

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, MARCH 19, 2020 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 - February 20, 2020

- 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 2003ZB022:

Variance 2003ZB022, by owner Elliott Homes LLC, tax parcel 0908C-01-001.062, Variance for front setback, 12505 Alphabet Rd, Zoned R-1-7.5 (Single-family), Ward 6

2. Variance 2003ZB025:

Variance 2003ZB025, by agent Luanna Altenbaumer, tax parcel 1011D-01-004.001, Variance for parking location, 1215 Ocean View Dr, Zoned T4+ (General Urban Zone "Plus"), Ward 2

3. Variance 2003ZB028:

Variance 2003ZB028, by agent George Denmark, tax parcels 0909P-01-002.002 and 0909P-01-002.003, Variance for accessory building quantity and area, 9160 Ridge Rd, Zoned R-1-7.5 (Single-family), Ward 4

4. Variance 2003ZB029:

Variance 2003ZB029, by owners Cullen Alan and Wanda D. Ray, tax parcel 0811A-02-016.000, Variance for side setback, 2216 East Ave, Zoned R-1-7.5 (Single-family), Ward 2

5. Variance 2003ZB030:

Variance 2003ZB030, by agent Schwartz, Orgler & Jordan PLLC, tax parcel 0809N-01-018.000, Variances for reduced parking and landscape buffer, 9210 Hwy 49, Zoned B-4 (Highway business), Ward 3

6. Variance 2003ZB031:

Variance 2003ZB031, by agent Josh Wagner, tax parcel 1010L-02-077.001, Variance for garage placement 1324 Poplar Ave, Zoned T3 (Sub-Urban Zone), Ward 2

7. Variance 2002ZB015:

(Deferred to April 16, 2020 Meeting by applicant)

Variance 2002ZB015, by owner The Robert T. Cox and Lillie K. Cox Revocable Trust Agreement, tax parcel 0907O-01-008.000, Variance for fence height, 12455 Cox Rd, Zoned R-1-15 (Single-family), Ward 6

8. Appeal of SmartCode Warrant 1912SC160:

(Deferred from February 20, 2020 Meeting)

(Withdrawn by applicant)

Appeal-Warrant 1912SC160, by agent Heinrich and Associates, tax parcels 0711O-03-073.000, 0711O-03-073.001, 0711O-03-074.000, Appeal denial of warrant for resubdivision, Woodward Ave and Alston Ave, Zoned T3 (Sub-Urban zone) Ward 2

9. Variance 2003ZB024:

(Tabled from the February 20, 2020 meeting.)

Variance 2003ZB024, by agent Jesse Vincent, tax parcel 0911F-01-004.000, Variances for setbacks, 317 Bouslog St, Zoned R-1-7.5 (Single-family), Ward 2

H. Adjournment

MEMORANDUM

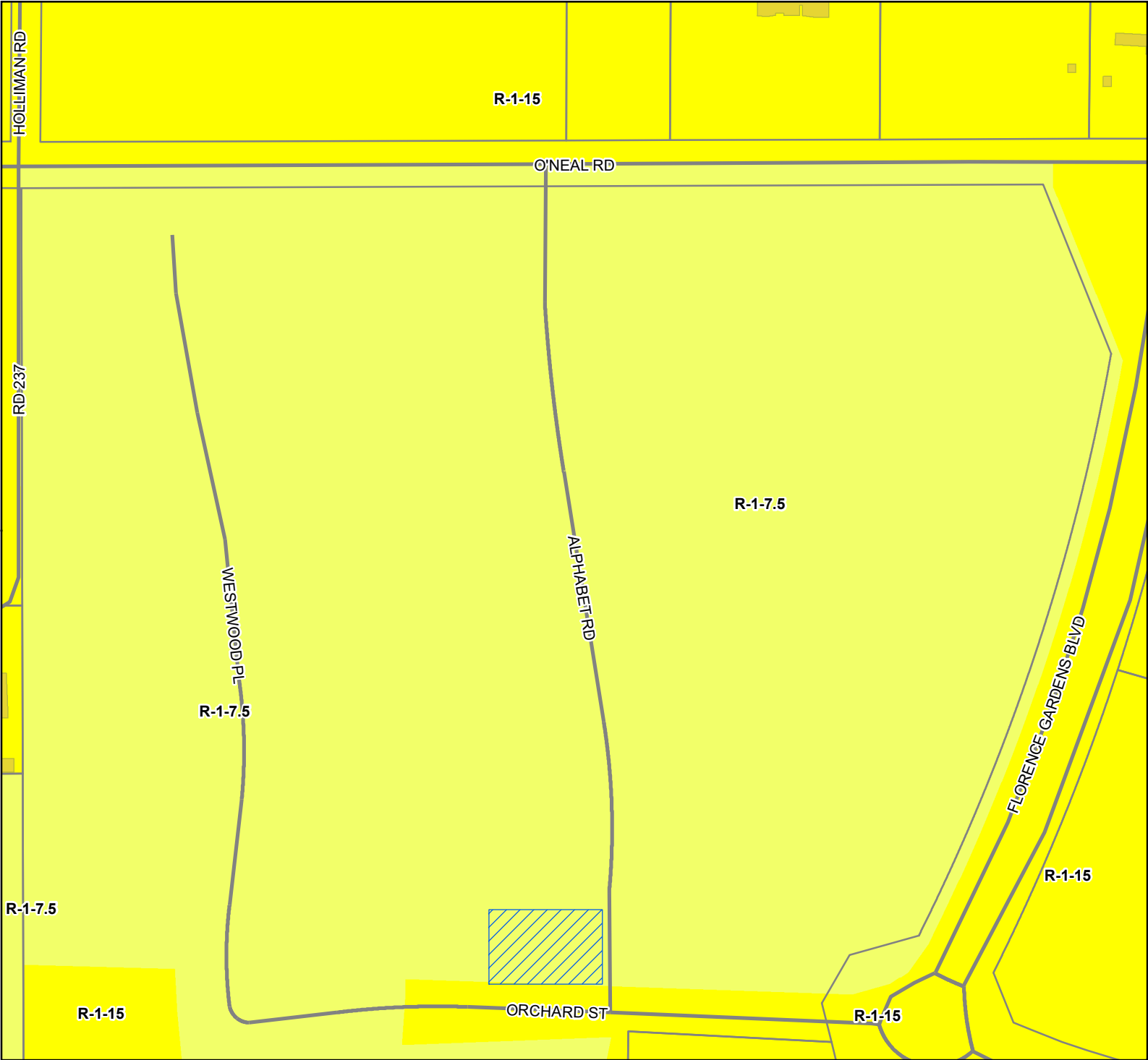
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 19, 2020

Re: Variance 2003ZB022:

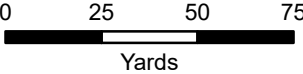
Variance 2003ZB022, by owner Elliott Homes LLC, tax parcel 0908C-01-001.062, Variance for front setback, 12505 Alphabet Rd, Zoned R-1-7.5 (Single-family), Ward 6



- Street
- Parcels
- Buildings

- Zoning**
- R-1-15 - Single Family Residence District (Low Density)
 - R-1-7.5 - Single Family Residence District (Low Density)

Site Information
0908C-01-001.062
Zoning: R-1-7.5 (Single-family)
Size: 14,171 Square Feet
Flood: X



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

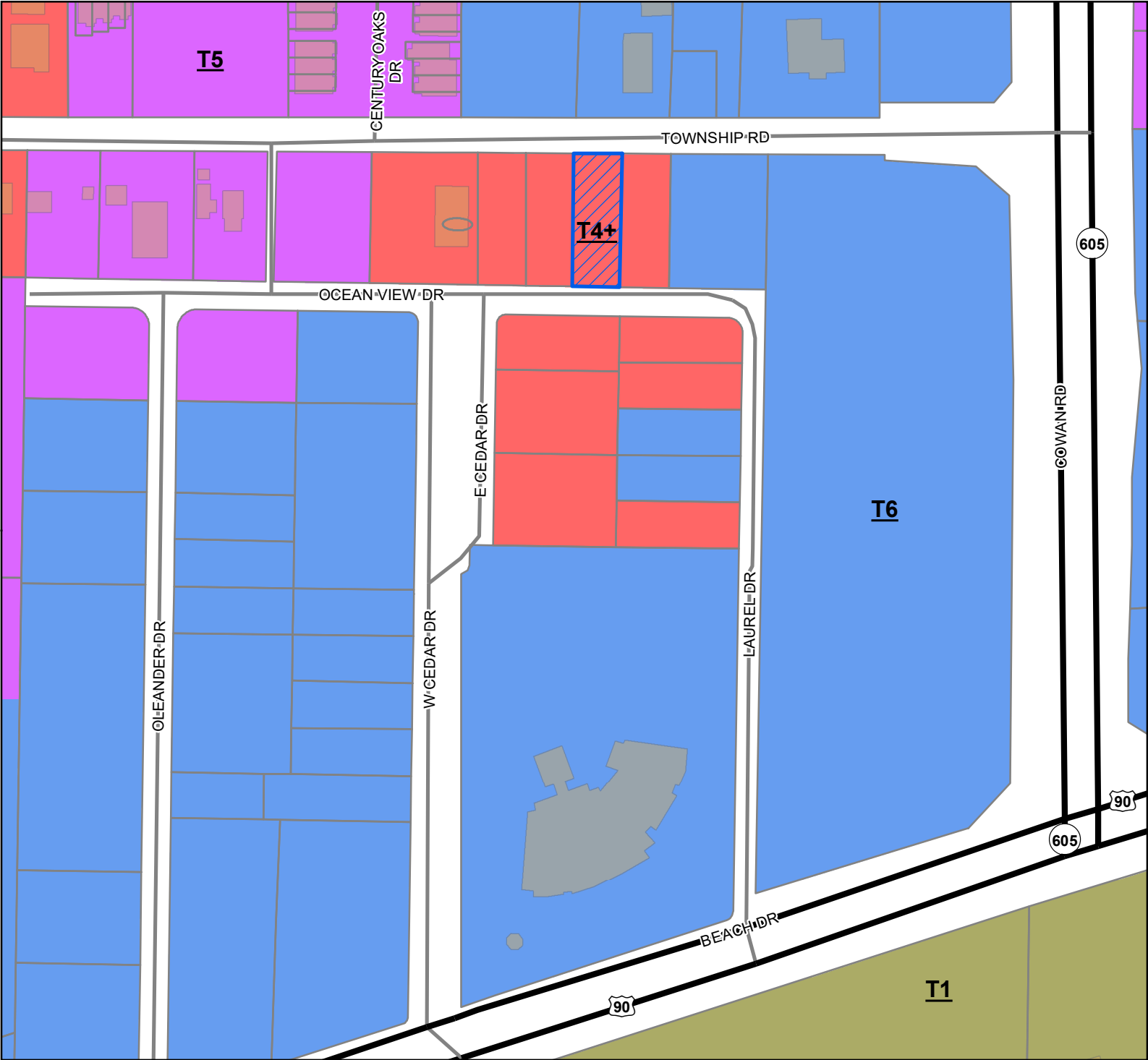
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 19, 2020

Re: Variance 2003ZB025:

Variance 2003ZB025, by agent Luanna Altenbaumer, tax parcel 1011D-01-004.001, Variance for parking location, 1215 Ocean View Dr, Zoned T4+ (General Urban Zone "Plus"), Ward 2



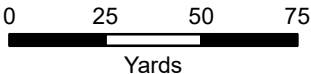
- Site
- US or State Highway
- Street
- Parcels
- Buildings

Smart Code

- T6
- T5
- T4+
- T1

Site Information

1011D-01-004.001
Zoning: T4+ (General Urban Zone "Plus")
Size: 7,451 sq ft
Flood: 0.2%, AE



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

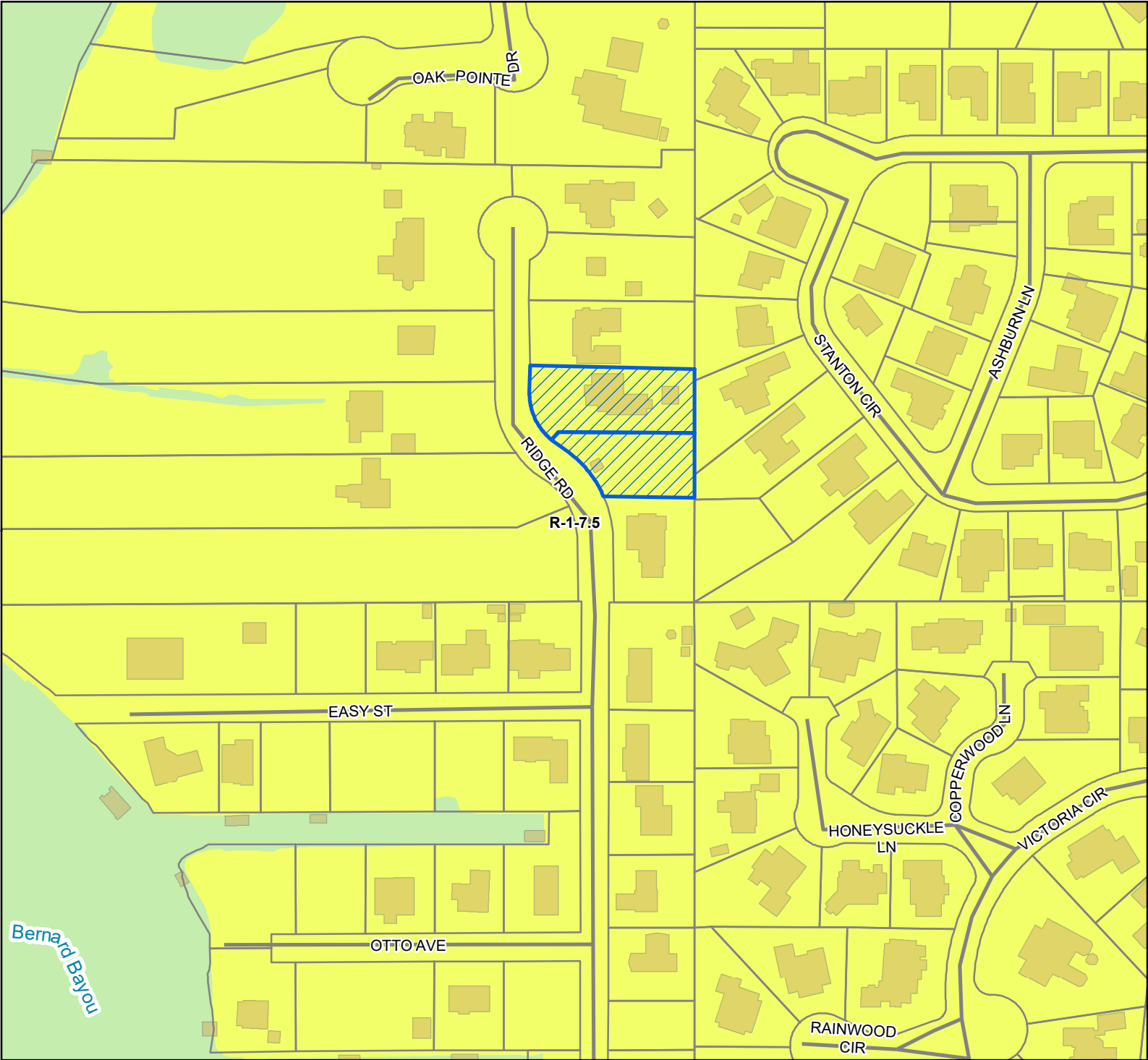
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 19, 2020

Re: Variance 2003ZB028:

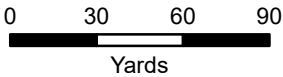
Variance 2003ZB028, by agent George Denmark, tax parcels 0909P-01-002.002 and 0909P-01-002.003, Variance for accessory building quantity and area, 9160 Ridge Rd, Zoned R-1-7.5 (Single-family), Ward 4



- Legend**
- Site
 - Street
 - Parcels
 - Buildings
- Zoning**
- R-1-7.5 - Single Family
 - Residence District (Low Density)
 - Water Features

Site Information

0909P-01-002.002
0909P-01-002.003
Zoning: R-1-7.5 (Single-family)
Size: 0.88 acres
Flood: 0.2% annual



1 inch = 200 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

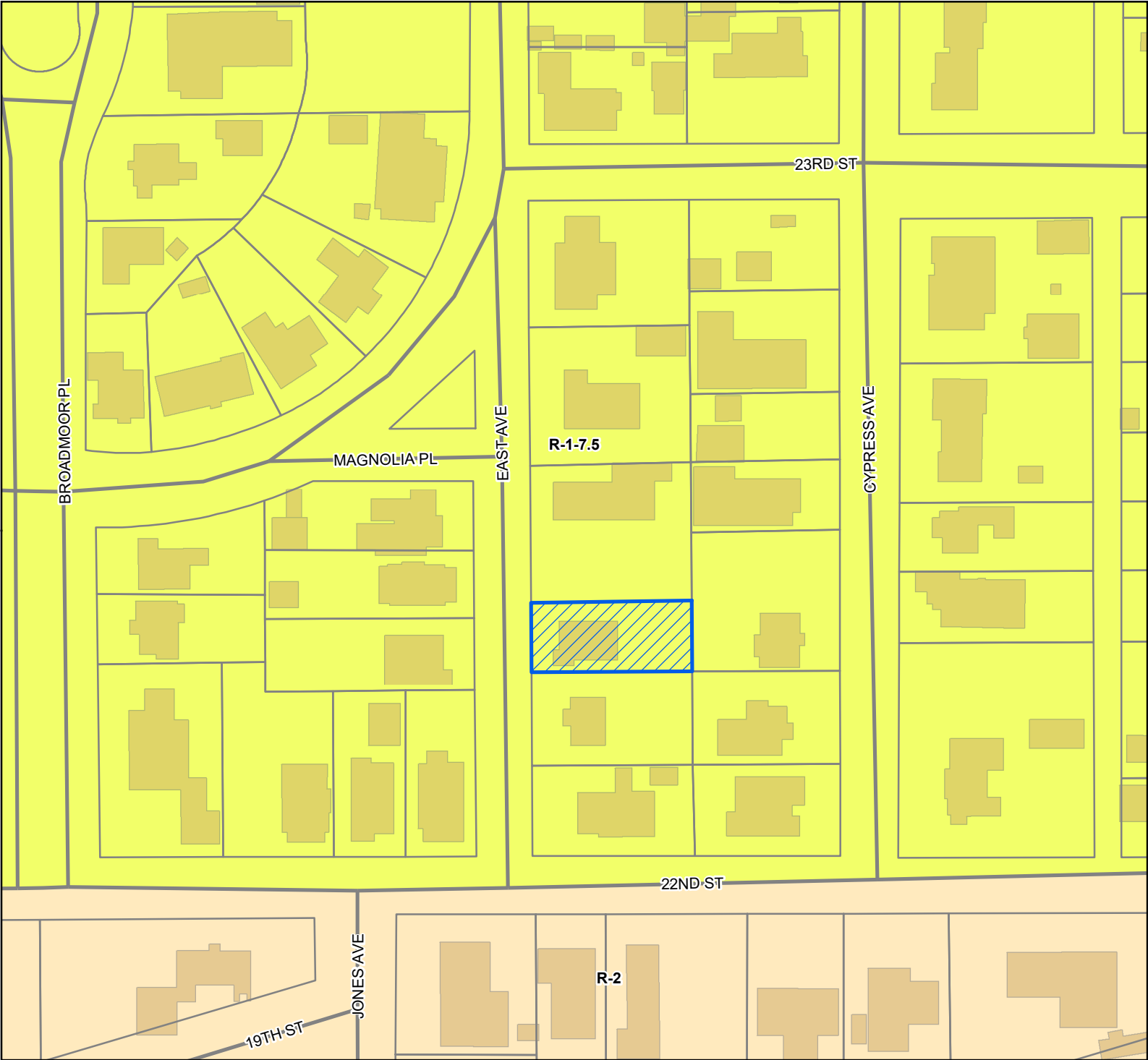
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 19, 2020

Re: Variance 2003ZB029:

Variance 2003ZB029, by owners Cullen Alan and Wanda D. Ray, tax parcel 0811A-02-016.000,
Variance for side setback, 2216 East Ave, Zoned R-1-7.5 (Single-family), Ward 2



Site

Street

Parcels

Buildings

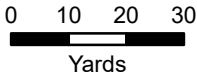
Zoning

R-1-7.5 - Single Family
Residence District (Low
Density)

R-2 - Single Family
Residence District (Medium
Density)

Site Information

0811A-02-016.000
Zoning: R-1-7.5 (Single-family)
Size: 5,848 Square Feet
Flood: X



1 inch = 100 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

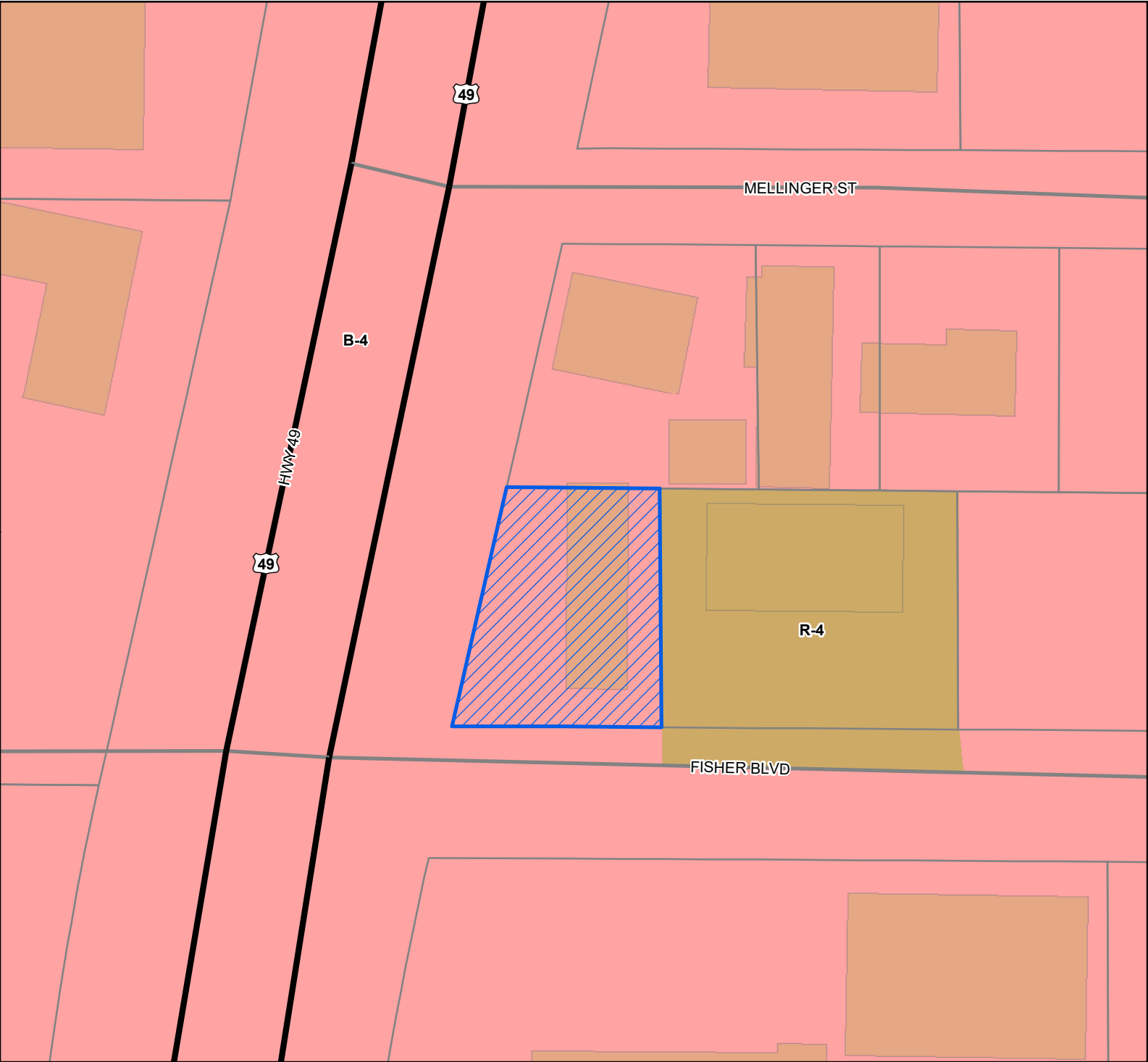
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 19, 2020

Re: Variance 2003ZB030:

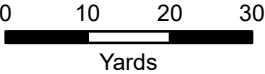
Variance 2003ZB030, by agent Schwartz, Orgler & Jordan PLLC, tax parcel 0809N-01-018.000, Variances for reduced parking and landscape buffer, 9210 Hwy 49, Zoned B-4 (Highway business), Ward 3



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

- Zoning**
- B-4 - Highway Business District
 - R-4 - General Residence (High Density)

Site Information
0809N-01-018.000
Zoning: B-4 (Highway Business)
Size: 10,988 square feet
Flood: X, 0.2% Annual



1 inch = 70 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

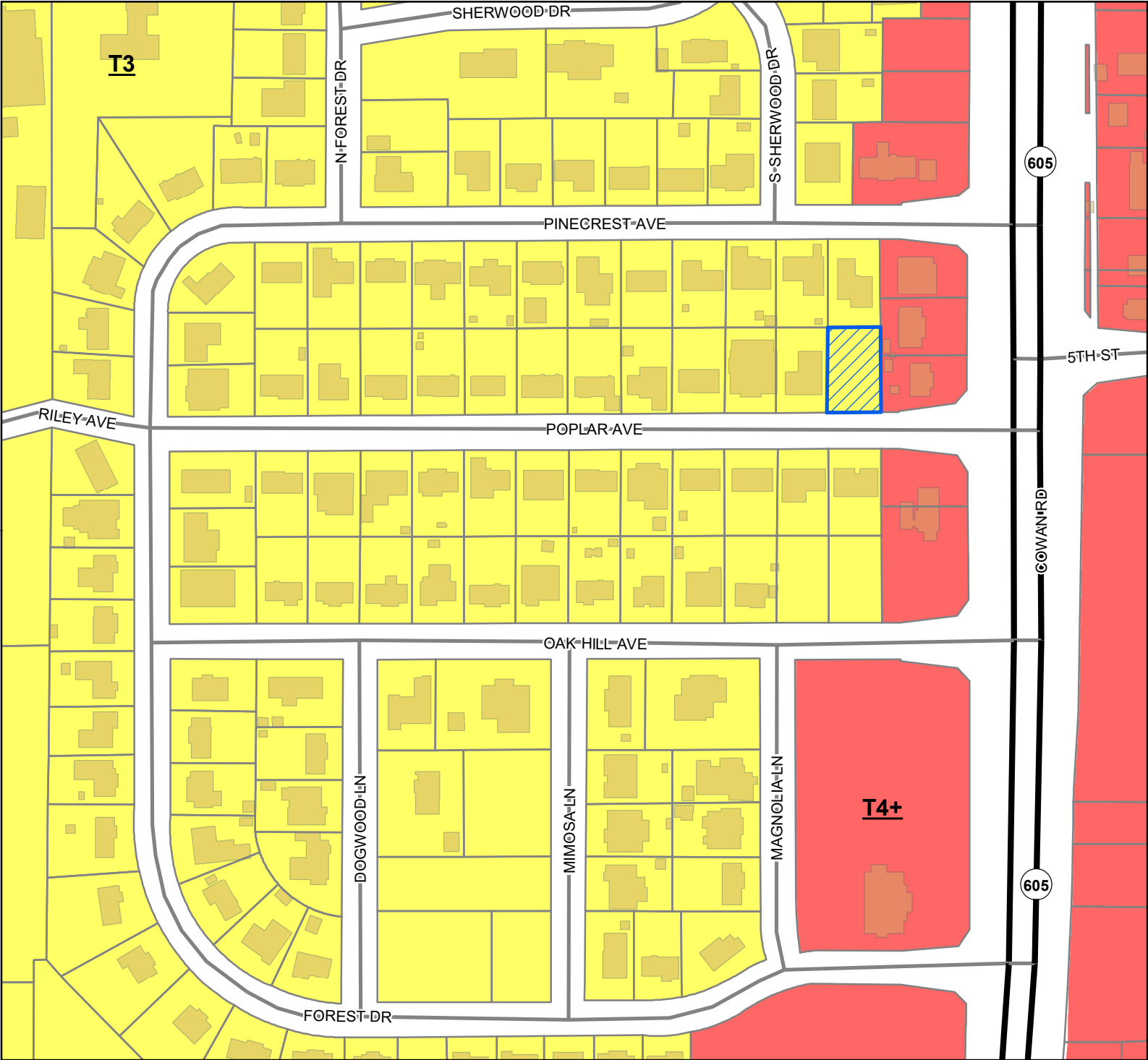
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 19, 2020

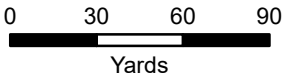
Re: Variance 2003ZB031:

Variance 2003ZB031, by agent Josh Wagner, tax parcel 1010L-02-077.001, Variance for garage placement 1324 Poplar Ave, Zoned T3 (Sub-Urban Zone), Ward 2



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Smart Code
 - T4+
 - T3

Site Information
1010L-02-077.001
Zoning: T3 (Sub-urban Zone)
Size: 9,427 Square feet
Flood: X



1 inch = 200 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

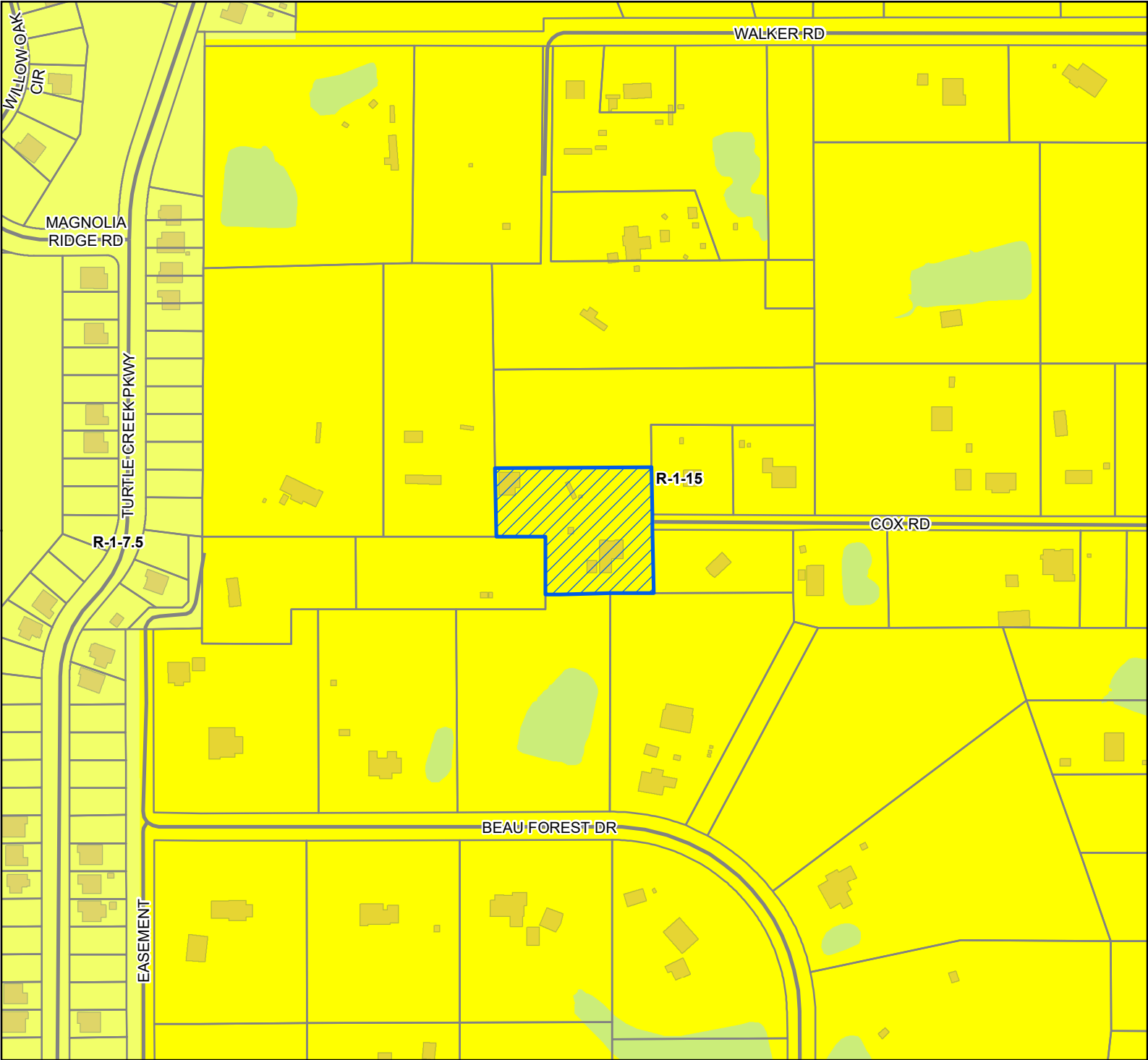
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 19, 2020

Re: Variance 2002ZB015:
(Deferred to April 16, 2020 Meeting by applicant)

Variance 2002ZB015, by owner The Robert T. Cox and Lillie K. Cox Revocable Trust Agreement, tax parcel 0907O-01-008.000, Variance for fence height, 12455 Cox Rd, Zoned R-1-15 (Single-family), Ward 6



Site

Street

Parcels

Buildings

Zoning

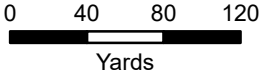
R-1-15 - Single Family
Residence District (Low Density)

R-1-7.5 - Single Family
Residence District (Low Density)

Water Features

Site Information

0907O-01-008.000
Zoning: R-1-15 (Single-family)
Size: 1.8 acres
Flood: X



1 inch = 300 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

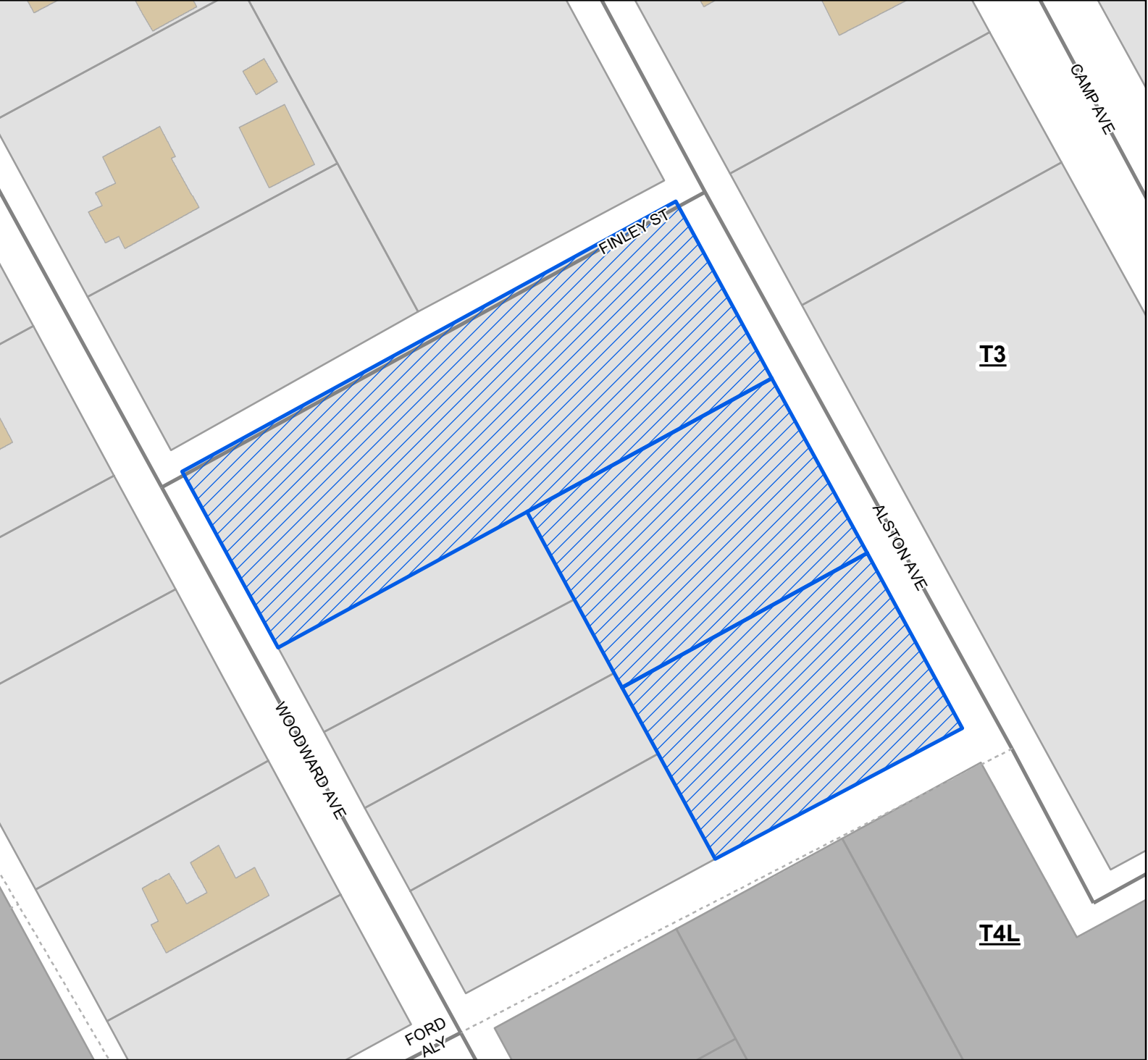
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 19, 2020

Re: Appeal of SmartCode Warrant 1912SC160:
(Deferred from February 20, 2020 Meeting)
(Withdrawn by applicant)

Appeal-Warrant 1912SC160, by agent Heinrich and Associates, tax parcels 0711O-03-073.000, 0711O-03-073.001, 0711O-03-074.000, Appeal denial of warrant for resubdivision, Woodward Ave and Alston Ave, Zoned T3 (Sub-Urban zone) Ward 2

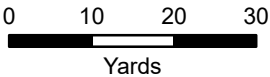


Legend

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

Site Information

0711O-03-074.000
0711O-03-073.000
0711O-03-073.001
Zoning: T3 (Sub-urban Zone)
Size: 1.4 acres
Flood: AE



1 inch = 70 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

MEMORANDUM

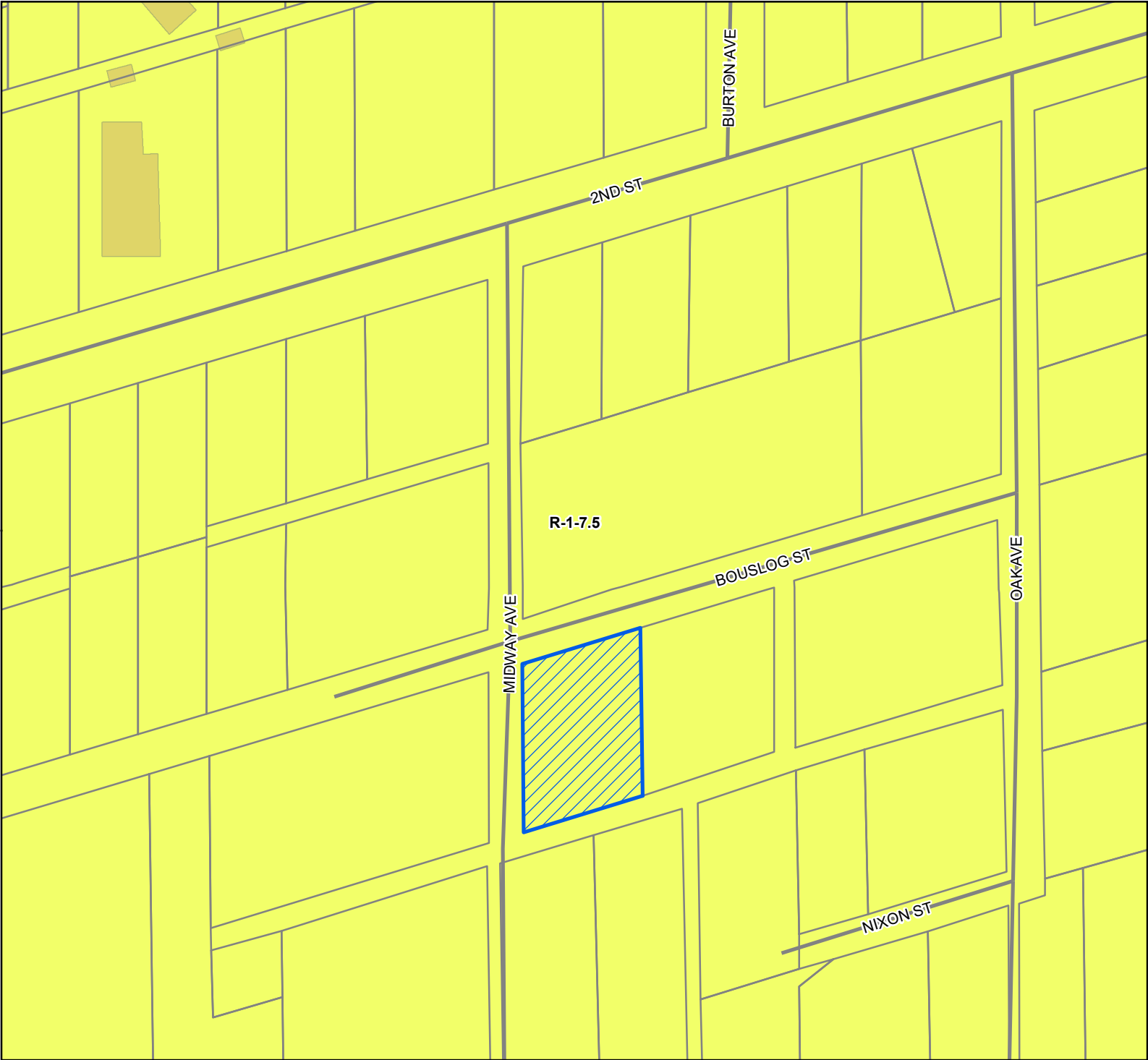
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 19, 2020

Re: Variance 2003ZB024:
(Tabled from the February 20, 2020 meeting.)

Variance 2003ZB024, by agent Jesse Vincent, tax parcel 0911F-01-004.000, Variances for setbacks, 317 Bouslog St, Zoned R-1-7.5 (Single-family), Ward 2



Site

Street

Parcels

Buildings

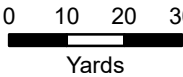
Zoning

R-1-7.5 - Single Family

Residence District (Low Density)

Site Information

0911F-01-004.000
Zoning: R-1-7.5 (Single-family)
Size: 10,409 Square feet
Flood: AE



1 inch = 100 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

\$75.00



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 2003ZB024Date Received: 1/27/2020

Receipt #: _____

Received By: UMPZoning: R-1-7.5Ward: 2 Flood: AESize: 10,409 sq ft

(If necessary, use separate sheet of paper)

TAX PARCEL # 0911F-01-004.000

0	9	1	1	F	-	0	1	-	0	0	4	•	0	0	0
					-			-				•			
					-			-				•			

Address of Property Involved: 317 Bouslog ST

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: Corner of Bouslog & Midway, a block south of Second St.**GENERAL DESCRIPTION OF REQUEST:**

Want house to face Midway without taking out any large oaks. Need leniency on setbacks. they call for 25' from property lines. I need more like 15'. There's already about 8' from property line to road.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Jane Ann Lizana / Jesse Vincent

Printed Name Of Owner

14881 John Clark Rd

Mailing Address

Gulfport MS 39503

City

State

Zip code

228-297-9897

Home Phone

Work/Cell Phone

jessevincent144@yahoo.com

Email

Jane Ann Lizana / Jesse Vincent
Signature Of Owner

Printed Name Of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Jane Ann Lizana

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) 228-806-2075 (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED 0911F-01-004.000

SIGNATURE: Jane Ann Lizana

NAME OF OWNER (PRINT) Jesse Vincent

ADDRESS (STREET, CITY, STATE, ZIP CODE) 14881 John Clark Rd.

PHONE # (H) 228-297-9897 (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED 0911F-01-004.000

SIGN: J. Vincent

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

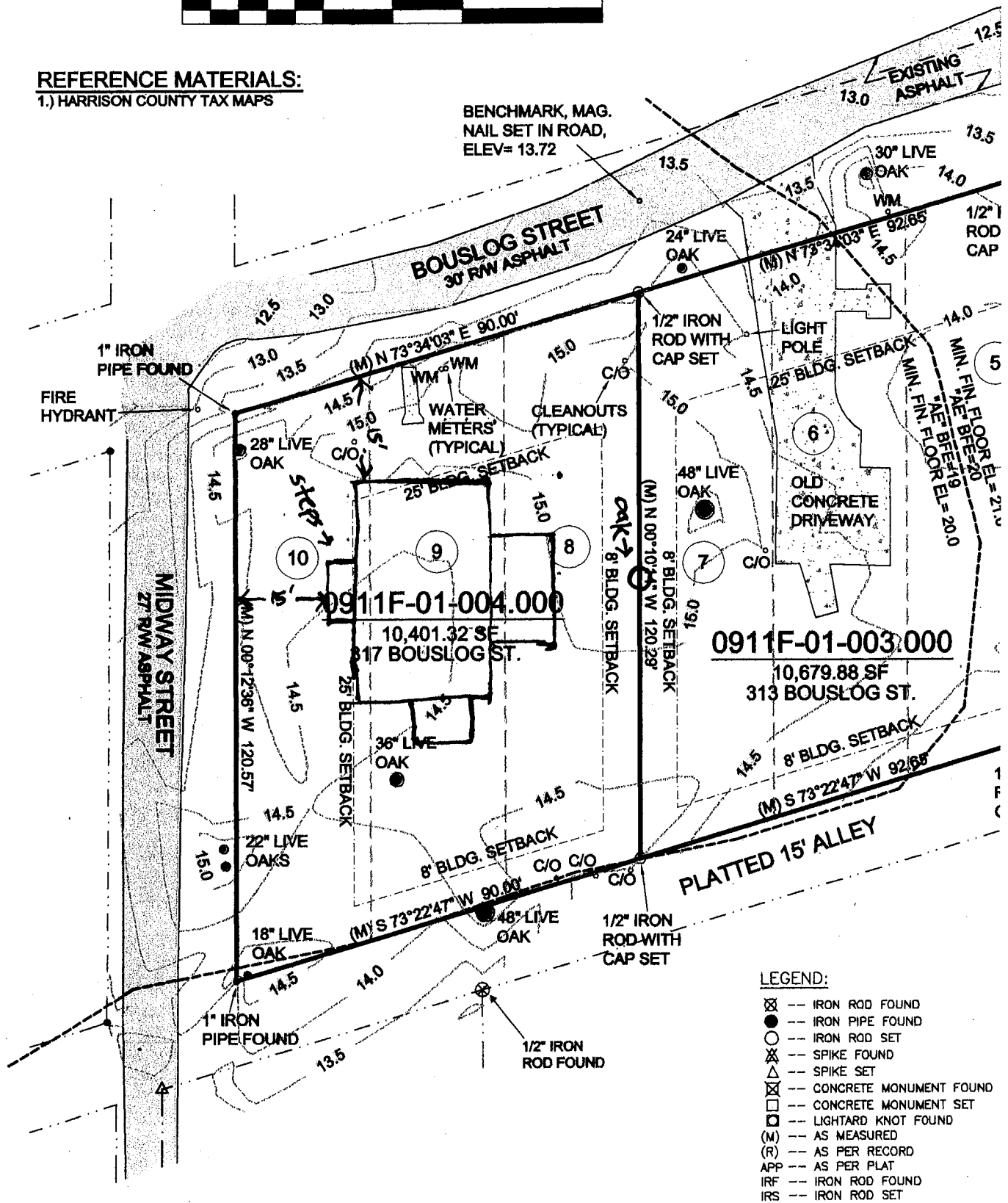
(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU: Jesse Vincent



REFERENCE MATERIALS:
1.) HARRISON COUNTY TAX MAPS



- LEGEND:**
- ⊗ --- IRON ROD FOUND
 - --- IRON PIPE FOUND
 - --- IRON ROD SET
 - ⊗ --- SPIKE FOUND
 - △ --- SPIKE SET
 - ⊗ --- CONCRETE MONUMENT FOUND
 - --- CONCRETE MONUMENT SET
 - --- LIGHTARD KNOT FOUND
 - (M) --- AS MEASURED
 - (R) --- AS PER RECORD
 - APP --- AS PER PLAT
 - IRF --- IRON ROD FOUND
 - IRS --- IRON ROD SET

1. Most importantly I don't want to remove any large oaks. Secondly, I want to face midway because the neighbor across the street will be facing midway.
2. The oaks have been there for approximately 300 years.
3. Facing the house toward the west to match the neighbor and without needing to remove any large oaks I would need this variance. I have already reworked my house plan as much as I could to fit.
4. I would be harmonizing w/ the surrounding area, ~~and would not~~
5. I am only asking for leniency to preserve the old oaks because that is what makes the area ~~so~~ what it is.
6. Building a single family home is allowed by right in this area.

6. there are no restricted or protected covenants in this neighborhood.

J. Vinice

Sworn to and subscribed to
me this 27th day of
January 2020.

Sulin
Notary Public

