

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, SEPTEMBER 17, 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 - August 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 2009ZB102:

Variance 2009ZB102, by owners Linda Weiss- and Earl duChossois, tax parcel 0907K-01-001.114, Variance for setback, 13750 Shelby Ct, Zoned R-1-5 (Single-family), Ward 6

2. Special Exception 2009SE104:

Special Exception 2009SE104, by agent Surjit Singh, tax parcel 1008K-03-002.000, Request liquor sales use, 11594 Lorraine Rd, Zoned B-2 (General business), Ward 6

3. Variance 2009ZB106:

Variance 2009ZB106, by owner Demetris Ross, tax parcel 1010L-03-032.000, Variances for setbacks, parking in the front, 543 N Forest Dr, Zoned T3 (Sub-Urban Zone), Ward 2

4. Variance 2009ZB109:

Variance 2009ZB109, by agent Chad Elmore, tax parcel 0711N-04-064.000, Variance for accessory building area, 709 Rich Ave, Zoned T3 (Sub-Urban Zone), Ward 2

5. Special Exception 2009SE110:

Special Exception 2009SE110, by agent Brandie and James Simmons, tax parcel 1010J-02-001.000, Request daycare/preschool use, 2333 Demaret Dr, Zoned R-1-7.5 (Single-family), Ward 2

6. Variance 2009ZB111:

Variance 2009ZB111, by agent Leah Watters, tax parcel 0808L-01-084.000, Variances for backing into the right-of-way, parking dimensions, 11422 Hwy 49, Zoned B-4 (Highway business), Ward 7

7. Variance 2009ZB114:

Variance 2009ZB114, by owner Gulfport School District, parcel 0711F-02-028.000, Variances for accessory structure area and quantity, 1526 Mills Ave, Zone R-2 (Single-family), Ward 1

8. Variance 2009ZB115:

Variance 2009ZB115, by owner Claudia Salvador, tax parcel 1010N-04-010.004, Variance for fence height, 1809 Curcor Dr, Zoned T4+ (General Urban Zone "Plus"), Ward 2

9. Appeal-Warrant 2006SC062:

Appeal-Warrant 2006SC062, by owner Gary W. Dean, tax parcel 0711N-02-029.000, Appeal denial of warrant for front setbacks, 826 Regnault Ave, Zone T3 (Sub-Urban zone), Ward 2

10. Variance 2008ZB082: (Deferred from August 20, 2020)

Variance 2008ZB082, by owner Kenneth White, parcel 0708H-03-004.000, Variances for accessory building setback, separation, and quantity, 16161 Robinson Rd, Zoning R-1-15 (Single-family), Ward 7

H. Adjournment

MEMORANDUM

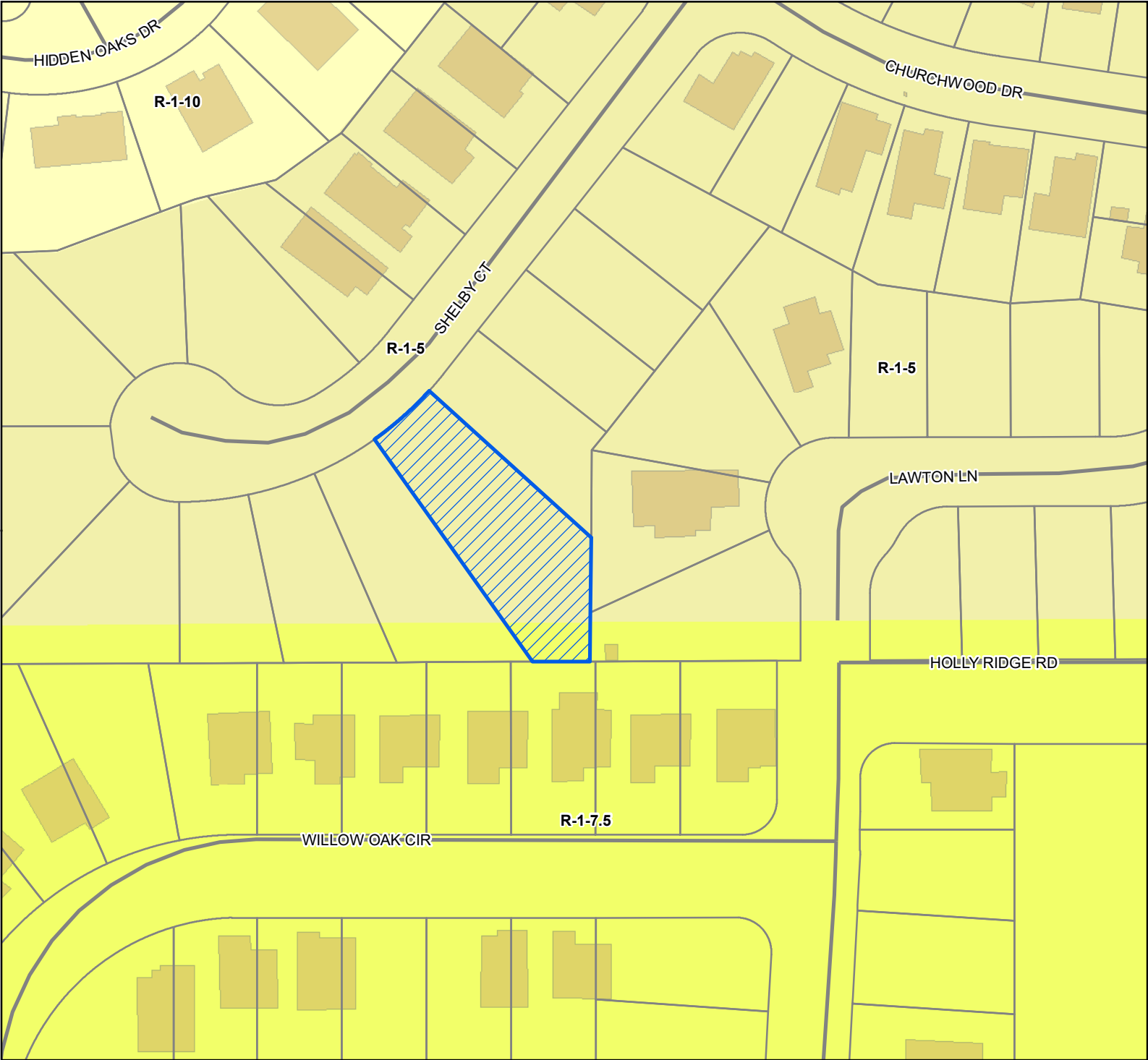
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: September 17, 2020

Re: Variance 2009ZB102:

Variance 2009ZB102, by owners Linda Weiss- and Earl duChossois, tax parcel 0907K-01-001.114, Variance for setback, 13750 Shelby Ct, Zoned R-1-5 (Single-family), Ward 6



Site

Street

Parcels

Buildings

Zoning

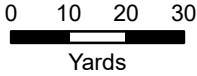
R-1-10 - Single Family Residence (Low Density)

R-1-5 - Single Family Residence District (Medium Density)

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

Site Information

0907K-01-001.114
Zoning: R-1-5 (Single-family)
Size: 14,372 square feet
Flood: X



1 inch = 100 feet



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MEMORANDUM

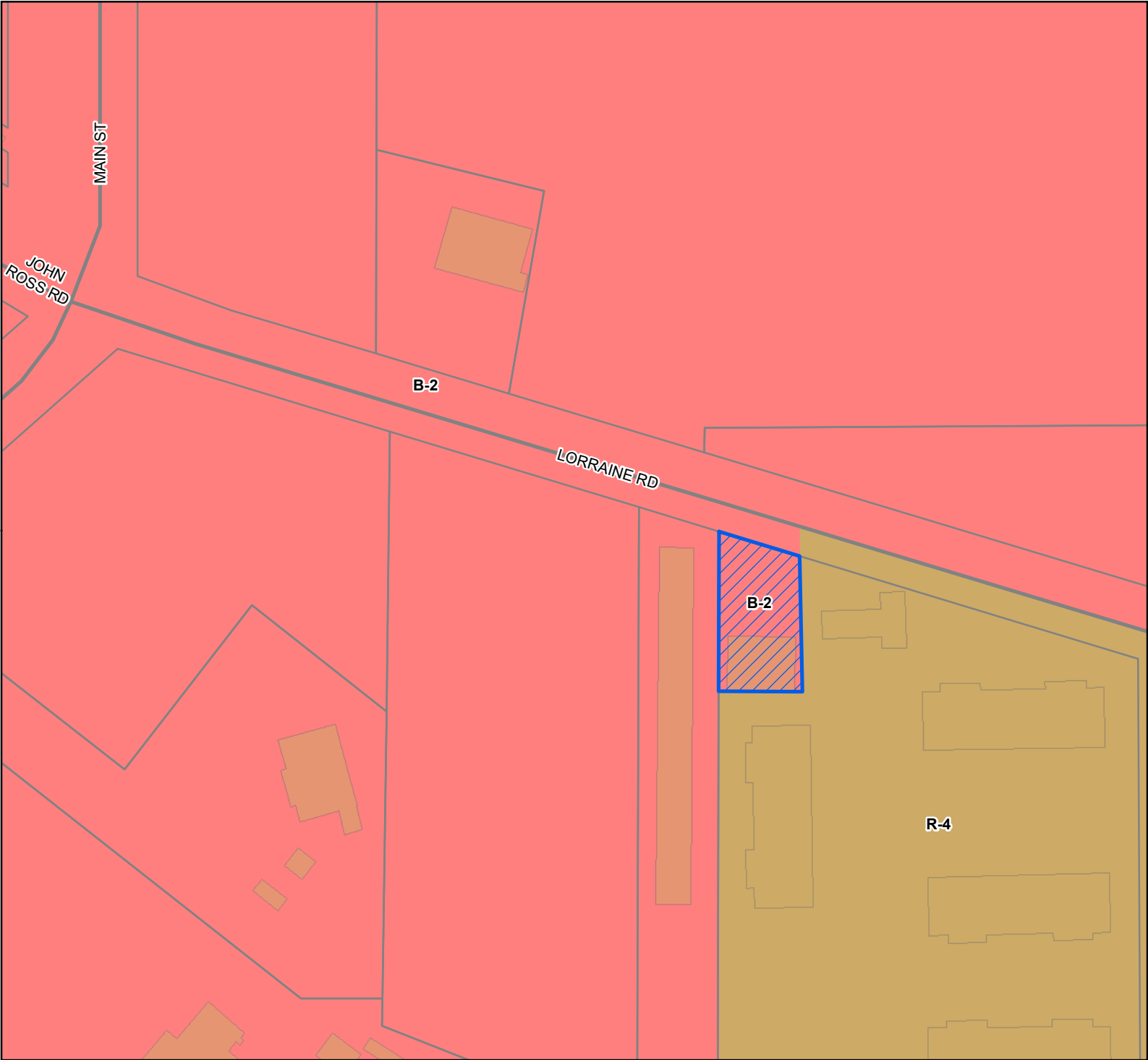
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: September 17, 2020

Re: Special Exception 2009SE104:

Special Exception 2009SE104, by agent Surjit Singh, tax parcel 1008K-03-002.000, Request liquor sales use, 11594 Lorraine Rd, Zoned B-2 (General business), Ward 6



Site

Street

Parcels

Buildings

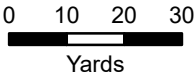
Zoning

B-2 - General Business District

R-4 - General Residence (High Density)

Site Information

1008K-03-002.000
Zoning: B-2 (General business)
Size: 6,275 square feet
Flood: X



1 inch = 100 feet



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Urban Development Department

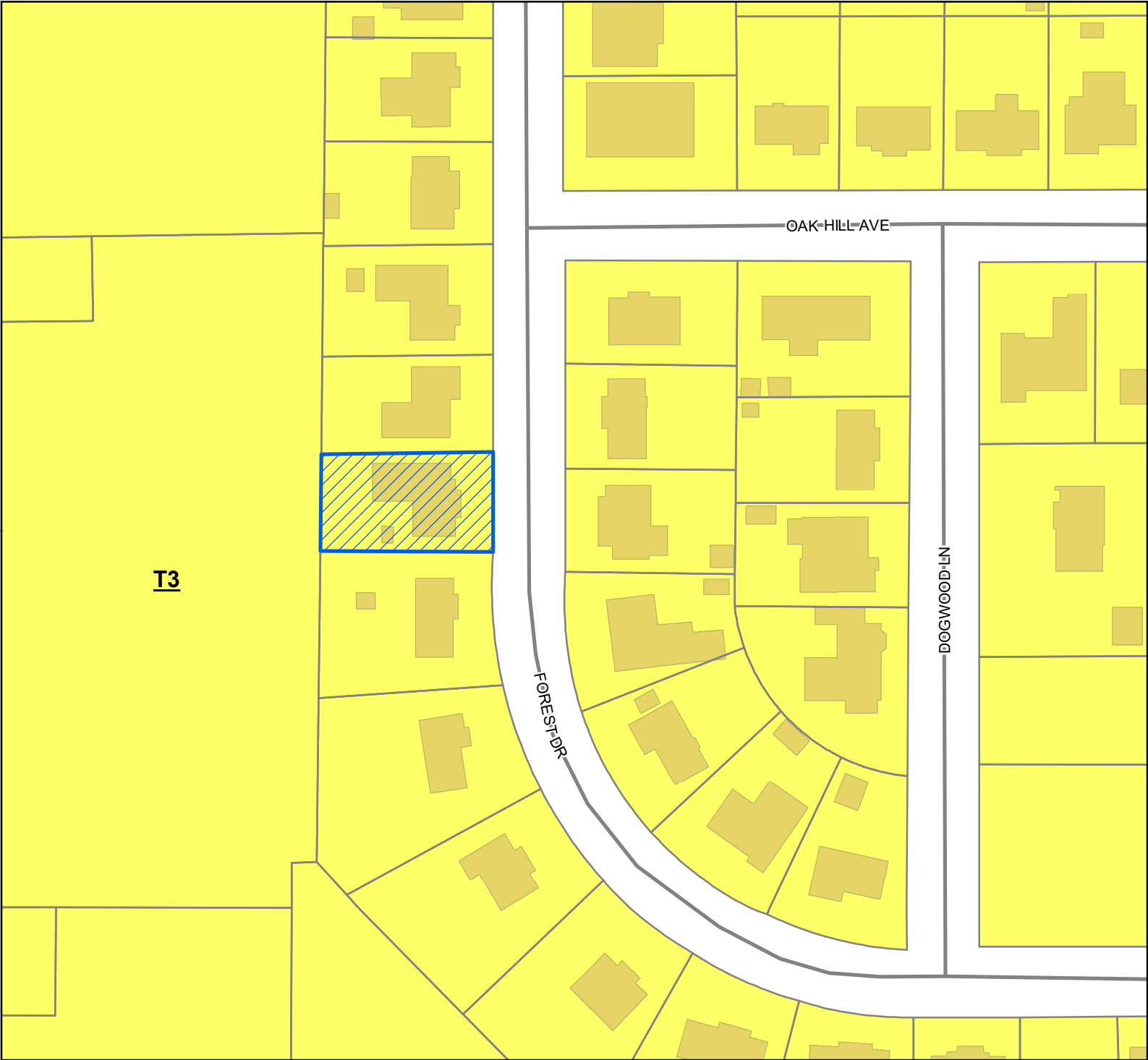
Date of Hearing: September 17, 2020

Re: Variance 2009ZB106:

Variance 2009ZB106, by owner Demetris Ross, tax parcel 1010L-03-032.000, Variances for setbacks, parking in the front, 543 N Forest Dr, Zoned T3 (Sub-Urban Zone), Ward 2

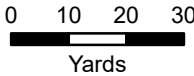
Legend

- Site
- Street
- Parcels
- Buildings
- Smart Code
- T3



Site Information

1010L-03-032.000
Zoning: T3 (Sub-urban Zone)
Size: 8,796 square feet
Flood: X, A



1 inch = 100 feet



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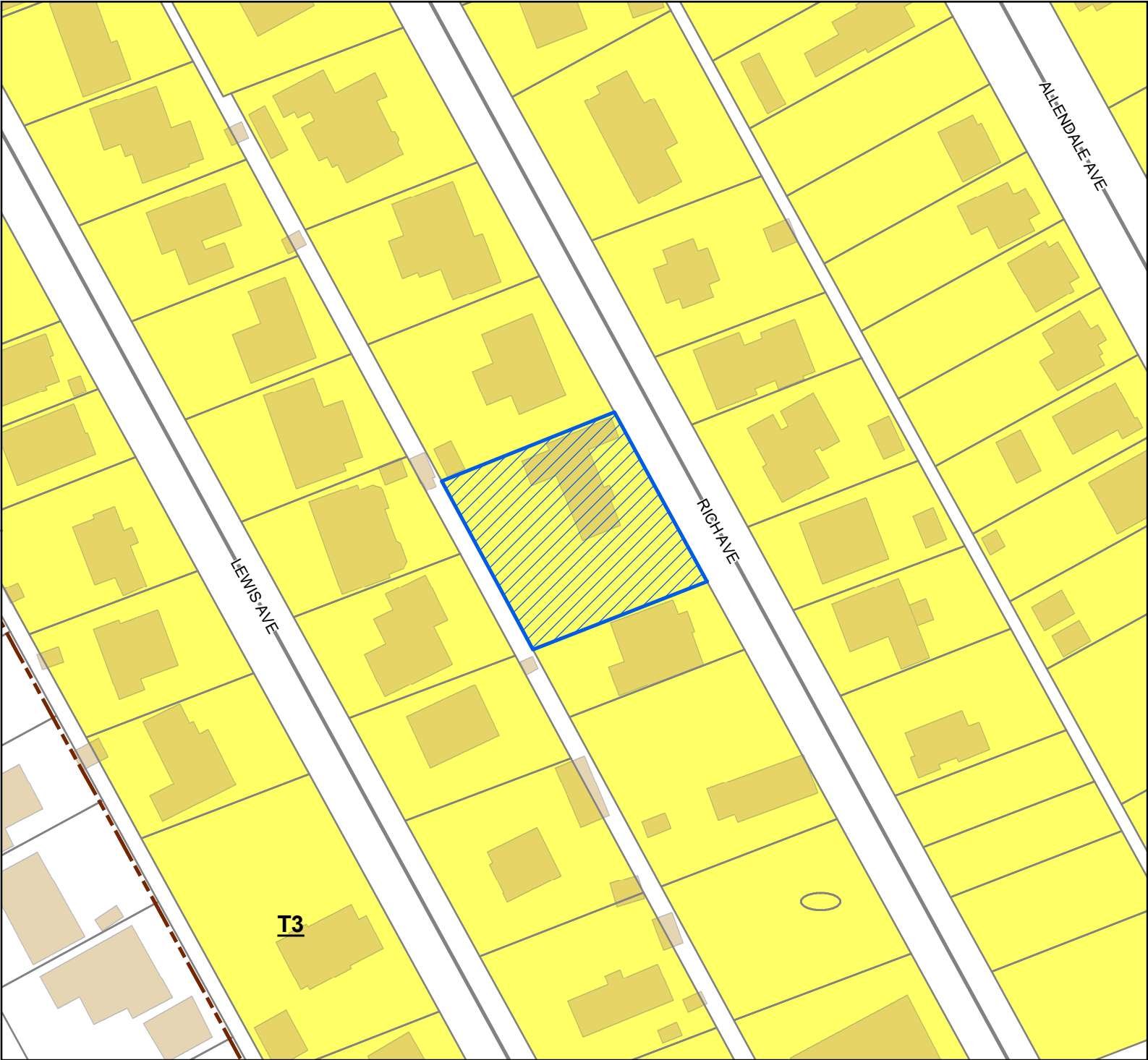
Date of Hearing: September 17, 2020

Re: Variance 2009ZB109:

Variance 2009ZB109, by agent Chad Elmore, tax parcel 0711N-04-064.000, Variance for accessory building area, 709 Rich Ave, Zoned T3 (Sub-Urban Zone), Ward 2

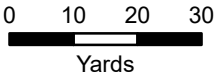
Legend

- Site
- Street
- Parcels
- Buildings
- Smart Code
- T3
- City Limit



Site Information

0711N-04-064.000
Zoning: T3 (Sub-urban Zone)
Size: 14,965 square feet
Flood: 0.2% Annual



1 inch = 90 feet



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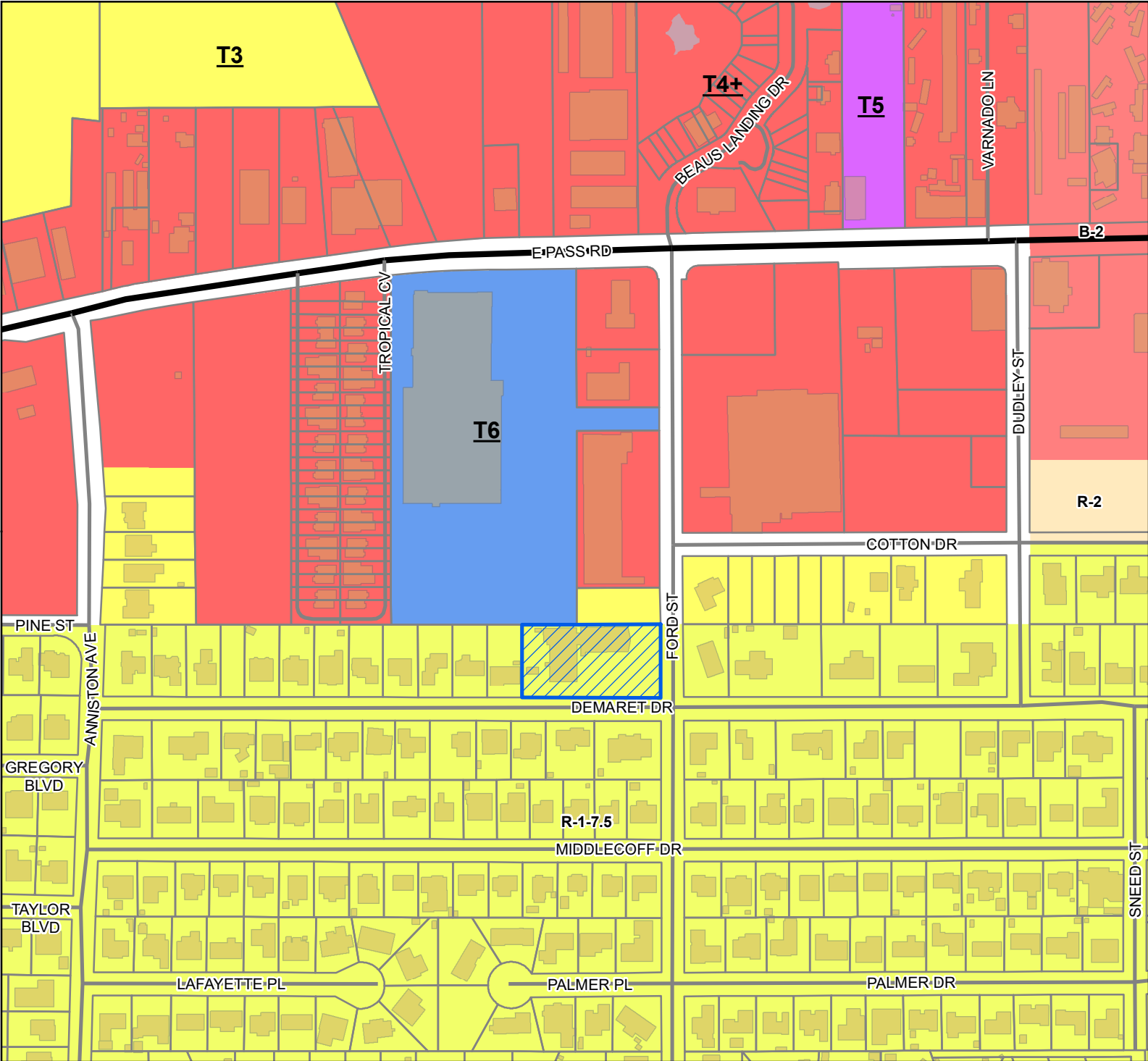
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Urban Development Department

Date of Hearing: September 17, 2020

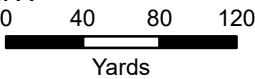
Re: Special Exception 2009SE110:

Special Exception 2009SE110, by agent Brandie and James Simmons, tax parcel 1010J-02-001.000, Request daycare/preschool use, 2333 Demaret Dr, Zoned R-1-7.5 (Single-family), Ward 2



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Smart Code**
 - T6
 - T5
 - T4+
 - T3
- Zoning**
 - B-2 - General Business District
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)
 - Water Features

Site Information
1010J-02-001.000
Zoning: R-1-7.5 (Single-family)
Size: 1.08 acres
Flood: X



1 inch = 300 feet



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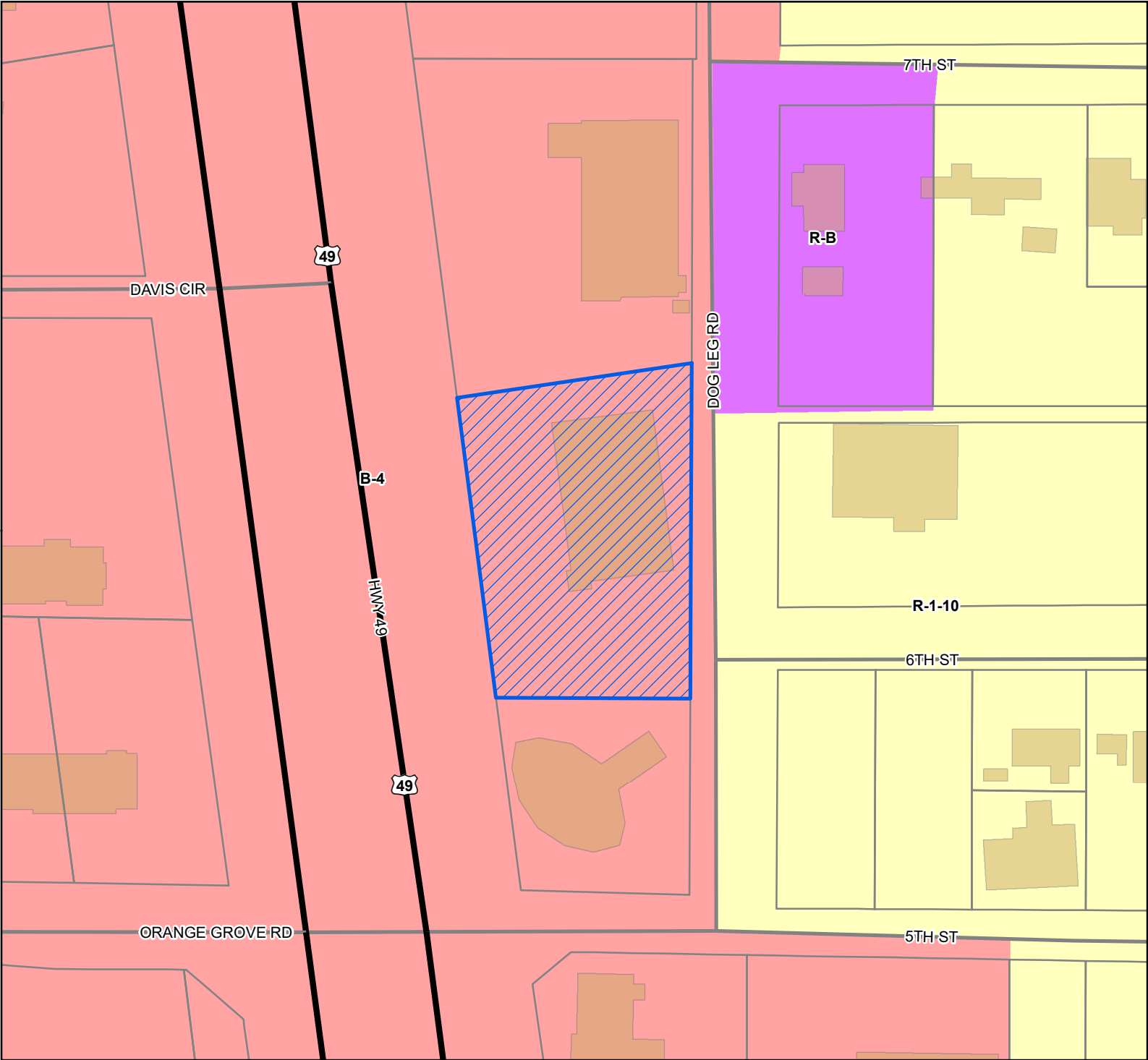
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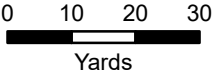
Re: Variance 2009ZB111:

Variance 2009ZB111, by agent Leah Watters, tax parcel 0808L-01-084.000, Variances for backing into the right-of-way, parking dimensions, 11422 Hwy 49, Zoned B-4 (Highway business), Ward 7



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Zoning**
 - B-4 - Highway Business District
 - R-1-10 - Single Family Residence (Low Density)
 - R-B - Residence-Business District

Site Information
0808L-01-084.000
Zoning: B-4 (Highway business)
Size: 28,765 square feet
Flood: X



1 inch = 90 feet



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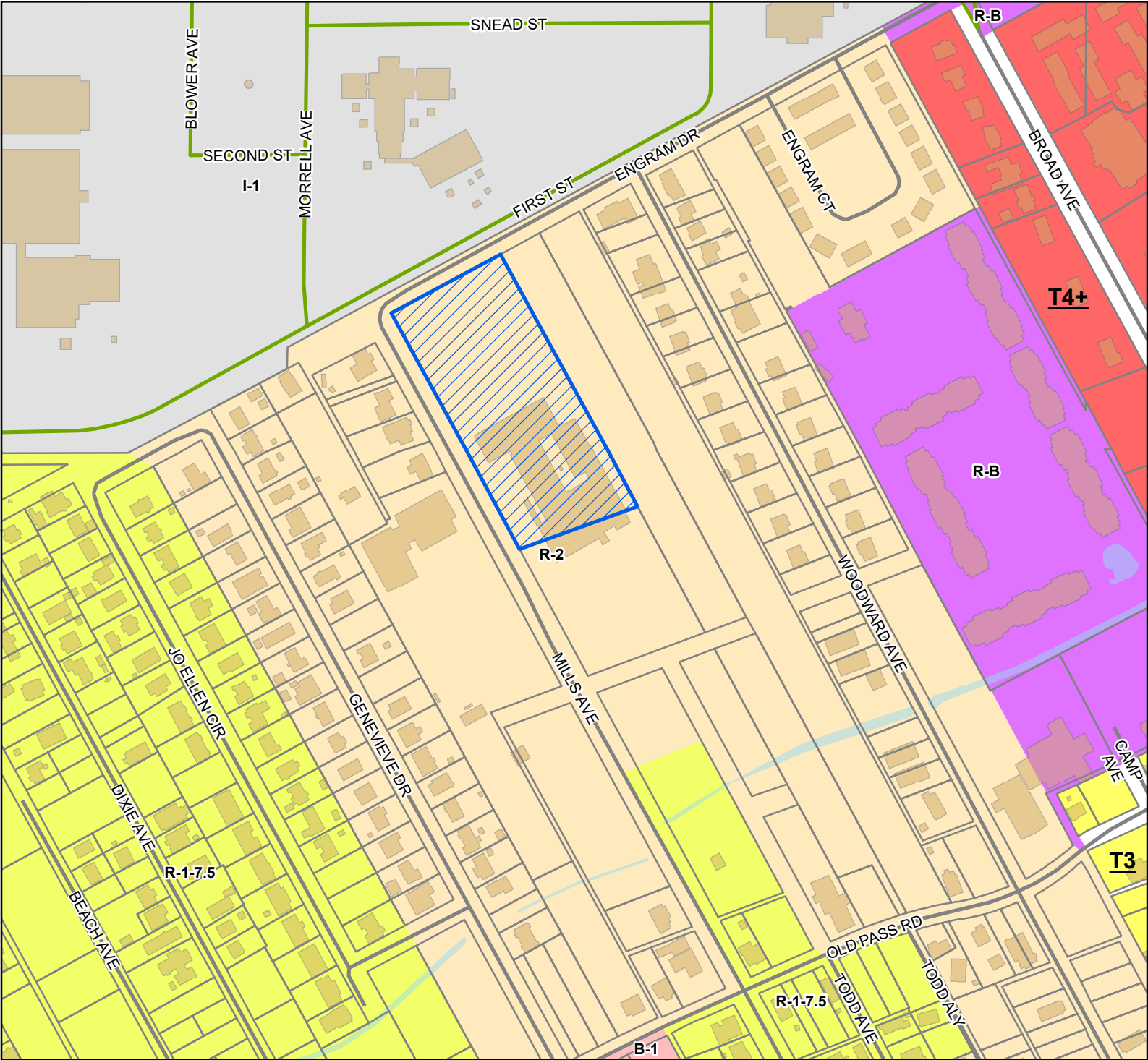
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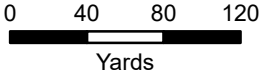
Re: Variance 2009ZB114:

Variance 2009ZB114, by owner Gulfport School District, parcel 0711F-02-028.000, Variances for accessory structure area and quantity, 1526 Mills Ave, Zone R-2 (Single-family), Ward 1



- Site
- Street
- Military Street
- Parcels
- Buildings
- Smart Code**
 - T4+
 - T3
- Zoning**
 - B-1 - Neighborhood Business District
 - I-1 - Light Industry District
 - R-1-7.5 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)
- Site Information**
 - R-B - Residence-Business District
 - Water Features

0711F-02-028.000
Zoning: R-2 (Single-family District)
Size: 16,140 Square feet
Flood: X, AE



1 inch = 300 feet



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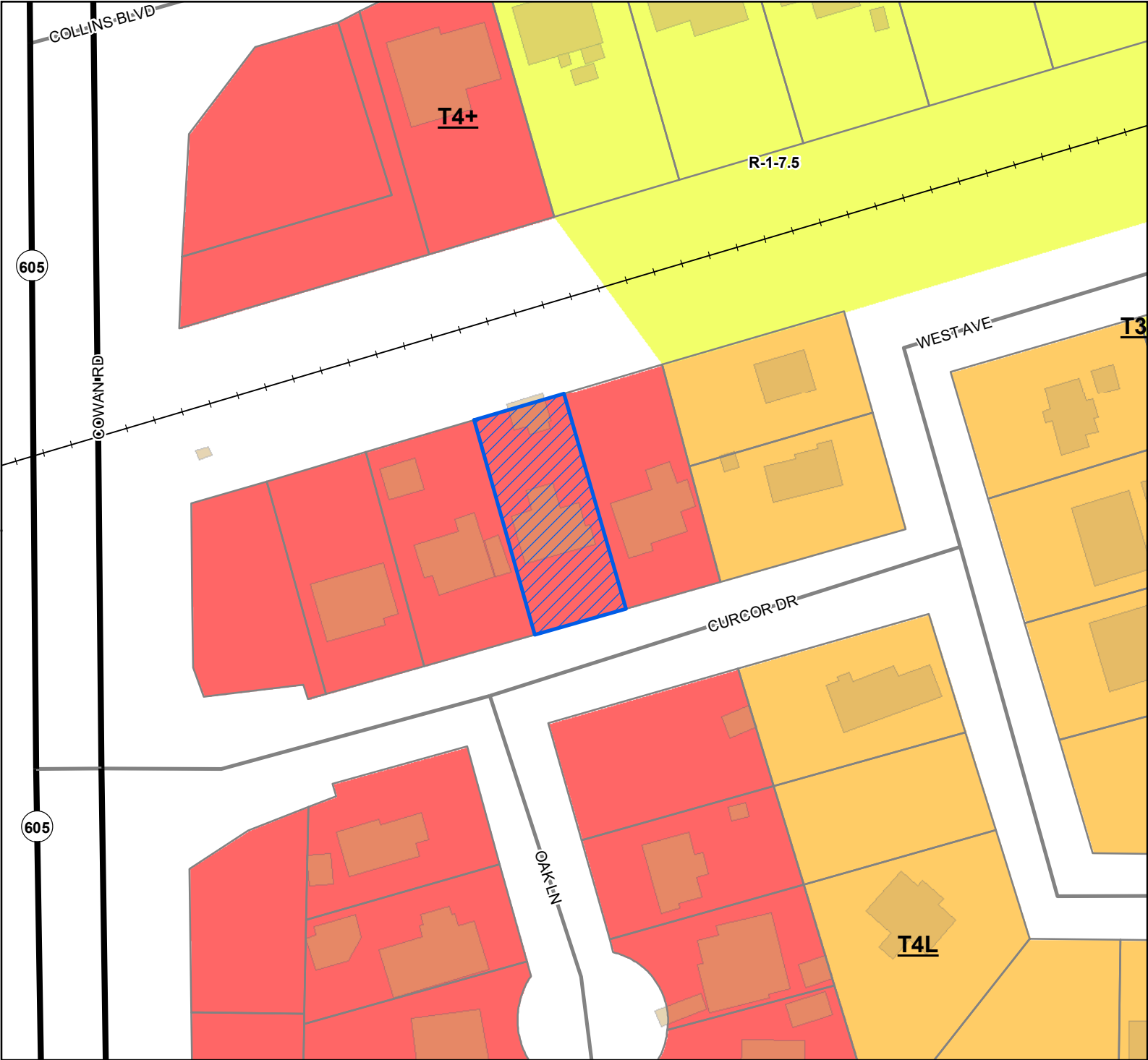
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Date of Hearing: September 17, 2020

Re: Variance 2009ZB115:

Variance 2009ZB115, by owner Claudia Salvador, tax parcel 1010N-04-010.004, Variance for fence height, 1809 Curcor Dr, Zoned T4+ (General Urban Zone "Plus"), Ward 2



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

Smart Code

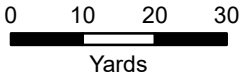
- T4+
- T4L
- T3

Zoning

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

Site Information

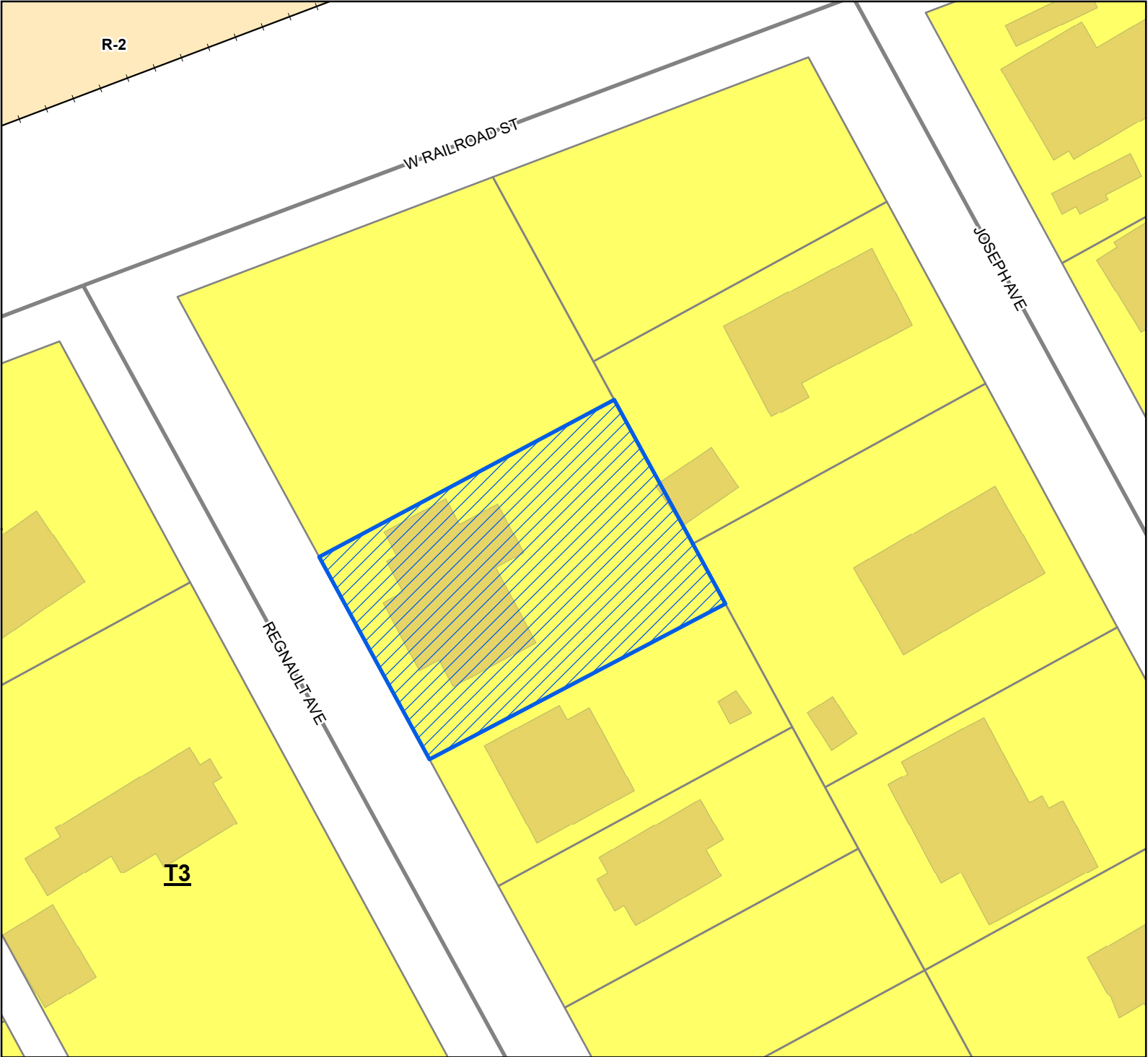
1010N-04-010.004
Zoning: T4+ (General Urban Zone "Plus")
Size: 6,987 square feet
Flood: 0.2% Annual



1 inch = 80 feet



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Site

Street

Railroad

Parcels

Buildings

Smart Code

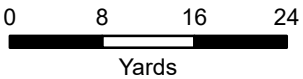
T3

Zoning

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

Site Information

0711N-02-029.000
Zoning: T3 (Sub-urban Zone)
Size: 10,064 sq ft
Flood: 0.2%



1 inch = 50 feet



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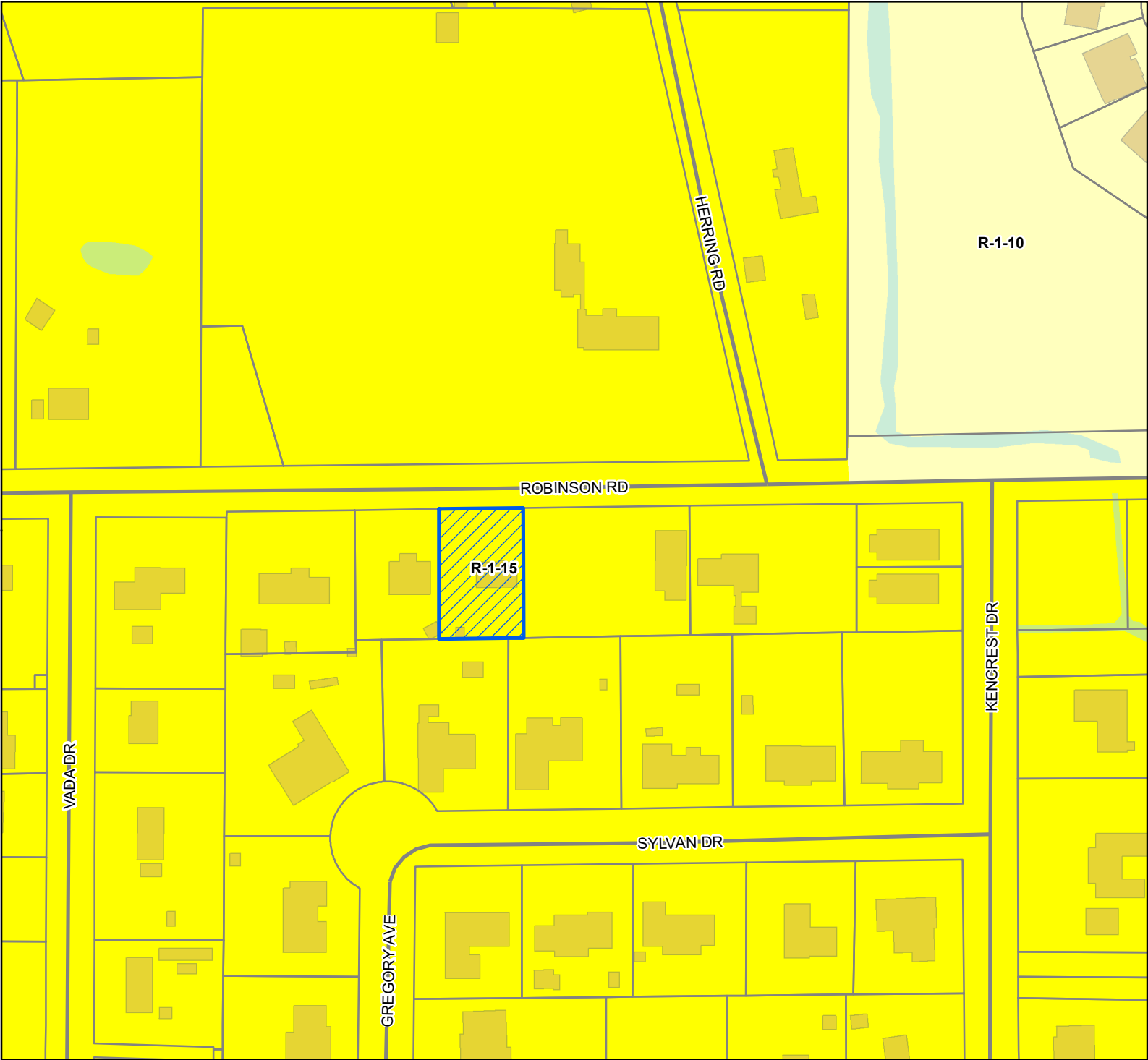
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From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: September 17, 2020

Re: Variance 2008ZB082:
(Deferred from August 20, 2020)

Variance 2008ZB082, by owner Kenneth White, parcel 0708H-03-004.000, Variances for accessory building setback, separation, and quantity, 16161 Robinson Rd, Zoning R-1-15 (Single-family), Ward 7



Site

Street

Parcels

Buildings

Zoning

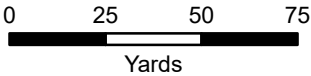
R-1-10 - Single Family Residence (Low Density)

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

Water Features

Site Information

0708H-03-004.000
Zoning: R-1-15 (Single-family)
Size: 12,744 Square feet
Flood: X



1 inch = 150 feet



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