



**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 #5*

**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: 5-7-08

**CP08-05-093 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1180 sq.ft.  
Petitioner: Byron Jones  
Owner: Byron Jones  
Location: Parcel located on the north side of 12th Street, east of 3rd Avenue, west of 4th Avenue, being lot 7, Square 32, Town of Alton, S23, T8S, R14E, Ward 9, District 14  
Council District: 14

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

~~Byron Jones~~ Byron Jones  
(SIGNATURE)

38147 N. 3AVE

Slidell, LA 70460

PHONE #: 985-718-8487

RECEIVED  
MAY 07 2008

# CONDITIONAL USE PERMIT STAFF REPORT

Date: May 1, 2008  
CASE NO.: CP08-05-093  
Posted: April 18, 2008

Meeting Date: June 3, 2008  
Determination: Denied

PETITIONER: Byron Jones  
OWNER: Byron Jones  
PROPOSED USE: Mobile Home  
PREVIOUS/CURRENT USE: Vacant  
SQ. FT. OF USE: 1180 sq.ft.  
GROSS AREA LOT SIZE: 5000 sq.ft.  
ZONING CLASSIFICATION: SA (Suburban Agricultural) District  
LOCATION: Parcel located on the north side of 12th Street, east of 3rd Avenue, west of 4th Avenue, being lot 7, Square 32, Town of Alton; S23, T8S, R14E; Ward 9, District 14

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane 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	Residence	SA (Suburban Agricultural) District
East	Undeveloped	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 north side of 12th Street, east of 3rd Avenue, west of 4th Avenue, being lot 7, Square 32, Town of Alton. The surrounding area consists primarily of mobile homes with a few stick built dwellings. The setback information provided does not meet the Parish requirements.

### STAFF RECOMMENDATIONS:

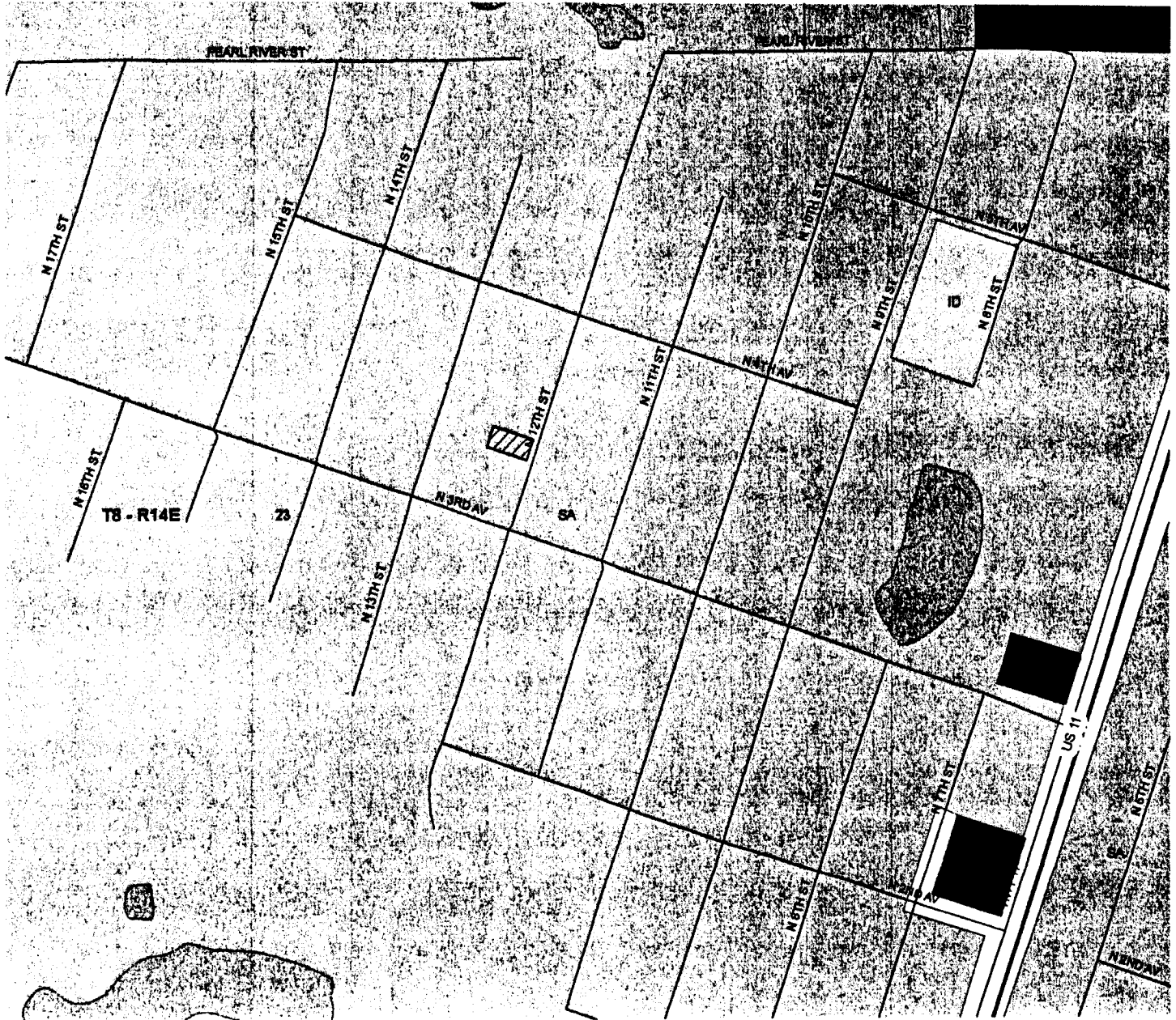
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. Site plan must meet all Parish setback requirements (setbacks: front 25', sides 10', rear 20').
2. CP is not transferrable (if the property is transferred, the mobile home must be removed).
3. Provide skirt around mobile home.
4. The mobile home shall be attached to and installed on a permanent foundation.
5. The exterior shall be compatible to the surrounding housing withing 300' on both sides of the street or road and all abutting property.

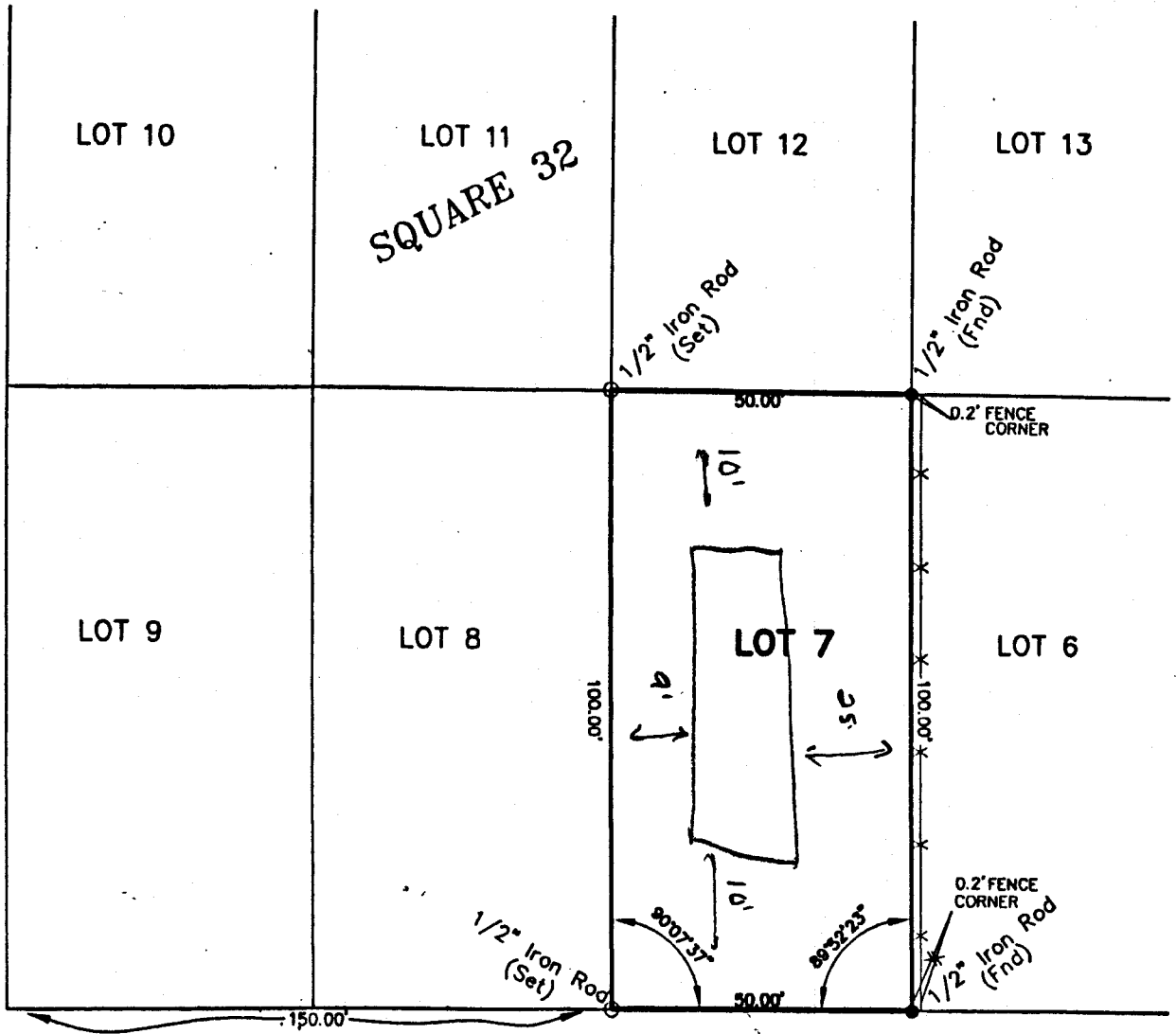
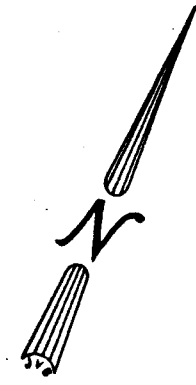
### NOTE TO PETITIONER

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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CP08-05-093



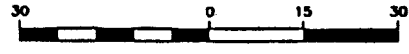
3RD AVENUE  
(80' R/W)

12TH STREET  
(40' R/W)

LEGEND

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

GRAPHIC SCALE



( IN FEET )  
1 INCH = 30 FEET

BUILDING SETBACKS  
(\* Verify Prior to Construction)

- Front Setback.....\*
- Side Setback.....\*
- Rear Setback.....\*

ADDRESS: 12TH STREET

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 0410 D  
F.I.R.M. Date 04/21/1999  
Z.N. C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

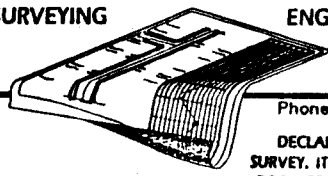
DRAWING NO.  
20080347

DATE:  
3/13/2008

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut HWY.  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com

DRAWN BY: ACE  
CHECKED BY: MD

SCALE:  
1" = 30'



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 7, SQUARE 32,  
TOWN OF ALTON SUBDIVISION,  
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: BYRON JONES

