



ST. TAMMANY PARISH
 PATRICIA P. BRISTER
 PARISH PRESIDENT

APPEAL # 4

ZC Approved :

6/4/19

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 6/12/2019



2019-1439-ZC

Existing Zoning: A-2 (Suburban District)
 Proposed Zoning: A-2 (Suburban District) & (MHO Manufactured Housing Overlay)
 Acres: 2.5 acres
 Petitioner: Mark David Bersuder
 Owner: Mark David Bersuder
 Location: Parcel located on the south side of West Powerline Road, west of LA Highway 41, being 37190 West Powerline Road, Pearl River, S10, T8S, R14E, Ward 8, District 9.
 Council District: 9

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Anita C Yarbrough
 (SIGNATURE)

PRINT NAME: Anita C Yarbrough

ADDRESS: 64173 Carey Rd, Pearl River, LA

PHONE #: (985) 774-6338



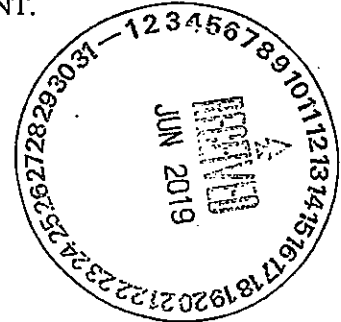
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Charles E. Yarbrough III
(SIGNATURE)

PRINT NAME: Charles E. Yarbrough III

ADDRESS: 64173 Carey Rd, Pearl River, LA

PHONE #: (985) 774-6338



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May Casper
(SIGNATURE)

PRINT NAME: MAY CASPER

ADDRESS: 37206 W. Powerline Rd
Pearl River, La 70452

PHONE #: (985) 774-3365



ST. TAMMANY PARISH

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APPEAL REQUEST

DATE: June 12, 19

2019-1439-ZC

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Proposed Zoning: A-2 (Suburban District) & (MHO Manufactured Housing Overlay)
Acres: 2.5 acres
Petitioner: Mark David Bersuder
Owner: Mark David Bersuder
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PLEASE SIGN YOUR NAME, PRINT NAME UNDERNEATH THAT AND PUT MAILING ADDRESS AND PHONE NUMBER BELOW PRINTED NAME.

Christina Fleming
(SIGNATURE)

PRINT NAME: Christina Fleming

ADDRESS: 37196 W. Powerline Rd
Pearl River, LA 70452

PHONE #: (251) 752-9519



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DATE: 6-13-19

2019-1439-ZC

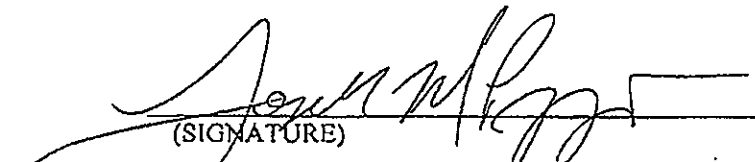
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(SIGNATURE)
PRINT NAME: Joseph Pizzuto

ADDRESS: 36398 West Powerline

PHONE #: 985-774-6085

ZONING STAFF REPORT

Date: 5/24/2019
Case No.: 2019-1439-ZC
Posted: 5/17/2019

Meeting Date: 6/4/2019
Determination: Approved

GENERAL INFORMATION

PETITIONER: Mark David Bersuder Sr.

OWNER: Mark David Bersuder Sr.

REQUESTED CHANGE: From A-2 Suburban District to A-2 Suburban District with a MHO Manufactured Home Overlay

LOCATION: Parcel located on the south side of West Powerline Road, West of Highway 41; being 37190 West Powerline Rd., Pearl River; Section 10, Township 8S, Range 14E; Ward 8 District 9

SIZE: 2.5 acres

GENERAL INFORMATION

ACCESS ROAD INFORMATION

Type: Parish

Road Surface: 1 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential and Undeveloped	A-2 Suburban District
East	Residential	A-2 Suburban District
West	Residential	A-2 Suburban District

EXISTING LAND USE:

Existing development: Yes

Multi occupancy development: No

COMPREHENSIVE PLAN:

Residential - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as "village or town residential" may include mixed uses and would have the highest number of units per acre, while "Rural residential" would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

STAFF COMMENTS:

The petitioner is requesting to change the zoning from A-2 Suburban District to A-2 Suburban District with a MHO Manufactured Home Overlay. The site is located on the south side of West Powerline Rd., West of Highway 41; being 37190 West Powerline Rd., Pearl River. The 2025 future land use plan calls for the area to be developed with residential uses including manufactured homes. Staff does not have any objection to the request.

STAFF RECOMMENDATION:

The staff recommends that the request for a MHO Manufactured Housing Overlay designation be approved.

Case No.: 2019-1439-ZC

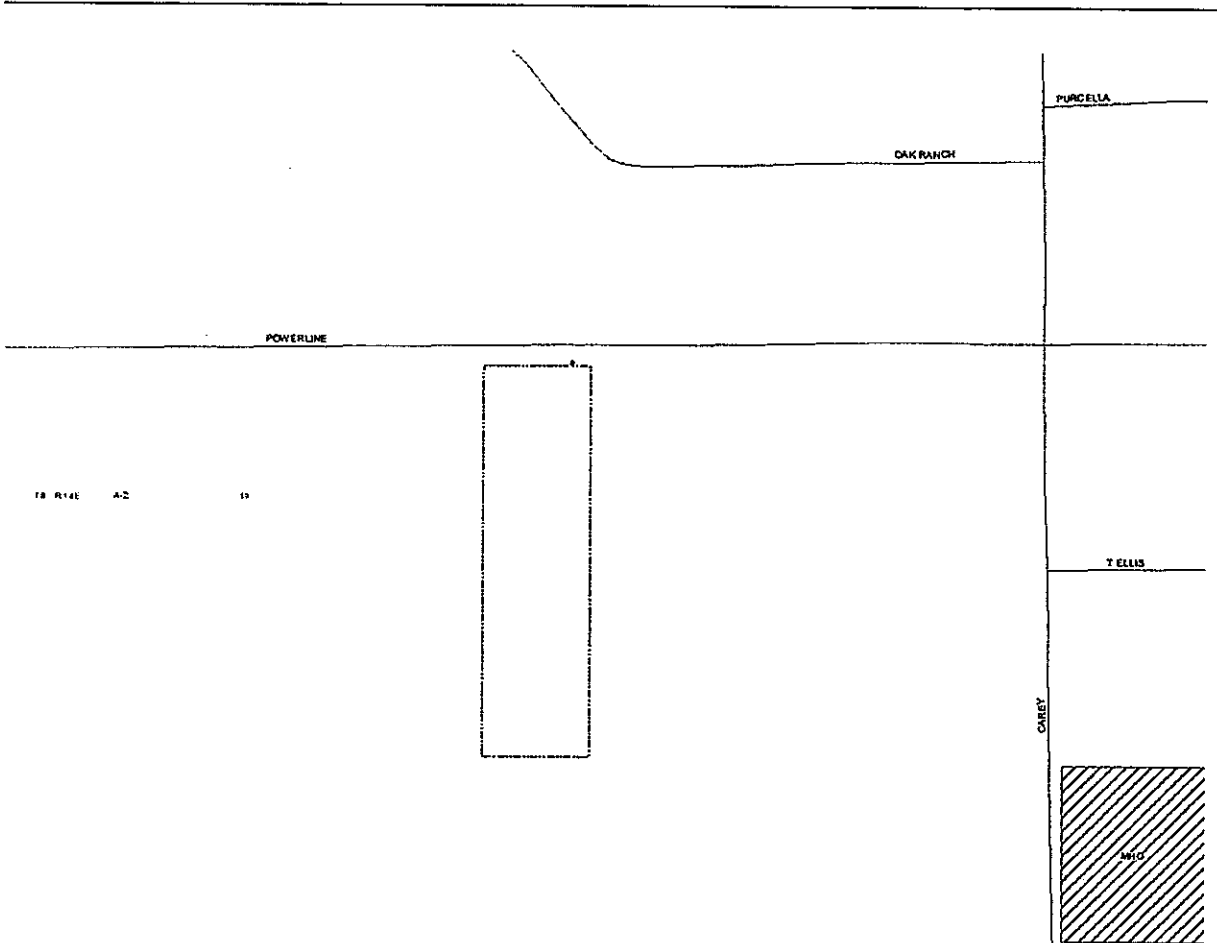
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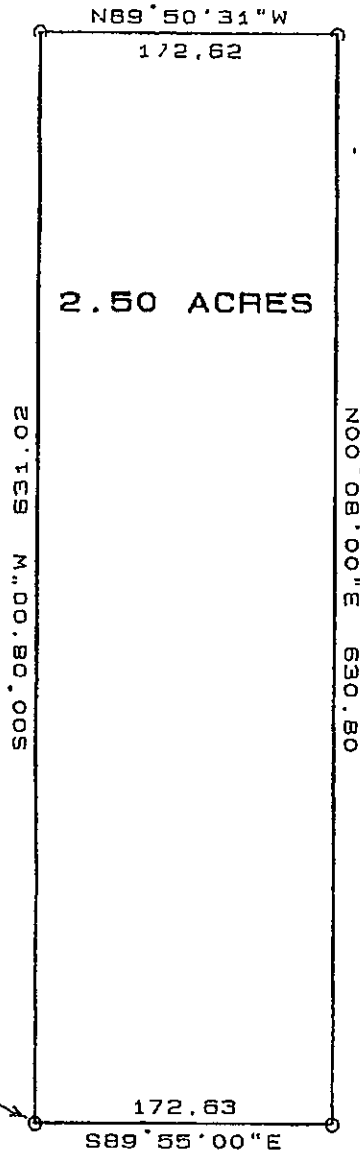
SIZE: 2.5 acres



LEGAL DESCRIPTION:

A parcel of land located in SECTION 10, TOWNSHIP 8 SOUTH, RANGE 14 EAST, St. Tammany Parish, Louisiana as shown hereon.

This point is described as being South 00 degrees 08 minutes West, 1400.00 feet, thence North 89 degrees 55 minutes West, 720.00 feet from the Southwest corner of the Northeast Quarter of Section 10, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana.



2.50 ACRES

WEST POWERLINE ROAD

CERTIFIED TO:
NORRIS CHAISSON, Jr.

- LEGEND:**
- SET 1/2" IRON ROD
 - FOUND 1/2" IRON ROD
 - FOUND OLD WOOD
 - FENCE ---X---X---
 - BEARINGS: RECORD
 - SETBACK LINES ---
 - FRONT SIDES
 - REAR STREET

This survey is based upon the description furnished by the client. There may be other restrictions not shown on this plat that may exist in the public records. There are no visible encroachments existing except those shown hereon. If not otherwise noted, Elevations refer to NGVD 1929 datum.

I, hereby certify that this plat is based on a physical survey made on the ground and in accordance with the Minimum Standard Detailed Requirements for ALTA / ASOM Land Title Surveys, purpursuant to the accuracy standards of a RURAL survey, and the applicable standards of practice cited in LAR 14:111. Signatures must be in RED and sealed by the Surveyor for this plat to be certified correct.

CLASS/TYPER	"D"	CPN: 225205 0410 C
BOUNDARY	20 AUG 97	FIRM DATE: 17 OCT 89
FORMBOARDS		FIRM ZONE: "C"
SLAB TIE		BASE FLOOD:
AS-BUILT		REVISED:
JOB NO.	5761/5761A	SCALE: 1 inch = 100ft

BRUCE W. POPE, II
 REG. NO. 4072
 REGISTERED
 PROFESSIONAL SURVEYOR

WILSON-POPE SURVEYING, INC.
 LOUISIANA REGISTERED LAND SURVEYORS NO. 388
 1990 SURGI DRIVE
 MANDEVILLE, LOUISIANA 70448
 TEL: (504) 826-5651 FAX: (504) 626-5626

2019-1439-2C

OAKRANCH

POWERLINE

A-2

TORRE

10

A-2

15

