



**ST. TAMMANY PARISH**  
 DEPARTMENT OF PLANNING  
 P. O. Box 628  
 COVINGTON, LA 70434  
 PHONE: (985) 898-2529  
 FAX: (985) 898-3003  
 e-mail: [planning@stp.gov](mailto:planning@stp.gov)

*Kevin Davis*  
 Parish President

*Appeal #*

**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

*William J. Lopez*  
 \_\_\_\_\_  
 (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.

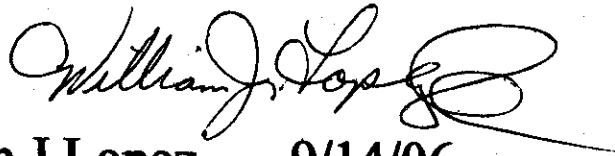
The basis of my disagreement is that a slab type homes **can not be duplicated** on my lots on corner of Transmitter & Huey St, because those slab houses are in **Flood Zone B** and my lots are in **Flood Zone A**.

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

## ACCESS ROAD INFORMATION

Type: Parish

## SITE ASSESSMENT

Road Surface: 2 lane asphalt

Condition: Good

## LAND USE CONSIDERATIONS

### Surrounding Land Use and Zoning:

#### Direction

North	Undeveloped
South	Undeveloped
East	Undeveloped
West	Undeveloped

#### Land Use

#### Zoning

SA (Suburban Agricultural) District
SA (Suburban Agricultural) District
SA (Suburban Agricultural) District
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.  
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APPROVED:

*Ron Kelly*  
SECRETARY OF PLANNING COMMISSION

DATE

*John M. Foster*  
PARISH ENGINEER

DATE

*Angela C. Steuber*  
CLERK OF COURT

DATE

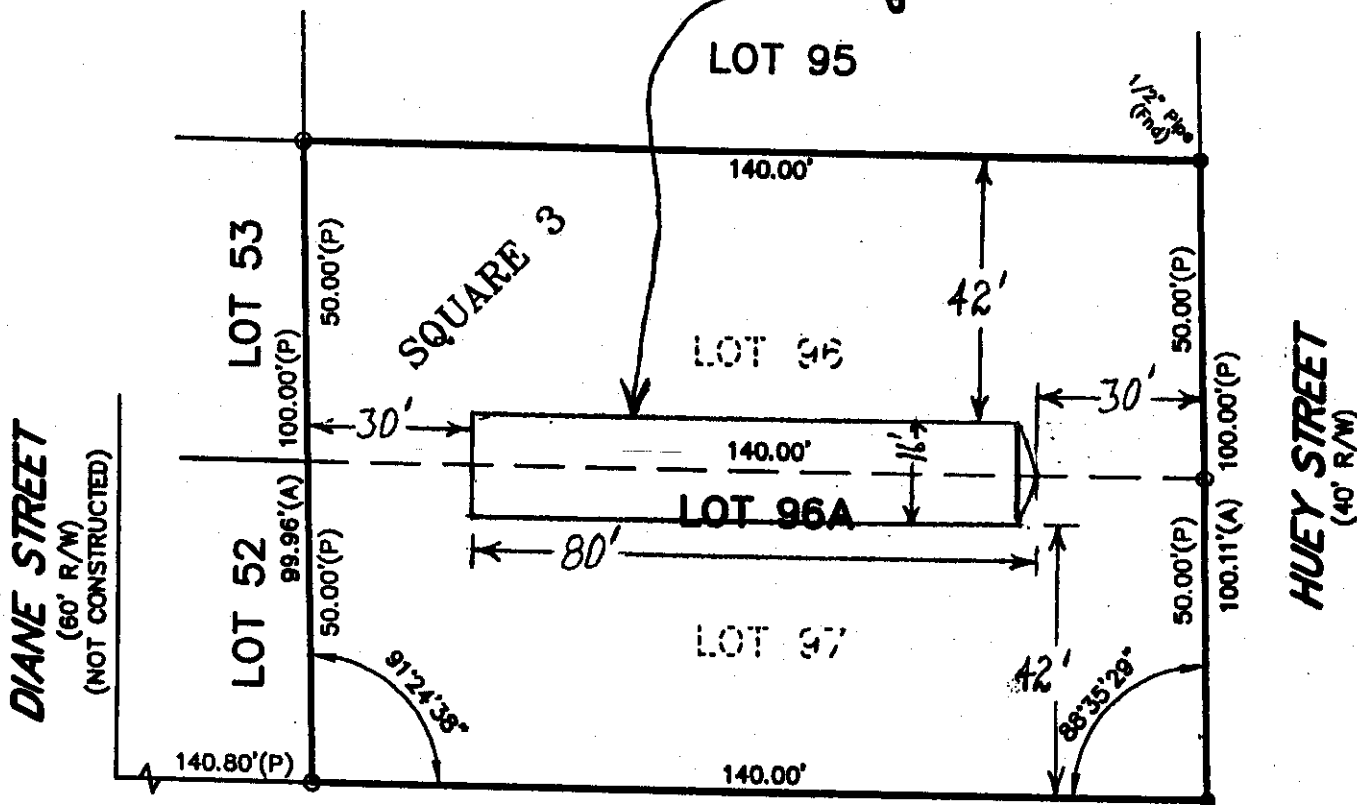
DATE FILED

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)**

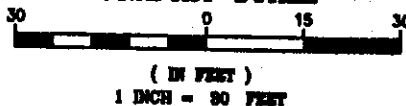
REFERENCE  
1.) SURVEY BY:  
J.V. BURKES &  
ASSOCIATES, INC.  
DATED: 1/12/2006  
1.) SURVEY BY:  
LUCIEN C. GASSEN  
DATE UNKNOWN

LEGEND

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

(A) = ACTUAL  
(P) = PLAT

GRAPHIC SCALE



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.I.R.M. No. 225205 0395 D

F.I.R.M. Date 4/2/1991

SCALE: A10 S.F.S. 10.0'

\* Verify prior to construction with Local Governing Body.

DRAWING NO.

1061165

**J.V. Burkes & Associates, Inc.**

DRAWN BY:

DLT

CHECKED BY:

MD

DATE:

3/29/2006

SURVEYING

ENGINEERING • ENVIRONMENTAL

2990 East Gause Blvd., Suite B

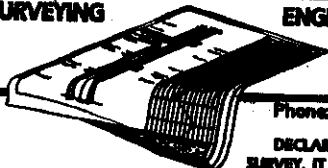
Slidell, Louisiana 70461

E-mail: jvbassoc@jvburkes.com

SCALE:

1" = 30'

REVISED:

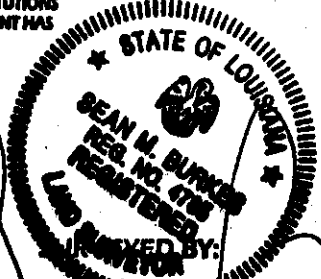


Phone: 985-849-0075 Fax: 985-849-0154  
Mississippi Phone: 228-435-5800

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