



DEPARTMENT OF PLANNING  
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Kevin Davis  
 Parish President

*Appeal #6*

**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: 5-13-08

**CP08-05-072 - Use: Mobile Home**

Zoning: SA (Suburban Agricultural) District  
 Use Size: 896 sq.ft.  
 Petitioner: Michael Ford  
 Owner: Gayland & Michael Ford  
 Location: Parcel located on the west side of Warrior Trace, north of Rising Sun Drive, being lot 67, Square 14, Choctaw Spring Subdivision, S22 & 23, T8S, R12E, Ward 4, 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

Gayland / Michael Ford  
 (SIGNATURE)

*62114 Warrior  
 Lacombe  
 70445*

I appeal condition of 2 years  
I don't feel I need this stipulation  
I am a grown-adult with high values.

*Thanks  
 B. Ford*

PHONE #: 985-882-6412  
 cell 504-813-8707

*I own 3 lots down that street  
 They are all kept up very well. I ~~was~~  
 would never let them look bad.  
 Look at what is in the area +  
 notice how well we keep it up. Its  
 not a big trailer its a starter while  
 waiting to build.*

# CONDITIONAL USE PERMIT STAFF REPORT

Date: April 25, 2008  
CASE NO.: CP08-05-072  
Posted: April 16, 2008

Meeting Date: May 6, 2008  
Determination: Approved with staff comments for 2 years

PETITIONER: Michael Ford  
OWNER: Gayland & Michael Ford  
PROPOSED USE: Mobile Home  
PREVIOUS/CURRENT USE: Vacant  
SQ. FT. OF USE: 896 sq.ft.  
GROSS AREA LOT SIZE: 1.3 acres  
ZONING CLASSIFICATION: SA (Suburban Agricultural) District  
LOCATION: Parcel located on the west side of Warrior Trace, north of Rising Sun Drive, being lot 67, Square 14, Choctaw Spring Subdivision; S22 & 23, T8S, R12E; Ward 4, District 7

## 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	Stick Built	SA (Suburban Agricultural) District
South	Undeveloped	SA (Suburban Agricultural) District
East	Stick Built	SA (Suburban Agricultural) District
West	Stick Built	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 Warrior Trace, north of Rising Sun Drive, being lot 67, Square 14, of the Choctaw Spring Subdivision. The surrounding area consists primarily of stick built residential dwellings. The setback information provided meets the Parish requirements.

### STAFF RECOMMENDATIONS:

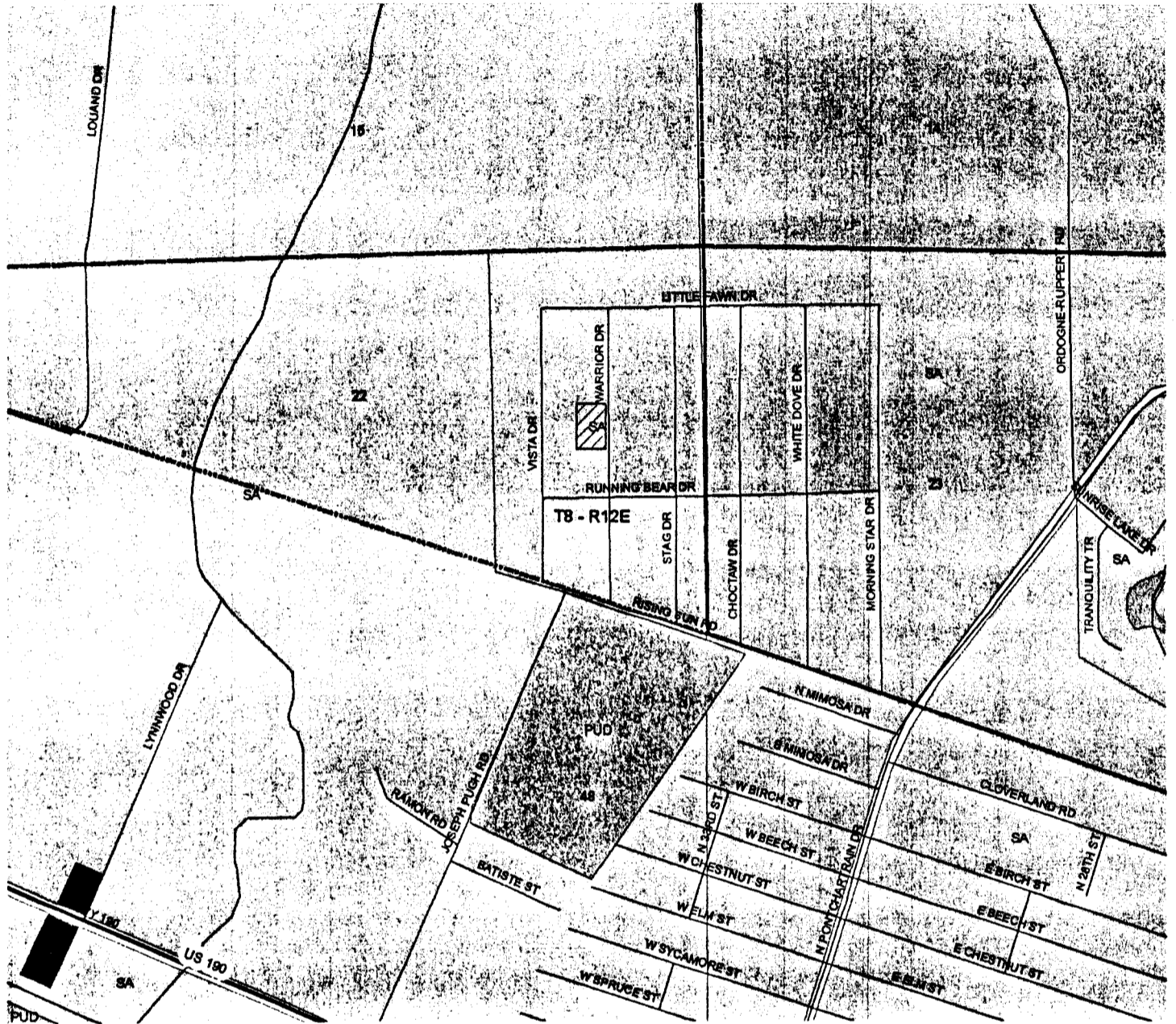
The staff recommends approval of this proposal, subject to all applicable regulations and the following conditions:

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

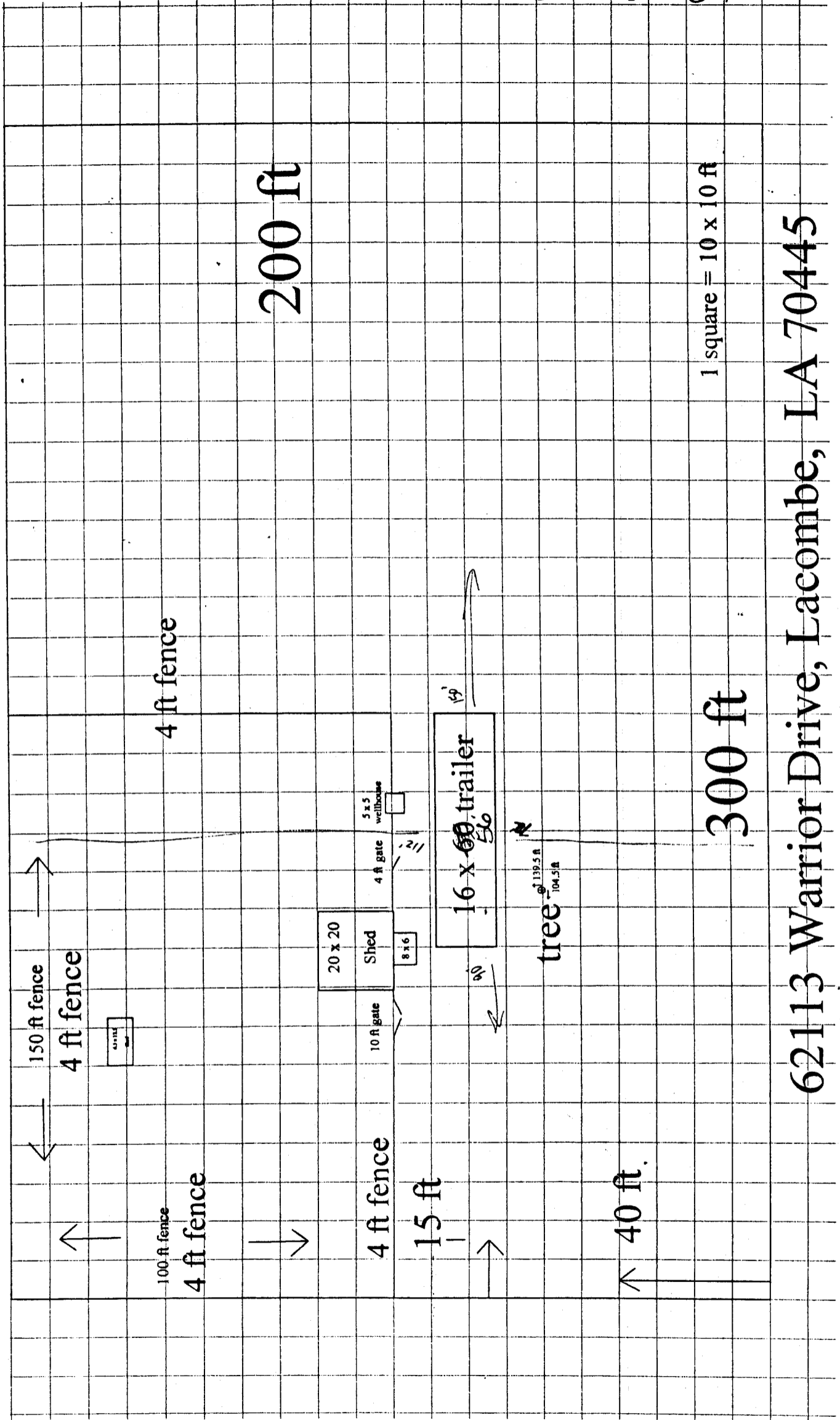
There is a 10 day appeals period following the Zoning Commission decision. If the request is approved, permits will not be issued until this 10 day period has elapsed. The petitioner shall have one year to obtain the appropriate building permits or occupy the site from the date of approval of the St.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

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CP08-05-072

© Michael P. Ford



62113 Warrior Drive, Lacombe, LA 70445