

APPEAL # 4

ZC DENIED: 11/06/22



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: 12/6/22

2022-3110-ZC

2022-3110-ZC

Existing Zoning:	A-1 (Suburban District)
Proposed Zoning:	A-1 (Suburban District) and MHO Manufactured Housing Overlay
Location:	Parcel located on the northeast side of Booth Road and Bessie Booth Road, Folsom; S27, T5S, R10E; Ward 2, District 3
Acres:	1 acre
Petitioner:	Michael Allen
Owner:	Deborah Allen
Council District:	3

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: Michael Allen

ADDRESS: 13023 Bessie Booth rd, Folsom 70437

PHONE #: 985-966-7792

**ADMINISTRATIVE COMMENTS**



**ZONING STAFF REPORT**  
2022-3110-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 northeast side of Booth Road and Bessie Booth Road, Folsom; S27, T5S, R10E; Ward 2, District 3

**Council District:** 3

**Owner:** Deborah Allen

**Posted:** November 10, 2022

**Applicant:** Michael Allen

**Commission Hearing:** December 6, 2022

**Size:** 1 acre

**Determination:** Denied



**Current Zoning**

A-1 Suburban District

**Requested Zoning**

A-1 Suburban District

MHO Mobile Home Overlay District

**Future Land Use**

Rural & Agriculture

**Flood Zone**

Effective Flood Zone C

**Critical Drainage:**

No

*Findings*

1. The petitioner is requesting to change the zoning classification from A-1 Suburban District to A-1 Suburban District and MHO Manufactured Housing Overlay. The site is located on the northeast corner of Booth Road and Bessie Booth Road, Folsom.

*Zoning History*

Table 1: Zoning history of Subject Lot(s)

Ordinance	Prior Classification	Amended Classification
10-2234	Unknown	A-1 Suburban District – Comprehensive Rezoning

2. The 1 acre subject property is part of a larger 10-acre parcel that is currently developed with an existing stick-built home.

*Compatibility or Suitability with Adjacent Area*

3. Table 2: Surrounding Land Use and Zoning

Direction	Surrounding Use	Surrounding Zoning Classification
North	Undeveloped	A-1 Suburban District
South	Residential	A-1 Suburban District MHO Manufactured Housing Overlay
East	Residential	A-1 Suburban District
West	Undeveloped	A-1 Suburban District

4. The site is flanked by property zoned A-1 Suburban District on all sides, requiring 5-acre parcel sizes with a density of 1 unit per every 5 acres. If approved, the applicant could apply to place a mobile home on the 1-acre portion of the 10-acre parcel, bringing the site to the maximum two dwelling units permitted.

5. There is a separate 1-acre parcel that was rezoned to MHO Manufactured Housing Overlay in 2017 (Council Ordinance 17-3786) along the south side of Bessie Booth Road.

ADMINISTRATIVE COMMENTS



ZONING STAFF REPORT  
2022-3110-ZC

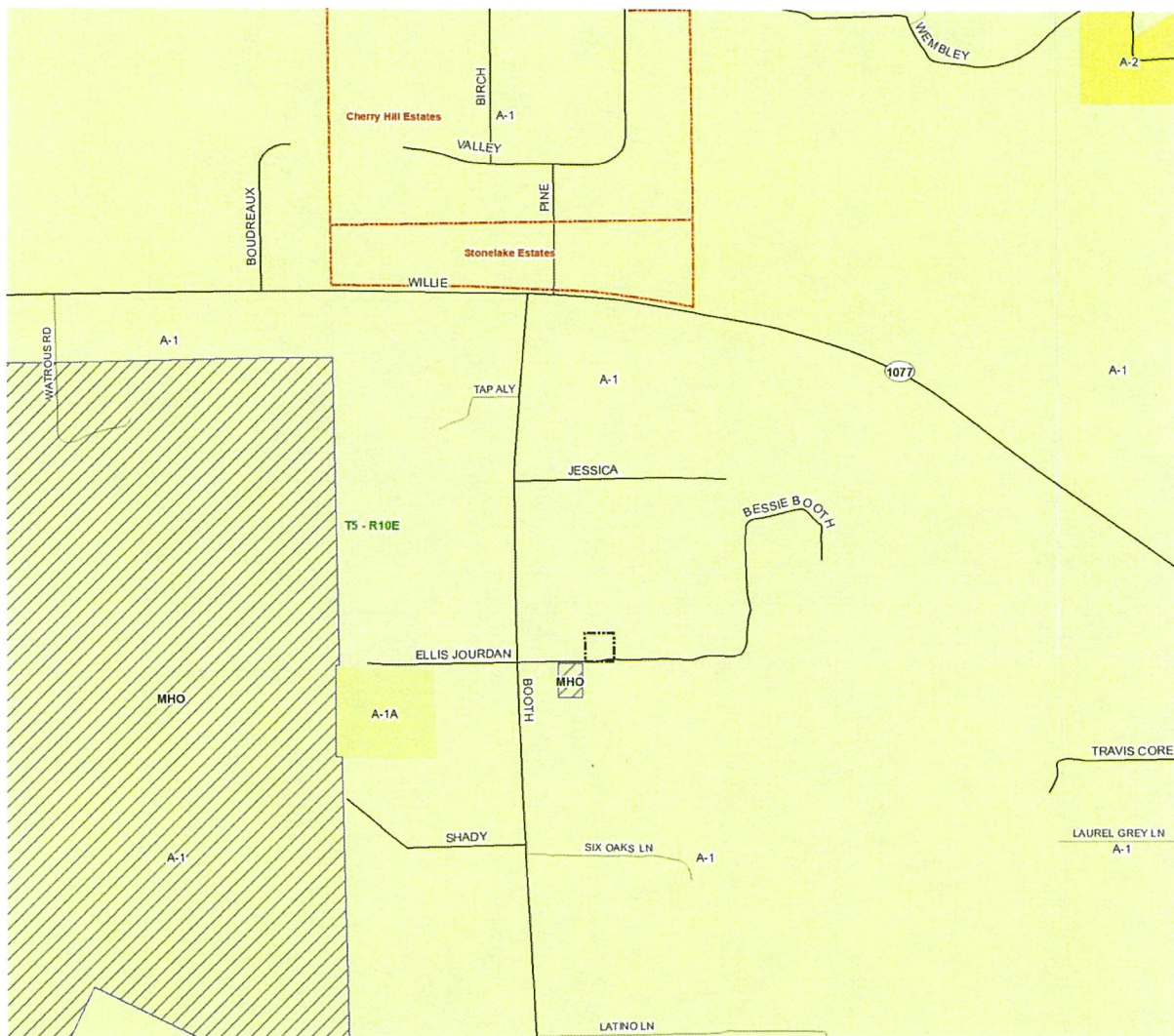
MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

Consistency with New Directions 2040

**Rural & Agriculture:** areas that include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms. The proposed zoning change is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

- i. Goal 1.3: The character of existing residential areas, expansive rural landscapes, and sensitive ecological areas will be preserved.
- ii. Goal 1.8: A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.



2022-3110-ZC

Subject Property

\*THIS MAP IS FOR REZONING ONLY.

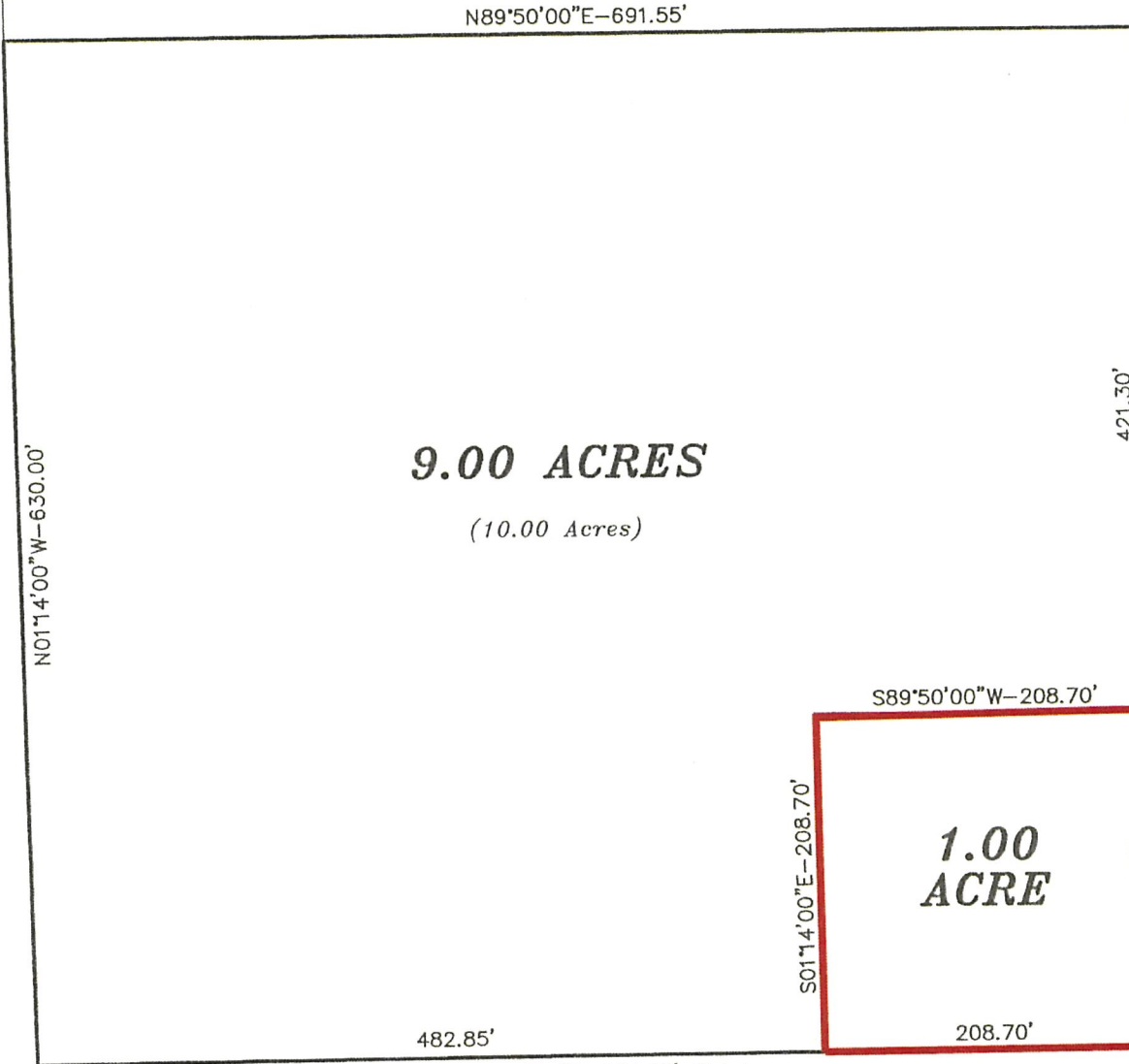
A Sketch Map for Rezoning of a 10.00 Acre Parcel of Land, into a 9.00 & 1.00 Acre Parcel of Land

Reference: A Survey Map of subject property by Jeron Fitzmorris, Dated 8-8-1991, #5499, for Charles R. Allen

The P.O.B. is S89°50'W-605.34' from the 1/4 Corner common to Sections 27 & 34, T-5-S, R-10-E, St. Tammany Parish, Louisiana



BOOTH ROAD



9.00 ACRES  
(10.00 Acres)

1.00  
ACRE

BESSIE BOOTH RD.

P.O.B.

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.  
THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A BOUNDARY SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

(Must verify prior to Construction)  
Building Setbacks  
Front:  
Side:  
Rear:  
Side Street:

MAP PREPARED FOR **DEBORAH ALLEN**

SHOWN A SKETCH MADE OF PROPERTY LOCATED IN SECTION 27, T-5-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS NOT IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**  
518 N. Columbia Street, Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax  
landsurveyingllc@gmail.com

CERTIFIED CORRECT  
  
 Bruce M. Butler, III  
 LOUISIANA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4894

SCALE: 1" = 110'	DATE: 10-12-2022	NUMBER: 20990
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2022-3110-ZC

Cherry Hill Estates

BIRCH

PINE

A-1

VALLEY

BOUDREAU

Stonelake Estates

1077

WILLIE

A-1

TAP

JESSICA

A-1

BESSIE BOOTH

BOOTH

ELLIS JOURDAN

MHO

T5-R10E

MHO

A-1A

SHADY

SIX OAKS

A-1

A-1

ED CORE

LATINO

A-1A

