

APPEAL # 1  
ZC Approved :  
11/01/2023



ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

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 & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: NOV 23, 2023

RECEIVED  
NOV 23 2023  
BY: [Signature]

CASE

2023-3515-ZC

Existing Zoning: A-3 (Suburban District)  
Proposed Zoning: A-3 (Suburban District) and MHO (Manufactured Housing Overlay)  
Location: Parcel located on the west side of Howze Beach Boulevard, being Lots 5 & 6, Square 2, Homeland Heights Subdivision, Slidell S44, T9S, R14E: Ward 9, District 12  
Acres: .14 acres  
Petitioner: Maggie McBride  
Owner: Alba Paguada  
Council District: 12

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 SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

[Signature]  
(SIGNATURE)

PRINT NAME: Robert Moseley

ADDRESS: 56344 Alnowasten st, Slidell, LA 70458

PHONE #: 985-643-1635



**ZONING STAFF REPORT**  
2023-3515-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

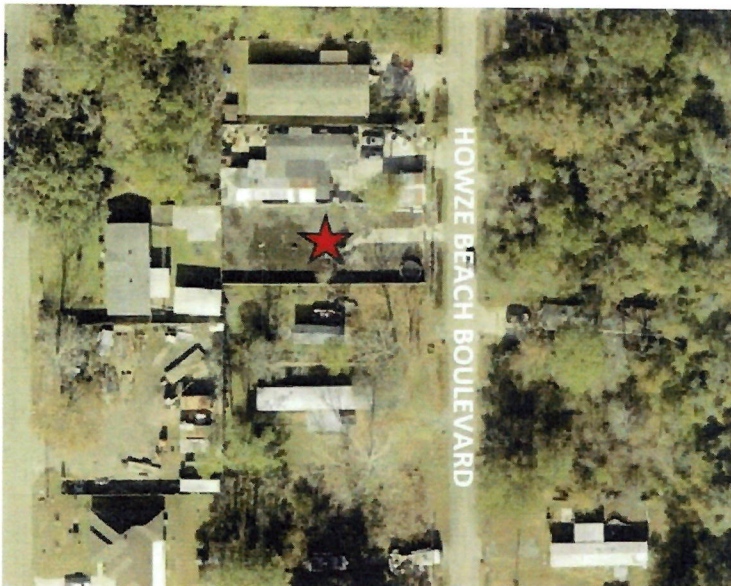
985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

**Location:** Parcel located on the west side of Howze Beach Boulevard, being Lots 5 & 6, Square 2, Homeland Heights Subdivision, Slidell; S44, T9S, R14E; Ward 9, District 12      **Council District:** 12

**Petitioner:** Maggie McBride      **Posted:** October 20, 2023

**Owner:** Alba Paguada      **Commission Hearing:** November 1, 2023

**Size:** 0.14 acres      **Determination:** Approved



**Current Zoning**  
A-3 Suburban District  
**Requested Zoning**  
A-3 Suburban District  
MHO Manufactured Housing Overlay  
**Future Land Use**  
Residential Medium Intensity  
**Flood Zone**  
Effective Flood Zone A5  
Preliminary Flood Zone AE  
**Critical Drainage:**  
Yes  
**BFE:**  
ABFE 10' + 1' Freeboard = 11' FFE

**FINDINGS**

1. The applicant is requesting to rezone the 0.14 acres parcel from A-3 Suburban District to A-3 Suburban District and MHO Manufactured Housing Overlay. The property is located on the west side of Howze Beach Boulevard, being Lots 5 & 6, Square 2, Homeland Heights Subdivision, Slidell. The municipal address of this property being 56407 Howze Beach Boulevard, Slidell.

*Zoning History*

2. Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
84-134B	Unknown	SA Suburban Agricultural
09-2117	SA Suburban Agricultural	A-3 Suburban District

*Site and Structure Provisions*

3. There was a manufactured home on the property in the past, which appears to have been removed sometime between 2005 and 2008. The subject property is currently undeveloped.
4. The applicant intends to apply for a minor resubdivision to create a buildable lot of record 6A from Lots 5 & 6, Square 2, in the Homeland Heights Subdivision. The resubdivision will allow the applicant to apply for a building permit.



**ZONING STAFF REPORT**  
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*Compatibility or Suitability with Adjacent Area*

5. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Residential (Manufactured House)	A-3 Suburban District
South	Residential (Manufactured House)	A-3 Suburban District
East	Undeveloped	HC-2 Highway Commercial District and A-3 Suburban District
West	Residential (Manufactured House)	A-3 Suburban District

6. The subject property abuts A-3 Suburban District zoning to the north, south, and west which allows for one single-family dwelling per every half-acre. There is an undeveloped lot split-zoned A-3 Suburban District and HC-2 Highway Commercial Zoning across Howze Beach Boulevard.
7. Within a 100-foot radius of the subject property, there appears to be at least four manufactured homes. According to the most recent and available data, Homeland Heights Subdivision has around five single-family residences, and four of those appear to be manufactured homes. The neighboring subdivision of Spanish Trail Highlands is developed with a mixture of manufactured homes and traditional framed homes. Staff cannot confirm whether these structures are vacant or occupied based on the most up to date data.
8. The surrounding manufactured houses are considered legal non-conforming uses due to not having the MHO Manufactured Housing Overlay. Legal non-conforming uses are defined "as any use lawfully existing at the time of enactment of the ordinance from which these regulations are derived may be continued as a legal nonconforming use even though such use does not conform to the provisions of these regulations for the zoning district in which it is located."
9. If approved, the applicant could apply a building permit to place a mobile home on the site.

*Consistency with New Directions 2040*

**Residential: Medium-Intensity:** neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Strategy 1:5:1 Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.



# 2023-3515-ZC

**GENERAL NOTES**

1. THE LOCATION OF LOT 6A, LOT 5 AND LOT 6, SECTION 44, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, IS SHOWN ON THE ATTACHED PLAT OF LOT 6A, LOT 5 AND LOT 6, SECTION 44, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, DATED 08/28/2023, FILED IN PUBLIC RECORDS, BOOK 100, PAGE 100.

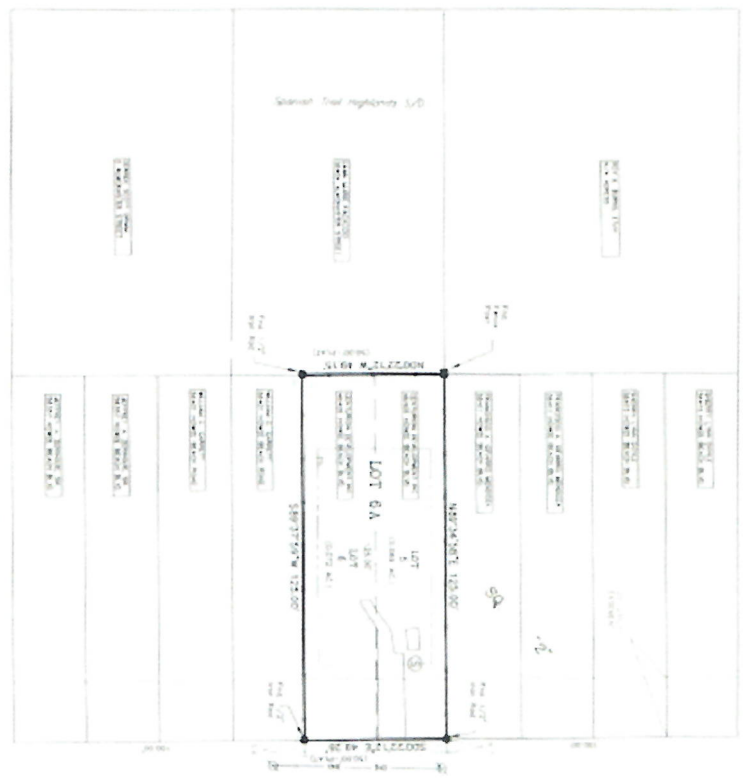
2. THE TOTAL AREA OF LOT 6A, LOT 5 AND LOT 6, SECTION 44, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, IS 6,100.00 SQ. FT. OR 0.141 ACRES.

3. THE TOTAL AREA OF LOT 6A, LOT 5 AND LOT 6, SECTION 44, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, IS 6,100.00 SQ. FT. OR 0.141 ACRES.

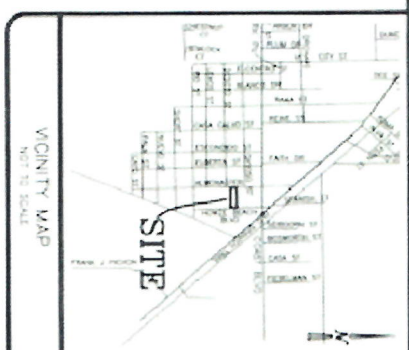
4. THE TOTAL AREA OF LOT 6A, LOT 5 AND LOT 6, SECTION 44, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, IS 6,100.00 SQ. FT. OR 0.141 ACRES.

**LEGEND**

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HOWZE BEACH HEAD



**RECORDED.**

DATE OF RECORDATION: \_\_\_\_\_

BOOK: \_\_\_\_\_

PAGE: \_\_\_\_\_

RECORDS OF DISTRICT: \_\_\_\_\_

DATE OF DEPOSIT: \_\_\_\_\_

FILE NO.: \_\_\_\_\_

DATE: \_\_\_\_\_

TOTAL AREA 6,100.00 SQ. FT. OR 0.141 ACRES

**DEFINITION**

THIS PLAT IS A RESUBDIVISION PLAT OF LOTS 5 & 6 INTO LOT 6A, SQ. 2, HOMELAND HEIGHTS S/D IN SECTION 44, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, AS SHOWN ON THE ATTACHED PLAT OF LOT 6A, LOT 5 AND LOT 6, SECTION 44, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, DATED 08/28/2023, FILED IN PUBLIC RECORDS, BOOK 100, PAGE 100.

<p>DATE: 08/28/2023</p> <p>DRAWN BY: [Name]</p> <p>CHECKED BY: [Name]</p> <p>SCALE: 1" = 30'</p> <p>SHEET: 1 OF 1</p>	<p><b>A RESUBDIVISION PLAT OF LOTS 5 &amp; 6 INTO LOT 6A, SQ. 2, HOMELAND HEIGHTS S/D IN SECTION 44, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA</b></p> <p>YUSOEL GUFARRO</p>	<p><b>J.V. Burkes &amp; Associates, Inc.</b></p> <p>SURVEYING • ENGINEERING • ENVIRONMENTAL</p> <p>1805 Shortcut Highway              Slidell, Louisiana 70458              Phone: 985-643-0075 Fax: 985-643-0174</p>	<p><b>BRETT FITZGERALD</b>              LA. REG. No. 5018</p>
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