



Staff Report

Expanded Conditional Use

Case #: Z-2020-10-00087

Attachments:

Staff Report, Survey, Application, Proposed MH Map, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, November 5, 2020

City Council Introduction: Tuesday November 10, 2020

City Council Final: Monday, November 23, 2020

City Council Request (Ordinance):

Introduction for an Ordinance request by Rose Guest House LLC (owner) & Adrian Ishman (applicant) to allow placement of a manufactured home located on Lot 13 square 2 of Greenville Park Addition located at 206 E. Green Street (Z-2020-10-00087) with the following conditions :Zoning commission recommends approval with the following conditions: 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Adrian Ishman, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.

Site Information:

Location (Address): 206 E Green St.

Council District: City Council District 3

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Vacant

Site Description:

Property located on E. Green St. It has been cleared and dirt pad placed on site.

There is 1 mobile home (which is a non-conforming structure, across lot lines) on this section of E. Green Street, there are 7 homes located on this street. the adjacent home to the West is a Brick on Slab house.

Adjacent Land Use and Zoning:

Direction:

North

South

West

East

Land Use/Zoning:

Vacant/RS-3

Single Family house/RS-3

Single Family house/RS-3

Vacant/RS-3

Public Hearing:

For: Rose Guest House LLC (owner)

Against: NONE

Commission Recommendation:

Motion: Recommend approval with conditions

For: Kylan Douglas, Matt Sandifer, Jeffrey Smith, Jimmy Meyer

Against: None

Abstain: None

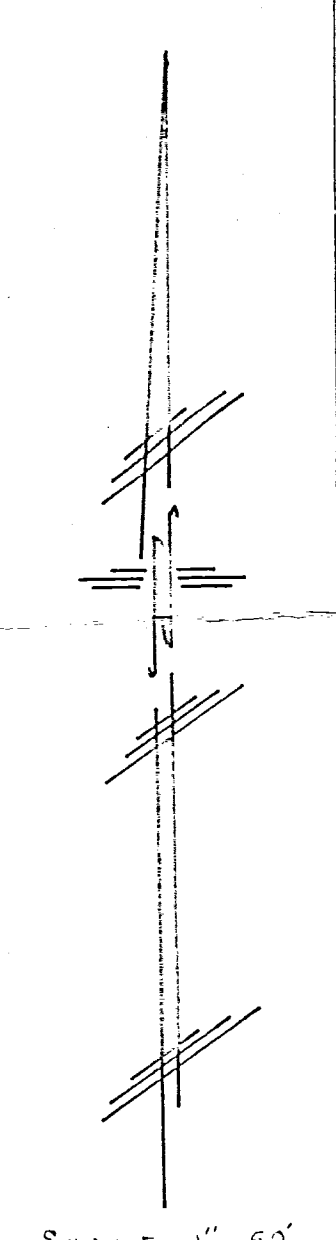
Absent: William Travis

Ordinance to Read:

WHEREAS, on Nov. 5, 2020 the Hammond Zoning Commission held a public hearing request for Rose Guest House LLC (owner) & Adrian Ishman (applicant) to allow placement of a manufactured home located on Lot 13 square 2 of Greenville Park Addition located at 206 E. Green Street (Z-2020-10-00087) and recommends approval with the following conditions: 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Adrian Ishman, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.

NOW, THEREFORE BE IT ORDAINED that the Hammond City Council held a public hearing on Monday Nov. 23, 2020 and approves a request for Rose Guest House LLC (owner) & Adrian Ishman (applicant) to allow placement of a manufactured home located on Lot 13 square 2 of Greenville Park Addition located at 206 E. Green Street (Z-2020-10-00087) and recommends approval with the following conditions: 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Adrian Ishman, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.

MAP OF GREENVILLE AND COLEMAN PARK SUBDIVISIONS



JACKSON ROAD

13287

13289

Section 26

Section 25

Section 24

Section 23

Section 22

Section 21

**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: / /

PERMIT# 2-2020-10-00087

The next Zoning Commission Meeting will be held on _____, 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: 206 E. Green St.
STREET # & STREET NAME

Legal Description or Survey _____

PROPERTY OWNER NAME: Allen J Lothinger
First Name MI Last Name

Owner Address: 3335 Esplanade Ave NO LA 70119
Street Name/Street Number City State Zip

Telephone: () _____ or Cell #: (504) 782-4917

PLEASE READ AND SIGN BELOW

APPLICANT NAME: _____
First Name MI Last Name

COMPANY NAME: Adrian Ishman Owner Other

Applicant Mailing Address: 131 Rosewood Dr. Hammond LA 70401
Street Name/Street Number City State Zip

Applicant Telephone: () _____ or Cell #: (985) 269-2754

PERMIT INFO-ADDITIONAL INFO

PRESENT 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

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: Want to put a mobile home w/door facing the street.

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

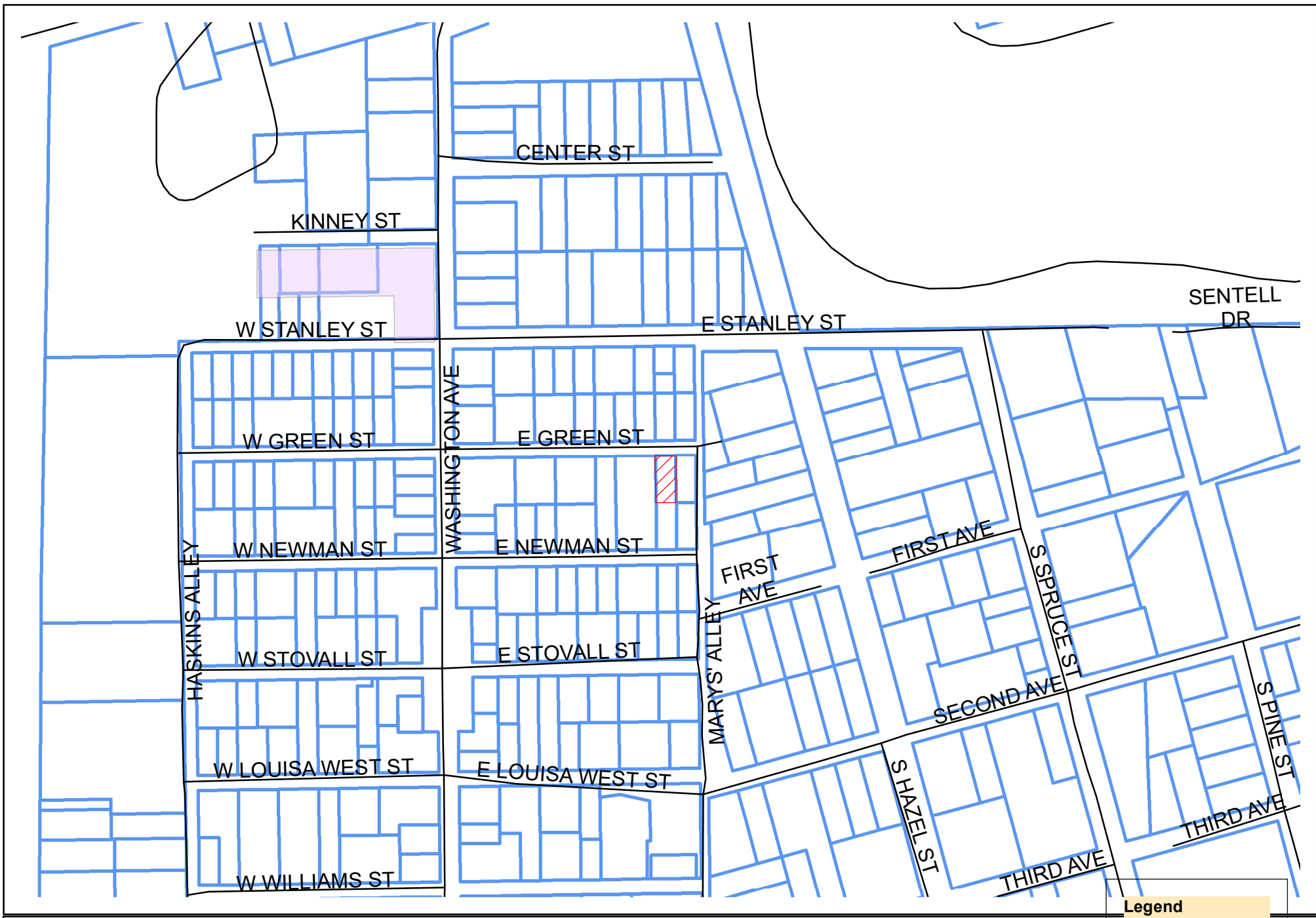
X Adrian Ishman Adrian Ishman 09/26/2020

 SIGNATURE DATE

Allen Lothinger

 SIGNATURE DATE




10/2/2020

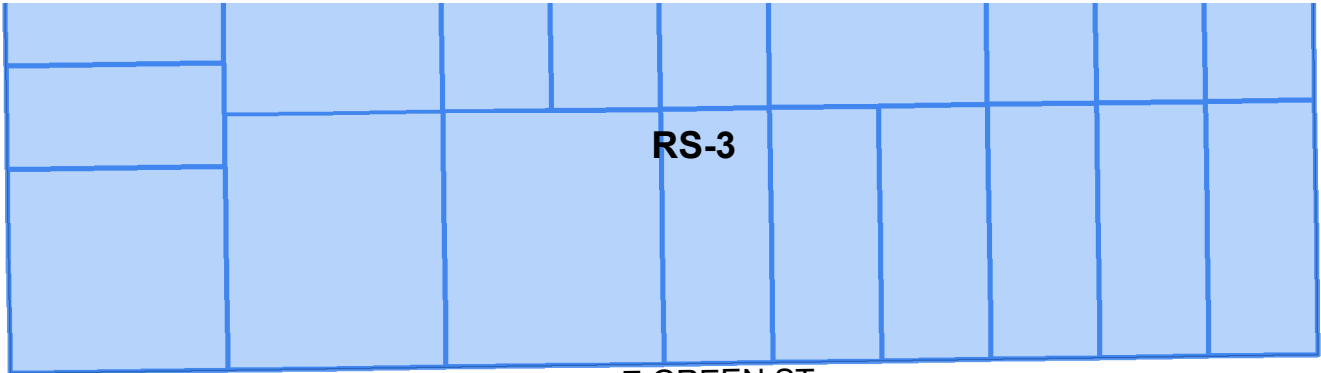


Expanded Conditional Use
 206 E. Green St.
 Z-2020-10-00087

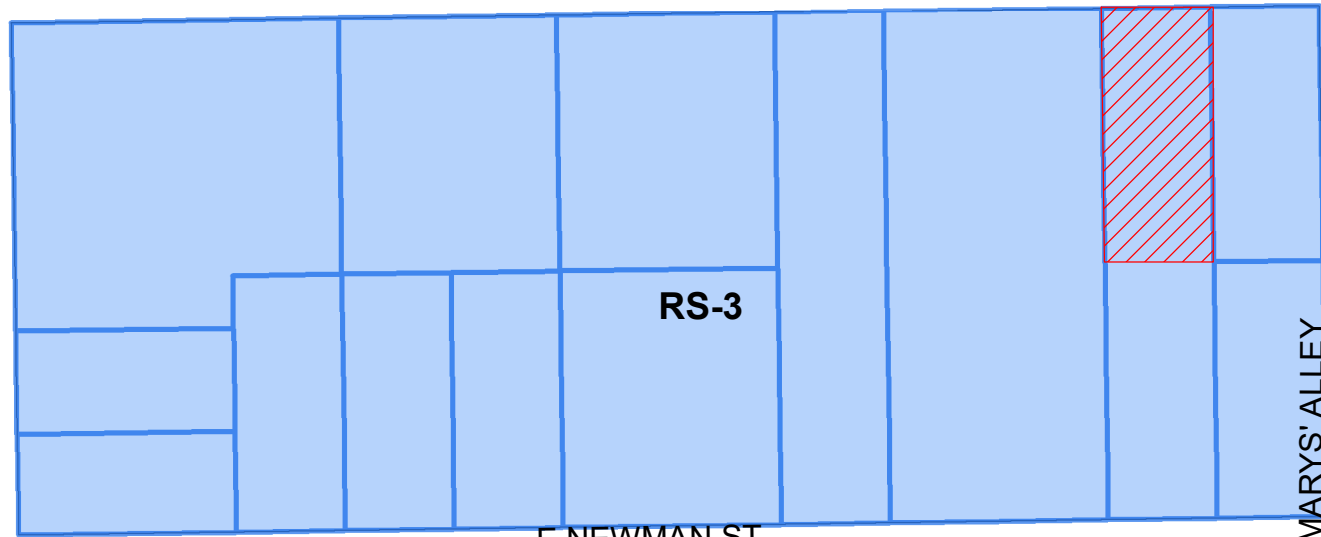


Legend

-  Case Parcel
-  Existing MH Parks
-  Proposed MH Areas

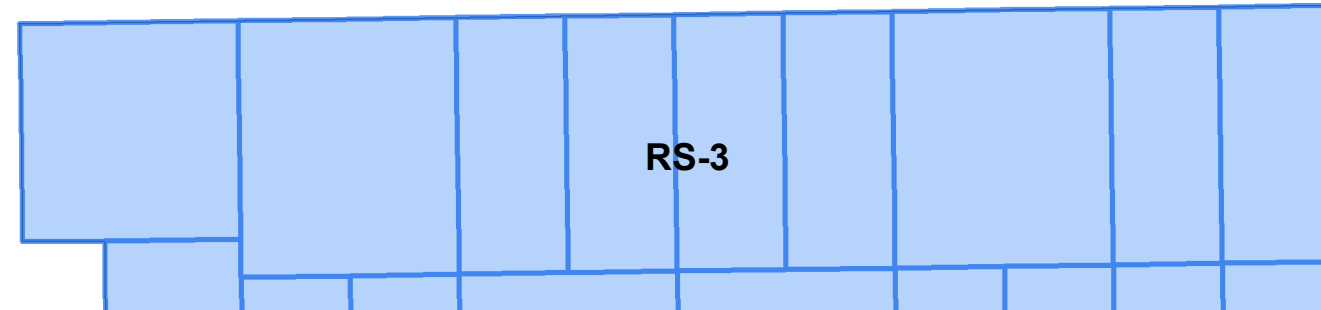


E GREEN ST

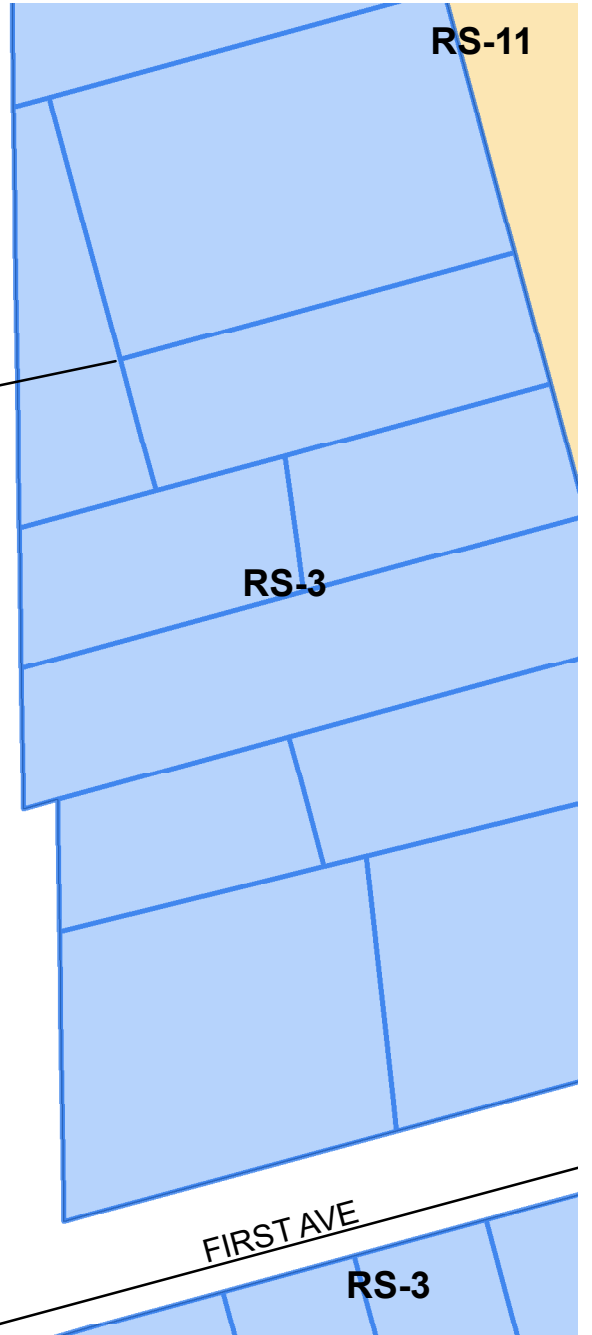


E NEWMAN ST

MARYS' ALLEY



RS-3



RS-11

RS-3


FIRST AVE

RS-3



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206 E. Green St.
Z-2020-10-00087

Legend

 Case Parcel



E GREEN ST

E NEWMAN ST


MARYS' ALLEY

FIRST AVE



Expanded Conditional Use
206 E. Green St.
Z-2020-10-00087

Legend

 Case Parcel