



Staff Report

Expanded Conditional Case#Z-2014-12-00003

Attachments: Application, Property Information Sheet, Photos, Zoning Map, Aerial Map, Survey, Board of Adjustment denial letter

Zoning Commission Public Hearing: Thursday Feb. 5, 2015
City Council: Introduction – 2/18/2015 Final – 3/3/2015

CITY COUNCIL REQUEST: (Ordinance)

Approval of rezoning request by James L. Carter (occupant) and Lawrence & Barbara Willis (owners) to allow placement of a mobile home meeting all code requirements on Lot 12 of Block 9 Greenville Park Addition located at 116 W. Stovall St.; Zoned RS-3 (Z-2014-12-00003) Recommend denial by Zoning Commission

SITE INFORMATION:

Location (Address): 116 W. Stovall St. **COUNCIL DISTRICT:** 3-Janice Carter-Beard

Site Description: Empty Lot

Existing Zoning: RS-3

Existing Land Use: Low Density Residential

ADJACENT LAND USE AND ZONING:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North:	Single Family Residential/RS-3
South:	Single Family Residential/RS-3 (across W. Stovall St)
East:	Single Family Residential/RS-3
West:	Single Family Residential/RS-3

ADDITIONAL INFORMATION:

2/5/2015: Board of Adjustments denied VAR-2014-12-00002 to waive UDC ORd#14-5364 Article 6.3.1 M) Street facing entrance for placement of a mobile home on a 40' lot located at 116 W. Stovall St.

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 _____

PUBLIC HEARING:

For: James. L. Carter, Lawrence & Barbara Willis

Against: None

ZONING COMMISSION RECOMMENDATION:

Motion: Sam McClugage recommended denial due to not in a mobile home proposed area

For: Stanley Young, William Travis, Ralph Ross **Against:** NONE **Absent:** Jimmy Meyer

ORDINANCE TO READ: (if passed)

WHEREAS, on February 5, 2015 the Zoning Commission held a public hearing on an Expanded Conditional Use request by James L. Carter (occupant) and Lawrence & Barbara Willis (owners) to allow placement of a

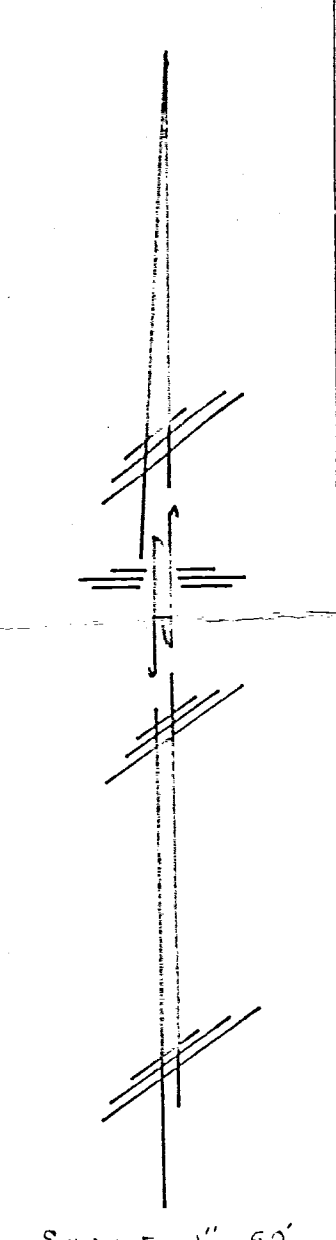
mobile home meeting all code requirements on Lot 12 of Block 9 Greenville Park Addition located at 116 W. Stovall St.; Zoned RS-3

WHEREAS, the Hammond Zoning Commission recommended denial for Expanded Conditional Use request case#Z-2014-12-00003;

NOW, THEREFORE, BE IT ORDAINED, that the City Council of Hammond, Louisiana hereby approves the Expanded Conditional Use request case#Z-2014-12-00003 by James L. Carter (occupant) and Lawrence & Barbara Willis (owners) to allow placement of a mobile home meeting all code requirements on Lot 12 of Block 9 Greenville Park Addition located at 116 W. Stovall St.; Zoned RS-3

From: Josh Taylor, City Planner _____

MAP OF GREENVILLE AND COLEMAN PARK SUBDIVISIONS



JACKSON ROAD

13287

13289

Section 26

Section 25

Section 24

Section 23

Section 22

Section 21

Section 20



CITY OF HAMMOND

PLANNING DEPARTMENT

P. O. BOX 2788 • HAMMOND, LOUISIANA 70404-2788

219 East Robert Street – Hammond, LA 70401

Phone (985) 277-5649 Fax (985) 277-5658

MAYOR

Pete Panepinto

panepinto_p@hammond.org

CITY PLANNER

Josh Taylor

taylor_j@hammond.org

February 10, 2015

Lawrence Willis
104 Kansas St.
Hammond, LA 70403

Re: VAR-2014-12-00002 Variance request by James L. Carter (occupant) and Lawrence & Barbara Willis (owners) to waive UDC Ord#14-5364 Article 6.3.1 M) Street facing entrance for placement of a mobile home on a 40' lot located at 1116 W. Stovall St; Zoned RS-3

Dear Mr. Willis,

On February 5, 2015 the Board of Adjustment voted to deny your above request due to the rezoning being recommended denial.

If you have any questions or need additional assistance, please contact me.

Sincerely,

Josh Taylor
City Planner

CC: James Carter

JT/ha











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: 12/11/04

PERMIT# 72014-12-00003

The next Zoning Commission Meeting will be held on 2-5-2015, 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#
SITE ADDRESS: 114 W. STOVALL HAMMOND, LA
Legal Description or Survey: Lot 12 B1K9 Greenville Park SD
PROPERTY OWNER NAME: LAURENCE Willis
Owner Address: 104 KANSAS ST HAMMOND LA 70407
Telephone: () or Cell #: (985) 405-1375

PLEASE READ AND SIGN BELOW

APPLICANT NAME: JAMES L CARTER
COMPANY NAME:
Applicant Mailing Address: 104 W. Williams HAMMOND LA 70403
Applicant Telephone: () or Cell #: (985) 269-3397

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC None

REQUESTED ZONING: B1 B2 C1 C2 C3 C4 C4A H I L R4 R5 R5S R8 R11 RA RP RS S1 S2 SC (according to Zoning Ord#01-2769)

OR according to Proposed Unified Development Code: MX-N MX-C MX-CBD C-N C-H C-R I-H I-I (RS-3) RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REASON FOR REZONING: FOR A PLACE TO LIVE

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 [Signature] APPLICANT SIGNATURE DATE 12/11/04
X [Signature] OWNER(S) SIGNATURE DATE 12/11/04
X CITY PLANNER DATE

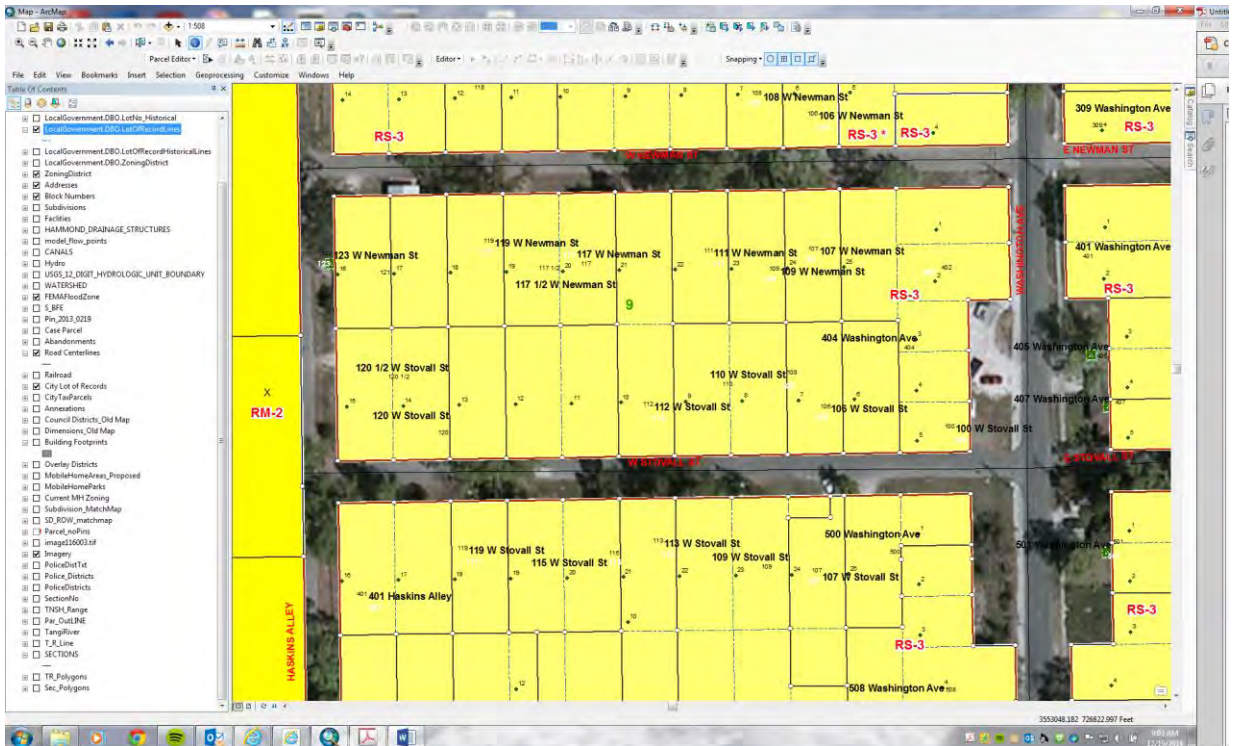
***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 120.00 CHECK# CASH [X] DATE PAID 12 19 2014

PROPERTY INFORMATION SHEET

<input type="checkbox"/>	Type of Permit	Z	<input type="checkbox"/>	Date:	12/19/2014
<input type="checkbox"/>	Permit/Case #	Z 2014-12-00003			
<input type="checkbox"/>	Parcel #	2706661161.00			
<input type="checkbox"/>	Address	116 W. Stovall St			
<input type="checkbox"/>	Owner	Lawrence & Barbara Willis			
<input type="checkbox"/>	Assessment #	1544101			
<input type="checkbox"/>	Zoning	RS-3			
<input type="checkbox"/>	Overlay District	NONE			
<input type="checkbox"/>	Flood Zone	X			
<input type="checkbox"/>	Flood Way	NONE			
<input type="checkbox"/>	Holds/Taxes	NONE/NONE			
<input type="checkbox"/>	Bldg Tax Value	(x 10% Res/15% Cml)	50% =		

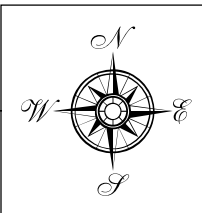
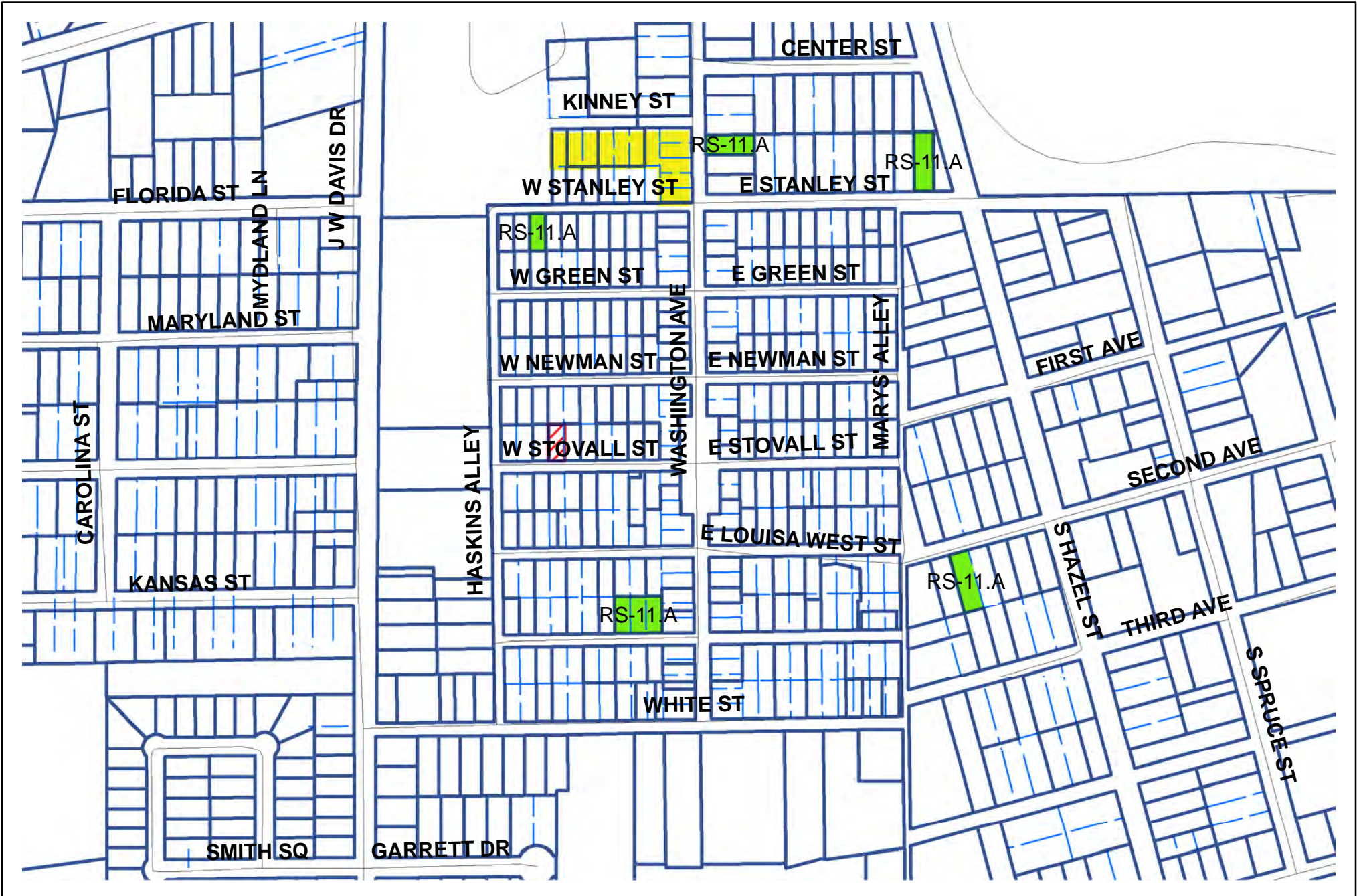
(Renovations/additions 50% or more of the bldg value for properties in a flood zone-see regulations)

Screen
Print



Preparer Initials _____

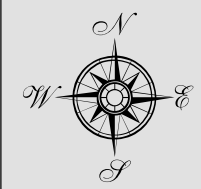
Reviewer Initials _____



116 W. Stovall St.
Z-2014-12-00002

Legend


- Case Parcel
- MobileHomeAreas_Proposed
- MobileHomeParks
- Current MH Zoning

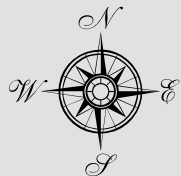


116 West Stovall Street

Z-2014-12-00003

Legend


-  Case Parcel



116 West Stovall Street

Z-2014-12-00003

Legend

 Case Parcel