



ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

APPEAL # 3



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: 05-03-2022

2022-2725-ZC

Existing Zoning: A-3 (Suburban District)

Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)

Location: Parcel located on the southwest corner of Oak Street and Lakeview Drive; Slidell; S44, T9S, R14E; Ward 9, District 12

Acres: .187 acres

Petitioner: Natasha Jones and Carlos Monterroso

Owner: Natasha Jones

Council District: 12

POSTPONED FROM APRIL 5, 2022 MEETING

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: Natasha Jones

ADDRESS: 210 Long St. Apt 1105 Slidell, LA 70461

PHONE #: 504-273-3123

**ZONING STAFF REPORT**

**Date:** April 26, 2022  
**Case No.:** 2022-2725-ZC  
**Posted:** April 18, 2022

**Meeting Date:** May 3, 2022  
**Prior Determination:** Postponed  
**Determination:** Denied

**GENERAL INFORMATION**

**PETITIONER:** Natasha Jones and Carlos Monterroso  
**OWNER:** Natasha Jones and Carlos Monterroso  
**REQUESTED CHANGE:** A-3 Suburban District TO A-3 Suburban District and MHO Mobile Home Overlay  
**LOCATION:** Parcel located on the southwest corner of Oak Street and Lakeview Drive; Slidell; S44, T9S, R14E; Ward 9, District 12  
**SIZE:** .187 acres

**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

Lakeview Drive -	Type: Parish	Road Surface: 2 Lane Asphalt	Condition: Good
Oak Street -	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	Mobile Home	A-3 Suburban District
South	Undeveloped	A-3 Suburban District
East	Mobile Home	A-3 Suburban District
West	Mobile Home	A-3 Suburban District

**EXISTING LAND USE:**

**Existing development:** No

**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 Mobile Home Overlay. The site located on the southwest corner of Oak Street and Lakeview Drive; Slidell. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

A majority of the Howze Beach subdivision is zoned A-3 Suburban District which allows single-family residential dwellings as a permitted use. The subject site is currently undeveloped and the surrounding neighborhood is comprised of a mixture of existing stick built and manufactured homes. Based on the most current and available data, the residential structure count for the neighborhood include approximately 30 mobile homes and 5 stick-built homes (Google Earth, January, 2019). This information does not account for potential vacant structures.

A change in zoning will allow the applicant to apply for a building permit for the placement of a new mobile home.

**CASE NUMBER:** 2022-2725-ZC

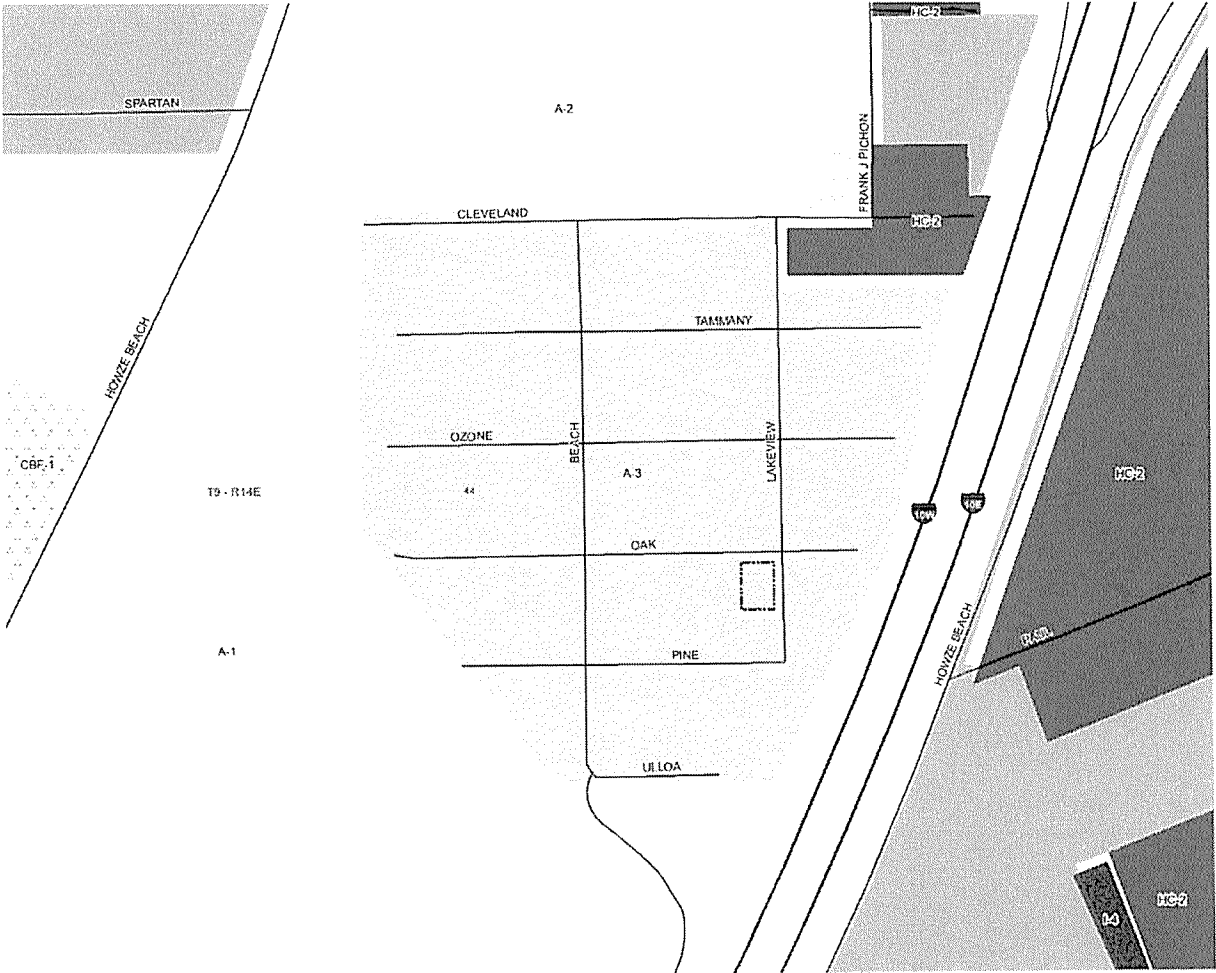
**PETITIONER:** Natasha Jones and Carlos Monterroso

**OWNER:** Natasha Jones and Carlos Monterroso

**REQUESTED CHANGE:** A-3 Suburban District TO A-3 Suburban District and RO Rural Overlay

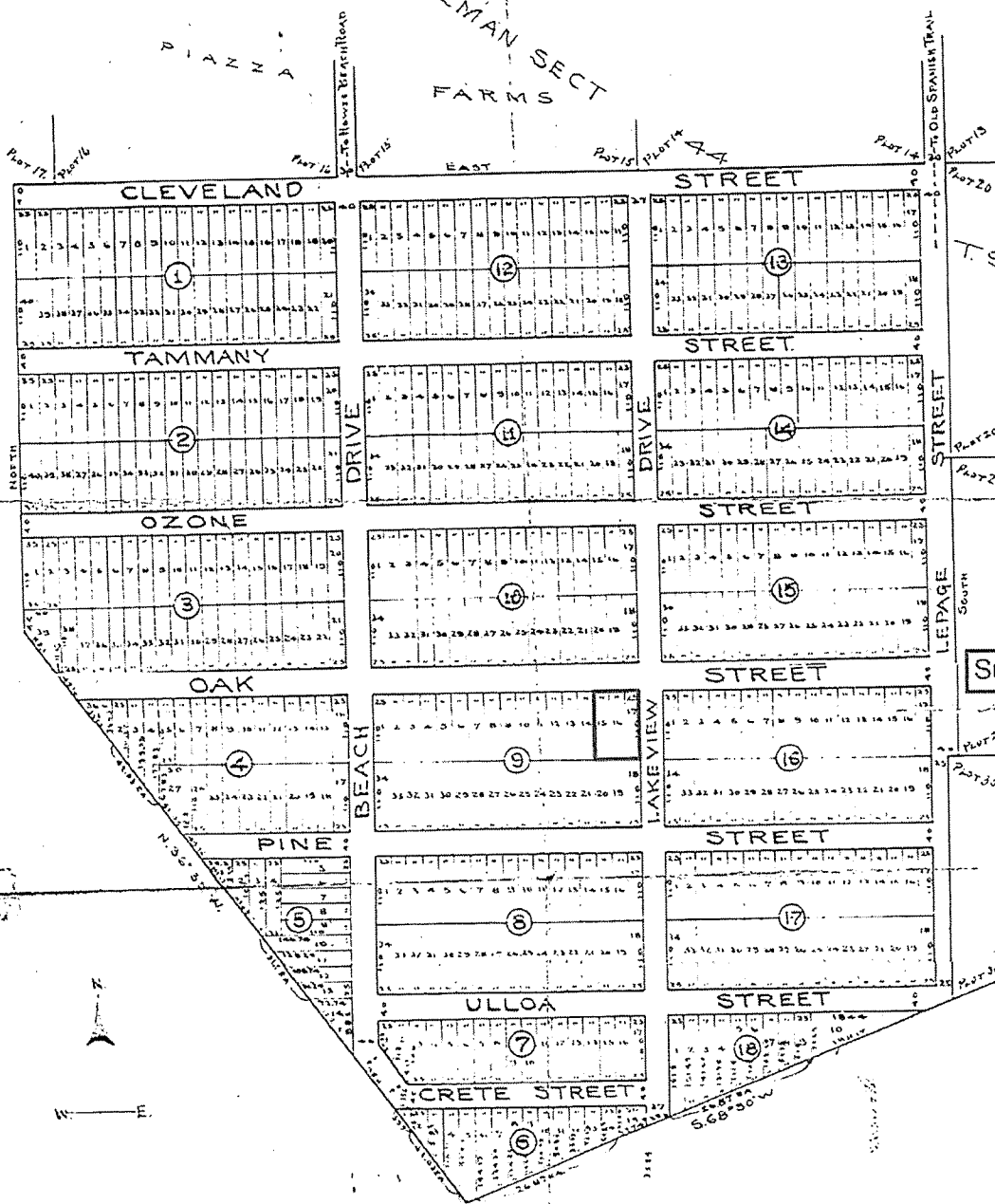
**LOCATION:** Parcel located on the southwest corner of Oak Street and Lakeview Drive; Slidell; S44, T9S, R14E;  
Ward 9, District 12

**SIZE:** .187 acres



2022-2725-ZC

GUZMAN SECT  
FARMS



Subject Property

# HOWZE BEACH

SUB-DIVISION

NEAR

TOWN OF SLIDELL

ST. TAMMANY PARISH

LOUISIANA

FORMERLY LOTS 17A-18-19-24-25-26-27-28-29 OF PLATZA FARMS

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

CERTIFIED CORRECT IN ACCORDANCE WITH SURVEY

MADE BY ME THIS 4TH DAY OF MAY 1927

SCALE 1 INCH = 150 FEET

SURVEY NO. 624

WITNESSED IN PRESENCE OF ME AND OTHERS

NOTED

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

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





T9-R14E 44

PUD