



# Staff Report

## Expanded Conditional Use

Case #: Z-2022-03-00101

**Attachments:**

Staff Report, Application, Ariel Map, Zoning Map, Survey, Site Photos,

Zoning Commission Public Hearing: Thursday, April 7, 2022

City Council Introduction: Tuesday, April 26, 2022

City Council Final: Tuesday, May 10, 2022

**City Council Request (Ordinance):**

Introduction for an Ordinance to grant an Expanded Conditional Use (ECU) to allow for a tattoo parlor allowed as a conditional use located at 1040 Roma Avenue, Suite A per deed by Roma Street Management, LLC dated 6/23/2017 Zoned C-N (Z-2022-03-00102); the Zoning Commission recommended approval with the condition that such a use is a personal right and expires upon change in occupancy or ownership.

**Site Information:**

<b>Location (Address):</b>	1040 Roma Ave., Suite A	<b>Council District:</b>	City Council District 4
<b>Site Description:</b>	This site is located on the west side of Roma Ave, approximately 230 feet north of the intersection of Del Marco Blvd and Roma Ave; located in a shopping strip, Suite A.	<b>Existing Zoning:</b>	C-N
		<b>Future Land Use:</b>	Commercial
		<b>Existing Land Use:</b>	Commercial

**Adjacent Land Use and Zoning:**

<b><u>Direction:</u></b>	<b><u>Land Use/Zoning:</u></b>
North	Commercial, C-N
South	Commercial, C-N
West	Commercial, C-N
East	Commercial, C-N

**Additional Information:**

Tattoo parlors are allowed in the C-N zoning districts a Conditional Use.

**Public Hearing:**

**For:** Matthew Moore (applicant)

**Against:** None

**Commission Recommendation:**

**Motion:** Recommend approval to the City Council as this is an allowed Conditional Use in the C-N Zoning district.

**For:** Matt Sandifer, Kylan Douglas, Monica Perez

**Against:** Ron Matthews

**Abstain:** None

**Absent:** None

**Ordinance to Read:**

WHEREAS on April 7, 2022, the Hammond Zoning Commission held a public hearing and recommended approval for a tattoo parlor allowed as a conditional use located at 1040 Roma Avenue, Suite A per deed by Roma Street Management, LLC dated 6/23/2017, the Zoning Commission recommended approval with the condition that such a use is a personal right and expires upon change in occupancy or ownership.

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves a rezoning request by Matthew Moore to allow for an Expanded Conditional Use to allow for a tattoo parlor at 1040 Roma Ave., Suite A per deed by Roma Street Management, LLC dated 6/23/2017.

CITY OF HAMMOND  
219 E. ROBERT ST, HAMMOND, LA 70401 / PHONE: (985) 277-5649 - FAX: (985) 277-5638

FILING DATE: 2/23/22

PERMIT#

The next Zoning Commission Meeting will be held on April 7, 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: 1040 Roma Ave Suite A  
STREET # & STREET NAME  
Legal Description or Survey \_\_\_\_\_  
PROPERTY OWNER NAME: 1040 Roma Ave 22C NEAR K. PATEL (u)  
First Name MI Last Name  
Owner Address: 2200 Rue Simone Hammond LA 70443  
Street Name/Street Number City State Zip  
Telephone: (985) 320-8398 or Cell #: \_\_\_\_\_

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Matthew Moore  
First Name MI Last Name  
COMPANY NAME: The Fiddle and Fern LLC  Owner  Other  
Applicant Mailing Address: 16326 Hwy 40 E Independence LA 70443  
Street Name/Street Number City State Zip  
Applicant Telephone: (985) 320-1092 or Cell #: (985) 215-8467

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: Conditional Use - Tubee Parlor  
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 Matthew Moore 2/23/22  
APPLICANT SIGNATURE DATE  
X [Signature] 3-22-2022  
OWNER(S) SIGNATURE DATE  
X [Signature] 2/23/22  
CITY PLANNER DATE

\*\*\*\*\* FOR OFFICIAL USE \*\*\*\*\*  
AMOUNT PAID \$ 120 CHECK# \_\_\_\_\_ CASH  DATE PAID 2/23/22

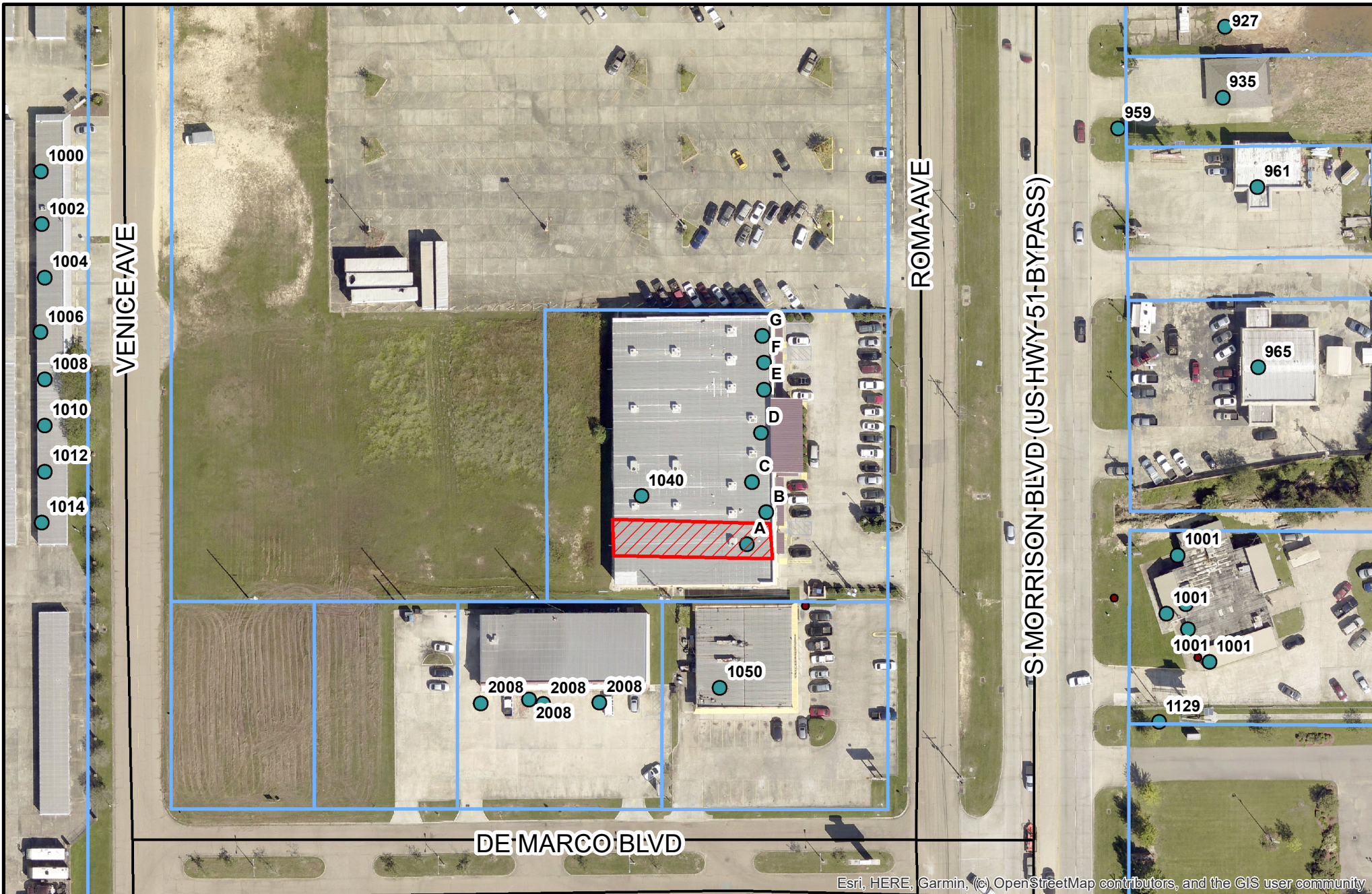
ce

1040 Roma Ave, on street facing west (Suite A at the far left)



1040 Roma Avem on street facing west (Suite A at the far left canopy)

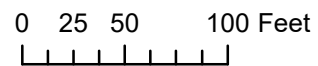




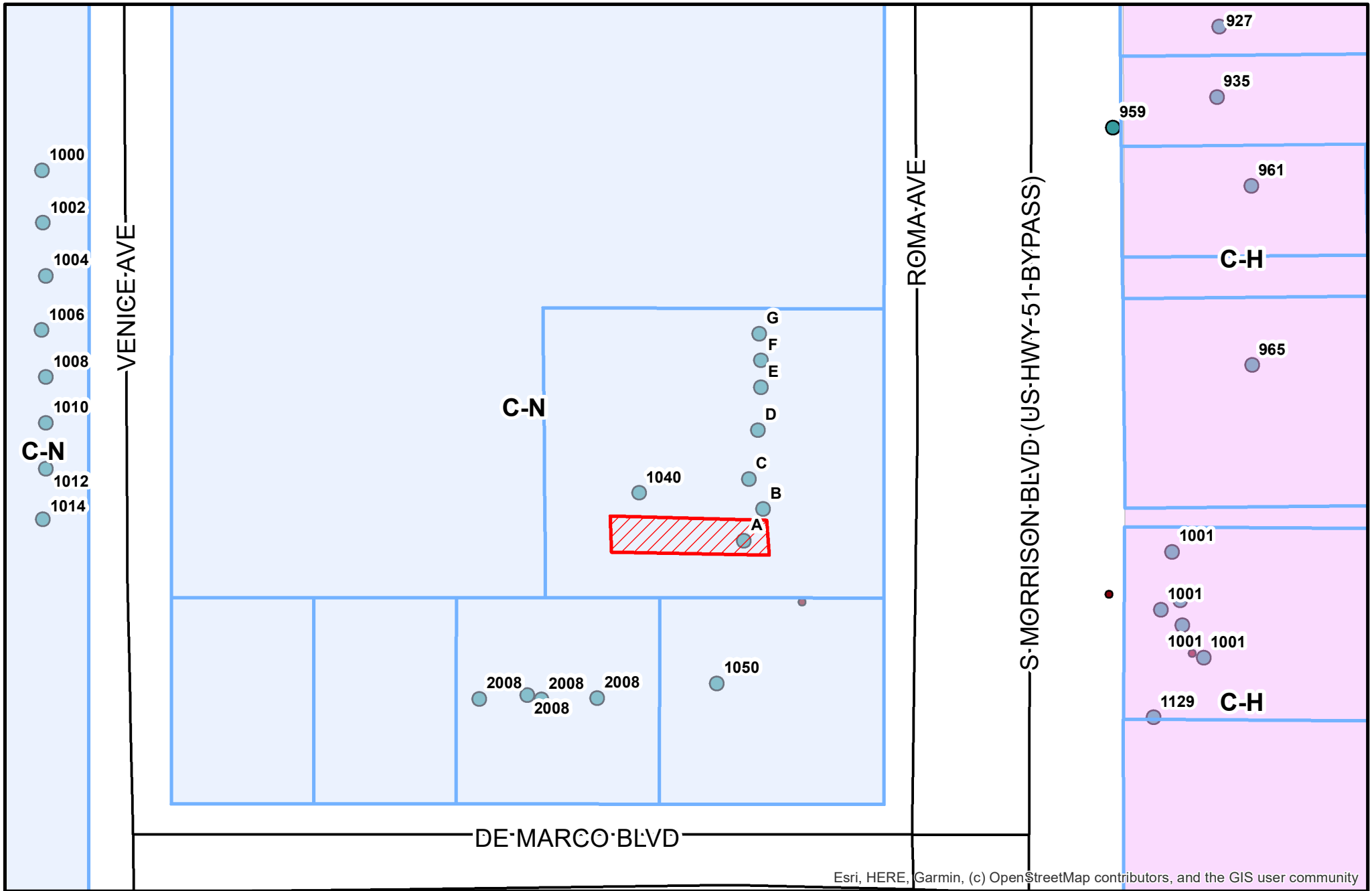
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Z-2022-03-00102  
 Matthew Moore  
 1040 Roma Ave, Suite A



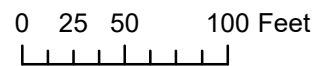
**Legend**  
 Case Parcel



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



Z-2022-03-00102  
 Matthew Moore  
 1040 Roma Ave, Suite A



**Legend**  
 Case Parcel



Jeffery Leuenberger &lt;leuenberger\_jl@hammond.org&gt;

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**Re: notice for matthew moore**

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**Lacy Landrum** <landrum\_l@hammond.org>

Wed, Mar 30, 2022 at 3:57 PM

To: Neal Patel &lt;neal@nealpatel.com&gt;

Cc: Heather Alvarez &lt;alvarez\_ha@hammond.org&gt;, Jeffery Leuenberger &lt;leuenberger\_jl@hammond.org&gt;

Thank you for this input. I have copied our Planning staff on this email so that they will have the record of your statement.

Thanks!

Lacy

Lacy Landrum  
Director of Administration  
City of Hammond  
O: 985-277-5653

On Mar 30, 2022, at 3:54 PM, Neal Patel <neal@nealpatel.com> wrote:

Lacy

I received a notice of expanded conditional use for my company 1040 roma ave llc

I have no objection to the use as I also occupy the center with my own business

I would not jeopardize that for one tenant. I am very selective and think they would be a good addition to my strip shopping center

Thanks

Neal Patel

985-320-3398