



**ST. TAMMANY PARISH**  
 DEPARTMENT OF PLANNING  
 P. O. BOX 628  
 COVINGTON, LA 70434  
 PHONE: (985) 898-2528  
 FAX: (888) 898-3003  
 e-mail: [planning@stp.gov](mailto:planning@stp.gov)

*Kevin Davis*  
 Parish President

#1

**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

*Zoning 3/3/09*

DATE: March 9, 2009

(Reference Case Number)

-CP09-03-030

-CP09-03-031

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

*K*  
 (SIGNATURE)

Kevin Jordan

39362 I 59 Service Rd

Perle River La 70452

PHONE #: 985-788-9561

CP09-03-030 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District  
 Use Size: 1140 sq.ft.  
 Petitioner: Shirley C. Stanford  
 Owner: I-59 South Mobile Home Park LLC  
 Location: Parcel located at the end of Commercial Drive, east of I-59 Service Road, being lot 4, I-59 Commercial Park Subdivision, S42, T8S, R14E, Ward 8, District 9  
 Council District: 9

CP09-03-031 - Use: Mobile Home

Zoning: C-2 (Highway Commercial) District  
 Use Size: 1140 sq.ft.  
 Petitioner: Shirley C. Stanford  
 Owner: I-59 South Mobile Home Park LLC  
 Location: Parcel located at the end of Commercial Drive, east of I-59 Service Road, being lot 5, I-59 Commercial Park Subdivision, S42, T8S, R14E, Ward 8, District 9  
 Council District: 9



**ST. TAMMANY PARISH**

DEPARTMENT OF PLANNING

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*Kevin Davis*

*Parish President*

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**APPEAL REQUEST**

DATE: 3-5-09

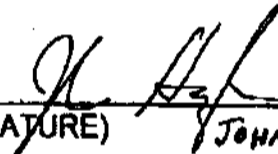
(Reference Case Number) ~~CP 09-03-030~~  
-CP 09-03-030  
-CP 09-03-031

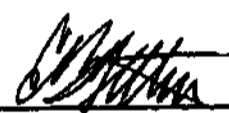
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This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, MAILING ADDRESS AND PHONE NUMBER BELOW  
SIGNATURE

  
(SIGNATURE) JOHN HOOGACKER  
P.O. Box 1189  
Slidell LA. 70459

  
EB DITTMER II  
ATTORNEY FOR JOHN HOOGACKER  
2250 7th St.  
MANDEVILLE, LA. 70471  
985 624 5010

PHONE #: 985 285 4288

**CP09-03-030 - Use: Mobile Home**  
Zoning: C-2 (Highway Commercial) District  
Use Size: 1140 sq.ft.  
Petitioner: Shirley C. Stanford  
Owner: I-59 South Mobile Home Park LLC  
Location: Parcel located at the end of Commercial Drive, east of I-59 Service Road, being lot 4, I-59 Commercial Park Subdivision, S42, T8S, R14E, Ward 8, District 9  
Council District: 9

**CP09-03-031 - Use: Mobile Home**  
Zoning: C-2 (Highway Commercial) District  
Use Size: 1140 sq.ft.  
Petitioner: Shirley C. Stanford  
Owner: I-59 South Mobile Home Park LLC  
Location: Parcel located at the end of Commercial Drive, east of I-59 Service Road, being lot 5, I-59 Commercial Park Subdivision, S42, T8S, R14E, Ward 8, District 9  
Council District: 9

# CONDITIONAL USE PERMIT STAFF REPORT

Date: February 23, 2009  
CASE NO.: CP09-03-030  
Posted: February 10, 2009

Meeting Date: Tuesday, March 3, 2009  
Determination: Approved for 6 months

PETITIONER: Shirley C. Stanford  
OWNER: I-59 South Mobile Home Park LLC  
PROPOSED USE: Mobile Home  
PREVIOUS/CURRENT USE: Mobile Home  
SQ. FT. OF USE: 1140 sq.ft.  
GROSS AREA LOT SIZE: 12,000 sq.ft.  
ZONING CLASSIFICATION: C-2 (Highway Commercial) District  
LOCATION: Parcel located at the end of Commercial Drive, east of I-59 Service Road, being lot 4, I-59 Commercial Park Subdivision ; S42, T8S, R14E; Ward 8, District 9

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: Concrete

Condition: Fair

### LAND USE CONSIDERATIONS

#### Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Residential	MH (Mobile Home) District
South	Undeveloped	C-2 (Highway Commercial) District
East	Residential (Mobile Home)	C-2 (Highway Commercial) District
West	Commercial (Mobile Home / Trailer)	C-2 (Highway Commercial) District

Existing development? Yes

Multi occupancy development? No

### STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Mobile Home. The site is located at the end of Commercial Drive, east of I-59 Service Road, being lot 4, I-59 Commercial Park Subdivision. The area is surrounded by commercial uses and a Mobile Home Park to the North. The mobile home is already on the site.

### STAFF RECOMMENDATIONS:

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

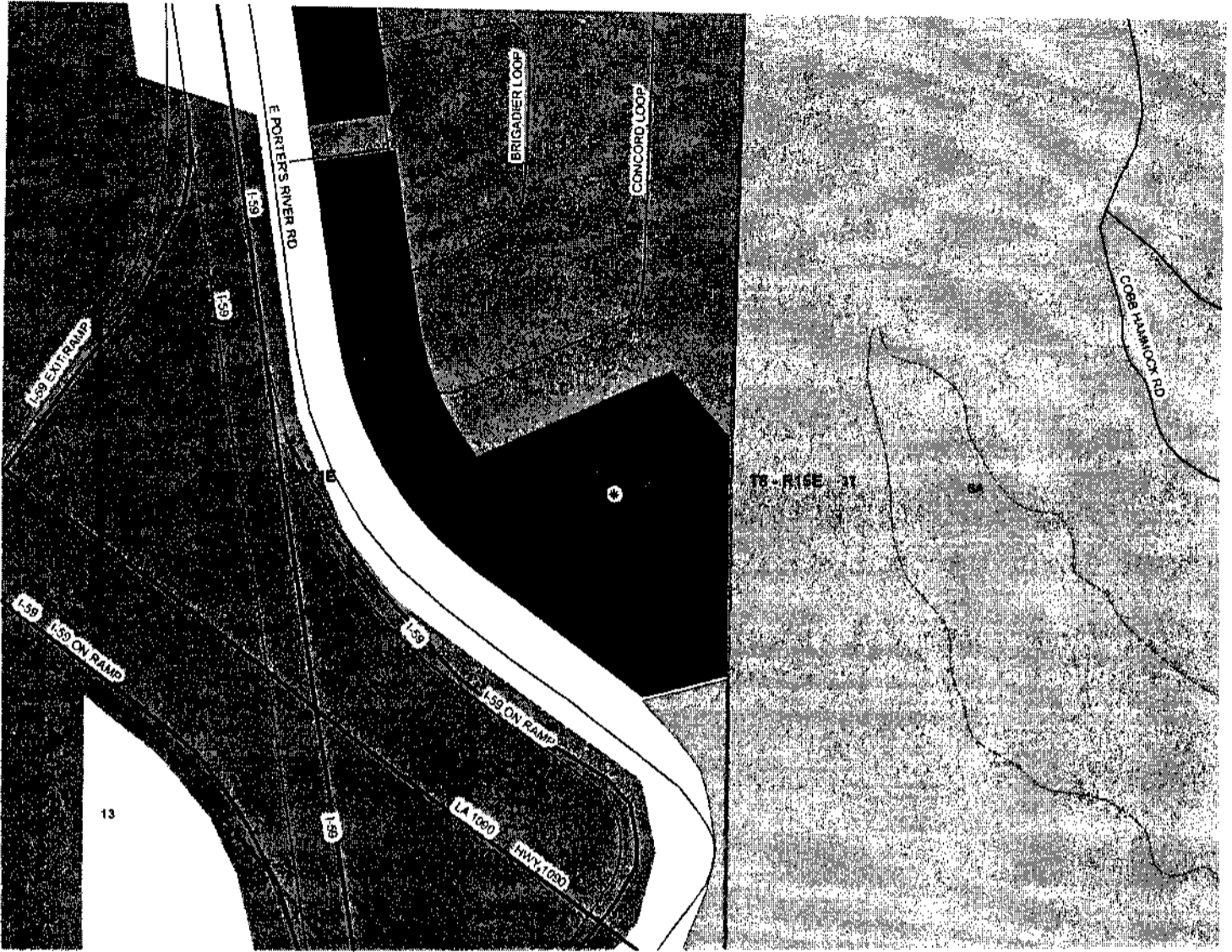
1. CP is not transferrable (if the property is transferred, the mobile home must be removed or new owner must apply for CP).
2. Provide skirt around mobile home.
3. The mobile home shall be attached to and installed on a permanent foundation.
4. The exterior shall be compatible to the surrounding housing within 300' on both sides of the street or road and all abutting property.
5. Must provide site plan meeting all setback requirements.

### NOTE TO PETITIONER

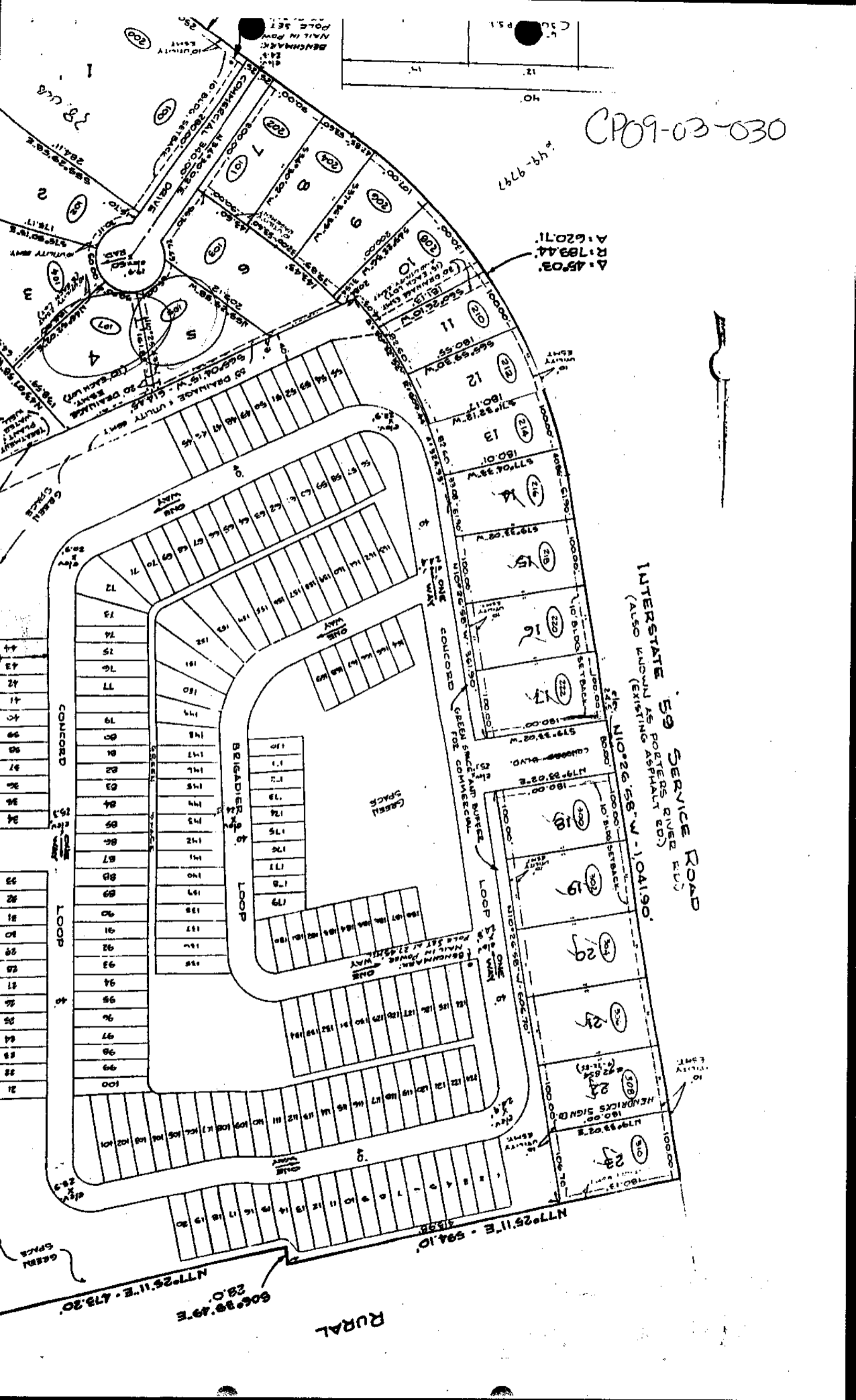
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St.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

CP09-03-030  
Shirley C. Stanford  
I-59 South Mobile Home Park LLC  
Mobile Home  
Mobile Home  
1140 sq.ft.  
12,000 sq.ft.  
C-2 (Highway Commercial) District  
Parcel located at the end of Commercial Drive, east of I-59 Service Road, being lot 4, I-59  
Commercial Park Subdivision ; S42, T8S, R14E; Ward 8, District 9



CP09-03-030



A: 45° 03'  
R: 189.44'  
A: 620.71'

INTERSTATE 59 SERVICE ROAD  
(ALSO KNOWN AS PORTERS RIVER RD)  
(EXISTING ASPHALT EBD)

RURAL

606° 39' 49"E  
29.0'

N77° 25' 11"E - 59.10'

N77° 25' 11"E - 479.20'

49-979

CONCORD  
GREEN WAY  
BRIGADIER LOOP  
GREEN SPACE  
BENCHMARK  
POLE SET  
N77° 25' 11"E - 59.10'

CONCORD  
GREEN SPACE  
BENCHMARK  
POLE SET  
N77° 25' 11"E - 59.10'

HENRICKS SIGN D.  
N79° 33' 02"E  
100.00'

CONCORD  
GREEN WAY  
BRIGADIER LOOP  
GREEN SPACE  
BENCHMARK  
POLE SET  
N77° 25' 11"E - 59.10'

# CONDITIONAL USE PERMIT STAFF REPORT

Date: February 23, 2009  
CASE NO.: CP09-03-031  
Posted: February 10, 2009

Meeting Date: Tuesday, March 3, 2009  
Determination: Approved for 6 months

PETITIONER: Shirley C. Stanford  
OWNER: I-59 South Mobile Home Park LLC  
PROPOSED USE: Mobile Home  
PREVIOUS/CURRENT USE: Mobile Home  
SQ. FT. OF USE: 1140 sq.ft.  
GROSS AREA LOT SIZE: 12000 sq.ft.  
ZONING CLASSIFICATION: C-2 (Highway Commercial) District  
LOCATION: Parcel located at the end of Commercial Drive, east of I-59 Service Road, being lot 5, I-59 Commercial Park Subdivision ; S42, T8S, R14E; Ward 8, District 9

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: Concrete

Condition: Fair

### LAND USE CONSIDERATIONS

#### Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
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South	Undeveloped	C-2 (Highway Commercial) District
East	Residential (Mobile Home)	C-2 (Highway Commercial) District
West	Commercial (Mobile Home Sales)	C-2 (Highway Commercial) District

Existing development? Yes

Multi occupancy development? No

### STAFF COMMENTS:

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### STAFF RECOMMENDATIONS:

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

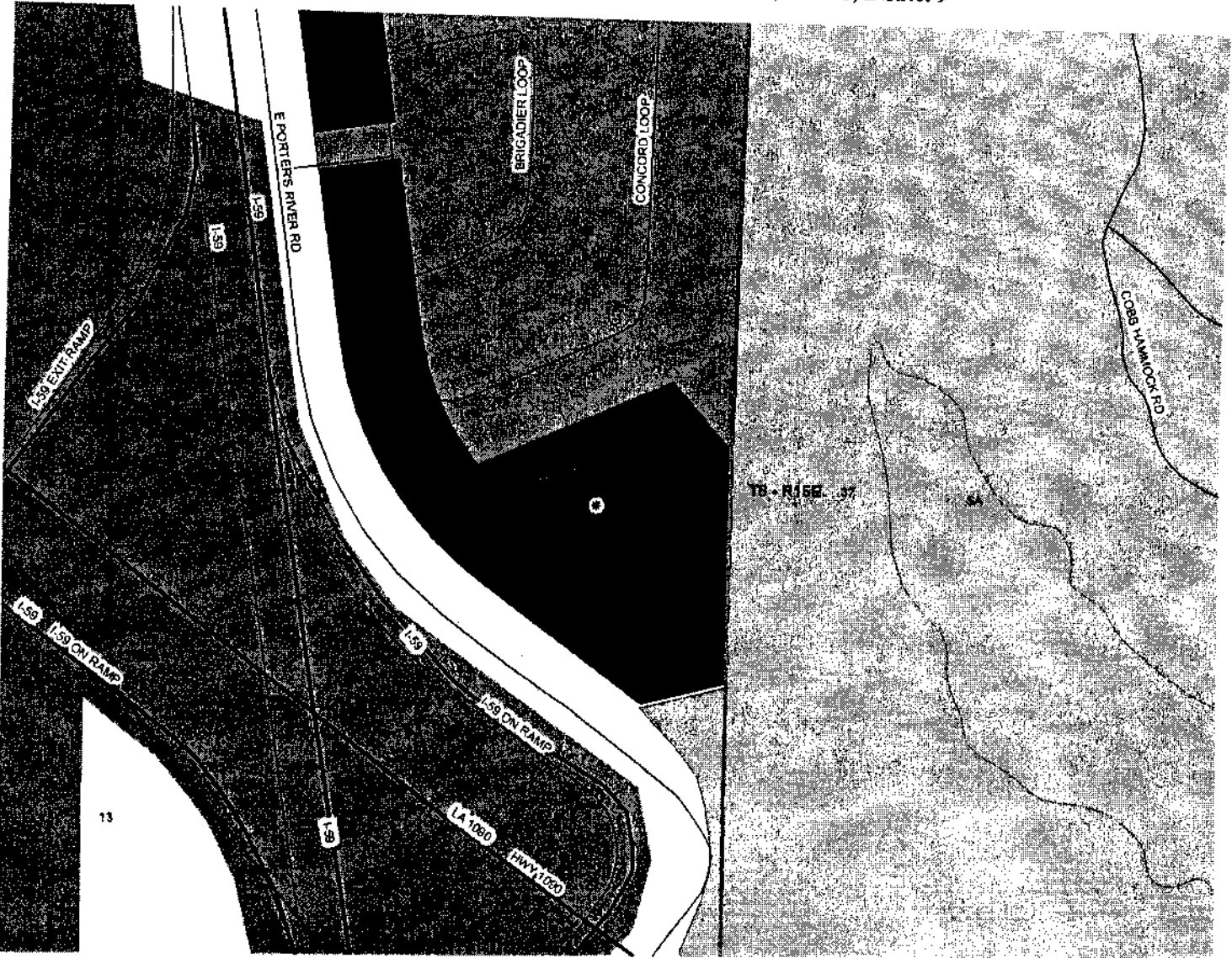
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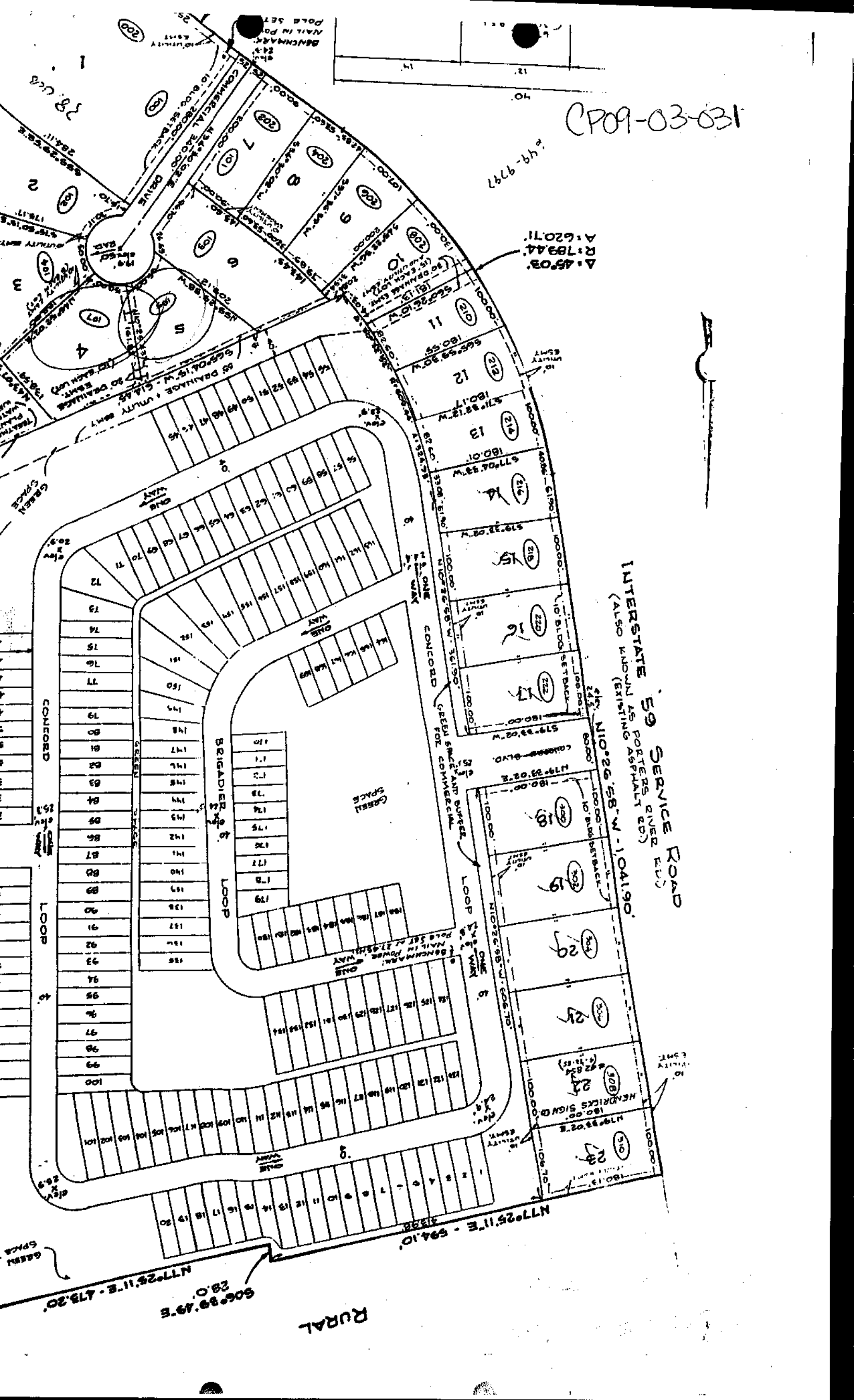
CASE NO.:  
PETITIONER:  
OWNER:  
PROPOSED USE:  
PREVIOUS/CURRENT USE:  
SQ. FT. OF USE:  
GROSS AREA LOT SIZE:  
ZONING CLASSIFICATION:  
LOCATION:

CP09-03-031  
Shirley C. Stanford  
I-59 South Mobile Home Park LLC  
Mobile Home  
Mobile Home  
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CP09-03-031



44-9797

A: 45° 03'  
R: 789.44'  
A: 620.71'

INTERSTATE E9 SERVICE ROAD  
(ALSO KNOWN AS PORTERS (OVER RD))  
(EXISTING ASPHALT RD)

N77°25'11" E - 473.20'  
S66°33'49" E - 280.0'

RURAL

N77°25'11" E - 594.10'  
S159°

10' UTILITY EASEMENT

HENDRICKS SIGN D.  
180.00'

N79°33'02" E  
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