



**ST. TAMMANY PARISH**  
**DEPARTMENT OF PLANNING**  
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*Kevin Davis*  
*Parish President*

#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.  
 A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.**

APPEAL REQUEST

*ZC Denied*  
*5/5/09*

DATE: 5-8-09

CP09-05-045 - Use: Mobile Home as 2nd Residence

Zoning: SA (Suburban Agricultural) District  
 Use Size: 1280 sq.ft.  
 Petitioner: Rachel G. & Anna E. Miller  
 Owner: Rachel G. & Anna E. Miller  
 Location: Parcel located on the south side of Dean Road, east of Robert  
 Road, S25, T8S, R14E, Ward 8, District 9  
 Council District: 9

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

*Rachel Miller*  
 (SIGNATURE)

*Rachel Miller*

*39406 Dean Road*

*Slidell LA 70458*

PHONE #: *504-494-3851*

# CONDITIONAL USE PERMIT STAFF REPORT

Date: April 27, 2009  
CASE NO.: CP09-05-045  
Posted: 04/15/09

Meeting Date: May 5, 2009  
Determination: Denied

**PETITIONER:** Rachel G. & Anna E. Miller  
**OWNER:** Rachel G. & Anna E. Miller  
**PROPOSED USE:** Mobile Home as 2nd Residence  
**PREVIOUS/CURRENT USE:** Residential  
**SQ. FT. OF USE:** 1280 sq.ft.  
**GROSS AREA LOT SIZE:** 18,796.14 sq.ft.  
**ZONING CLASSIFICATION:** SA (Suburban Agricultural) District  
**LOCATION:** Parcel located on the south side of Dean Road, east of Robert Road; S25, T8S, R14E; Ward 8, District 9

## SITE ASSESSMENT

### ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 2 lane asphalt

Condition: Good

### LAND USE CONSIDERATIONS

#### Surrounding Land Use and Zoning:

Direction	Land Use	Zoning
North	Undeveloped	SA (Suburban Agricultural) District
South	Single Family Residence	A-2 (Suburban) District
East	Undeveloped	SA (Suburban Agricultural) District
West	Mobile Home	SA (Suburban Agricultural) District

Existing development? Yes

Multi occupancy development? No

### STAFF COMMENTS:

Petitioner is requesting a Conditional Use permit for a Mobile Home as 2nd Residence. The site is located on the south side of Dean Road, east of Robert Road. The area is a mix of single family stick built homes, undeveloped property a mobile home to the south. The setback information provided meets the Parish requirements. The site does not meet the minimum requirements of 45000 sq. ft. to place a second residence on the property.

### 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 or new owner must apply for CP).
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 within 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.



