



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

APPEAL # 1

ZC DENIED: 07/06/21

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: July 7, 2021



2021-2368-ZC

Existing Zoning: A-3 Suburban District
 Proposed Zoning: A-3 Suburban District and MHO Manufactured Housing Overlay
 Location: Parcel located on the northwest corner of Pine Street and Lakeview Drive, being lots 18 & 19, Square 9, Howze Beach Subdivision; Slidell; S44, T9S, R14E; Ward 9, District 12
 Acres: .126 acres
 Petitioner: Irene Cortez
 Owner: Dragonfly Enterprises Inc. – Jamie Lindsay
 Council District: 12

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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

(SIGNATURE)

PRINT NAME: Jamie Lindsay

ADDRESS: 81116 Hwy 1083, Bush LA 70431

PHONE #: (985) 590-0140

ZONING STAFF REPORT

Date: June 28, 2021
Case No.: 2021-2368-ZC
Posted: June 11, 2021

Meeting Date: July 6, 2021
Determination: Denied

GENERAL INFORMATION

PETITIONER: Irene Cortez

OWNER: Dragonfly Enterprises Inc. - Jamie Lindsay

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

LOCATION: Parcel located on the northwest corner of Pine Street and Lakeview Drive, being lots 18 & 19, Square 9, Howze Beach Subdivision; Slidell; S44, T9S, R14E; Ward 9, District 12

SIZE: .126 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 Lane Asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	Residential	A-3 Suburban District
West	Undeveloped	A-3 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning classification from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The site is located on the northwest corner of Pine Street and Lakeview Drive, being lots 18 & 19, Square 9, Howze Beach Subdivision; Slidell. The 2025 Future Land Use Plan designates the site to be developed with residential uses that vary in site design and density.

The subject property is developed with an existing manufactured home and is located within an existing residential neighborhood. There is no property that is zoned with the MHO Manufactured Housing Overlay in the immediate vicinity; however, the area is developed with both stick-built and manufactured homes.

Case No.: 2021-2368-ZC

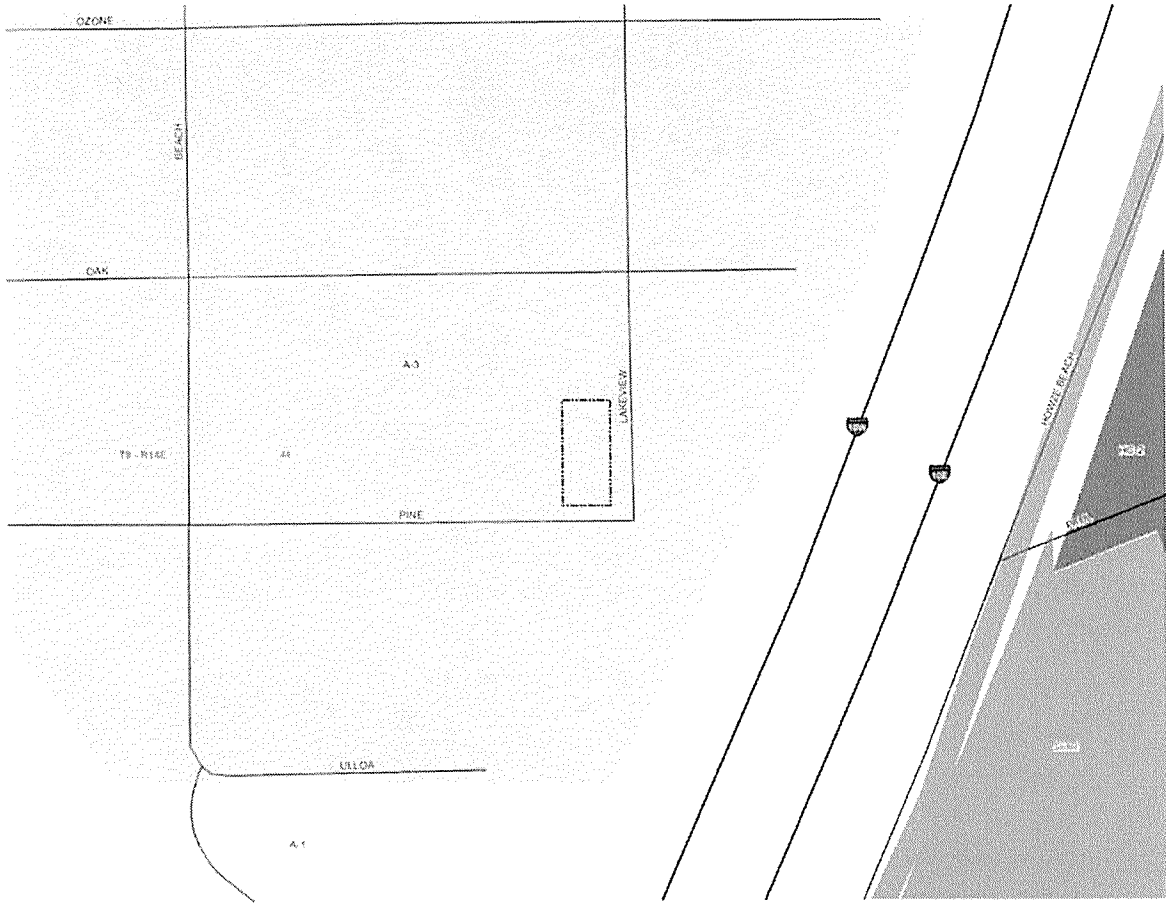
PETITIONER: Irene Cortez

OWNER: Dragonfly Enterprises Inc. - Jamie Lindsay

REQUESTED CHANGE: From A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay

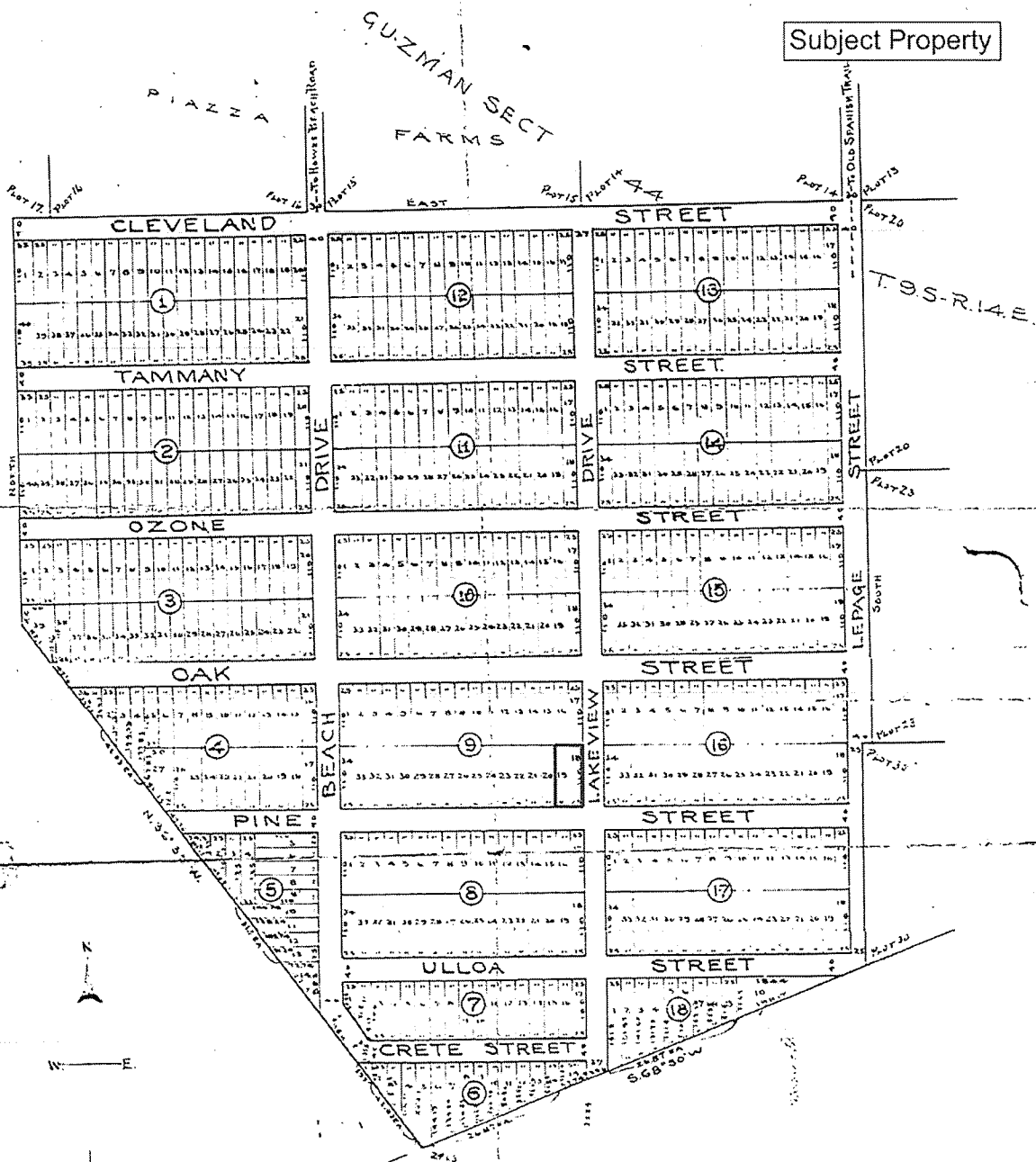
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SIZE: .126 acres



2021-2368-ZC

Subject Property



HOWZE BEACH

SUB-DIVISION

NEAR

TOWN OF SLIDELL

ST. TAMMANY PARISH

LOUISIANA

FORMERLY LOTS 17A-18-19-20-21-22-23-24 OF PIAZZA FARMS

GUZMAN SECT 44 T. 9 S. R. 14 E.

CONTAINED IN RECORD BOOK WITH SURVEY

MADE BY ME THIS 4TH DAY OF MAY 1927


SCALE - 1 INCH = 100 FEET

CURVEY NO 624

H. H. Howze, Sr.
SLIDELL, LA.

NOTE:

THIS PROPERTY IS SITUATED IN THE 8TH WARD, ST. TAMMANY PARISH


Standard General Realty Co.
 725 Union St. Main 1076
 Real Estate Agents

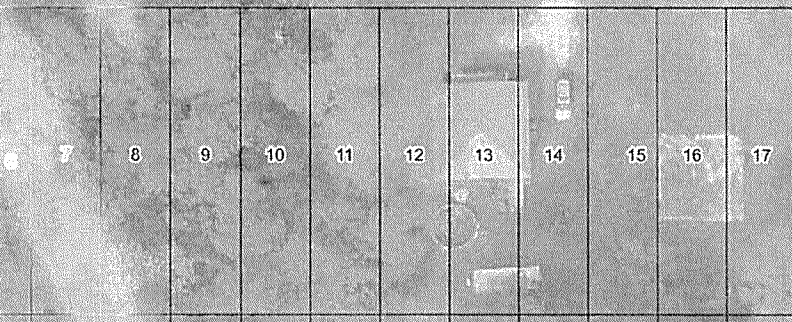


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2021-2368-ZC

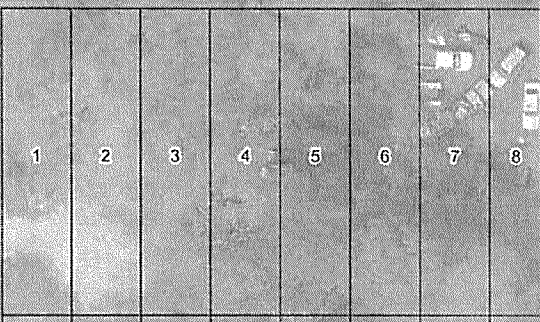
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OZONE



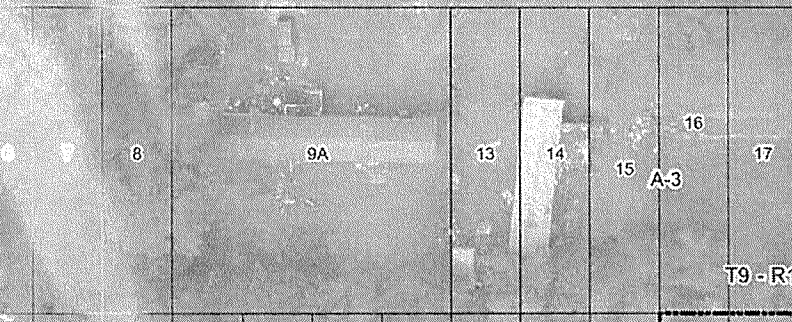
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LAKEVIEW



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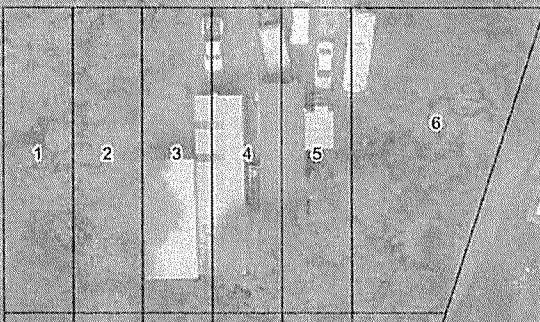
OAK



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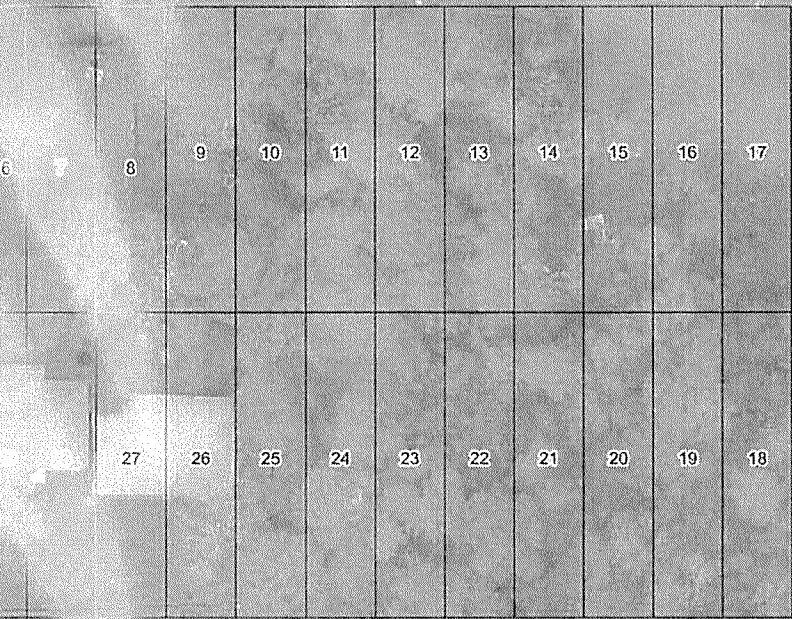
PINE

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