



Staff Report

Expanded Conditional Use Case#ECU2014-9-1

Zoning Board Public Hearing: Thursday Oct 2 2014

City Council: Introduction – 10/7/2014 Final- 10/21/2014

Attachments: Application, Property Information Sheet, Zoning Map, Aerial Map, Survey, Future Land Use Map, Photos, Ord#07-5045, Excerpt of prior minutes, Ord#12-5321

CITY COUNCIL REQUEST: (Ordinance)

Approval to amend Ordinance#12-5321 to add the sale and consumption of high alcohol at a restaurant in an MX-C Mixed Use Commercial District by Wanda Tillis (owner) & Two Brothers Plaza (occupant) located at 900 Magazine St. (ECU2014-9-1) recommended approval with conditions by the Zoning Commission

COUNCIL DISTRICT: 1-Johnny Blount

SITE INFORMATION:

Location (Address): 900 Magazine St.

Site Description: Lot 1A of the Gallup and Saint Subdivision measuring 158.50’ along Magazine St. and 100’ along Fleet Lane. Current this lot has an existing restaurant.

Existing Zoning: MX-C Mixed Use Commercial with conditional use

Existing Land Use: Restaurant

Future Land Use Map: Business

ADJACENT LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use/Zoning</u>
North:	Single Family Residential/RS-3 (across Magazine St)
South:	Single Family Residential/RM-3
East:	Single Family Residential/RS-3
West:	Single Family Residential/RS-3 (across Fleet Ln)

ADDITIONAL INFORMATION:

11/6/2007: Lot 1 (100’x108.5’) was rezoned from R4 to B2 by Ord#07-5045

1/10/2012: a resubdivision was approved making original Lot 1 into Lot 1A (100’x 158.50’)

11/20/2012: City Council approved Ord#12-5321 for Expanded Conditional Use allowing “Low-Alcohol” sales and consumption located at Two Brothers Plaza

12/20/2012: Wanda Tillis became the sole owner by act of donation of Two Brothers Plaza

PUBLIC HEARING:

For: Wanda Tillis (Owner)

Charles Tillis

Against: None

REZONING FINDINGS:

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

ZONING COMMISSION RECOMMENDATION:

Motion: Stanley Young recommend approval with the following conditions:

- 1) The approval is with the understanding that such is a personal right that expires upon a change in ownership being Wanda Tillis and/or occupant being Two Brothers Plaza; and
- 2) To allow the addition to “Low-Alcohol” that “High-Alcohol” permit be allowed

For: Jimmy Meyer, Sam McClugage, William Travis **Against:** None **Absent:** None

ORDINANCE TO READ:

WHEREAS, on November 20, 2012 the Hammond City Council approved Ordinance #12-5321 an Expanded Conditional Use request by Two Brothers Plaza (occupant) and Charles & Wanda Tillis (owners) to allow the sale and consumption of alcohol at a restaurant in B2 District on 1A of the Gallop and Saint Subdivision located at 900 Magazine with the following conditions: 1) the approval is with the understanding that such use is a personal right that expires upon a change in ownership or occupancy of the property from the current owner, Charles and Wanda Tillis or the occupant, Two Brothers Plaza; and 2) Only that a “Low-Alcohol” permit be allowed; (ECU2012-10-1)

WHEREAS, on October 2, 2014 the Zoning Commission recommended approval to amend Ordinance#12-5321 to add the sale and consumption of high alcohol at restaurant in an MX-C Mixed Use Commercial District and change in ownership to Wanda Tillis and the occupant being Two Brothers Plaza. (ECU2014-9-1)

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the amendment to Ordianace#12-5321 to allow the sale and consumption of high alcohol at a restaurant in an MX-C Mixed Use Commercial District on 1A of the Gallop and Saint Subdivision located at 900 Magazine with the following conditions:

- 3) The approval is with the understanding that such is a personal right that expires upon a change in ownership being Wanda Tillis and/or occupant being Two Brothers Plaza; and
- 4) To allow the addition to “Low-Alcohol” that “High-Alcohol” permit be allowed.

From: Josh Taylor, City Planner _____

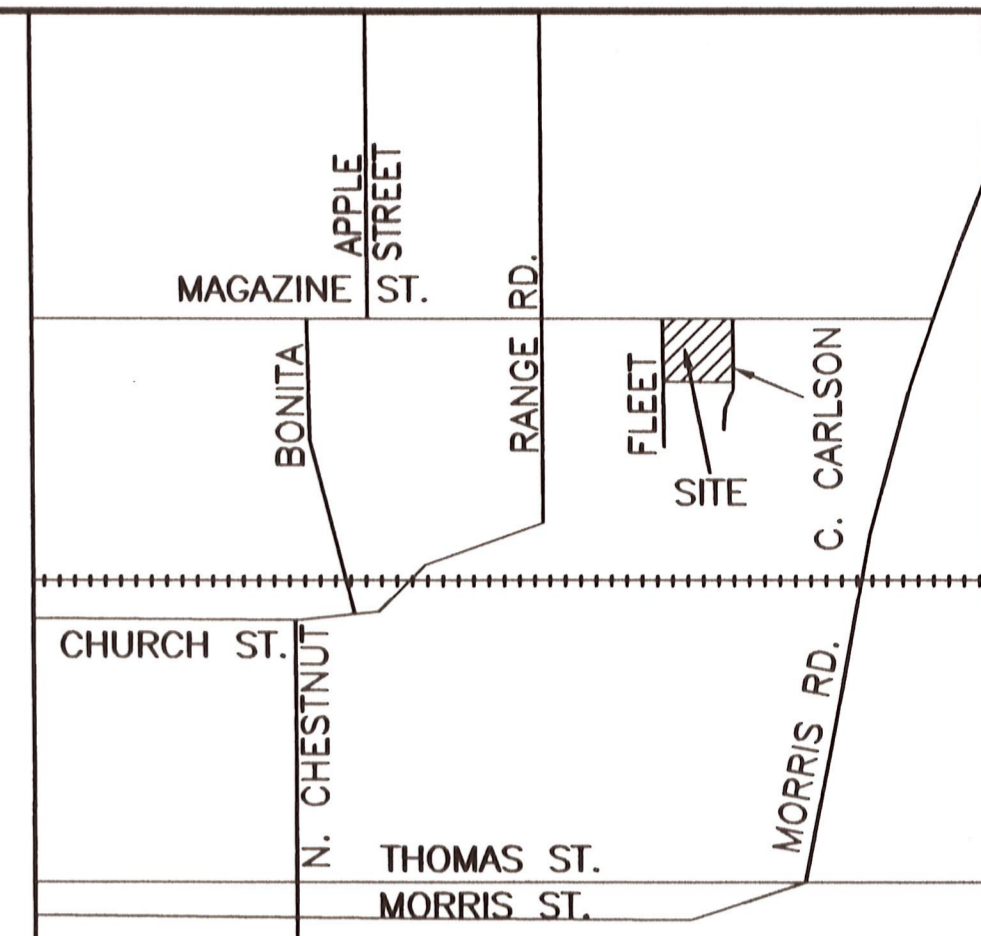
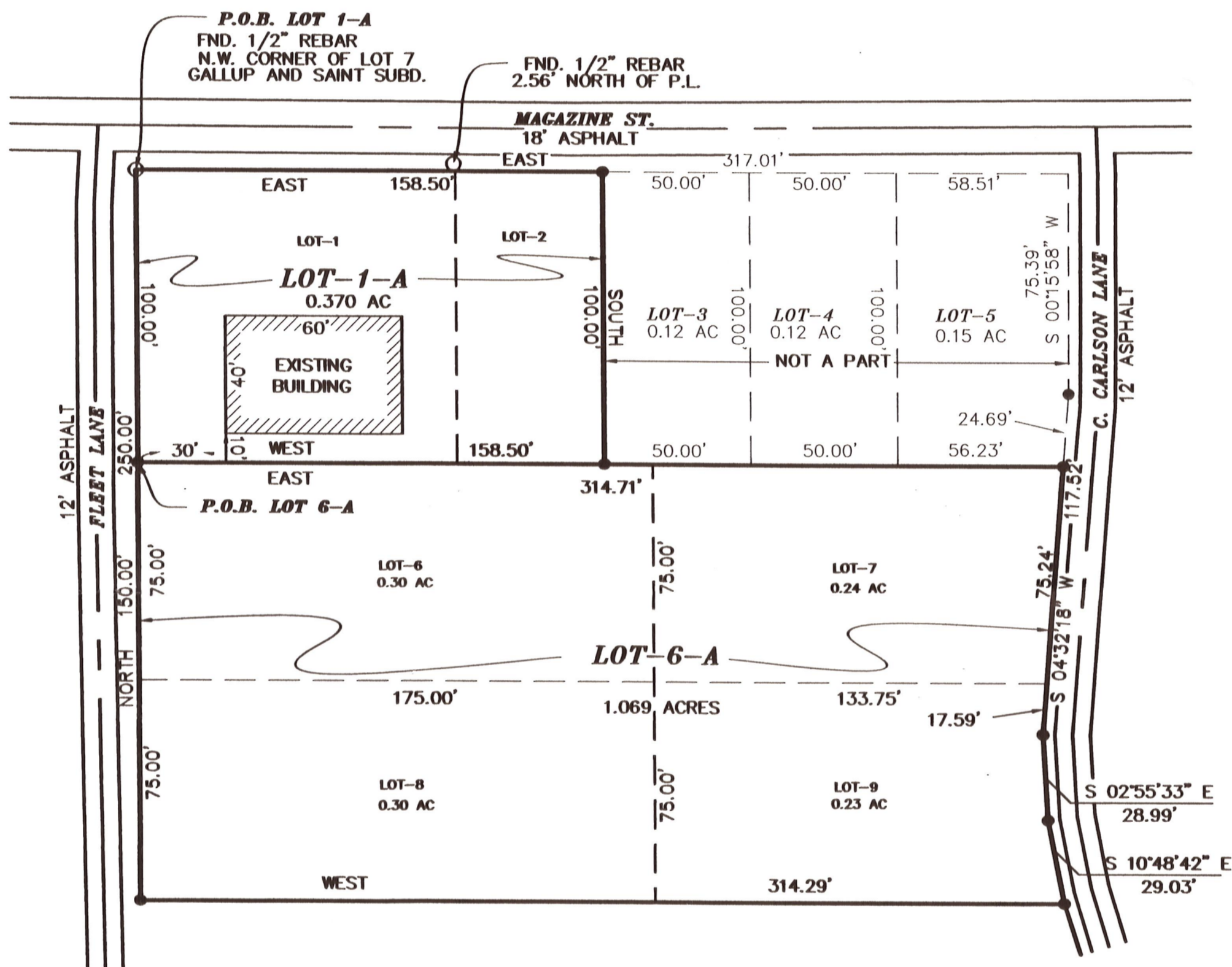
DESCRIPTION OF LOT 1-A

A 0.370 ACRE PARCEL OF LAND BEING THE COMBINATION OF LOTS 1 AND 2 OF A SUBDIVISION FOR CHARLES TILLIS BY BODIN AND WEBB INC. DATED 7-27-07, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF LOT 7, OF THE GALLUP AND SAINT SUBDIVISION, LOCATED IN THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 19, T6S-R8E, WHICH IS THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 158.50 FEET; THENCE SOUTH A DISTANCE OF 100.00 FEET; THENCE WEST A DISTANCE OF 158.50 FEET; THENCE NORTH A DISTANCE OF 100.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.370 ACRES, ALL LOCATED IN SECTION 19, T6S-R8E, 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 7-27-2007.

DESCRIPTION OF LOT 6-A

A 1.069 ACRE PARCEL OF LAND BEING THE COMBINATION OF LOTS 6, 7, 8 AND 9, OF A SUBDIVISION FOR CHARLES TILLIS BY BODIN AND WEBB INC. DATED 7-27-07. MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF LOT 7 OF THE GALLUP AND SAINT SUBDIVISION, LOCATED IN THE WEST 1/2 OF THE N.W. 1/4 OF SECTION 19, T6S-R8E, THENCE PROCEED SOUTH 100.00 FEET TO THE POINT OF BEGINNING; THENCE EAST A DISTANCE OF 314.71 FEET; THENCE S 04°32'18" W A DISTANCE OF 92.83 FEET; THENCE S 02°55'33" E A DISTANCE OF 28.99 FEET; THENCE S 10°48'42" E A DISTANCE OF 29.03 FEET; THENCE WEST A DISTANCE OF 314.29 FEET; THENCE NORTH A DISTANCE OF 150.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 1.069 ACRES, ALL LOCATED IN SECTION 19, T6S-R8E, 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 7-27-2007.

RESUBDIVISION OF LOTS 6, 7, 8 AND 9 OF THE GALLUP AND SAINT SUBDIVISION INTO LOT 6-A; AND CORRECTION OF RESUBDIVISION OF LOTS 1 AND 2 OF THE GALLUP AND SAINT SUBDIVISION TO BE NAMED LOT 1-A



NOTE:
 1.) CORRECTION OF PRIOR RESUBDIVISION OF LOT 1 & 2 OF SURVEY BY WILLIAM J. BODIN, JR. DATED 5/2/2008 RECORDED ON 5/16/2008 BOOK 1142 PAGE 713 TO GIVE NEW LOT # 1-A
 2.) EXISTING BUILDING LOCATION ON LOT 1-A WAS TAKEN FROM ARCHITECTURAL PLANS.

ZONING NOTE:
 LOT 1-A IS ZONE B-2 (FLOOD PRONE)
 LOT 1-A IS ZONE R-4 COMMUNITY NO. 220208
 MAP NO. 22105C0340F DATED: 7-22-2010
 ○ FOUND CORNER
 ● SET 1" I.P.
REFERENCE MAP #1 PLAT OF LOT 7 AND 8 BY ANSIL BICKFORD DATED 9-27-1971
REFERENCE MAP #2 PLAT OF 1.8 ACRES BY BODIN AND WEBB INC. DATED 7-27-2007

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.370 & 1.069 ACRE PARCELS OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 19, T6S-R8E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

MAY 2, 2008 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.

REGISTERED
 WILLIAM J. BODIN, JR.
 WILLIAM J. BODIN, JR. C.E., P.L.S.
 LA. REG. NO. 4253
 DATE 12/20/11

OWNER
 Charles Tillis III 12/21/2011
 Wanda Tillis 12/21/2011

ADMINISTRATIVE APPROVAL
 [Signature] 12/21/2011
 [Signature] 11/5/12
 [Signature] 1.05.12

Recorded:
 Tangi Clerk of Court 11/10/2012
 Bk 1204 Pg 559 inst # 866834

SCANNED
 Planning Department

1	11-21-11	REVISED TO MAKE LOT-1 AND LOT-2 INTO LOT 1-A AND LOT 6, 7, 8 AND 9 INTO LOT 6-A	W.J.B.	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: 5-2-08	SURVEY FOR: CHARLES E. TILLIS III & WANDA TILLIS 900 MAGAZINE STREET, HAMMOND, LA. 70401	PROJECT NO.
2	12-20-11	REVISED TO MAKE CORRECTIONS TO PRIOR PLAT.	W.J.B.		DRAWN: C.D.B.	SCALE: 1"=40'		SHEET NO.
#	DATE	REVISION	BY		APPROVED: W.J.B.			

SDF 2011-12-2 Rec'd 12/21/2011

S:\CAD Jobs\JOBS BY YEAR\2007\0707\TILLIS.DWG Model: 12/20/2011 2:29:10 PM



NOTICE

This location has applied for an

ALCOHOLIC BEVERAGE PERMIT

ATC
Troy Hebert, Commissioner

<u>Consumption</u>	<u>Beverages</u>
<input checked="" type="checkbox"/> On- Premises	<input type="checkbox"/> Beer
<input type="checkbox"/> Off- Premises	<input checked="" type="checkbox"/> Liquor
	<input type="checkbox"/> Wine

Contact: D. DeLoach, Wanda Tillis
 Name (d/b/a): Two Brothers Plaza Restaurant
 Location Address: 900 Magazine St, Hammond, LA 70401

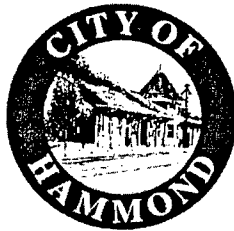
THIS POSTER MUST BE POSTED IN PUBLIC VIEW FROM:
8/28/14 TO 9/11/14

For information on the licensing of this establishment, contact: Office of
 1000 Archives Ave., Ste. 305, Baton Rouge, LA 70809 or
 (504) 388-4941

Form No. 00024



Tangi Clerk
BK 1299 PG 617
inst # 888368
12/18/12



CITY OF HAMMOND
ORDINANCE N° 12-5321 C.S.
Charles and Wanda Tillis
Expanded Conditional Use
(ECU2012-10-1)

BE IT ORDAINED by the City Council of Hammond, Louisiana, that:
An Ordinance has been approved to grant an Expanded Conditional Use requested by Two Brothers Plaza (occupant) and Charles & Wanda Tillis (owners) to allow the sale and consumption of alcohol at a restaurant in a B2 District on 1A of the Gallop and Saint Subdivision located at 900 Magazine St. (ECU2012-10-1)

WHEREAS, on November 1, 2012 the Zoning Commission held a public hearing on Expanded Conditional Use

Case#ECU2012-10-1 request by request by Two Brothers Plaza (occupant) and Charles & Wanda Tillis (owners) to allow the sale and consumption of alcohol at a restaurant in a B2 District on 1A of the Gallop and Saint Subdivision located at 900 Magazine St. and found that this request meets all of the requirements of an Expanded Conditional Use as defined in Sec. 8 of the Zoning Code.

NOW, THEREFORE, BE TO ORDAINED, that the City Council of Hammond, Louisiana hereby approves the Expanded Conditional Use request by Two Brothers Plaza (occupant) and Charles & Wanda Tillis (owners) to allow the sale and consumption of alcohol at a restaurant in a B2 District on 1A of the Gallop and Saint Subdivision located at 900 Magazine Street, with the following conditions:


- 1) And the approval is with the understanding that such use is a personal right that expires upon a change in ownership or occupancy of the property from the current owner , Charles and Wanda Tillis or the occupant, Two Brothers Plaza: and
- 2) Only that a "Low-Alcohol" Permit be allowed

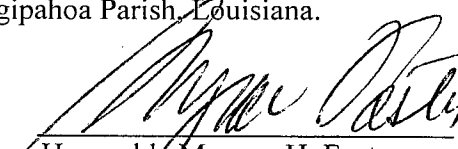
The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting on **November 7st, 2012** of the Hammond City Council and discussed at a public meeting held on **November 20th, 2012**; after motion and second was submitted to the official vote of the Hammond City Council.

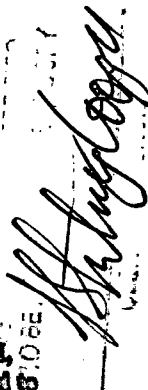
On motion by Johnny Blount and Second by Robert "Bobby" Martin the foregoing ordinance was hereby declared adopted on **November 20th, 2012** by the following roll call vote:


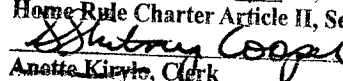
Votes: Johnny Blount (Y) Jason Hood (Y) Robert "Bobby" Martin (Y) Lemar Marshall (Y) Mike Williams (A) Motion carried approved.

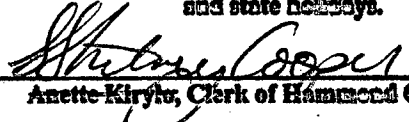
WHEREFORE the above and foregoing ordinance was declared duly adopted on this 20th, Day of November, in the year 2012, at Hammond, Tangipahoa Parish, Louisiana.


Jason Hood
Vice President, Hammond City Council


Honorable Mayson H. Foster
Mayor, City of Hammond




Whitney Cooper, Clerk
Hammond City Council
Receipt Received from the
Mayor of the City of Hammond on
the 26 day of November in the year 2012
at 4:10 o'clock P.m., in accordance with
Home Rule Charter Article II, Section 2-12 (B).

Anette Kiryle, Clerk
Hammond City Council

CERTIFICATE OF DELIVERY
In accordance with Home Rule Charter Article II, Section 2-12 (A), the above Ordinance was delivered to the Mayor of the City of Hammond on the 26 day of November, in the year 2012 at 4 o'clock P.m. said delivery being within three (3) calendar days after adoption, exclusive of weekends and state holidays.

Anette Kiryle, Clerk of Hammond City Council

CITY OF HAMMOND
ORDINANCE NO. 07-5045 C.S.

BE IT ORDAINED by the City Council of Hammond, Louisiana, that:

An Ordinance has being accepted to rezone property at 900 Magazine St. (Lot 1)


Final Adoption of an Ordinance to approve a rezoning request for Charles E. Tillis, for property located at 900 Magazine St. (Lot 1). Request rezoning from R4 to B2. As recommended by the Planning and Zoning Commission on October the 4th 2007.


The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting on October 16, 2007 of the Hammond City Council and discussed at a public meeting held on November 6, 2007; after motion and second was submitted to the official vote of the Hammond City Council.

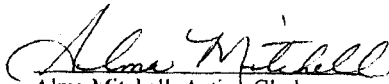
Votes: Johnny Blount (N) Jason Hood (Y) Mike Williams (Y) Kathy Montecino (Y). Willie Jackson (A) Motion carried.

4 Yeas 0 Nays 1 Absent

WHEREFORE the above and foregoing ordinance was declared duly adopted on this 6th day of November, in the year 2007, at Hammond, Tangipahoa Parish, Louisiana.

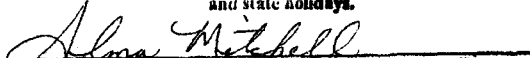

Kathy Montecino
President, Hammond City Council


Honorable Mayson H. Foster
Mayor, City of Hammond



Alma Mitchell, Acting Clerk
Hammond City Council

CERTIFICATE OF DELIVERY

In accordance with Home Rule Charter Article II, Section 2-12 (A), the above Ordinance was delivered to the Mayor of the City of Hammond on the 6th day of Nov, in the year 2007 at 7:00 o'clock P.m. said delivery being within three (3) calendar days after adoption, exclusive of weekends and state holidays.


Anette Kirylo, Clerk of Hammond City Council

Recordation of Receipt Received from the Mayor of the City of Hammond on the 6th day of Nov in the year 2007 at 7:00 o'clock P.m., in accordance with Home Rule Charter Article II, Section 2-12 (B).


Anette Kirylo, Clerk
Hammond City Council

**PUBLIC NOTICE
A PUBLIC MEETING OF THE
HAMMOND PLANNING AND ZONING COMMISSION
312 EAST CHARLES STREET
City Council Chamber**

AGENDA for **OCTOBER 4, 2007
5:00 P.M.**

CALL MEETING TO ORDER:

ROLL CALL: Jimmy Meyer (), Stanley Young (), Jarrod Goudeau (),
Louise Bostic (), William Travis ()

OLD BUSINESS

1. Approval of minutes from meeting held **September 6, 2007**

NEW BUSINESS

1. Rezoning application for Charles E. Tillis, for property located at 900 Magazine St. (Lot 1). Request rezoning from R4 to B2.
2. Minor Subdivision request for Charles E. Tillis, for property located at 900 Magazine St., for Single Family, Multi Family, & Hamburger Stand
3. Variance request for Needham C. Dillon Jr., for property located at 1627 M.C. Moore Rd. To allow 7 foot Lot Variance (43 ft wide, should be 50 ft wide) to place a 2007 Trailer.
4. Variance request for Sam Ciolino Properties, 200-206 West Clark St, (Lots 34-37 of Blk 3)
5. Minor Subdivision request for Sam Ciolino Properties, located at 200, 202, 204, and 206 W. Clark St. for single family.
6. Minor Subdivision request for Smokey Properties, LLC, located at 47081 Conrad Anderson Dr., to be split into Tract A -3.953 acres, and Tract B -1.009 acres, for Industrial use.

**HAMMOND PLANNING AND ZONING COMMISSION
MINUTES**

OCTOBER 4, 2007

Roll Call: Stanley Young (P), Jarrod Goudeau (A), Louise Bostic (P), Jim Meyer (Y), William Travis (P).

OLD BUSINESS

1. Approval of minutes from meeting held September 6, 2007.
After careful review of the minutes it was motioned by Louise Bostic and seconded by William Travis to approve the minutes without corrections. All members were in favor.

NEW BUSINESS

1. **Rezoning** application for Charles E. Tillis, for property located at 900 Magazine St. (Lot 1). Request rezoning from R4- to B2.

Charles Tillis was present in favor of the rezoning. The floor was opened for anyone in opposition of the rezoning and Ms. Mary Stuart was present and not in favor of a business that would bring in increased traffic both vehicle and foot traffic. She stated that she was not notified of the rezoning. After discussing the issue it was determined that the business will be located on a different street front that Ms. Stuart understood it to be. The location is farther away from Ms. Stuart's home. Mr. Tillis explained that he only wanted to sell hamburgers, sodas and other food items, but no alcohol.

It was motioned by Stanley Young and seconded by Jim Meyer to **approve a B-2 zoning with no alcohol sold or allowed on the property**. Votes: Louise Bostic (Y), Stanley Young (Y), William Travis (Y), Jim Meyer (Y). Motion carried.

2. **Minor Subdivision** request for Charles E. Tillis, for property located at 900 Magazine St., for Single Family, Multi Family, & Hamburger Stand. According to survey of Bodin and Webb of 7-21-99 there are 9 lots of records. The property owner, Mr. Charles Tillis, is asking to establish a hamburger shop on a piece of the property. After discussion and review by the Board the floor was opened for anyone in opposition and there was no one present in opposition at that time.

It was motioned by Stanley Young and seconded by William Travis to **approve** the minor subdivision. Votes: Jim Meyer (Y), William Travis (Y), Stanley Young (Y), Louise Bostic (Y). Motion carried.

3. **Variance** request for Needham C. Dillon Jr., for property located at 1627 M.C. Moore Rd. To allow 7 foot Lot Variance (43 ft wide, should be 50 ft. wide) to place a 2007 trailer. The floor was opened for discussion and there was no one present in opposition at that time. Mr. Dillon is requesting an 8' variance for lot width.

The Board discussed the issue and Louise Bostic motioned to **approve** the variance request and Stanley Young seconded the motion. Votes: Williams Travis (Y), Louise Bostic (Y), Jim Meyer (Y), Stanley Young (Y). Motion carried.

Items #4 and #5 were withdrawn at the request of the property owner according to Greg Drudge, developer. All Board members were in favor of with drawing items #4 and #5. (Withdrawn)

4. **Variance** request for Sam/Charles Ciolino Properties, 200-206 West Clark St, (Lots 34-37 of Blk 3). **(Withdrawn)**
5. **Minor Subdivision** request for Sam/Charles Ciolino Properties, located at 2 Properties, located at 200, 202, 204, and 206 W. Clark St. for single family. **(Withdrawn)**

6. **Minor Subdivision** request for Smokey Properties, LLC, located at 47081 Conrad Anderson Dr., to be split into Tract A-3.953 acres, and Tract B-1.009 acres, for industrial use. The floor was opened for opposition and there was no one present in opposition at that time.

It was motioned by William Travis and seconded by Stanley Young to **approve** the minor subdivision request. Votes: William Travis (Y), Louise Bostic (Y), Stanley Young (Y), Jim Meyer (Y). Motion carried.

It was motioned by Stanley Young to adjourn, William Travis seconded the motion. All members were in favor.

Certification of Secretary

A handwritten signature in cursive script, appearing to read "Alma Mitchell", is written over a horizontal line.

I, Alma Mitchell Recording Secretary of
The Hammond Zoning and Planning Commission
do hereby certify that the above and foregoing
Is a true and correct recitation of the business transacted at the
regular meeting of the Hammond Zoning & Planning Commission
held October 4, 2007

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: 9.10.14

PERMIT# ECU2014-9-2

The next Zoning Commission Meeting will be held on Oct 2, 14, 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: [X] EXPANDED --OR-- [] RESTRICTED [] INITIAL ZONING/ANNEXATION

REZONING FEE: [X] 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# 2790721002.00
SITE ADDRESS: 900 Magazines St.
Legal Description or Survey: lot 1A of Gallops Saint Subdivision
PROPERTY OWNER NAME: Wanda D Tillis
Owner Address: 1410 Sunlane Hammond, LA 70401
Telephone: () or Cell #: (985) 415-6300

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Wanda D Tillis
COMPANY NAME: TWO Brothers
Applicant Mailing Address: 1410 Sunlane Hammond, LA 70401
Applicant Telephone: () or Cell #: (985) 415-6300

PERMIT INFO-ADDITIONAL INFO
PRESENT ZONING: MX-N [X] MX-C MX-CBD C-N C-H C-R I-H I I-L
REQUESTED ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L
REASON FOR REZONING: High & Low Alcohol Sales
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 or 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 Wanda Tillis APPLICANT SIGNATURE 9/15/14 DATE
X Wanda Tillis OWNER(S) SIGNATURE 9/15/14 DATE
X CITY PLANNER DATE

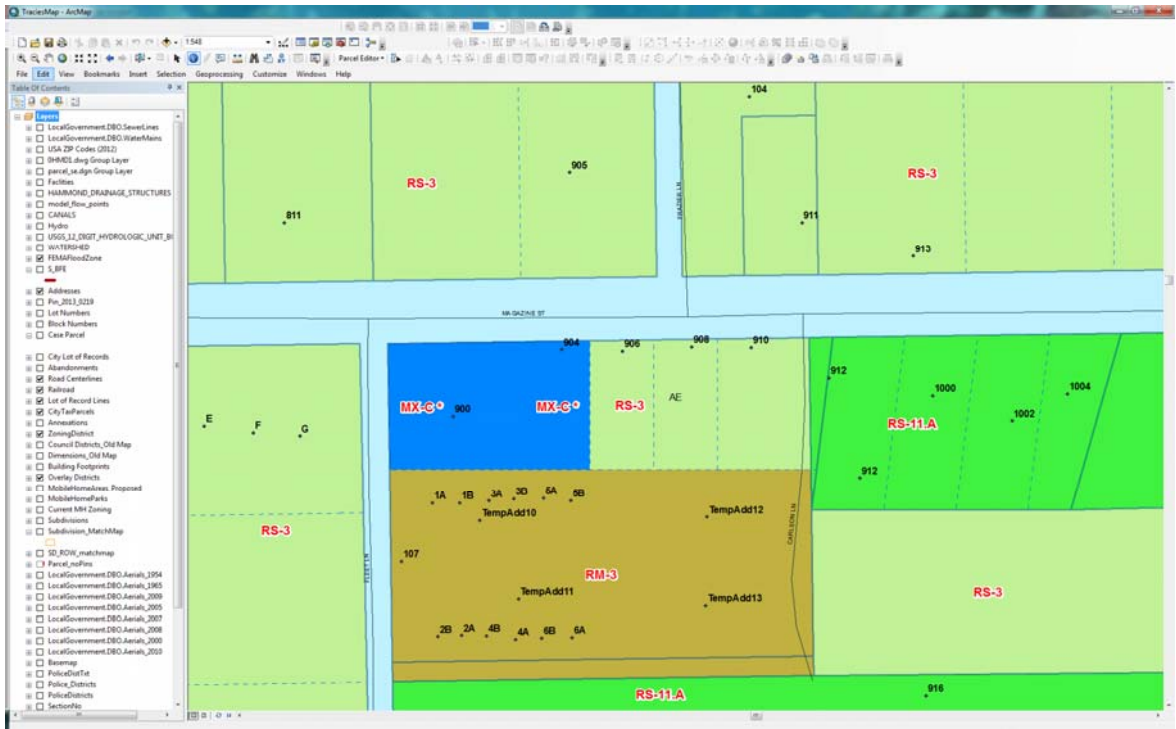
***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 120.00 CHECK# CASH X DATE PAID 9/15/14

PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	ECU	<input type="checkbox"/>	Date:	9/10/2014
<input type="checkbox"/>	Permit/Case #	ECU2014-9-1			
<input type="checkbox"/>	Parcel #	2796721002.00			
<input type="checkbox"/>	Address	900 MAGAZINE			
<input type="checkbox"/>	Owner	WANDA TILLIS			
<input type="checkbox"/>	Assessment #	1715100			
<input type="checkbox"/>	Zoning	MX-C			
<input type="checkbox"/>	Overlay District	NO			
<input type="checkbox"/>	Flood Zone	AE-ELEVATION CERT REQUIRED			
<input type="checkbox"/>	Flood Way	NO			
<input type="checkbox"/>	Holds/Taxes	ECU/None			
<input type="checkbox"/>	Bldg Tax Value		(x 10% Res/15% Cml)	50% =	

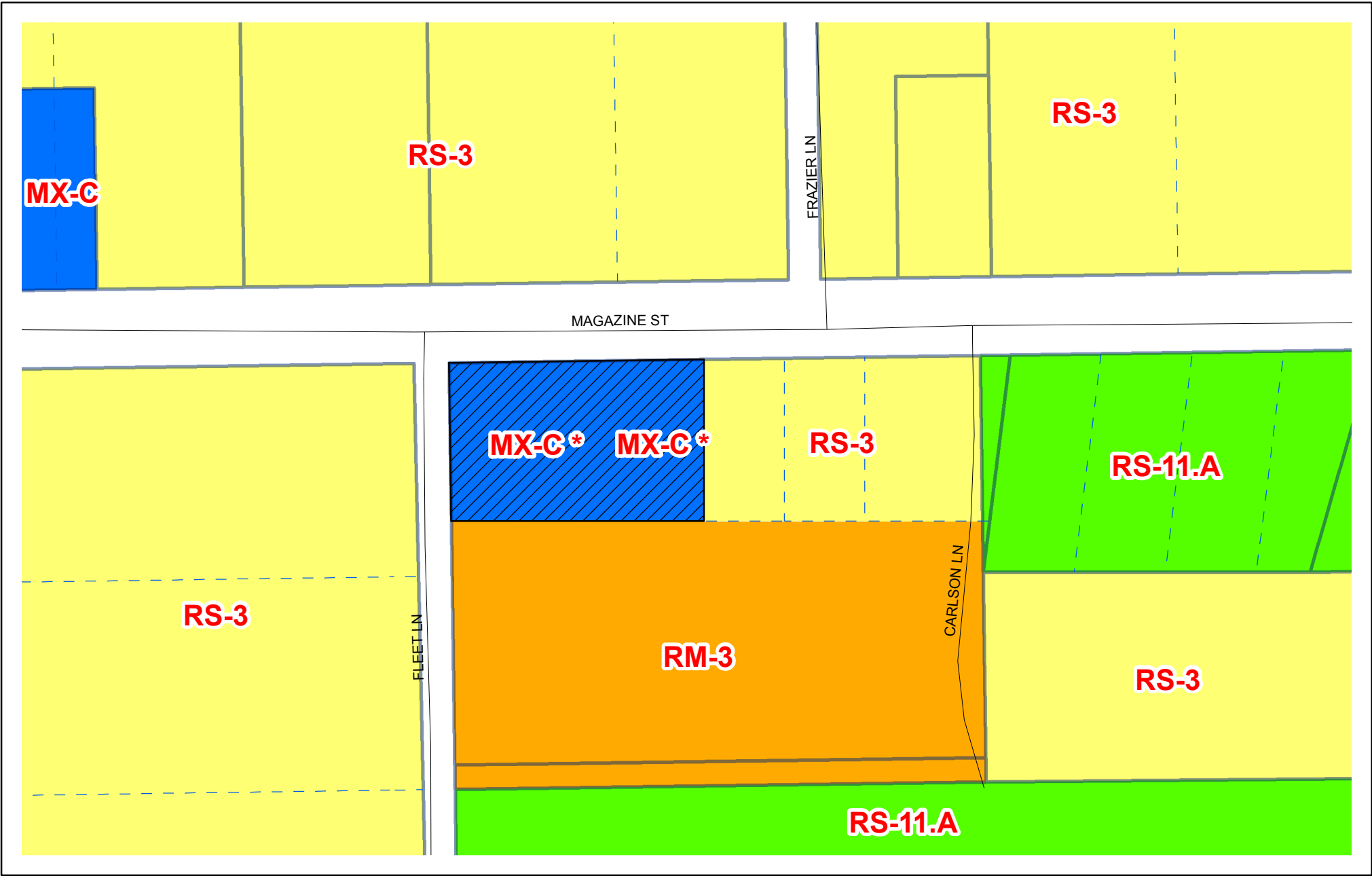
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen
Print



Preparer Initials _____

Reviewer Initials _____



900 Magazine St.

ECU2014-9-1



Legend
 Case Parcel



900 Magazine St.

ECU2014-9-1

Legend

 Case Parcel