

EXHIBIT "A"

2022-2838-ZC

A CERTAIN PIECE OR PORTION OF GROUND situated in Section 1, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From an old wood fence post located at the intersection of the southerly line of Heintz Street and the West boundary of the Southwest Division of the Town of Abita Springs, go westerly along the southern edge of Heintz Street 208.71 feet to an 1/2-inch iron pipe and the point of beginning. From the point of beginning, continue westerly 100.34 feet (Title-100.0 feet) to an 1/2-inch iron pipe; thence at an interior angle of 91 degrees 51 minutes 33 seconds go southerly 138.96 feet (Title-140.0 feet) to an 1/2 inch iron pipe; thence at an interior angle of 90 degrees 17 minutes 11 seconds go easterly 100.31 feet (Title-100.0 feet) to an 1/2-inch iron pipe; thence at an interior angle of 89 degrees 42 minutes 18 seconds go northerly 142.73 feet (Title-140.0) feet to an 1/2-inch iron pipe located on the southern edge of Heintz Street and the point of beginning.

Said property contains 0.32 acres and is more fully reflected on that map or plat of survey by Herbert C. Sanders dated October 15, 1990 and bearing survey number ST-90-119, a copy of which is attached hereto and made a part hereof.

Being the same property acquired by Seller herein from Edward O. Hutchinson by act of Cash Sale dated May 24, 1994, recorded in the official records of St. Tammany Parish on May 24, 1994 as Instrument No. 907313; also being a portion of the same property acquired by Edward O. Hutchinson on or about September 29, 1983 in COB 1121, folio 77 in the records of St. Tammany Parish, Louisiana; and further acquired by Judgment dated March 8, 1992, Docket No. 9214691 in the 22nd Judicial District Court for the Parish of St. Tammany, Louisiana.

CASE NUMBER: 2022-2838-ZC

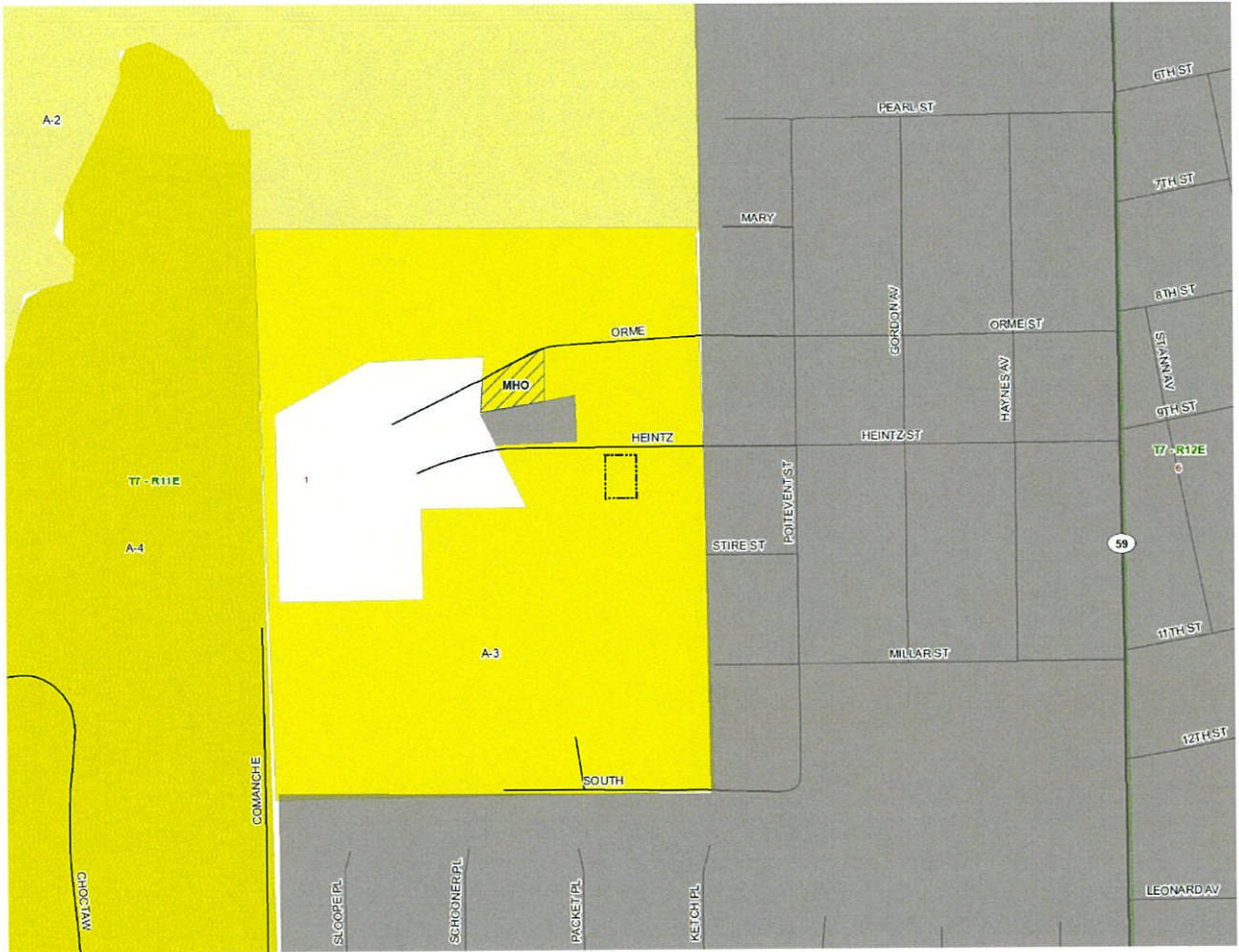
PETITIONER: Keith and Antoinette Hanson

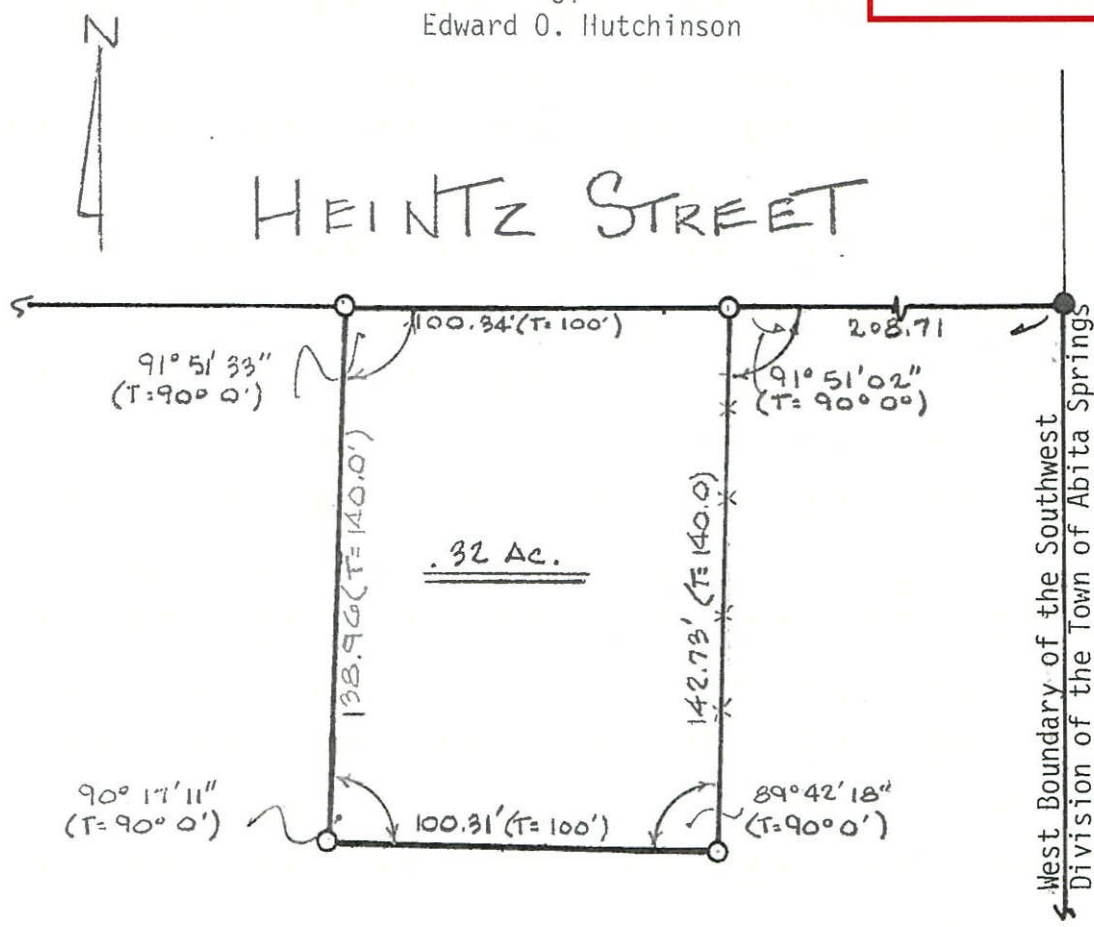
OWNER: Keith and Antoinette Hanson

REQUESTED CHANGE: A-3 (Suburban District) to A-3 (Suburban District) and MHO (Manufactured Housing Overlay)

LOCATION: Parcel located on the south side of Heintz Street, west of Poitevent Street, being 21350 Heintz Street, Abita Springs; S1, T7S, R11E

SIZE: .32 acres





LEGEND

- 1/2" IRON PIPE FOUND
- OLD WOOD FENCE POST

A CERTAIN PIECE OR PORTION OF GROUND situated in Section 1, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

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Said property contains 0.32 acres.

REFERENCE: COB 51, Folio 458, on file in the Clerk of Courts office, St. Tammany Parish.

NOTE: Said property is located in Flood Zone "C" per the Flood Insurance Rate Map for St. Tammany Parish, Community Panel #225205 02350, map revised October 17, 1989.

A Portion of Ground situated in
Section 1, Township 7 South, Range 11 East,

St. Tammany Parish,
Louisiana.

H. C. SANDERS & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
THE FOUNTAIN BUILDING
Post Office Drawer 1779 — Covington, La. 70434
Office: 892-2847

JOB NO. ST-90-119	DRAWN wrs CHECK'D hcs	DATE 15 Oct. 90 SCALE 1" = 50'	SHEET NO. 1 of 1
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TK 07-358

T6 - R11E

36

A-2

PEARL

MARY ST

ORME ST

MHO

HEINTZ ST

GORDON

ORME

HAYNES

HEINTZ

STIRE

POITEVENT

MILLAR

A-3

A-4

SOUTH ST

FINN RD

1
T7 - R11E

COMANCHE DR

SLOOPE

SCHOONER

PACKET

KETCH

CUTTER

CENTERBOARD

CLIPPER

ADMINISTRATIVE COMMENT

ZONING STAFF REPORT

Date: April 25, 2022
Case No.: 2022-2838-ZC
Posted: May 17, 2022

Meeting Date: June 7, 2022
Determination: Approved

GENERAL INFORMATION

PETITIONER: Keith and Antoinette Hanson
OWNER: Keith and Antoinette Hanson
REQUESTED CHANGE: A-3 (Suburban District) to A-3 (Suburban District) and MHO (Manufactured Housing Overlay)
LOCATION: Parcel located on the south side of Heintz Street, west of Poitevent Street, Abita Springs; S1, T7S, R11E
SIZE: .32 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish Road Surface: 2 Lane Asphalt Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

Direction	Surrounding Use	Surrounding Zone
North	Residential	A-3 Suburban District
South	Residential	A-3 Suburban District
East	City	Town of Abita Springs
West	Residential	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 Manufactured Housing Overlay. The site is located on the south side of Heintz Street, west of Poitevent Street, Abita Springs. The 2025 Future Land Use Plan designates the site to be developed with single-family residential uses that vary in site design and density.

The property is located in the Laura Paige Tract Subdivision which contains a majority of stick-built and modular homes. The total count for mobile homes in the vicinity of the subject property are as follows: Three mobile homes on Heintz Street, as well as there being one on a piece of property on the parallel street “Orme Street” that is zoned for the Manufactured Housing Overlay. The subject property and its adjacent lot, however, include two of the three mobile homes in the neighborhood.

A change in zoning will allow the applicant to either:

1. Replace the existing manufactured home on the property with a new manufactured home.
2. Apply for an electrical permit to turn the power on in the existing manufactured home.