



Staff Report
Review a Variance Request
2024-10-22-VAR

Attachments: Staff Report, Zoning Map, Aerial Map

Work Session: Thursday, January 2, 2025
Public Hearing: Thursday, January 9, 2025
City Council Introduction: Tuesday, January 28, 2025
City Council Public Hearing: Tuesday, February 11, 2025

Request:

Request for Front Facing Variance by Jacqueline Howard to request approval for reposition of a new mobile home from LA Restore, concerning 110 ½ E. Stovall Street.

Site Information:

Location (Address): 110 ½ E. Stovall Street
Council District: City Council District 3
Existing Zoning: RS-3
Future Land Use: Residential
Existing Land Use: Residential
Site Description: Total Acreage: 0.13

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Use/Zoning:</u>
North	RS-3
South	RS-3
West	RS-3
East	RM-3

City Planner Recommendation:

1. **Allow Replacement of Mobile Home as a “continuation of a legally nonconforming use.”**
2. **Neither allows accessory dwelling units (unattached) nor mobile homes.** 110 and ½ has been nonconforming on the lot since the 1970s, likely when the original structure (110) was built.
3. **Replacing the unit on the same spot is allowed but the foundation cannot be moved (sec 5.2.1)**
4. **Constraint:** Original unit size no longer made. The replacement unit will not be the exact dimensions.
5. **Interpretation by planner:** As a replica of the existing unit cannot be sourced and not allowing the continuation of this nonconforming use will create a hardship for the applicant, the planning director should consider the *closest substitute available placed as close to the original foundation as possible* to be “unchanged” (**ref. 5.2.1 Continuation**). This should be sufficient compliance given the owner’s circumstances. All standards for mobile homes apply in this case; the new structure must comply with the UDC and HUD requirements for mobile homes (skirting, foundation, structure age etc).

existing mix of commercial, recreational, and institutional services available in the area. A zoning change will not alter or impinge on the prevailing development pattern, nor would it be detrimental to surrounding uses which are primarily commercial/institutional.

Public Hearing:

For: 4
Against: None

Commission Recommendation:

Motion:



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Recommend approval for Front Facing Variance by Jacqueline Howard to request reposition of a new mobile home from LA Restore, concerning 110 ½ E. Stovall Street.

For: Kylan Douglas, Monica Perez, Ron Matthews, Trey Tycer
Against: None
Abstain: None
Absent: Trey St. Romain

Ordinance to Read:

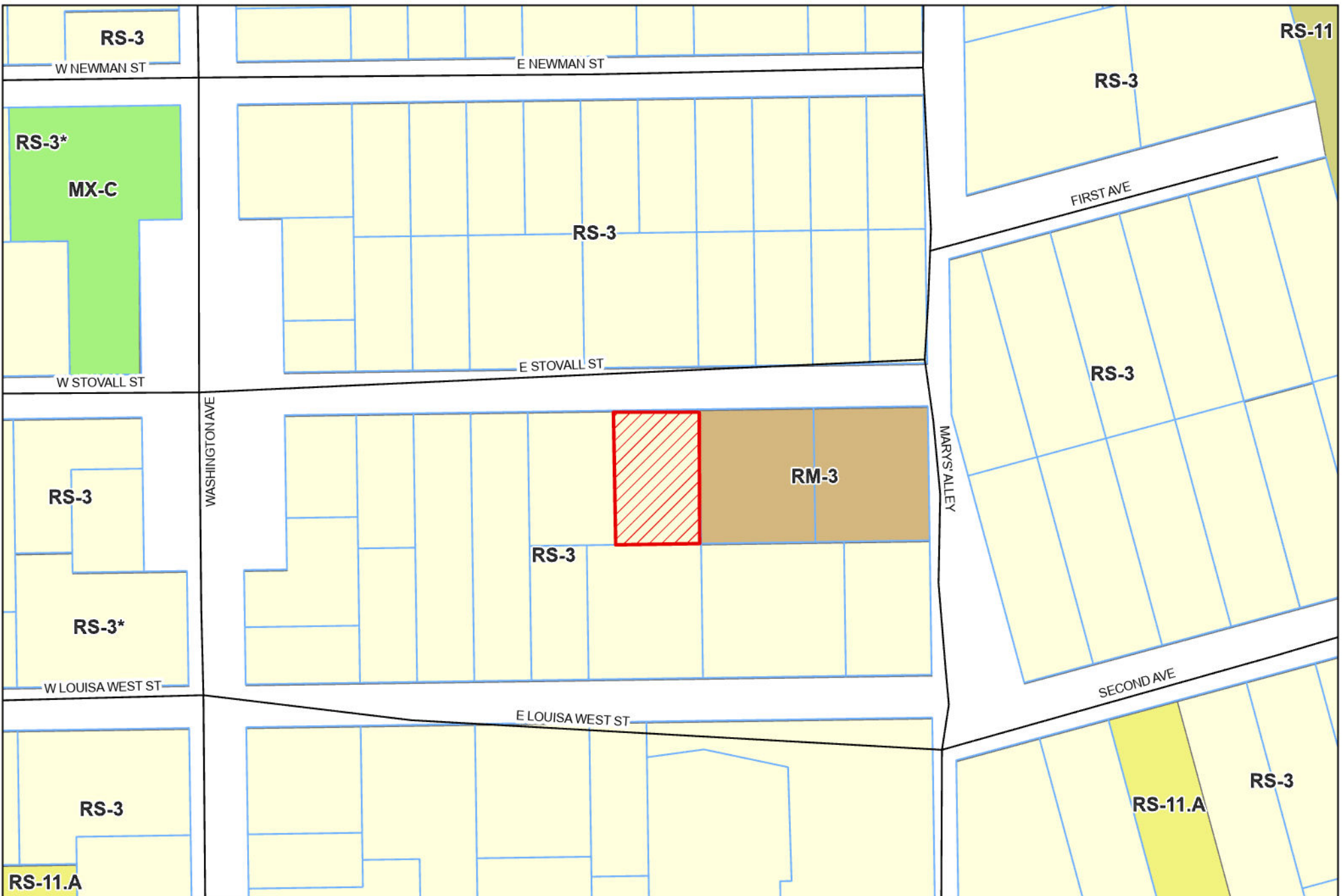
WHEREAS, on January 9, 2025, the Hammond Zoning Commission held a public hearing and recommended approval for a Front Facing Variance requested by Jacqueline Howard of a new mobile home from LA Restore, concerning 110 ½ E. Stovall Street.

NOW THEREFORE BE IT ORDAINED, the Hammond City Council held a public hearing on February 11, 2025 and approved the request for front facing variance requested by Jacqueline Howard of a new mobile home from LA Restore, concerning 110 ½ E. Stovall Street.



110 1/2 E. Stovall St
2024-10-22-VAR

- Road Centerlines
-  Case Parcel
-  City Lots
-  City Limits



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