



Staff Report Rezoning

Case #: Z-2021-06-00092

Attachments: Staff Report, Application

Subdivision Map, Site Photos, Letter from Owner, Zoning Map, Aerial Map

Zoning Commission Public Hearing: Thursday, July 1, 2021

City Council Introduction: July 13, 2021

City Council Final: July 27, 2021

City Council Request (Ordinance): Introduction for an Ordinance to rezone Lots 1, 2, 3, 4, 5, 25 Square 9 Greenville Park Addition located at 402 Washington Ave. from RS-3 to C-H (Z-2021-06-00092)

Site Information:

Location (Address): 402 Washington Ave

Council District: City Council District 3

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Residential

Site Description: Lots face on W. Newman, Washington Ave. and W. Stovall. There is a Portable Building that faces Washington Ave. There is an empty building on the corner of W. Newman and Washington. There is a mobile home on the corner of W. Stovall and Washington.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	RS-3, Residential
South	RS-3, Residential
West	RS-3, Residential
East	RS-3, Residential

Additional Information:

There is a portable building on the property that was moved with no permit. There is question if it is located on city right of way and/or across lot lines. There was a mobile home demolished without permit. The building on the corner of W. Newman and Washington was on demolition list to be demolished. Owner requested to repair, it was granted but repairs have not been made. The portable building has electricity and possibly plumbing ran to it without a permit.

Public Hearing:

For: Zina Washington, Owner/Applicant

Against: NO ONE

Commission Recommendation:

Motion: William Travis recommended approval to MX-C

For: Jimmy Meyer, Matt Sandifer, Kylan Douglas, and William Travis

Against: No One

Ordinance to Read: WHEREAS on July 1, 2021 the Hammond Zoning Commission held a public hearing for a rezoning request for Lots 1, 2, 3, 4, 5, 25 Square 9 Greenville Park Addition located at 402 Washington Ave. from RS-3 to C-H by Zina Washington and recommended approval to rezone to MX-C.

NOW THEREFORE BE IT ORDAINED that the Hammond City Council approves a rezoning request by Zina Washington for LOTS 1, 2, 3, 4, 5, 25 Square 9 Greenville Park Addition located at 402 Washington Ave. from RS-3 to MX-C.

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: 1/1/2021

PERMIT# Z-2021-00-00092

The next Zoning Commission Meeting will be held on 7-1-2021, 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#

SITE ADDRESS: 402 Washington Ave. Hammond, LA 70403
STREET # & STREET NAME

Legal Description or Survey

PROPERTY OWNER NAME: Zina R. Washington
First Name MI Last Name

Owner Address: 100 Stovell St., Hammond, LA 70403
Street Name/Street Number City State Zip

Telephone: (985) 345-8674 or Cell #: (985) 634-4580

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Zina R. Washington
First Name MI Last Name

COMPANY NAME: N/A Owner Other

Applicant Mailing Address: P.O. Box 2074 Hammond, LA 70404
Street Name/Street Number City State Zip

Applicant Telephone: (985) 345-8674 or Cell #: (985) 634-4580

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: For business use by owner and because it was removed without the owner's knowledge and asking owner their plans from

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 of furthering the comprehensive zoning plan. Spot zoning is discouraged in Hammond Commercial property.

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 Zina R. Washington 5-28-21
APPLICANT SIGNATURE DATE

X _____
OWNER(S) SIGNATURE DATE

X _____
CITY PLANNER DATE

***** FOR OFFICIAL USE *****

AMOUNT PAID \$ 250.00 CHECK# Money order CASH DATE PAID 5/28/2021

Deather

985-277-5649

MAP
OF
GREENVILLE AND COLEMAN PARK
SUBDIVISIONS



402 Washington Ave.



Newman Street View



W. Stovall Street View



Washington Ave. Street View



Portable Building, facing Washington Ave.



North side of Portable Building



Building to be repaired/demolished

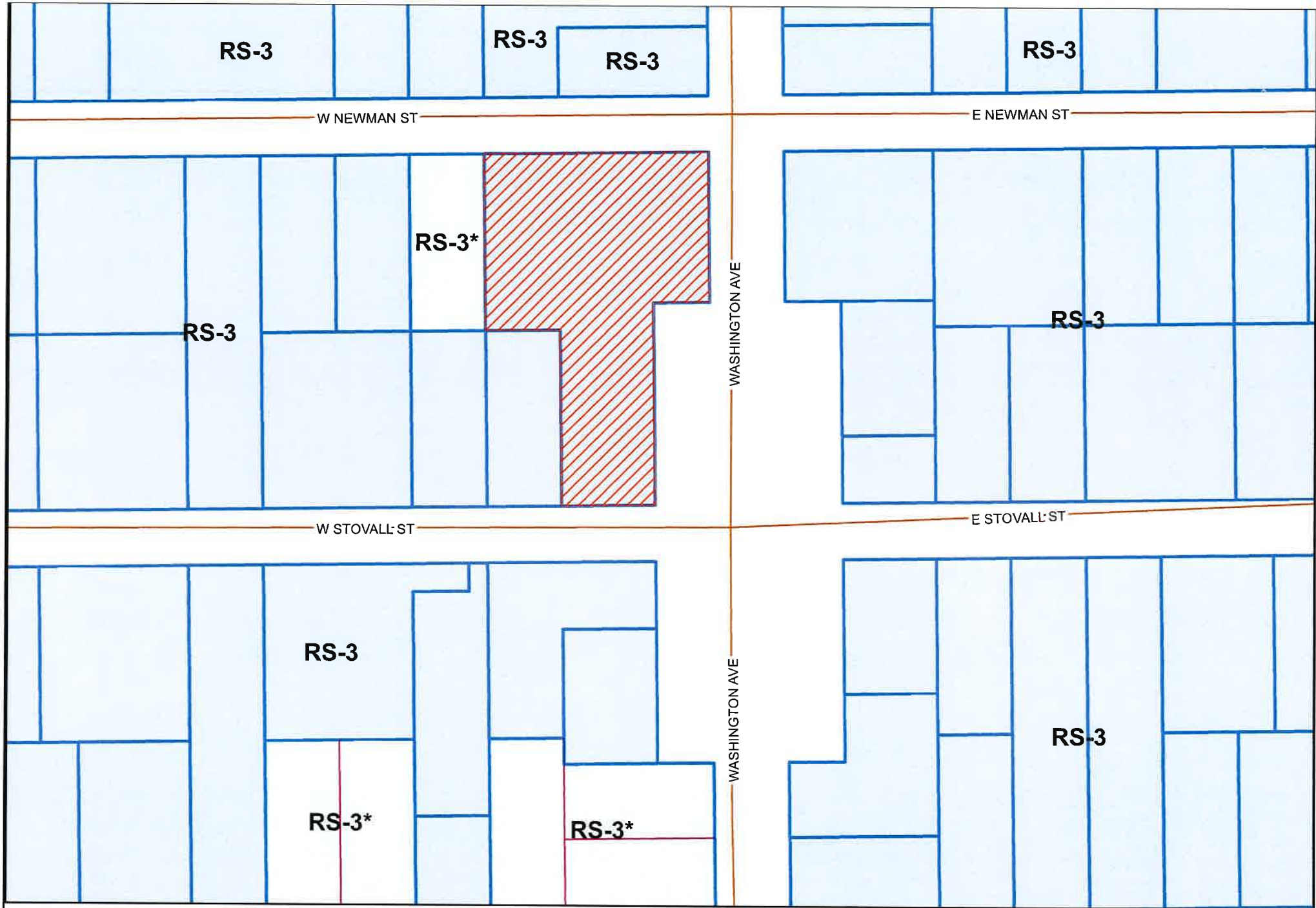
Zoning Department of Hammond Louisiana

May 20, 2021

To Whom It May Concern,

I'm, Zina Renee Washington, a widow and resident of Hammond, La. the owner of 6 lots on 402 Washington Ave, Hammond, La. 70403, which has been zoned for **Commercial** property for **over 60** years. Well, recently someone in your City of Hammond Zoning Office took it upon their selves to **rezone** it to residential property without my consent. I ask that your office will support me in rezoning my 6 lots to it's **over 60** year's **Commercial** status. My family and prior owners have paid **Commercial Taxes** with both the parish and city for **over 60** years including **year 2020**. This property begin with having a **Community Sweet Shop** **over 60** years ago before their where any residents near it. My husband before his death in **2014** was housing his work supplies in the **business building** that is on the property and had plans of renovating it to accommodate my **dreams and goals** upon his full retirement. However, he passed before he could do it. Therefore, my daughter and I have been preparing to use the **Commercial** property that **God** blessed us with to exercise our calling into **business** as planned by my husband and me. That is why we "**never asked**" the city to **rezone** it. We now have a **shade** that replaced my mobile home that burned a few years ago that we have invested in to operate as a **Community Sweet Shop, clothing and gift shop** to serve our community. It is my **plan** to continue to renovate my **business building** that has been on the property for **over 60** years in the near future to **serve** our local community. I have plans to rename it, **Valentine's Multipurpose Community Center**, in memory of my late husband, his late mother and the first owners. My husband and my plan when he retired was to make **the building** my **main headquarters** for my outreach ministry organization, **Christian Leaders of Today and Tomorrow** (which is a youth outreach group I founded in **January 1991**), my radio station **PGGM Radio** (which I founded in **January of 2014** one month before my husband's passing), and my studio to film my television broadcast "**Word of Truth and Gospel Video**" (which I begin in December of 2004), that is **still** my **plan**. Other **plans and dreams** are for the **building** to be a **blessing** to the **community** by making it available for **small event rental for special occasions** such as follows: Baby Showers, Bridal Showers, Gospel Musicals, Christian Revivals, Church Worship, Bible Studies, Family Reunions, Weddings, Wedding Receptions, banquets, and all occasion meetings. It is expected to be a **perfect** place for **small gatherings**. There was no good reason possible for this decision of **rezoning** my **Commercial** property. This **rezoning** of my **over 60** years commercial property has caused my daughter and me "**Mental Distress**" and should not have happened. Please support me as a widow and resident of Hammond, La. in the **rezoning** of my property back to **Commercial** property that my daughter and I may be able to **serve** our **community** as planned.

Thanking You In Advance for Your Love and Support for my family and me,
Evangelist Zina (D. J. Renee) Washington



402 Washington Ave.

Legend

 Case Parcel



402 Washington Ave.

Legend

 Case Parcel