

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, MAY 16, 2019 AT 3:00 PM

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

E1. ZB Proof of Publication

- F. Adoption of Minutes**

F1. Zoning Board Meeting -April 18, 2019

- 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. Variance 1905ZB044:

Variance 1905ZB044, by agent Culpepper and Associates, LLC, tax parcel 0808O-02-002.000, Variance for major thoroughfare landscaping strip, 14355 Dedeaux Rd, Zoned B-2 (General Business), Ward 5

2. Variance 1905ZB045:

Variance 1905ZB045, by owner Jermille Johnson, tax parcel 0810C-02-047.000, Variance for setbacks, 8291 Florida Ave, Zoned R-1-5 (Single-family), Ward 3

3. Special Exception 1905PC048:

Special Exception 1905PC048, by agent Angel Jones, tax parcel 0808M-02-001.000, Request for Day Care use, 15489 Dedeaux Rd, Zoned B-4 (Highway Business), Ward 7

4. Variance 1905ZB049:

Variance 1905ZB049, by agent Dalton "Trace" McGuire III, tax parcels 1009M-03-007.000, 1009M-03-007.001, 1009M-03-007.002, 1009M-03-007.003, 1009M-03-007.004, 1009M-03-007.005, 1009M-03-007.006, 1009M-03-007.007, 1009M-03-007.008, 1009M-03-007.009, 1009M-03-007.010, Variance for fence height, Carriagewood Dr, Zoned R-1-7.5 (Single-family), Ward 4

5. Variance 1905ZB054:

Variance 1905ZB054, by owner Amanda Malia, tax parcel 0711I-02-003.000, Variance for fence height, 3402 12th St, Zoned T4L (General Urban Zone "Limited"), Ward 2

6. Special Exception 1905PC055:

Special Exception 1905PC055, by agent Hannah Awad, tax parcel 0811L-01-035.000, Request for free-standing lounge use, 2805 13th St, Zoned T6 (Urban Core Zone), Ward 2

7. Variance 1905ZB060: (Withdrawn by Applicant)

Variance 1905ZB060, by agent Sandra H. Richardson, tax parcels 0708I-01-010.011 and 0708I-01-010.013, Variance for setbacks, 16137 Brookfield Dr, Zoned R-1-15 (Single-family), Ward 7

8. Variance 1905ZB061:

Variance 1905ZB061, by agent Heinrich & Associates, tax parcels 0911B-02-052.000, 0911B-02-054.000, 0911B-02-054.001, and 0911B-02-054.002, Variances for lot widths, area requirements, E Beach Blvd, Zoned T4L (General Urban Zone "Limited") and T4+ (General Urban Zone "Plus"), Ward 2

9. Variance 1906ZB064:

Variance 1906ZB064, by agent Charles Ryland, tax parcel 0911C-02-030.000, Variance for setbacks, 506 2nd St, Zoned R-1-7.5 (Single-family), Ward 2

10. Appeal - Warrant 1903SC033: (Deferred to the June 20, 2019, meeting)

Appeal-Warrant 1903SC033, by agent Jeanette Ladner, tax parcel 0711O-04-019.000, Appeal denial to exceed maximum fence height, 521 Woodward Ave, Zoned T3 (Sub-Urban Zone), Ward 2

11. Variance 1904ZB038:
(Deferred from the April 18, 2019, meeting)

Variance 1904ZB038, by owner Christine Pruett, tax parcel 0708A-02-008.000, Variance for a third accessory building, height, 16226 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

H. Adjournment

MEMORANDUM

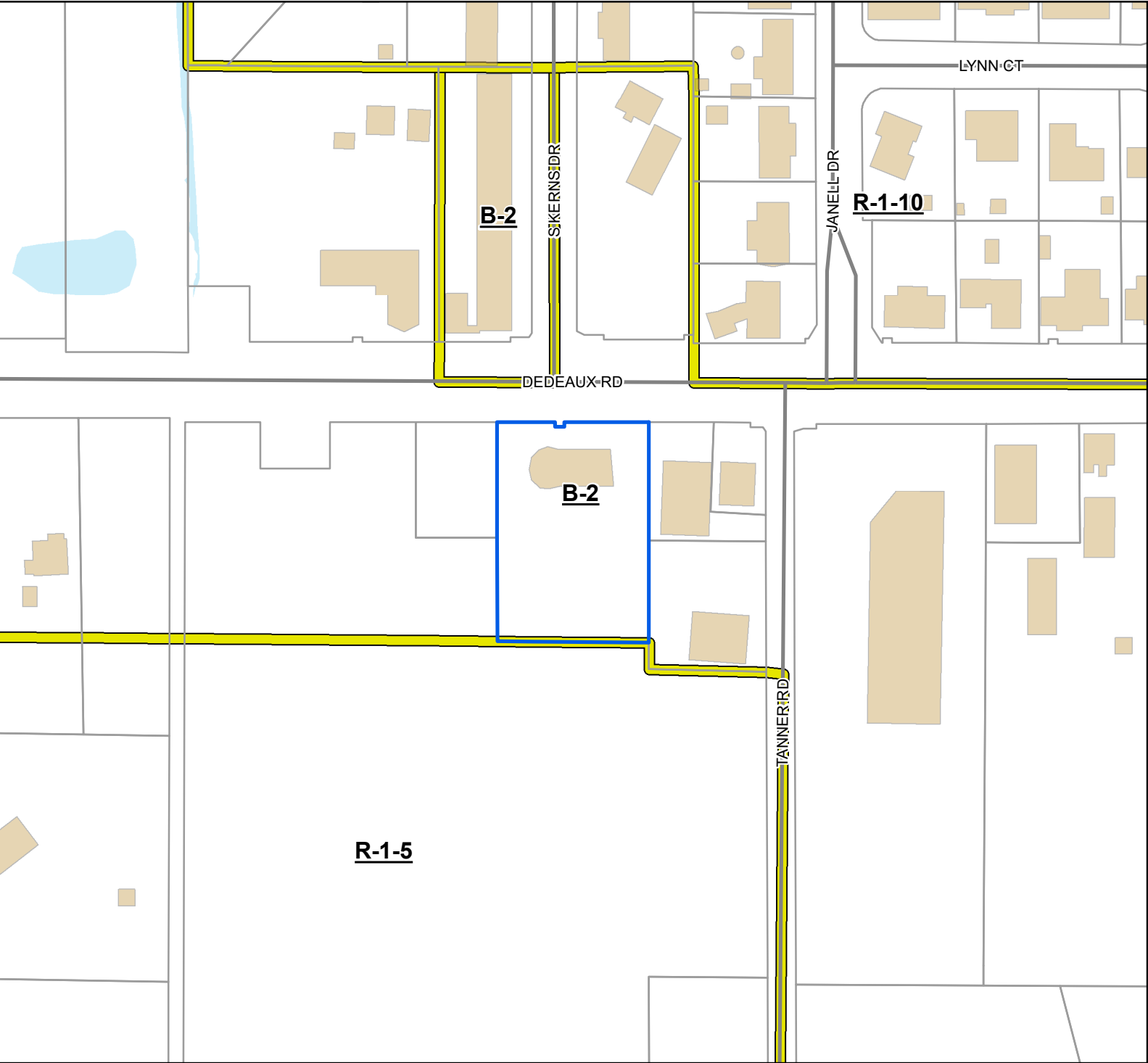
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 16, 2019

Re: Variance 1905ZB044:

Variance 1905ZB044, by agent Culpepper and Associates, LLC, tax parcel 0808O-02-002.000, Variance for major thoroughfare landscaping strip, 14355 Dedeaux Rd, Zoned B-2 (General Business), Ward 5

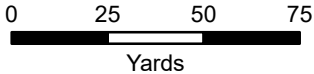


Legend

- Street
- Parcels
- Buildings
- Zoning
- Water Features

Site Information

0808O-02-002.000
Zoning: B-2
(General business)
Size: 38,719 sq ft
Flood: X, 0.2%, AE



1 inch = 150 feet



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MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 16, 2019

Re: Variance 1905ZB045:

Variance 1905ZB045, by owner Jermille Johnson, tax parcel 0810C-02-047.000, Variance for setbacks, 8291 Florida Ave, Zoned R-1-5 (Single-family), Ward 3



Legend

-  Site
-  Street
-  Parcels
-  Buildings
-  Zoning

Site Information

0810C-02-047.000

Zoning: R-1.5 (Single family)

Size: 16,893

Flood: X

0 10 20 30

Yards

1 inch = 90 feet



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MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 16, 2019

Re: Special Exception 1905PC048:

Special Exception 1905PC048, by agent Angel Jones, tax parcel 0808M-02-001.000, Request for Day Care use, 15489 Dedeaux Rd, Zoned B-4 (Highway Business), Ward 7



Legend

- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Zoning
- Water Features

Site Information

0808M-02-001.000

Zoning: B-4 (Highway Business)

Size: 1.02 acres

Flood: X

0 30 60 90

Yards

1 inch = 200 feet

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MEMORANDUM

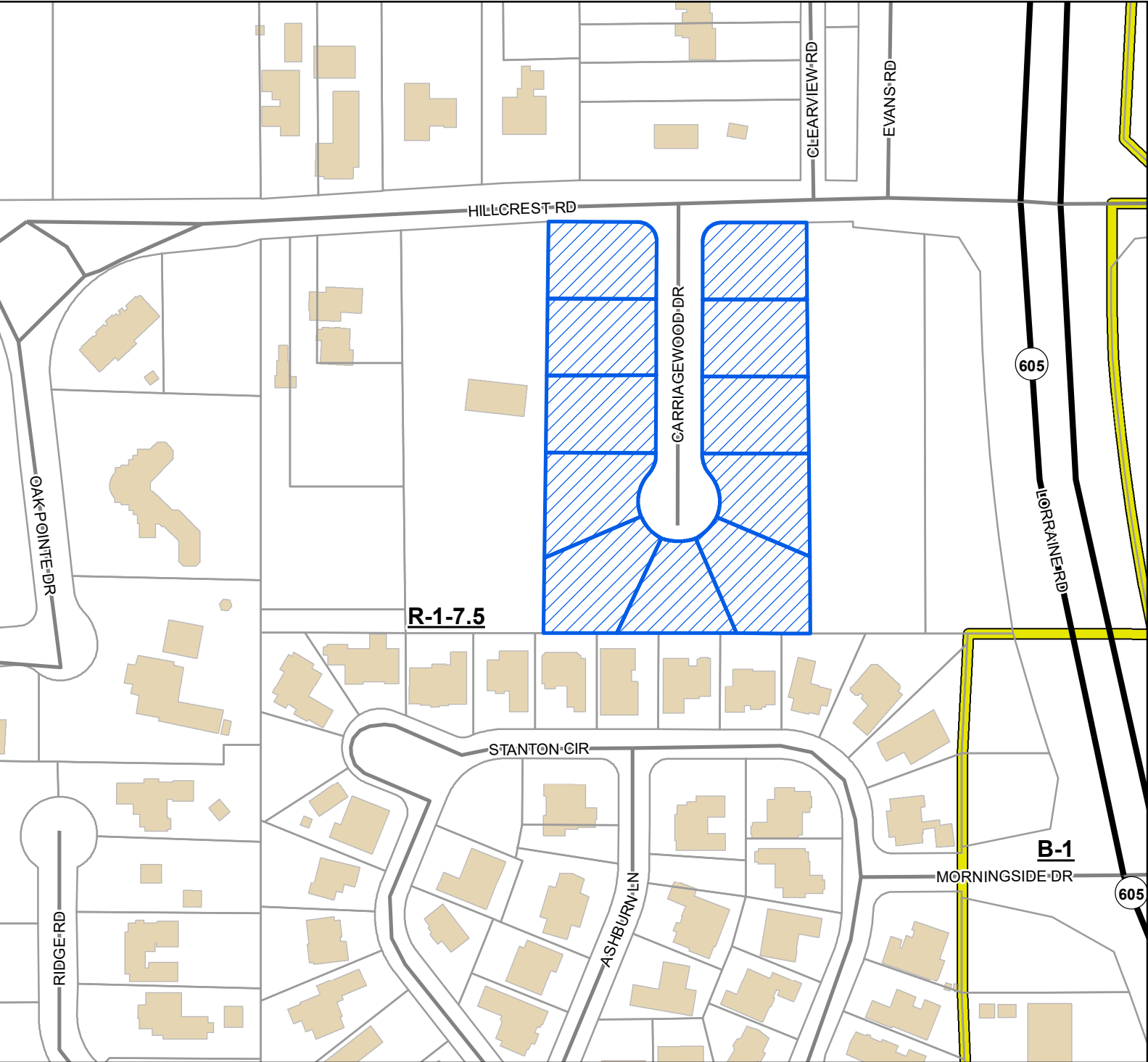
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 16, 2019

Re: Variance 1905ZB049:

Variance 1905ZB049, by agent Dalton “Trace” McGuire III, tax parcels 1009M-03-007.000, 1009M-03-007.001, 1009M-03-007.002, 1009M-03-007.003, 1009M-03-007.004, 1009M-03-007.005, 1009M-03-007.006, 1009M-03-007.007, 1009M-03-007.008, 1009M-03-007.009, 1009M-03-007.010, Variance for fence height, Carriagewood Dr, Zoned R-1-7.5 (Single-family), Ward 4

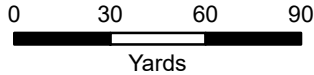


Legend

- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Zoning

Site Information

1009M-03-007.000,
1009M-03-007.001,
1009M-03-007.002,
1009M-03-007.003,
1009M-03-007.004,
1009M-03-007.005,
1009M-03-007.006,
1009M-03-007.007,
1009M-03-007.008,
1009M-03-007.009,
1009M-03-007.010
Zoning: R-1-7.5 (Single-family residence)
Size: 3.53 acres
Flood: 0.2% annual



1 inch = 181 feet



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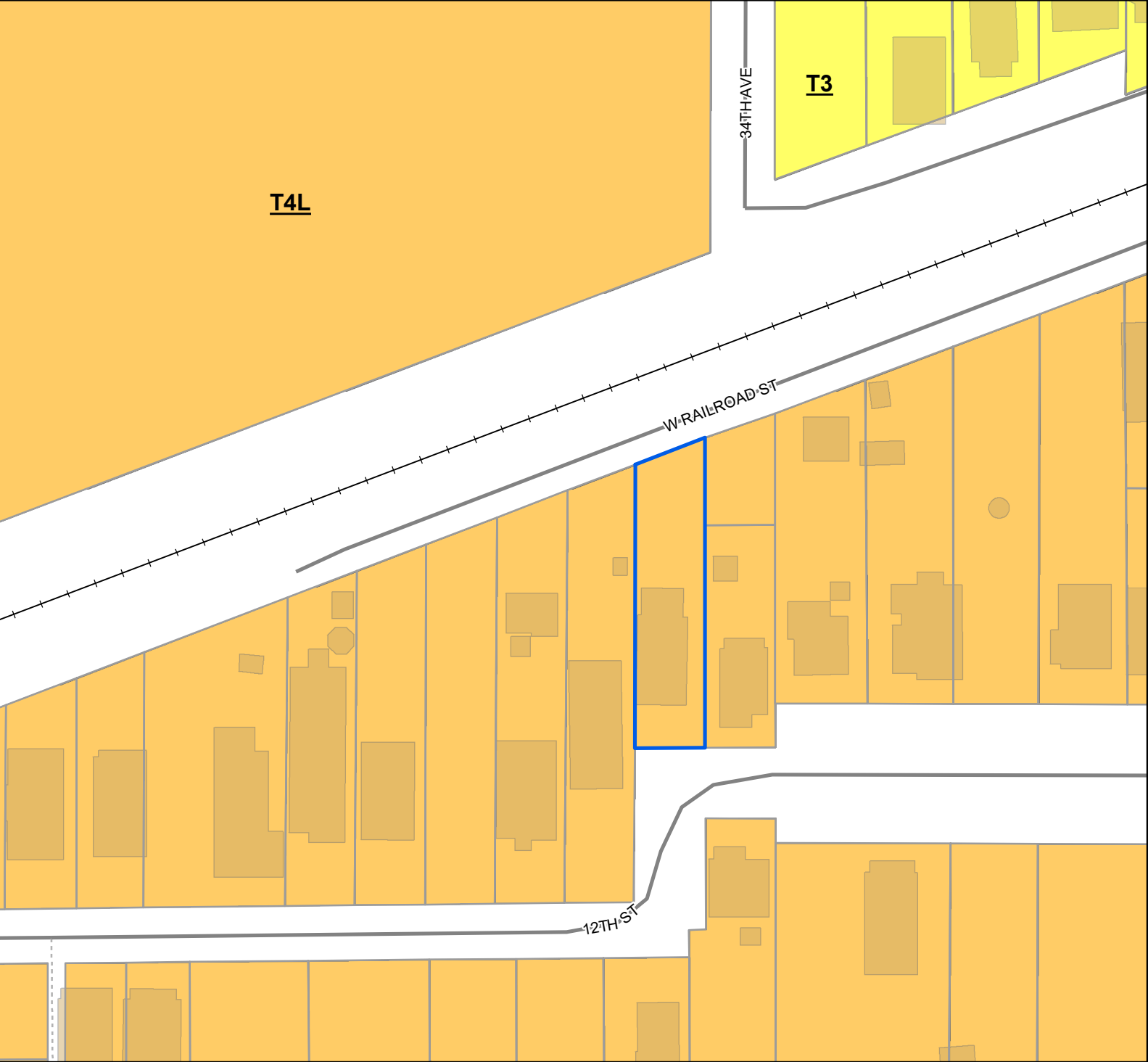
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 16, 2019

Re: Variance 1905ZB054:

Variance 1905ZB054, by owner Amanda Malia, tax parcel 0711I-02-003.000, Variance for fence height, 3402 12th St, Zoned T4L (General Urban Zone "Limited"), Ward 2



Legend

- Street
- Alley
- Railroad
- Parcels
- Buildings

Smart Code

- T4L
- T3

Site Information

07111-02-003.000

Zoning: T4L
(General Urban Zone
"Limited")

Size: 6,864 sq ft

Flood: 0.2%

0 10 20 30

Yards

1 inch = 80 feet

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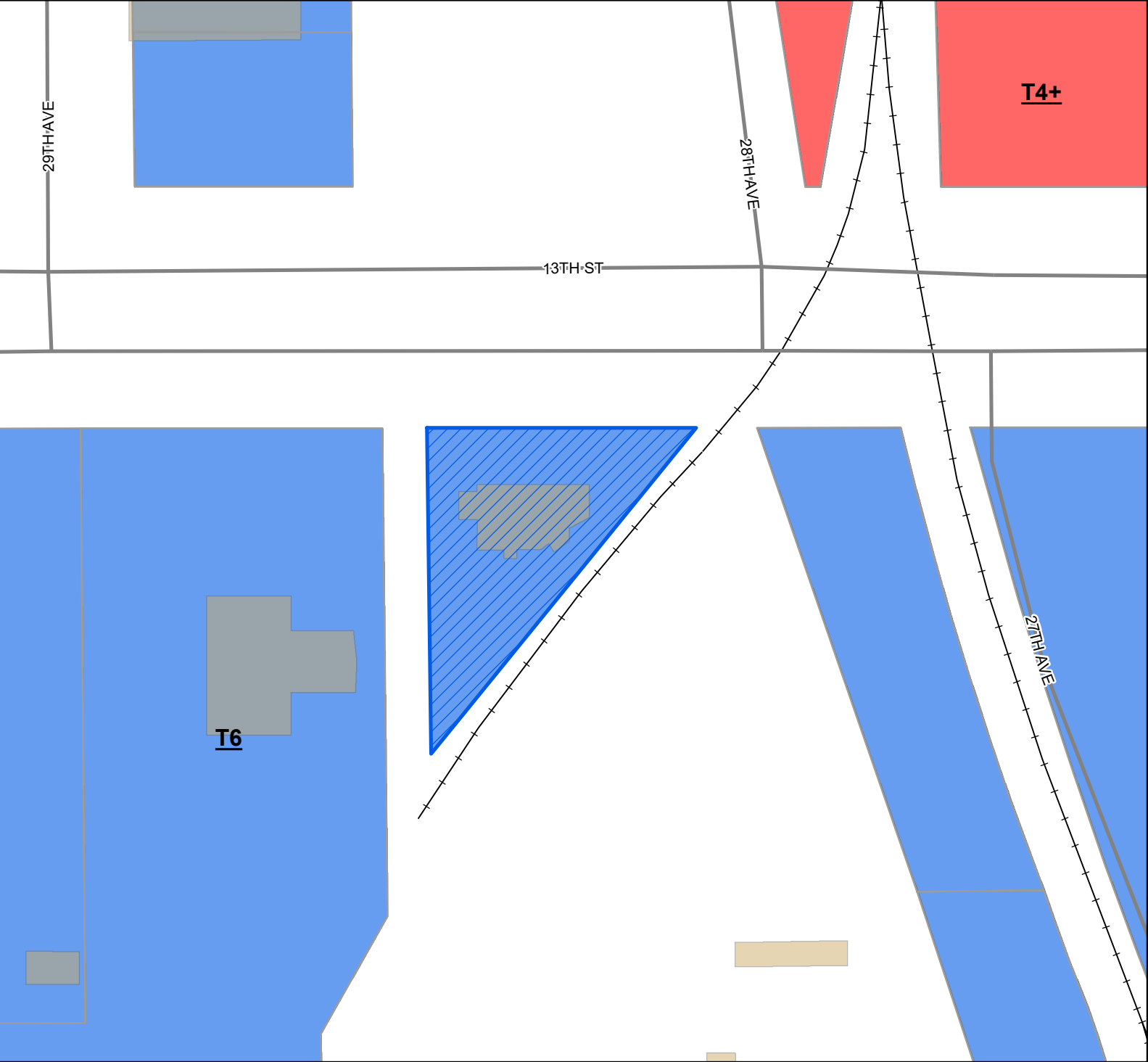
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 16, 2019

Re: Special Exception 1905PC055:

Special Exception 1905PC055, by agent Hannah Awad, tax parcel 0811L-01-035.000, Request for free-standing lounge use, 2805 13th St, Zoned T6 (Urban Core Zone), Ward 2



Legend

- Site
- Street
- Railroad
- Parcels
- Buildings

Smart Code

- T6
- T4+

Site Information

0811L-01-035.000

Zoning: T6 (Urban Core Zone)

Size: 11,091 square feet

Flood: 0.2% Annual

0 10 20 30

Yards

1 inch = 70 feet

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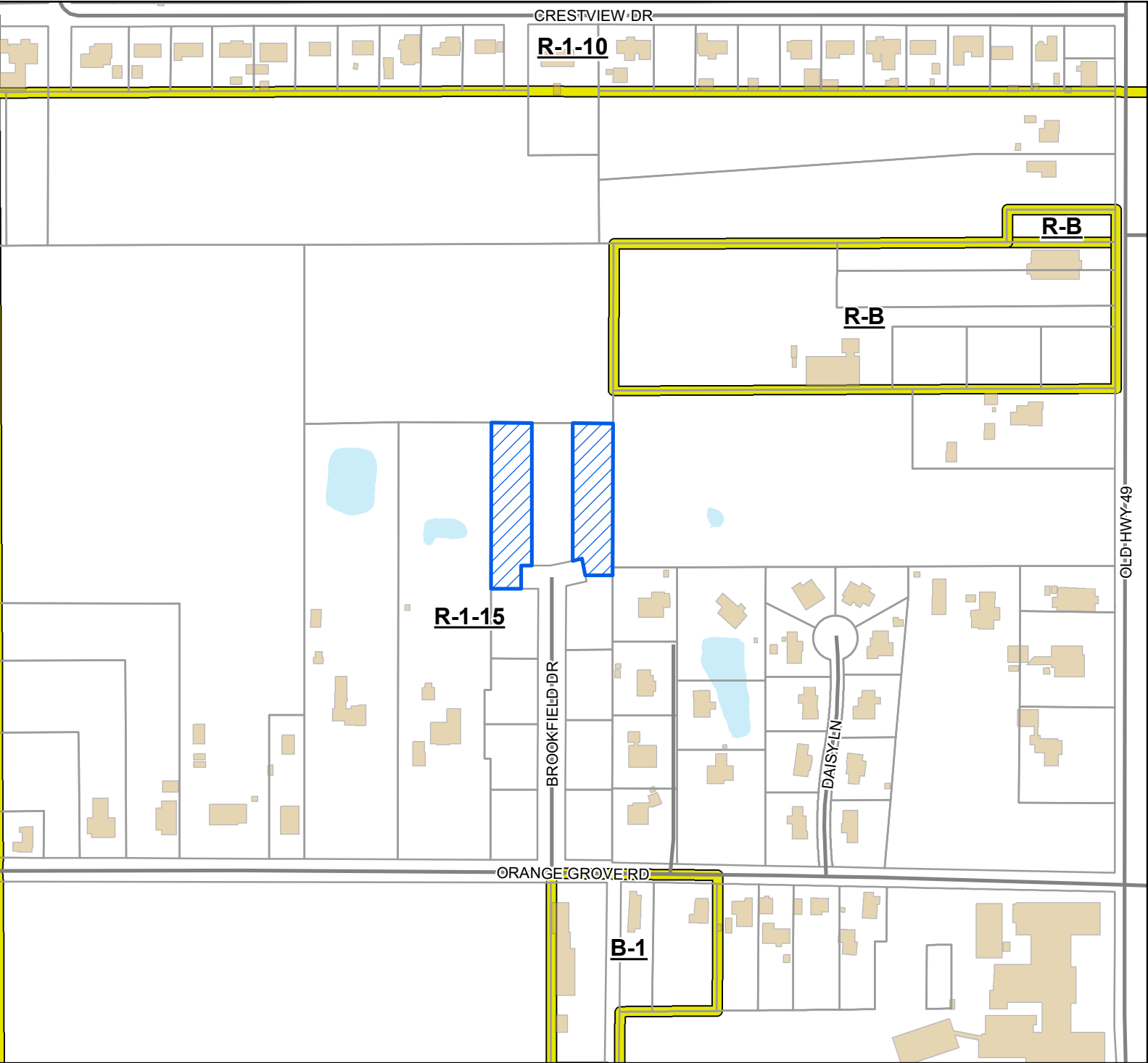
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 16, 2019

Re: Variance 1905ZB060: (Withdrawn by Applicant)

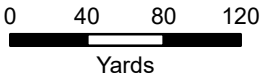
Variance 1905ZB060, by agent Sandra H. Richardson, tax parcels 0708I-01-010.011 and 0708I-01-010.013, Variance for setbacks, 16137 Brookfield Dr, Zoned R-1-15 (Single-family), Ward 7



Legend

- Site
- Street
- Parcels
- Buildings
- Zoning
- Water Features

Site Information
0708I-01-010.011
0708I-01-010.013
Zoning: R-1-15 (Single family)
Size: 56,635 Square feet
Flood: X



1 inch = 300 feet



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From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 16, 2019

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Legend

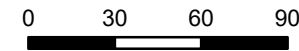
-  Site
-  US or State Highway
-  Street
-  Railroad
-  Parcels
-  Buildings
-  Zoning

Smart Code

-  T5
-  T4+
-  T4L
-  T3
-  T1

Site Information

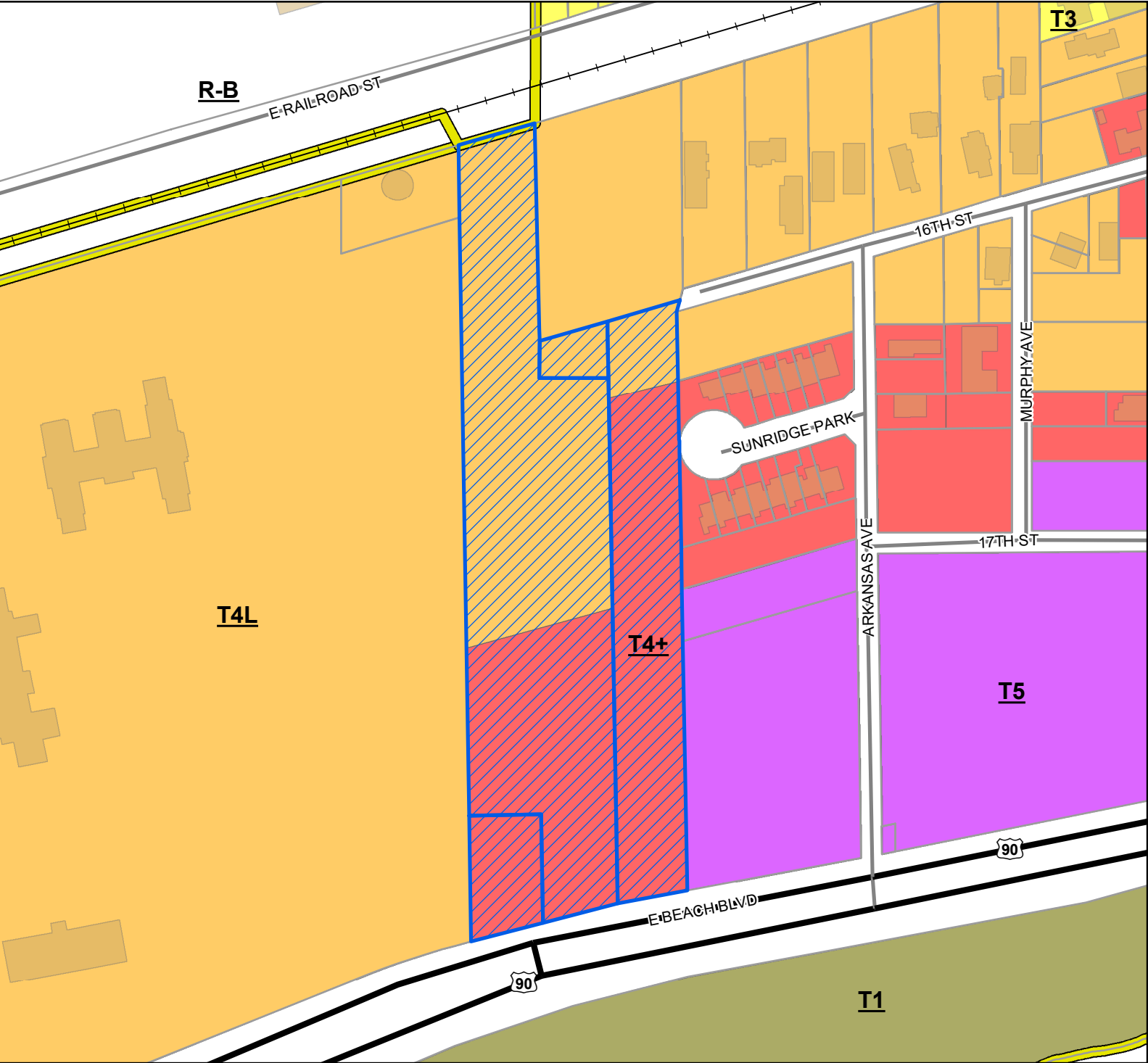
0911B-02-052.000
0911B-02-054.000
0911B-02-054.001
0911B-02-054.002
Zoning: T4L (General urban zone limited) and T4+ (General urban zone plus)
Size: 6.62 acres
Flood: AE, 0.2% Annual



Yards
1 inch = 200 feet



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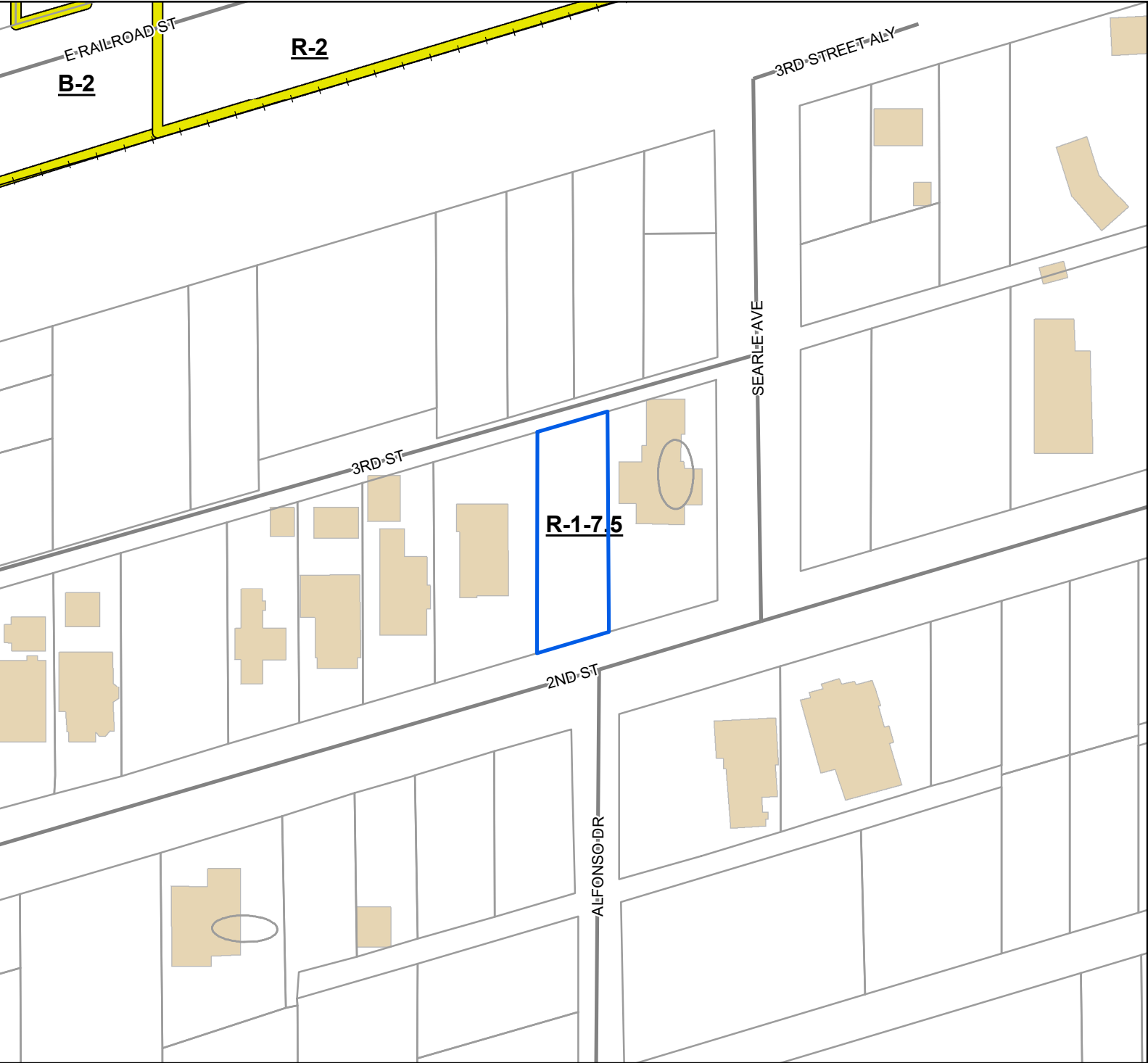
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 16, 2019

Re: Variance 1906ZB064:

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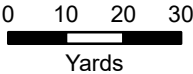


Legend

- Street
- Railroad
- Parcels
- Buildings
- Zoning

Site Information

0911C-02-030.000
Zoning: R-1-7.5 (Single-family)
Size: 8,102 sq ft
Flood: 0.2%



1 inch = 100 feet



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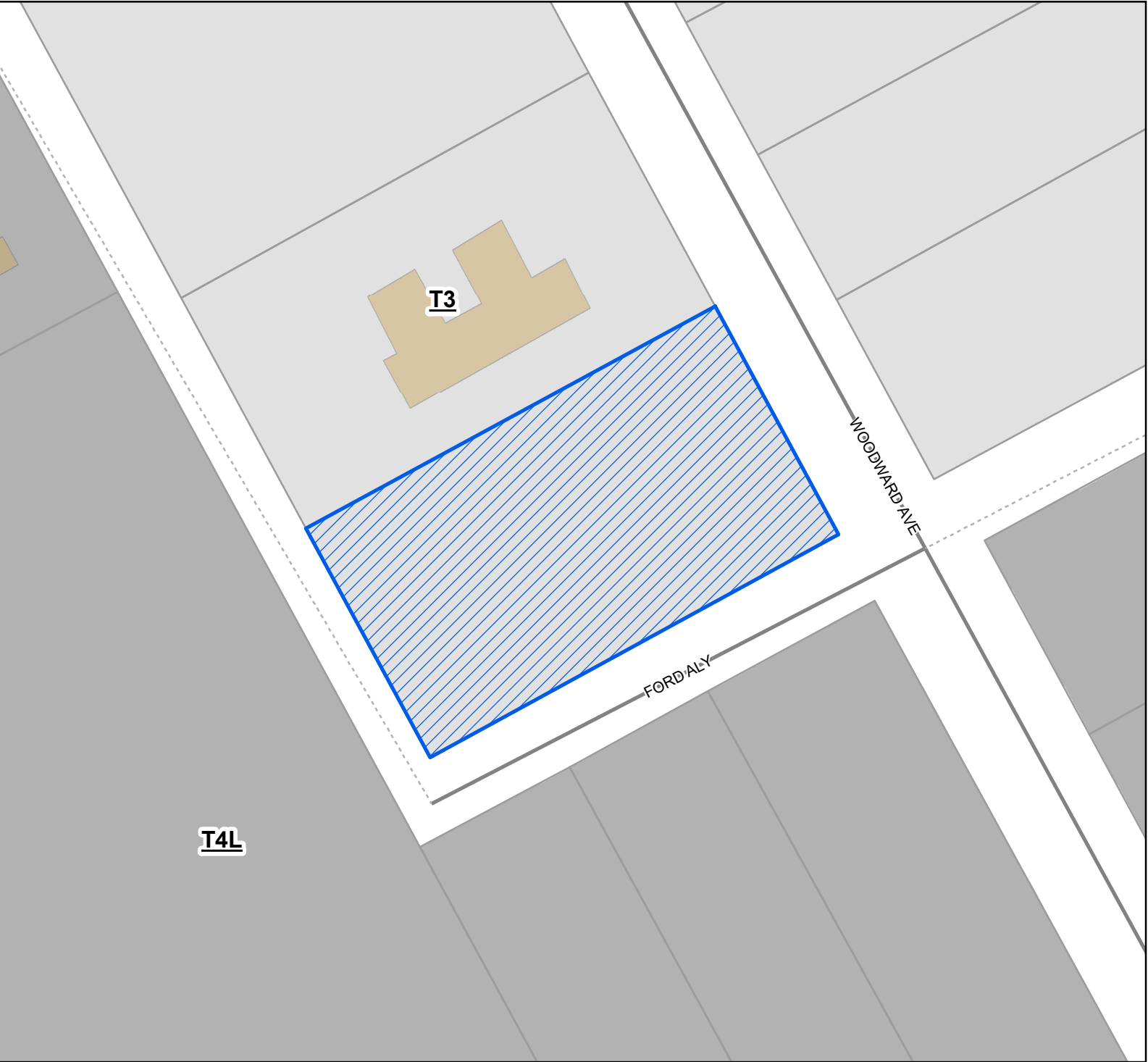
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 16, 2019

Re: Appeal - Warrant 1903SC033:
(Deferred to the June 20, 2019, meeting)

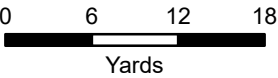
Appeal-Warrant 1903SC033, by agent Jeanette Ladner, tax parcel 0711O-04-019.000, Appeal denial to exceed maximum fence height, 521 Woodward Ave, Zoned T3 (Sub-Urban Zone), Ward 2



Legend

- Site
- Street
- Alley
- Parcels
- Buildings
- T4L
- T3

Site Information
07110-04-019.000
Zoning: T3 (Sub-urban Zone)
Size: 9,996 sq ft
Flood: AE



1 inch = 40 feet



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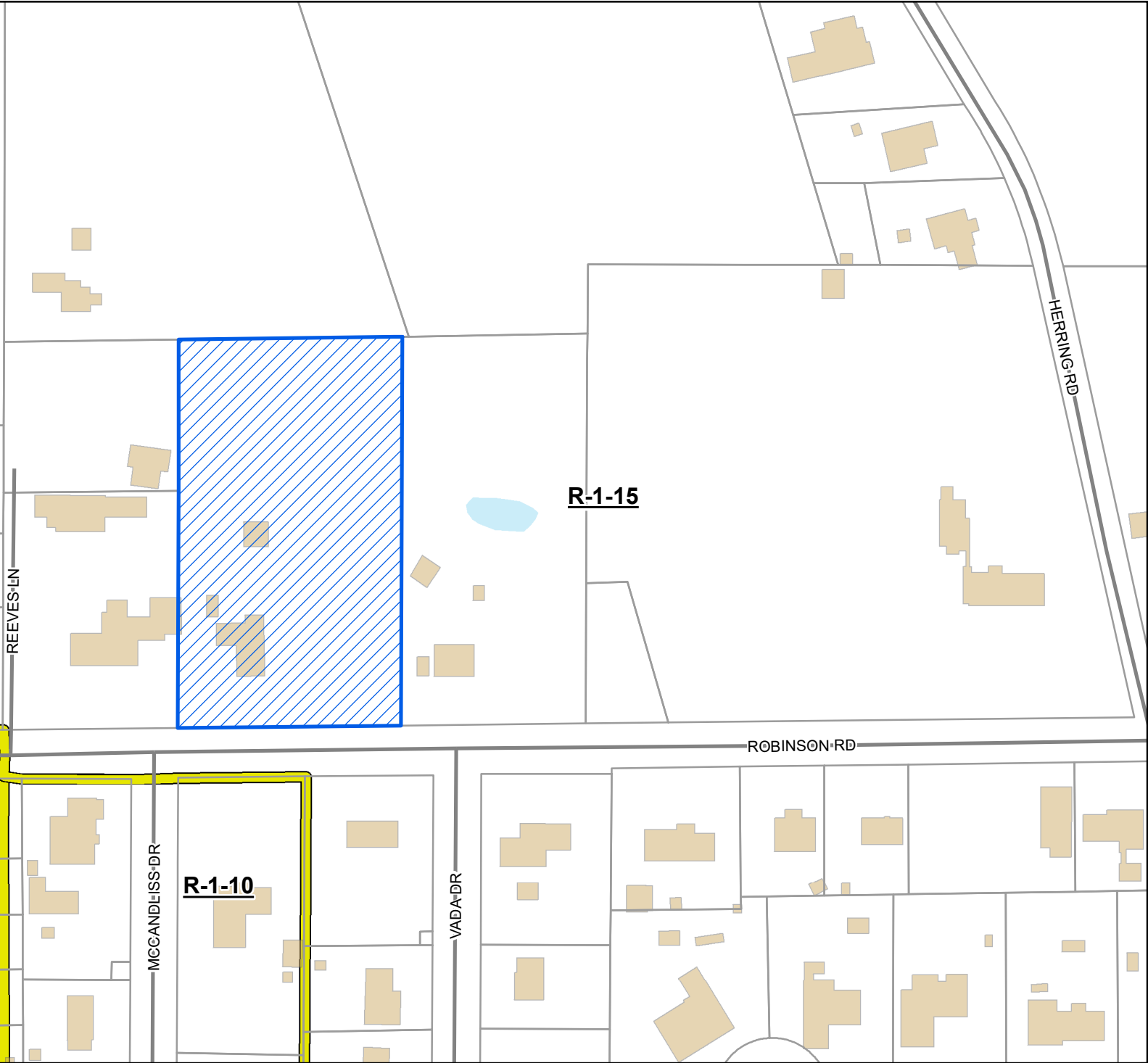
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Date of Hearing: May 16, 2019

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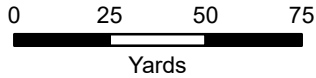
Variance 1904ZB038, by owner Christine Pruett, tax parcel 0708A-02-008.000, Variance for a third accessory building, height, 16226 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7



Legend

- Site
- Street
- Parcels
- Buildings
- Zoning
- Water Features

Site Information
0708A-02-008.000
Zoning: R-1-15 (Single-family)
Size: 2.3 acres
Flood: X



1 inch = 150 feet



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