



Staff Report
Expanded Conditional Use
Case #: Z-2022-11-00115

Attachments: Staff Report, Application, Survey, Site Photos, Aerial Map, Zoning Map

Zoning Commission Public Hearing: Thursday, December 8, 2022

City Council Introduction: Tuesday, December 13, 2022

City Council Final: Tuesday, January 10, 2022

City Council Request (Ordinance): Introduction of an ordinance to approve a request by Candice Bush (owner) to allow for a mobile home located at 508 Washington Avenue per survey by William J. Bodin, PLS dated 5/18/22; Zoned RS-3. (Z-2022-11-00115) with the following conditions:

1. This is a personal right and expires upon a change in ownership of the property from the person originally granted the conditional use;
2. It meets all the requirements in the Unified Development Code Article 3, Section 3.4; and
3. The survey submitted is signed and recorded for the official lot of record.

Site Information:

Location (Address): 508 Washington Avenue

Council District: City Council District 3

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Vacant

Site Description: This lot is 72' wide by 50' long.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Mobile Home, RS-3
South	Mobile Home, RS-3
West	Mobile Home, RS-3
East	Single-family home, RS-3

Additional Information: This lot is not in a proposed mobile home area; however, there are several mobile homes throughout the area, including one to the south, west, and north of this lot. All Mobile Home requirements in UDC Section #3.4 must be met.

Public Hearing:

For: Applicant and owner Candice Bush couldn't attend the regular meeting but expressed support in the work session held on December 1, 2022.

Against: None

Commission Recommendation:

Motion by: Trey St. Romain to recommend approval of an Expanded Conditional Use request by Candice Bush (owner) to allow for a mobile home located at 508 Washington Avenue per survey by William J. Bodin, PLS dated 5/18/22; Zoned RS-3. (Z-2022-11-00115) with the following conditions:

1. This is a personal right and expires upon a change in ownership of the property from the person originally granted the conditional use;
2. It meets all the requirements in the Unified Development Code Article 3, Section 3.4; and
3. The survey submitted is signed and recorded for the official lot of record.

Seconded by: Kylan Douglas

For: Matt Sandifer, Kylan Douglas, Monica Perez, Ron Matthews, Trey St. Romain

Against: None

Abstain: None

Absent: None

Ordinance to Read:

WHEREAS, on December 8, 2022, the Hammond Zoning Commission held a public hearing and recommended approval of an Expanded Conditional Use request by Candice Bush (owner) to allow for a mobile home located at 508 Washington Avenue per survey by William J. Bodin, PLS dated 5/18/22; Zoned RS-3. (Z-2022-11-00115) with the following conditions:

1. This is a personal right and expires upon a change in ownership of the property from the person originally granted the conditional use;
2. It meets all the requirements in the Unified Development Code Article 3, Section 3.4; and
3. The survey submitted is signed and recorded for the official lot of record.

NOW, THEREFORE, BE IT ORDAINED, the City Council of Hammond, hereby approves an Expanded Conditional Use request by Candice Bush (owner) to allow for a mobile home located at 508 Washington Avenue per survey by William J. Bodin, PLS dated 5/18/22; Zoned RS-3. (Z-2022-11-00115) with the following conditions:

1. This is a personal right and expires upon a change in ownership of the property from the person originally granted the conditional use;
2. It meets all the requirements in the Unified Development Code Article 3, Section 3.4; and
3. The survey submitted is signed and recorded for the official lot of record.

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# _____

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: Washington Street and CB
STREET # & STREET NAME

Legal Description or Survey _____

PROPERTY OWNER NAME: Candice T. Bush
First Name MI Last Name

Owner Address: _____
Street Name/Street Number City State Zip

Telephone: (225) 678-9442 or Cell #: ()

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Candice T. Bush
First Name MI Last Name

COMPANY NAME: _____ Owner Other

Applicant Mailing Address: 55533 East Durbin Rd Lot D Independence LA
Street Name/Street Number City State Zip 70443

Applicant Telephone: (225) 678-9442 or Cell #: ()

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: _____

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 Candice T Bush _____ 10/26/2022
APPLICANT SIGNATURE DATE

X _____ _____
OWNER(S) SIGNATURE DATE

X _____ _____
CITY PLANNER DATE

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

AMOUNT PAID \$ _____ CHECK# _____ CASH DATE PAID ___ / ___ / ___

DESCRIPTION OF 0.083 ACRES

A 0.083 ACRE PARCEL OF LAND, LOCATED IN SECTION 26, T6S-R7E, SQUARE 10 OF THE GREENVILLE PARK ADDITION TO THE CITY OF HAMMOND, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE S.E. CORNER OF SQUARE 10 OF THE GREENVILLE PARK ADDITION THENCE PROCEED 80.00' NORTH AND 30.00' WEST, TO THE POINT OF BEGINNING; THENCE WEST A DISTANCE OF 50.00 FEET; THENCE NORTH A DISTANCE OF 72.00 FEET; THENCE EAST A DISTANCE OF 50.00 FEET; THENCE SOUTH A DISTANCE OF 72.00 FEET; BACK TO THE POINT OF BEGINNING CONTAINING 3,600.000 S.F., 0.083 ACRES, ALL LOCATED IN SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, SQUARE 10 OF THE GREENVILLE PARK ADDITION TO THE CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY WILLIAM J. BODIN, JR. PROFESSIONAL LAND SURVEYOR, DATED 4-25-2022.

LEGEND:

- = 1" IRON PIPE SET
- ⊙ = FOUND CORNER

REFERENCE PLAT

PLAT OF LOT 6-A
BY BODIN AND WEBB, INC.
DATED 4-4-2012

REFERENCE BEARING

EAST AS PER
REFERENCE PLAT

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.083 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN SECTION 26, T6S-R7E, GREENSBURG LAND DISTRICT, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

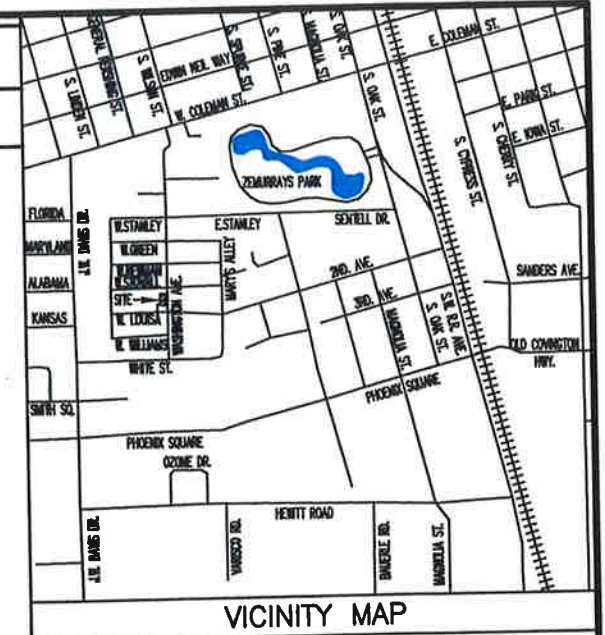
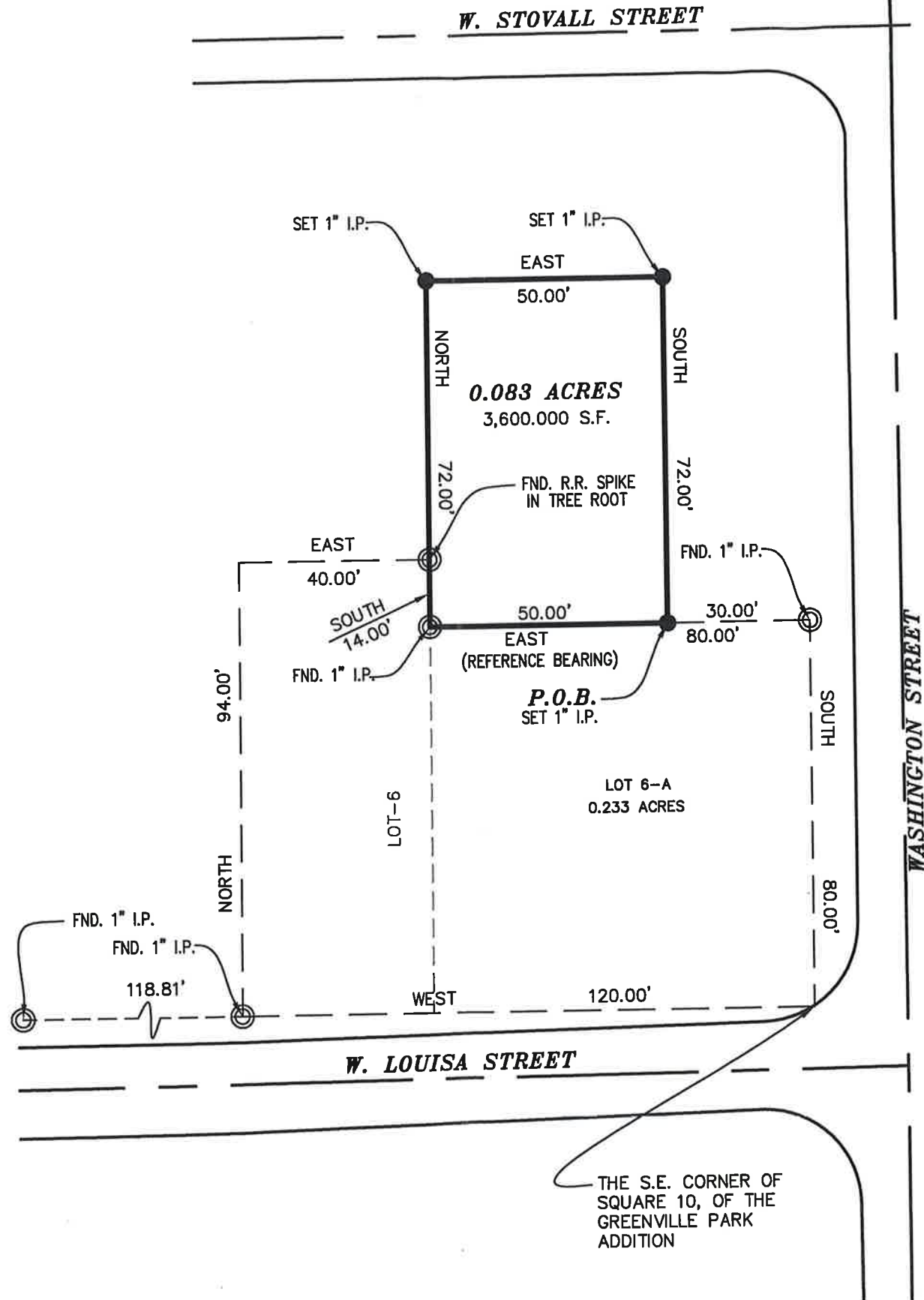
APRIL 25, 2022

CERTIFICATION: THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AND IS CLASSIFIED AS A CLASS "C" SURVEY.

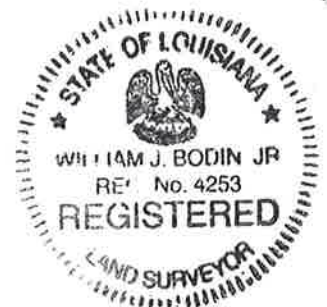
THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO A LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO INFORMATION PROVIDED TO THE SURVEYOR. MADE AT THE REQUEST OF CANDICE BUSH.

SURVEY FOR:
CANDICE BUSH
508 WASHINGTON STREET
HAMMOND, LOUISIANA

FLOOD ZONE "X"
(NOT FLOOD PRONE)
COMMUNITY NO. 220208
MAP NO. 22105C0430F
DATED: 7-22-2010



**A 0.083 ACRE PARCEL OF LAND,
LOCATED IN SECTION 26,
T6S-R7E, SQUARE 10 OF THE
GREENVILLE PARK ADDITION TO
THE CITY OF HAMMOND,**



Wm. J. Bodin, Jr.

5/18/22
DATE

BODIN & WEBB INC.
ENGINEERS & SURVEYORS
1024 S. CYPRESS STREET
HAMMOND, LA. 70403
PROFESSIONAL LAND SURVEY
LICENSE NUMBER 4253

PH # (985)345-3947 FAX # (985)345-0213



508 Washington Avenue



Facing 508 Washington Avenue – Vacant lot



Facing east – across street – Single-family home



Facing southeast – Across street – Vacant lot



Facing west – Mobile home



Facing south – Mobile home



Facing north – Mobile home