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Kevin Davis  
 Parish President

*Appeal #6*

**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: 01-04-07

**11. CP07-01-008 - Use: Mobile Home**

Zoning: A-2 (Suburban) District  
 Use Size: 1,280 sq. ft.  
 Petitioner: Angela Unbehagen  
 Owner: Emmett and Angela Unbehagen  
 Location: Property is located on the south side of Azalea Lane, east of LA Highway 434, S33, T7S, R13E, Ward 6, District 6  
 Council District: 6

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

*Angela Unbehagen*  
 (SIGNATURE)

Angela Unbehagen  
30542 Azalea Lane  
Lacombe, LA 70445

PHONE #: (985) 882-XXXX



# CONDITIONAL USE PERMIT STAFF REPORT

Date: December 22, 2006  
CASE NO.: CP07-01-008  
Posted: December 14, 2006

Meeting Date: January 3, 2007  
Determination: Denied

PETITIONER: Angela Unbehagen  
OWNER: Emmett and Angela Unbehagen  
PROPOSED USE: Mobile Home  
PREVIOUS/CURRENT USE: Non-habitable Structure  
SQ. FT. OF USE: 1,280 sq. ft.  
GROSS AREA LOT SIZE: 10,000 sq. ft.  
ZONING CLASSIFICATION: A-2 (Suburban) District  
LOCATION: Property is located on the south side of Azalea Lane, east of LA Highway 434; S33, T7S, R13E; Ward 6, District 6

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## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Poor

### LAND USE CONSIDERATIONS

#### Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	R (Rural) District/ A-2 (Suburban) District
South	Vacant	R (Rural) District
East	Residential	A-2 (Suburban) District
West	Residential	A-2 (Suburban) District

Existing development? Yes

Multi occupancy development? No

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### STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Mobile Home. The site is located on the south side of Azalea Lane, east of LA Highway 434. The area is surrounded by single family residences. The site plan meets all Parish setback requirements.

### STAFF RECOMMENDATIONS:

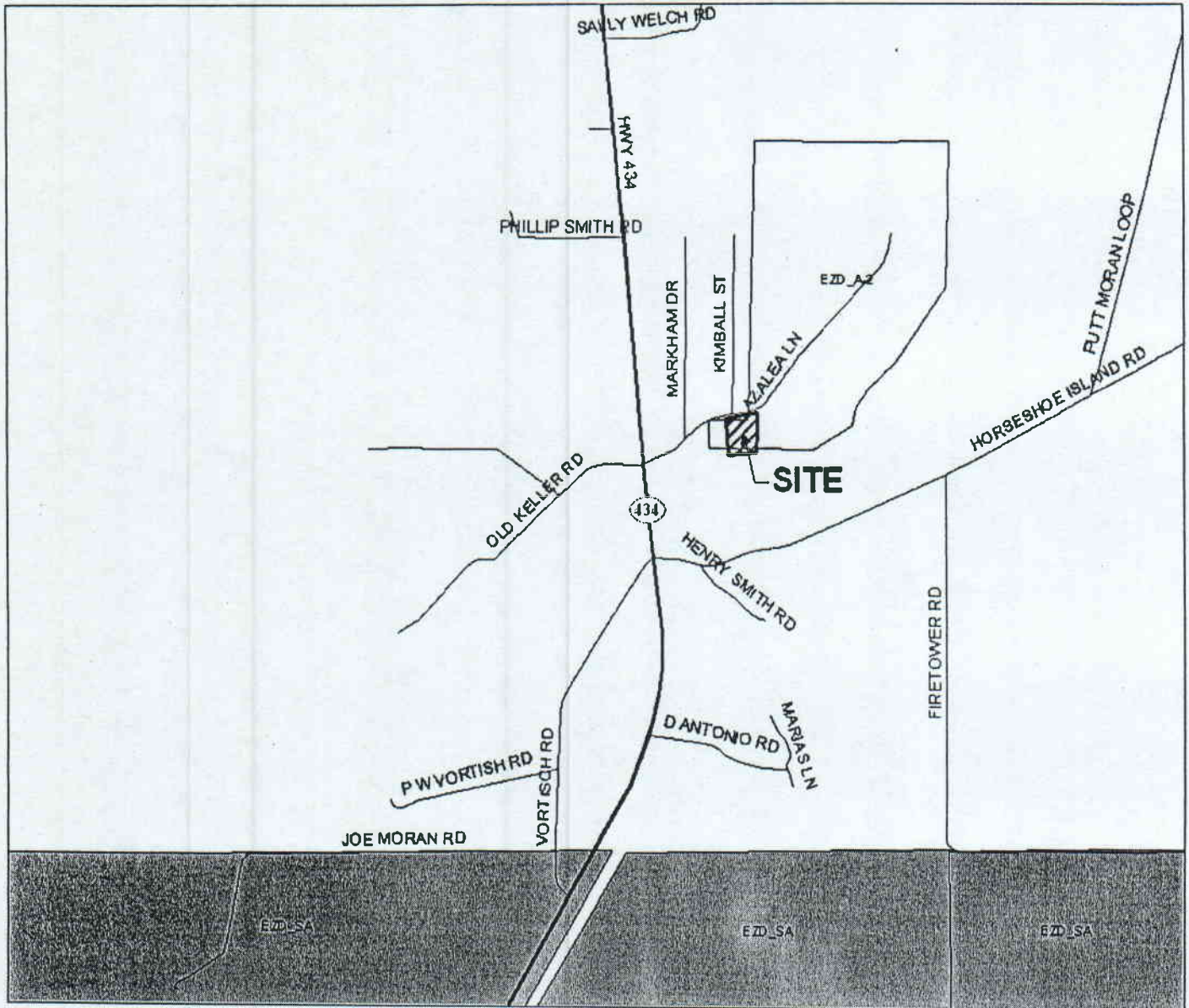
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

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.

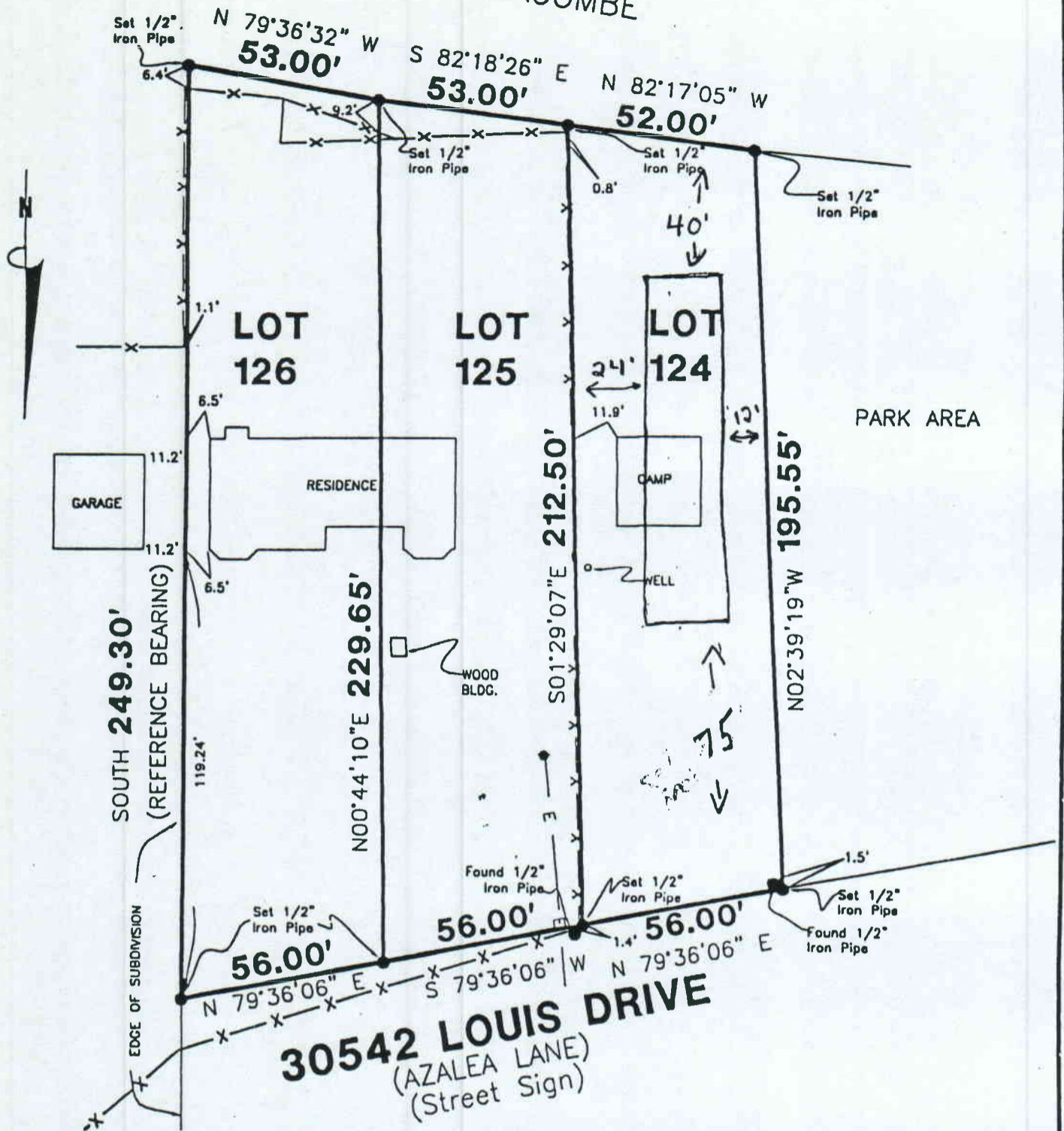
### NOTE TO PETITIONER

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.

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# BAYOU LACOMBE



Note: Servitudes shown hereon are not necessarily exclusive. Servitudes 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.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0275 C ; Revised: OCTOBER 17, 1989

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

SURVEY MAP OF  
 LOTS 124, 125, & 126, BAYOU HEIGHTS SUBD.  
 in  
 SECTION 33, T-7-S, R-13-E  
 St. Tammany Parish, Louisiana

CP07-01-008