



ST. TAMMANY PARISH  
 PATRICIA P. BRISTER  
 PARISH PRESIDENT

APPEAL # 1

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: 6417.3 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



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APPEAL REQUEST

DATE: June 12, 19

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.  
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Sincerely,

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



ST. TAMMANY PARISH

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APPEAL REQUEST

DATE: 6-13-19

2019-1439-ZC

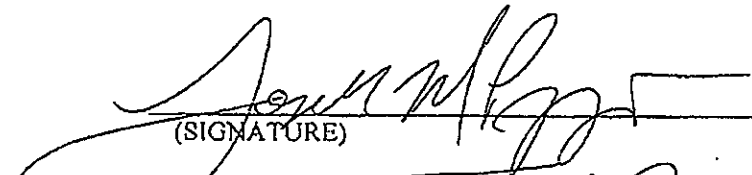
|                   |   |
|-------------------|---|
| Existing Zoning:  | A-2 (Suburban District)   |
| Proposed Zoning:  | A-2 (Suburban District) & (MHO Manufactured Housing Overlay)  |
| Acres:            | 2.5 acres   |
| Petitioner:       | Mark David Bersuder   |
| Owner:            | Mark David 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. |
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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

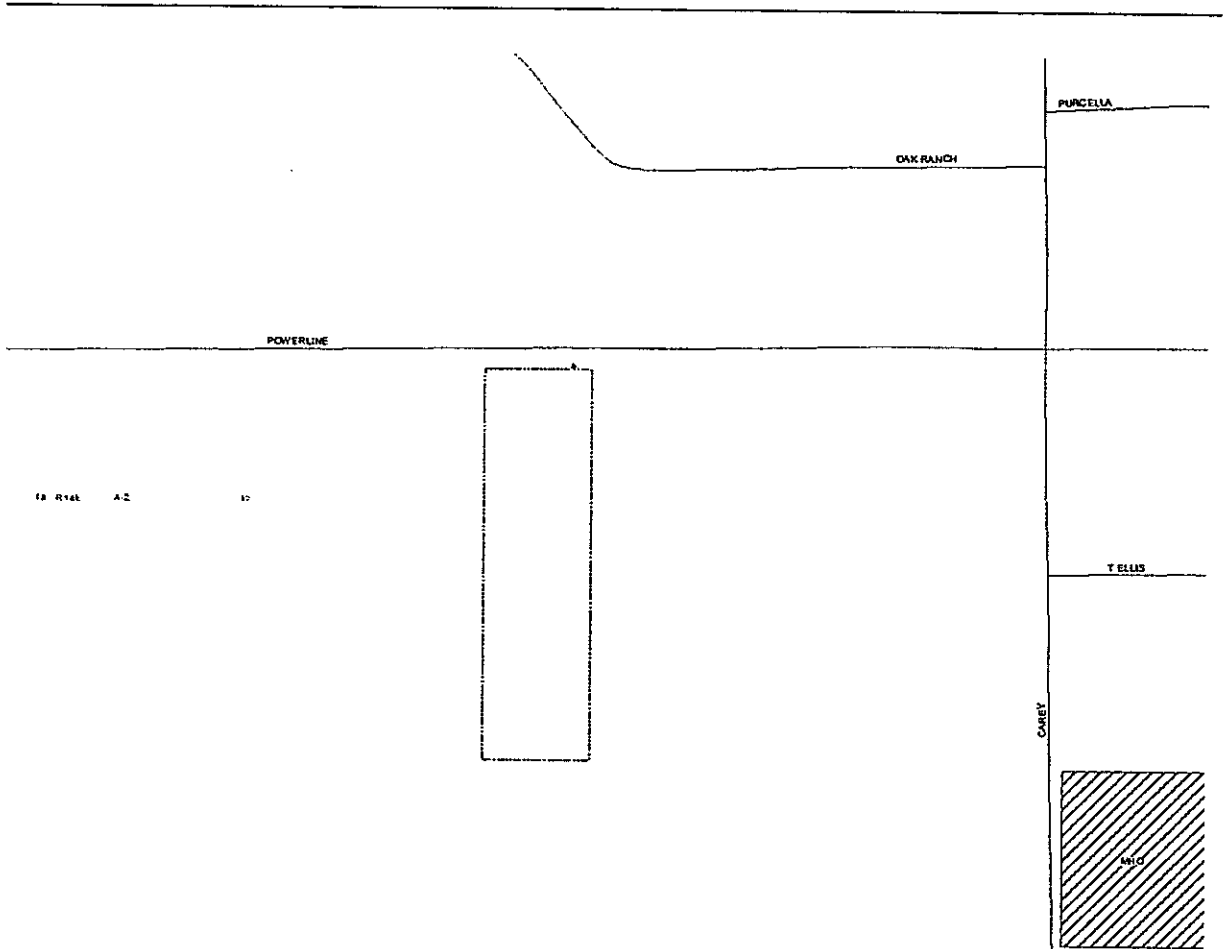
PETITIONER: Mark David Bersuder

OWNER: Mark David Bersuder

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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

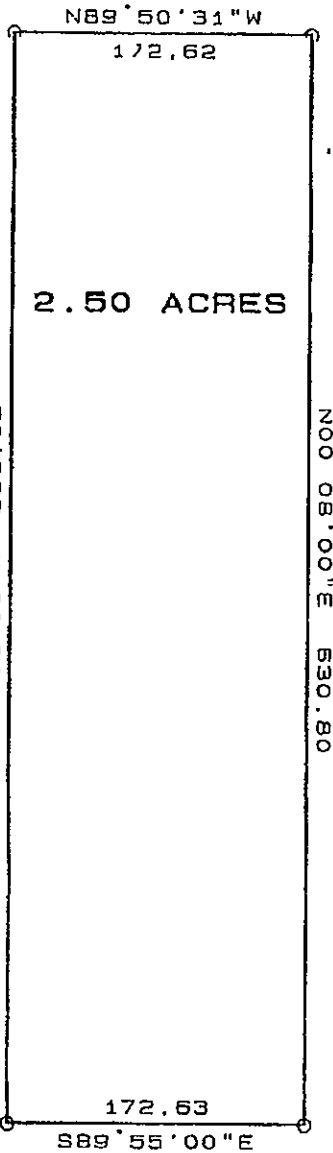
SIZE: 2.5 acres



**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 the Minimum Standard Detailed Requirements for ALTA / ASCM Land Title Surveys, published by the American Standards of a RURAL Survey and the applicable standards of practice cited in LAR 14:121. Signature must be in RED and sealed by the Surveyor for this plat to be certified correct.

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) 626-5551 FAX: (504) 626-5525

|            |            |                       |
|------------|------------|-----------------------|
| CLASS/TYPE | "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 |



2019-1439-2C

OAKRANCH

POWERLINE

A-2

T8-R14E

10

A-2

315

0 170 Feet

