



Staff Report
Review a Conditional Use Variance
2024-10-19-VAR

Attachments: Staff Report, Survey
Zoning Map, Aerial Map

Work Session: Thursday March 6, 2025
Public Hearing: Thursday, March 13, 2025
City Council Introduction: Tuesday, March 25, 2025
City Council Public Hearing: Tuesday, April 8, 2025

Request:

Request for a conditional use Variance by Chris Ruffin to allow a mobile home in RS-3 Zoning. The property is 106 Alexander Road, located in District 1.

City Planner Recommendation:

A. When Allowed the Commission shall have the authority to authorize such variances from the terms of this development code, subject to terms and conditions fixed by the Commission, as will not be contrary to the public interest where, owing to exceptional and extraordinary circumstances, literal enforcement of the provisions of this development code will result in practical difficulties or unnecessary hardship.

B. Application and Fees

- (1) No pre-application conference is necessary.
- (2) All applications for administrative review shall be filed in writing with the City Planner.

C. Review by City Planner the City Planner may refer the application to other affected or interested agencies for review and comment.

D. Public Hearing and Decision by Commission

- (1) Following notice and a public hearing as required in Section 2.3.1, the Commission shall approve, approve with conditions or deny the variance request based on the recommendation of the City Planner and the review criteria below.
- (2) The Commission may attach any condition to the permit necessary to protect the health, safety and welfare of the community and minimize adverse impacts on adjacent properties.

E. Review Criteria No variance shall be authorized unless the Commission finds that all of the following conditions exist:

- (1) That the variance will not authorize a use other than those uses allowed in the district;
- (2) That, due to exceptional and extraordinary circumstances, literal enforcement of the provisions of this zoning code will result in practical difficulties or unnecessary hardship;
- (3) That the exceptional and extraordinary circumstances were not created by the owner of the property or the applicant and are not due to or the result of general conditions in the district in which the property is located;
- (4) That the practical difficulties or unnecessary hardship are not solely financial;
- (5) That the variance will not substantially or permanently injure the allowed uses of adjacent conforming property;
- (6) That the variance will not adversely affect the public health, safety or welfare; and
- (7) That the applicant has adequately addressed any concerns raised by the City Planner.

F. Appeal A final decision by the Commission on a variance may be appealed to District Court. G. Expiration A variance runs with the land and does not expire unless an expiration date is assigned as a condition by the Commission.

Staff Recommends Approval.



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Public Hearing:

For: 5
Against: 0

Commission Recommendation:

Motion:

Recommend approval for a conditional use Variance by Chris Ruffin to allow a mobile home in RS-3 Zoning. The property is 106 Alexander Road, located in District 1.

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

Against: None

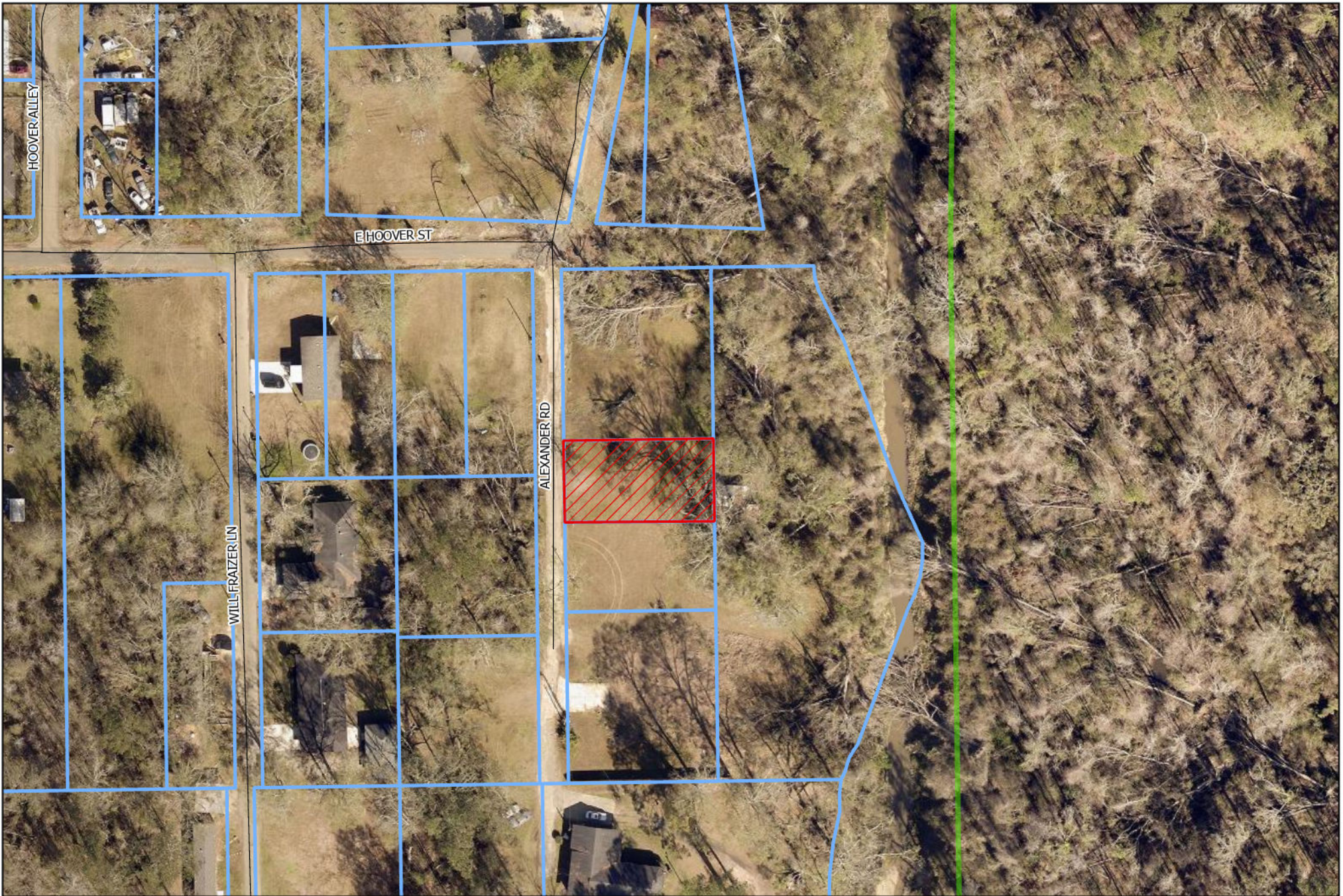
Abstain: None

Absent: None

Ordinance to Read:

WHEREAS, on March 13, 2025 the Hammond Zoning Commission held a public hearing and recommended approval for a conditional use Variance by Chris Ruffin to allow a mobile home in RS-3 Zoning. The property is 106 Alexander Road, located in District 1.

NOW THEREFOR BE IT ORDAINED, the Hammond City Council held a public hearing on April 8, 2025 and approved a conditional use Variance by Chris Ruffin to allow a mobile home in RS-3 Zoning. The property is 106 Alexander Road, located in District 1.



106 Alexander Rd
2024-10-19-VAR

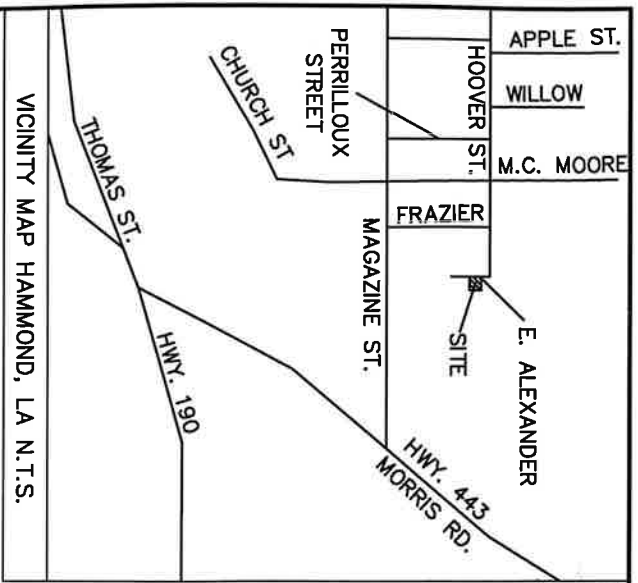
- Streets
-  Case Parcel
-  City Lots
-  City Limits



106 Alexander Rd
2024-10-19-VAR

- Streets
-  Case Parcel
-  City Lots
-  City Limits

MINOR SUBDIVISION OF LOT 28-B DIVIDED INTO LOT 28-B-1 &
 TRACT 28-B-2 LOCATED IN THE WEST 1/2 OF
 SECTION 19, T6S-R8E, GREENSBURG LAND DISTRICT,
 CITY OF HAMMOND, PARISH OF TANGIPAHOA,
 STATE OF LOUISIANA.



DESCRIPTION OF TRACT 28-B-1
 THE NORTH HALF OF THE MIDDLE 1/3 OF LOT 28 OF THE GALLUP AND SAINT SUBDIVISION, A 0.1667 ACRE PARCEL OF LAND, ALSO KNOWN AS LOT-B, OF A SUBDIVISION BY ANSIL BICKFORD, DATED AUGUST 28, 1971, LOCATED IN THE WEST 1/2 OF SECTION 19, T6S-R8E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF LOT 28 OF THE GALLUP AND SAINT SUBDIVISION IN SECTION 19, T6S-R8E, THENCE PROCEED 187.50' NORTH TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 62.50 FEET; THENCE EAST A DISTANCE OF 116.16 FEET; THENCE SOUTH A DISTANCE OF 62.50 FEET; THENCE WEST A DISTANCE OF 116.16 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.1667 ACRES, ALL LOCATED IN THE WEST 1/2 SECTION 19, T6S-R8E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR DATED, 10-15-2024.

DESCRIPTION OF TRACT 28-B-2
 THE SOUTH HALF OF THE MIDDLE 1/3 OF LOT 28 OF THE GALLUP AND SAINT SUBDIVISION, A 0.1667 ACRE PARCEL OF LAND, ALSO KNOWN AS LOT-B, OF A SUBDIVISION BY ANSIL BICKFORD, DATED AUGUST 28, 1971, LOCATED IN THE WEST 1/2 OF SECTION 19, T6S-R8E, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF LOT 28 OF THE GALLUP AND SAINT SUBDIVISION IN SECTION 19, T6S-R8E, THENCE PROCEED 125.00' NORTH TO THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 62.50 FEET; THENCE EAST A DISTANCE OF 116.16 FEET; THENCE SOUTH A DISTANCE OF 62.50 FEET; THENCE WEST A DISTANCE OF 116.16 FEET; BACK TO THE POINT OF BEGINNING CONTAINING, 0.1667 ACRES, ALL LOCATED IN THE WEST 1/2 SECTION 19, T6S-R8E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA. THIS DESCRIPTION IS BASED ON THE BOUNDARY SURVEY AND PLAT MADE BY MAX J. BODIN, PROFESSIONAL LAND SURVEYOR DATED, 10-15-2024.

CITY OF HAMMOND PLANNING NOTES
 1. LOTS LOCATED IN CITY LIMITS
 2. NO SECTION LINES ADJACENT TO LOTS
 3. ALL ABUTTING LOTS ARE PART OF GALLUP AND JAMES SUBDIVISION
 4. NO KNOWN SERVITUDES OR EASEMENTS OTHER THAN SHOWN
 5. ALL IMPROVEMENTS SHOWN
 6. NEW LOT ADDRESSES TO BE ASSIGNED
 7. PENDING APPROVAL OF DIVISION
 7. NO DEDICATED RIGHTS OF WAY

CITY OF HAMMOND NOTES
 ZONE RS-3
 BUILDING SETBACKS
 FRONT/REAR 10'
 SIDE STREET 8'
 SIDE INTERIOR 5'
 MIN. FRONTAGE 40'
 MIN. AREA (S.F.) 3,000

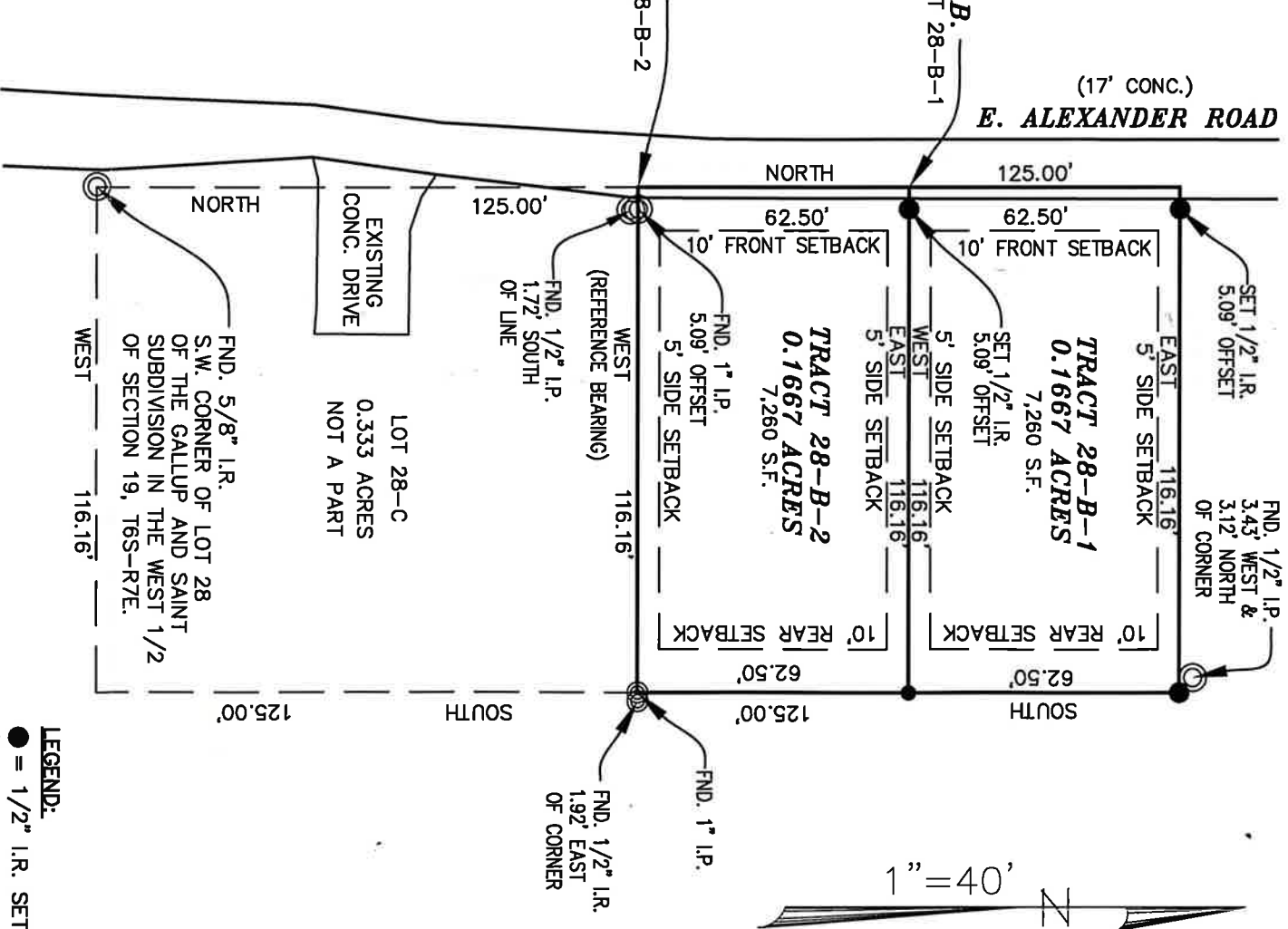
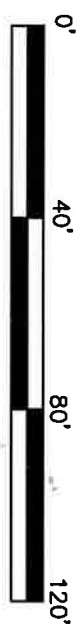
NOTES
 OWNER NAME CHRIS RUFFIN
 LOCATION HAMMOND, LA
 TOTAL ACREAGE 0.3333 ACRES
 TOTAL LOTS 1 EXISTING
 2 NEW

THIS SURVEY WAS PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION AND CONTROL AND REPRESENTS AN ACTUAL GROUND SURVEY OF A 0.3333 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST EITHER WAY ACROSS ANY PROPERTY LINES OTHER THAN SHOWN, ALL LOCATED IN THE WEST 1/2 OF SECTION 19, T6S-R8E, GREENSBURG LAND DISTRICT, CITY OF HAMMOND, PARISH OF TANGIPAHOA, STATE OF LOUISIANA.

OCTOBER 15, 2024
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 CHRIS RUFFIN.

SURVEY FOR:
 CHRIS RUFFIN
 107 ALEXANDER ROAD
 HAMMOND, LOUISIANA



APPROVED
 CITY OF HAMMOND

Chris Ruffin
 CITY PLANNER/BUILDING OFFICIAL
 DATE 11-25-24

Chris Ruffin
 PLANNING COMMISSION
 DATE 11-25-24

OWNER
 CHRIS RUFFIN
 DATE 11-25-24

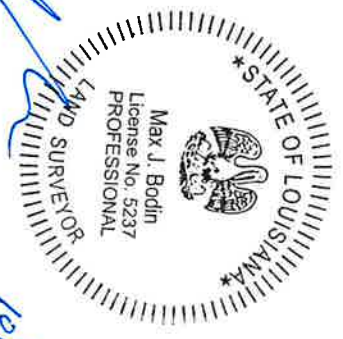
LEGEND:
 ● = 1/2" I.R. SET
 ⊙ = MONUMENT FOUND

REFERENCE PLAT #1
 PLAT OF 0.333 ACRE BY BODIN AND WEBB, INC. DATED 2-12-2019

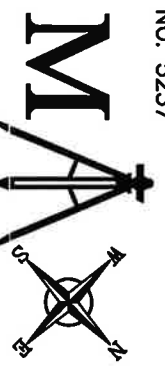
REFERENCE PLAT #2
 PLAT OF 0.333 ACRE BY BODIN AND WEBB, INC. DATED 2-22-2010

REFERENCE PLAT #3
 SUBDIVISION OF LOTS 17, 18, 19, AND 28 OF THE GALLUP AND SAINT SUBDIVISION BY ANSIL M. BICKFORD DATED 8-28-1971

REFERENCE BEARING
 SOUTH AS PER REFERENCE PLATS #1 AND #2



MAX J. BODIN, P.L.S.
 L.A. REG. NO. NO. 5237
 DATE 10/15/24



Max Bodin, Inc.
 Land Surveying & Consulting Engineers
 44052 W. Pleasant Ridge Rd. Hammond, LA 70403
 Phone: 225-368-7898

FLOOD ZONE "AE"
 (FLOOD PRONE)
 COMMUNITY NO. 220208
 MAP NO. 22105C0340F
 DATED: 7-22-2010
 BASE FLOOD 42.0' (FIRM)