



DEPARTMENT OF PLANNING
 P. O. BOX 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-3003
 e-mail: planning@stp.gov.org

Kevin Davis
 Parish President

appeal 4

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: 9/14/06

CP06-09-156 - Use: Mobile Home

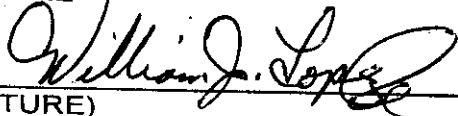
Zoning: SA (Suburban Agricultural) District
 Use Size: 1280 sq.ft.
 Petitioner: William J. Lopez
 Owner: William J. Lopez
 Location: Parcel located on the northeast corner of Huey Street & Transmitter Road, south of US Highway 190, being lot 96A, Square 3, East Oaklawn Town, S33, T8S, R13E, Ward 7, District 11
 Council District: 11

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)
WILLIAM J. LOPEZ
4320 HOLTON ST
METAIRIE, LA 70001

PHONE #: (504) 455-0720 HOME
(504) 450-8070 CELL



St Tammany Parish Department of Planning

Appeal of William J Lopez, CP06-09-156-Mobile Home

I am appealing my Conditional Mobile Home permit application which was rejected during the last Zoning Board meeting, 9/05/06.

At the opening of the Appeal meeting:

"I am asking the Board to read into the official record that: there was absolutely no person from the neighborhood, at the last meeting that came to this microphone, to give their name & address & did not speak in opposition to my Petition for a Mobile Home Permit. ...William J Lopez"

However, it was read into the record by one of the Board members that one person did want to speak in opposition to my petition ...but that person left ...the Board Meeting.

This prompted me to make a weak and probably confusing presentation for my petition because I felt I had no opposition. It is not possible to argue against no public opposition .

I feel that an unfair vote was taken on a motion to reject my petition because it presumed that there was still

neighborhood opposition to my petition. This is untrue & unfair. . **Officially, there is no neighborhood opposition.**

My opinion: When you leave the Zoning Board meeting you forfeit your right to speak against this petition & even against its appeal.

Although one Zoning Board member did take it upon himself & gave his opinion about the neighborhood & that he did not think that another mobile home should be permitted, ... I strongly & respectfully disagree with him.

I am hear today to answer questions of the other Board members as to why I am in disagreement with that Board member's motion to reject my permit.

Specifically:

He said, to my recollection, that there were nice slab type houses in the neighborhood & that a mobile home would not conform to that nice neighborhood appearance.

I strongly disagree, ... I have only seen one & maybe two real slab houses on the ground & those are many hundreds of feet away from my mobile home proposed location.

There is a mixture of mobile homes & other raised stick construction homes. The mobile homes & raised wood houses exceed any slab type homes on the ground.

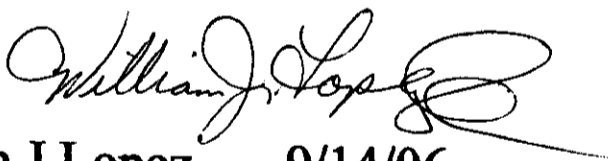
The basis of my disagreement is that a slab type homes **can not be duplicated** on my lots on corner of Transmitter & Huey St, because those slab houses are in **Flood Zone B** and my lots are in **Flood Zone A**.

Of course all Board members should know that there is a **Parish prohibition about adding FILL material on lots in Flood Zone A**, at least at the present time.

The Board member who made the motion to reject my petition surely **did not realize that it is impossible to put a slab type house on my Flood Zone A lots**.

That is why I appeal to the **Zoning Board** to grant me a mobile home permit for my lot 96A, because it is the only **logical type of construction which is possible or practical at this time**. A mobile home on lot 96A would conform to the existing requirements of St Tammany Parish of its **NO FILL Policy** in areas of Flood Zone A.

(I ask for the right to table this Appeal for further investigation, if necessary.)



Thank you, William J Lopez ...9/14/06

CONDITIONAL USE PERMIT STAFF REPORT

Date: August 25, 2006
CASE NO.: CP06-09-156
Posted: 08-04-06

Meeting Date: September 5, 2006
Determination: Denied

PETITIONER: William J. Lopez
OWNER: William J. Lopez
PROPOSED USE: Mobile Home
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 1280 sq.ft.
GROSS AREA LOT SIZE: 14,000 sq.ft.
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel located on the northeast corner of Huey Street & Transmitter Road, south of US Highway 190, being lot 96A, Square 3, East Oaklawn Town; S33, T8S, R13E; Ward 7, District 11

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? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Mobile Home. The site is located on the northeast corner of Huey Street & Transmitter Road, south of US Highway 190, being lot 96A, Square 3, East Oaklawn Town Subdivision. The site is mostly surrounded by undeveloped land. The area is sparsely populated with a mix of single family residences and mobile homes. The site plan submitted meets the Parish setback requirements.

STAFF RECOMMENDATIONS:

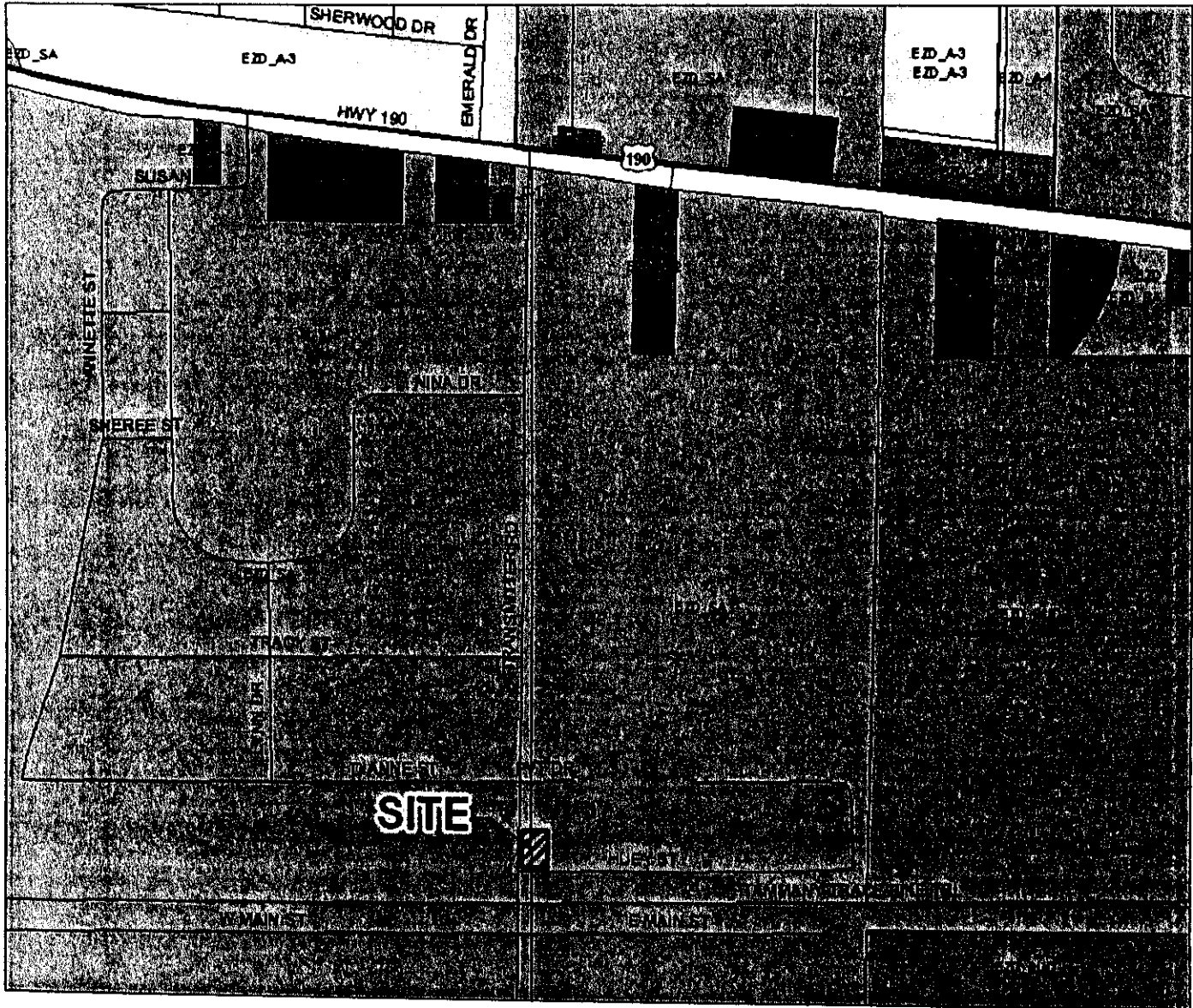
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

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.: CP06-09-156
PETITIONER: William J. Lopez
OWNER: William J. Lopez
PROPOSED USE: Mobile Home
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 1280 sq.ft.
GROSS AREA LOT SIZE: 14,000 sq.ft.
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APPROVED:

Ron Kelly

SECRETARY OF PLANNING COMMISSION DATE

PARISH ENGINEER DATE

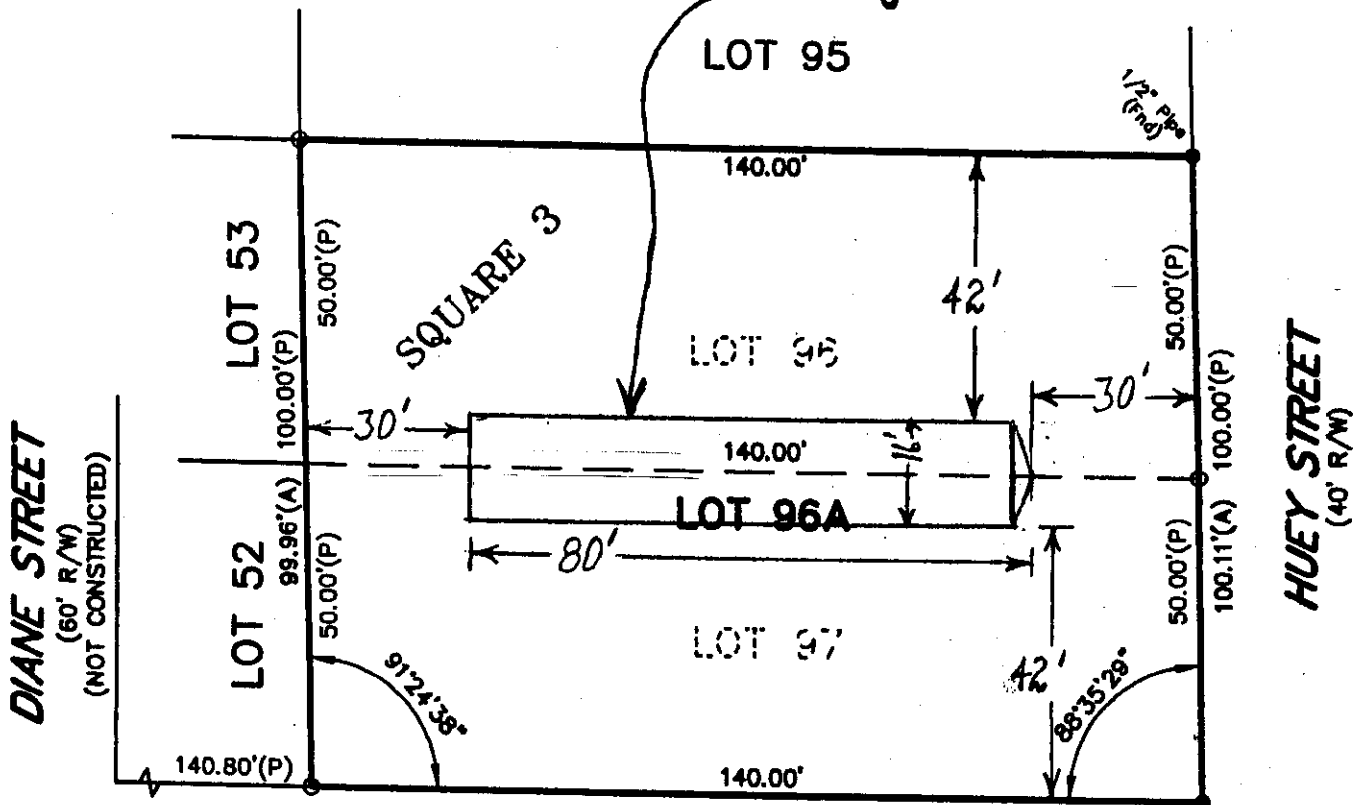
Angela C. Steuber 4-24-06
CLERK OF COURT DATE

4-24-2006 4198C
DATE FILED FILE NO.

TOTAL AREA: 14,001 SQ. FT. OR 0.321 ACRES

CP06-09-156

APPROXIMATE
PROPOSED
LOCATION
OF MOBILE HOME



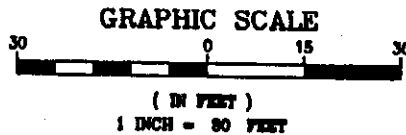
**OAKLAWN EAST DRIVE
A/K/A TRANSMITTER ROAD
(60' R/W)**

REFERENCE
1.) SURVEY BY:
J.V. BURKES &
ASSOCIATES, INC.
DATED: 1/12/2006
1.) SURVEY BY:
LUCIEN C. GASSEN
DATE UNKNOWN

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

(A) = ACTUAL
(P) = PLAT



BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....
Side Setback.....
Rear Setback.....

ADDRESS: TRANSMITTER ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.L.R.M. No. 225205.0395.D
F.L.R.M. Date 4/2/1991
ZONING A10 R.F.E. 10.0'
* Verify prior to construction with Local Governing Body.

DRAWING NO. 1061165
DATE: 3/29/2006

J.V. Burkes & Associates, Inc.

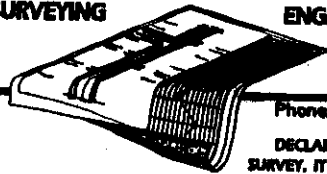
SURVEYING

ENGINEERING • ENVIRONMENTAL
2990 East Gause Blvd., Suite B
Slidell, Louisiana 70461
E-mail: jvbassoc@jvburkes.com

DRAWN BY: DLT
CHECKED BY: MD

SCALE: 1" = 30'

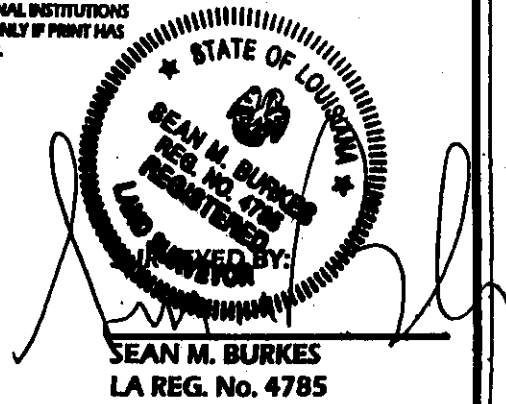
REVISED:



Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**RESUBDIVISION OF LOTS 96 & 97
EAST OAKLAWN TOWN LOTS INTO
LOT 96A, EAST OAKLAWN TOWN LOTS
ST. TAMMANY PARISH
LOUISIANA**

CERTIFIED TO: WILLIAM J. LOPEZ



SEAN M. BURKES
LA REG. No. 4785