



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING  
P. O. BOX 628  
COVINGTON, LA 70434  
PHONE: (985) 898-2522  
FAX: (985) 898-3000  
e-mail: planning@stt.gov.org

Kevin Davis  
Parish President

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: 7/16/09

(Reference Case Number) CP0907-063

CP0907-064

(Ernest Smith)

(REQUEST TO PLACE MOBILE HOMES)

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

*Stephanie P. Bedford*

(SIGNATURE)

STEPHANIE P. BEDFORD

P.O. Box 3128

COVINGTON LA 70434

PHONE #: 985-630-2660

PLANNING  
DEPT.  
JUL 17 2009  
RECEIVED

Attended meeting on 7/7/09.  
Left because of the long period  
of time taken with the lease  
issue. That item must  
have taken about 2 hours it  
seems. Had to leave for medical  
reasons.

1.11.11 (business tomorrow morning)

CP09-07-063 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District  
Use Size: 1120 sq.ft.  
Petitioner: Ernest Smith  
Owner: Ernest Smith  
Location: Parcel located on the west side of Nursery Street, south of Eden Street, being lot 5, Square 2, Abita Nursery, S36, T6S, R11E, Ward 3, District 3  
Council District: 3

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Council District: 3

# CONDITIONAL USE PERMIT STAFF REPORT

Date: June 29, 2009  
CASE NO.: CP09-07-063  
Posted: 06/18/09

Meeting Date: July 7, 2009  
Determination: Approved with staff comments

PETITIONER: Ernest Smith  
OWNER: Ernest Smith  
PROPOSED USE: Mobile Home  
PREVIOUS/CURRENT USE: Vacant  
SQ. FT. OF USE: 1120 sq.ft.  
GROSS AREA LOT SIZE: 6463 sq.ft.  
ZONING CLASSIFICATION: SA (Suburban Agricultural) District  
LOCATION: Parcel located on the west side of Nursery Street, south of Eden Street, being lot 5, Square 2, Abita Nursery; S36, T6S, R11E; Ward 3, District 3

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## 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            | Single Family Residence | SA (Suburban Agricultural) District |
| South            | Vacant                  | SA (Suburban Agricultural) District |
| East             | Undeveloped             | SA (Suburban Agricultural) District |
| West             | Single Family Residence | 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 west side of Nursery Street, south of Eden Street, being lot 5, Square 2, Abita Nursery. The area is surrounded by a fairly even mix of mobile homes and stick built homes. The setback information meets the Parish requirements.

### STAFF RECOMMENDATIONS:

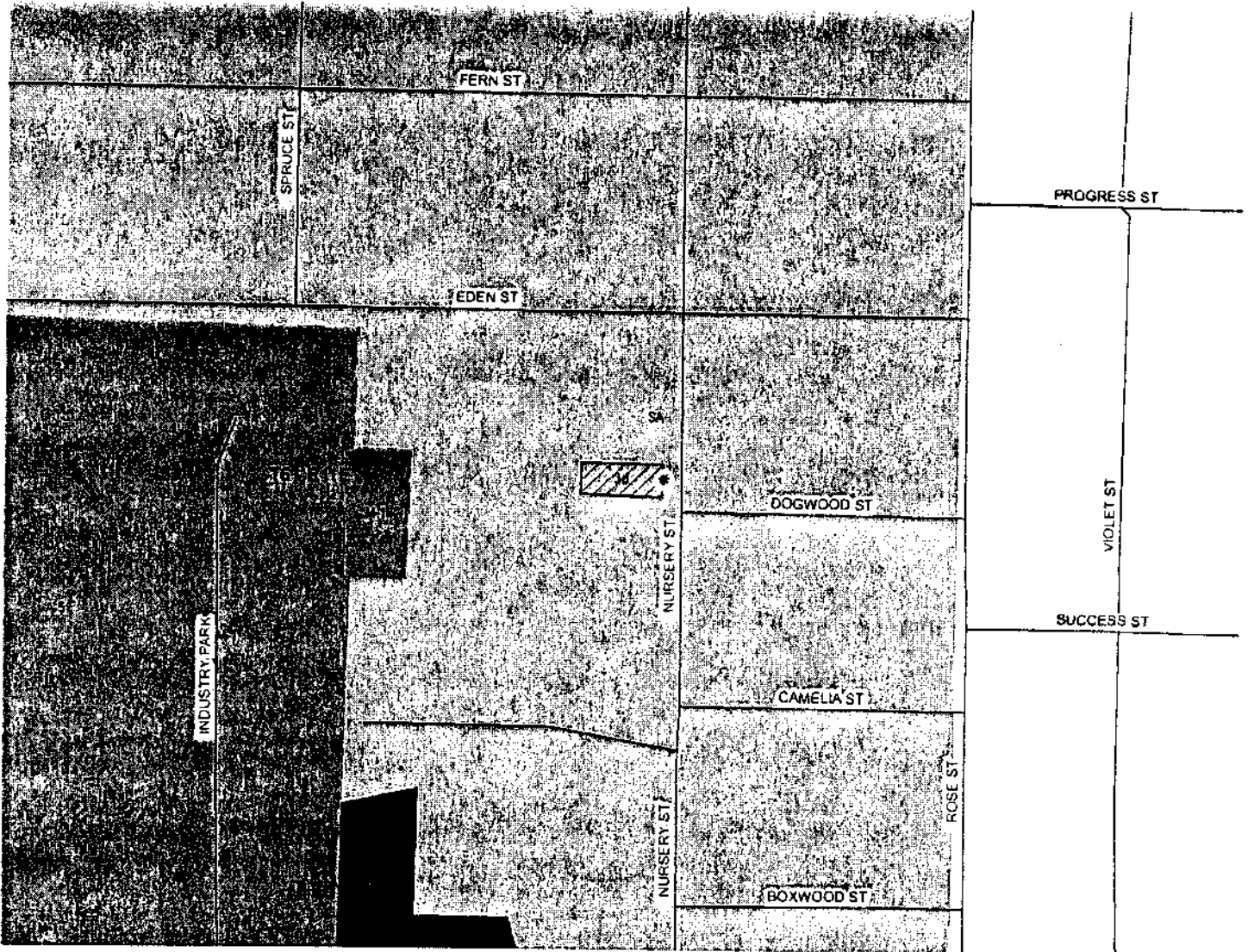
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

1. CP is not transferrable (if the property is transferred, the mobile home must be removed 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.

### NOTE TO PETITIONER

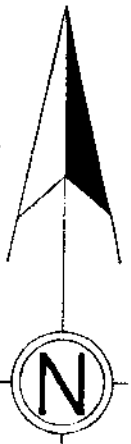
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St.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

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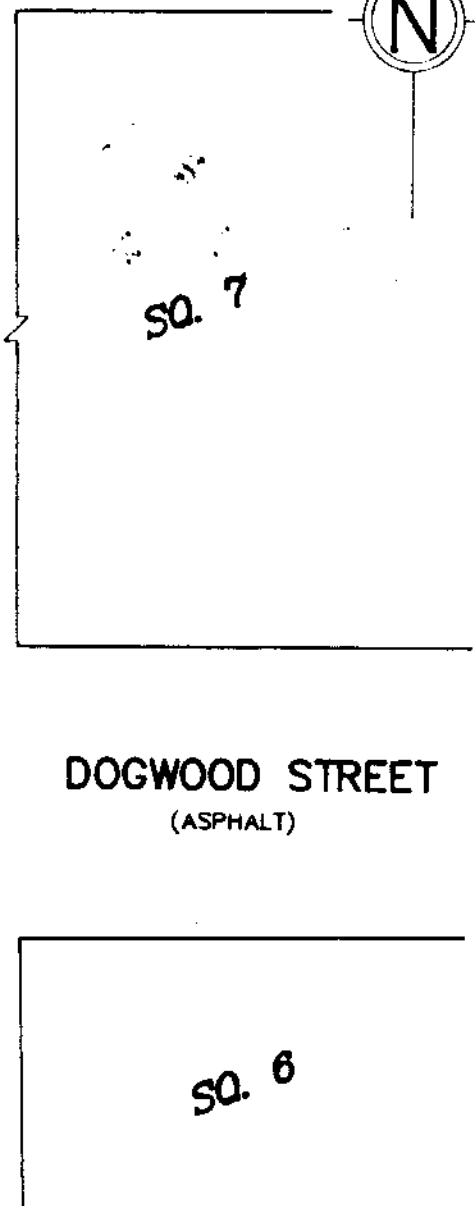
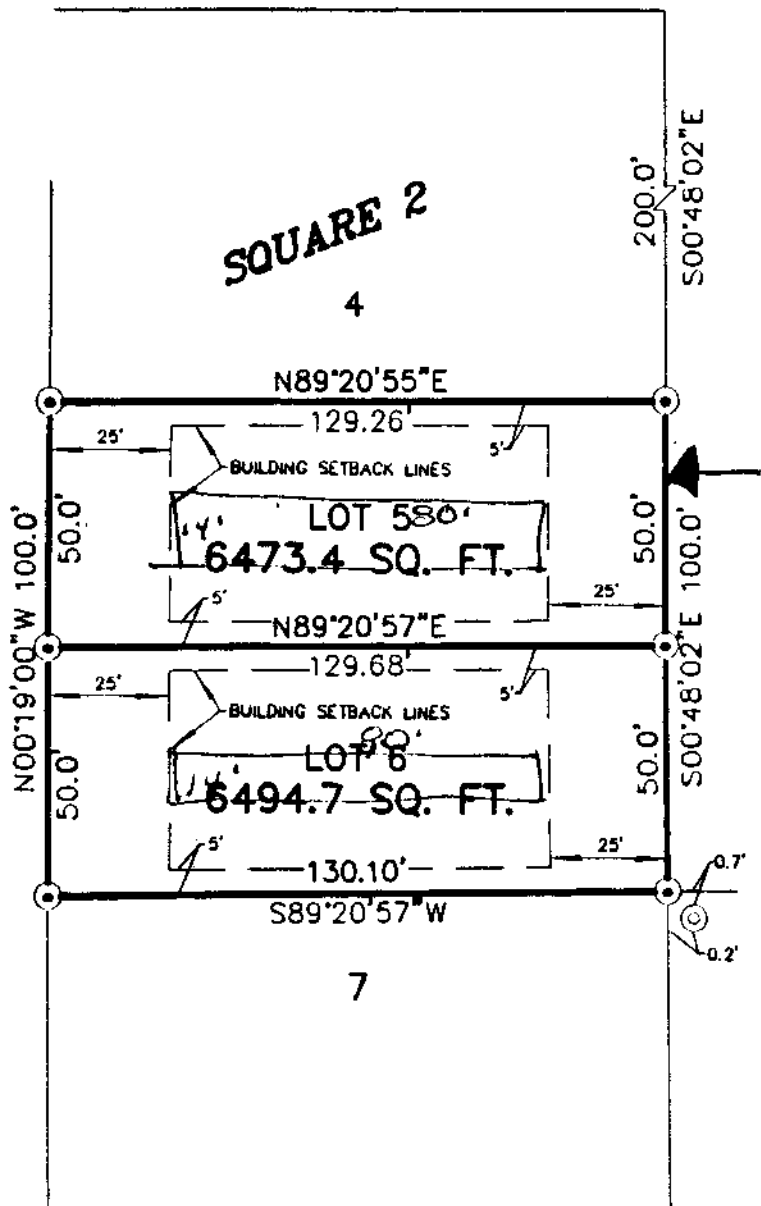


C709-07-063

REFERENCE BEARING:  
Astronomic North  
determined by  
Solar Observation



EDEN STREET



**LEGEND**

- ⊙ = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD SET

**NOTES:**

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.
2. Setback lines must be verified by St. Tammany Parish Planning Department.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

(985) 892-1549

**John G. Cummings and Associates**

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

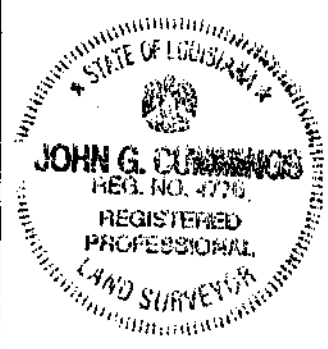
COVINGTON, LA 70433

PLAT PREPARED FOR: **Ernest Smith**

SHOWING A SURVEY OF: **LOTS 5 & 6, SQUARE 2, ABITA NURSERY SUBDIVISION, LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40'

JOB NO. 09092A

DATE: JUNE 3, 2009

REVISED:

# CONDITIONAL USE PERMIT STAFF REPORT

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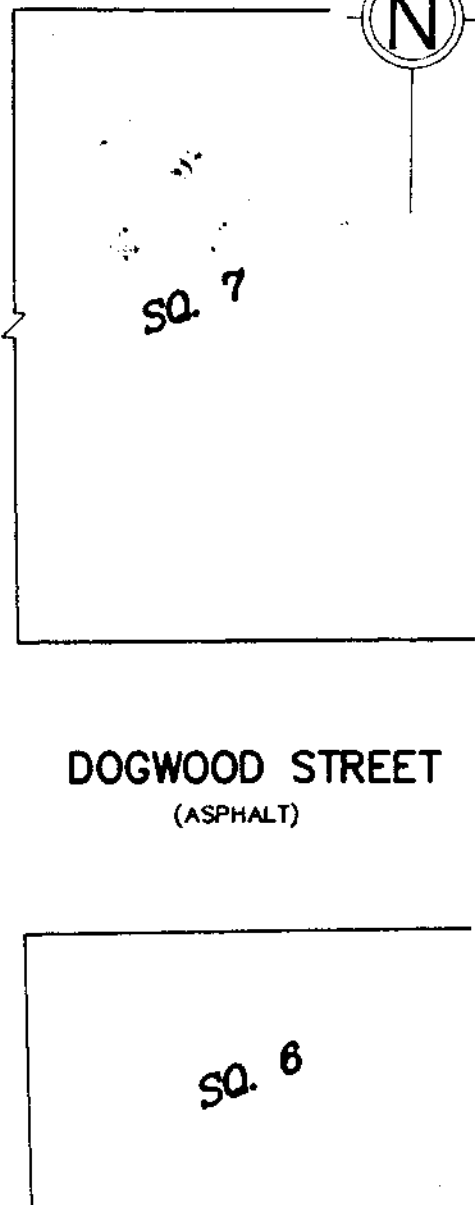
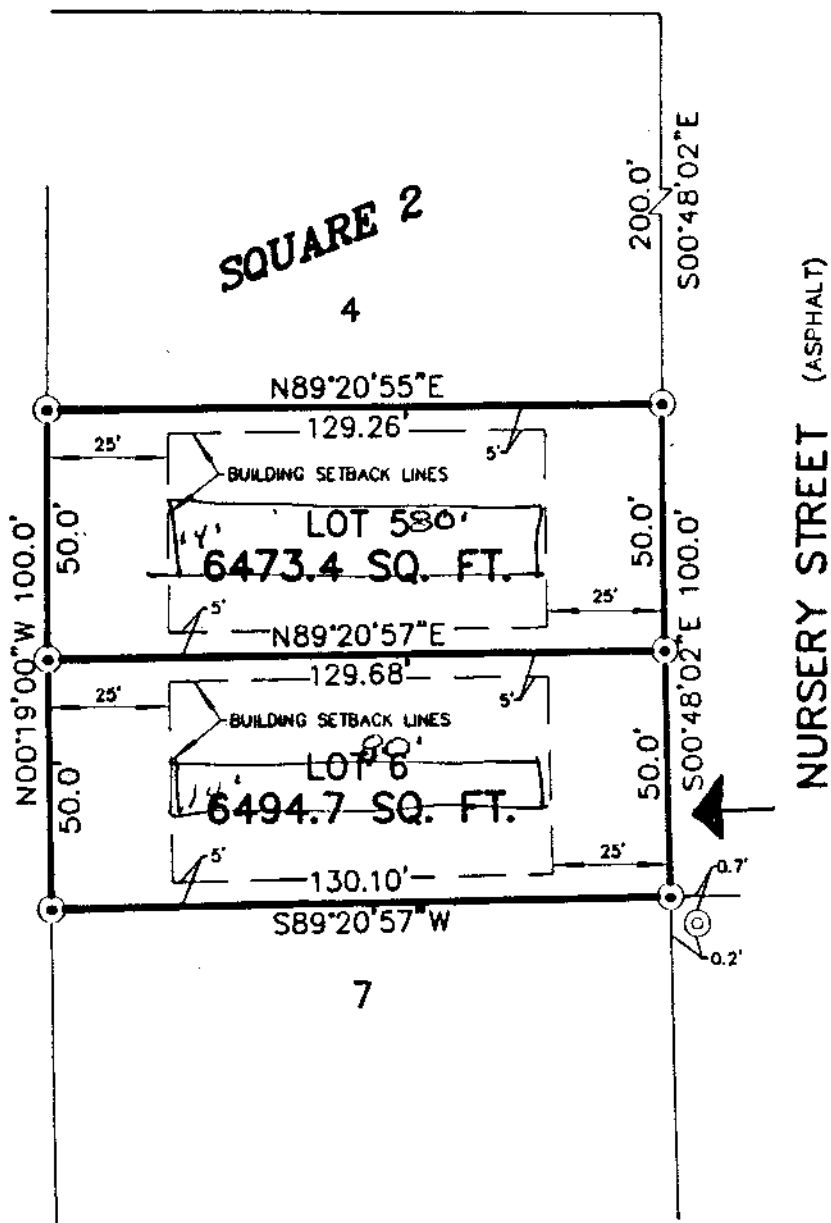
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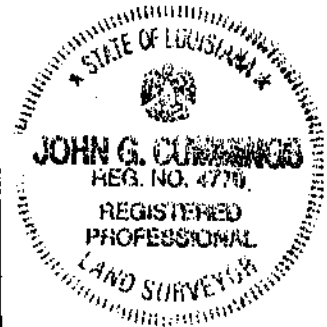
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