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Kevin Davis
 Parish President

Appeal # 2

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: 8/8/07

CP07-08-132 - Use: Mobile Home as Second Residence
 Zoning: SA (Suburban Agricultural) District
 Use Size: 1,200 sq. ft.
 Petitioner: Milton & Phyllis Retif
 Owner: Suzanne Cohen
 Location: Parcel located on Nancy Street, west of Carmel Road, south of Hoffman Road, S7 & 8, T7S, R12E, Ward 4, 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

Phyllis Retif + Milton Retif
 (SIGNATURE)

PHYLLIS + MILTON RETIF

740 TURQUOISE ST.

NEW ORLEANS, LA 70124

PHONE #: 504-288-1238



CONDITIONAL USE PERMIT STAFF REPORT

Date: July 27, 2007
CASE NO.: CP07-08-132
Posted: July 11, 2007

Meeting Date: August 7, 2007
Determination: Denied

PETITIONER: Milton & Phyllis Retif
OWNER: Suzanne Cohen
PROPOSED USE: Mobile Home as Second Residence
PREVIOUS/CURRENT USE: Residence
SQ. FT. OF USE: 1,200 sq. ft.
GROSS AREA LOT SIZE: 1.65 acres
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel located on Nancy Street, west of Carmel Road, south of Hoffman Road; S7 & 8, T7S, R12E; Ward 4, 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>	<u>Zoning</u>
North	Residential	SA (Suburban Agricultural) District
South	Residential	SA (Suburban Agricultural) District
East	Residential	SA (Suburban Agricultural) District
West	Residential	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 Second Residence. The site is located on Nancy Street, west of Carmel Road, south of Hoffman Road. The area is mostly surrounded by single family residences and some mobile homes. The proposed mobile home meets all parish setback requirements.

STAFF RECOMMENDATIONS:

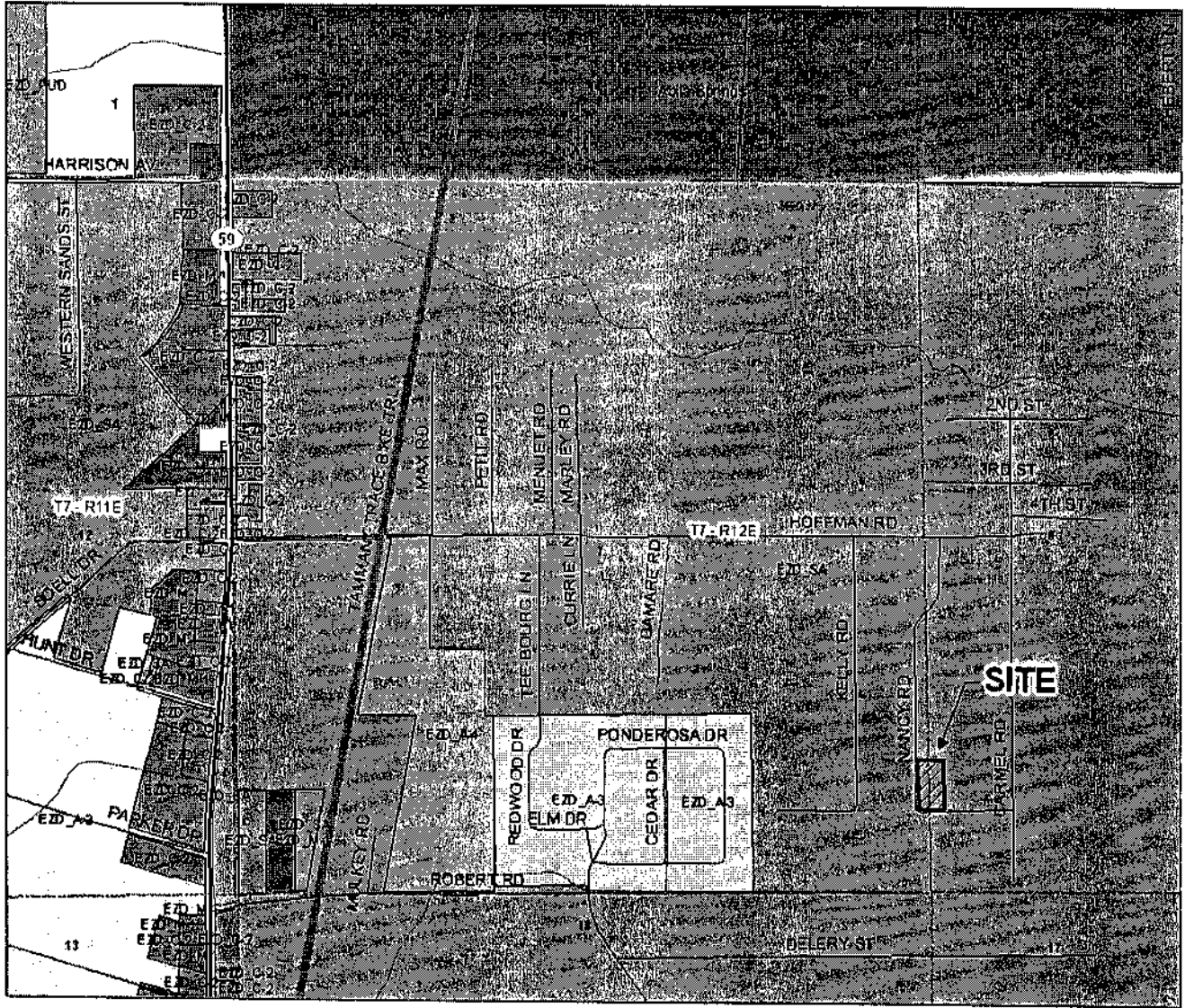
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

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

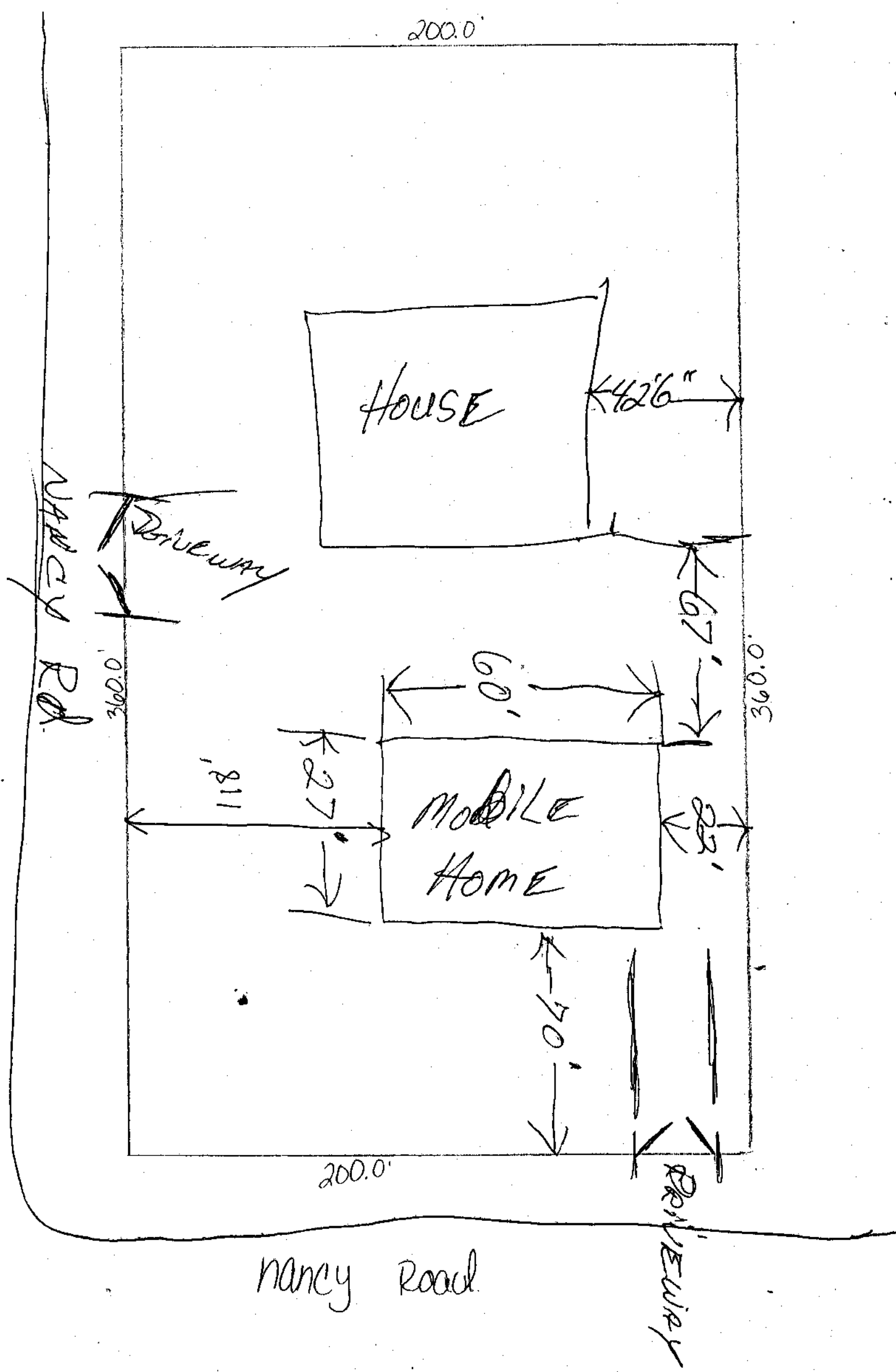
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St.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

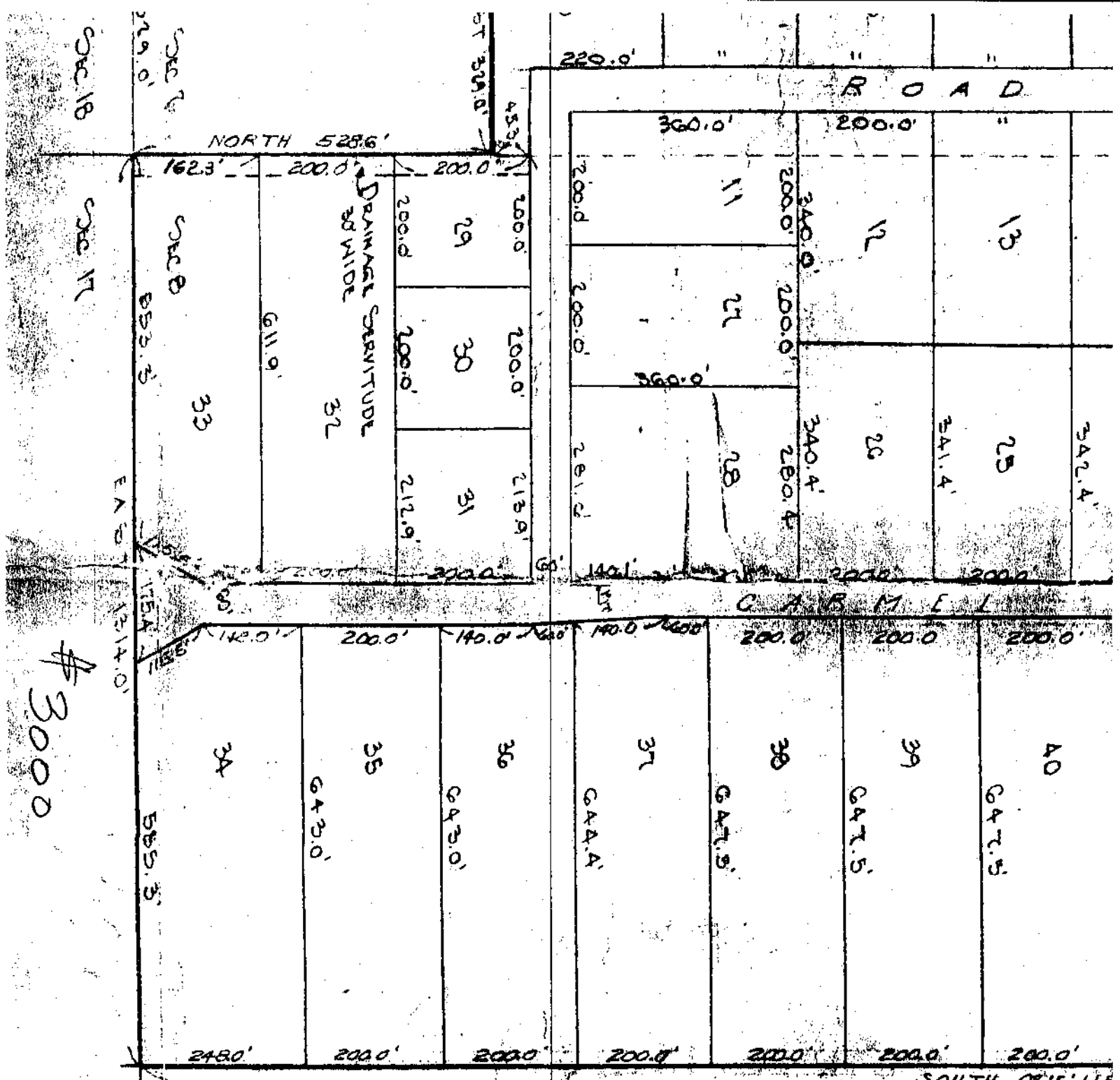
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Sides - 15
Rear - 25

CP07-08-132





\$ 3000

CP 07-08-132

DESCRIPTION
W/4 OF SW/4 SEC 8 T7S R12E
EAST 329.0' OF SE/4 SEC 7 T7S R12E

AREA = 98.55 ACRES

40 PARCELS

MIN. BDDG. SETBACK LINE 25.0'

APPROVED BY

PRES. OF POLICE JURY

CHAIRMAN, SUBDIVISION
REGULATORY COMMITTEE

CHAIRMAN, PLANNING COMMISSION

FILED TO
DATE
NO

PARISH

CLERK

REVISED PRELIMINARY

WARD 4

MARSH

SEC 7 & 8 T7S R12E GRANTHURST
OWNER - CREOLE LAND CO. INC.