

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 19, 2019 AT 3:00 PM

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

F1. Zoning Board Meeting - August 15, 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 1909ZB098:

Variance 1909ZB098, by agent George Denmark, tax parcel 0909P-01-002.003, Variance for setback, 9160 Ridge Rd, Zoned R-1-7.5 (Single-family), Ward 4

2. Variance 1909ZB100:

Variance 1909ZB100, by owner John C. Farmer, tax parcel 1007M-01-064.000, Variances for accessory building quantity, distance between structures, 13030 Curtis St, Zoned R-E (Residence estate), Ward 6

3. Variance 1909ZB108:

Variance 1909ZB108, by owners Barbara and Brian Maher, tax parcels 0911C-02-005.000 and 0911C-02-037.000, Variance for property width, 402 2nd St, Zoned R-1-7.5 (Single-family), Ward 2

4. Variance 1910ZB114:

Variance 1910ZB114, by owner Gulf Coast Properties, LLC, tax parcel 0910J-02-004.000, Variances for parking reduction, backing into right-of-way, aisle width, 29 Pass Rd, Zoned B-2 (General business), Ward 4

5. Variance 1910ZB115:

Variance 1910ZB115, by agent Residential Designs, tax parcels 0811C-04-043.000 and 0811C-04-044.000, Variance for parking reduction, 2700 25th Ave, Zoned B-2 (General business), Ward 3

6. Variance 1909ZB109:

Variance 1909ZB109, by owners George and Sandra Boddie, tax parcels 0811H-02-007.000 and 0811H-02-006.000, Variance for fence height, 3rd St, Zoned R-1-7.5 (Single-family), Ward 2

H. Adjournment

MEMORANDUM

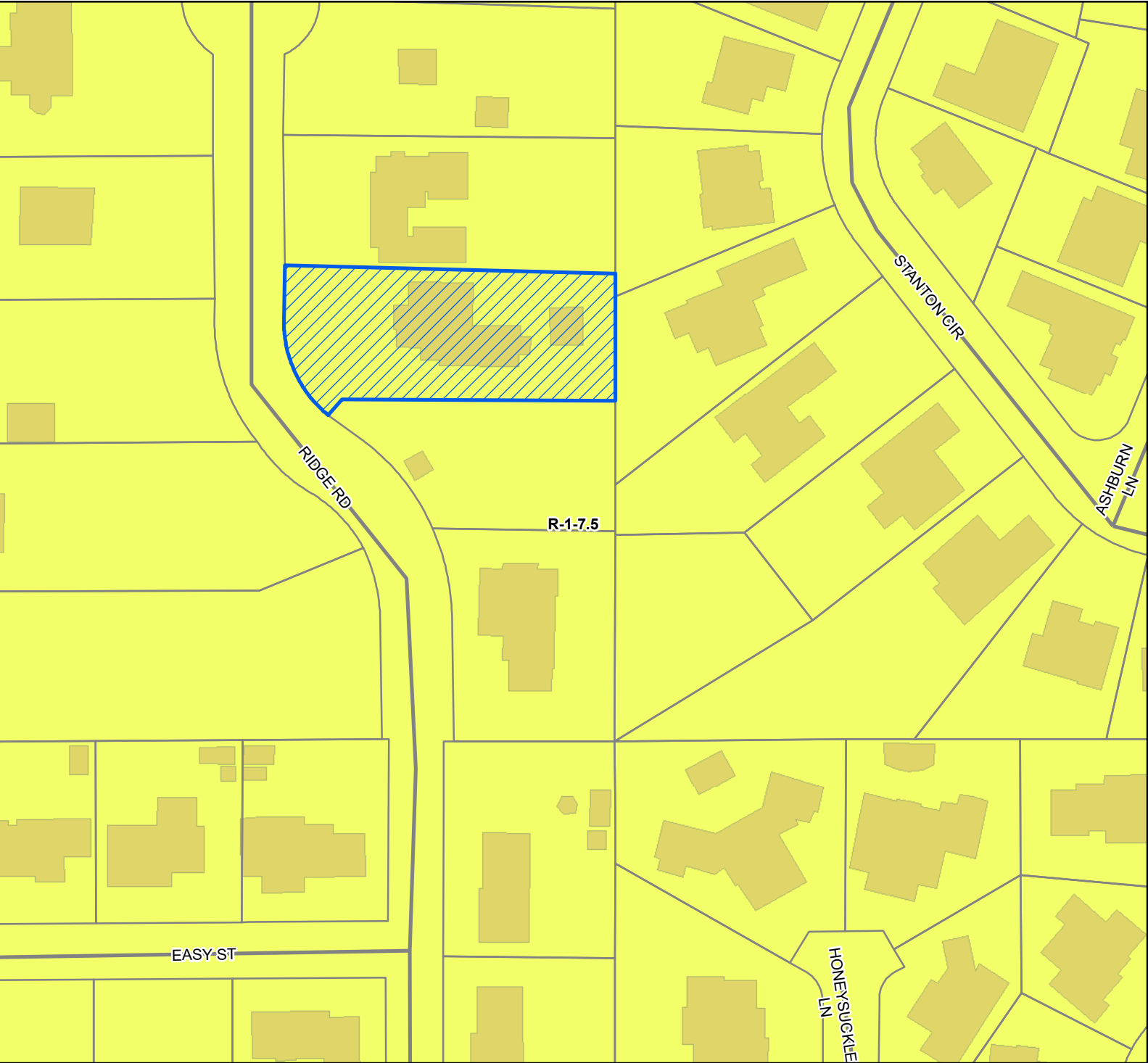
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: September 19, 2019

Re: Variance 1909ZB098:

Variance 1909ZB098, by agent George Denmark, tax parcel 0909P-01-002.003, Variance for setback, 9160 Ridge Rd, Zoned R-1-7.5 (Single-family), Ward 4



Site

Street

Parcels

Buildings

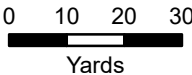
Zoning

R-1-7.5 - Single Family

Residence District (Low Density)

Site Information

0909P-01-002.003
Zoning: R-1-7.5 (Single-family)
Size: 22,102 square feet
Flood: 0.2% Annual



1 inch = 100 feet



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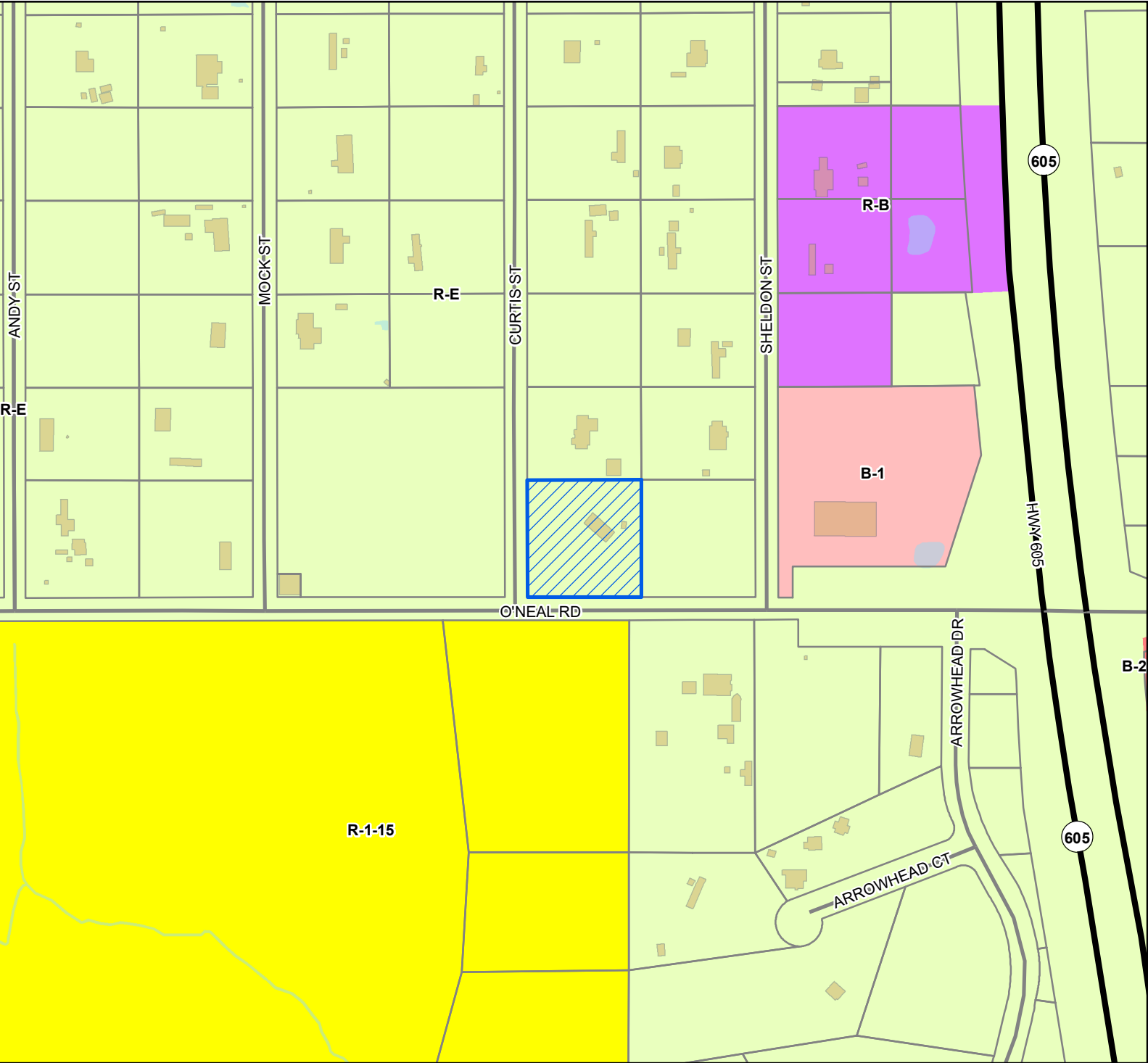
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: September 19, 2019

Re: Variance 1909ZB100:

Variance 1909ZB100, by owner John C. Farmer, tax parcel 1007M-01-064.000, Variances for accessory building quantity, distance between structures, 13030 Curtis St, Zoned R-E (Residence estate), Ward 6



Legend

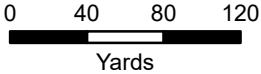
- Site
- US or State Highway
- Street
- Parcels
- Buildings

Zoning

- B-1 - Neighborhood Business District
- B-2 - General Business District
- R-1-15 - Single Family Residence District (Low Density)
- R-B - Residence-Business District
- R-E - Residence-Estate
- Water Features

Site Information

1007M-01-064.000
Zoning: R-E (Residential Estate)
Size: 1.25 acres
Flood: X



1 inch = 300 feet



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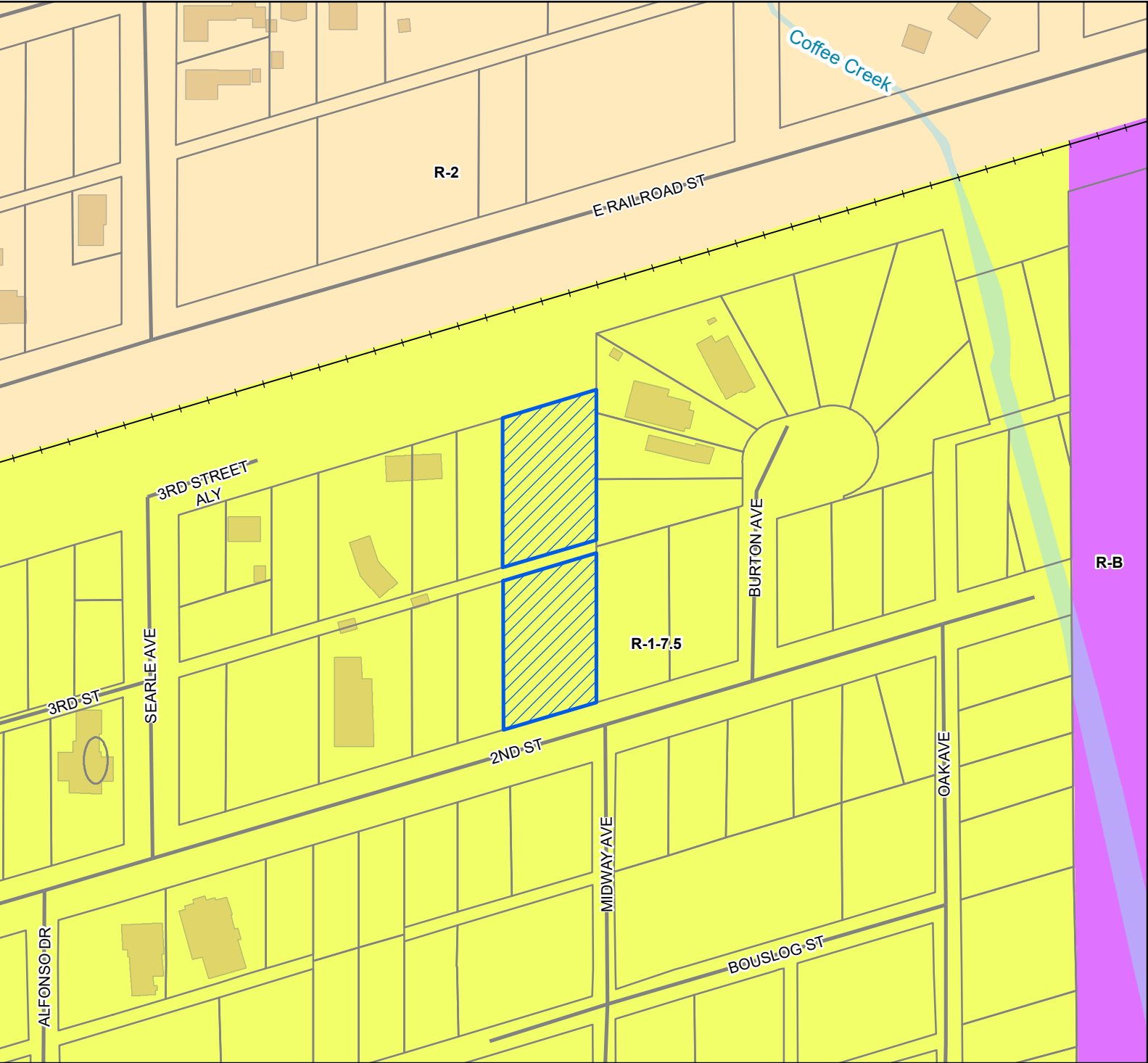
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From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: September 19, 2019

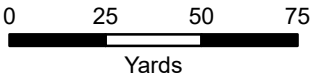
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Variance 1909ZB108, by owners Barbara and Brian Maher, tax parcels 0911C-02-005.000 and 0911C-02-037.000, Variance for property width, 402 2nd St, Zoned R-1-7.5 (Single-family), Ward 2



- Site
- Street
- Railroad
- Parcels
- Buildings
- Zoning**
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)
 - R-B - Residence-Business District
 - Water Features

Site Information
0911C-02-037.000
0911C-02-005.000
Zoning: R-1-7.5 (Single family)
Size: 0.75 acres
Flood: AE, 0.2% Annual



1 inch = 150 feet



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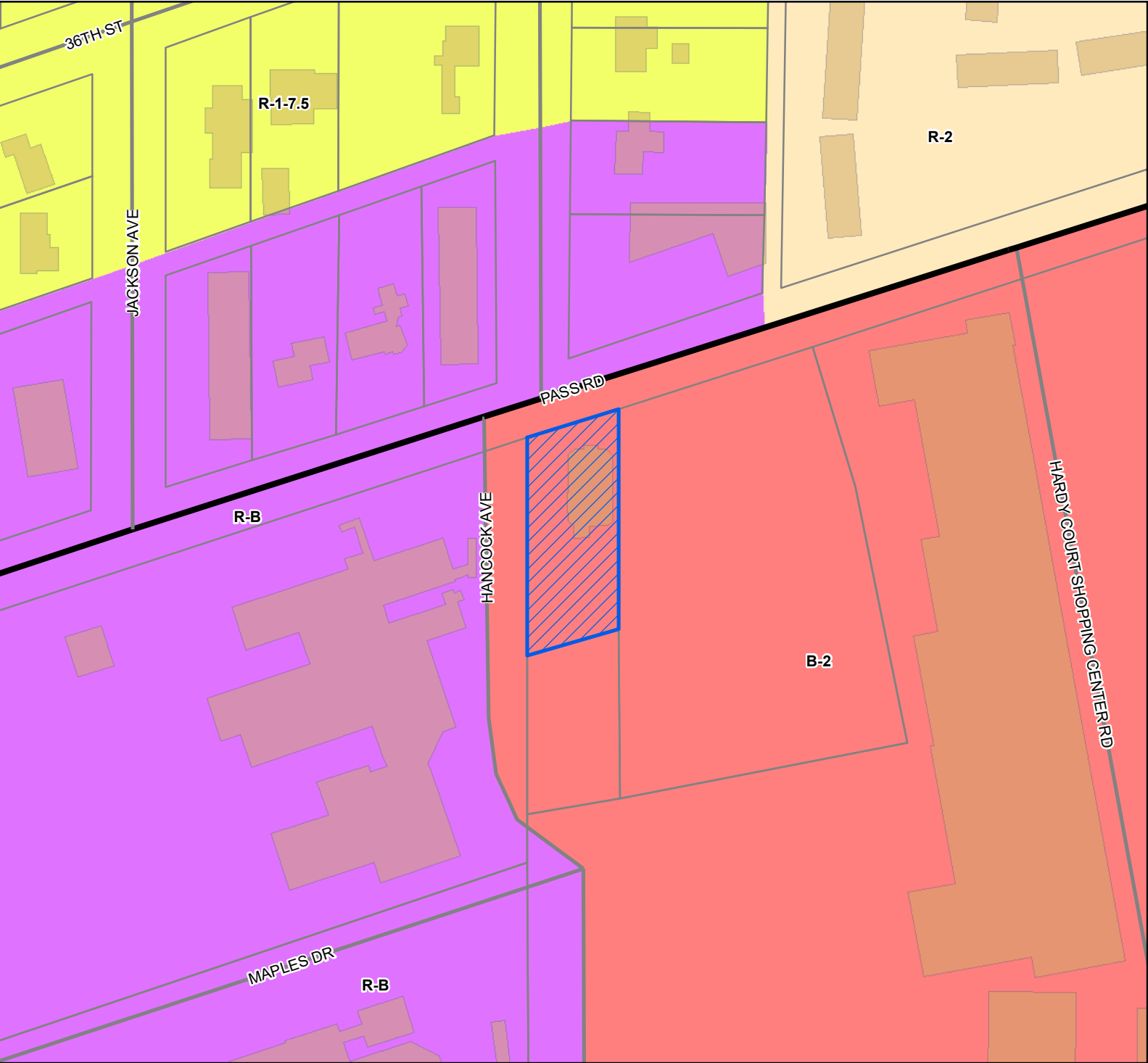
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From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: September 19, 2019

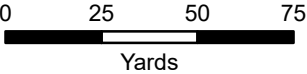
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Variance 1910ZB114, by owner Gulf Coast Properties, LLC, tax parcel 0910J-02-004.000,
Variances for parking reduction, backing into right-of-way, aisle width, 29 Pass Rd, Zoned B-2
(General business), Ward 4



- Zoning**
- B-2 - General Business District
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)
 - R-B - Residence-Business District

Site Information
0910J-02-004.000
Zoning: B-2 (General business)
Size: 23,295 Square feet
Flood: 0.2% Annual



1 inch = 150 feet



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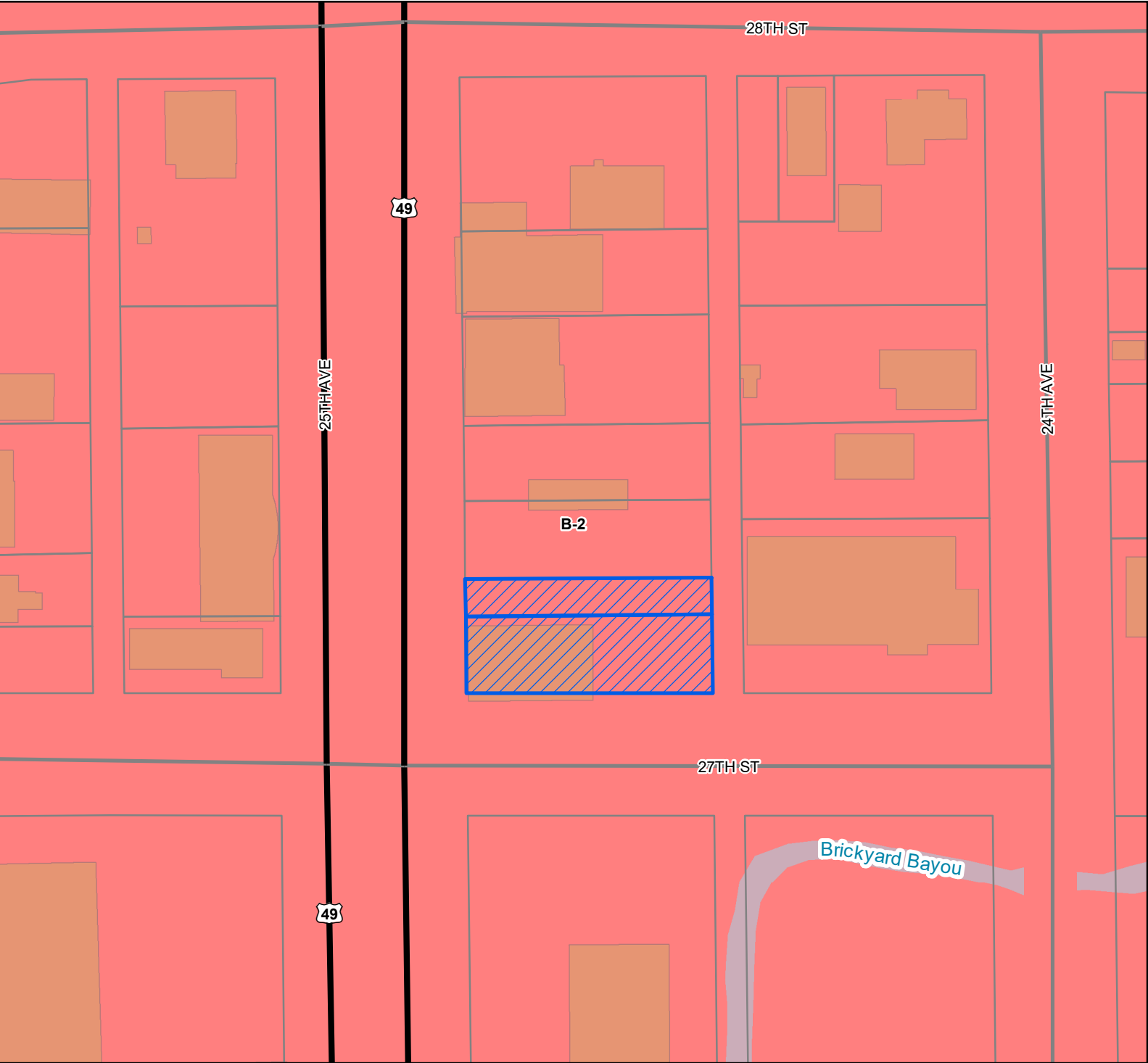
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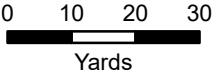
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- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Zoning**
 - B-2 - General Business District
 - Water Features

Site Information
0811C-04-043.000
0811C-04-044.000
Zoning: B-2 (General Business)
Size: 12,000 square feet
Flood: 0.2% Annual



1 inch = 90 feet



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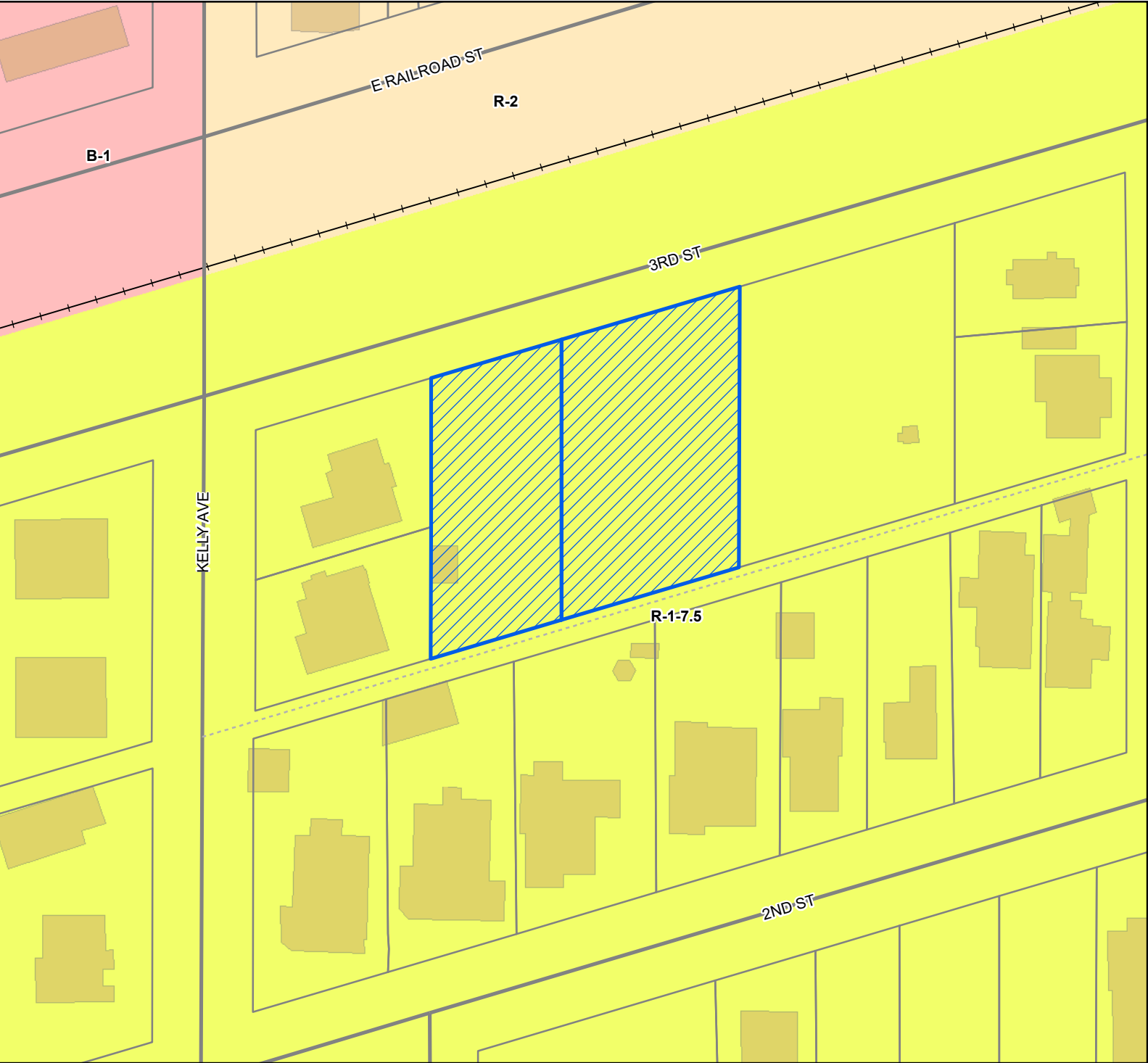
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From: Greg Holmes, Planning Administrator
Urban Development Department

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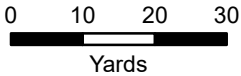
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- Site
- Street
- Alley
- Railroad
- Parcels
- Buildings

- Zoning**
- B-1 - Neighborhood Business District
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)

Site Information
0811H-02-007.000
0811H-02-006.000
Zoning: R-1-7.5 (Single-family)
Size: 28,571 square feet
Flood: 0.2% Annual



1 inch = 80 feet



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