



# Staff Report

## Expanded Conditional Use

Case #: Z-2021-04-00090

**Attachments:** Staff Report, Survey,

Manufactured Home Layout, Application,

Proposed MH Map, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, May 6, 2021

City Council Introduction: Tuesday, May 11, 2021

City Council Final: Tuesday, May 25, 2021

### **City Council Request (Ordinance):**

Introduction to an Ordinance to approve an Expanded Conditional Use request by Betty L. Brown (owner) to allow placement of a manufactured home meeting all code requirements on Lot 7 Block 7 Greenville Park Addition located at 108 W. Green St. Zoned RS-3 (Z-2021-04-00090) the Zoning Commission Recommended approval with 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 Betty L. Brown, 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):** 108 W Green St

**Council District:** City Council District 1

**Existing Zoning:** RS-3

**Future Land Use:** Low Density Residential

**Existing Land Use:** Vacant

**Site Description:** Vacant Lot cleared

### **Adjacent Land Use and Zoning:**

#### **Direction:**

#### **Land Use/Zoning:**

North	RS-3 - Mobile Home
South	RS-3 - Vacant
West	RS-3 - Single Family House
East	RS-3 - Mobile Home

### **Additional Information:**

The Commission recommended approval for an ECU at 206 E Green 11/2020

### **Public Hearing:**

**For:** Betty L. Brown **Against:** NONE

### **Commission Recommendation:**

**Motion:** Recommend approval with conditions

**For:** Kylan Douglas, William Travis, Jimmy Meyer

**Against:** NONE **Abstain:** NONE **Absent:** Matt Sandifer

### **Ordinance to Read:**

WHEREAS, on May 6, 2021 the Hammond Zoning Commission held a public hearing request for Betty L. Brown (owner) to allow placement of a manufactured home located on Lot 7 Block 7 of Greenville Park Addition located at 108 W. Green Street (Z-2021-04-00090) 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 Betty L. Brown, and

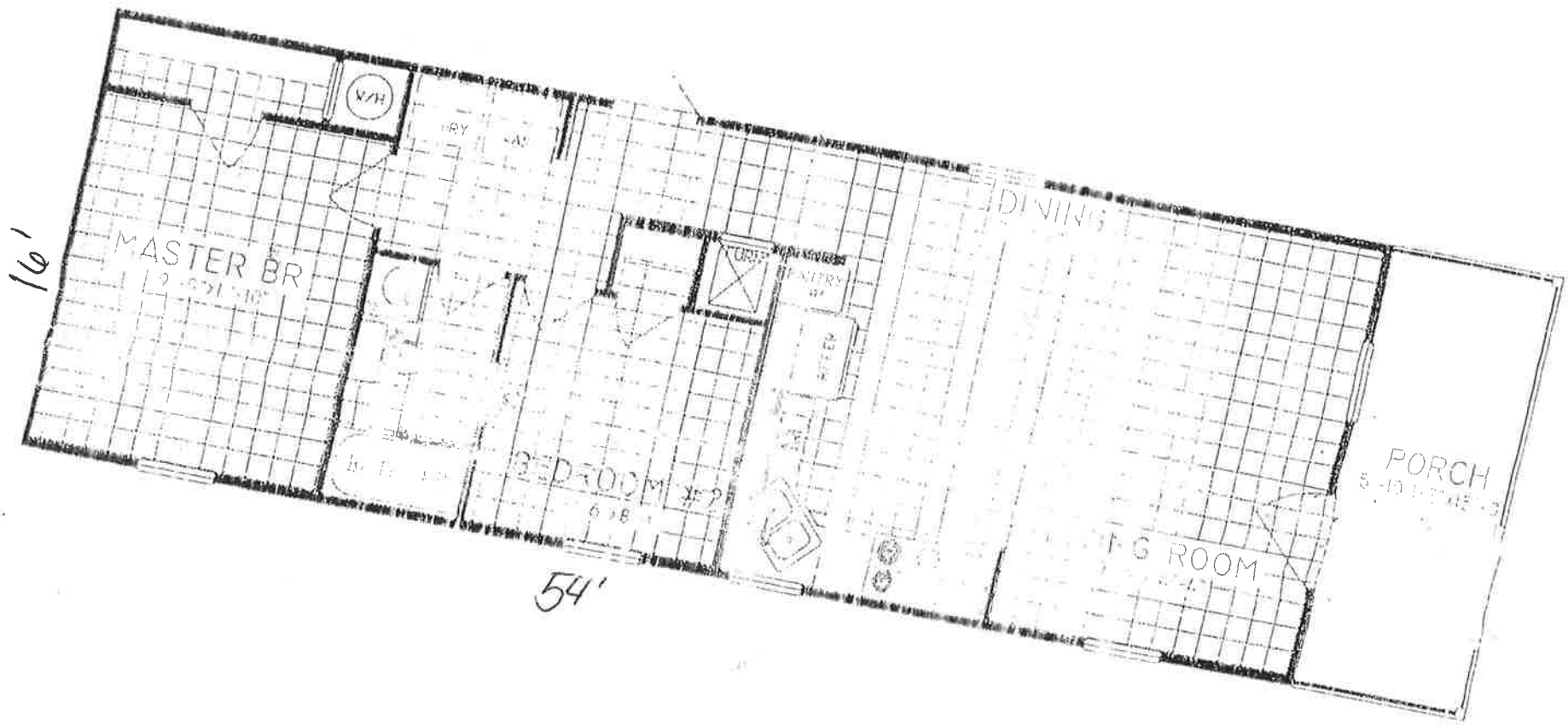
2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.

NOW, THEREFORE BE IT ORDAINED that the Hammond City Council held a public hearing and approves the request by Betty L. Brown (owner) to allow placement of a manufactured home located on Lot 7 Block 7 Greenville Park Addition located at 108 W. Green Street (Z-2021-04-00090) 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 Betty L. Brown, and

2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.





Setbacks RS-3

10' Front  
10' REAR  
5' side

Lot  
40' x 94'

MODEL 7107  
10254  
1 BR - B7  
APPROX 20 S.F.

**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: 4/6/2021

PERMIT# Z-2021-04-00090

The next Zoning Commission Meeting will be held on May 6, 2021, 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# 2706661119.00

SITE ADDRESS: 108W. Green St  
STREET # & STREET NAME

Legal Description or Survey \_\_\_\_\_

PROPERTY OWNER NAME: Betty L. Brown  
First Name MI Last Name

Owner Address: 108W. Green St Hammond La 70403  
Street Name/Street Number City State Zip

Telephone: (225) 239-1522 or Cell #: ( )

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Betty L. Brown  
First Name MI Last Name

COMPANY NAME: \_\_\_\_\_ ☒ Owner ☐ Other

Applicant Mailing Address: 4352 E. Vergeline St Baton Rouge, La 70805  
Street Name/Street Number City State Zip

Applicant Telephone: ( ) or Cell #: (225) 239-1522

**PERMIT INFO-ADDITIONAL INFO**

PRESENT ZONING: RS-3 MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L  
RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REQUESTED ZONING: RS-3 MX-N MX-C MX-CBD C-N C-H C-R I-H I I-L  
RS-5 RM-2 RS-8 RS-11 RM-3 RP RS-11.A S-1 S-2 SC

REASON FOR REZONING: ECU

**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 X District to a X District. I/We fully understand and agree to abide by the zoning restrictions for a X 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 Beth L Brown  
APPLICANT SIGNATURE

4/6/21  
DATE

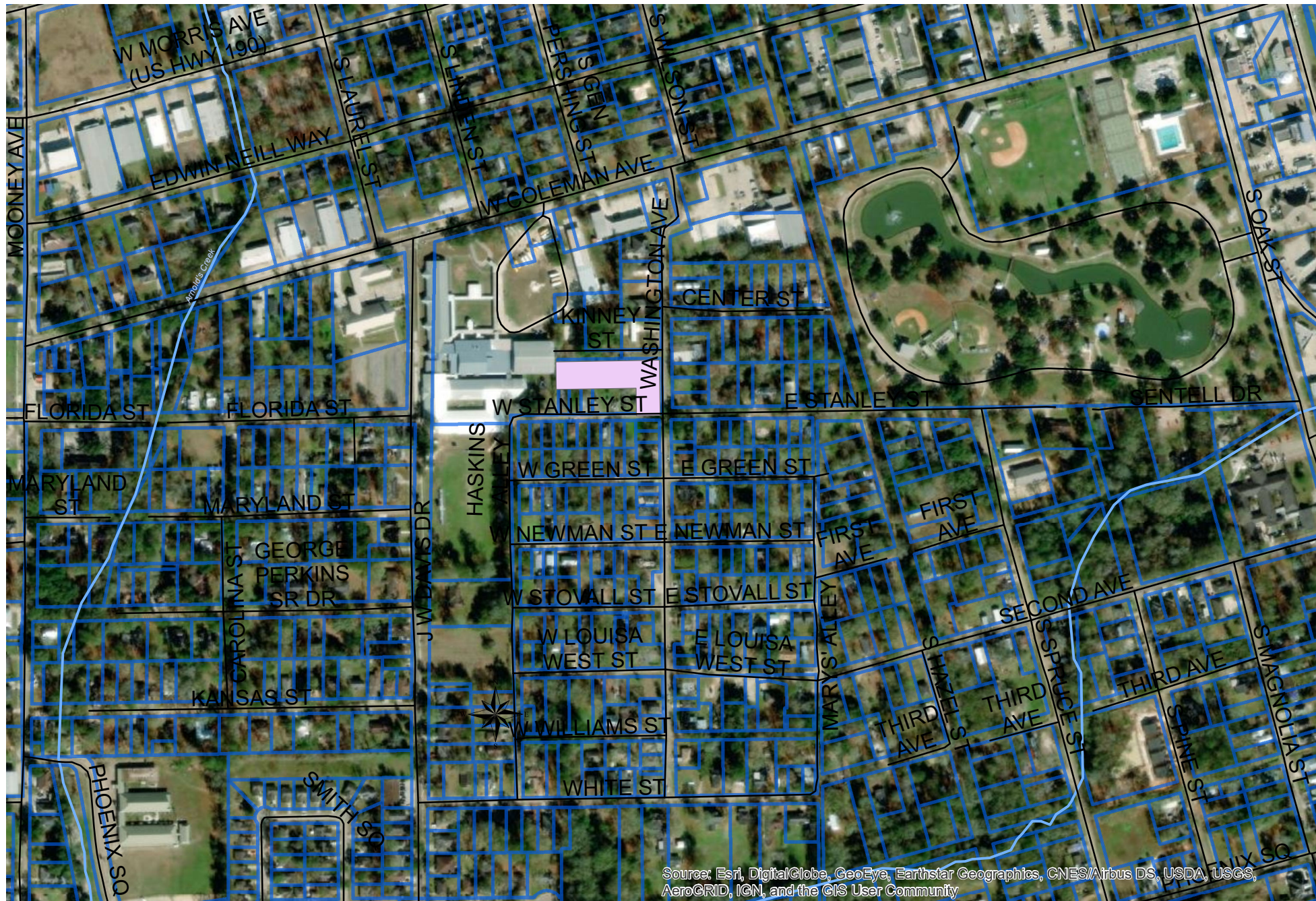
X Beth L Brown  
OWNER(S) SIGNATURE

4/6/21  
DATE

X 88  
CITY PLANNER

4/6/2021  
DATE

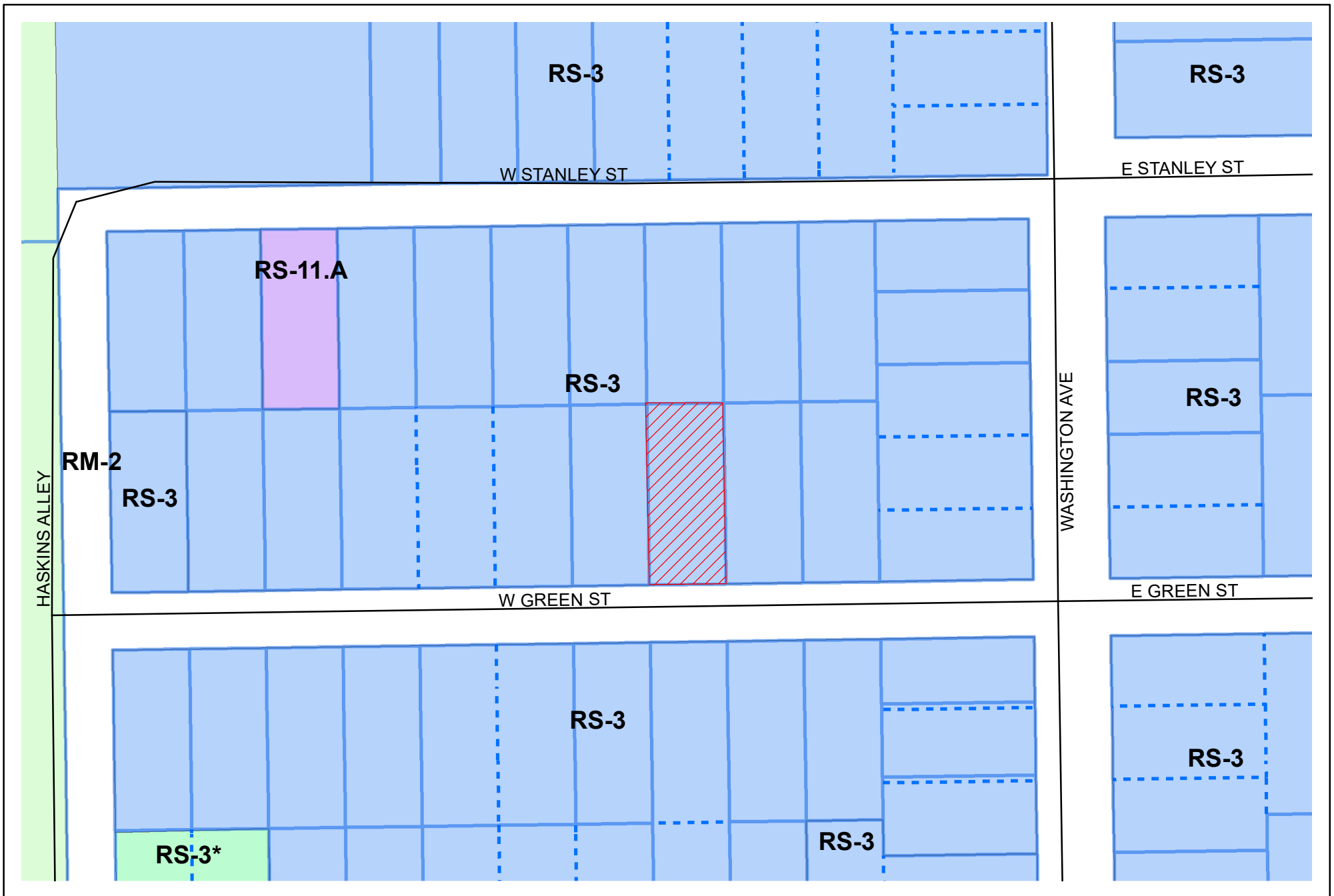
\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
AMOUNT PAID \$ 120.00 CHECK# \_\_\_\_\_ CASH ☐ DATE PAID 4/6/2021  
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# Expanded Conditional Use 108 W Green St.


## Legend

- Existing MH Parks
- Proposed MH Areas



108 W Green St.  
Z-2021-

**Legend**

 Case Parcel



108 W Green St.  
Z-2021-

**Legend**  
Case Parcel