



DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
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 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: 9-7-07

CP07-09-144 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
 Use Size: 1,680 sq. ft.
 Petitioner: Crystal Lavelle
 Owner: James & Crystal Lavelle
 Location: Parcel located on the east side of Lynn Drive, north of Diane Street, south of Tracy Street, S33, 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

Lori L. LeBouef
 (SIGNATURE)

Lori L. LeBouef
1508 Magnolia St.
Slidell, LA 70460
 PHONE #: (504) 874-3520



CONDITIONAL USE PERMIT STAFF REPORT

Date: August 24, 2007
CASE NO.: CP07-09-144
Posted: August 17, 2007

Meeting Date: September 4, 2007
Determination: Approved with staff comments

PETITIONER: Crystal Lavelle
OWNER: James & Crystal Lavelle
PROPOSED USE: Mobile Home
PREVIOUS/CURRENT USE: Residential
SQ. FT. OF USE: 1,680 sq. ft.
GROSS AREA LOT SIZE: 40,000 sq. ft.
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel located on the east side of Lynn Drive, north of Diane Street, south of Tracy Street; S33, T8S, R13E; Ward 7, District 7

ACCESS ROAD INFORMATION

Type: Parish

SITE ASSESSMENT

Road Surface: 2 Lane Asphalt

Condition: Fair

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

Direction

North

South

East

West

Land Use

Mobile Home

Undeveloped

Single Family Residential

Vacant

Zoning

SA (Suburban Agriculture) District

SA (Suburban Agriculture) District

SA (Suburban Agriculture) District

SA (Suburban Agriculture) District

Existing development? Yes

Multi occupancy development? No

STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Mobile Home. The site is located on the east side of Lynn Drive, north of Diane Street, south of Tracy Street. Proposed site is surrounded by mostly mobile homes. The proposed mobile home meets all parish setback requirements.

STAFF RECOMMENDATIONS:

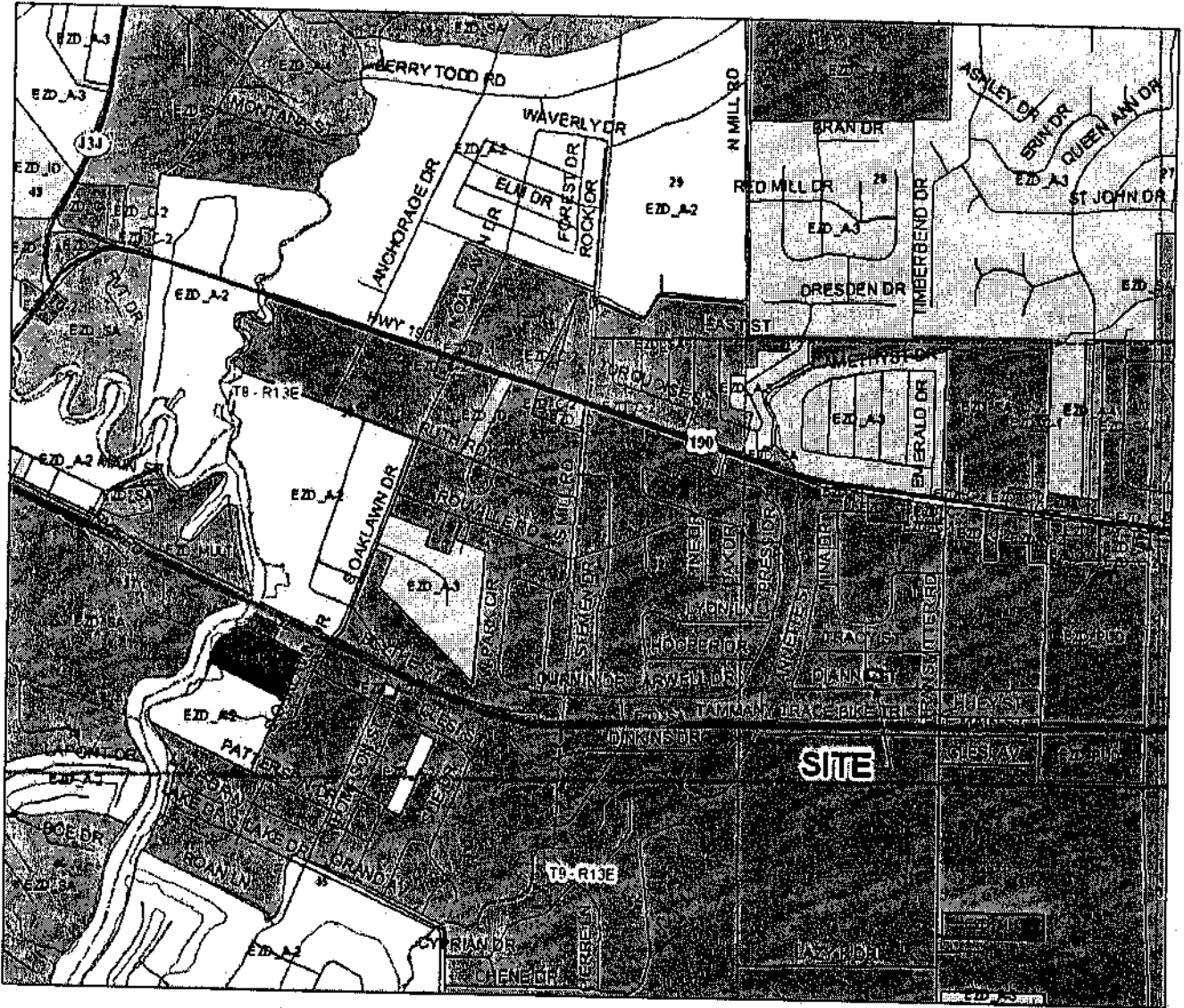
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

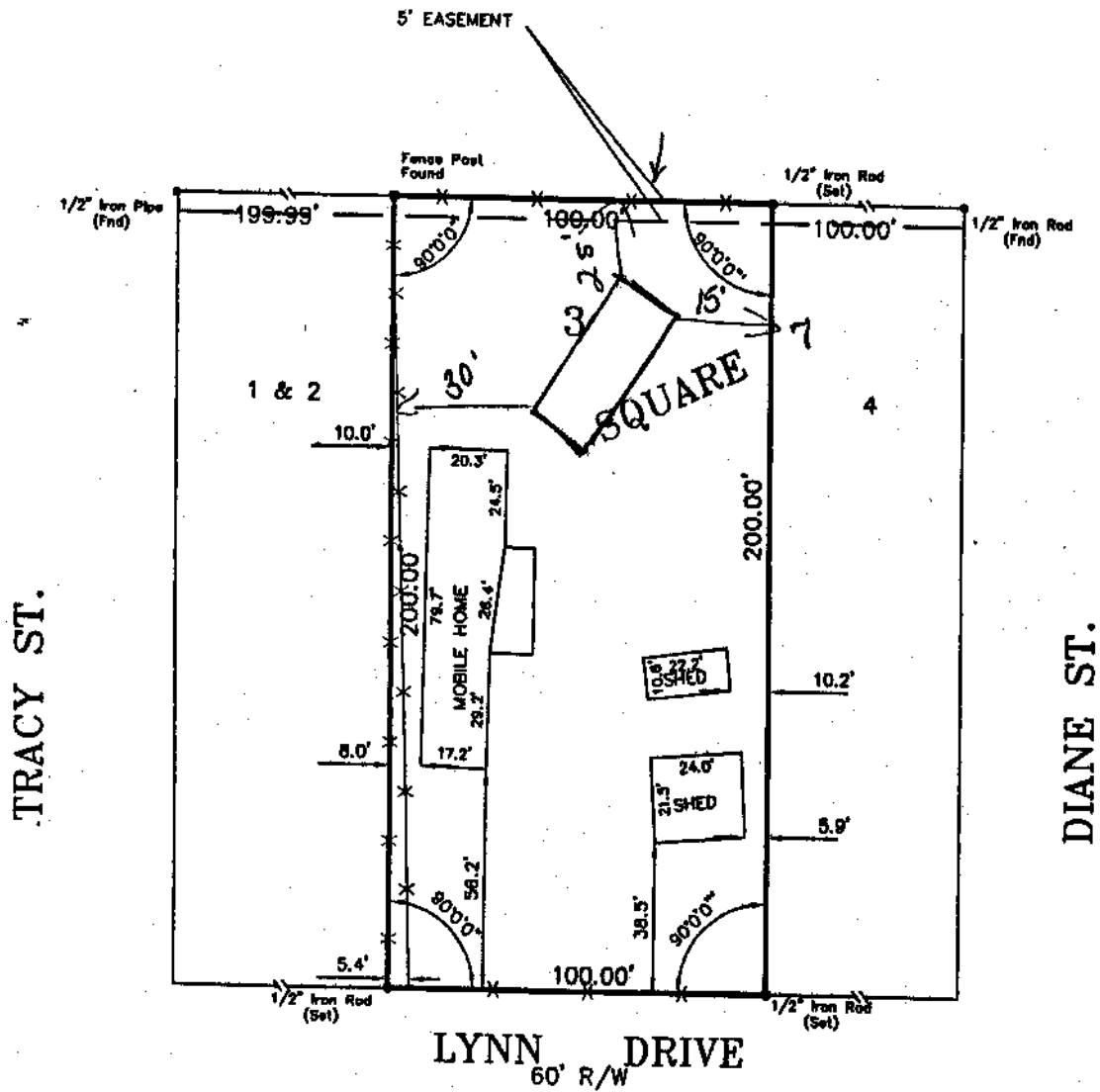
1. CP is not transferrable (if the property is transferred, the mobile home must be removed).
2. Provide skirt around mobile home.
3. The mobile home shall be attached to and installed on a permanent foundation.
4. The exterior shall be compatible to the surrounding housing withing 300' on both sides of the street or road and all abutting property.

NOTE TO PETITIONER

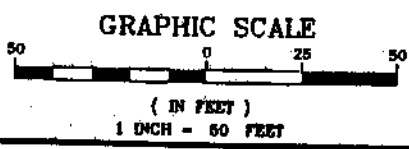
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St. Tammany Parish Zoning Commission, unless otherwise stipulated by the St. Tammany Parish Zoning Commission.

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LEGEND
 ○ 1/2" Iron Rod Set
 ● 1/2" Iron Rod Found
 ⊕ Cross



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

ADDRESS: LYNN DRIVE

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.

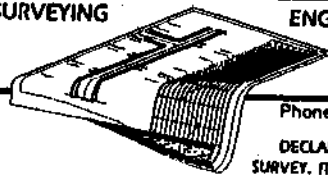
ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0395 D
 F.I.R.M. Date 4/02/91
 ZN: R B.F.E. NA
 * Verify prior to construction with Local Governing Body.

DRAWING NO. 20071781
 DATE: 7/17/07

J.V. Burkes & Associates, Inc.

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



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.

DRAWN BY: BC
 CHECKED BY: MD
 SCALE: 1" = 50'

LOT 3, SQUARE 7,
 EAST OAKLAWN SD., SECTION TWO
 LOCATED NEAR THE TOWN OF LACOMBE
 IN SECTION 33, T-8-S, R-13-E,
 ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: JAMES & CRYSTAL LAVELLE

SEAN M. BURKES
 LA REG. No. 4785