



Staff Report

Expanded Conditional Use

Case #: Z-2017-09-00041

Attachments:

Staff Report, Photos, City Council Meeting Mins, Ordinances, Prior Zoning Map, Application, Current Aerial & Zoning Map

Zoning Commission Public Hearing: Thursday, October 5, 2017

City Council Introduction: Tuesday October 10, 2017

City Council Final: Tuesday October 24, 2017

City Council Request (Ordinance):

Introduction to Amend Ordinance #10-5217 an Expanded Conditional Use to allow prepared food located at 809 E. Church Street requested by Anthony Perkins; Zoned RM-2 (Z-2017-09-00041) Recommend approval by Zoning Commission

Site Information:

Location (Address): 807 E Church St

Council District: City Council District 1

Existing Zoning: RM-2 Conditional

Future Land Use: Low Density Residential

Existing Land Use:

Site Description:

Small building facing E. Church

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Residential/RM-2
South	Undeveloped/RM-2
West	Vacant/RM-2
East	Residential/RM-2

Additional Information:

10-6-2005: Zoning Commission held a public hearing recommend changing from L to R-5

10-18-2017: City Council Introduced rezoning from L to R-5

11-15-2005: City Council rezoned by Ordinance #05-4009 from L to R-5

8-17-2010: City Council approved Expanded Conditional Use by Ord#10-5217 to allow snowball/sweetshop

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: Anthony Perkins - Owner; Whitney Perkins

Asked questions as neighbors: Janice Lusk and Anthony Mussacahia Jr.

Against:

Commission Recommendation:

Motion: Stanley Young

For: William Travis, Matt Sandifer, Jimmy Meyer

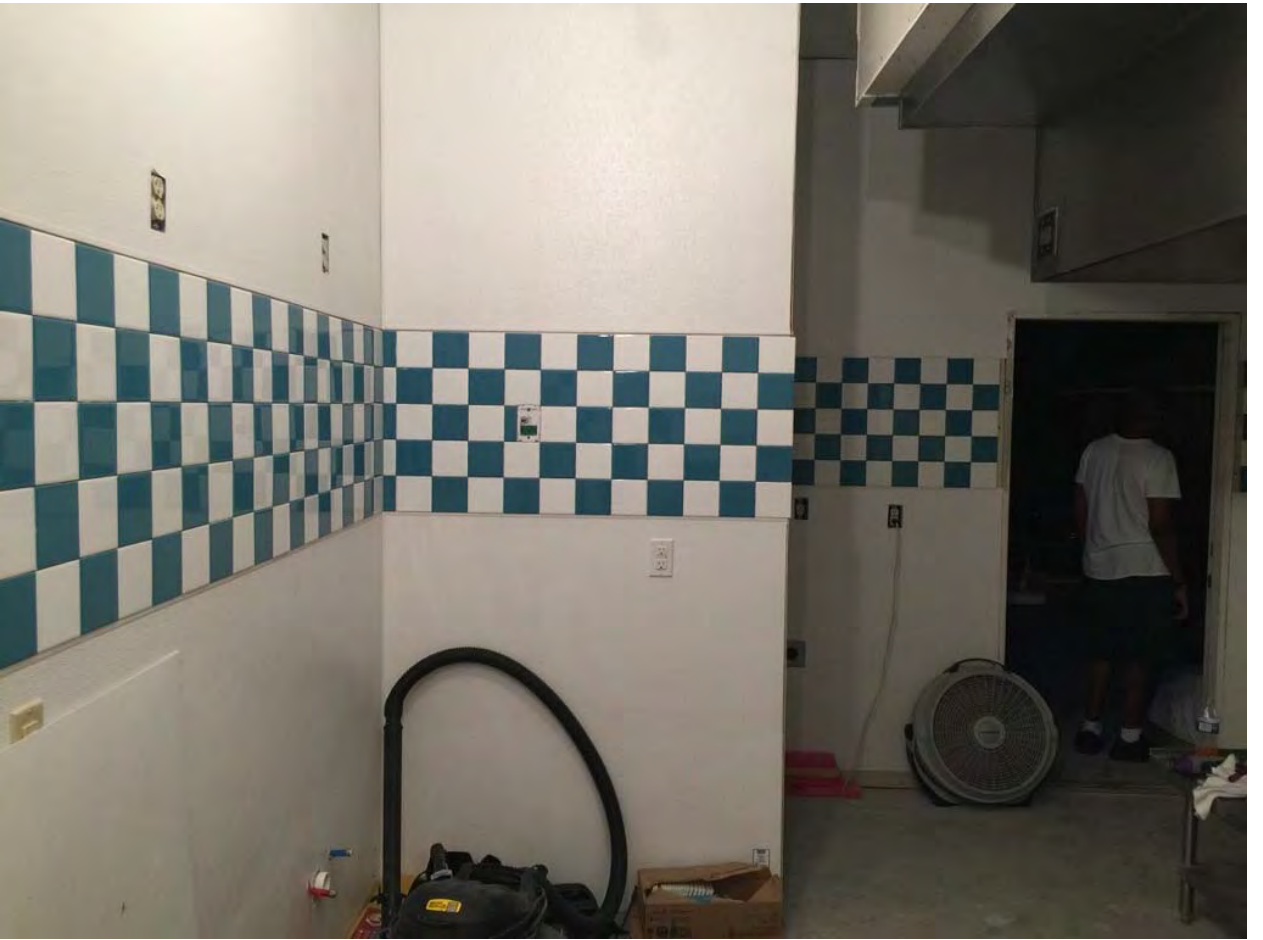
Against: NONE

Abstain: NONE

Absent: Jeffery Smith

Ordinance to Read:

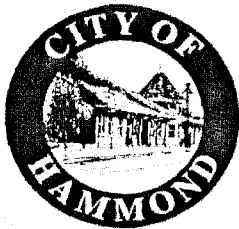












**CITY OF HAMMOND
ORDINANCE N° 10-5217 C.S.**

**Expanded Conditional Use for Anthony Perkins
809 East Church for a snowball stand/sweetshop**

WHEREAS, it is in the interest of the City to support walkable communities where goods and services are within walking distance and there are no stores within walking distance where sodas, snowballs or snacks are available,

NOW THEREFORE BE IT ORDAINED, that the City Council hereby approves an Expanded Conditional Use for a snowball stand/sweet shop as an accessory use on the site of the single-family home at 809 East Church Street (being Lot 6, and the east 1/3 of Lots 7, 8, 9, & 10 in Block 2 of the Kenmore Addition and the west 20' of the revoked 60' Campo Street right-of-way as shown on the survey by William J. Bodin Jr. dated revised 6/17/2010 attached hereto and made a part hereof, with the following stipulations:

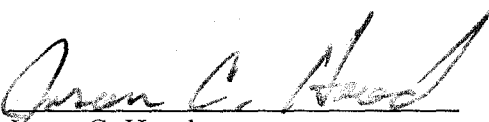
1. That the snowball stand/sweetshop meets the conditions of the definitions of these two uses as defined in Section 8-Definitions of the zoning code including the requirement that allowable items are sold for consumption off the premises; that there is no customer seating and the use is no more than 200 square feet in area;
2. That a city license is obtained; and
3. That the expanded conditional use expires upon a change in ownership of the property or the use.

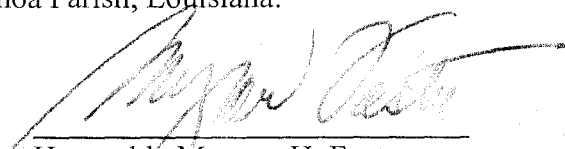
The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting on **July 20th, 2010** of the Hammond City Council and discussed at a public meeting held on **August 17th 2010**; after motion and second was submitted to the official vote of the Hammond City Council.

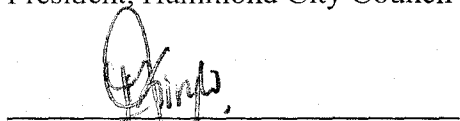
On motion by Johnny Blount and Second by Willie Jackson the foregoing ordinance was hereby declared adopted on **August 17th 2010** by the following roll call vote:

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

WHEREFORE the above and foregoing ordinance was declared duly adopted on this **17th Day of August, in the year 2010**, at Hammond, Tangipahoa Parish, Louisiana.


Jason C. Hood
President, Hammond City Council

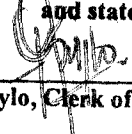

Honorable Mayson H. Foster
Mayor, City of Hammond


Anette A. Kirylo, 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 18 day of August, in the year 2010 at 10:43 o'clock a.m. said delivery being within three (3) calendar days after adoption, exclusive of weekends and state holidays.

Recordation of Receipt Received from the Mayor of the City of Hammond on the 18 day of August in the year 2010 at 10:43 o'clock a.m., in accordance with Home Rule Charter Article II, Section 2-12 (B).

Anette Kirylo, Clerk
Hammond City Council


Anette Kirylo, Clerk of Hammond City Council

I Anette A. Kirylo, Clerk of the Council, do certify that this is a true and correct copy of Ordinance# 10-5217 C.S. Adopted by the Hammond City Council on August 17, 2010.


Anette A. Kirylo

recorded 9/7/2010
MOB 1222 PS 401
inst # 837698

ORDINANCE NO. 05-4009, C. S.

**AN ORDINANCE FOR EXISTING LIGHT INDUSTRIAL ZONING ALONG E.
CHURCH AND ROBINSON STREET TO BE CHANGED
TO R-5 RESIDENTIAL USES**

BE IT ORDAINED by the City of Hammond that:

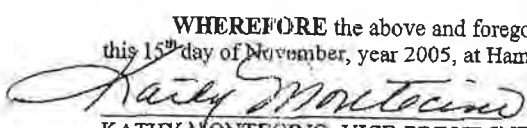
SECTION 1. An ordinance for existing Light Industrial zoning along E. Church and Robinson Street to be changed to R-5 residential uses

SECTION 2. Adjacent Property Owners

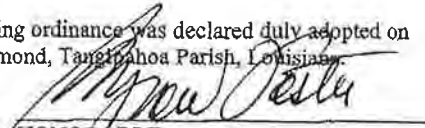
See attached Zoning Map "A"

The above and foregoing ordinance having been duly submitted to the Hammond City Council in writing; introduced at a public meeting of the Hammond City Council discussed at the said public meeting; after motion and second was submitted to the official vote of the Hammond City Council.

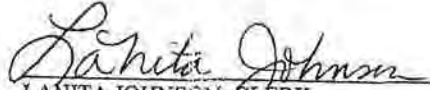
WHEREFORE the above and foregoing ordinance was declared duly adopted on this 15th day of November, year 2005, at Hammond, Tangipahoa Parish, Louisiana.



KATHY MONTECINO, VICE-PRESIDENT
HAMMOND CITY COUNCIL



HONORABLE MAYSON H. FOSTER
MAYOR, CITY OF HAMMOND



LANITA JOHNSON, CLERK
HAMMOND CITY COUNCIL

PUBLIC NOTICE
-- A PUBLIC MEETING OF THE
HAMMOND PLANNING AND ZONING COMMISSION

AGENDA for Thursday Oct. 6, 2005, 5:00 p.m.
MEETING TO BE HELD AT 312 E. CHARLES ST., City Council Meeting Room
CALL MEETING TO ORDER: 5:00 p.m.

OLD BUSINESS-

1. Approval of minutes from July 7th, 2005 meeting
2. Request for approval of special overlay district for Iowa Addition
3. Discussion and recommendation for existing Light Industrial zoning along E. Church and Robinson St. to be changed to R-5 residential uses.
4. Rezoning for LeMark, Inc, Roy Gregory Trust, for 2.28 acres at 916 University Ave. from R-A to B-2 business.
5. Rezoning for LeMark, Inc, Gloria Garzotta property, for 2.33 acres at 922 W. University Ave. from R-A to B-2 business.
6. Variance request for 1006 W. Thomas St. for Malcolm Lincoln to add a second outlet to street on a 50 ft. lot.

NEW BUSINESS

1. Minor subdivision request for Roma Properties for subdividing 9.10 acres into 2 tracks zoned C-2; 1000 Roma Ave.
2. Variance request for Randy Tillis to subdivide property less than the minimum lot width at 1210 Sun Lane.
3. Variance requests for Ruby Tuesday's to have a 5 ft. front yard setback (instead of 25) and 5 foot landscape strip (instead of 15). 2002 SW Railroad Ave. in Hammond Square Mall parking lot.
4. Review of preliminary plans for Palmetto Heights Subdivision, Zoned R-S for Greenfield Baptist Church.
5. Review of preliminary plans for Cross Creek "Oakwood Estates" Subdivision, Zoned R-S for William Joseph.
6. Rezoning request from Oak Knoll Property Association for rezoning of lot C-9 at 30 White Oak Court from R-5 to R-11
7. Variance request for encroachment on rear and side set-backs in order to add a 2 car garage at 600 E. Robert zoned R-5S.
8. Minor subdivision approval for Eldora and Reginald Long to subdivide family owned property (1 parcel to 4 lots) located at 1810 M.C. Moore, and zoned RS.

9. Variance request for Hood Auto Group for side yard variance at 401 N. Morrison, zoned C-2.
10. Variance application to use RS zoning site for temporary housing at 2005 S. Morrison, property owned by Charles Ciolino and applied for by Sandy Sharp.
11. Rezoning application for 2005 S. Morrison, approximately 28 acres owned by Charles Ciolino and zoned R5. Zone to C-3 commercial.
12. Variance to allow smaller lot areas in R-11 than required (variance of 1875 square feet per lot) at 600 N. Pine. Property owned by Richard Cucchiara and being bought by Sam Tallo for 2 lots.

100

CITY OF HAMMOND - PLANNING & ZONING COMMISSION
MEETING OF OCTOBER 6TH, 2005
CITY PLANNER RECOMMENDATIONS

(Note: John Dardis went to a State-wide Planning convention in Shreveport)

OLD BUSINESS

AGENDA ITEM #1

Adoption of minutes for July 7th meeting

AGENDA ITEM #2

Iowa Addition approval

CITY PLANNER RECOMMENDATION

I recommend that this item be passed as proposed. There are subdivision members available to answer questions. The City Council will also have to conduct a public hearing.

AGENDA ITEM #3

Light Industrial zoning area along E. Robinson and E. Charles. Proposed new zoning to fit existing land uses.

CITY PLANNER RECOMMENDATION

I recommend that we advertise with use of the proposed, attached zoning map showing proposed zoning, mail to the property owners and send it on to the City Council for review.

AGENDA ITEMS #4 and #5

Rezoning to B-2 for LeMark, Inc. for 2 lots at 916 and 922 University Ave.

CITY PLANNER RECOMMENDATION

I recommend against the rezoning requests primarily because the properties are bounded on the west side by residential, and across the street by residential (although there is commercial zoning further west). In addition, there is a significant amount of neighboring opposition to the request. The property owner will be allowed to build multi-family housing in the present zoning classification.

AGENDA ITEM # 6

Variance request for driveways at 1006 W. Thomas St. for Malcolm Lincoln

CITY PLANNER RECOMMENDATION

I have no objection to the creation of a second outlet onto W. Thomas if the DOTD signs off on the driveway permit, which they have.

NEW BUSINESS

AGENDA ITEM #1

Minor subdivision for Roma Properties for subdividing 5.54 acres zoned C-2, 1000 Roma Ave. (because of the size, this is not an administrative approval)

CITY PLANNER RECOMMENDATION

I recommend this subdivision as per the survey submitted by Mr. Sullivan for Party Universe/ Mr. Patel.

It will not remove parking required at the adjacent, old Schwegmann's site.

AGENDA ITEM #2

Variance request for Randy Tillis to subdivide property into one lot less than 40 feet in width at 1210 Sun Lane.

CITY PLANNER RECOMMENDATION

I recommend that this item be tabled until more details are provided.

AGENDA ITEM #3

Variance request for Ruby Tuesdays at 2002 SW Railroad Ave.

CITY PLANNER RECOMMENDATION

I recommend a set-back from the Highway 51 right of way of 15 feet (rather than the required 25 ft.) with the required same 15 feet being used as a landscape buffer. This would result in a 10 foot variance for set-back and no variance for landscape buffer.

AGENDA ITEM #4

Review of preliminary plans for Palmetto Heights Subdivision.

CITY PLANNER RECOMMENDATION

I have had no comments from the review engineer, but recommend the preliminary subdivision plan with the following comments:

- show proof of public ROW or servitude for placement of sewer in rear of property
- streets must have sub-surface drainage or exemptions because of drainage study showing no need for ditches

AGENDA ITEM #5

Review of preliminary plans for Oakwood (Cross Creek) Subdivision off of Rogers Moore Parkway

CITY PLANNER RECOMMENDATION

I do not recommend the subdivision lay-out as proposed. I would like to see further design consideration given to vehicular access, open space (green space to break up the lot monotony and to provide play area for residents), the use of sidewalks in certain areas, and the need or lack of need for the drainage lateral (shown as abandoned on plat). I have not yet received review comments.

AGENDA ITEM #6

Rezoning request from Oak Knoll Assoc. for rezoning of lot C-9 to R-11 single family residential, presently zoned R-5. (30 White Oak Court)

CITY PLANNER RECOMMENDATION

I recommend the rezoning as requested by the Association so that multi-family cannot be built on the lot.

AGENDA ITEM #7

Variance request for 600 E. Robert St., zoned R-5S to allow building of a new garage within 4 feet of property line.

CITY PLANNER RECOMMENDATION

There appears to be enough room to move the proposed garage another 3 to 6 feet closer to the house without needing a variance

AGENDA ITEM #8

Minor subdivision approval for the Longs to subdivide family property into 4 lots, zoned RS., off of M.C. Moore Road.

CITY PLANNER RECOMMENDATION

I recommend the subdivision as proposed by Mr. Reginald Long if there is a

permanent, recorded servitude of access and utilities shown on the plat and across his property, which is on the east side. (I can help him with this). It is my opinion that a narrow right of way on the north side of this property is not public and is not available for the Longs to use (this was an old logging road, not paved or cleared at this time).

AGENDA ITEM #9

Variance request for Hood Auto Group to extend its building within the required set back area of the east side and possibly the south side of the property.

CITY PLANNER RECOMMENDATION

By press time (mine) I did not receive the dimensions from the developer/architect as to how close the building addition would be built to the property line. I believe that a representative was to bring this information to the Zoning meeting.

AGENDA ITEM #10

Variance application to use Ciolino property on the south side of Fagan Drive (extending to S. Morrison) for a temporary housing site using portable buildings.

PLANNER RECOMMENDATION

I see no problem with this temporary use as a housing site as long as there is a building permit applied for and granted which limits the trailer use at the site to no more than 1 year, that the number of units be limited, and that the utility extensions are paid by the developer/owner, and that an approved site plan and parking area be provided. There is a need for additional worker housing in our area. Trailer parks are not permitted in any zoning class in the City so this variance was needed. The City Council recently ruled that only certain areas could have temporary housing, permitted by the Building Dept.

AGENDA ITEM #11

Rezoning application for same site (28 acres) as above to allow for future commercial use of the property, which is now zoned RS.

PLANNER RECOMMENDATION

The C-3 commercial zoning is appropriate for Fagan Drive, which is a commercial corridor.

AGENDA ITEM #12

Variance to allow smaller lots in R-11 zoned area at 600 N. Pine. Lots meet minimum width. Sam Tallo, applicant

PLANNER RECOMMENDATION

Mr. Tallo seeks to divide one lot into 2 but will have 9375 sq. ft per lots (125 lot length instead of 150) instead of the minimum 11,250. I recommend the rezoning to allow 2 new homes to be built here and because the existing home on the lot needs major renovation or moving.

HAMMOND PLANNING AND ZONING COMMISSION
MINUTES
OCTOBER 6, 2005

(P)=Present (A)=Absent

Roll Call: Pat Tobler (P) Jim Meyer (P) Ron Matthews (P) Stanley Young (P) Jarrod Goudeau (A)

OLD BUSINESS:

1. Approval of minutes from July 7th, 2005 meeting: After a review of the minutes it was motioned by Stanley Young and seconded by Ron Matthews to approve the minutes as written. All members were in favor.
2. Approval of special overlay district for Iowa Addition: Ms. Donna Helms spoke in favor of the overlay district. The floor was open for opposition and there was no one present in opposition at that time. The Board reviewed the plans for the overlay district and it was motioned by Stanley Young and seconded by Ron Matthews to approve the request for the overlay district. Votes: Pat Tobler (Y) Ron Matthews (Y) Stanley Young (Y) Jim Meyer (Y). Motion carried.
3. Discussion and recommendation for existing Light Industrial zoning along E. Church and Robinson St. to be changed to R-5 residential uses: Don Holtgren, City Building Inspector discussed the recommendations of the City Planner, John Dardis. The City Planner recommended that we advertise the proposed new use with attached zoning map (see City Planner Recommendation Agenda Item #3). After the discussion it was motioned by Pat Tobler and seconded by Ron Matthews to adopt the City Planner's recommendations. Votes: Jim Meyer (Y) Stanley Young (Y) Pat Tobler (Y) Ron Matthews (Y). Motion carried.
4. Rezoning for LeMark, Inc, Roy Gregory Trust, for 2.28 acres at 916 University Ave. from R-A to B-2 business: Pat Tobler motioned and Stanley Young seconded the motion to amend the agenda to discuss items #4 and #5 together. All members were in favor. Lee Pickard for LeMark, Inc. showed a zoning map of University Drive alone with a conceptual drawing of the proposed project. Mr. Pickard discuss the proposed plans for the strip center, citing that the surrounding area was not strictly residential and as it is located on a five lane state highway leading into the college with other commercial business nearby and it would be near impossible to restrict additional commercial businesses. This apartment complex would be gated and done in two phases. Jim Meyer, Board member read the list of businesses that can locate in the current zoning for the property. The floor was opened for public hearing. A show of hands was request for those in favor of the project and those against the project. The majority of the people present were against the project. Davis Chandler, 1418 Ellis Drive spoke against the project. Fred Hubert #2 Ford Drive spoke citing the weakness of the proposed businesses. Existing strip center has vacancies and has struggled to maintain occupancy, and the increase is not desirable. Paul Vega, resident of 1418 University Drive cited too much traffic. Bill Milburn, 1506 Pecan St., spoke citing that the development group has not gotten in touch with the residents. He stated that the residents just don't want the additional commercial business. Stephen Smith, Vice President of Development at Southeastern University, was present and stated that the university was not in favor of the development. Louis Bostick, 112 Elm Drive, representing a group of elderly residents, stated that they did not want the added traffic congestion. The Board Chairman closed the floor to public input. The Board asked the developers if they had attempted to contact or meet with the residents and they stated that Mrs. Laura Lee Bodin was their contact and that no meeting was ever arranged with the residents. Ron Ross 1500 Ellis Drive, also spoke against the project. Mary Ann Chandler, 1418 Ellis Drive stated that they wanted to stop commercial encroachment on University Drive. The City Planner's recommendations were read (see attached City Planner Recommendations). The City Planner, John Dardis, recommended against the

rezoning request, due to stiff residential opposition and nearby residential uses.. After extensive review and discussion by the Board it was motioned by Pat Tobler and seconded by Stanley Young to deny the rezoning request based on the City Planner's recommendations. Votes Pat Tobler (N) Stanley Young (Y) Jim Meyer (N) Ron Matthews (N) Motion failed the item moves on to the City Council.

5. Rezoning for LeMark, Inc. Gloria Garzotta property, for 2.33 acres at 922 W. University Ave. from R-A to B-2 business. (see item #4)
6. Variance request for 1006 W. Thomas St. for Malcolm Lincoln to add a second outlet to street on a 50 ft. lot: The floor was opened for opposition and there was no one present in opposition at that time. After discussion it was motioned by Pat Tobler and seconded by Stanley Young to approve the variance request for a second driveway. Votes: Pat Tobler (Y) Ron Matthews (Y) Jim Meyer (Y) Stanley Young (Y). Motion carried.

NEW BUSINESS:

1. Minor subdivision request for Roma Properties for subdividing 9.10 acres into 2 tracks zoned C-2; 1000 Roma Ave. Bobby Tallo (Fagan Dr. Suite #2) The floor was opened for anyone in opposition and there was no one in opposition at that time. It was motioned by Pat Tobler and seconded by Stanley Young to approve the minor subdivision for Party Universe proposal. Votes: Pat Tobler (Y) Ron Matthews (Y) Jim Meyer (Y) Stanley Young (Y). Motion carried.
2. Variance request for Randy Tillis to subdivide property less than the minimum lot width at 1210 Sun Lane. There was no one present to provide information regarding this item. Stanley Young stated that as far as the Board was aware, the property owner had not complied with the requirements to prepare a survey. It was motioned by Stanley Young and seconded by Pat Tobler to deny the variance request. Vote: Pat Tobler (Y) Jim Meyer (Y) Ron Matthews (Y) Stanley Young (Y). Motion carried.
3. Variance requests for Ruby Tuesday's to have 5 ft. front yard setback (instead of 25) and 5-foot landscape strip (instead of 15). 2002 SW Railroad Ave. in Hammond Square Mall parking lot: It was motioned to table this item at the request of the developers. All members were in favor.
4. Review of preliminary plans for Palmetto Heights Subdivision, Zoned R-S for Greenfield Baptist Church: Bill Bodin, 1024 S. Cypress St., representing Greenfield Baptist Church was present and in favor of the proposed Palmetto Heights project. The floor was opened for opposition and there was no one in opposition at that time. Stanley Young motioned and Ron Matthews seconded to approve the preliminary plans for Palmetto Heights Subdivision with clarity given for sewer service. Vote: Pat Tobler (Y) Jim Meyer (Y) Ron Matthews (Y) Stanley Young (Y). Motion carried.
5. Review of preliminary plans for Cross Creek "Oakwood Estates" Subdivision, Zoned R-S for Williams Joseph: John Dardis. City Planner, does not recommend the plan as proposed. (See City Planner's Recommendations). The floor was opened for opposition and there was no one present in opposition at that time. Stanley Young motioned and Pat Tobler seconded to approve the preliminary plan in accordance with the City Planner's recommendations including two exits (see City Planner's recommendations attached), closed ditches, and common open area. Votes: Stanley Young (Y) Ron Matthews (Y) Pat Tobler (Y) Jim Meyer (Y). Motion carried.
6. Rezoning request from Oak Knoll Property Association for rezoning of lot C-9 at 30 White Oak Court from R-5 to R-11: After item was introduced the floor was opened for anyone in opposition and there was no one in opposition at that time. It was motioned by Pat Tobler and seconded by Stanley Young to approve the

rezoning request. Votes: Ron Matthews (Y) Stanley Young (Y) Jim Meyer (Y) Pat Tobler (Y). Motion carried.

7. Variance request for encroachment on rear and side setbacks in order to add a 2 car garage at 600 E. Robert zoned R-5S: After discussion of the request it was motioned by Pat Tobler and seconded by Stanley Young to deny the variance request citing that there was sufficient room to build without encroachment. There also was no project representative in the audience. Votes: Jim Meyer (Y) Stanley Young (Y) Pat Tobler (Y) Ron Matthews (Y) Jim Meyer (Y). Motion carried.
8. Minor subdivision approval for Eldora and Reginald Long to subdivide family owned property (1 parcel to 4 lots) located at 1810 M.C. Moore, and zoned RS: Jonathan Long, 1810 M.C. Moore Rd., was present and spoke in favor of the minor subdivision. The floor was opened for opposition at that time. After a brief discussion by the Board it was motioned by Ron Matthews and seconded by Stanley Young to deny the minor subdivision because of lack of proper access. Votes: Pat Tobler (Y) Jim Meyer (Y) Ron Matthews (Y) Stanley Young (Y). Motion carried.
9. Variance request for Hood Auto Group for side yard variance at 401 N. Morrison, zoned C-2: Chris Bankston, representing Holly & Smith Architectural firm was present in favor of the variance request. Mr. Bankston was advised that they would need to show green space on their plans and also that the metal that is to be used on the outside of the building would have to be approved by the City in line with the metal building ordinance. The Board discussed the item and then Pat Tobler motioned and Ron Matthews seconded the motion to approve the variance request. Votes: Jim Meyer (Y) Stanley Young (Y) Pat Tobler (Y) Ron Matthews (Y). Motion carried.
10. Variance application to use RS zoning site for temporary housing at 2005 S. Morrison, (1600 Fagan) property owned by Charles Ciolino and applied for by Sandy Sharp: Sandy Sharpe was present and spoke in favor of the variance. Mr. Sharp stated that the variance was needed to use the land to place temporary trailers to house relief workers. After a discussion by the Board it was motioned by Pat Tobler and seconded by Stanley Young to approve the variance for temporary placement of trailers not to exceed twelve months (and in line with Hammond's density standards for multi-family) from the date the permit is issued and be it noted that the permission is granted due to the devastating circumstances brought on by hurricane Katrina. Votes: Pat Tobler (Y) Ron Matthews (Y) Jim Meyer (Y) Stanley Young (Y). Motion carried.
11. Rezoning application for 2005 S. Morrison, approximately 28 acres owned by Charles Ciolino and zoned R5 Zone to C-3 commercial: The floor opened for opposition and there was no one in opposition at that time. It was motioned by Ron Matthews and seconded by Stanley Young to approve the rezoning request. to allow commercial uses C-3. Votes: Jim Meyer (Y) Stanley Young (Y) Ron Matthews (Y) Pat Tobler (Y). Motioned carried.
12. Variance to allow smaller lot areas in R-11 than required (variance of 1875 square feet per lot) at 600 N. Pine. Property owned by Richard Cucchiara and being bought by Sam Tallo for 2 lots. This item was removed from the agenda per letter from Sam Tallo (see attached copy of letter).

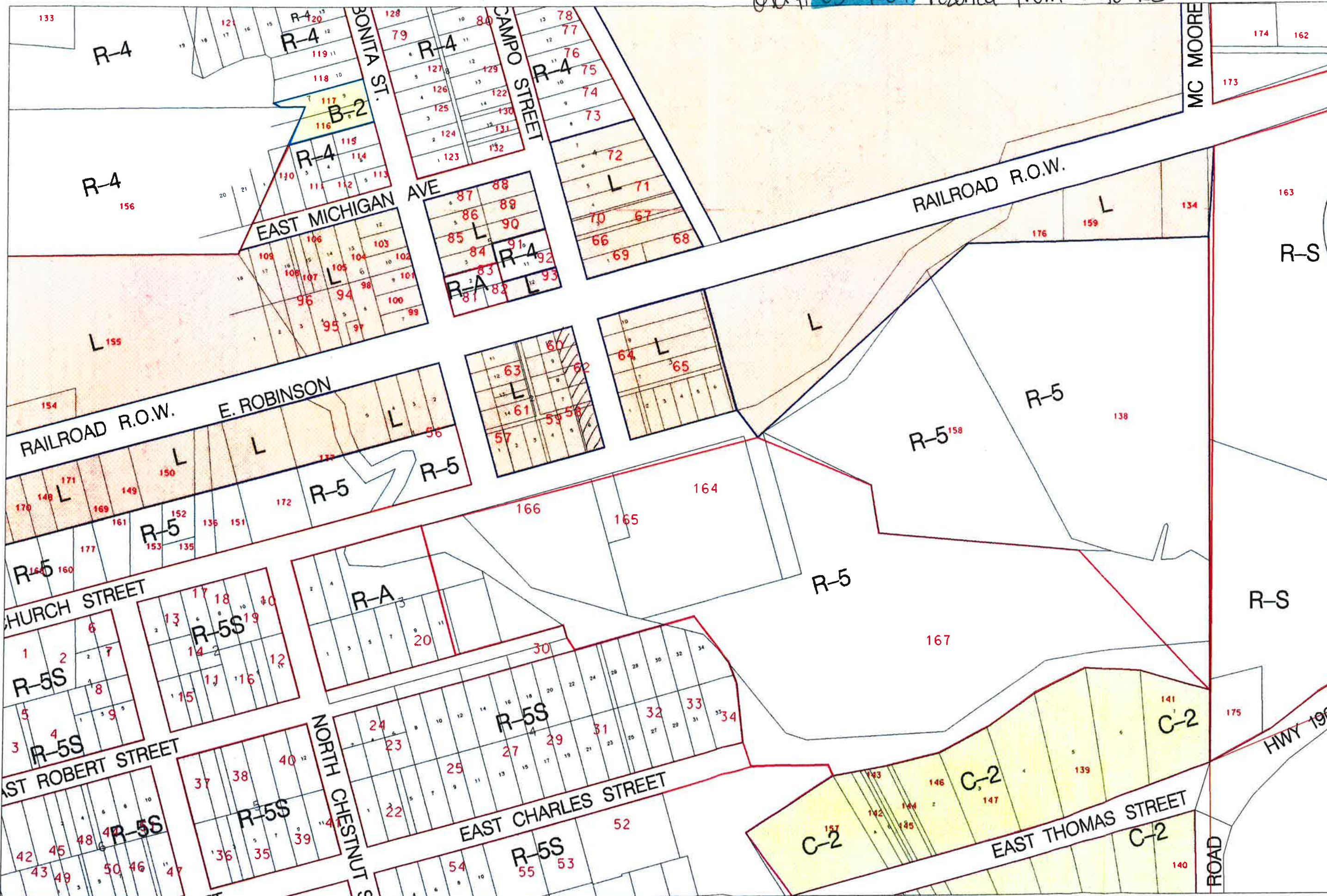
Adjourned

Certification of Secretary



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 on October 6 2005

Ord # 05-1009 rezoned from L to R5



CITY OF HAMMOND

ZONING MAP

AUGUST 4 1998

RESIDENTIAL

R-11, R-8, R-5, R-5S
R-4, R-S, R-A

BUSINESS

B-1, B-2

COMMERCIAL

C-1, C-2, C-3

INDUSTRIAL AND SPECIAL

L, H, S

279672

276670

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 / 14 / 17

PERMIT# Z-2017-09-00041

The next Zoning Commission Meeting will be held on Oct 5, 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# 2766701058.00

SITE ADDRESS: 807 East Church
STREET # & STREET NAME

Legal Description or Survey

PROPERTY OWNER NAME: Anthony Ward Perkins
First Name MI Last Name

Owner Address: 809 East Church Hammond La 70401
Street Name/Street Number City State Zip
Telephone: 985 510-0434 or Cell #: ()

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Anthony Ward Perkins
First Name MI Last Name

COMPANY NAME: TEE PEE'S Owner Other

Applicant Mailing Address: 809 E. Church
Street Name/Street Number City State Zip

Applicant Telephone: 985 510-0434 or Cell #: ()

PERMIT INFO-ADDITIONAL INFO

PRESENT ZONING: MX-N MX-C MX-CBD C-N C-H C-R I-H I L-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-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:

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).

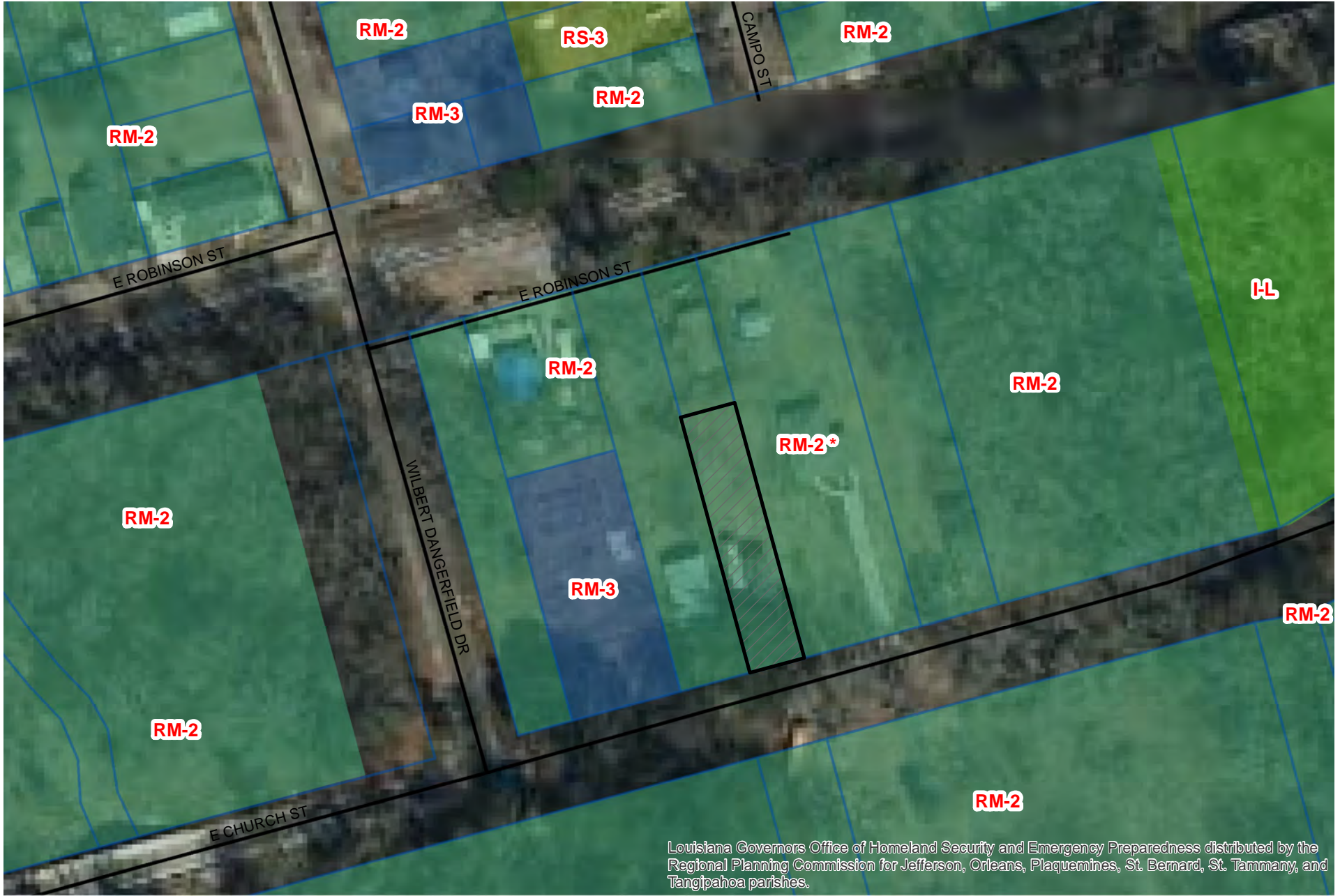
ALL INFORMATION ON THIS APPLICATION MUST BE COMPLETE, ALL FEES PAID, AND ALL REQUIRED DOCUMENTS RECEIVED BEFORE THIS APPLICATION WILL BE ACCEPTED ON THE AGENDA FOR THE CITY OF HAMMOND ZONING COMMISSION.

Anthony W. Perkins 9/11/2017
APPLICANT SIGNATURE DATE
Anthony W. Perkins 9/11/2017
OWNER(S) SIGNATURE DATE

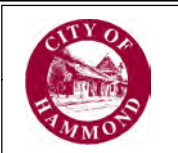
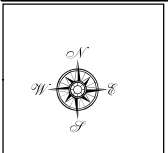
X CITY PLANNER _____ DATE _____

AMOUNT PAID \$ 120. CHECK# _____ DATE PAID 9/11/2017

SS




Louisiana Governors Office of Homeland Security and Emergency Preparedness distributed by the Regional Planning Commission for Jefferson, Orleans, Plaquemines, St. Bernard, St. Tammany, and Tangipahoa parishes.



807 East Church St
Z-2017-09-00041

Legend

 Case Parcel