



Staff Report

Expanded Conditional Use

Case #: Z-2020-07-00078

Attachments:

Staff Report, Site photos, Survey, Application, Zoning Map, Proposed MH Map, Aerial Map

Zoning Commission Public Hearing: Thursday, November 5, 2020
City Council Introduction: Tuesday, November 10, 2020
City Council Final: Monday, November 23, 2020

City Council Request (Ordinance):

Introduction for an Ordinance for an Expanded Conditional Use request by Laronda Varnado to allow placement of a manufactured home to be placed on proposed lot 1 of the Ethel Varnado Estate at 202 S. Scanlan St. in accordance with survey by George D. Sullivan (Z-2020-07-00078) Zoning commission recommends approval with the following conditions: 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Laronda Varnado, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards

Site Information:

Location (Address): 202 S Scanlan St

Council District: City Council District 3

Existing Zoning: RS-3

Future Land Use: Low Density Residential

Existing Land Use: Single Family

Site Description:

Property located just west of Mooney Park fronting on S. Scanlan St.

Scanlan Street is located across this property per survey.

Property has 2 existing MH, one of the mobile homes are across property lines with adjacent neighbor. The adjacent neighbor acknowledges this is on his property.

Adjacent Land Use and Zoning:

<u>Direction:</u>	<u>Land Use/Zoning:</u>
North	Vacant/RS_3
South	Vacant/RS-3
West	MH/RS-3
East	Mooney Park/RS-3

Additional Information:

Survey recorded without City approval

7/13/2013: (B1318/P488) Donation to Laronda Varnado

6/2020: House demo without permit

More than 1 structure on a lot

Scanlan Street improvements is located on this lot

Public Hearing:

For: Laronda Varnado (Owner)

Commission Recommendation:

Motion: Recommend approval with conditions

For: Kylan Douglas, Matt Sandifer, Jeffrey Smith, Jimmy Meyer

Against: None

Abstain: None

Absent: William Travis

Ordinance to Read:

Whereas, on Nov. 5, 2020 the Zoning Commission held a public hearing for an Expanded Conditional Use request by Laronda Varnado to allow placement of a manufactured home to be placed on proposed lot 1 of the Ethel Varnado Estate at 202 S. Scanlan St. in accordance with survey by George D. Sullivan (Z-2020-07-00078) and recommended approval with the following conditions:

1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Laronda Varnado, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.

THEREFORE IT BE ORDAINED, on Nov. 23, 2020 the Hammond City Council approves an Expanded Conditional Use request by Laronda Varnado to allow placement of a manufactured home to be placed on proposed lot 1 of the Ethel Varnado Estate at 202 S. Scanlan St. in accordance with survey by George D. Sullivan (Z-2020-07-00078) with the following conditions: 1) this approval is with the understanding that such use is a personal right that expires upon a change in occupancy or ownership of Laronda Varnado, and 2) the manufactured home must meet all requirements of placement and must be constructed to meet the latest HUD standards.



House that was demo location



Rear MH in question on what property this is located

This MH is located on the property

DEDICATION STATEMENT
I, LARONDA VARNADO, HEREBY IRREVOCABLY OFFER FOR DEDICATION TO THE CITY OF HAMMOND THE SECTION OF S. SCANLAN STREET RIGHT OF WAY AS SHOWN AND DESCRIBED HEREON.

BY: _____ DATE _____
ACCEPTANCE BY THE CITY

THE CITY OF HAMMOND HEREBY ACCEPTS THE DEDICATION OF THE SECTION OF S. SCANLAN STREET RIGHT OF WAY AS SHOWN AND DESCRIBED HEREON.

ACCEPTANCE BY CITY COUNCIL PRESIDENT: _____

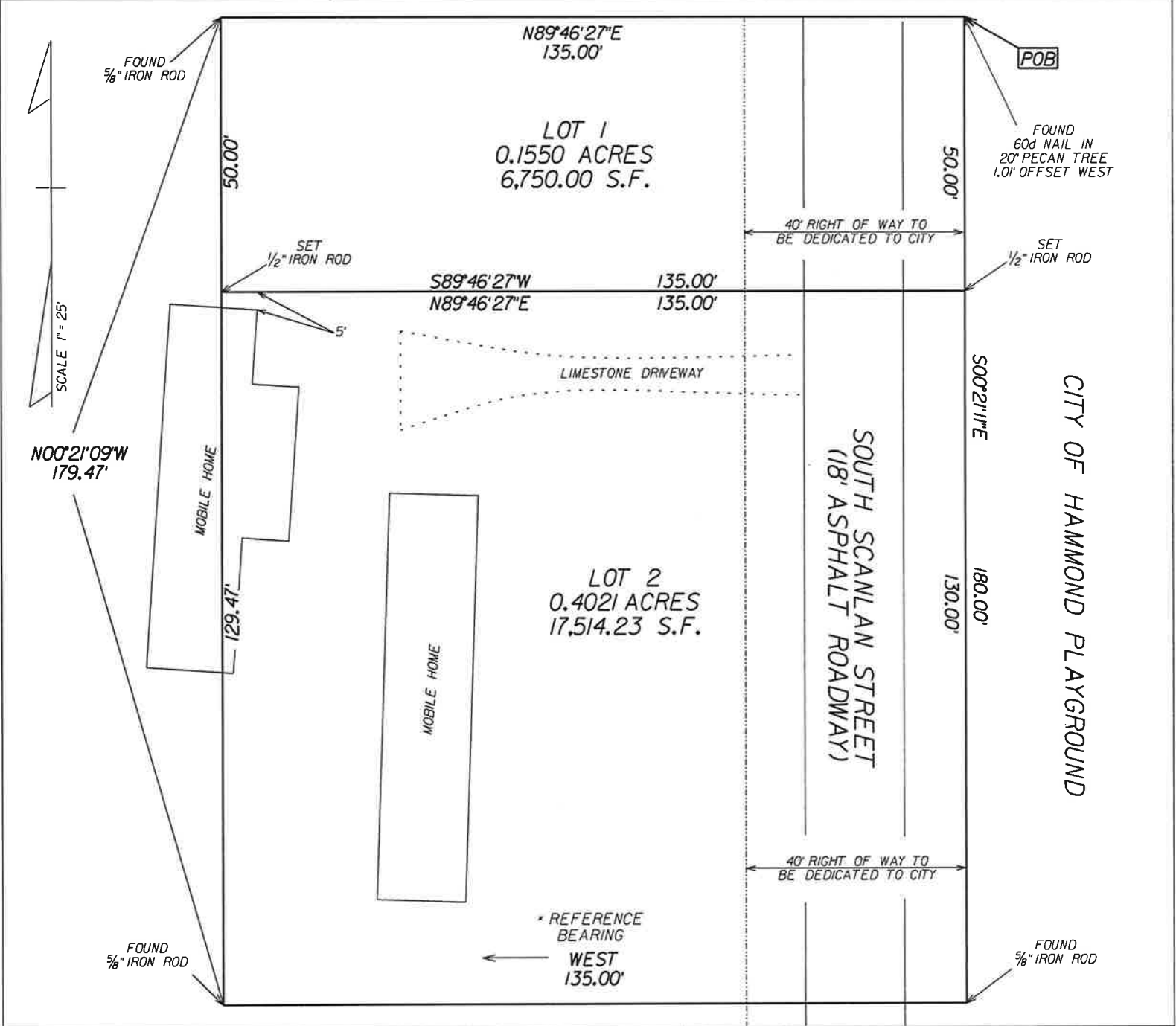
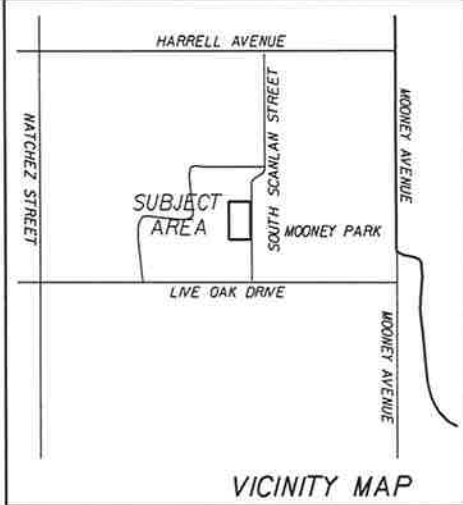
DATE: _____ ORDINANCE NO.: _____

I, _____ THE ADJACENT PROPERTY OWNER OF LOT 2 OF THE ETHEL VARNADO ESTATE RESUBDIVISION SURVEY DATED _____ HEREBY ACKNOWLEDGES AN EXISTING MOBILE HOME IS LOCATED ACROSS PROPERTY LINES AND IS PARTIALLY ON MY PROPERTY AND DO NOT OBJECT TO THIS CURRENT SITUATION.

Survey being revised to dedicate
servitude instead of right of way

ADJACENT PROPERTY OWNER: SAMUEL PAUL
(ASSESSMENT NO. 5205301)

LARONDA VARNADO (ASSESSMENT NO. 1522507)



PLAT OF SURVEY OF 0.5571 ACRES
OF THE ETHEL VARNADO ESTATE
CITY OF HAMMOND
SECTION 26 T6S R7E
TANGIPAHOA PARISH

POB: 464.61' WEST, 866.95' SOUTH AND 116.00' S00°04'34"E
OF THE CENTER OF SECTION 26 T6S R7E.

GEORGE D. SULLIVAN RPLS
LIC. NO. 4683
24378 HIGHWAY 40
LORANGER, LA. 70446
985-969-4304

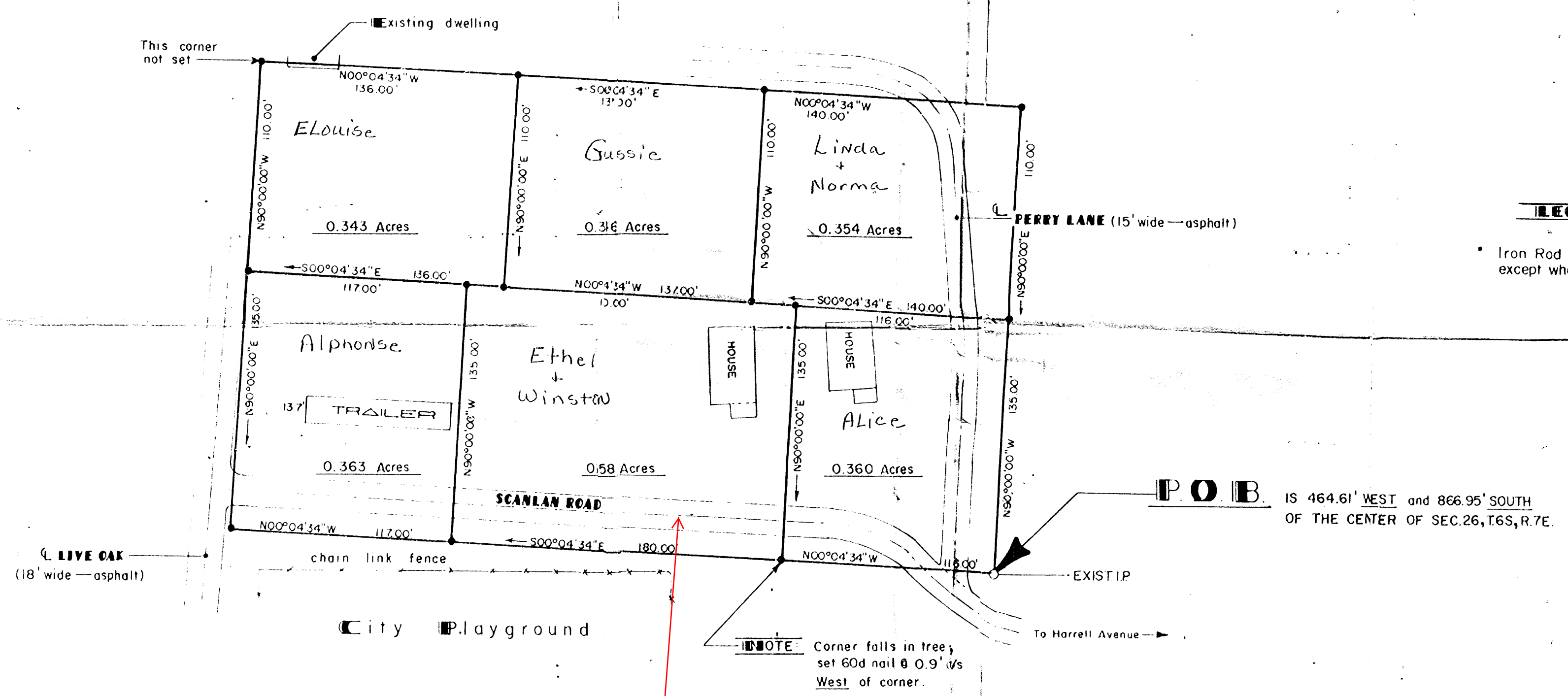
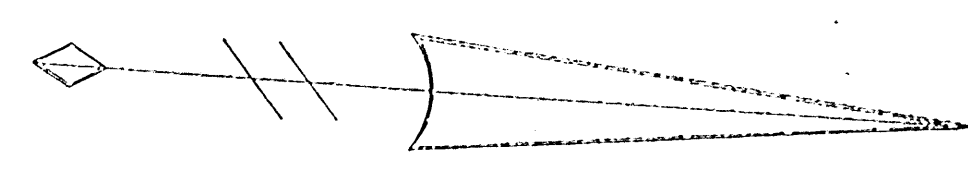
LARONDA VARNADO
202 SOUTH SCANLAN STREET
HAMMOND, LA. 70403

REFERENCE BEARING AS SHOWN:
ETHEL VARNADO ESTATE PLAT
ROBERT G. BARRILLEAUX RLS 03/14/1986
CONVEYANCE BOOK: 626 PAGE: 677

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL
GROUND SURVEY MADE UNDER MY DIRECTION AND
SUPERVISION AND CONFORMS WITH THE REQUIREMENTS
FOR THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS
AS FOUND IN ADMINISTRATIVE CODE TITLE 46: LXI CHAPTER 25
GEORGE D. SULLIVAN

License No. 04683
PROFESSIONAL

LAND SURVEYOR
03/17/2020



LEGEND

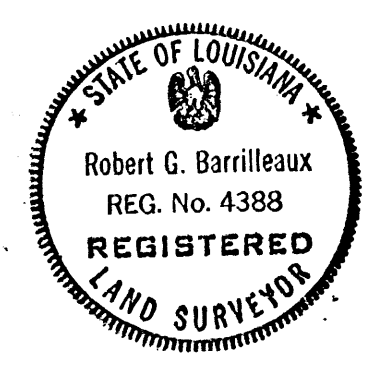
• Iron Rod (set by this survey)
except where noted

P.O.B. IS 464.61' WEST and 866.95' SOUTH
OF THE CENTER OF SEC. 26, T.6S, R.7E.

Scanlan Rd across
this property.

"Ne Varietur" for identification with an Act of
Partition passed before me this 2nd day of April, 1986 between
Ethel Varnado Washington, Elouise Varnado Patterson, Gussie Varnado Banks, Alice
Varnado Carter, Winston Varnado, Alphonse Varnado, Linda Varnado Harris and Norma Varnado Harris;

Robert W. Tillery
Robert W. Tillery, Notary Public



ETHEL VARNADO EST.	
SCALE 1" = 50'	APPROVED BY
DATE 14 MAR 86	DRAWN BY
R. G. Barrilleaux, C.E., L.S.	
CITY OF HAMMOND / TANGIPAHOA PARISH	
SECTION 26, T.6S, R.7E LOUISIANA	
DRAWING NUMBER	

*435 1/2
200
125
comb of front - Sue
Exam title
pioneer*

0626 677

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: 6/23/2020

PERMIT# Z-2020-07-00078

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: <u>202 South Scanlan St.</u> STREET # & STREET NAME	
Legal Description or Survey _____	
PROPERTY OWNER NAME: <u>Laronda S. Varnado (Allen)</u> First Name MI Last Name	
Owner Address: <u>204 S. Scanlan St. Hammond, LA 70403</u> Street Name/Street Number City State Zip	
Telephone: () _____ or Cell #: <u>(985) 969-3156</u>	

PLEASE READ AND SIGN BELOW

APPLICANT NAME: <u>Laronda S. Allen</u> First Name MI Last Name	
COMPANY NAME: _____ <input type="checkbox"/> Owner <input type="checkbox"/> Other	
Applicant Mailing Address: <u>204 S. Scanlan St. Hammond, LA 70403</u> Street Name/Street Number City State Zip	
Applicant Telephone: () _____ or Cell #: <u>(985) 969-3156</u>	

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: <u>replace a home on my property</u>	
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. <u>Spot zoning is discouraged in Hammond</u>	

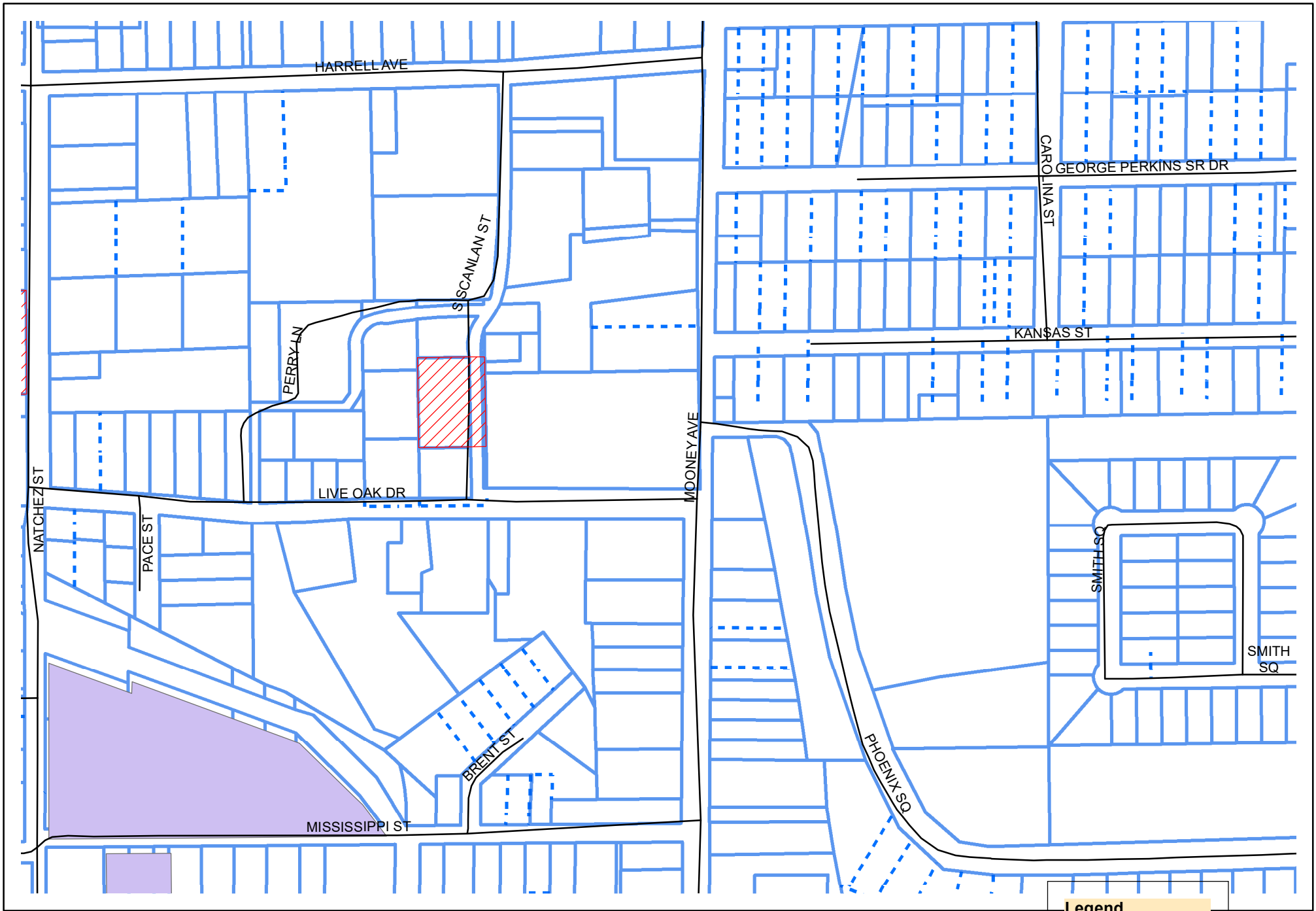
I/We being the legal owner(s) request zoning of my property from a _____ District to a _____ District. I/We fully understand and agree to abide by the zoning restrictions for a _____ District. I am including with this application a copy of any covenants or restrictions and deeds governing this property.

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.

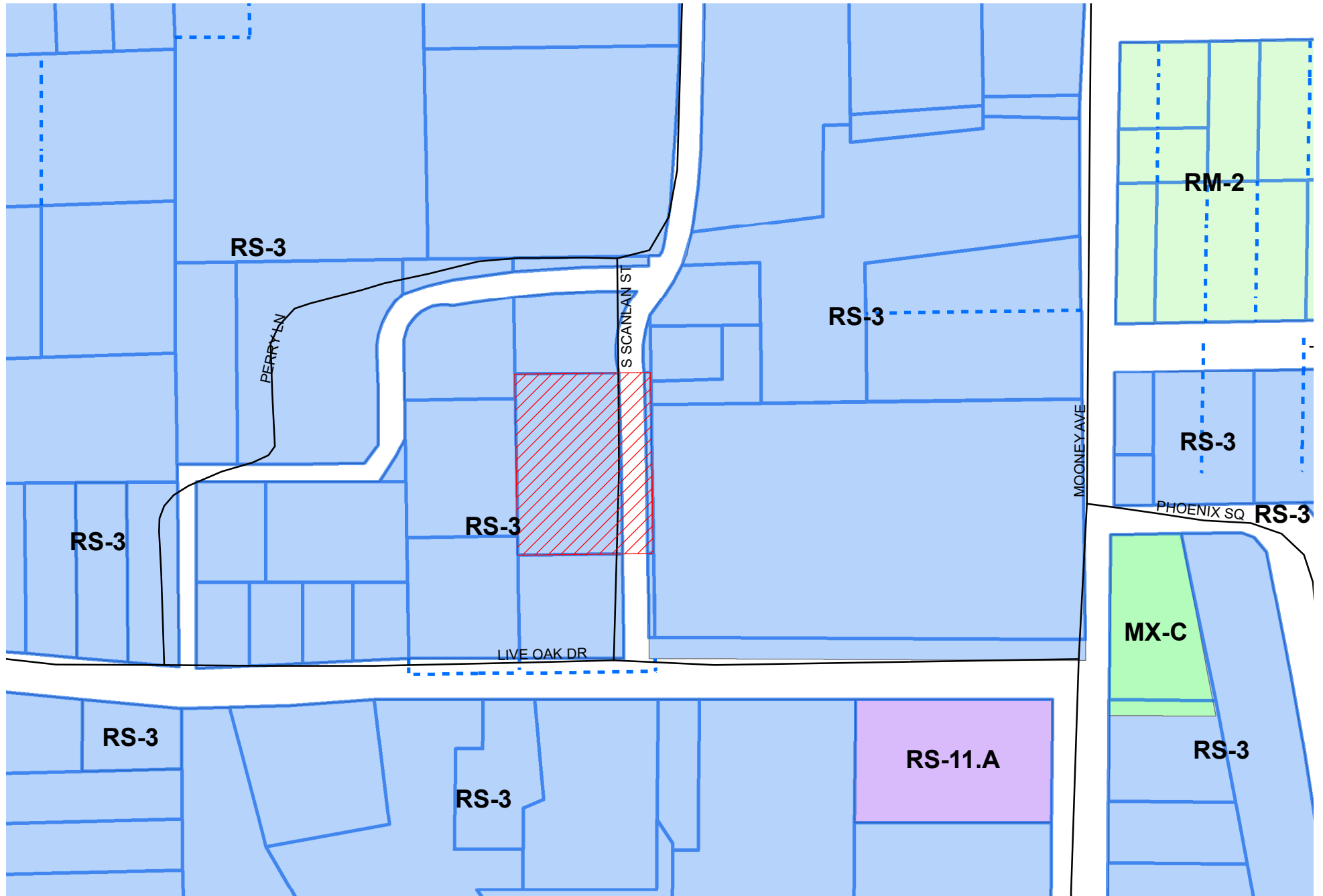
X <u>Laronda Allen</u> APPLICANT SIGNATURE	<u>6/23/2020</u> DATE
X <u>Laronda Allen</u> OWNER(S) SIGNATURE	<u>6/23/2020</u> DATE
X _____ CITY PLANNER	_____ DATE

***** FOR OFFICIAL USE *****
AMOUNT PAID \$ 120.00 CHECK# 5011 CASH ☐ DATE PAID 6/23/2020




Expanded Conditional Use & Variance
Z-2020-07-00078 & VAR-2020-07-00077
202 S. Scanlan St.

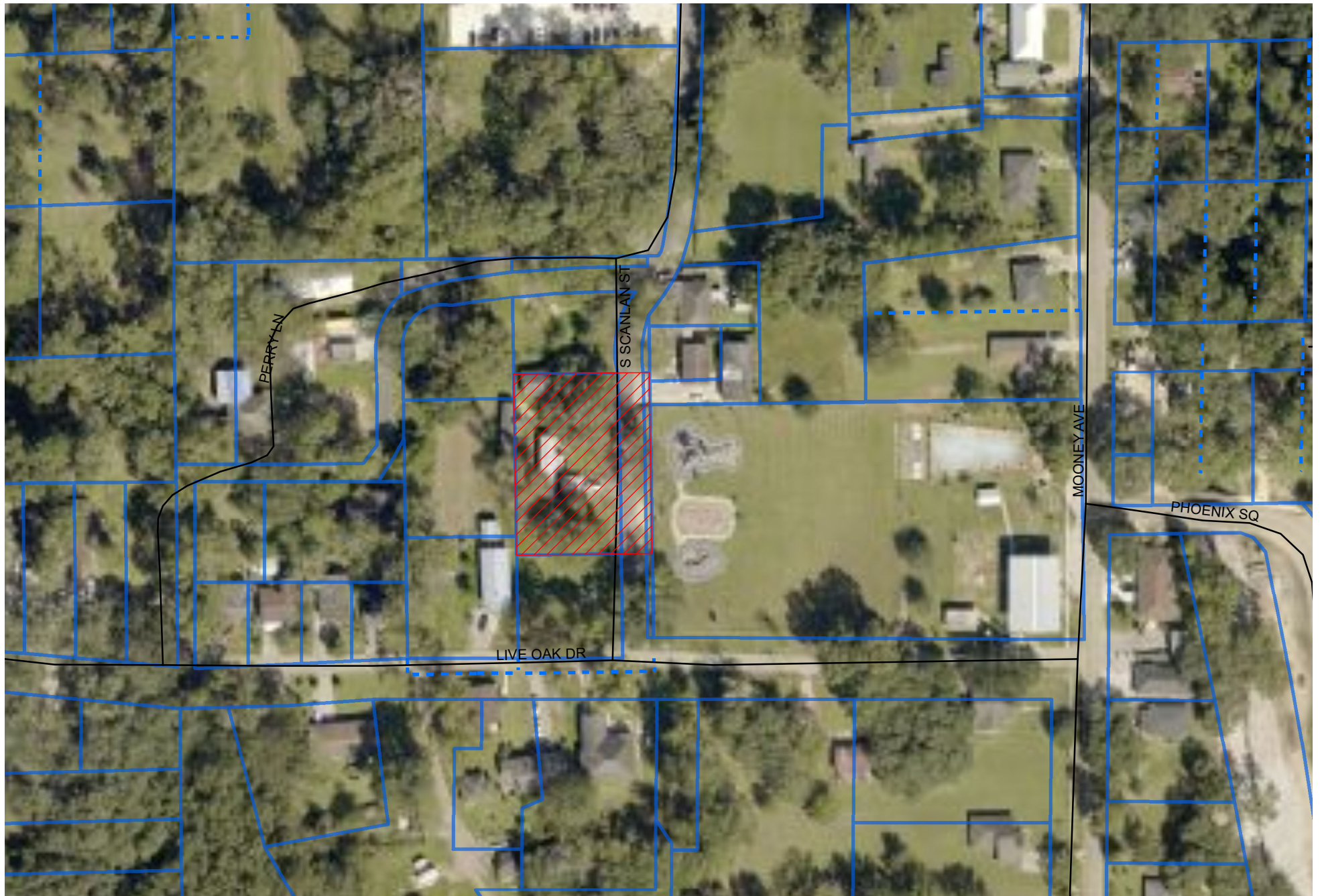
- Legend**
-  Case Parcel
 -  Existing MH Parks
 -  Proposed MH Areas



Expanded Conditional Use & Variance
Z-2020-07-00078 & VAR-2020-07-00077
202 S. Scanlan St.


Legend

 Case Parcel



Expanded Conditional Use & Variance
Z-2020-07-00078 & VAR-2020-07-00077
202 S. Scanlan St.

Legend

 Case Parcel