



**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

Kevin Davis  
Parish President

*Appeal #13  
ZC approved 3/1/2005*

**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: 3/7/2005

**CP05-03-025 - Use: Mobile Home (3rd Residence)**

Zoning: SA (Suburban Agricultural) District  
Use Size: 1280 sq. ft.  
Petitioner: Dolores T. Kendall  
Owner: Dolores T. Kendall  
Location: Parcel located on the north side of Soell Drive, west of 11th Avenue, S12, T7S, R12E, Ward 3, District 5  
Council District: 5

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

*Thomas Laizer III*  
(SIGNATURE)

THOMAS LAIZER III 21180 SOELDR  
ABITA SPRINGS LA 70420

PHONE #: 985-966-4412



# CONDITIONAL USE PERMIT STAFF REPORT

Date: February 21, 2005  
CASE NO.: CP05-03-025  
Posted: February 11, 2005

Meeting Date: March 1, 2005  
Determination: Approved with staff comments

PETITIONER: Dolores T. Kendall  
OWNER: Dolores T. Kendall  
PROPOSED USE: Mobile Home (3rd Residence)  
PREVIOUS/CURRENT USE: Residence  
SQ. FT. OF USE: 1280 sq. ft.  
GROSS AREA LOT SIZE: 1.83 acres  
ZONING CLASSIFICATION: SA (Suburban Agricultural) District  
LOCATION: Parcel located on the north side of Soell Drive, west of 11th Avenue; S12, T7S, R12E; Ward 3, District 5

## SITE ASSESSMENT

ACCESS ROAD INFORMATION  
Type: Parish 2 Lane

Road Surface: Asphalt

Condition: Good

## LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	SA (Suburban Agriculture) District
South	Single Family, Multiple Mobile Homes	SA (Suburban Agriculture) District
East	Multiple Mobile Homes, Single Family	SA (Suburban Agriculture) District
West	Undeveloped, Single Family	SA (Suburban Agriculture) District

Existing development? Yes

Multi occupancy development? Yes

## STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Mobile Home (3rd Residence). The site is located on the north side of Soell Drive, west of 11th Avenue. The property is surrounded by multiple mobile homes in various conditions along with single family housing intermixed. The petitioner has already received an administrative permit for second residence on the property. The second residence is in the building stage at this time but will be located on the southern side of the property. The property is 87,177 square feet, which meets the requirements of 22,500 square feet per residence. The total usage would be 67,500 for the three residence.

## 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).
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 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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