



ST. TAMMANY PARISH

DEPARTMENT OF PLANNING

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COVINGTON, LA 70434

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Kevin Davis

Parish President

Appeal #4

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: 06-03-08

CP08-06-114 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District

Use Size: 980 sq.ft.

Petitioner: Helen Mullen

Owner: Helen Mullen

Location: Parcel located on the south side of Belehi Road, west of Grand Avenue, being Lot 104, Square 4, Oaklawn Subdivision, S39, T8S, R13E, Ward 7, District 7

Council District: 7

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

Helen C. Mullen
(SIGNATURE)

28612 Belehi Rd

La Combe LA 70445

PHONE #: 985-882-5559

CONDITIONAL USE PERMIT STAFF REPORT

Date: May 27, 2008
CASE NO.: CP08-06-114
Posted: May 19, 2008

Meeting Date: June 3, 2008
Determination: Denied

PETITIONER: Helen Mullen
OWNER: Helen Mullen
PROPOSED USE: Mobile Home
PREVIOUS/CURRENT USE: Mobile Home
SQ. FT. OF USE: 980 sq. ft.
GROSS AREA LOT SIZE: 7,500 sq. ft.
ZONING CLASSIFICATION: SA (Suburban Agricultural) District
LOCATION: Parcel is located on the south side of Belehi Road, west of Lacombe Harbor Road, being Lot 104, Square 4, Oaklawn Subdivision; S39, T8S, R13E; Ward 7, District 7

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: Parish Road Surface: Gravel Condition: Poor

LAND USE CONSIDERATIONS

Surrounding Land Use and Zoning:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped/Parish Road	SA (Suburban Agricultural) District
South	Residential (2-FEMA Trailers)	SA (Suburban Agricultural) District
East	Residential	SA (Suburban Agricultural) District
West	Residential	SA (Suburban Agricultural) 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 on the south side of Belehi in the Oaklawn Subdivision of Lacombe. The area is surrounded by a mix of mobile homes, FEMA trailers and stick built homes. The setback information provided 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).
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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