



ST. TAMMANY PARISH

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

APPEAL REQUEST

DATE: 8-2-22

2022-2950-ZC

Existing Zoning: A-2 (Suburban District)
Proposed Zoning: A-2 (Suburban District) and MHO Manufactured Housing Overlay
Location: Parcel located on the west side of Beach Drive, north of Ozone Street, Slidell; S44, T9S, R14E; Ward 9 District 12
Acres: .35 acres
Petitioner: Alberto Matute
Owner: Tamprop Inc.; JP &KP WA, LLC; Dagonfly Enterprises Inc. - James Lindsay
Council District: 12

2022-2950-ZC

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: James Lindsay

ADDRESS: 81116 Hwy 1093 Zorch, LA 70431

PHONE #: 985/590-0140



ZONING STAFF REPORT
2022-2950-ZC

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING DEPARTMENT
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 Beach Drive, north of Ozone Street, Slidell; S44, T9S, R14E; Ward 9 District 12
Posted: July 19, 2022
Owner: Alberto Matute
Council District: 12
Applicant: Tamprop Inc.; JP &KP WA, LLC
Commission Hearing: August 2, 2022
Dragonfly Enterprises Inc. - James Lindsay
Determination: Denied/Appealed
Size: .35 acres



Current Zoning
A-3 Suburban District
Requested Zoning
A-3 Suburban District
MHO Manufactured Housing Overlay
Future Land Use
Medium Intensity
Area of Special Flood Hazard
(100-Year Floodplain)
Growth Management Area

FINDINGS

1. A majority of the Howze Beach subdivision is zoned A-3 Suburban District which allows single-family residential dwellings as a permitted use. The subject site is currently developed with an existing manufactured home and the surrounding neighborhood is comprised of a mixture of existing stick built and manufactured homes.
2. Per Sec. 130-161, the existing mobile home on the property is considered a non-conforming use and the property owner must obtain a rezoning to MHO Manufactured Housing Overlay to allow for the reconnection of electricity.
3. Based on the most current and available data, the residential structure count for the neighborhood includes approximately 30 mobile homes and 5 stick-built homes (Google Earth, January, 2019). This information does not account for potential vacant structures.
4. A change in zoning will allow the applicant to apply for a building permit for the placement of a new mobile home.

Zoning History

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

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

Compatibility or Suitability with Adjacent Area

6. Table 3: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-3 Suburban District
South	Mobile Home	A-3 Suburban District
East	Undeveloped	A-3 Suburban District
West	Undeveloped	A-3 Suburban District



ZONING STAFF REPORT
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Surrounding Zoning Requests

6. Table 4: Surrounding Zoning Requests

Case	Request	ZC Decision	Council Decision
2020-1768-ZC	From A-3 to A-3 & MHO	Denial – March 3, 2020	Concur with Denial – C-6283
2021-2368-ZC	From A-3 to A-3 & MHO	Denial – July 6, 2021	Removed from 9/5/2021 Agenda
2022-2725-ZC	From A-3 to A-3 & MHO	Denial – May 3, 2022	To be heard 9/4/2022 Council

7. Table 5: Conditional Use Permits within the Howze Beach Subdivision

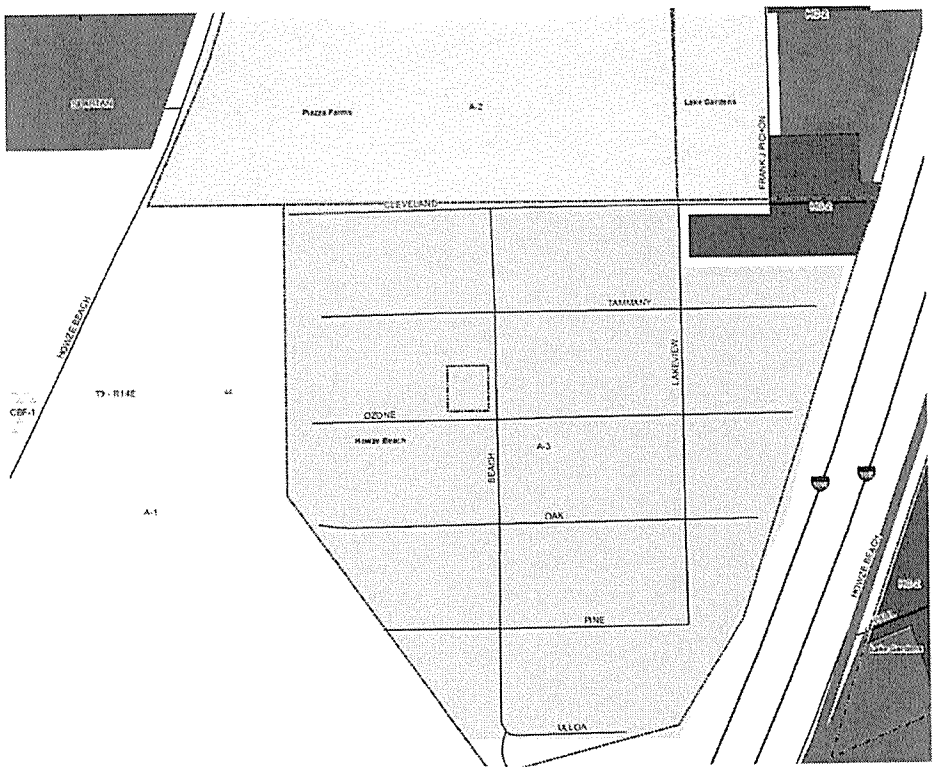
Conditional Use Permits	Request	Zoning Commission Decision
CP06-11-195	Mobile Home w/ Setback Variances	5/1/2007 - APPROVED
CP08-02-027	Mobile Home	2/6/2008 - APPROVED
CP07-06-088	Mobile Home	6/5/2007 - APPROVED
CP08-03-035	Mobile Home	3/20/2008 – WITHDRAWN
CP08-08-138	Mobile Home	8/5/2008 - APPROVED
CP08-08-140	Mobile Home	8/5/2008 - APPROVED
CP08-08-141	Mobile Home	8/5/2008 - APPROVED
CP08-11-178	Mobile Home	11/5/2008 - APPROVED
CP09-03-027	Mobile Home	3/3/2009 - APPROVED

Consistency with New Directions 2040

Medium Intensity: 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.

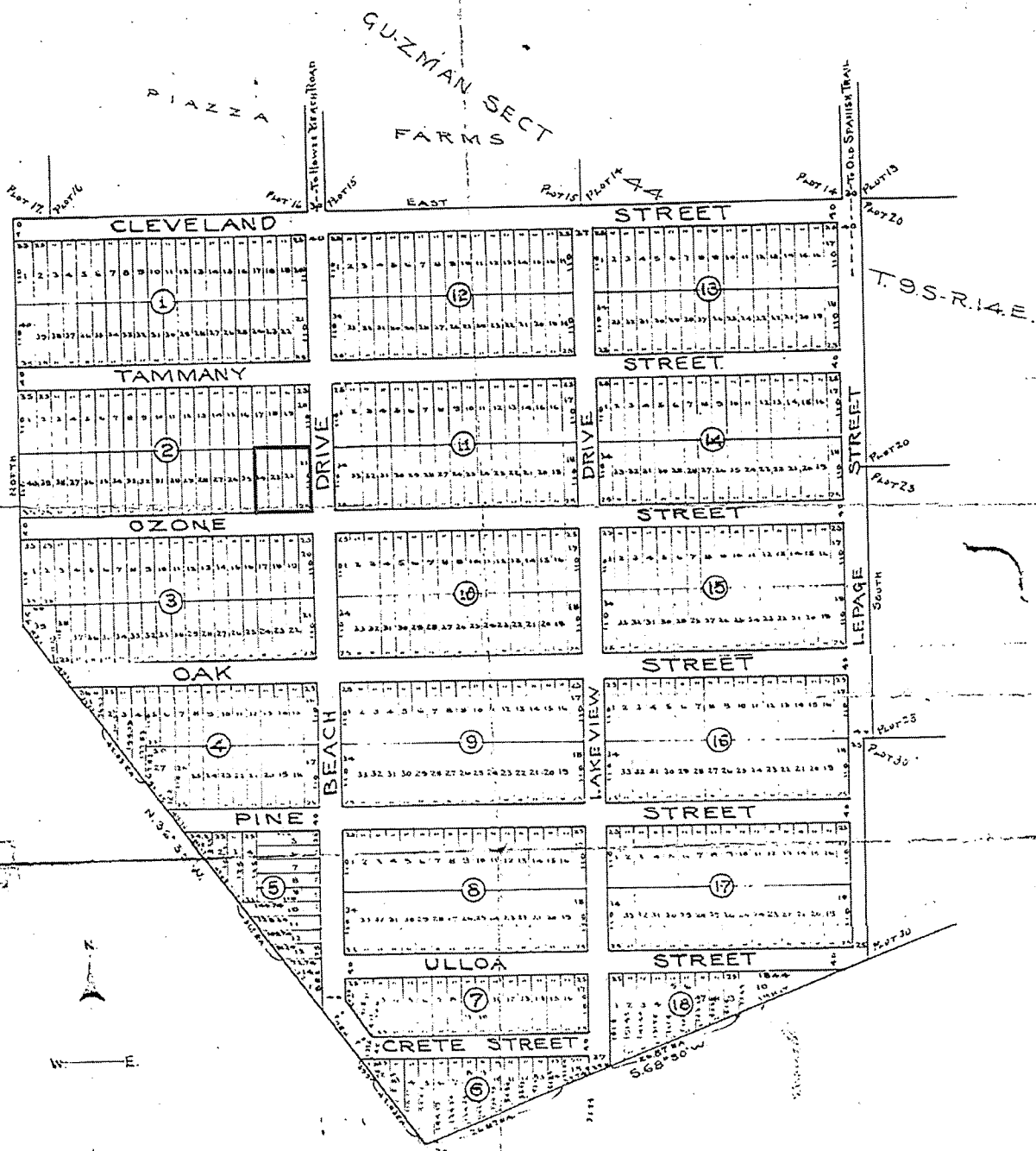
Area of Special Flood Hazard (100-Year Floodplain): Any developed permitted in the Parish's "area of special flood hazard" shall be "low-impact", employing systems and practices that use natural processes that promote infiltration, evapotranspiration or use of stormwater in order to reduce flood risk and protect water quality.

8. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:
- a. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



2022-2950-ZC

Subject Property



HOWZE BEACH

SUB-DIVISION

NEAR

TOWN OF SLIDELL

ST. TAMMANY PARISH

LOUISIANA

FORMERLY LOTS 17-18-19-20-21-22-23-24-25-26-27-28-29 OF PIAZZA FARMS

CERTIFIED CORRECT IN ACCORDANCE WITH SURVEY

MADE BY ME THIS 4TH DAY OF MAY-1927.

SCALE - 1 INCH = 130 FEET

SURVEY NO 624.

W. H. Smith, Sr.
SLIDELL, LA.

NOTE:

THIS PROPERTY IS SITUATED IN THE 8TH WARD, ST. TAMMANY PARISH.

Standard General Realty Co.
725 Union St. Main 1076
Real Estate Agents

