



**ST. TAMMANY PARISH**

**DEPARTMENT OF PLANNING**

**P. O. Box 628**

**COVINGTON, LA 70434**

**PHONE: (985) 898-2529**

**FAX: (985) 898-3003**

**e-mail: [planning@stpgov.org](mailto: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:** 1-3-2008

**CP08-01-006 - Use: Mobile Home**

**Zoning:** SA (Suburban Agricultural) District

**Use Size:** 768 sq. ft.

**Petitioner:** Kathy Bass

**Owner:** Kathy Bass

**Location:** Parcel located on the north side of Sigrid Lane, west of Donya Avenue, being lot 13, Square B, Browns Village Subdivision, S28, T8S, R14E, Ward 9, 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**

*Kathy Bass*  
(SIGNATURE)

Kathy Bass

108 Wellington Lane

Slidell, LA 70458

**PHONE #:** 985-768-6325

*rec'd  
1/3/08  
[Signature]*

# CONDITIONAL USE PERMIT STAFF REPORT

Date: December 21, 2007  
CASE NO.: CP08-01-006  
Posted: December 11, 2007

Meeting Date: January 2, 2008  
Determination: Denied

**PETITIONER:** Kathy Bass  
**OWNER:** Kathy Bass  
**PROPOSED USE:** Mobile Home  
**PREVIOUS/CURRENT USE:** Vacant Lot  
**SQ. FT. OF USE:** 768 sq. ft.  
**GROSS AREA LOT SIZE:** 25,000 sq. ft.  
**ZONING CLASSIFICATION:** SA (Suburban Agricultural) District  
**LOCATION:** Parcel is located on the north side of Sigrid Lane, west of Donya Avenue, being lot 13, Square B, Browns Village Subdivision; S28, T8S, R14E; Ward 9, District 6

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2-lane gravel

Condition: Fair

### LAND USE CONSIDERATIONS

#### Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Vacant	SA (Suburban Agricultural) District
South	SFR (Single Family Residential)	SA (Suburban Agricultural) District
East	SFR (Single Family Residential)	SA (Suburban Agricultural) District
West	Vacant	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 Sigrid Lane, west of Donya Avenue, being lot 13, Square B, Browns Village Subdivision. Area is surrounded by a mix of Mobile Homes and stick built homes. The setback information provided meets the Parish requirements.

### STAFF RECOMMENDATIONS:

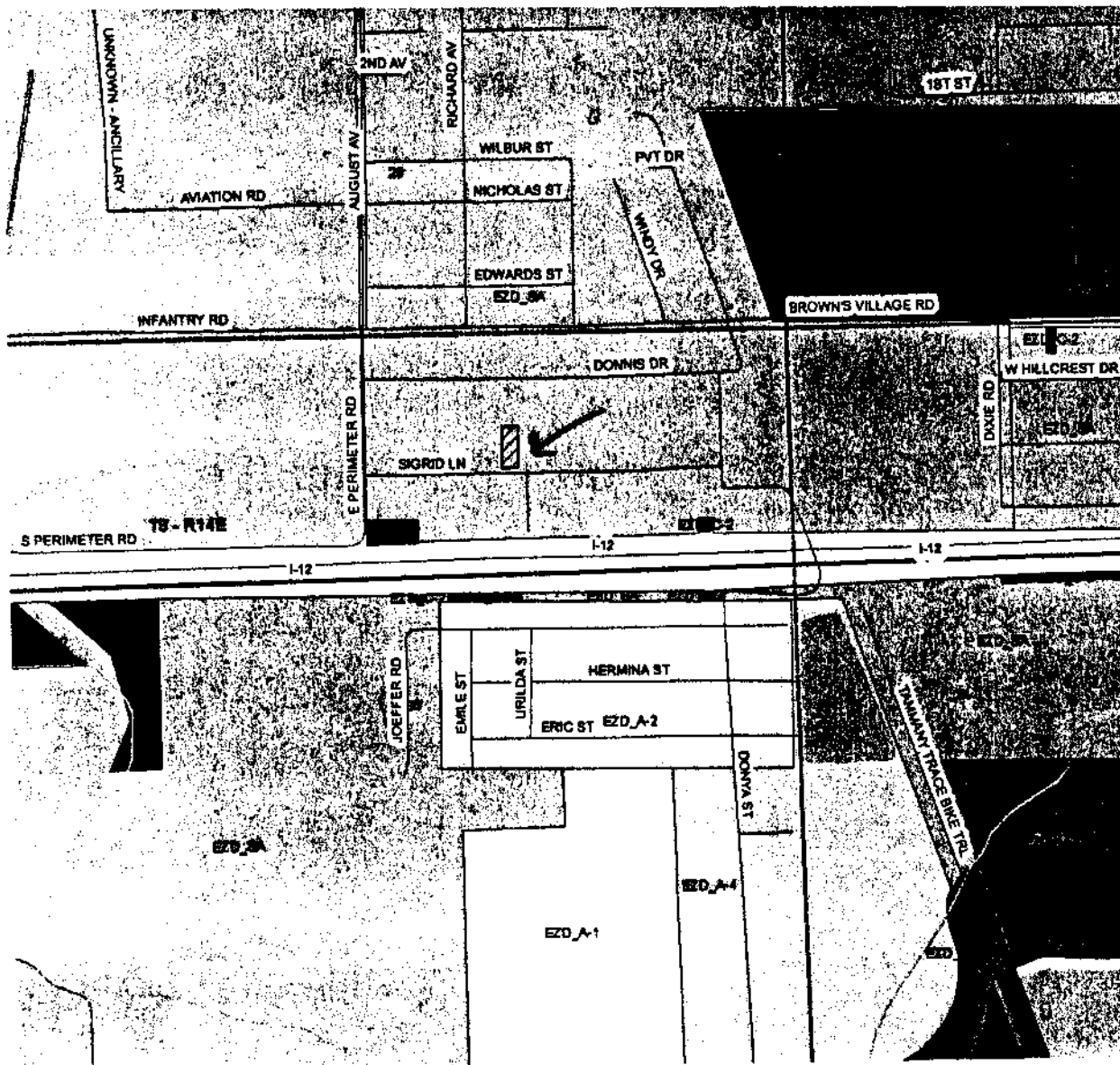
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

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.

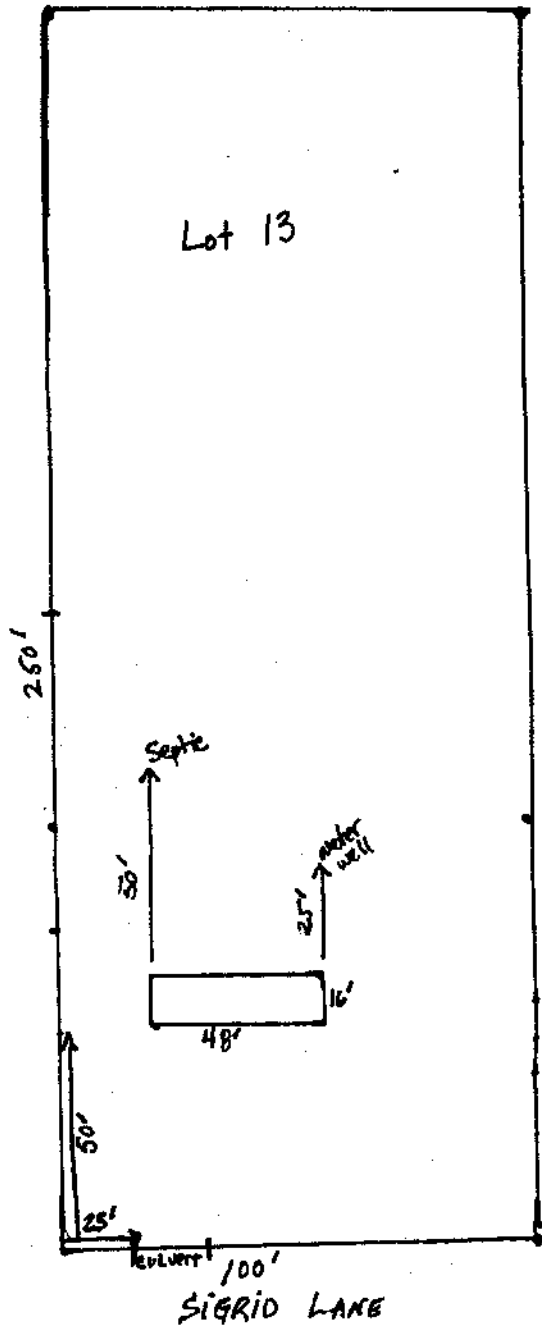
### NOTE TO PETITIONER

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.:** CP08-01-006  
**PETITIONER:** Kathy Bass  
**OWNER:** Kathy Bass  
**PROPOSED USE:** Mobile Home  
**PREVIOUS/CURRENT USE:** vacant lot  
**SQ. FT. OF USE:** 768 sq. ft.  
**GROSS AREA LOT SIZE:** 25,000 sq. ft.  
**ZONING CLASSIFICATION:** SA (Suburban Agricultural) District  
**LOCATION:** Parcel is located on the north side of Sigrid Lane, west of Donya Avenue, being lot 13, Square B, Browns Village Subdivision; S28, T8S, R14E; Ward 9, District 6



N



CPO8-01-006

LOT 23

S89°33'00"E

100.00'

3.5'

5.5'

NORTH  
250.00'

LOT 13

250.00'  
SOUTH

LOT 12

16.4'

SQUARE B

DONYA AVENUE  
(60' R/W)

100.00'

FENCE

1238.80'(PLAT)

NB9°33'00"W

0.3'

3/4" Pile  
(Find)

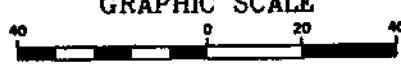
SIGRID LANE  
(60' R/W)

△ BM Nail (Set)  
in Power Pole

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE



( IN FEET )  
1 INCH = 40 FEET

BENCHMARK  
NAIL IN POWER POLE  
● PROPERTY LINE OF  
LOTS 12 & 13 SOUTH  
OF SIGRID LANE  
TAG No. JVB 1637  
ELEV = 17.36'

**BUILDING SETBACKS**  
(\* Verify Prior to Construction)

Front Setback.....\*

Side Setback.....\*

Rear Setback.....\*

ADDRESS: SIGRID LANE

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. 225205.0420.E  
F.I.R.M. Date 4/21/2009  
ZONING A B.F.E. 16.0'  
\* Verify prior to construction with Local Governing Body.

DRAWING NO. 20072925

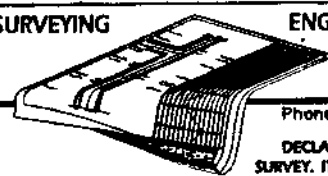
**J.V. Burkes & Associates, Inc.**

DRAWN BY: DLT  
CHECKED BY: MD

DATE: 11/30/2007

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

SCALE: 1" = 40'



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.

**SURVEY OF LOT 13  
SQUARE B  
BROWNS VILLAGE SUBDIVISION  
ST. TAMMANY PARISH  
LOUISIANA**

CERTIFIED TO: KATHY BASS

