



Staff Report

Expanded Conditional Use Case#ECU2014-7-1

Zoning Board Public Hearing: Thursday August 7, 2014

City Council: Introduction – 8/19/2014 Final- 9/2/2014

Attachments: Application, Property Information Sheet, Zoning Map, Aerial Map, Site Photos, Proposed Mobile Home Photos, Survey

CITY COUNCIL REQUEST: (Ordinance)

Approval of Expanded Conditional Use request by Carolyn Abron (owner) to allow placement of a mobile home meeting all code requirements on Lot E-1 in Block 2 of Lincoln Park Subdivision located at 2909 Garner Street; Zoned RS-3 (**ECU2014-7-1**) Recommended approval with conditions by Zoning Commission 4-1 vote

SITE INFORMATION:

Location (Address): 2909 Garner St.

Site Description: This is Lot E-1 in Block 2 of Lincoln Park Subdivision. Fronting on Garner St.

COUNCIL DISTRICT: 4-Lemar Marshall

Existing Zoning: RS-3

Existing Land Use: Residential

Future Land Use Map: Low-Density Residential

ADJACENT LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use/Zoning</u>
North:	Residential/RS-3 (across Garner St)
South:	Residential/RS-3
East:	Residential/RS-3* (approved expanded conditional use)
West:	Residential/R-3

ADDITIONAL INFORMATION:

According to the Mobile Home proposed area map this lot is located in a proposed mobile home area.

4/28/2014: House caught fire

6/12/2014: Demolition permit was issued for the entire structure.

PUBLIC HEARING:

For: Carolyn Abron (owner)

Against: None

REZONING FINDINGS:

- 1) Will this diminish the value of the surrounding properties? Yes _____ No X
- 2) Will this alter the essential character of the neighborhood? Yes _____ No X
- 3) Will granting this request be detrimental to the public welfare? Yes _____ No X
 - a. Light & Air? Yes _____ No X
 - b. Traffic congestion or hazard? Yes _____ No X
 - c. Overburden existing drainage or utilities? Yes _____ No X
 - d. Emissions of odors, fumes, gasses, dust, smoke? Yes _____ No X
 - e. Noise & Vibrations? Yes _____ No X

CITY PLANNER RECOMMENDATION:

Taylor recommended denial

ZONING COMMISSION RECOMMEDATION:

Motion: Stanley Young to recommend approval with the following conditions:

- 1) The mobile home must meet all requirements for placement of a mobile home and must be constructed to meet the latest HUD Standards; and
- 2) The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of the property being Carolyn Abron.

For: William Travis, Sam McClugage, Jimmy Meyer

Against: Ralph Ross

Absent: None

ORDINANCE TO READ:

WHEREAS, on August 7, 2014 the Hammond Zoning Commission held a public hearing on Case#ECU2014-7-1 Expanded Conditional Use request by Carolyn Abron (owner) to allow placement of a mobile home meeting all code requirements on Lot E-1 in Block 2 of Lincoln Park Subdivision located at 2909 Garner Street; Zoned RS-3

WHEREAS, the Hammond Zoning Commission recommended approval (4-1 vote) of this request by Carolyn Abron (owner) to allow placement of a mobile home with the following conditions:

- 1) The mobile home must meet all requirements for placement of a mobile home and must be constructed to meet the latest HUD Standards; and
- 2) The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of the property being Carolyn Abron.

NOW, THEREFORE, BE IT ORDAINED, that the Hammond City Council hereby approves the Expanded Conditional Use request by Carolyn Abron (owner) to allow placement of a mobile home meeting all code requirements on Lot E-1 in Block 2 of Lincoln Park Subdivision located at 2909 Garner Street with the following conditions:

- 1) The mobile home must meet all requirements for placement of a mobile home and must be constructed to meet the latest HUD Standards; and
- 2) The approval shall be with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of the property being Carolyn Abron.

From: Josh Taylor, City Planner _____

LOCATION

2909 GARNER ST
Before placement of
Mobile home



6/12/2014



6/12/2014

A 0.631 ACRES BEING THE EAST 50 FOOT OF LOT 13 AND ALL OF LOT 14, ALL LOCATED IN BLOCK 2 OF LINCOLN PARK SUBDIVISION IN THE S.W. 1/4 OF SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 110.00' EAST OF THE N.W. CORNER OF BLOCK 2 OF LINCOLN PARK SUBDIVISION TO THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 150.00 FEET; THENCE S 01°09'30" E A DISTANCE OF 200.00 FEET; THENCE WEST A DISTANCE OF 100.00 FEET; THENCE N 01°09'30" W A DISTANCE OF 50.00 FEET; THENCE WEST A DISTANCE OF 50.00 FEET; THENCE N 01°09'30" W A DISTANCE OF 150.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.631 ACRES, ALL LOCATED IN THE S.W. 1/4 OF SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 2-23-2012.

A 0.402 ACRE PARCEL OF LAND, BEING THE EAST 50' OF LOT 13 AND THE WEST 50' OF LOT 14, ALL LOCATED IN BLOCK 2 OF LINCOLN PARK SUBDIVISION IN THE S.W. 1/4 OF SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 110.00' EAST OF THE N.W. CORNER OF BLOCK 2 OF LINCOLN PARK SUBDIVISION, TO THE POINT OF BEGINNING;
THENCE EAST A DISTANCE OF 100.00 FEET;
THENCE S 01°09'30" E A DISTANCE OF 200.00 FEET;
THENCE WEST A DISTANCE OF 50.00 FEET;
THENCE N 01°09'30" W A DISTANCE OF 50.00 FEET;
THENCE WEST A DISTANCE OF 50.00 FEET;
THENCE N 01°09'30" W A DISTANCE OF 150.00 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 17496.424 SQUARE FEET, 0.402 ACRES, ALL LOCATED IN THE S.W. 1/4 OF SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASE ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 2-23-2012.

A 0.230 ACRE PARCEL OF LAND, BEING THE EAST 50' OF LOT 14, ALL LOCATED IN BLOCK 2 OF LINCOLN PARK SUBDIVISION IN THE S.W. 1/4 OF SECTION 22, T6S-R7E, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 210.00' EAST FROM THE N.W. CORNER OF BLOCK 2 OF LINCOLN PARK SUBDIVISION, TO THE POINT OF BEGINNING;
THENCE EAST A DISTANCE OF 50.00 FEET;
THENCE S 01°09'30" E A DISTANCE OF 200.00 FEET;
THENCE WEST A DISTANCE OF 50.00 FEET;
THENCE N 01°09'30" W A DISTANCE OF 200.00 FEET;
BACK TO THE POINT OF BEGINNING CONTAINING 9997.956 SQUARE FEET, 0.230 ACRES, ALL LOCATED IN THE S.W. 1/4 OF SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 2-23-2012.

Carolyn Abron DATE 5/1/2012
CAROLYN ABRON

[Signature] DATE 4/16/2012

BUILDING OFFICIAL/CITY PLANNER

DATE 5/9/12

PLANNING COMMISSION CHAIRMAN DATE 4-12-18

recorded 4/17/2014
BK 1349 PG 248
inst # 920905

FLOOD ZONE "AE"
(FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0340F
DATED: 7-22-2010

● = 1" IRON PIPE SET
◎ = FOUND CORNER

REFERENCE PLAT #1
PLAT OF LINCOLN PARK SUBDIVISION
BY C.M. MOORE
DATED 10-28-1954
REFERENCE PLAT #2
PLAT OF LOTS A, B, C, D AND E
BY WALLACE ADAMS
DATED 8-23-1985

NOTE:
PROPERTY IS LOCATED
IN ZONE R-4

REFERENCE BEARING
EAST AS PER
REFERENCE PLAT #2

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.631 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 22, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

FEBRUARY 23, 2012

CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS.

William J. Bodin, Jr. 4/11/12
 WILLIAM J. BODIN, JR. C.E., P.L.S. DATE
 I.A. REG. NO. 4253

SDF 2014-40

1	4-12-12	REVISED TO CREATE LOT 3-1 AND LOT 14-A
#	DATE	REVISION

BODIN AND WEBB, INC.
CONSULTING ENGINEERS

1024 S. CYPRESS
HAMMOND, LOUISIANA 70403

PH# (985) 345-3947

FAX# (985) 345-0213

DESIGNED: W.J.B.	DATE: 4-10-12
DRAWN: C.D.B.	
CHECKED: W.J.B.	SCALE: 1"=40'
APPROVED: W.J.B.	

CAROLYN ABRON
2909 GARNER ST. HAMMOND, LA.

PROJECT NO.	
SHEET NO.	1 OF 1



APPLICATION FOR REZONING, CONDITIONAL USE, OR INITIAL ZONING**CITY OF HAMMOND**

219 E. ROBERT ST, HAMMOND, LA 70401 / PHONE: (985) 277-5649 - FAX: (985) 277-5638

FILING DATE: 7.1.1.2014PERMIT# FCU2014-7-1

The next Zoning Commission Meeting will be held on 8/7/2014, at 5:00pm in the City Council Chambers, 312 E. Charles Street. Application to be submitted to the Planning Department according to the deadline schedule.

This Application for: ☐ REZONING ☒ CONDITIONAL USE: ☒ EXPANDED -OR- ☐ RESTRICTED
☐ INITIAL ZONING/ANNEXATION

REZONING FEE: ☒ Single Lot \$120.00 ☐ Block or Area \$250.00 (Fees are not refundable based on decisions)
Fifty percent (50%) of fee is refundable if application is withdrawn before first newspaper notice is filed.

PARCEL# 21496 701248.00SITE ADDRESS: 2909 Garner st Hammond LA 70401

STREET # & STREET NAME

Legal Description or Survey

PROPERTY OWNER NAME: Carolyn E Abnaw

First Name

MI

Last Name

Owner Address: 2909 Garner st Hammond LA 70401

Street Name/Street Number

City

State

Zip

Telephone: (985) 986-6910

or Cell #:

(985) 542-5405

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Carolyn E Abnaw

First Name

MI

Last Name

COMPANY NAME: _____

☐ Owner☐ Other

Applicant Mailing Address: _____

Street Name/Street Number

City

State

Zip

Applicant Telephone: (_____) _____

or Cell #: (_____) _____

PERMIT INFO-ADDITIONAL INFOPRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-LRS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REQUESTED ZONING:

MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L

RS-3 RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REASON FOR REZONING: Placement of MH

SPOT ZONING NOTE: Rezoning of a lot or parcel of land to benefit an owner for a use incompatible with surrounding uses and not for the purpose or effect of furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond

I/We being the legal owner(s) request zoning of my property from a _____ District to a _____ District. I/We fully understand and agree to abide by the zoning restrictions for a _____ District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

If there is more than one owner or a corporation is the owner of the property, each owner or authorized agent of the corporation must sign. If conditional zoning, submit in writing an explanation for this request on separate sheet. If you are applying for an area or block zoning furnish a map of area or block and a petition signed by at least 50% of the property owners in the area (including their addresses).

ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

X Carolyn Abnaw

APPLICANT SIGNATURE

DATE

X Carolyn Abnaw

OWNER(S) SIGNATURE

DATE

X _____

CITY PLANNER

DATE

AMOUNT PAID \$ 120.00

CHECK# _____

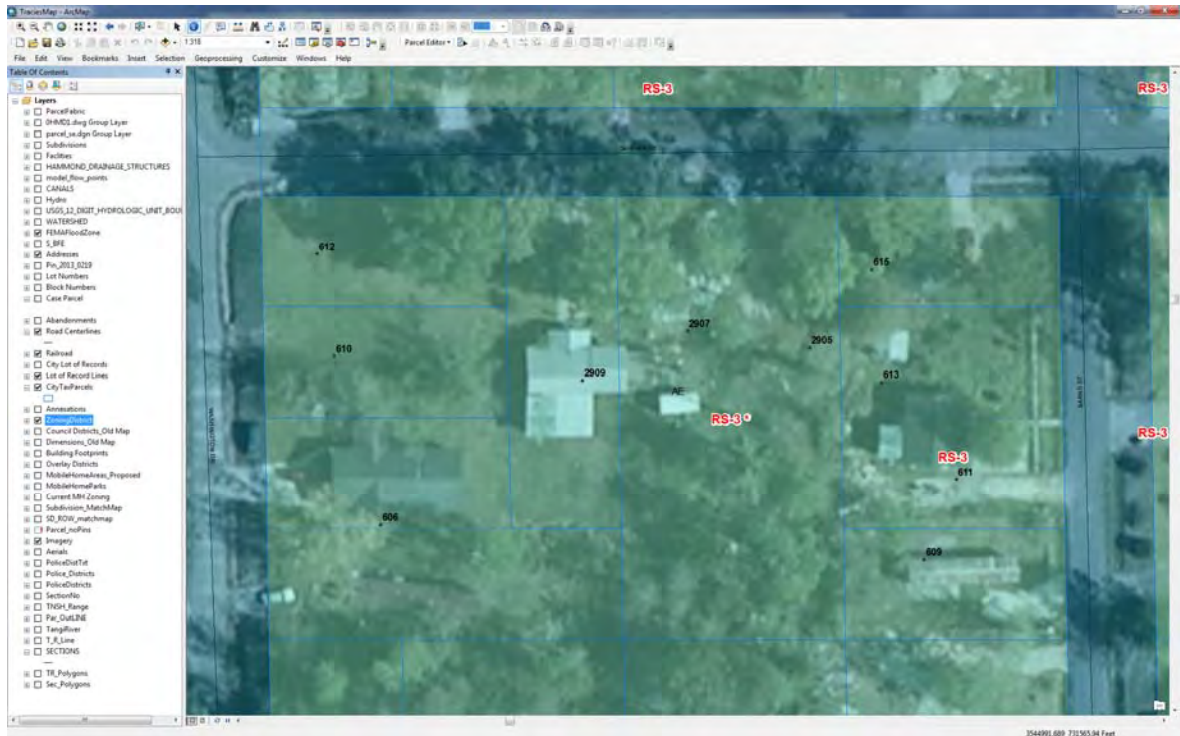
CASH ☒DATE PAID 7.1.1.2014

PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	ECU	<input type="checkbox"/>	Date:	07/01/2014
<input type="checkbox"/>	Permit/Case #	ECU2014-7-1			
<input type="checkbox"/>	Parcel #	2646701049.00			
<input type="checkbox"/>	Address	2909 GARNER STREET			
<input type="checkbox"/>	Owner	CAROLYN E. ABRON			
<input type="checkbox"/>	Assessment #	3420604			
<input type="checkbox"/>	Zoning	RS-3			
<input type="checkbox"/>	Overlay District	NONE			
<input type="checkbox"/>	Flood Zone	AE-ELEVATION CERT REQUIRED			
<input type="checkbox"/>	Flood Way	NO			
<input type="checkbox"/>	Holds/Taxes	NONE/NONE			
<input type="checkbox"/>	Bldg Tax Value	(x 10% Res/15% Cml)	50% =		

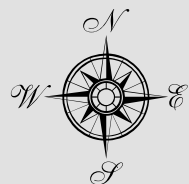
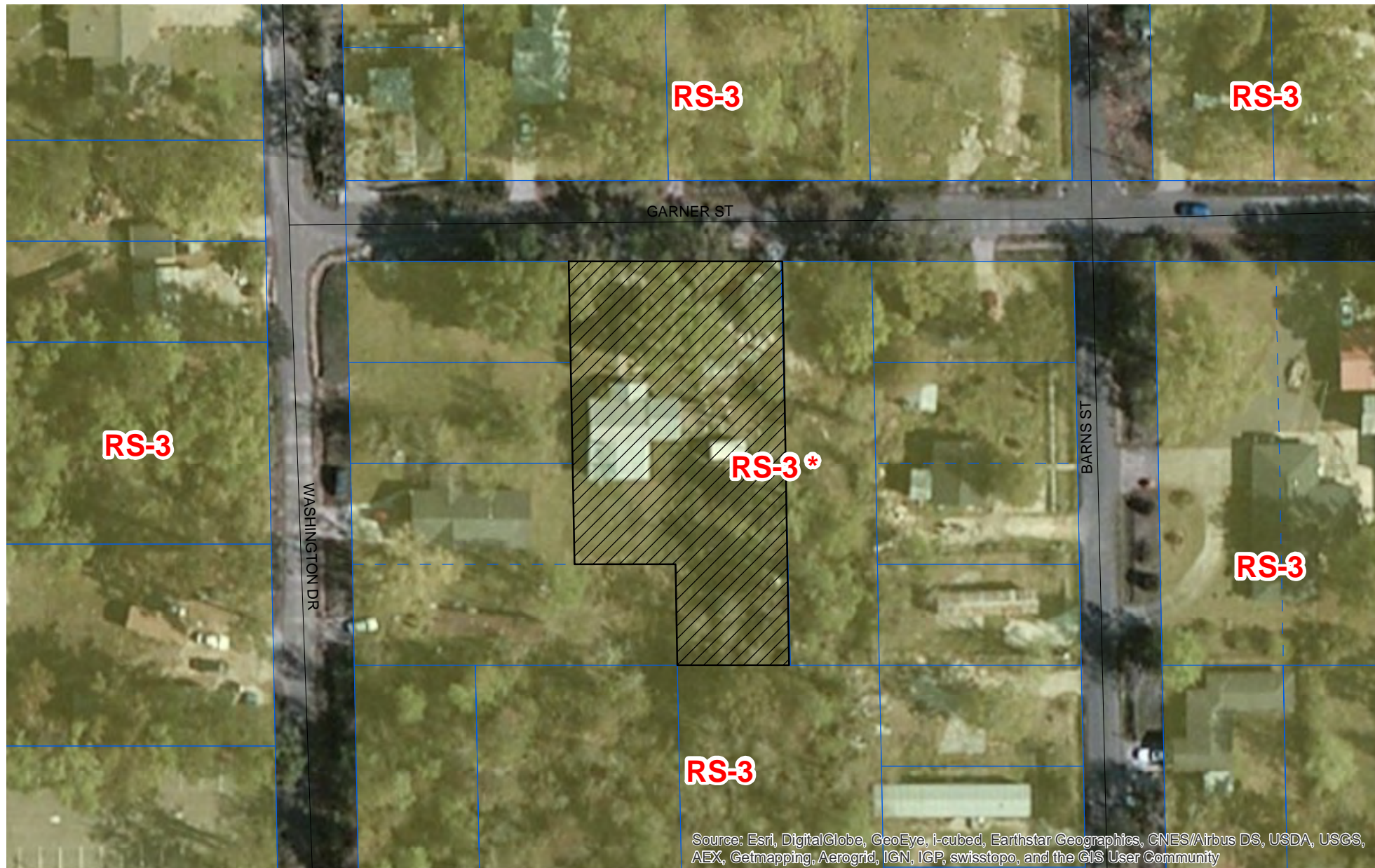
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen
Print



Preparer Initials _____

Reviewer Initials _____



2909 Garner St.

ECU2014-7-1

Legend

-  Case Parcel
-  CityTaxParcels