



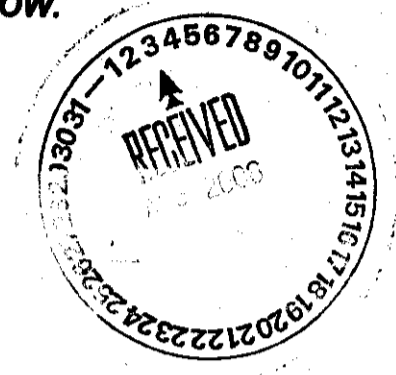
DEPARTMENT OF PLANNING  
 P. O. BOX 628  
 COVINGTON, LA 70434  
 PHONE: (985) 898-2529  
 FAX: (985) 898-3003  
 e-mail: planning@stpgov.org

Kevin Davis  
 Parish President

*Appeal 7*

**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: 8-3-06

**CP06-08-138 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
 Use Size: 1,120 sq.ft.  
 Petitioner: Socorro Stubbs  
 Owner: Yvonne Stubbs  
 Location: Parcel located on the north side of Clesi Avenue, east of Lacombe Harbor Lane, S39, T8S, 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

Socorro M. Stubbs  
 (SIGNATURE)

Socorro Stubbs

25621 W. Elm ST.

Lacombe LA 70445

PHONE #: 985-768-7709

# CONDITIONAL USE PERMIT STAFF REPORT

Date: July 21, 2006  
CASE NO.: CP06-08-138  
Posted: 07/11/06

Meeting Date: August 1, 2006  
Determination: Denied

**PETITIONER:** Socorro Stubbs  
**OWNER:** Yvonne Stubbs  
**PROPOSED USE:** Mobile Home  
**PREVIOUS/CURRENT USE:** Residential  
**SQ. FT. OF USE:** 1,120 sq.ft.  
**GROSS AREA LOT SIZE:** 58,512 sq.ft.  
**ZONING CLASSIFICATION:** SA (Suburban Agricultural) District  
**LOCATION:** Parcel located on the north side of Clesi Avenue, east of Lacombe Harbor Lane; S39, T8S, R13E; 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>
North	Undeveloped
South	Single Family Residential
East	Single Family Residential
West	Single Family Residential

<u>Zoning</u>
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 north side of Clesi Avenue, east of Lacombe Harbor Lane. The site is mostly surrounded by a mix of mobile home, undeveloped lots and single family residences. The proposed mobile home meets the Parish setback requirements.

## STAFF RECOMMENDATIONS:

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

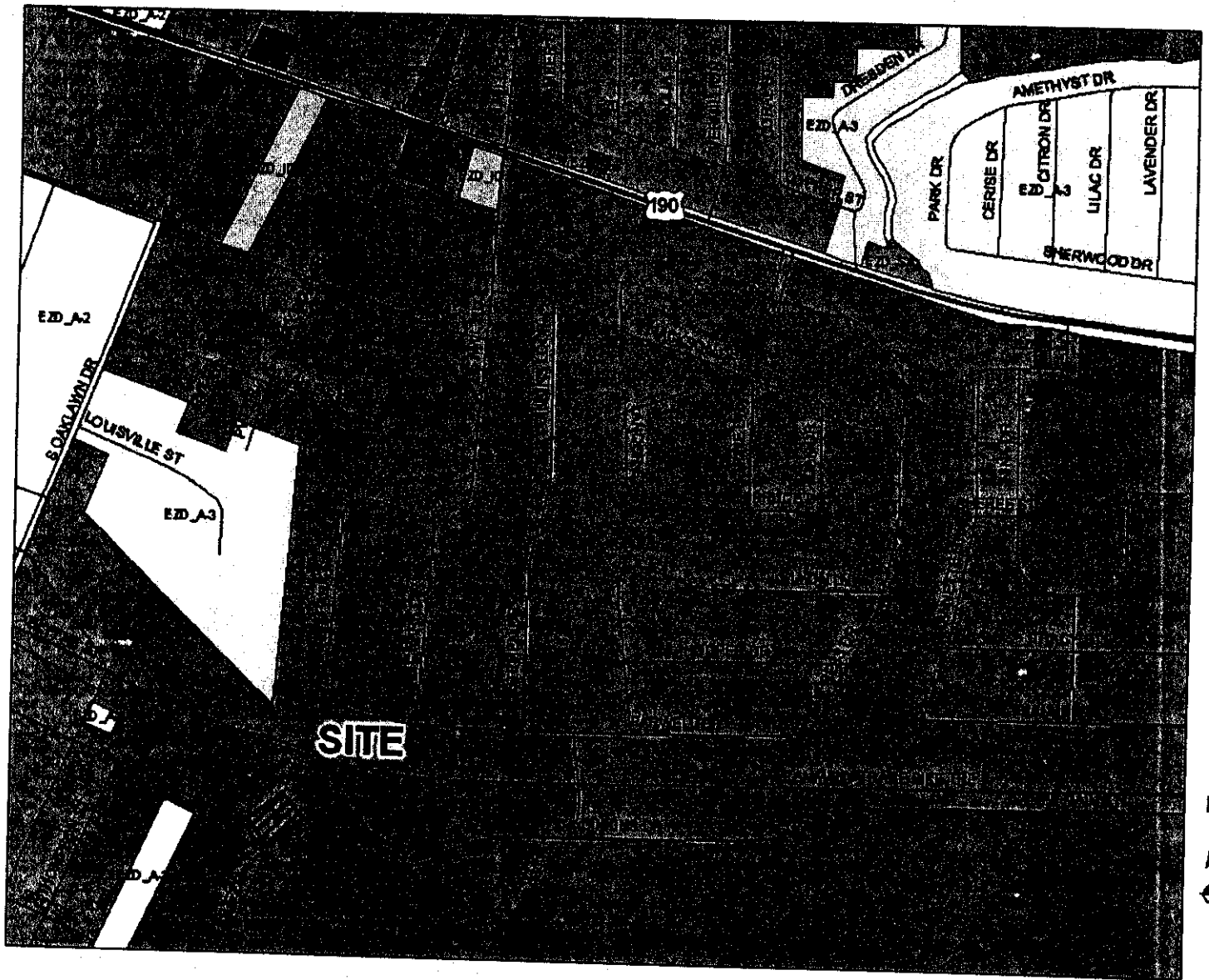
1. CP is not transferrable (if the property is transferred, the mobile home must be removed).
2. Provide skirt around mobile home.
3. The mobile home shall be attached to and installed on a permanent foundation.
4. The exterior shall be compatible to the surrounding housing withing 300' on both sides 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.:**  
**PETITIONER:**  
**OWNER:**  
**PROPOSED USE:**  
**PREVIOUS/CURRENT USE:**  
**SQ. FT. OF USE:**  
**GROSS AREA LOT SIZE:**  
**ZONING CLASSIFICATION:**  
**LOCATION:**

CP06-08-138  
Socorro Stubbs  
Yvonne Stubbs  
Mobile Home  
Residential  
1,120 sq.ft.  
58,512 sq.ft.  
SA (Suburban Agricultural) District  
Parcel located on the north side of Clesi Avenue, east of Lacombe Harbor Lane; S39, T8S, R13E;  
Ward 7, District 7



1/2" Iron Pipe (Fnd)

S40°45'E Title  
S40°48'41"E Actual

1/2" Iron Pipe (Fnd)

POB  
THIS POINT IS DESCRIBED AS BEING  
S05°30'W - 419.5', THENCE N40°45'W  
- 1006.0' FROM THE CORNER  
COMMON TO SECTIONS 32 & 39,  
T-8-S, R-13-E & SECTIONS 5 &  
45, T-9-S, R-13-E, ST. TAMMANY  
PARISH, LOUISIANA.  
(POB BY OTHERS AND NOT FIELD  
VERIFIED BY THIS FIRM.)

REF:  
SURVEY BY S.K. LANDRY, PREPARED  
FOR RICHARD S. STUBBS, DATED  
MARCH 21, 1991.

BASE BEARING  
N52°30'00"E

276.00'

215.00'

289.00' Title  
285.55' Actual

S53°00'10"W Actual  
S52°30'W Title

59,895.79 SQ.FT.  
1.3750 ACRES  
(CASH DEED  
FILED COB 315 PAGE 645,  
NOVEMBER 22, 1981)

(IMPROVEMENTS NOT SHOWN AS  
PER REQUEST OF CLIENT.)

14' x 80'

40 FT

212.00' Title  
212.13' Actual

N38°14'21"W Actual  
N37°30'W Title

1/2" Iron Rod (Fnd)

1 1/2" Iron Pipe (Fnd)

S52°30'00"W  
90.00'

20' SERVITUDE OF PASSAGE AS SHOWN  
ON SURVEY BY ALBERT A. LOVELL FOR  
MARVIN COUSIN, DATED JULY 30, 1975

S52°34'58"W  
80.70'

PARCEL A

PARCEL B

SUE

DRIVE

GRAPHIC SCALE



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

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

I CERTIFY THAT THIS PLAN 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 0375 D  
F.I.R.M. Date 4/02/91  
S.R. A.10 S.P.E. 10  
\* Verify prior to construction with  
Local Governing Body.

DRAWING NO.  
1061727  
DATE  
6/06/06

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

DRAWN BY: BC  
CHECKED BY: MD



ENGINEERING • ENVIRONMENTAL  
1805 HWY. 190 EAST  
Sldell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

SCALE:  
1" = 60'

Phone: 985-849-0075 Fax 985-849-0154  
Mississippi Phone: 228-435-3800  
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.

A 1.5730 ACRE PARCEL  
LOCATED NEAR THE TOWN OF LACOMBE  
IN SECTION 39, T-8-S, R-13-E,  
ST. TAMMANY PARISH,  
LOUISIANA

CERTIFIED TO RICHARD STUBBS

