



DEPARTMENT OF PLANNING
P. O. Box 628
COVINGTON, LA 70434
PHONE: (985) 898-2529
FAX: (985) 898-3003
e-mail: planning@stp.gov

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: 6/5/08
CP08-06-094 - Use: **Mobile Home**
Zoning: SA (Suburban Agricultural) District
Use Size: 1,152 sq.ft.
Petitioner: Jacqueline Batiste
Owner: Jacqueline Batiste
Location: Property located on the northeast corner of Railroad Avenue & 15th Street, being lots 5 & 6, Square 6, Morgan Subdivision, S27, 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

Jacqueline Batiste
(SIGNATURE)

37011 15th St
Slidell LA, 70460

PHONE #: (895) 781-1756 - (895) 710 6289

CONDITIONAL USE PERMIT STAFF REPORT

Date: May 27, 2008
CASE NO.: CP08-06-094
Posted: May 14, 2008

Meeting Date: June 3, 2008
Determination: Denied

PETITIONER: Jacqueline Batiste
OWNER: Jacqueline Batiste
PROPOSED USE: Mobile Home
PREVIOUS/CURRENT USE: Vacant
SQ. FT. OF USE: 1,152 sq. ft.
GROSS AREA LOT SIZE: 5,000 sq. ft.
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel is located on the east side of Railroad Avenue between 15th and 16th Streets, being Lots 5 and 6, Square 6, Morgan Subdivision; S27, T8S, R14E; Ward 9, District 6

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: Asphalt Condition: Fair

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

| <u>Direction</u> | <u>Land Use</u> | <u>Zoning</u> |
|------------------|-----------------|-------------------------------------|
| North | Undeveloped | SA (Suburban Agricultural) District |
| South | Residential | SA (Suburban Agricultural) District |
| East | Residential | SA (Suburban Agricultural) District |
| West | Undeveloped | 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 east side of Railroad Avenue between 15th and 16th Streets, being Lots 5 and 6, Square 6, Morgan Subdivision. The area is mostly surrounded by mobile homes. The setback information provided does not meet the Parish requirements. The size of the mobile home indicated (14' wide by 64' long) on the plan will not fit the setback requirements. The front setback should be a minimum of 25 feet and the rear a minimum of 20 feet; the plan indicates only 11 feet in the rear. Petitioner will need to seek a variance for the rear setback.

STAFF RECOMMENDATIONS:

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

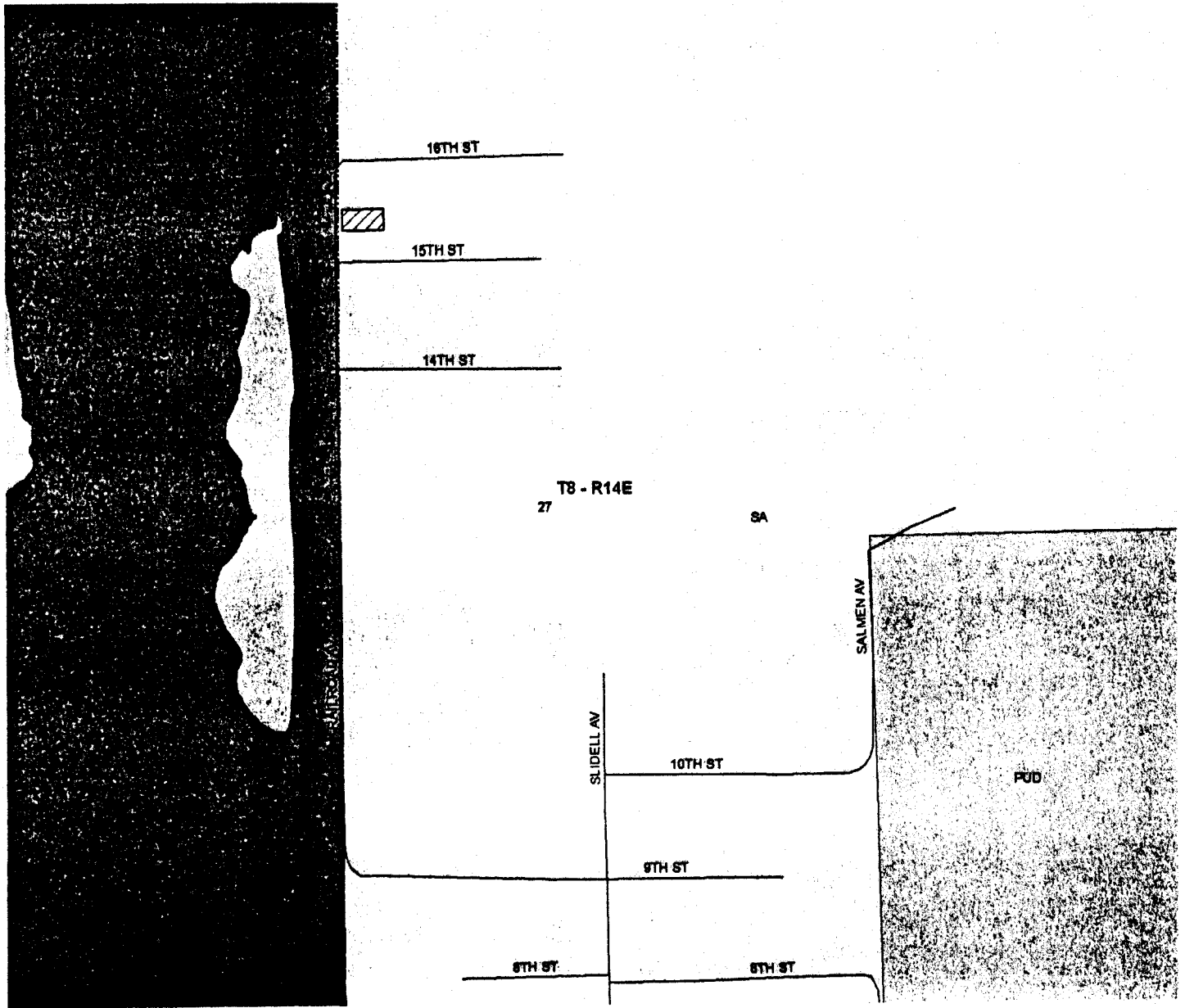
1. CP is not transferrable (if the property is transferred, the mobile home must be removed).
2. Provide skirt around mobile home.
3. The mobile home shall be attached to and installed on a permanent foundation.
4. The exterior shall be compatible to the surrounding housing withing 300' on both sides of the street or road and all abutting property.
5. Petitioner receive a variance for the rear setback requirement of 20 feet to allow 11 feet.

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.

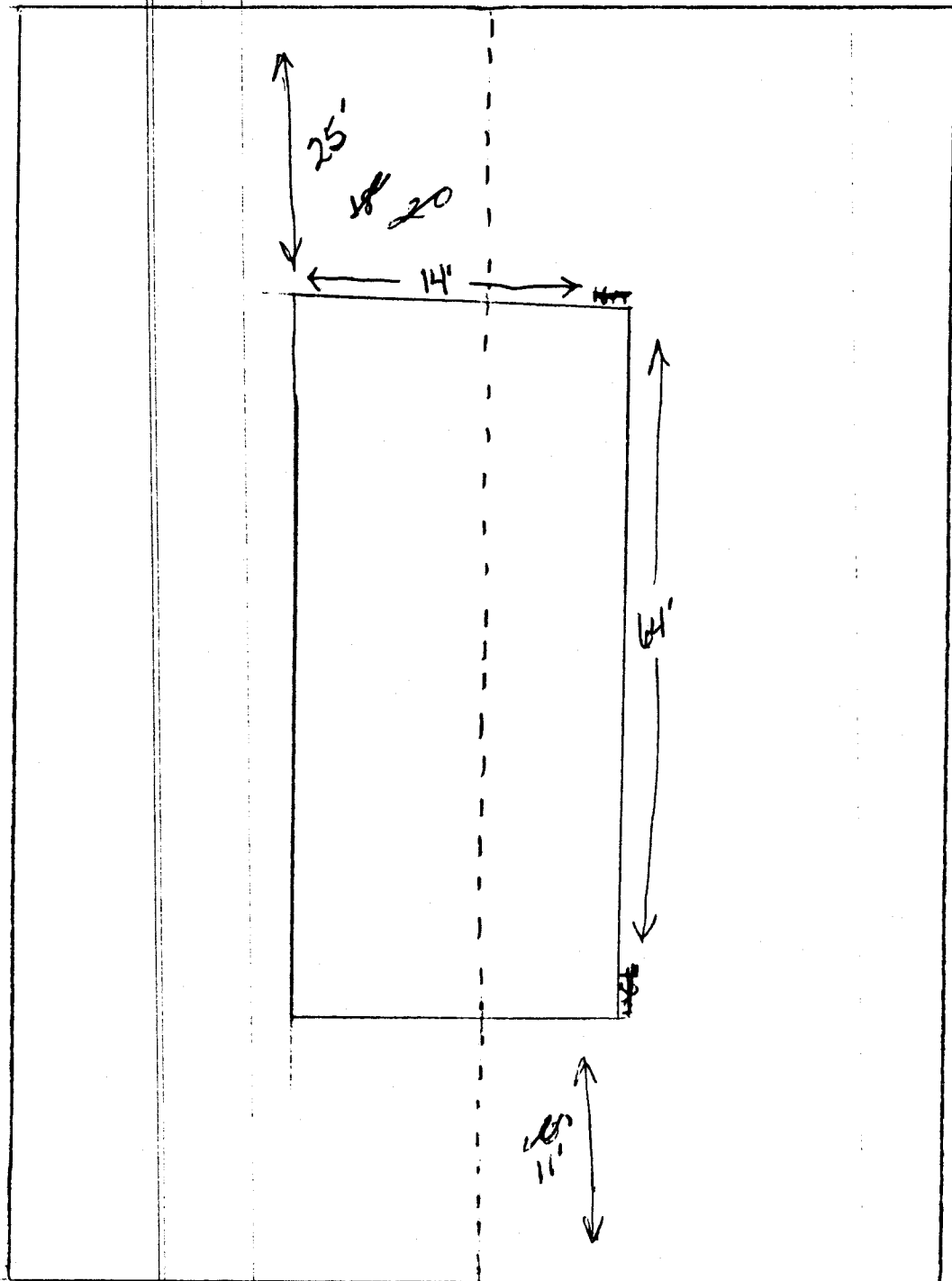
CASE NO.:
PETITIONER:
OWNER:
PROPOSED USE:
PREVIOUS/CURRENT USE:
SQ. FT. OF USE:
GROSS AREA LOT SIZE:
ZONING CLASSIFICATION:
LOCATION:

CP08-06-094
Jacqueline Batiste
Jacqueline Batiste
Mobile Home
Vacant
1,152 sq.ft.
5,000 sq.ft.
SA (Suburban Agricultural) District
Parcel is located on the east side of Railroad Avenue between 15th and 16th Streets, being Lots 5 and 6, Square 6, Morgan Subdivision; S27, T8S, R14E; Ward 9, District 6



CP08-06-094

Railroad Ave.



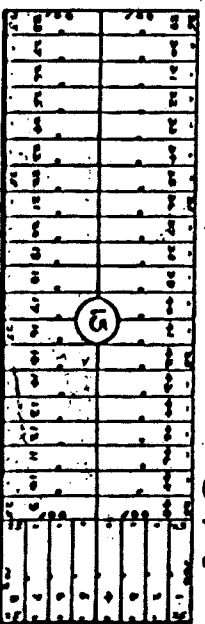
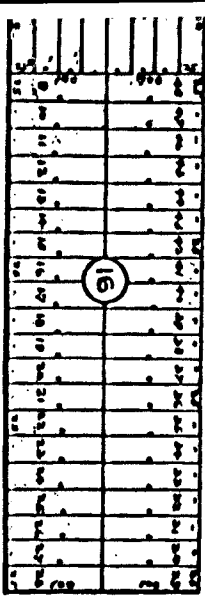
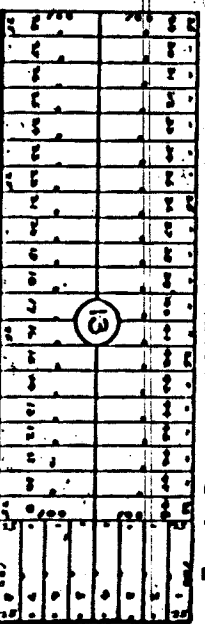
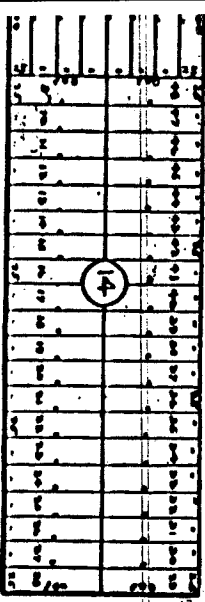
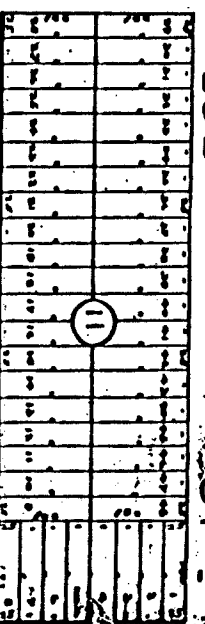
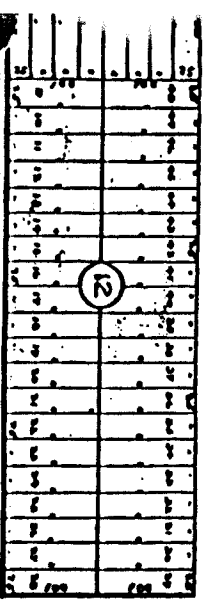
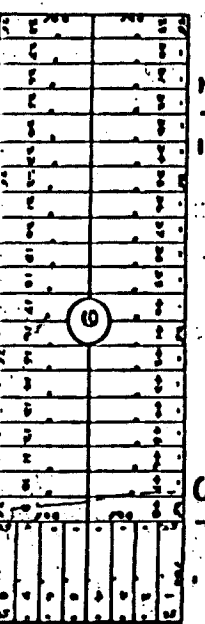
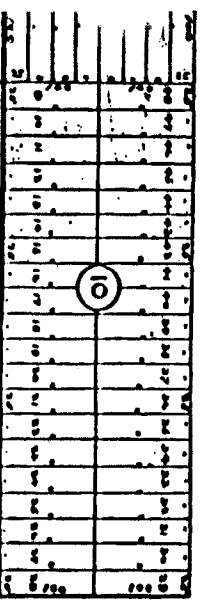
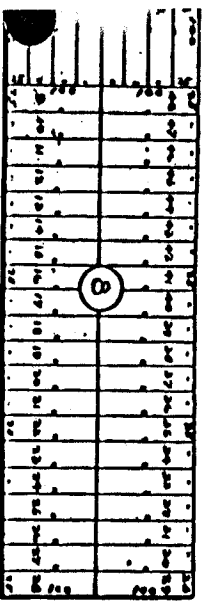
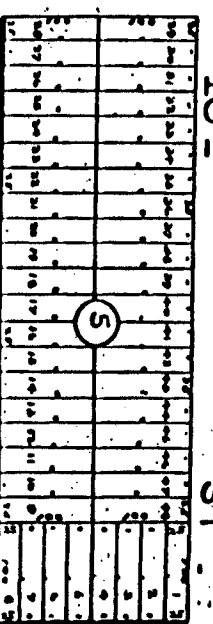
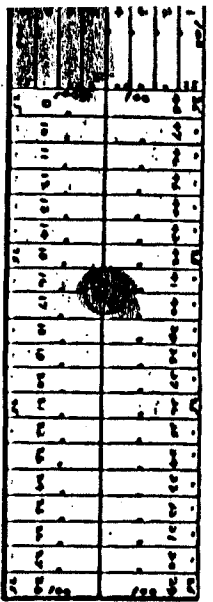
Lot 5

25'

Lot 6

25'

100'



2/28/06-294

MORGAN SUE

NORTH SLID

SURVEYED BY HOW

PARISH SURV

SCALE 1 INCH = 100 FEET

BLYTHE CO.

902, 604 & 606 UNION ST.

KEY MAP
SHOWING
LOCATION OF
MORGAN
SUBDIVISION

MORGAN
SUBDIVISION