



**Staff Report**  
**Expanded Conditional Use**  
**Case #: Z-2017-01-00034**

**Attachments:**

Staff Report, Subdivision Plat, Photos, Application, Zoning Map, MH Proposed Area Map, Aerial Map

Zoning Commission Public Hearing: Thursday, February 2, 2017  
 City Council Introduction: Tuesday February 14, 2017  
 City Council Final: Tuesday February 28, 2017

**City Council Request (Ordinance):**

Approval of Expanded Conditional Use by Vollen G. Washington (owner) and Alma M. Robinson (applicant) to allow placement of 2016 Mobile Home meeting all code requirements on Lot 6 Square 10 Greenville Park Subdivision located at 104 W. Louisa West St.; Zoned RS-3 (Z-2017-01-00034) recommended denial by Zoning Commission

**Site Information:**

**Location (Address):** 104 W Louisa West St

**Council District:** City Council District 3

**Existing Zoning:** RS-3

**Future Land Use:** Low Density Residential

**Existing Land Use:** Vacant

**Site Description:**

Vacant Lot facing W. Louiisa West measuring 40'x94'

**Adjacent Land Use and Zoning:**

<b><u>Direction:</u></b>	<b><u>Land Use/Zoning:</u></b>
<b>North</b>	Vacant Lot/RS-3
<b>South</b>	Vacant Lot/RS-3
<b>West</b>	Vacant Lot/RS-3
<b>East</b>	Single family/RS-3

**Additional Information:**

There are a few mobile homes in the area that have been grand -fathered. This area is not in a proposed MH area.

On 2/5/2015 the Zoning Commission voted to recommend denial for placement of a mobile home on 116 W. Stovall St.

On 3/3/2015 the City Council voted to deny the ECU request for 116 W. Stovall

**Findings:**

- Will this diminish the value of the surrounding properties?
- Will this alter the essential character of the neighborhood?
- Will granting this request be detrimental to the public welfare?
  - Light and air?
  - Traffic congestion or hazard?
  - Overburden existing drainage and utilities?
  - Emissions of odors, fumes, gasses, dust, smoke?
  - Noise and vibrations?

**Public Hearing:**

**For:** Vollen Washington, Alma Robinson

**Against:** Dorothy Carter (call in)

**Commission Recommendation:**

**Motion:** Jeffery Smith to Deny

**For:** None

**Against:** Jeffery Smith, Matthew Sandifer, Jimmy Meyer, Stanley Young

**Abstain:** None

**Absent:** William Travis

**Ordinance to Read:**

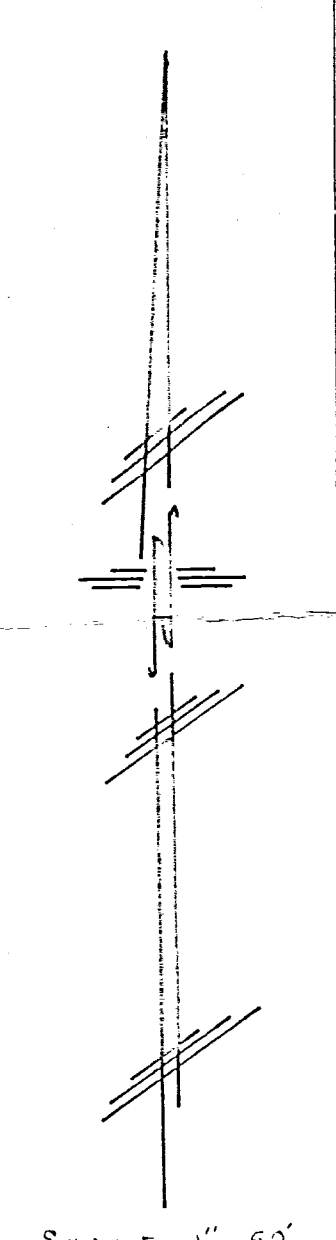
IF Passed by City Council Ordinance to Read:

WHEREAS, on February 2, 2017 the Hammond Zoning Commission held a public hearing on Case#Z-2017-01-00034 Expanded Conditional Use request by Vollen G. Washington (owner) and Alma M. Robinson (applicant) to allow placement of 2016 Mobile Home meeting all code requirements on Lot 6 Square 10 Greenville Park Subdivision located at 104 W. Louisa West St.; Zoned RS-3 and recommended denial;

NOW, THEREFORE BE IT ORDAINED, that the Hammond City Council hereby approves the Expanded Conditional Use request by Vollen G. Washington (owner) and Alma M. Robinson (applicant) to allow placement of 2016 Mobile Home meeting all code requirements on Lot 6 Square 10 Greenville Park Subdivision located at 104 W. Louisa West St.; Zoned RS-3 (Z-2017-01-00034) 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 by Alma M. Robinson (applicant) or ownership of the property being Vollen G. Washington (owner)

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



**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: 1/13/2017

PERMIT# Z-2017-01-00034

The next Zoning Commission Meeting will be held on Feb. 2, 2017, 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#** \_\_\_\_\_

**SITE ADDRESS:** 104 Louisa West St (Reference of Property on 508 Washington Avenue)  
STREET # & STREET NAME

**Legal Description or Survey** 40x100 40'x94'

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**PROPERTY OWNER NAME:** Volten G Washington (son)  
First Name MI Last Name

**Owner Address:** 1211 Smithsquare Hammond LA 70401  
Street Name/Street Number City State Zip

**Telephone:** (985) 429-8662 or Cell #: (985) 956-6246 mother  
#1504 952-8028 owner

PLEASE READ AND SIGN BELOW

**APPLICANT NAME:** Alma M Robinson (Mother)  
First Name MI Last Name

**COMPANY NAME:** \_\_\_\_\_ | Owner  Other

**Applicant Mailing Address:** 1811 Smithsquare Hammond LA 70401  
Street Name/Street Number City State Zip

**Applicant Telephone:** (985) 429-8662 or Cell #: (985) 956-6046

**PERMIT INFO-ADDITIONAL INFO**

**PRESENT ZONING:** MX-N MX-C MX-CBD C-N C-H C-R I-H I-L  
RS-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-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:** to place MH 28x56' (2016)

**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).

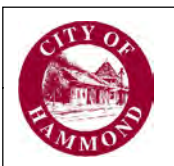
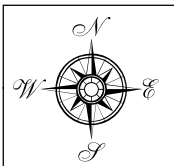
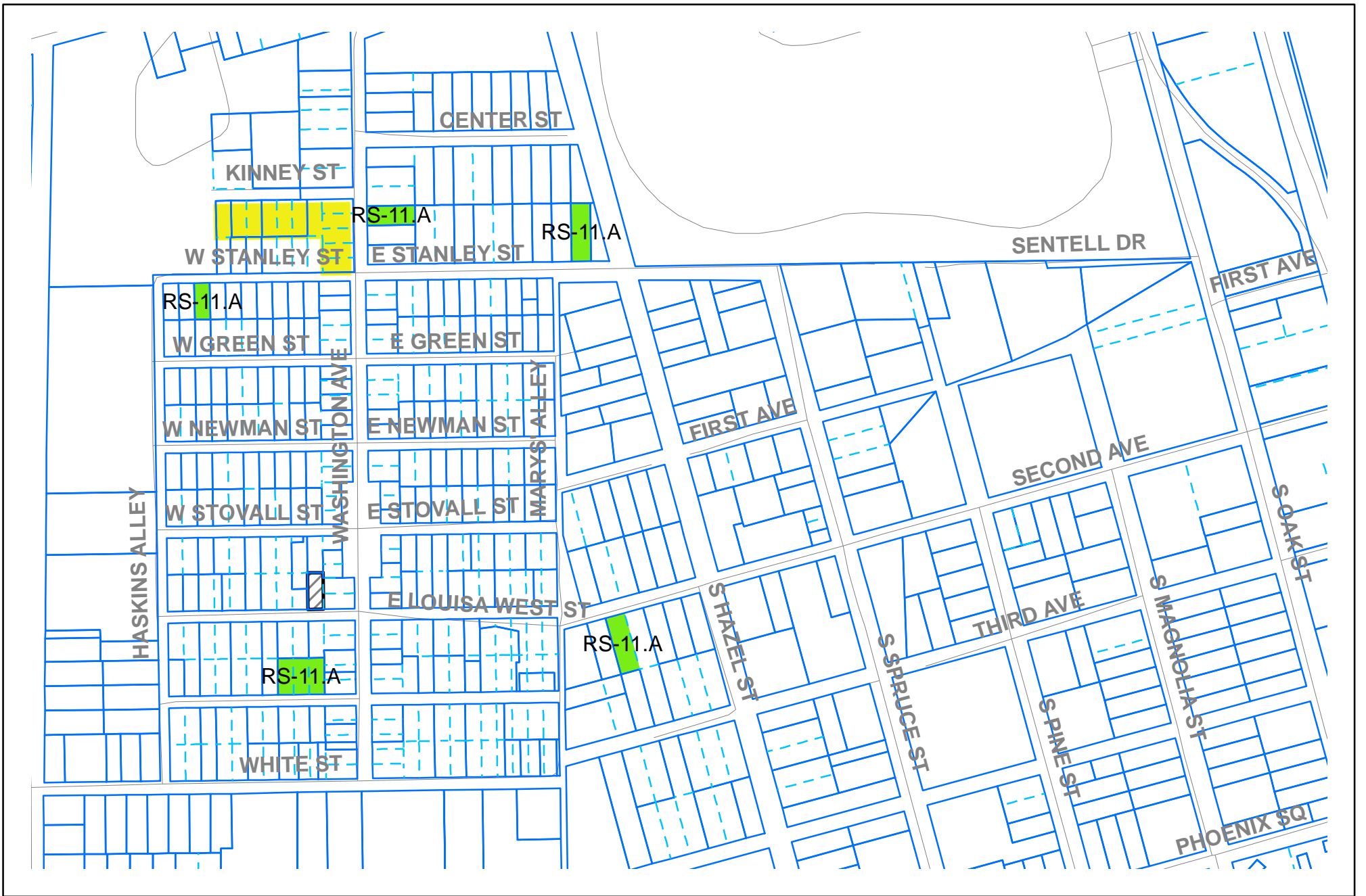
**ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.**

X Alma Robinson APPLICANT SIGNATURE    DATE 1-3-2017

X Volten G. Washington OWNER(S) SIGNATURE    DATE 1-3-2017

X \_\_\_\_\_ CITY PLANNER    DATE \_\_\_\_\_

\*\*\*\*\*  
**AMOUNT PAID \$ 120.00**    **CHECK#** \_\_\_\_\_    **CASH**     **DATE PAID** 1/3/2017  
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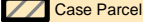
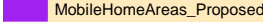
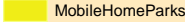
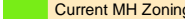


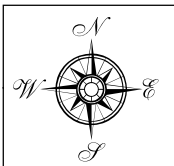
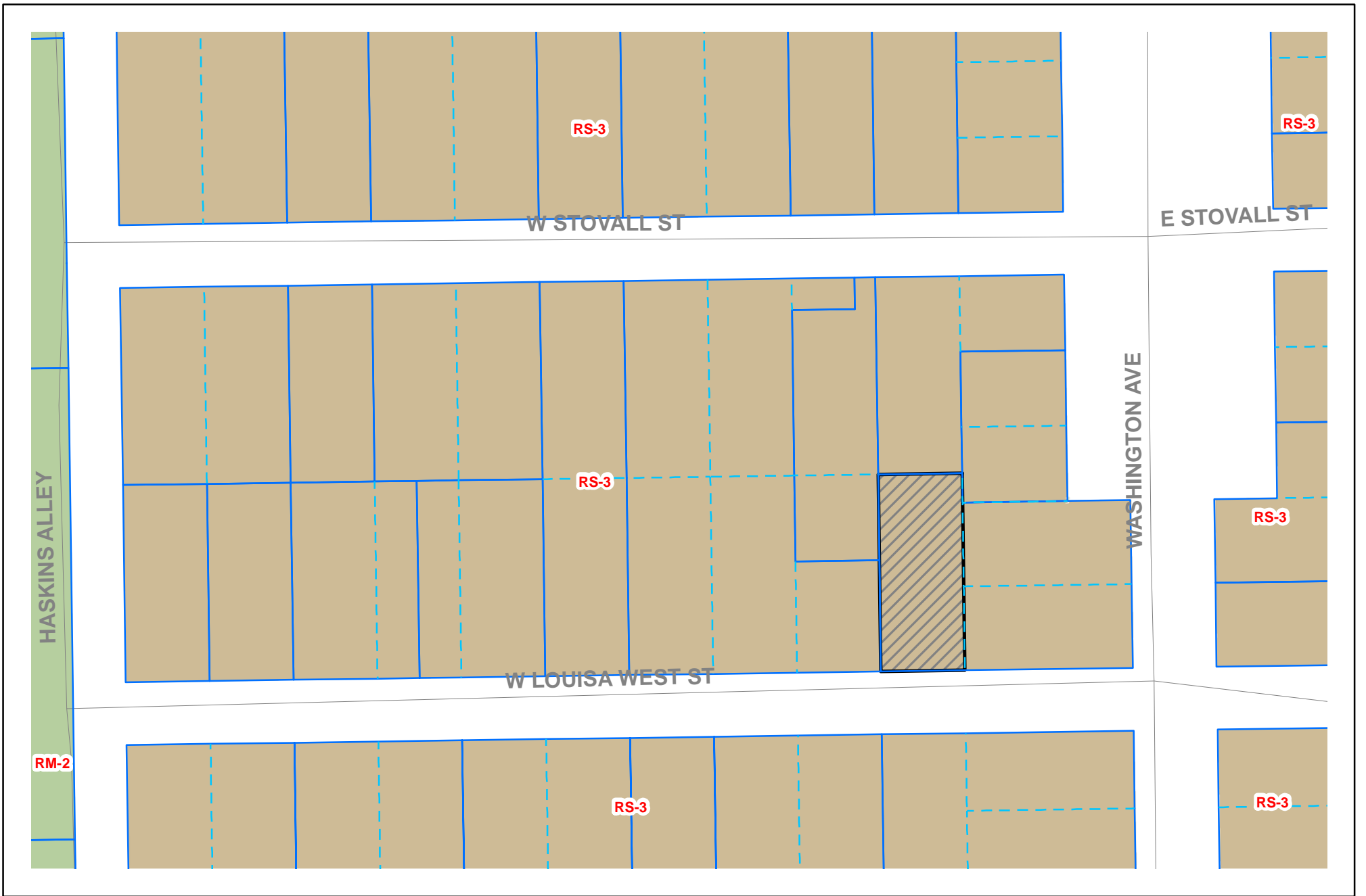
104 W. Louisa West Street

Z-2017-01-00034

# Expanded Conditional Use

**Legend**

-  Case Parcel
-  MobileHomeAreas\_Proposed
-  MobileHomeParks
-  Current MH Zoning

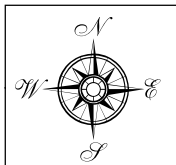
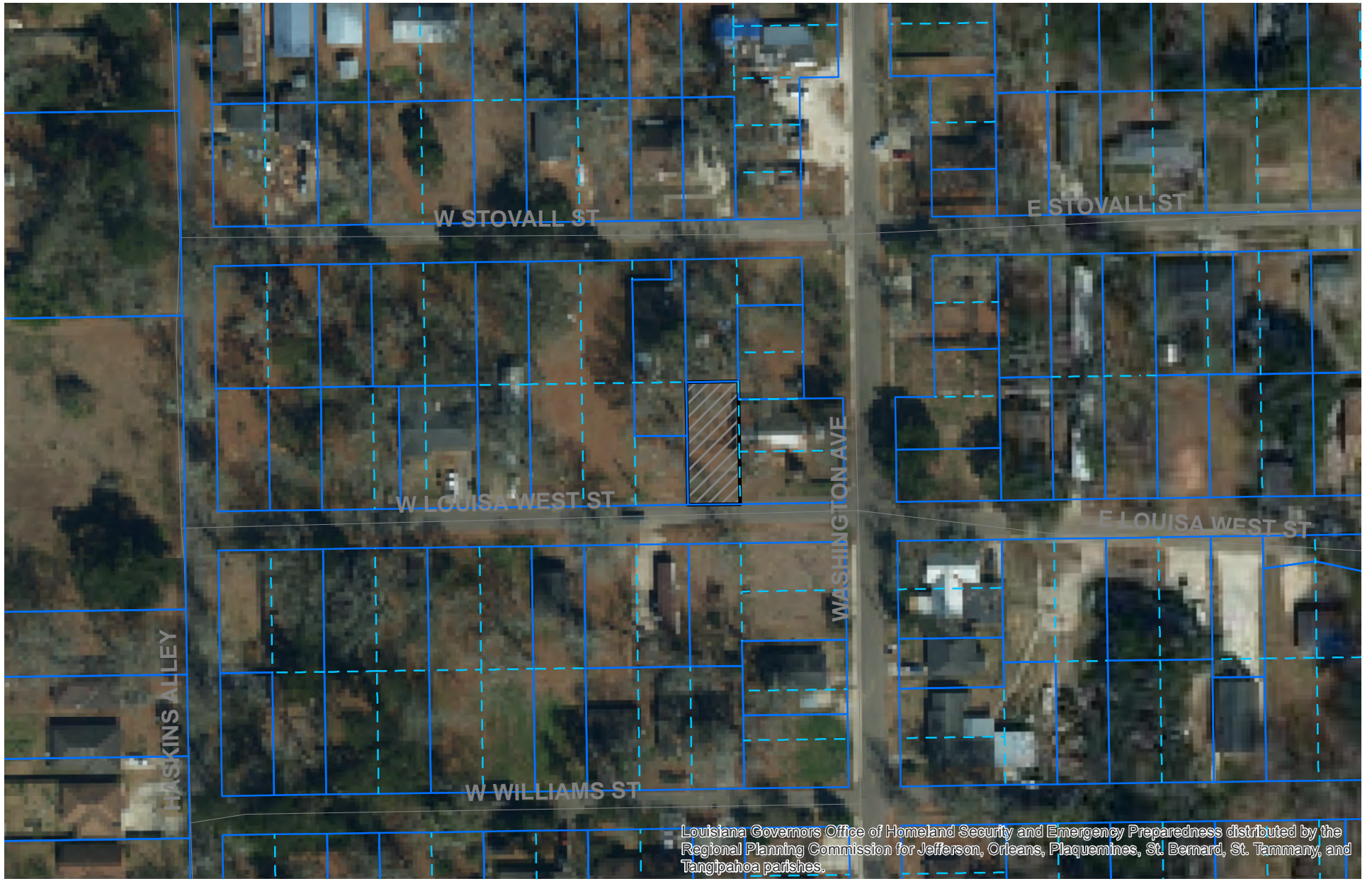


**104 W. Louisa West Street**

Z-2017-01-00034

**Expanded Conditional Use**

**Legend**  
 Case Parcel



**104 W. Louisa West Street**

Z-2017-01-00034

**Expanded Conditional Use**

**Legend**  
 Case Parcel