



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
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 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: 1/4/07

CP07-01-006 - Use: Mobile Home as Guest House
 Zoning: SA (Suburban Agricultural) District
 Use Size: 980 sq. ft.
 Petitioner: Lori L. Simpson-Winborn
 Owner: Lori L. Simpson-Winborn
 Location: Parcel located at the northeast corner of Henry Clay Avenue and Ravine Street, west of Western Sands Street, S12, T7S, R11E, Ward 3, District 3
 Council District: 3

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

Lori Simpson-Winborn
 (SIGNATURE)

Lori Simpson-Winborn

70370 Ravine St.

Abita Springs La 70420

PHONE #: 985 867 8541



CONDITIONAL USE PERMIT STAFF REPORT

Date: December 22, 2006
CASE NO.: CP07-01-006
Posted: December 15, 2006

Meeting Date: January 3, 2006
Determination: Denied

PETITIONER: Lori L. Simpson-Winborn
OWNER: Lori L. Simpson-Winborn
PROPOSED USE: Mobile Home as Guest House
PREVIOUS/CURRENT USE: Residential
SQ. FT. OF USE: 980 sq. ft.
GROSS AREA LOT SIZE: 1 acre
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel located at the northeast corner of Henry Clay Avenue and Ravine Street, west of Western Sands Street; S12, T7S, R11E; Ward 3, District 3

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Lane Asphalt Ravine St Conditions: Good
2 Lane Gravel Henry Clay Av. Fair

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	SA (Suburban Agricultural) District
South	Residential	SA (Suburban Agricultural) District
East	Undeveloped	SA (Suburban Agricultural) District
West	Undeveloped	SA (Suburban Agricultural) District

Existing development? Yes

Multi occupancy development? Yes

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Mobile Home as Guest House. The site is located at the northeast corner of Henry Clay Avenue and Ravine Street, west of Western Sands Street. The site is surrounded by mostly mobile homes with very few single family residence. 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.

CASE NO.:

CP07-01-006

PETITIONER:

Lori L. Simpson-Winborn

OWNER:

Lori L. Simpson-Winborn

PROPOSED USE:

Mobile Home as Guest House

PREVIOUS/CURRENT USE:

Residential

SQ. FT. OF USE:

980 sq. ft.

GROSS AREA LOT SIZE:

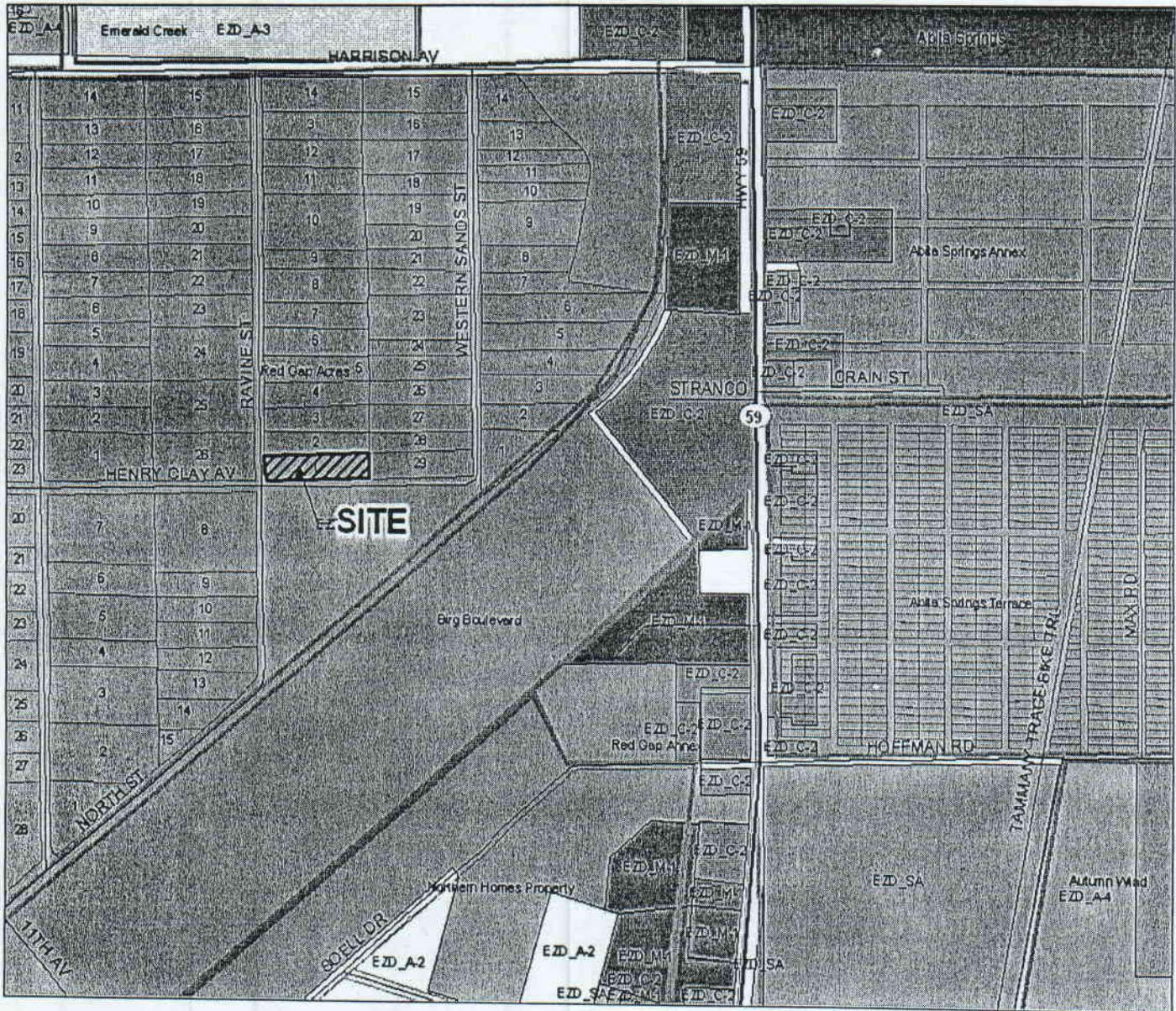
1 acre

ZONING CLASSIFICATION:

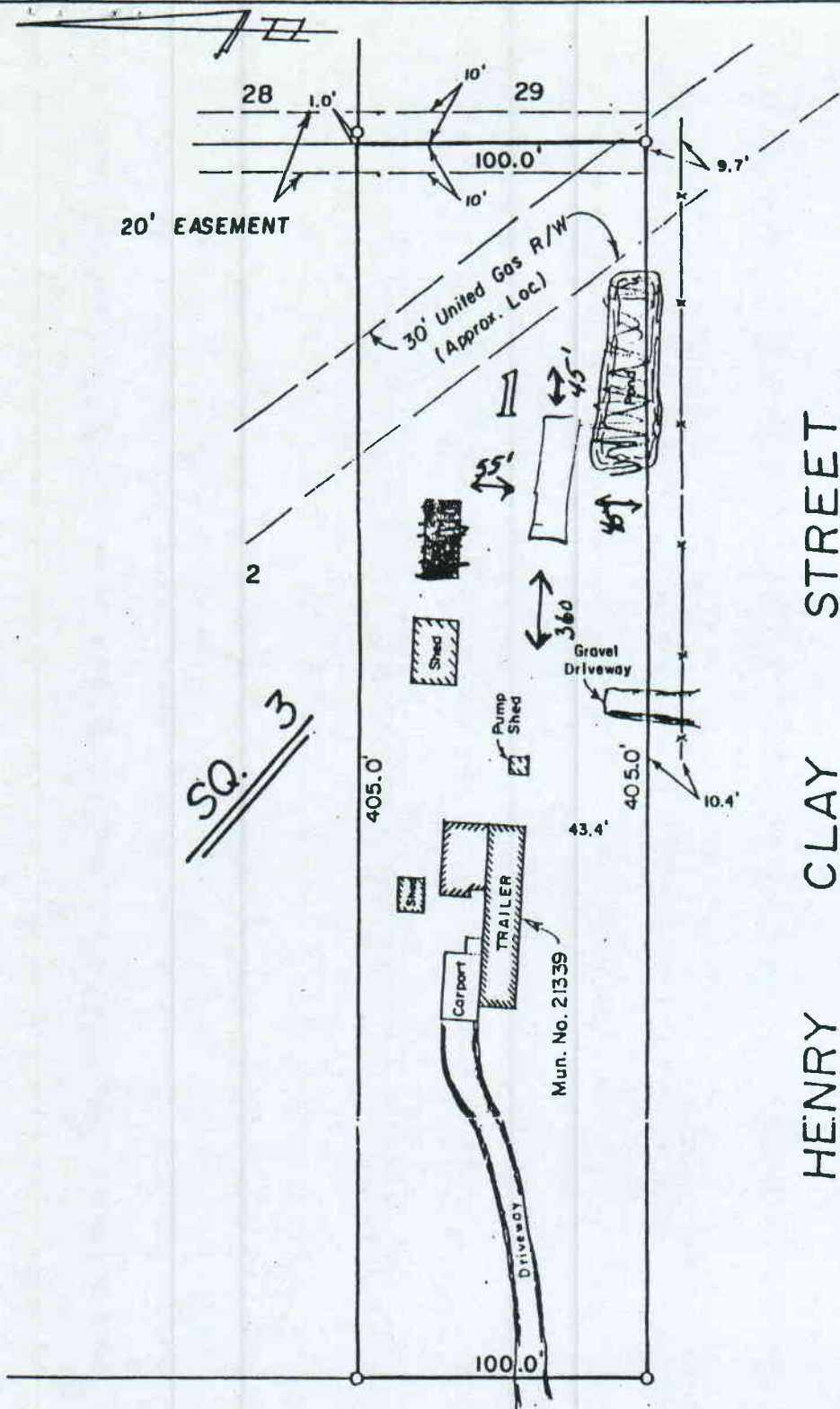
SA (Suburban Agricultural) District

LOCATION:

Parcel located at the northeast corner of Henry Clay Avenue and Ravine Street, west of Western Sands Street; S12, T7S, R11E; Ward 3, District 3



C07-01-006



RAVINE STREET

HENRY CLAY STREET

This is to certify that I have consulted the F.F.M.A. Flood Insurance Rate Maps and find that the subject property is located in FLOOD ZONE "C" per panel number 225205 0235 C, rev. 10-17-89.

This is to certify that this plat represents an actual survey made on the ground under the direct supervision of the undersigned and is true and correct and in accordance with the adopted Louisiana Minimum Standards of Practice for property boundary surveys for a CLASS "C" SURVEY.

SURVEY OF LOT 1
 SQUARE 3
 RED GAP ACRES SUBDIVISION
 SEC. 12, T7S-R11E
 ST. TAMMANY PARISH, LA.

CERTIFIED CORRECT TO:
 LORI LOUISE SIMPSON



FONTCUBERTA
Surveys
 INCORPORATED

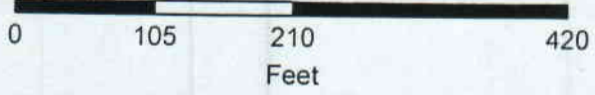


CERTIFIED CORRECT

Thomas J. Fontcuberta
 SURVEYOR

DATE	SCALE	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
8-27-97	1" = 60'	RLF	TJF	976337	126-182

O - IRON ROD FD.



This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such.