

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, MAY 18, 2017 AT 3:00 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**

E1. Proof of Publication

- F. Adoption of Minutes**

F1. Zoning Board Meeting - April 20, 2017

- G. Hearing of Cases**

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Zoning Board of Adjustment and Appeals may, within fifteen (15) days thereafter appeal there from to the mayor and City Council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Zoning Board shall cause a transcript of the proceedings in the case to be certified to the mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal, is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Zoning Board. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G3. Routine Agenda

1. Appeal - Interpretation or Administration of the Zoning Ordinance 1704ZB041:

Kosta Vlahos, agent/attorney for Leslie Grandberry, Lisa Wesson, and James & Sandra Webb, appeals the decision of the Building Official to issue a building permit for a commercial building on the tax parcel 1010D-01-009.000 zoned B-1 (Neighborhood Business): located north of and adjacent to Sundown Drive, south of W Taylor Road, east of Carl Legett Road, and west of and adjacent to Lorraine Road, in Ward 4.

2. Variance 1705ZB044:

Dennis Lee, property owner, requests a variance to allow wall signs on a building where signage is not allowed at 14101 Hwy 49 on the tax parcel 0707H-01-005.000 zoned B-4 (Highway Business): located north of Duckworth Road, south of S Swan Road, east of Anandale Circle, and west of and adjacent to Hwy 49, in Ward 7.

3. Variance 1705ZB047:

Robert Heinrich of Heinrich and Associates, LLC, agent for Melinda and Thomas Lewakowski, property owners, requests 2 variances; 1, a variance of 30 feet to allow two proposed parcels to each have 20.08-foot property frontages where 35 feet are required for each new parcel and, 2, a variance of 80 feet to allow two proposed parcels to each have a 20.08-foot property width at the front-building setback line where 60 feet are required for each new parcel; for the tax parcel 1009M-03-009.000 zoned R-1-7.5 (Single Family): located north of Stanton Circle, south of and adjacent to Hillcrest Road, east of Oak Point Drive, and west of Lorraine Road, in Ward 4.

4. Special Exception 1705ZB049:

Danny Cowart, agent for Harrison County Schools, property owner, request an adult daycare use on the tax parcel 0809C-01-002.004 zoned B-4 (Highway Business): located north of Crossroads Parkway, south of and adjacent to Community Road, east of Highway 49, and west of Klein Road, in Ward 7.

5. Special Exception 1705ZB053:

Charles T. Burden Jr., agent for Mertz Management, LLC, property owner, requests approval for an urban bank use on the tax parcel 0811B-04-078.000 zoned B-2 (General Business): located north 24th Street, south of and adjacent to Pass Road, east of and adjacent to 18th Avenue, west of 17th Avenue, in Ward 3.

6. Variance 1705ZB059:

Patricia Lewis Moss, property owner, requests a variance of 20 feet to allow a 5-foot south front-yard setback where 25 feet are required for the construction of a new home on the tax parcel 0809J-01-055.000 zoned R-1-10 (Single Family): located north of Rippy Road, south of Creosote Road, east of Three Rivers Road, and west of and adjacent to Jeff Road, in Ward 3.

H. Adjournment

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 18, 2017

Re: Appeal - Interpretation or Administration of the Zoning Ordinance 1704ZB041:

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