12E, ST. TAMMANY PARISH BY LAND SURVEYING INC., DATED 6/23/92.

PLANNING
 04822
 SURVEYOR