

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 3, 2023

RECEIVED
NOV 6 8 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 Almonaster St, Slidell, LA 70458

PHONE #: 985-643-1635



ZONING STAFF REPORT
2023-3515-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

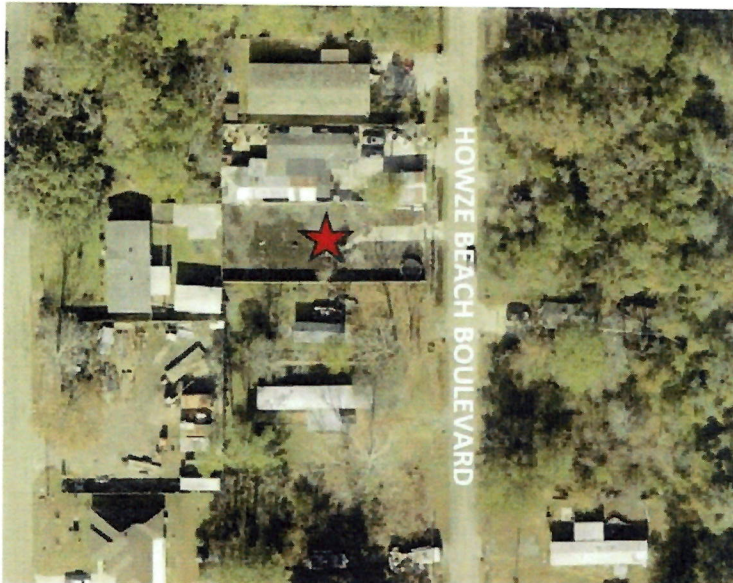
985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

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
BFZ:
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.



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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 PROPERTY IS SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, ORDINANCES, REGULATIONS, AND DECREES. THE APPLICABLE LAWS, ORDINANCES, REGULATIONS, AND DECREES SHALL BE OBSERVED AND COMPLIED WITH AT ALL TIMES.

2. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL TAXES, INCLUDING BUT NOT LIMITED TO PROPERTY TAXES, SALES TAXES, AND INCOME TAXES.

3. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL DEEDS, RECORDS, AND INSTRUMENTS.

4. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL EASEMENTS, RIGHTS, AND INTERESTS.

5. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL ZONING ORDINANCES, AND THE PROPERTY SHALL BE USED IN ACCORDANCE WITH THE APPLICABLE ZONING ORDINANCES.

6. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS, AND THE PROPERTY SHALL BE USED IN ACCORDANCE WITH THE APPLICABLE ENVIRONMENTAL REGULATIONS.

7. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL HISTORIC PRESERVATION REGULATIONS, AND THE PROPERTY SHALL BE USED IN ACCORDANCE WITH THE APPLICABLE HISTORIC PRESERVATION REGULATIONS.

ADDITIONAL NOTES

1. THE PROPERTY IS SUBJECT TO ALL APPLICABLE LOCAL, STATE, AND FEDERAL LAWS, ORDINANCES, REGULATIONS, AND DECREES. THE APPLICABLE LAWS, ORDINANCES, REGULATIONS, AND DECREES SHALL BE OBSERVED AND COMPLIED WITH AT ALL TIMES.

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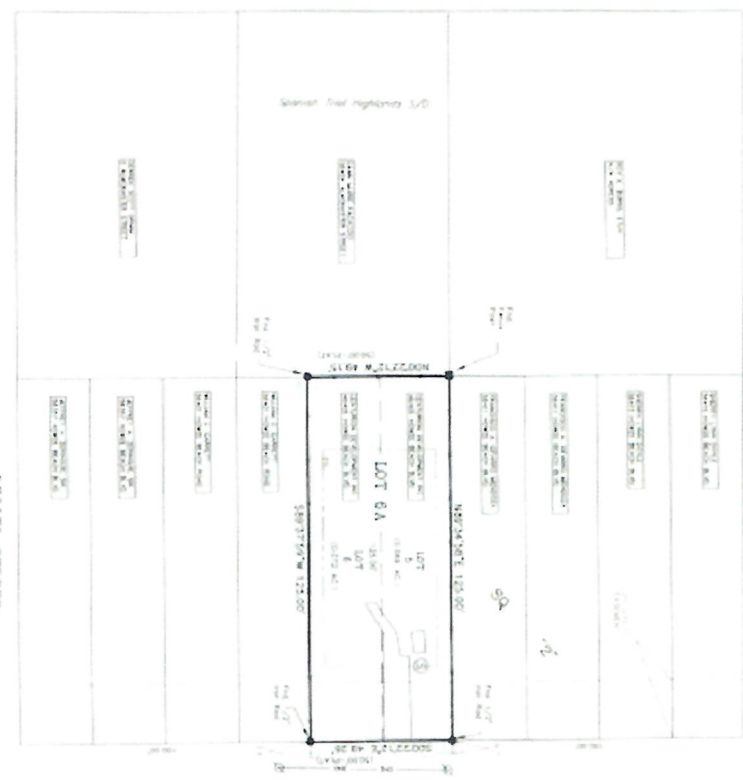
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LEGEND

(Symbol)	1/4" LOT
(Symbol)	1/2" LOT
(Symbol)	3/4" LOT
(Symbol)	1" LOT
(Symbol)	2" LOT
(Symbol)	3" LOT
(Symbol)	4" LOT
(Symbol)	5" LOT
(Symbol)	6" LOT
(Symbol)	7" LOT
(Symbol)	8" LOT
(Symbol)	9" LOT
(Symbol)	10" LOT

NOTES

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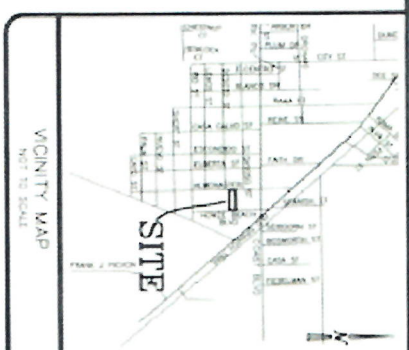
THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF THE SURVEYING AND MAPPING BOARD OF THE STATE OF MISSISSIPPI, INC. THE SURVEYOR'S NAME AND LICENSE NUMBER ARE INDICATED ON THIS PLAN. THIS PLAN IS A REPRESENTATION OF THE SURVEYOR'S BEST INTEREST AND SHOULD BE USED AS SUCH.

GRAPHIC SCALE
1" = 30' H.



ASSIGNED

DATE OF SURVEY	05/26/2023
DATE OF PLOTTING	05/26/2023
DATE OF CHECKING	05/26/2023
DATE OF REVISION	05/26/2023
DATE OF PRINTING	05/26/2023
TOTAL AREA	8,000.00 SQ. FT OR 0.184 ACRES
PREPARED BY	YUSOEL GILFARRO
CHECKED BY	YUSOEL GILFARRO
DATE OF CHECKING	05/26/2023



CERTIFICATION

I, YUSOEL GILFARRO, a duly Licensed Professional Surveyor in the State of Mississippi, certify that the above described plat was prepared and plotted in accordance with the standards of the Surveying and Mapping Board of the State of Mississippi, Inc. and that the same is a true and correct representation of the survey conducted and the results thereof.

A RESUBDIVISION PLAT OF
LOTS 5 & 6 INTO LOT 6A, SQ. 2, HOMETOWN HEIGHTS S/D
IN SECTION 44, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

YUSOEL GILFARRO

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ENVIRONMENTAL

1805 Shortcut Highway
Sulphur, Louisiana 70588
Phone 985-649-0075 Fax 985-649-0154

BOBY FITZGERALD
LA REG. No. 5918

DATE	05/26/2023
DRAWN BY	YUSOEL GILFARRO
CHECKED BY	YUSOEL GILFARRO
DATE OF CHECKING	05/26/2023

