



**ST. TAMMANY PARISH**  
 DEPARTMENT OF PLANNING  
 P. O. Box 628  
 COVINGTON, LA 70434  
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Kevin Davis *Appeal #7*  
 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: 2/08/2006

**CP06-92-017 - Use: Mobile Home**  
 Zoning: SA (Suburban Agricultural) District  
 Use Size: 1850 sq. ft.  
 Petitioner: John C. Manders  
 Owner: John C. & Sheila Manders  
 Location: Parcel located on the south side of Slemmer Road, east of US Highway 190 Service Road, being lots 77 & 78, Nidda Subdivision, S15, 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

*J. Manders*  
 (SIGNATURE)

JOHN MANDERS & SHEILA MANDERS  
19408 SLEMMER ROAD  
COVINGTON, LA 70433  
 PHONE #: (985) 892-7711.



# CONDITIONAL USE PERMIT STAFF REPORT

Date: January 27, 2006  
CASE NO.: CP06-02-017  
Posted: January 19, 2006

Meeting Date: February 7, 2006  
Determination: Denied

PETITIONER: John C. Manders  
OWNER: John C. & Sheila Manders  
PROPOSED USE: Mobile Home  
PREVIOUS/CURRENT USE: Vacant  
SQ. FT. OF USE: 1850 sq. ft.  
GROSS AREA LOT SIZE: 25,000 sq. ft.  
ZONING CLASSIFICATION: SA (Suburban Agricultural) District  
LOCATION: Parcel located on the south side of Slemmer Road, east of US Highway 190 Service Road, being lots 77 & 78, Nidda Subdivision; S15, T7S, R11E; Ward 3, District 5

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: 2 Lane Parish Road Surface: Asphalt Condition: Good

### LAND USE CONSIDERATIONS

#### Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Duplex	SA (Suburban Agriculture) District
South	Commercial Office	C-2 (Highway Commercial) District
East	Vacant/Single Family	SA (Suburban Agriculture) District
West	Duplex	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 south side of Slemmer Road, east of US Highway 190 Service Road, being lots 77 & 78, Nidda Subdivision. The parcel is surrounded by duplexes on the north and east sides and a single family residence to the east. There are some commercial office buildings to the south.

The placement of the mobile home meets the Parish setbacks. The lots must be combined to form one parcel.

### STAFF RECOMMENDATIONS:

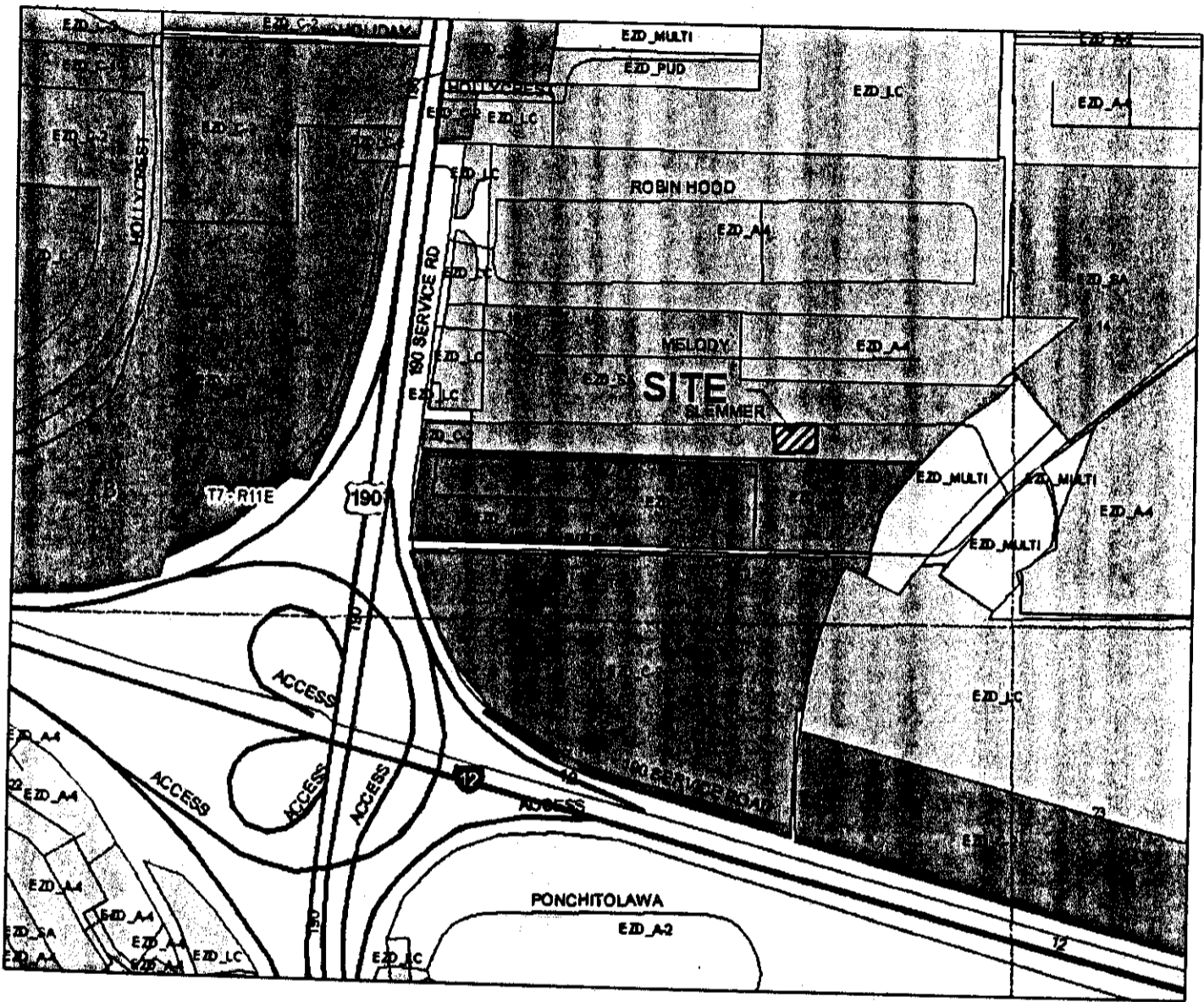
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. Lots must be combined through the Planning Department.
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.

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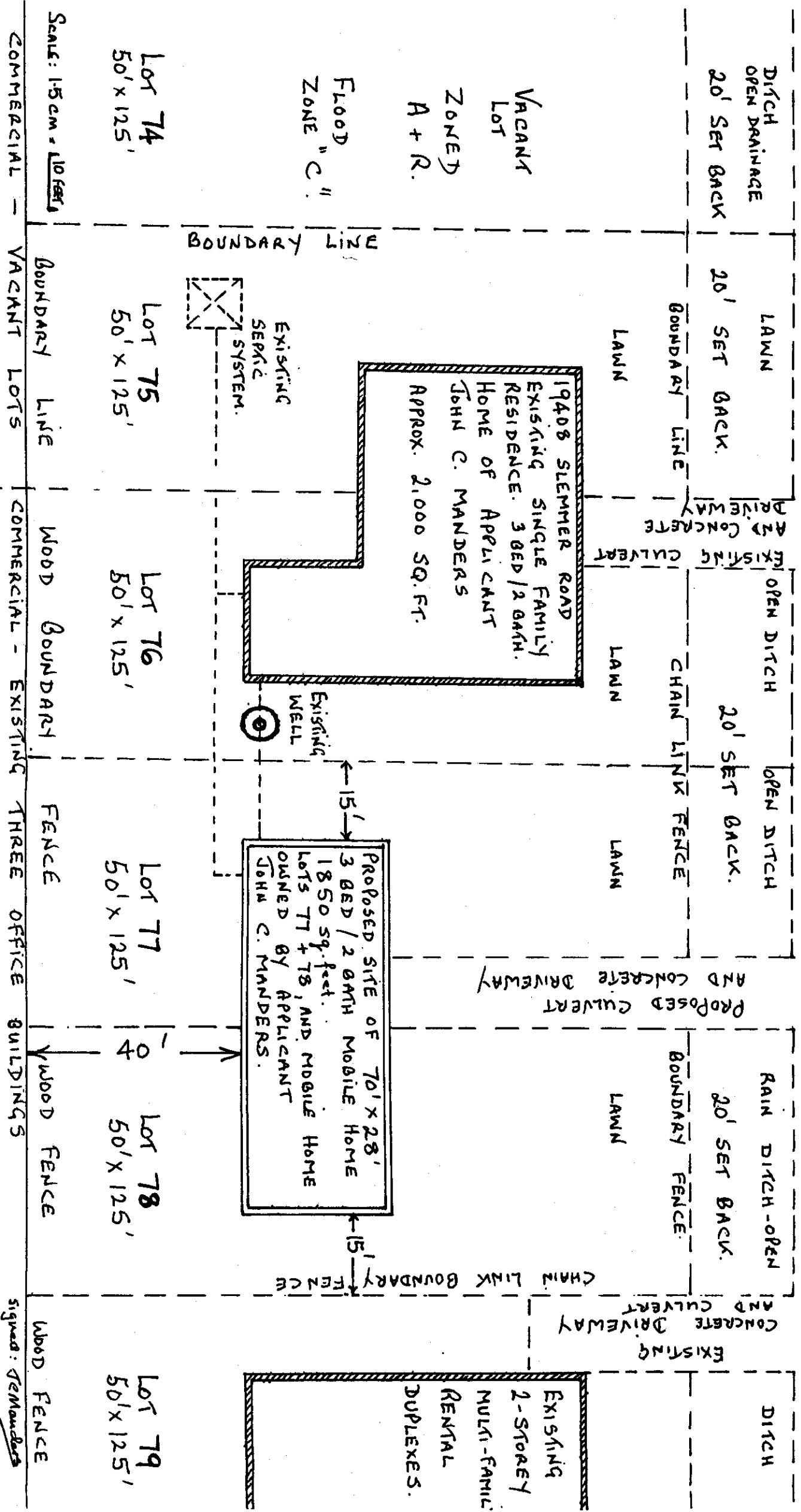
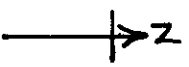


CP06-02-07

# NIDDA SUBDIVISION

# SLEMMER ROAD (ASPHALTED)

APPLICANT: JOHN C. MANDERS



SCALE: 1:5cm = 110 FEET

COMMERCIAL - VACANT LOTS

VACANT LOTS

COMMERCIAL - EXISTING

THREE OFFICE BUILDINGS

WOOD FENCE

signed: Jemanders