

**EXHIBIT "A"**

**2022-2935-ZC**

**A CERTAIN PARCEL OF Land located in Section 36, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, more particularly described as follows, to- wit:**

**Commence from the Center of Section 36, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, thence South 139.0 feet, thence North 89 degrees 45 minutes West 433.5 feet, thence South 03 degrees 00 minutes East 397.0 feet, thence North 89 degrees 45 minutes West 409.0 feet, thence North 03 degrees 30 minutes West 283.0 feet, to an iron pipe found the POINT OF BEGINNING, thence; North 87 degrees 24 minutes East 252.5 feet, to an iron pipe set in the center of a 25 foot roadway, thence; North 89 degrees 45 minutes West 111.2 feet to an iron pipe set, thence; North 03 degrees 25 minutes West 171.6 feet to an iron pipe found, and the POINT OF BEGINNING.**

**Said property contains 0.95 acres.**



**ZONING STAFF REPORT**  
2022-2935-ZC

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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21454 Koop Drive, Suite 1B, Mandeville, LA 70471

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**Location:** Parcel located on the west side of Gurtner Drive, south of Louisiana Highway 36, Abita Springs; S36, T6S, R11E; Ward 3 District 2  
**Posted:** July 20, 2022

**Owner:** Kathryn and Printis Nobles

**Council District:** 2

**Applicant:** Kathryn Nobles

**Commission Hearing:** August 2, 2022

**Size:** .95 acres

**Determination:** Approved



**Current Zoning**

A-3 Suburban District

**Requested Zoning**

A-4 Single-Family Residential District  
MHO Manufactured Housing Overlay

**Future Land Use**

Commercial  
Area of Special Flood Hazard  
(100-Year Floodplain)

*Findings*

1. The .95-acre subject property is currently developed with an existing mobile home. Per Sec. 130-161, although the property is not currently zoned to accommodate mobile homes, the structure is considered a legal nonconforming use.
2. The reason for the request is to bring the existing mobile home into compliance and accommodate the placement of an additional mobile home.

*Zoning History*

3. The subject property was referred by the Parish Council to the Zoning Commission for recommendation of rezoning the subject property from A-3 Suburban District to A-4 Single-Family Residential District and MHO Manufactured Housing Overlay in 2019 (Case No. 2019-1713-ZC). The Zoning Commission recommended denial of this request on January 9, 2020 and the case was never appealed.

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

Ordinance	Prior Classification	Amended Classification
09-2116	C-2 Highway Commercial District	A-3 Suburban District
98-2924	SA Suburban Agriculture	C-2 Highway Commercial District

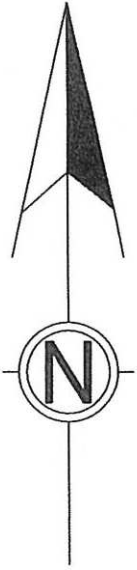
*Site and Structure Provisions*

5. Table 2: Dimensional Standards

Zoning	Classification	Density	Lot Width
Existing	A-3 Suburban District	2 units per acre	100 ft.
Proposed	A-4 Single Family Residential District	4 units per acre	90 ft.

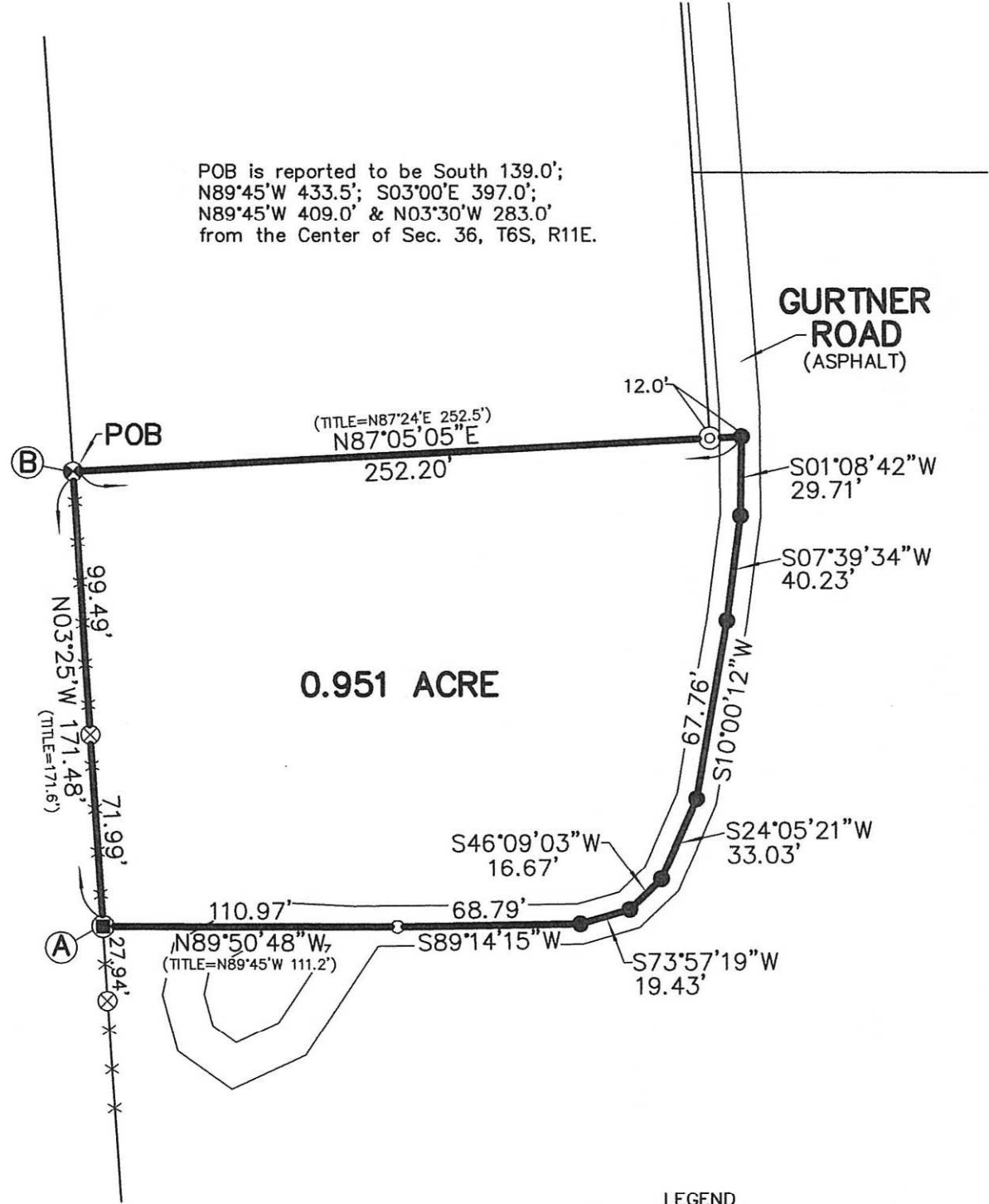
6. The subject property exceeds the lot width and lot size of the requested A-4 Single-Family Residential Zoning Classification. If the request is approved, the applicant must apply for a building permit to place an additional mobile home on the subject property.

2022-2935-ZC



REFERENCE BEARING:  
Iron Rod A to Iron Pipe B  
N03°25'W (per Title)

POB is reported to be South 139.0';  
N89°45'W 433.5'; S03°00'E 397.0';  
N89°45'W 409.0' & N03°30'W 283.0'  
from the Center of Sec. 36, T6S, R11E.



NOTES:

- 1. This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.
- 2. IMPROVEMENTS NOT LOCATED.

- LEGEND**
- = MAG NAIL FOUND
  - ⊗ = 1" IRON PIPE FOUND
  - ⊗ = 3/4" IRON PIPE FOUND
  - ⊗ = 5/8" IRON ROD FOUND
  - ⊗ = 1/2" IRON ROD FOUND
  - X- = FENCE

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250  
 503 N. JEFFERSON AVENUE **PROFESSIONAL LAND SURVEYORS** COVINGTON, LA 70433

PLAT PREPARED FOR: *Kathryn & Printis Nobles*

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST, TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'    JOB NO. 19167    DATE: 9/16/2019    REVISED:

