



ST. TAMMANY PARISH
DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2829
FAX: (985) 898-3003
e-mail: planning@stpgov.org

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: 1-4-08

CP08-01-001 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1216 sq.ft.
Petitioner: Ronald Wheat
Owner: Ronald Wheat
Location: Parcel located on the north side of Willow Street, east of Maple Drive, being lots 12 & 13, River Gardens Subdivision, S29, T8S, R15E, Ward 8, District 9
Council District: 9

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

Ronald Wheat
(SIGNATURE)

Ronald Wheat

59522 Spring Dr.

Slidell, LA 70461

PHONE #: 985-644-1984

Rec'd
1/4/08

CONDITIONAL USE PERMIT STAFF REPORT

Date: December 21, 2007
CASE NO.: CP08-01-001
Posted: December 11, 2007

Meeting Date: January 2, 2008
Determination: Denied

PETITIONER: Ronald Wheat
OWNER: Ronald Wheat
PROPOSED USE: Mobile Home
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 1,216 sq. ft.
GROSS AREA LOT SIZE: 6,800 sq. ft.
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel is located on the north side of Willow Street, east of Maple Drive, being lots 12 & 13, River Gardens Subdivision; S29, T8S, R15E; Ward 8, District 9

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	SFR (single family residential)	SA (Suburban Agricultural) District
South	SFR (single family residential)	SA (Suburban Agricultural) District
East	SFR (single family residential)	SA (Suburban Agricultural) District
West	Mobile Home	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 Willow Street, east of Maple Drive, being lots 12 & 13, River Gardens Subdivision. Area is mostly surrounded by stick built homes with a few Mobile Homes in the vicinity. The setback information provided meets the Parish requirements.

STAFF RECOMMENDATIONS:

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

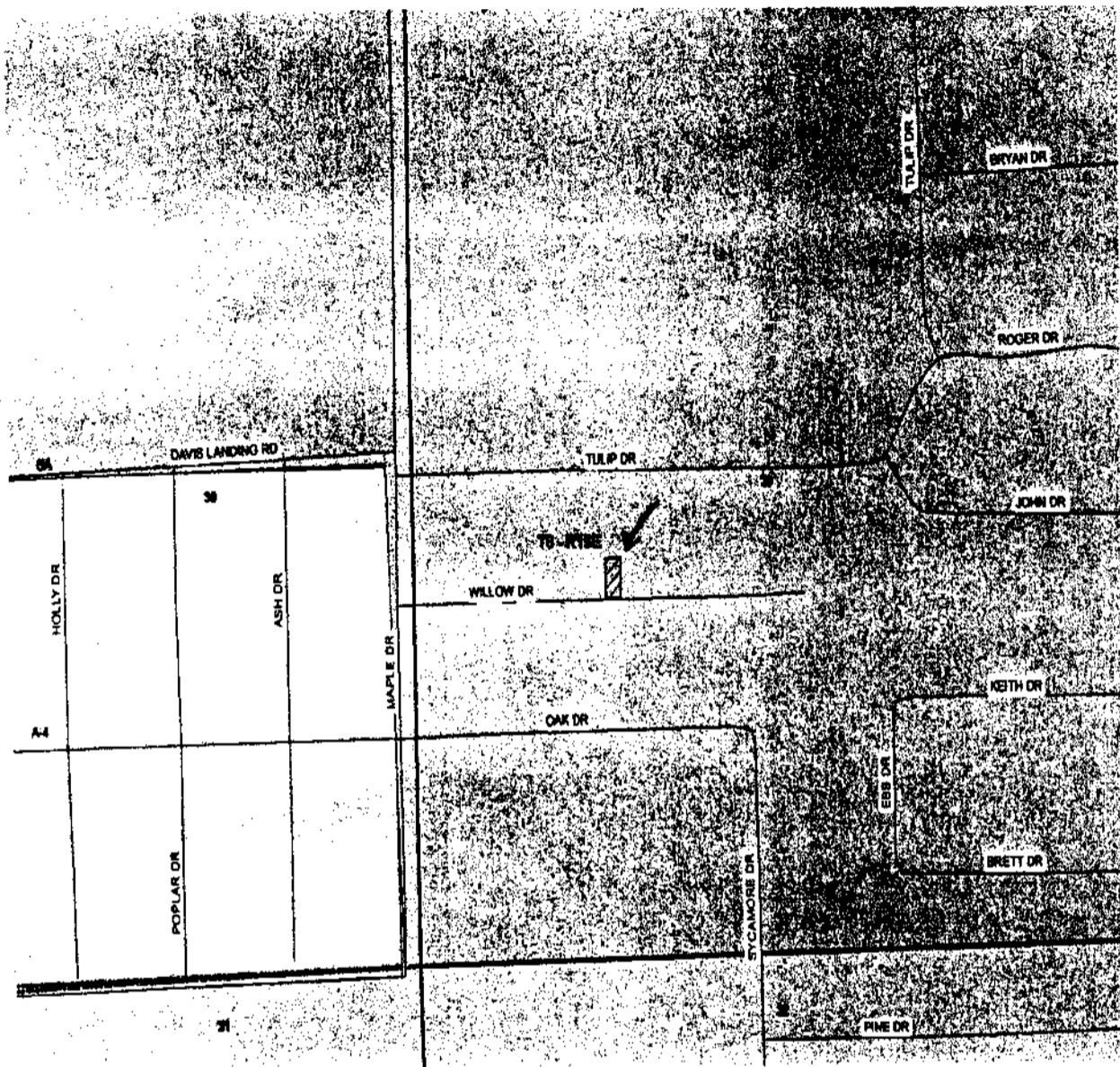
1. CP is not transferrable (if the property is transferred, the mobile home must be removed).
2. Provide skirt around mobile home.
3. The mobile home shall be attached to and installed on a permanent foundation.
4. The exterior shall be compatible to the surrounding housing withing 300' on both sides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

NOTE TO PETITIONER

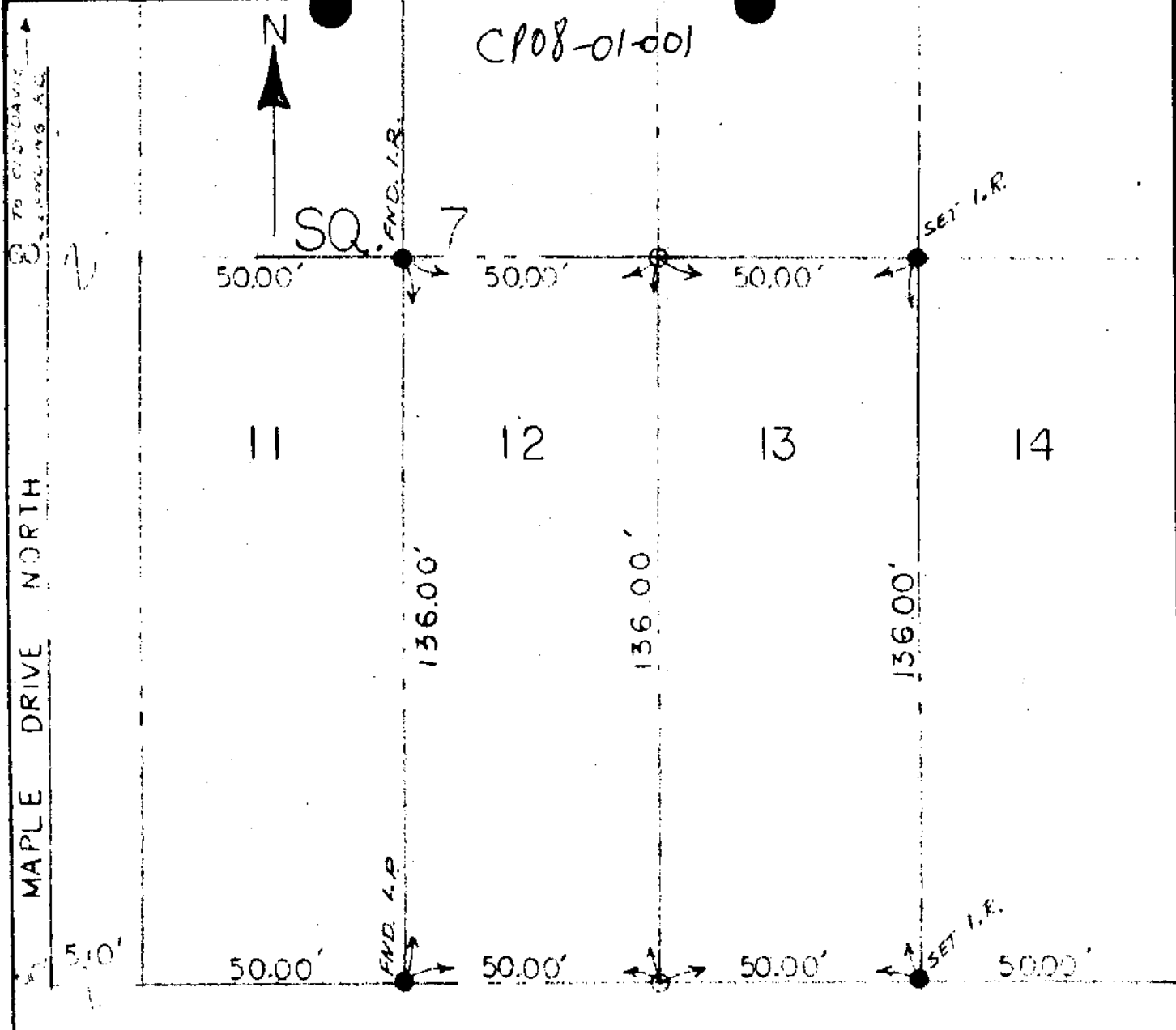
There is a 10-day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10-day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St.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

CASE NO.:
PETITIONER:
OWNER:
PROPOSED USE:
PREVIOUS/CURRENT USE:
SQ. FT. OF USE:
GROSS AREA LOT SIZE:
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CP08-01-001
Ronald Wheat
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CPO8-01-001



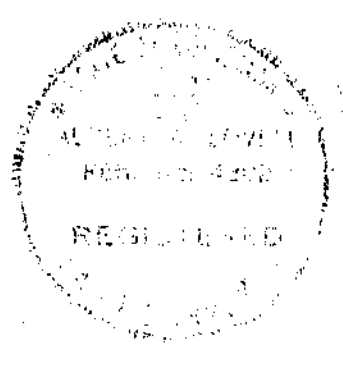
MAP SHOWING SURVEY OF LOTS NO. 12 & 13, SQ. 7

SUBDIVISION RIVER GARDENS

BEING LOCATED IN SEC. 29, T8S-R15E, G.L.D.

NEAR SLIDELL, ST. TAMMANY PARISH, LOUISIANA

FOR DONALD ALLIGOOD



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
I HEREBY CERTIFY THAT THE ABOVE SHOWN SURVEY WAS ACTUALLY MADE ON THE GROUND, AS PER RECORD DESCRIPTION, AND IS CORRECT, AND THAT THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES.

Albert A. Lovell

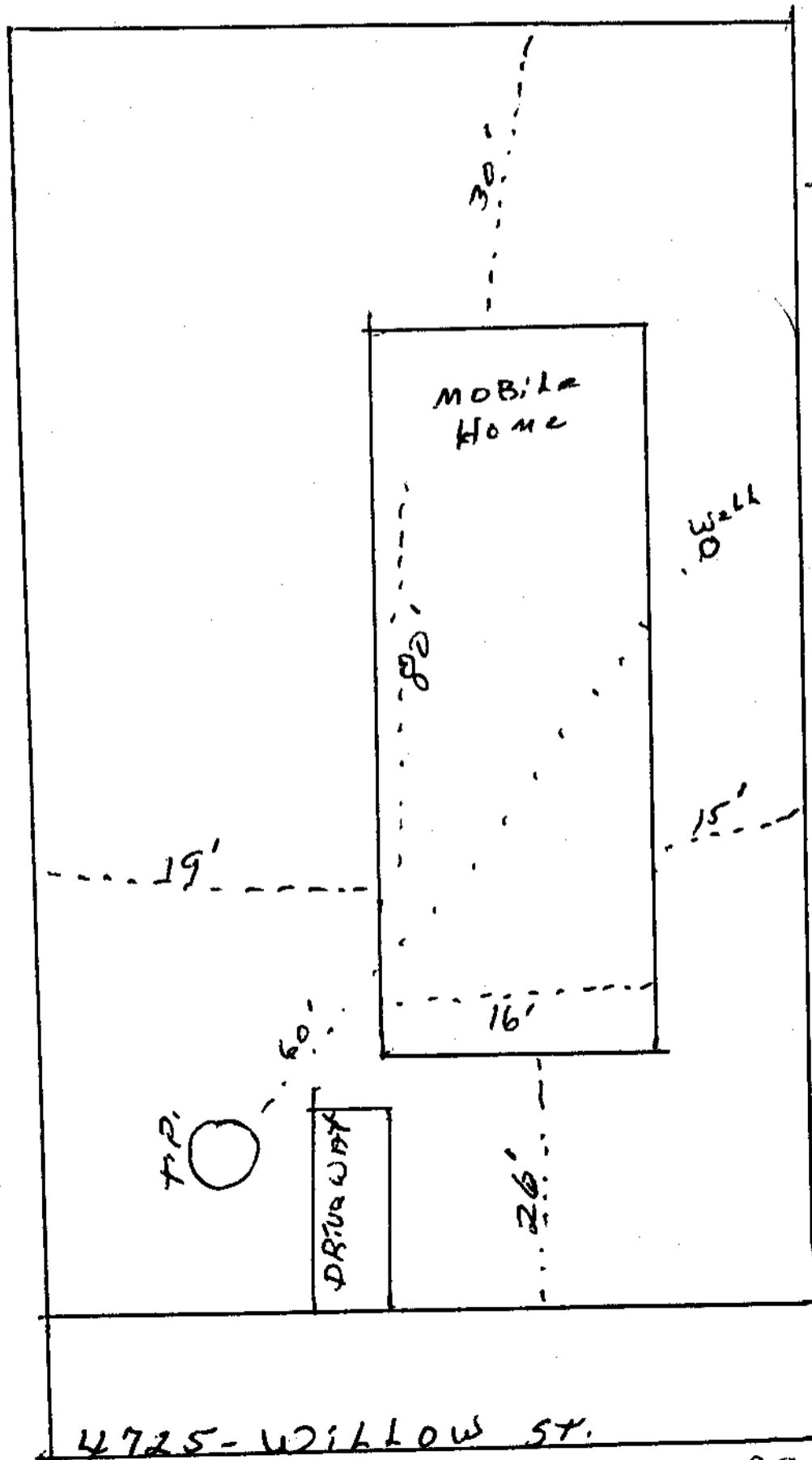
ALBERT A. LOVELL & ASSOCS.
CONSULTING ENGINEERS

SLIDELL, LOUISIANA
DATE: MARCH 3, 1976

CP08-01-001

Lot 13 89.7

50'



4725 - WILLOW ST.

CP08-01-001