



**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING

P. O. BOX 628

COVINGTON, LA 70434

PHONE: (985) 898-2529

FAX: (985) 898-3003

e-mail: [planning@stpgov.org](mailto:planning@stpgov.org)

*Kevin Davis*

*Parish President*

*Appeal 9*

**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: 6/9/06

**CP06-06-099 - Use: Mobile Home as 2nd Residence** #9

Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Felicia Andrews  
Owner: Felicia Andrews  
Location: Parcel located on the west side of Jeron Drive, north of Grand Avenue, being lot 8, Paquet Estates, S45, T9S, R13E, Ward 7, District 7  
Council District: 7

**CP06-06-100 - Use: Mobile Home as 2nd Residence**

Zoning: SA (Suburban Agricultural) District  
Use Size: 840 sq. ft.  
Petitioner: Felicia Andrews  
Owner: Felicia Andrews  
Location: Parcel located on the east side of Orleans Street, north Grand Avenue, being lot 3, West Oaklawn Subdivision, S45, T9S, 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 PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW

SIGNATURE

*Felicia Andrews*  
(SIGNATURE)

30221 Nina Dr.

Lacombe, LA 70445

Felicia Andrews

PHONE #: 985-630-1391



# CONDITIONAL USE PERMIT STAFF REPORT

Date: May 30, 2006  
CASE NO.: CP06-06-099  
Posted: 05/24/06

Meeting Date: June 6, 2006  
Determination: Denied

**PETITIONER:** Felicia Andrews  
**OWNER:** Felicia Andrews  
**PROPOSED USE:** Mobile Home as 2nd Residence  
**PREVIOUS/CURRENT USE:** Residential  
**SQ. FT. OF USE:** 1280 sq. ft.  
**GROSS AREA LOT SIZE:** 40,000 sq. ft.  
**ZONING CLASSIFICATION:** SA (Suburban Agricultural) District  
**LOCATION:** Parcel located on the west side of Jeron Drive, north of Grand Avenue, being lot 8, Paquet Estates; S45, T9S, R13E; Ward 7, District 7

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## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type : Parish

Road Surface: 2 lane 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

Undeveloped

SA (Suburban Agricultural) District

West

Undeveloped

SA (Suburban Agricultural) District

Existing development? No

Multi occupancy development? Yes

### STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Mobile Home as 2nd Residence. The site is located on the west side of Jeron Drive, north of Grand Avenue. The site is surrounded by a mix of single family residences and mobile homes. The proposed setbacks shown on the plot plan submitted do not meet the Parish Requirements.

### STAFF RECOMMENDATIONS:

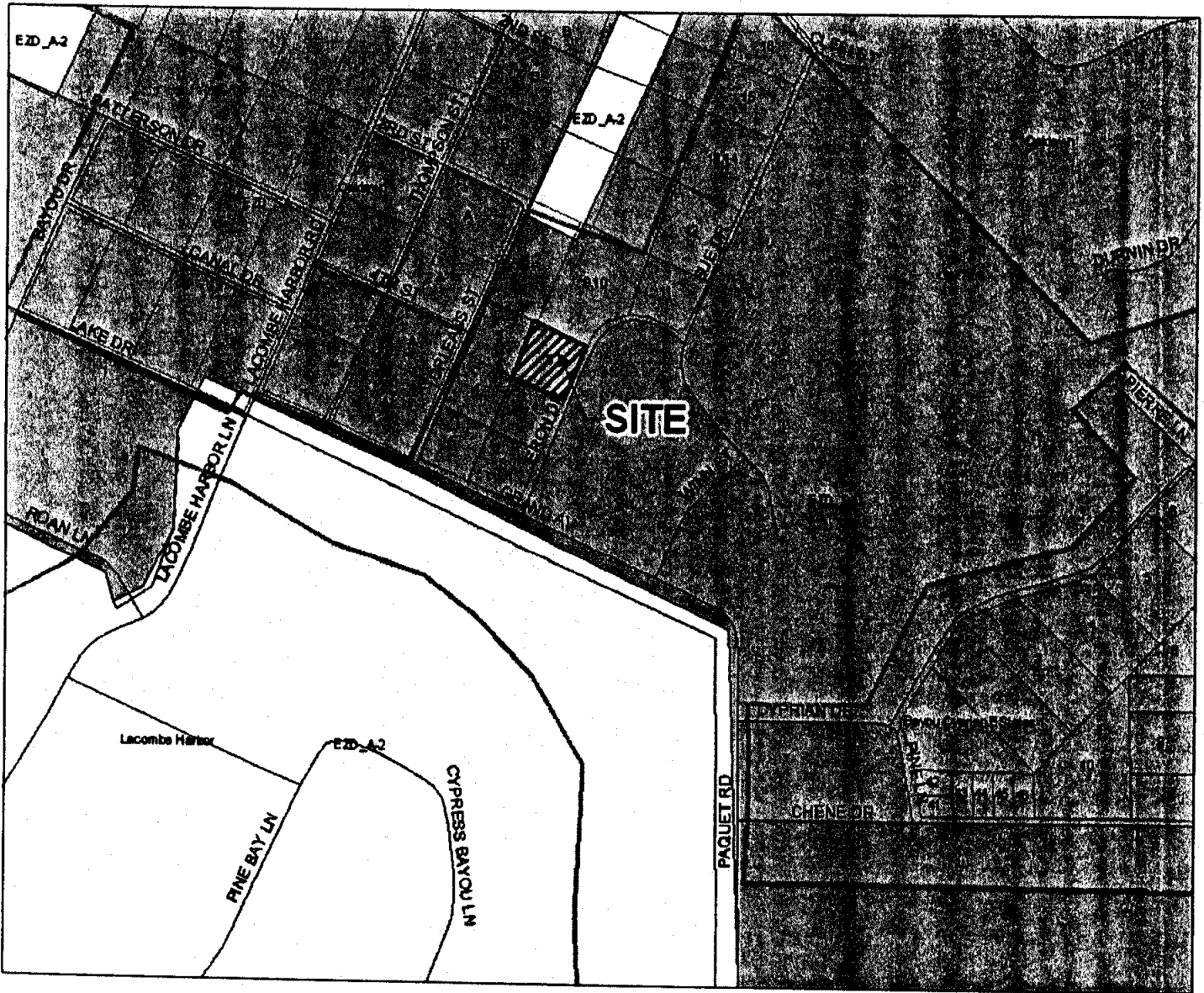
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

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.
5. Provide a revised plot plan meeting all the setback requirements.

### NOTE TO PETITIONER

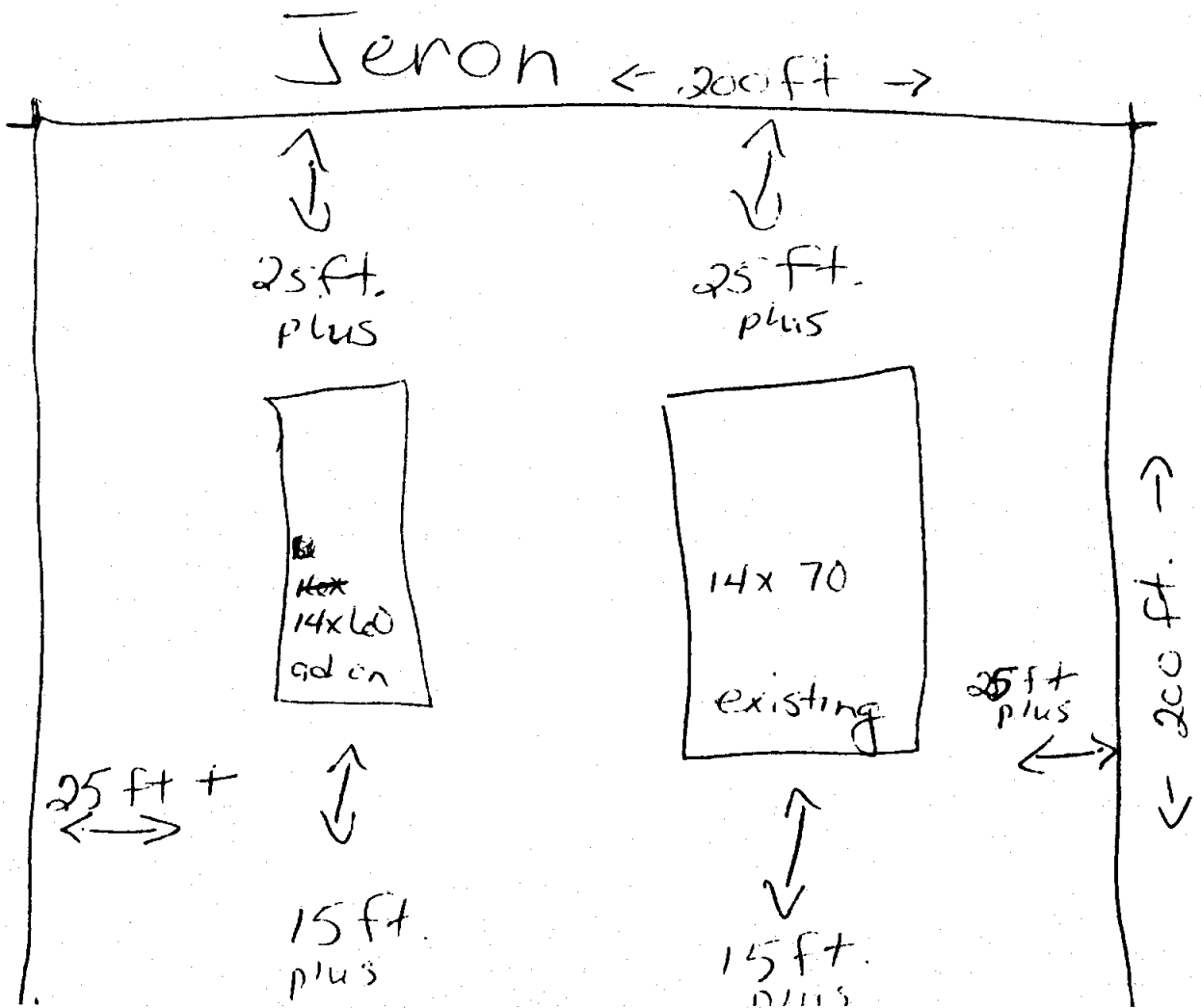
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St.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

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Request Variance of 5,000 square feet

CP06-06-079



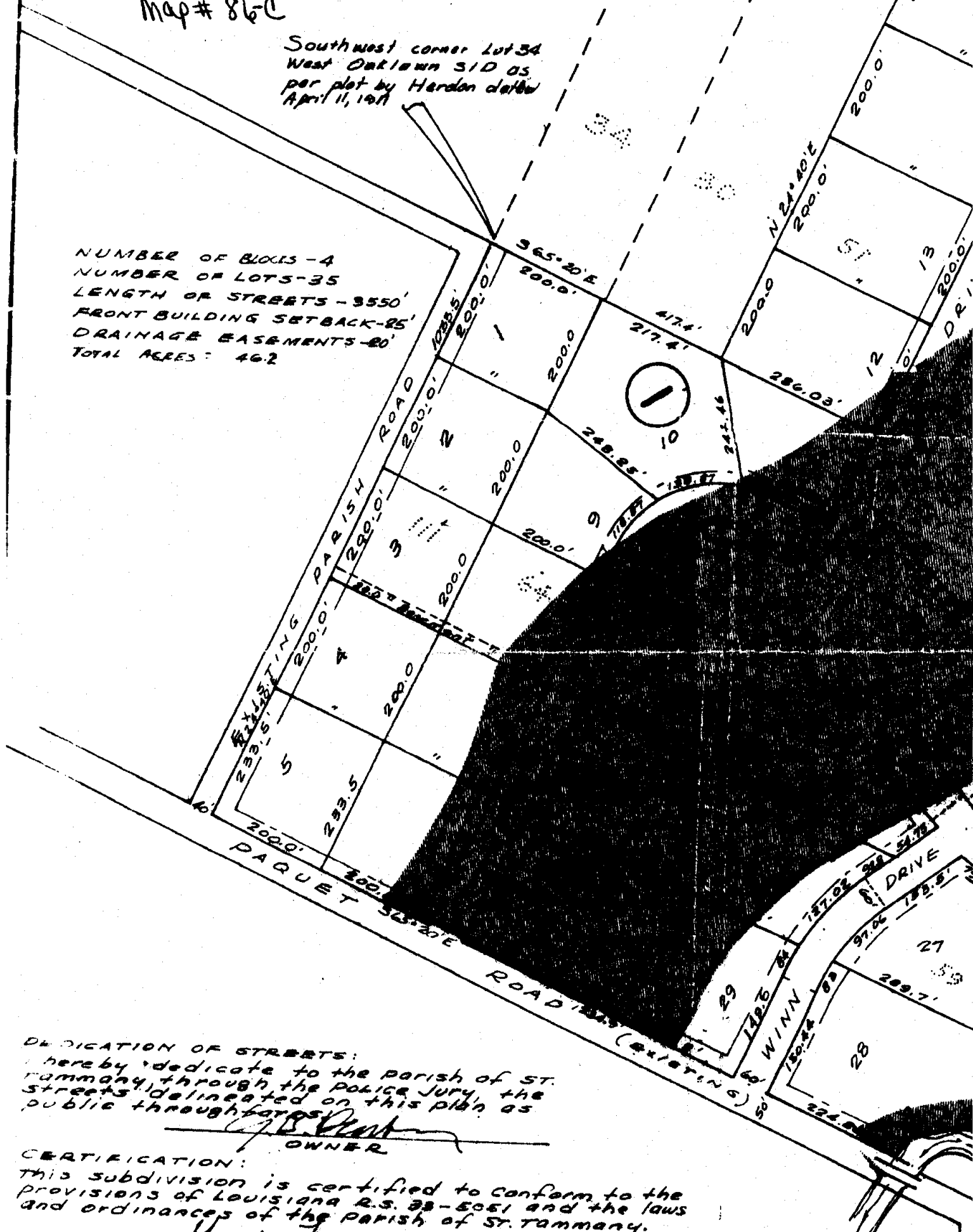
FILED FOR RECORD:

CP06-06-099

DATE Aug. 3, 1970  
CLERK OF COURT  
Mary B. Haynes  
File No. 1305  
Map # 86C

Southwest corner Lot 34  
West Outtown SID 05  
per plat by Harden dated  
April 11, 1961

NUMBER OF BLOCKS - 4  
NUMBER OF LOTS - 35  
LENGTH OF STREETS - 3550'  
FRONT BUILDING SETBACK - 25'  
DRAINAGE EASEMENTS - 20'  
TOTAL ACRES - 46.2



DEDICATION OF STREETS:  
I hereby dedicate to the parish of St. Tammany, through the Police Jury, the streets delineated on this plan as public thoroughfares.  
J. B. [Signature]  
OWNER

CERTIFICATION:  
This subdivision is certified to conform to the provisions of Louisiana R.S. 28-5051 and the laws and ordinances of the parish of St. Tammany.  
Arnold J. [Signature], CE  
LA. REGISTERED SURVEYOR  
AND CIVIL ENGINEER No. 7982

# CONDITIONAL USE PERMIT STAFF REPORT

Date: May 30, 2006  
CASE NO.: CP06-06-100 #10  
Posted: 05/24/06

Meeting Date: June 6, 2006  
Determination: Denial

**PETITIONER:** Felicia Andrews  
**OWNER:** Felicia Andrews  
**PROPOSED USE:** Mobile Home as 2nd Residence  
**PREVIOUS/CURRENT USE:** Residential  
**SQ. FT. OF USE:** 840 sq. ft.  
**GROSS AREA LOT SIZE:** 40,000 sq. ft.  
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**LOCATION:** Parcel located on the east side of Orleans Street, north Grand Avenue, being lot 3, West Oaklawr  
Subdivision; S45, T9S, R13E; Ward 7, District 7

## ACCESS ROAD INFORMATION

Type: Parish

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Petitioner is requesting a Conditional Use permit for a Mobile Home as 2nd Residence. The site is located on the east side of Orleans Street, north Grand Avenue. The site is surrounded by a mix of single family residences and mobile homes. The proposed setbacks shown on the plot plan submitted do not meet the Parish Requirements.

## STAFF RECOMMENDATIONS:

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

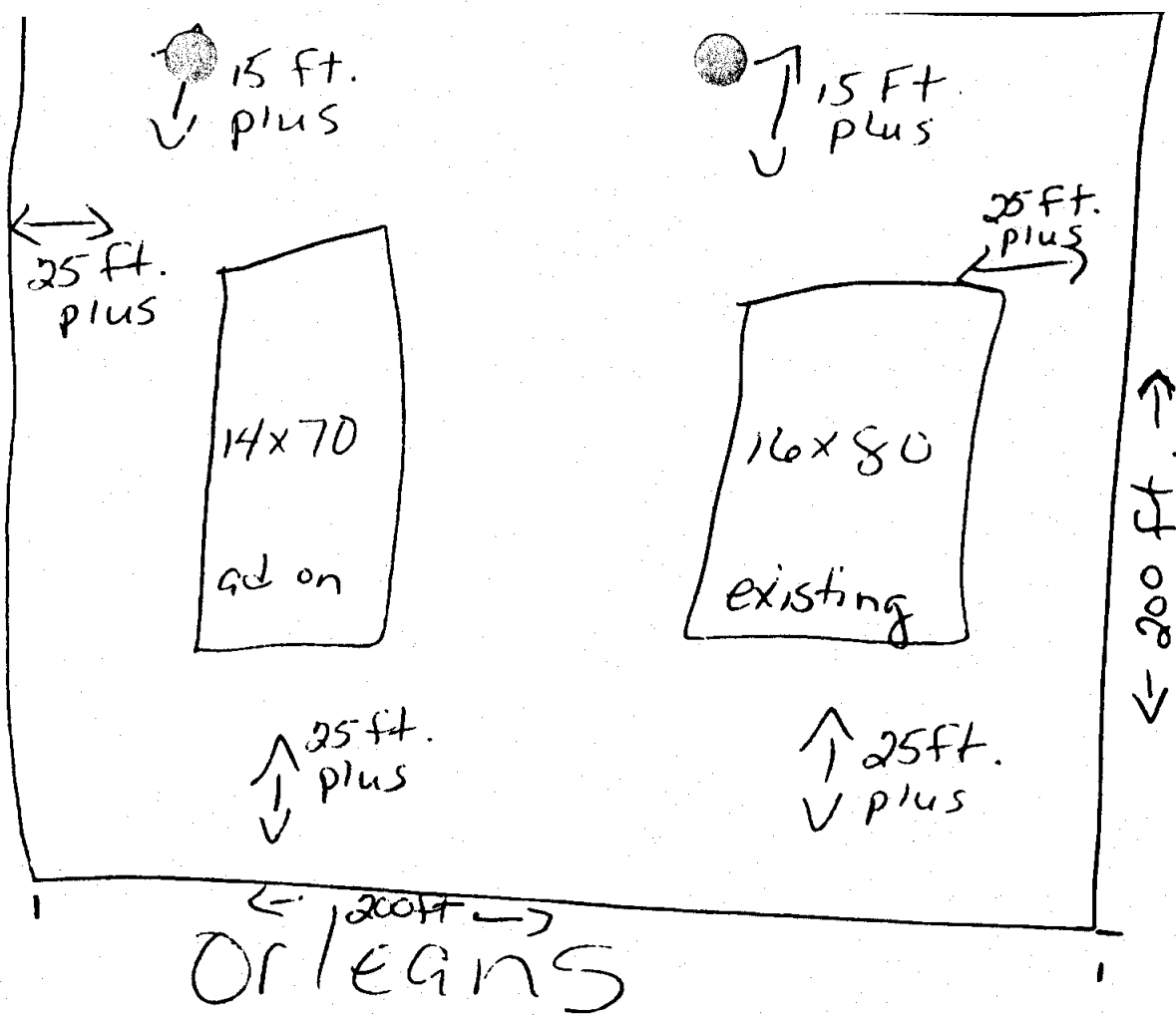
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## NOTE TO PETITIONER

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CP06-06-100



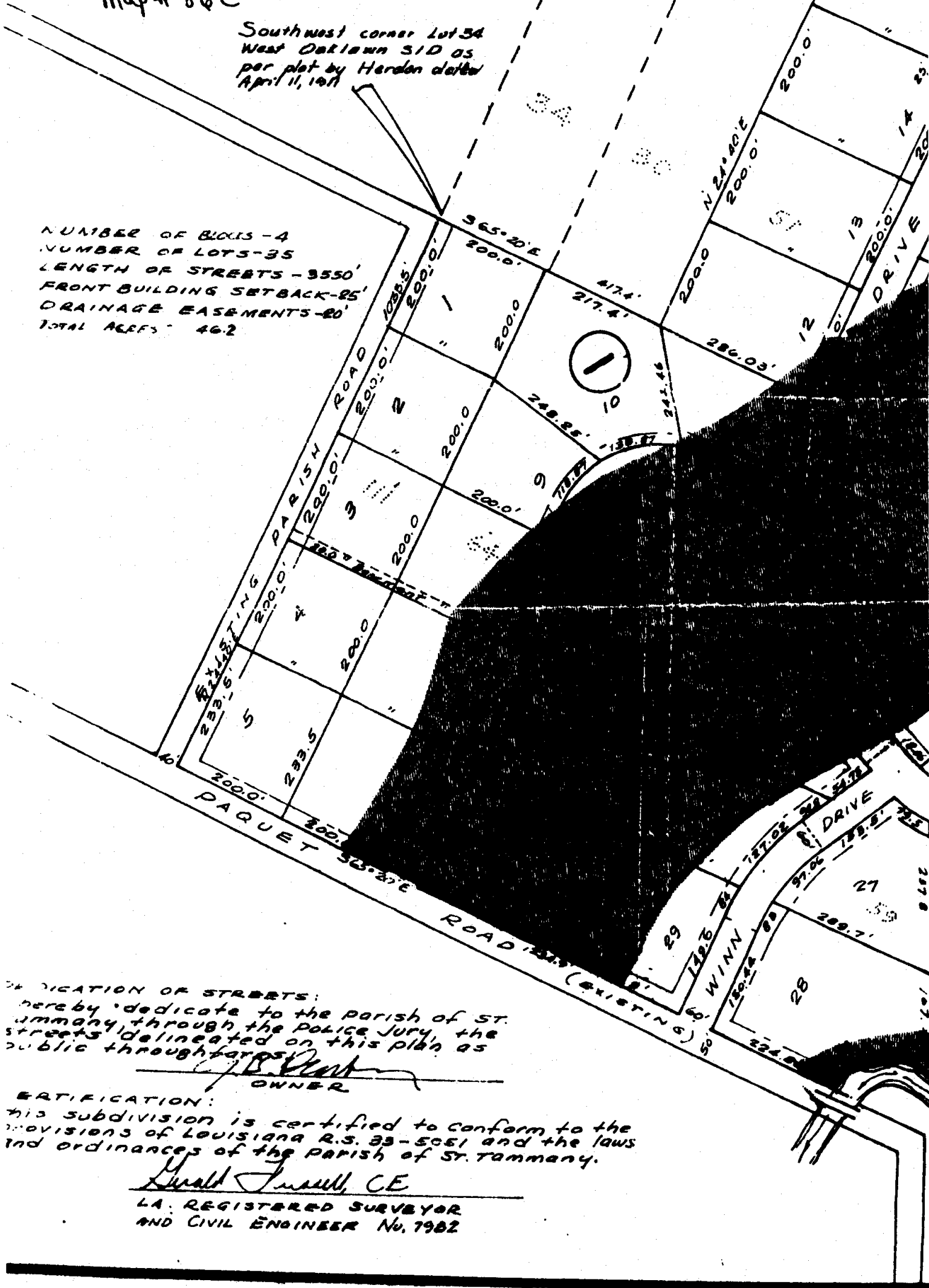
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Mary B. Haynes  
File No. 1305  
Map # 86C

CP06-09-100

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West Oaklawn SID as  
per plat by Herdon dated  
April 11, 1961

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NUMBER OF LOTS - 35  
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J. B. Dent  
OWNER

CERTIFICATION:  
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Arnold Small, CE  
LA. REGISTERED SURVEYOR  
AND CIVIL ENGINEER No. 7982