



Staff Report
Expanded Conditional Use
Case #: Z-2023-03-00120

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

Public Hearing: Thursday, October 12, 2023
City Council Introduction: Tuesday, October 24, 2023
City Council Final: Tuesday, November 14, 2023

City Council Request (Ordinance): Introduction of an ordinance to approve a request by Gloria Boyd to allow for a mobile home located at 707 Washington Dr. (District 4); Zoned RS-3. (Z-2023-03-00120) 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.
3. The damaged mobile home currently on the property must be removed before a mobile home permit can be issued.

Site Information:

Location (Address): 707 Washington Drive

Council District: City Council District 4

Existing Zoning: RS-3, Proposed Mobile Home Area

Future Land Use: Low Density Residential

Existing Land Use: Residential

Site Description: 100 x 102 FT

Adjacent Land Use and Zoning:

Direction:

North
South
West
East

Land Use/Zoning:

Single-family home, RS-3, Proposed Mobile Home Area
Single-family home, RS-3, Proposed Mobile Home Area
Vacant Land, Outside City Limits
Several Mobile Homes, RS-3, Proposed Mobile Home Area

Additional Information: This lot is in a proposed mobile home area. This site is in flood zone AE and will require an elevation certificate. The damaged mobile home currently on the property must be removed before a mobile home permit can be issued.

Public Hearing:

For: Gloria Boyd and her niece, Jessica Anderson

Against: None

Commission Recommendation:

Motion by: Trey St. Romain to recommend approval of the request by Gloria Boyd (owner and applicant) to allow for a mobile home located at 707 Washington Dr. (District 4); Zoned RS-3.

Seconded by: Monica Perez

For: Kylan Douglas, Monica Perez, Trey St. Romain, Trey Tycer

Against: None

Abstain: None

Absent: Ron Matthews

Ordinance to Read:

WHEREAS, on October 12, 2023, the Hammond Zoning Commission held a public hearing and recommended approval of the request by Gloria Boyd to allow for a mobile home located at 707 Washington Dr. (District 4); Zoned RS-3. (Z-2023-03-00120) 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.
- 3.The damaged mobile home currently on the property must be removed before a mobile home permit can be issued.

NOW, THEREFORE BE IT ORDAINED, the Hammond City Council approves a request by Gloria Boyd to allow for a mobile home located at 707 Washington Dr. (District 4); Zoned RS-3. (Z-2023-03-00120) 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.
- 3.The damaged mobile home currently on the property must be removed before a mobile home permit can be issued.

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: 3/23/23

PERMIT# 2-2023-03-00120

The next Zoning Commission Meeting will be held on MAY 11, 2023, 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: [X] EXPANDED --OR-- [] RESTRICTED [] INITIAL ZONING/ANNEXATION

REZONING FEE: [X] 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# OHMD000001305

SITE ADDRESS: 707 WASHINGTON DR

STREET # & STREET NAME

Legal Description or Survey Lincoln Park SUB Section 22 T6S R7E

PROPERTY OWNER NAME: Gloria J Boyd

First Name

MI

Last Name

Owner Address: 707 Washington Dr Hammond LA 70401

Street Name/Street Number

City

State

Zip

Telephone: (225) 948-0141 or Cell #: () same

PLEASE READ AND SIGN BELOW

APPLICANT NAME: Gloria J Boyd

First Name

MI

Last Name

COMPANY NAME: [] Owner [X] Other

Applicant Mailing Address: 707 Washington Dr Hammond LA 70401

Street Name/Street Number

City

State

Zip

Applicant Telephone: () same or Cell #: (225) 948-0141

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: ECU TO PLACE A MOBILE HOME

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 [Signature] APPLICANT SIGNATURE

03/23/2023 DATE

X [Signature] OWNER(S) SIGNATURE

03/23/2023 DATE

X CITY PLANNER

DATE

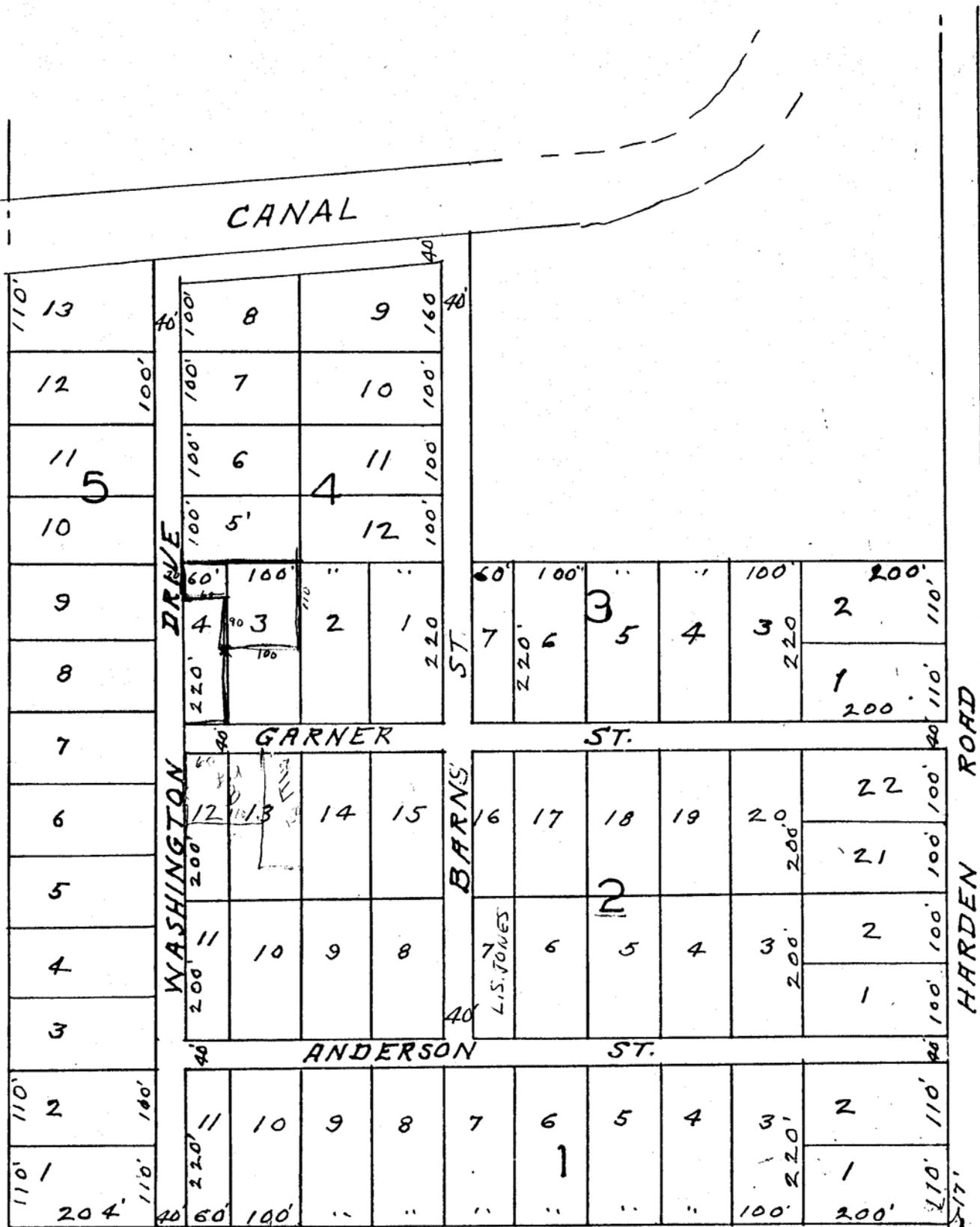
***** FOR OFFICIAL USE ***** AMOUNT PAID \$ 120.00 CHECK# 1207 CASH [] DATE PAID 3/23/23



LINCOLN PARK

A SUBDIVISION IN S.W. 1/4 SECTION 22

T. 6 S. R. 7 E.



Filed Oct 1-1954
 N. P. Vernon
 Clerk of Court

Scale 200 feet to 1 inch. Sept. 28th 1954.
 Commencing at a point 103.9 feet north + 17 feet west of south
 corner of southwest quarter I proceeded to make survey
 hereby certify the above map to be correct.

E. M. Moore, Reg. C.E. & Surveyor.



Site Location



North of Site



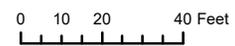
South of Site



East of Site

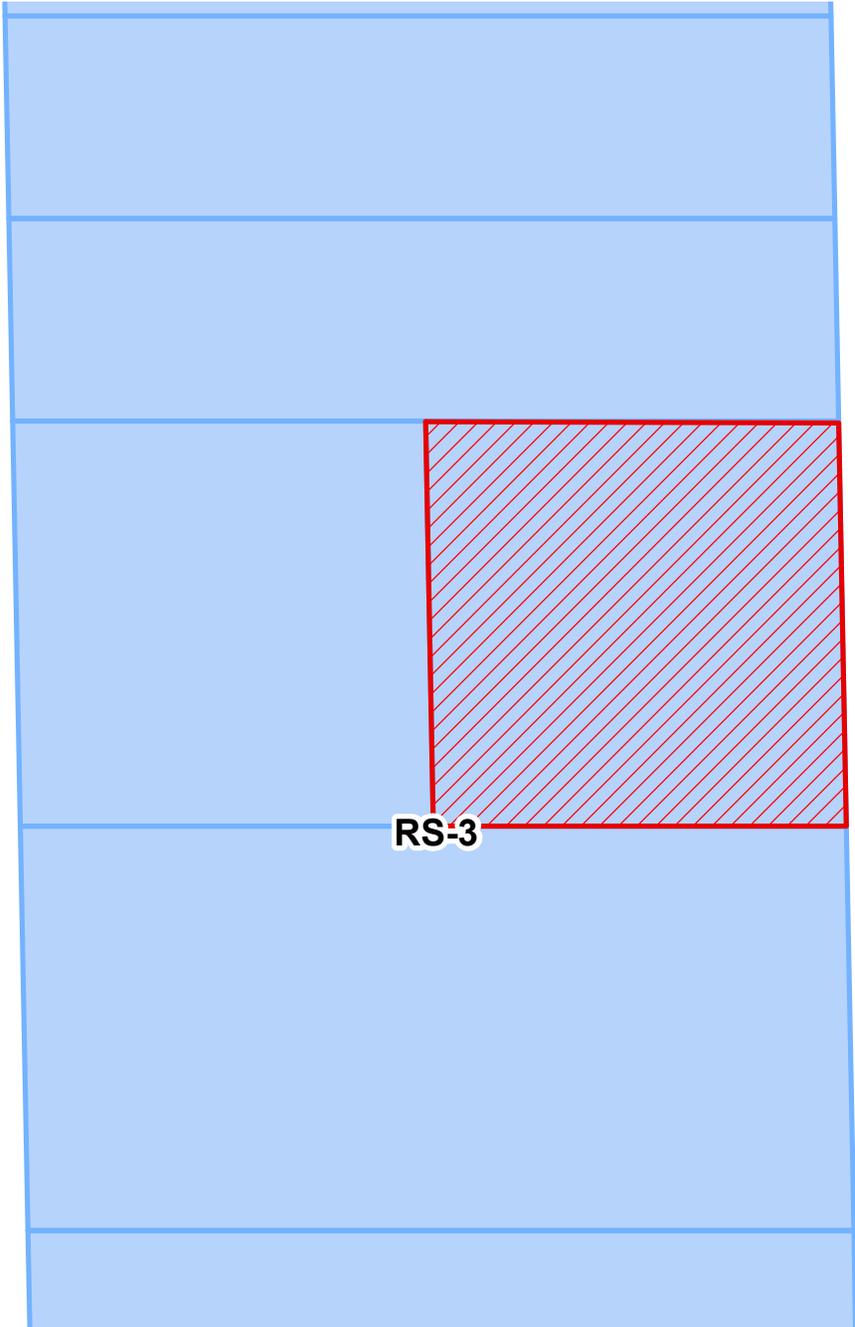


Z-2023-03-00120
707 Washington Dr

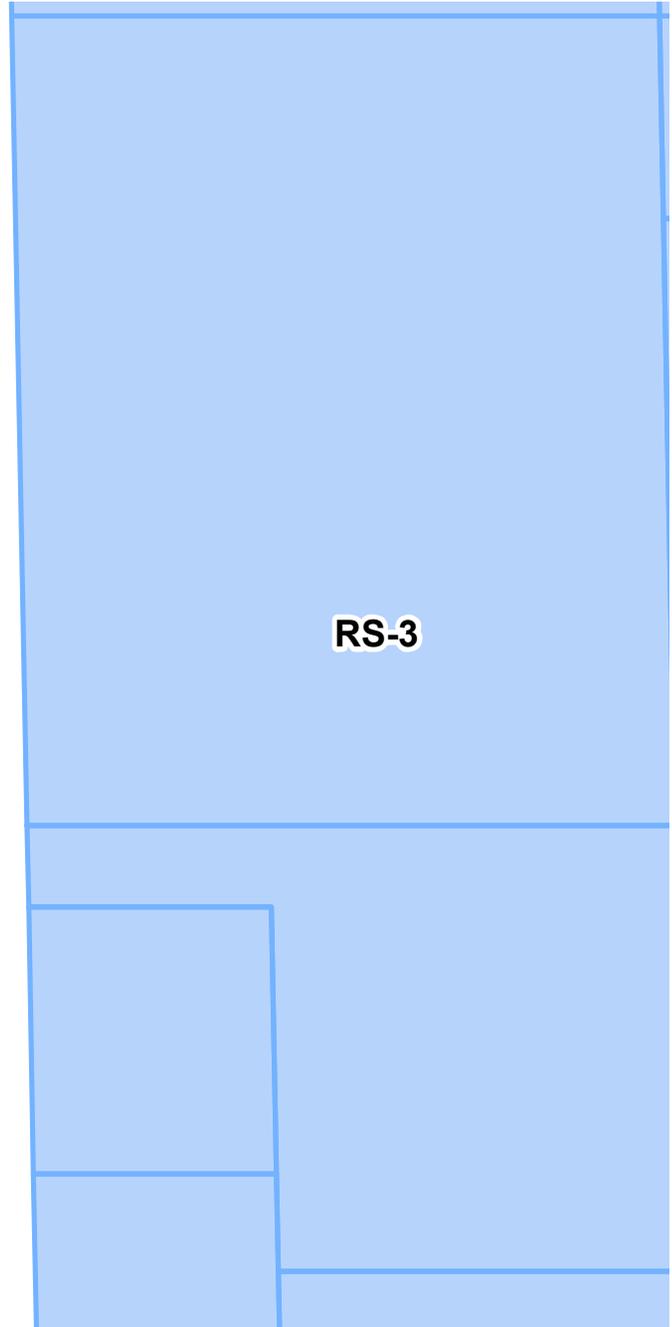


Legend

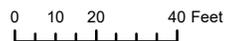




WASHINGTON DR



Z-2023-03-00120
707 Washington Dr



Legend

