

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, DECEMBER 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. ZB Proof of Publication

- F. Adoption of Minutes**

F1. Zoning Board Meeting - November 19, 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 2012ZB157:

Variance 2012ZB157, by owners Tan and Nga Tran, tax parcel 0811B-02-016.000, Variances for parking reduction and backing into the right-of-way, 1401 Pass Rd, Zoned B-2 (General business), Ward 3

2. Variance 2012ZB161:

Variance 2012ZB161, by owners Marsha McClendon and Martha Potter, tax parcel 0707B-01-016.000, Variance for accessory structure area, 14388 Old Hwy 49, Zoned R-1-15 (Single-family), Ward 7

3. 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

H. Adjournment

MEMORANDUM

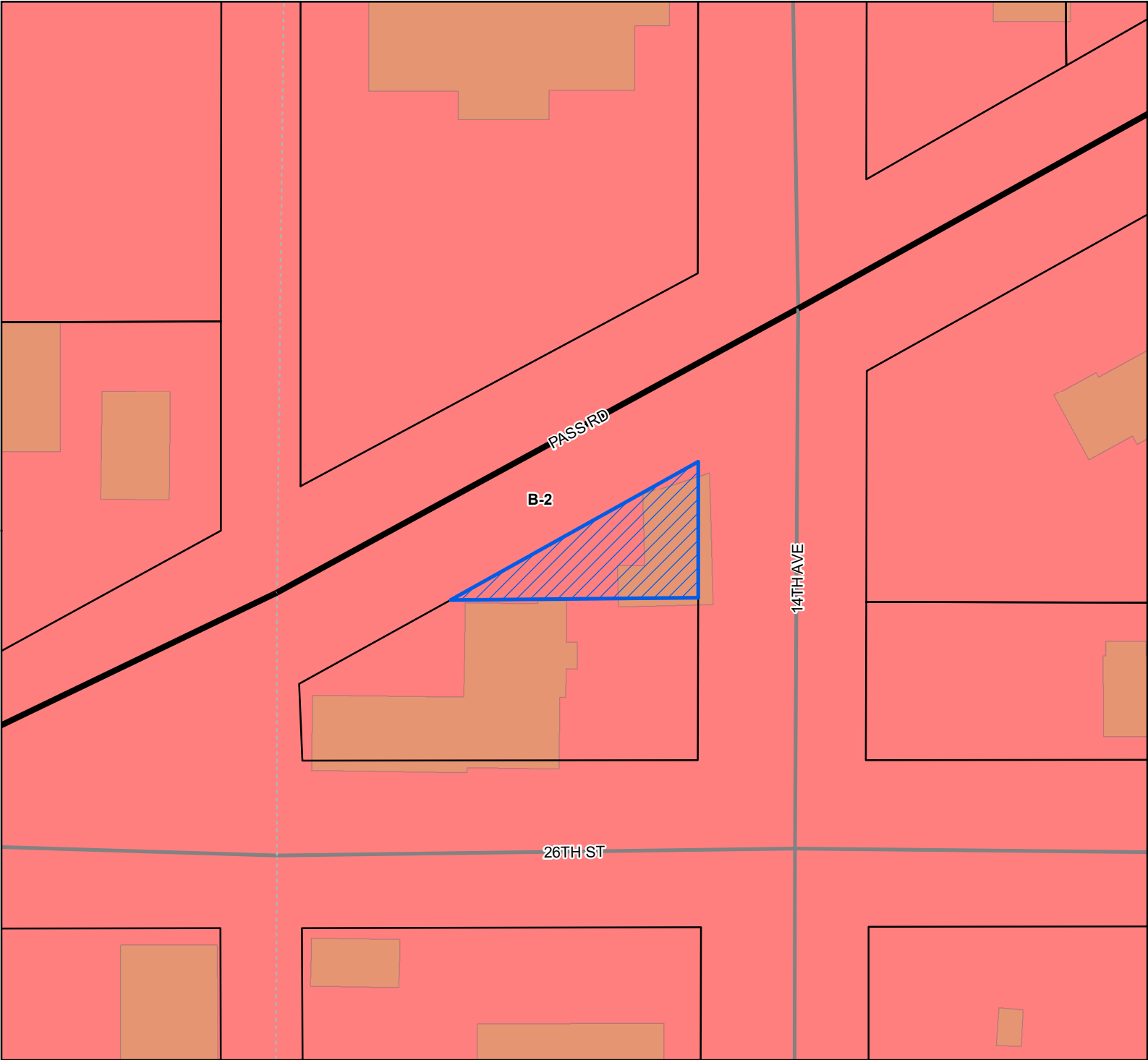
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 17, 2020

Re: Variance 2012ZB157:

Variance 2012ZB157, by owners Tan and Nga Tran, tax parcel 0811B-02-016.000, Variances for parking reduction and backing into the right-of-way, 1401 Pass Rd, Zoned B-2 (General business), Ward 3



Site

US or State Highway

Street

Alley

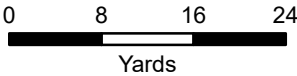
Parcels

Buildings

Zoning

B-2 - General Business District

Site Information
0811B-02-016.000
Zoning: B-2 (General business)
Size: 2,184 sq ft
Flood: X



1 inch = 50 feet



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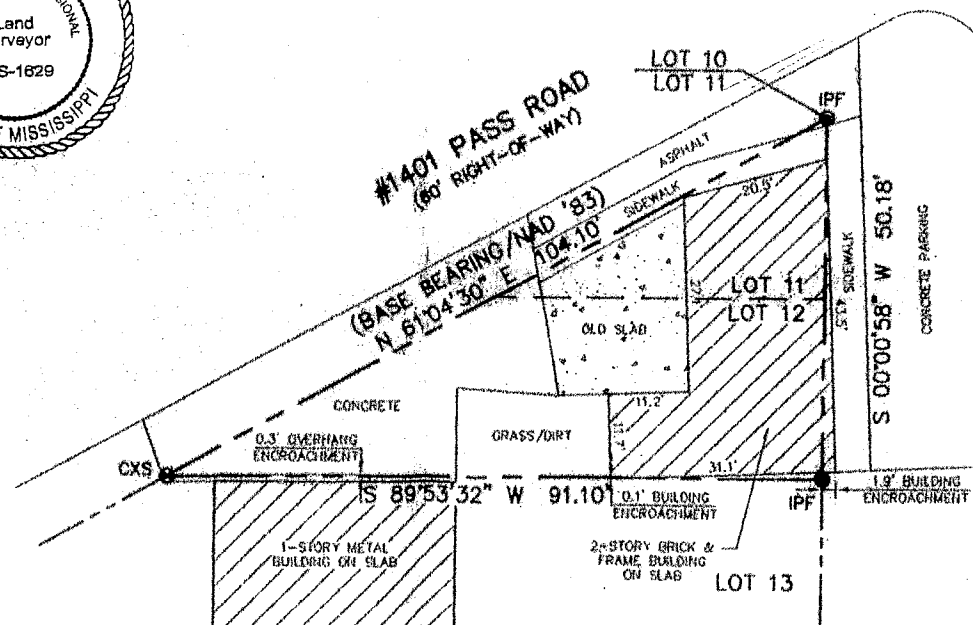
All that part of Lots 10, 11 and 12, Block 13, lying south of Pass Road,
ARLINGTON HEIGHTS ADDITION (Plat Book 3, Page 57), City of Gulfport,
First Judicial District of Harrison County, Mississippi.

This is to CERTIFY that this map or plat and the survey on which it is
based were made in accordance with "Minimum Standards for Land
Surveying in the State of Mississippi".

J. Michael Cassady
J. MICHAEL CASSADY, P.L.S.
Dated: August 9, 2002



- IPF = IRON PIPE FOUND
 - ⊗ CXS = CHISELED "X" SET
- CLASS "B" SURVEY



By Graphic Plotting only, this property is in Zone "C" of the Flood Insurance
Rate Map, Community Panel No. 285253 0004 C, revision date July 4, 1988.
Exact designation can only be determined by an Elevation Certificate.

CASSADY & ASSOCIATES, INC.
Professional Land Surveyors
P.O. Box 1301 Gulfport, MS 39506
(228)896-7155 Fax (228)896-8405

Scale: 1"=20'	Drawn By: JET	Job Number: 55950-02
Date: 08/09/02	Revised: / /	Plotted: 08/09/02

1. Demonstrate that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. (i.e., What is special about your property that you need to request a variance?)

When initially purchased, the property had parking spaces. When Pass Road expanded, the property was initially allowed to keep the parking spaces due to it being occupied by a business. However, the parking spaces were taken back by the city because the property was vacant within the past few years. To continue any future businesses on the property, the property needs to be given back its original parking spaces for customer use. In September of 2020, a purchase offer from a business fell through for this exact reason. This is also the reason we are submitting this request so that hopefully we do not have this issue in the future.

2. Demonstrate that the special conditions and circumstances do not result from the actions of the applicant. (i.e., Show that you did not cause the need for the variance.)

We purchased this property in the early 2000s with these parking spaces. We have made no changes to the parking spaces during our ownership of the property. The building was vacant due to the poor economy and not necessarily the owner's fault. The various businesses have tried their best to keep afloat. The owners have tried their best to sell the property to a business, but no business wants to purchase the property without parking spaces for their customers.

3. Demonstrate that an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution. (i.e., Explain what your hardship is and why the property cannot comply with the zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)

The hardship is that because the parking space is close to the roadway. When the roadway expands, we will lose our parking lot. A business designed for customers cannot survive without parking spaces or will experience difficulties thriving without parking spaces. This can be further seen with the last offer we had in September of 2020. When trying to sell the property, it could not be sold without parking space, which it originally it had when we initially purchased the property.

4. Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of the zoning ordinance. (i.e., Explain how the request meets the right of reasonable economic return and/or the right to reasonable development of your property which might generally be expected in your district.)

Other businesses that were built with parking spaces further back from the road will maintain their parking spaces with the road expansions. Businesses that have parking spaces will be more attractive to customers. Since the property lacks parking spaces, any business here will lack a competitive edge. This will cause the lot to remain vacant as prospective businesses have and will continue to back out for fear of this issue.

5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and hardship. (i.e., Will you receive any special benefit that others who follow the Zoning Ordinance cannot receive?)

We will receive no special privilege. We are only seeking to redeem our parking space that is essential for business.

6. State whether the use proposed is permissible by right, with planning approval or by special exception with respect to uses of land or structures.

There is no planning for approval or exceptions to be made. We are not seeking to change the layout, but to redeem the parking space as was originally purchased.

AN OFFICE IS ALLOWED by Right

THE REQUESTED VARIANCE IS NOT IN
VIOLATION OF ANY COVENANTS.



10-13-20



Courtney Wright
10/13/20



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



1st Judicial District
Instrument Number 2002 6189 D
Filed 8 16 2002 4 33 P
Total Fees 8 00
Book 1595 Page 44 Recorded 879-6

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **FARID A. KHANI & SAM A. KHANI**, Grantors, do hereby warrant, sell and convey unto, **TAN V. TRAN & NGA T. TRAN**, as joint tenants with full rights of survivorship and not as tenants in common, the following described real property situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

All that part of Lots 9, 10, 11 and 12, Block 13, lying South of Pass Road in Arlington Heights Subdivision, an addition to the City of Gulfport, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

This conveyance is subject to any and all recorded rights-of-way, restrictions, reservations, covenants and easements.

Taxes on the subject property are pro-rated as of the date of this instrument and are assumed by the Grantee for the remainder of the year 2002.

The property herein conveyed is no part of the Grantors' homestead.

Witness our signatures, this the 14th day of August, 2002.

Farid A. Khani
FARID A. KHANI
Sam A. Khani
SAM A. KHANI

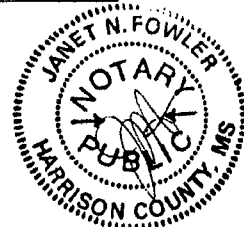
STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 14th day of August, 2002, within my jurisdiction, the within named **FARID A. KHANI & SAM A. KHANI**, who acknowledged that they executed the above and foregoing instrument.

Janet N. Fowler
NOTARY PUBLIC

My commission expires: September 20, 2003

Address of Grantor: 905 Hansboro Place
Gulfport, MS 39507 (228)896-2940
Address of Grantee: 8400 Plymouth Road
Ocean Springs, MS 39564 (228)872-9264



RE: Variance 2012ZB157, by owners Tan and Nga Tran, tax parcel 0811B-02-016.000, Variances for parking reduction and backing into the right-of-way, 1401 Pass Rd, Zoned B-2 (General business), Ward 3

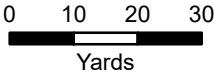
To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, December 17, 2020**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, December 17, 2020**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.



- Site
- Adjacent Properties
- US or State Highway
- Street
- Alley
- Buildings



1 inch = 90 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			TAN AND NGA TRAN (OWNER)	8400 PLYMOUTH RD	GULFPORT	MS	39564
			Adjacent Property Owners				
	22920	0811B-01-021.000	SCOFIELD MARTHA & STEPHEN S	59 54TH ST	GULFPORT	MS	39507
	22916	0811B-01-019.000	ELLIOTT HOMES LLC	P O BOX 7299	DIBERVILLE	MS	39540
N	22917	0811B-02-016.000	TRAN TAN V & NGA T	8400 PLYMOUTH RD	OCEAN SPRINGS	MS	39564
	22928	0811B-02-014.000	MORTON KENDELL E & SHERRY L	18311 MALLARD DRIVE	SAUCIER	MS	39574
	22919	0811B-01-020.000	SIMMONS D H PROPERTIES NO 1 LLC	33 OLD OAK LANE	GULFPORT	MS	39503
	22918	0811B-02-017.000	MOORE EMMA LOU O'NEAL ETAL	314 42ND ST	GULFPORT	MS	39507
	22929	0811B-02-015.000	WILLIAMS LASHANDA & JIEQUEL	13421 WARREN DR	GULFPORT	MS	39503
	22943	0811B-02-018.000	ALLEN ALEXIA CHRISTY & DEAN E JR	720 TENNESSEE STREET	GULFPORT	MS	39501
	22942	0811B-02-013.000	ALFORD LESTER & CLARA ETHEL R	PO BOX 1229	GULFPORT	MS	39502
	22956	0811B-02-029.000	SIMMONS KATHERINE B -ETAL-	33 OLD OAK LANE	GULFPORT	MS	39503
	22932	0811B-01-010.000	MYER ROBERT A	4626 JAMESTOWN AVE STE 3	BATON ROUGE	LA	70821

MEMORANDUM

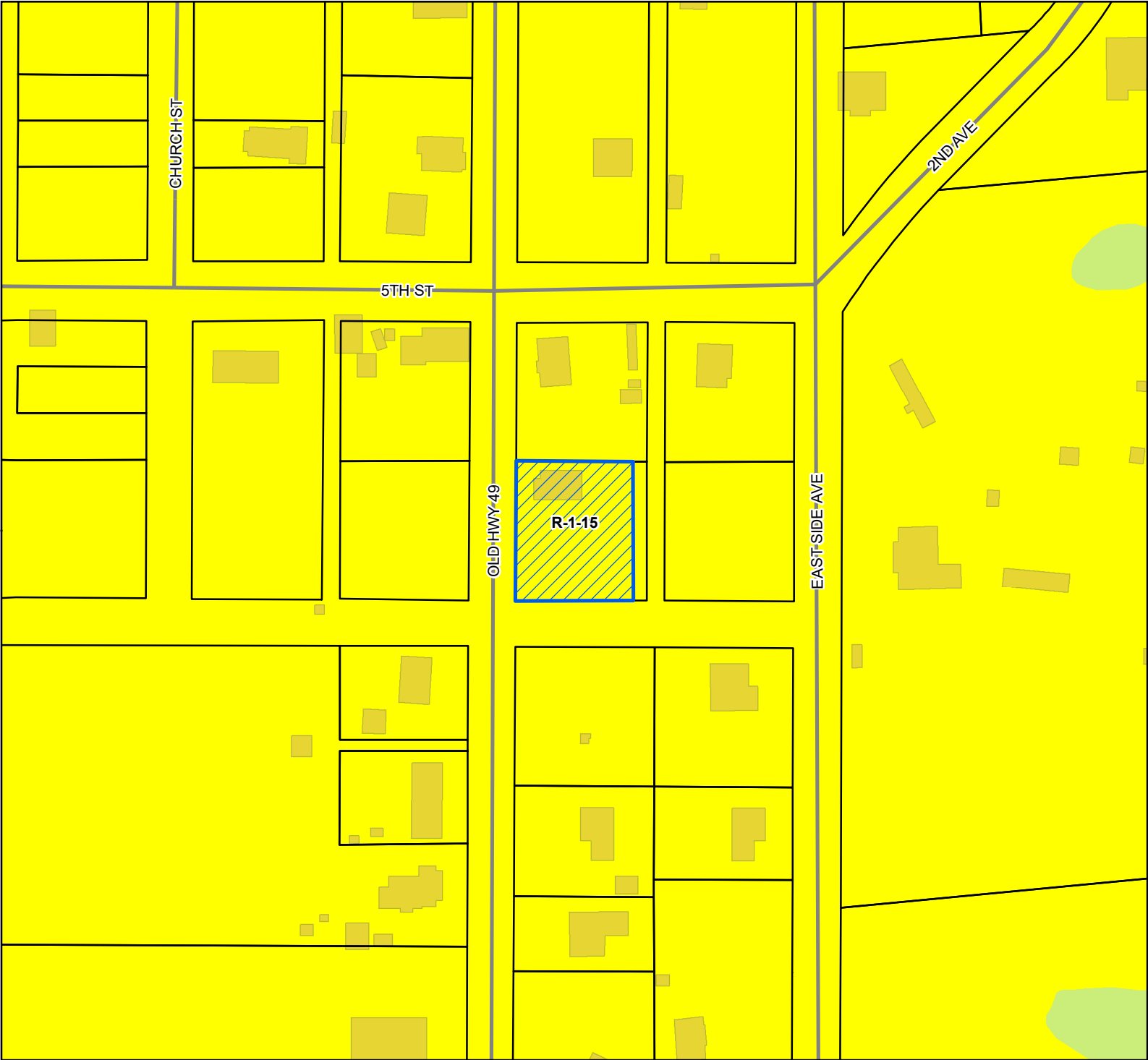
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: December 17, 2020

Re: Variance 2012ZB161:

Variance 2012ZB161, by owners Marsha McClendon and Martha Potter, tax parcel 0707B-01-016.000, Variance for accessory structure area, 14388 Old Hwy 49, Zoned R-1-15 (Single-family), Ward 7



Site

Street

Parcels

Buildings

Water Features

Zoning

R-1-15 - Single Family

Residence District (Low Density)

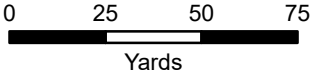
Site Information

0707B-01-016.000

Zoning: R-1-15 (Single-family)

Size: 19,143 square feet

Flood: X



1 inch = 150 feet



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ME

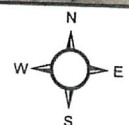


Area Map

Printed 10/19/20



- Addresspoints
- ▭ Parcels

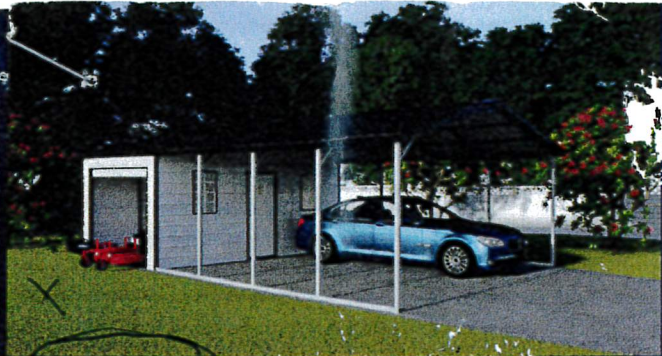


1 inch = 50 feet

DATA DISCLAIMER:

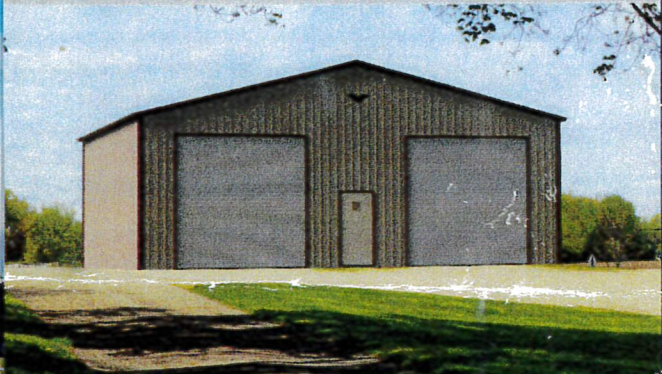
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- 1> Not aware of having to have permit.
- 2> Not aware of having to have permit
- 3> Not aware of having to have permit
- 4> Not aware of having to have permit
- 5> No
- 6> Not aware of having to have permit



Combo Units

Enjoy the versatility of a combo storage and open covered area. It's a great unit to place dad's grill under and enjoy the outdoors, while also providing extra storage space.



Commercial

These buildings are great for businesses and shops, they are also fully customizable with an array of extra features that will create the perfect work space you need for your business or storage needs.

COVERAGE MAP



211
MC
1.8
WW

Eagle Carports 

Affidavit

The variance is not in violation of restrictive or protective covenants.

Martha A. Potter

Marsha J. McClenda

Sword to and subscribed
to me this 22nd day of October 2020.



Notary Public



INDEX: Lot 7 to 9 Less 15Ft. Blk 17,
Leinhard add to Lyman Sec. 29-6-11

WARRANTY DEED

STATE OF MISSISSIPPI
COUNTY OF HARRISON

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, the undersigned, WANDA CAROL COOPER and LONNIE JEAN COLWELL also known as LONNIE JEAN COLDWELL, do hereby warrant, sell, and convey unto MARSHA JEAN McCLENDON and MARTHA ANN POTTER, as joint tenants with right of survivorship, and not as tenants in common, the following land and property, lying and being situated in the County of Harrison, State of Mississippi, and being more particularly described as follows, to-wit:

Lot 7, 8 and 9 in Block 17 of the LEINHARD ADDITION to the town of Lyman, in Harrison County, Mississippi, as per map or plat of said addition on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

THIS CONVEYANCE is subject to any and all recorded easements, rights-of-way, mineral reservations and restrictive covenants of record.

WITNESS the signature of the Grantor on this the 23rd day of May, 2008.

Wanda Carol Cooper
WANDA CAROL COOPER

Lonnie Jean Colwell
LONNIE JEAN COLWELL also known as
LONNIE JEAN COLDWELL

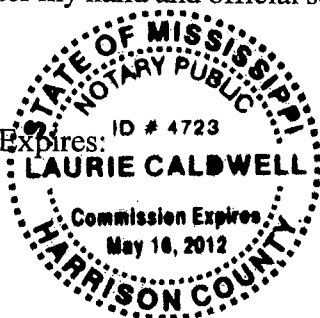
ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid the within named WANDA CAROL COOPER and LONNIE JEAN COLWELL, also known as LONNIE JEAN COLDWELL who acknowledged to me that they signed, executed and delivered the above Warranty Deed, of their own free and voluntary act and deed, on the day and in the year therein stated.

Given under my hand and official seal, this the 23rd day of may, 2008.

My Commission Expires:



Laurie Caldwell
NOTARY PUBLIC

Grantors:

Wanda Carol Cooper
P.O. Box 3665
Gulfport, Ms 39503
(228) 860-3389

Lonnie Jean Colwell
19613 Morgan Lane Road
Gulfport, MS 39503
(228)539-0348

Grantees:

Marsha Jean McClendon
812 Graysville Road
Chattanooga, TN 37421
(423) 892-4433

Martha Ann Potter
20025 Morgan Lane Road
Gulfport, MS 39503
(228) 832-7608

This Deed Prepared By:

LAURIE S. CALDWELL
Attorney at Law MSB #4958
Post Office Box 632
Gulfport, Mississippi 39502
Tele: 228-868-2057
Fax: 228-868-2683

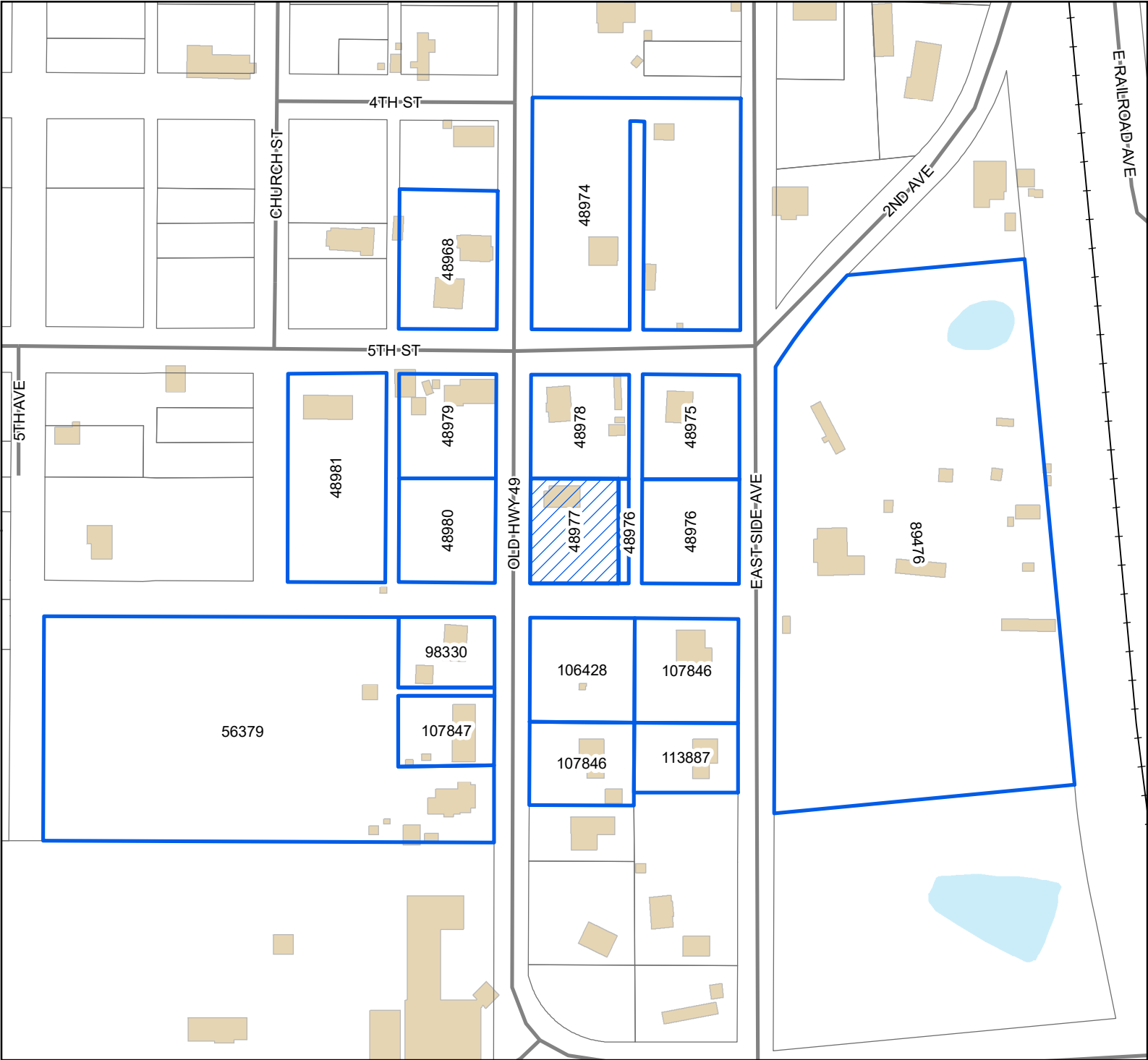
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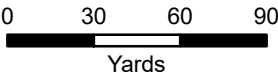
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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	48977	0707B-01-016.000	Marsha McClendon (Owner)	812 Graysville Rd	Chatta	TN	37421
			Adjacent Property Owners				
	98330	0707B-02-016.001	BASLER CHARLES G	14365 OLD HWY 49	GULFPORT	MS	39503
	89476	0707A-03-027.000	COWART CHESTER DEAN	14352 EAST SIDE AVE	GULFPORT	MS	39503
	48978	0707B-01-015.000	DYER JAMES R & SURRENA ANN	14404 OLD HWY 49	GULFPORT	MS	39503
	107846	0707B-01-019.004	FORTENBERRY SAMUEL J SR	14301 EASTSIDE AVE	GULFPORT	MS	39503
	48981	0707B-02-013.000	HALL JAMES -ETAL-	16349 5TH ST	GULFPORT	MS	39503
	48968	0707B-01-020.000	HOLSTON LOUISE CURVIN	14425 OLD HWY 49	GULFPORT	MS	39503
	48980	0707B-02-015.000	HYATT WILLIAM ALLEN -L/E-	14405 OLD HWY 49	GULFPORT	MS	39503
n	48979	0707B-02-014.000	HYATT WILLIAM ALLEN -L/E-	14405 OLD HWY 49	GULFPORT	MS	39503
	113887	0707B-01-019.008	KOSTNER BRENTEN R J & KADEE S	14361 EASTSIDE ADDN	GULFPORT	MS	39503
	106428	0707B-01-019.003	MCCLENDON ERNIE D & MARSHA J	812 GRAYSVILLE RD	CHATTANOOGA	TN	37421
	48976	0707B-01-018.000	MODLING CHELLIE	14375 EAST SIDE AVE	GULFPORT	MS	39503
n	48975	0707B-01-017.000	MODLING CHELLIE JEAN -L/E-	14375 EASTSIDE AVE	GULFPORT	MS	39503
	48974	0707B-01-014.000	PETERMAN CODY R & MARY ANGELA	14430OLD HWY 49	GULFPORT	MS	39503
	107847	0707B-02-016.002	THORNTON JAMES H	14345 OLD HWY 49	GULFPORT	MS	39503
n	56379	0707B-02-016.000	THORNTON JAMES H & BOWERS MICKI E	14345 OLD HWY 49	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- Street
- Railroad
- Buildings
- Water Features



1 inch = 200 feet



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MEMORANDUM

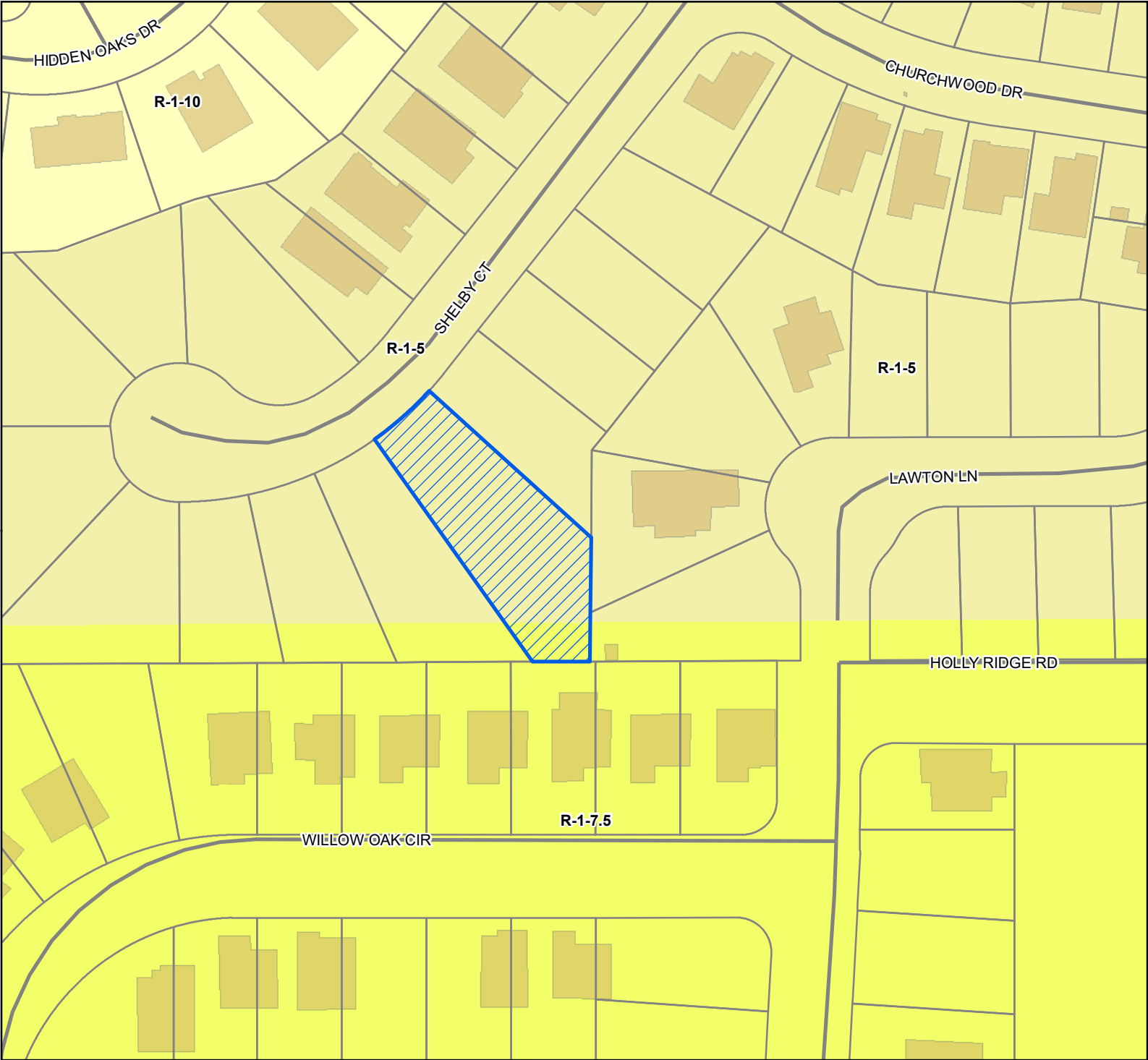
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From: Greg Holmes, Planning Administrator
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Date of Hearing: December 17, 2020

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Site

Street

Parcels

Buildings

Zoning

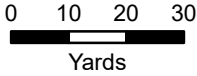
R-1-10 - Single Family Residence (Low Density)

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



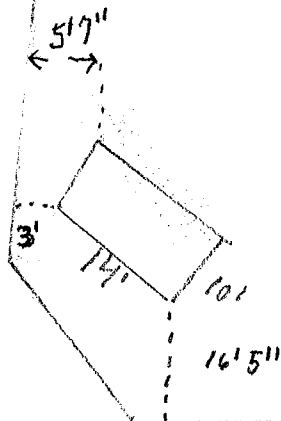
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STREET

HOUSE
13750
SHIRLEY CT



1. Existing fence gate would be blocked by shed that is already erected if moved.
2. No, fence was built previous to shed.
3. Shed already erected, movement of shed would block existing fence gate.
4. Shed adds value to property + serves as storage for necessary yard care equipment.
5. Shed is otherwise permissible.
6. Yes it is.

Affidavit of Covenant Compliance.

Date: 7/21/20

Site/Property Address: 13750 Shelby Court Gulfport, MS 39503

Description of Work: 10x14 Wood Shed

The Approval of the requested variance and construction of the shed is not in violation of restrictive or protective covenants.

Earl de Chossey Linda Weiss de Chossey
Property Owner's Signature(s)

Subscribed and sworn to before me this 21st day of July, 2020, personally
appeared Earl & Linda Duchossois who is personally known to me or produced
Drivers License as identification, and who did take an oath.

Matilda Welch

Notary Public Signature



Seal

SHELBY COURT

ASPHALT PAVED
PLATTED 50' RIGHT-OF-WAY

RADIUS = 243.57'
DELTA = 012°22'35"
CHORD = 243.57' 52"E 52.51'

RADIUS = 243.57'
DELTA = 012°21'43"
CHORD = N47°53'54"E 52.55'

1/2" ROD
FOUND

FENCE TO
LINE ±

IMPROVEMENTS NOT
LOCATED
AT REQUEST OF CLIENT.

FENCE 0.2'±
EAST OF LINE

AREA
14322 sq.ft.±

N35°55'30"W 196.39'
(PLAT=N35°27'50"W 196.20')

PROPERTY DESCRIPTION:

Lot 48, Hidden Oaks - Phase 3, City of
Gulfport, First Judicial District, Harrison
County, Mississippi per Plat Book 51, Page 19.

SURVEYOR'S NOTES:

- This survey shows rights-of-way, easements, and restrictions provided to the surveyor. Since this surveyor was not provided with a current title report nor an environmental study, this survey may not show all rights-of-way, easements, and restrictions of record. This surveyor will be available to add such features to this survey if a current abstract of title is provided to him by an attorney.
- Owner names, instrument numbers, deed book /page numbers and tax parcel numbers per Harrison County, Mississippi GIS.

John D. Fluharty

John D. Fluharty, PS

Field Surveyed September 5, 2018

Mississippi Class "B" Survey

Revised to show new shed and fence locations only: November 14, 2020



GEODETIC NORTH
PER GPS OBSERVATION
(BASIS OF BEARING - WGS84)
SCALE: 1" = 30'

47

(PLAT=S47°50'25"E 157.45')
S48°15'05"E 157.72'

48

WOOD FENCE 0.4'
WEST OF LINE

20' DRAINAGE & UTILITY
EASEMENT PER PLAT OF RECORD

WOOD FENCE POST
0.3' EAST OF LINE

14.4'
10.6'
3.2'±
3'±

24' DRAINAGE & UTILITY
EASEMENT PER PLAT OF RECORD

S89°37'41"W
41.22'

(PLAT=S89°51'21"W 41.30')

4

3

TURTLE CREEK SUBDIVISION
AS PER PLAT BOOK 54 PAGE 1.

30

S00°05'43"W 88.92'
(PLAT=S00°31'24"W 88.92')

29

1/2" ROD
SET WITH
YELLOW CAP

SCANNED

Indexing: Lot 48, Hidden Oaks, Phase 3



John Doe 1st Judicial District
Instrument 2019 4243 D - J1
Filed/Recorded 6/19/2019 02:20 P
Total Fees \$ 12.00
2 Pages Recorded

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
2200 25th Avenue
Gulfport, MS 39501
(228) 896-8962
File #2406

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned,

AXE CAPITAL, LLC
A Mississippi Limited Liability Company
5603 Chalone Place
Ocean Springs, MS 39564
(228) 297-1171

REVIEWED

does hereby **SELL, CONVEY and WARRANT** unto

EARL DUCHOSSOIS and wife, LINDA A. WEISS-DUCHOSSOIS
as joint tenants with rights of survivorship and not as tenants in common
13750 Shelby Court
Gulfport, MS 39503
(216) 534-0987

the following described land together with all improvements thereon located in Hancock County, Mississippi, more particularly described as follows, to-wit:

Lot Forty-Eight (48), Hidden Oaks, Phase Three (3), a subdivision according to the official map or plat thereof on file and of record in the Office of Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 51 at Page 14 thereof, reference to which is hereby made in aid of and as a part of this description

THIS CONVEYANCE is subject to any and all easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

TAXES for the year 2019 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS my signature on this the 18 day of June, 2019.

AXE CAPITAL, LLC

By: Scott Delk
SCOTT DELK, MANAGER

STATE OF MISSISSIPPI

COUNTY OF HARRISON.

Personally appeared before me, the undersigned authority in and for the said county and state on this 18 day of June, 2019, within my jurisdiction; the within named SCOTT DELK, who acknowledged that he is the Manager of AXE Capital, LLC and that for and on behalf of said Company and as its act and deed he executed the above foregoing instrument, after first having been duly authorized by said company so to do.

David B. Ester
NOTARY PUBLIC

(SEAL)



RE: 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

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, September 17, 2020**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, September 17, 2020**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

RE: 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

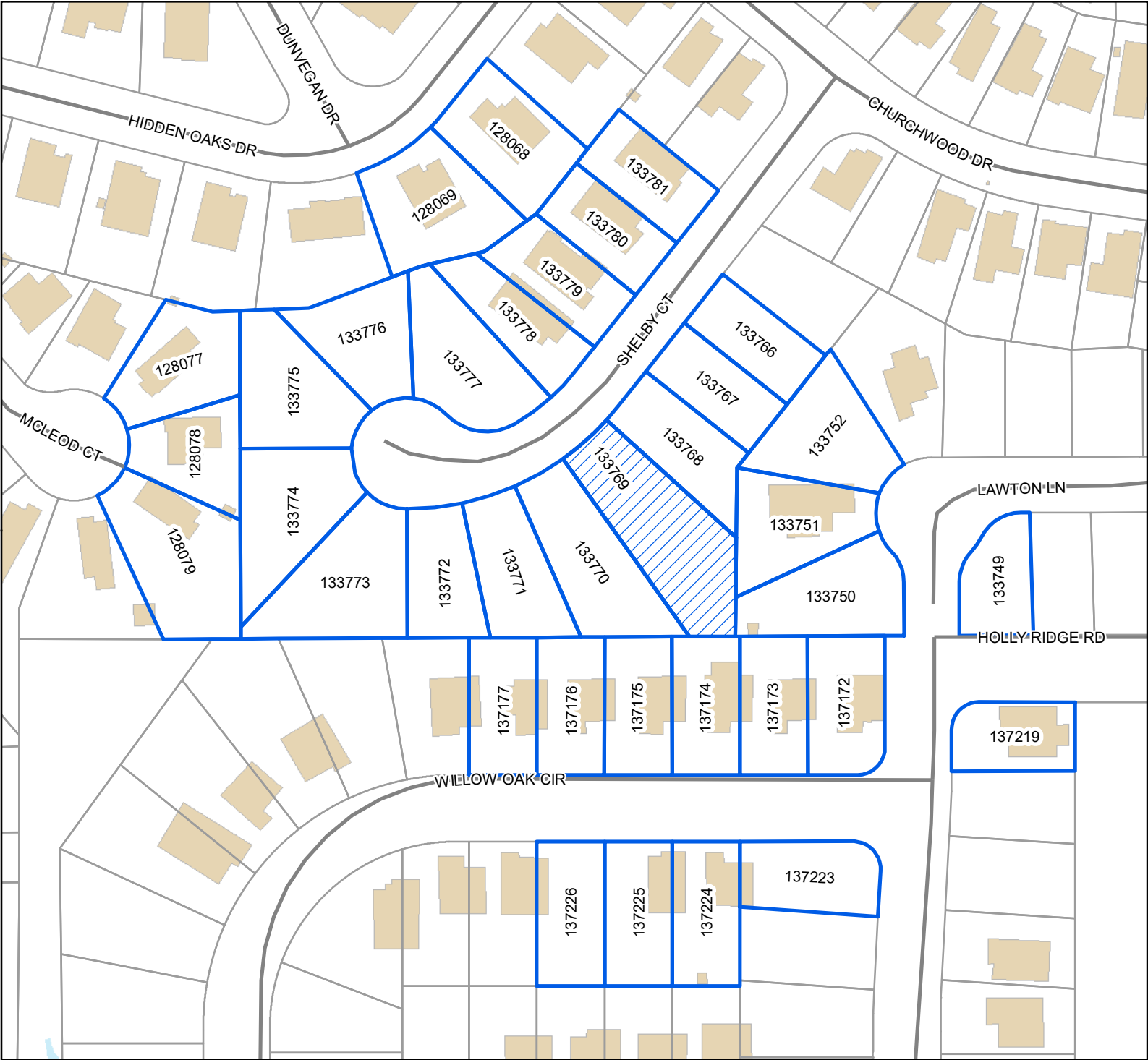
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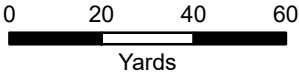
Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	133769	0907K-01-001.114	DUCHOSSOIS EARL & LINDA A WEISS (Owner)	13750 SHELBY COURT	GULFPORT	MS	39503
Adjacent Property Owners							
Y	133751	0907K-01-001.096	ANDERSON JENNIFER M & ROGER F III	13753 LAWTON LANE	GULFORT	MS	39503
Y	137219	0907K-01-006.048	AVERA JIMMY G & BESSIE CECELIA	13356 WILLOW OAK CIR	GULFPORT	MS	39503
Y	133767	0907K-01-001.112	AXE CAPITAL LLC	5603 CHALONE PLACE	OCEAN SPRINGS	MS	39564
	133776	0907K-01-001.121	AXE CAPITAL LLC	5603 CHALONE PLACE	OCEAN SPRINGS	MS	39564
	133771	0907K-01-001.116	AXE CAPITAL LLC	5603 CHALONE PLACE	OCEAN SPRINGS	MS	39564
Y	137175	0907K-01-006.004	BOWSER DAVID T & AMBER L	13345 WILLOW OAK CIR	GULFPORT	MS	39503
Y	137176	0907K-01-006.005	BRETER DONALD T	13341 WILLOW OAK CIR	GULFPORT	MS	39503
Y	133779	0907K-01-001.124	BURNETTE KEITHON & MARRERO-PHILIPPI	13741 SHELBY CT	GULFORT	MS	39503
Y	128068	0907K-01-001.043	CAGLE FREDDIE JOE	13641 HIDDEN OAKS DR	GULFPORT	MS	39503
Y	133778	0907K-01-001.123	CHASTAIN JOSHUA A & VICTORIA C	13745 SHELBY COURT	GULFORT	MS	39503
Y	133752	0907K-01-001.097	CHERRY BARK BUILDERS INC	P O BOX 3657	GULFORT	MS	39505
Y	137226	0907K-01-006.055	DENDY MICHAEL A & STACEY L	13342 WILLOW OAK CIR	GULFPORT	MS	39503
Y	137225	0907K-01-006.054	DOUGHERTY FRED M & JOAN M	13346 WILLOW OAK CIR	GULFPORT	MS	39503
Y	128079	0907K-01-001.054	GOYETTE EDWARD & PATRICIA	13461 MCLEOD COURT	GULFPORT	MS	39503
Y	137177	0907K-01-006.006	HARTWICK SHERRY D	13337 WILLOW OAK CIR	GULFPORT	MS	39503
Y	128069	0907K-01-001.044	HILLIARD SHIRLEY A	13645 HIDDEN OAKS DR	GULFPORT	MS	39503
Y	137172	0907K-01-006.001	JEFFRIES ROBIN L C/O MULTI FINANCIAL SERVICES	2580 CARE DRIVE #2	TALLAHASSEE	FL	32308
Y	137173	0907K-01-006.002	MCCOVERY SHAQUINA N	13353 WILLOW OAK CIR	GULFPORT	MS	39503
Y	133749	0907K-01-001.094	NCH CONSTRUCTION LLC	P O BOX 5082	SPRING BILL	FL	34611
	133766	0907K-01-001.111	NCH CONSTRUCTION LLC	P O BOX 5082	SPRING BILL	FL	34611
	133774	0907K-01-001.119	NCH CONSTRUCTION LLC	P O BOX 5082	SPRING BILL	FL	34611
	133775	0907K-01-001.120	NCH CONSTRUCTION LLC	P O BOX 5082	SPRING BILL	FL	34611
	133768	0907K-01-001.113	NCH CONSTRUCTION LLC	P O BOX 5082	SPRING BILL	FL	34611
	133750	0907K-01-001.095	NCH CONSTRUCTION LLC	P O BOX 5082	SPRING BILL	FL	34611
	133773	0907K-01-001.118	NCH CONSTRUCTION LLC	P O BOX 5082	SPRING BILL	FL	34611
	133770	0907K-01-001.115	NCH CONSTRUCTION LLC	P O BOX 5082	SPRING BILL	FL	34611
	133772	0907K-01-001.117	NCH CONSTRUCTION LLC	P O BOX 5082	SPRING BILL	FL	34611
Y	133777	0907K-01-001.122	PINNACLE INVESTMENT GROUP LLC	5603 SHALORE PLACE	OCEAN SPRINGS	MS	39564
Y	133780	0907K-01-001.125	PRINGLE TERRANCE L & STACY N	13737 SHELBY COURT	GULFPORT	MS	39503
Y	137174	0907K-01-006.003	RILEY ELAINE A	13349 WILLOW OAK CIRCLE	GULFPORT	MS	39503
Y	133781	0907K-01-001.126	SHERWOOD MARCIA GALE	13733 SHELBY COURT	GULFPORT	MS	39503
Y	128077	0907K-01-001.052	TAYLOR BRITTANY	13466 MCLEOD CT	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y	128078	0907K-01-001.053	WARD ANN F -EST-	13462 MCLEOD CT	GULFPORT	MS	39503
Y	137224	0907K-01-006.053	WELCH HASATEEN	13350 WILLOW OAK CIR	GULFPORT	MS	39503
Y	137223	0907K-01-006.052	WILSON COLTON & BAILEY WINTERHALTER	13365 WILLOW OAK CIR	GULFPORT	MS	39503



Legend

-  Site
-  Adjacent Properties
-  Street
-  Parcels
-  Buildings
-  Water Features



1 inch = 125 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.