

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, JANUARY 21, 2021 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 - December 17, 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 2101ZB002:

Variance 2101ZB002, by agent Ellis Haskins Jr, tax parcel 1010E-03-008.036, Variance for setbacks, parking in the front, 930 Mary Ruth Dr, Zoned T3 (Sub-Urban Zone), Ward 4

2. Special Exception 2101SE006:

Special Exception 2101SE006, by agent Angeline M. Lampkin, tax parcel 0711J-07-050.000, Request liquor sales use, 4416 W Railroad St, Zoned B-1 (Neighborhood business), Ward 1

3. Variance 2101ZB010:

Variance 2101ZB010, by owner Gregory T. Smith, tax parcel 1011D-01-040.001, Variance for property area and width, West Cedar Dr, Zoned T4+ (General Urban Zone "Plus"), Ward 2

4. Variance 2101ZB011:

Variance 2101ZB011, by owner Greg T. Smith, tax parcel 1011D-03-005.000, Variance for lot width, Township Rd, Zoned T4+ (General Urban Zone "Plus") and T5 (Urban Center Zone), Ward 2

H. Adjournment

MEMORANDUM

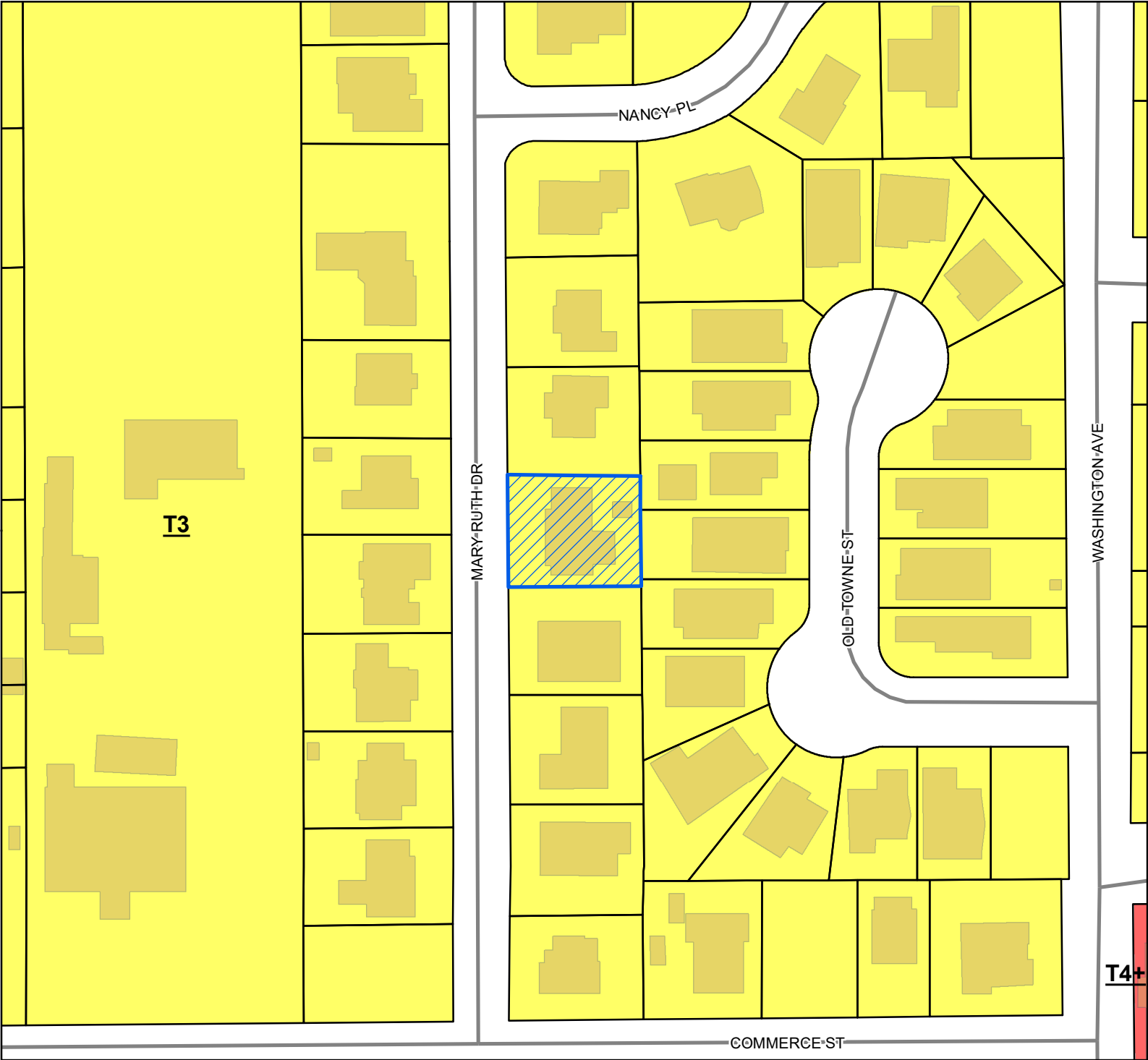
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 21, 2021

Re: Variance 2101ZB002:

Variance 2101ZB002, by agent Ellis Haskins Jr, tax parcel 1010E-03-008.036, Variance for setbacks, parking in the front, 930 Mary Ruth Dr, Zoned T3 (Sub-Urban Zone), Ward 4



 Site

 Street

 Parcels

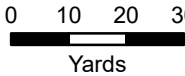
 Buildings

Smart Code

 T4+

 T3

Site Information
1010E-03-008.036
Zoning: T3 (Sub-urban Zone)
Size: 7,677 sq ft
Flood: X



1 inch = 100 feet



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1. The current owner of the property is a disabled veteran that needs to have covered parking to protect him from the elements when entering and existing his home. Because of the lot size and the size of the dwelling, it is impossible to build a covered carport within the setback requirements.
2. The applicant did not take any action on becoming disabled. His leg was amputated as a result of a service-related injury while serving his country in the armed forces. This request is simply to accommodate the disabled veteran to allow him reasonable access to his home. Also, the applicant did not build the home.
3. The applicant is confined to a wheelchair. He must receive dialysis treatments several times a week in all weather conditions. Without a covered carport he will be unnecessarily exposed to the elements.
4. As stated above, it is impossible to provide covered parking to the occupant and meet the setback requirements. Many homes in the zoning district have covered parking. Because of the setback requirement, the applicant is being denied covered parking. It is reasonable for a homeowner to have covered parking to allow the applicant to come to and from his home without being unnecessarily exposed to the elements. The applicant does not believe that that granting of the variance will have any economic impact on his property or his neighbor's property.
5. It is permissible for homes in this zoning district to have covered parking that is being proposed. The variance being sought is simply allowing it to be built within the setback lines. The applicant is not being conferred any special privilege with the granting of the variance.
6. But for the fact that the variance is required, covering parking would be permissible as of right and not require planning department approval.

I Ellis Haskin

Am affidavit stating The request
is not in violation of Restrictive
or Protective Sullenante

Ellis Haskin,

11/30/2020

Matilda Welch
Notary



ELLIS HASKIN. JR.
GENERAL CONTRACTOR INC.

Phone: 228-832-5038
228-313-5555-cell

Repairs and Replacements
Residential and Commercial
Free Estimates

_____, 2020

To: Whom it may concern

Reference: 930 Mary Ruth Drive
Gulfport, MS 39507

I Phillip and Jacquelyn Johnson, agree to let Ellis Haskins, Jr.
act as an agent for a variable applicamt of 10ft., to install a 16X22
open carport for access to an already present handicap ramp.

Owner Phillip Johnson Date 11-2-20
Phillip Johnson

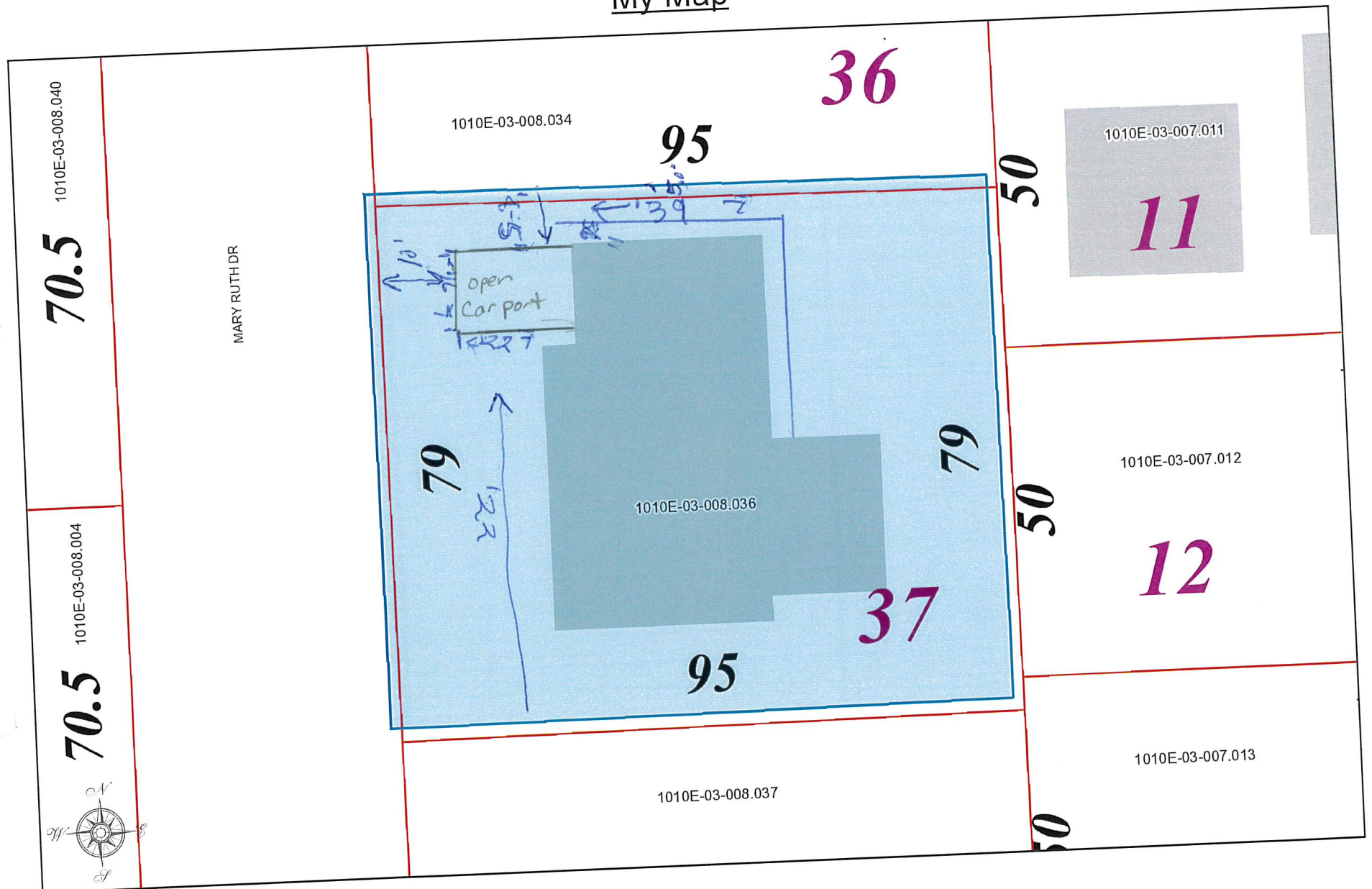
Owner Jacquelyn Johnson Date 11.2.2020
Jacquelyn Johnson

Contractor Ellis Haskin Jr. Date 11.2.2020
Ellis Haskin Jr.

Notary Mack B. Harris



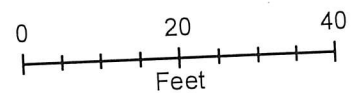
My Map



HARRISON COUNTY, MISSISSIPPI

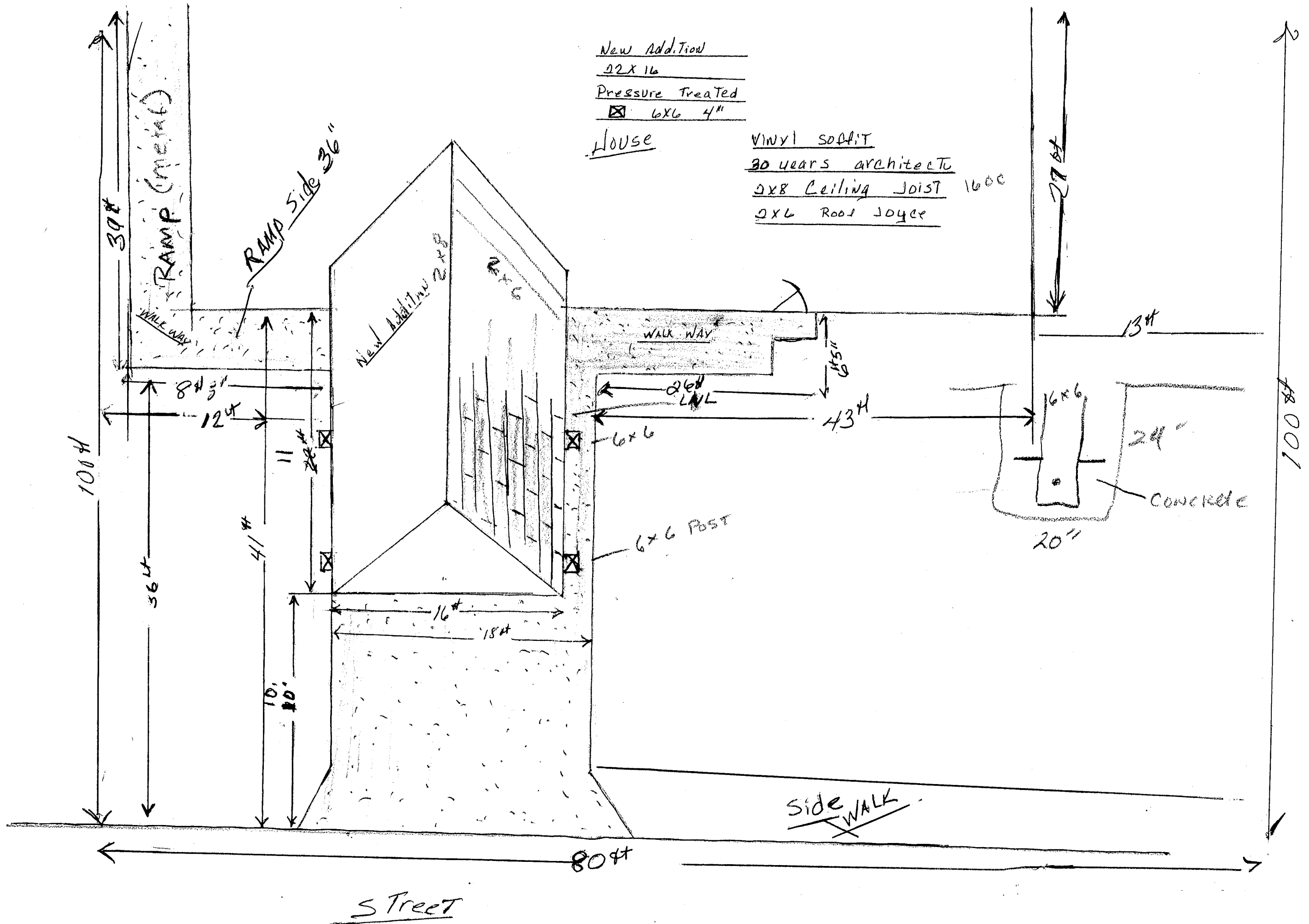
DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURRY, TAX ASSESSOR.

MAP DATE: November 30, 2020









WARRANTY DEED

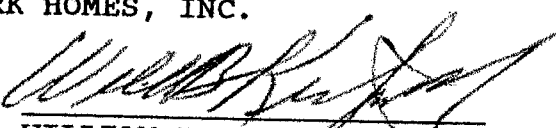
FOR AND IN CONSIDERATION of the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, KIRK HOMES, INC., a Mississippi Corporation, does hereby sell, convey and warrant unto PHILLIP JOHNSON, JR. and wife, JACQUELYN M. JOHNSON, as joint tenants with the full rights of survivorship and not as tenants in common, the following described tract, piece or parcel of property, located and situated in Harrison County, Mississippi, described as follows, to-wit:

Lot 37 Clinton Cove, a subdivision ~~as shown~~
to the official map or plat thereof on file
~~of record in the office of the Chancery~~
Clerk of the First Judicial District of
Harrison County, Mississippi in Plat Book 36,
Page 38-A.

This conveyance is made subject to any and all covenants, easements, and restrictions and reservation of record. Ad valorem taxes are prorated and assumed by the Grantee.

WITNESS MY SIGNATURE on this the 19th day of June, 1990.

KIRK HOMES, INC.

BY: 

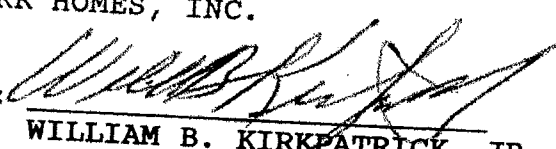
WILLIAM B. KIRKPATRICK, JR

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority

KIRK HOMES, INC.

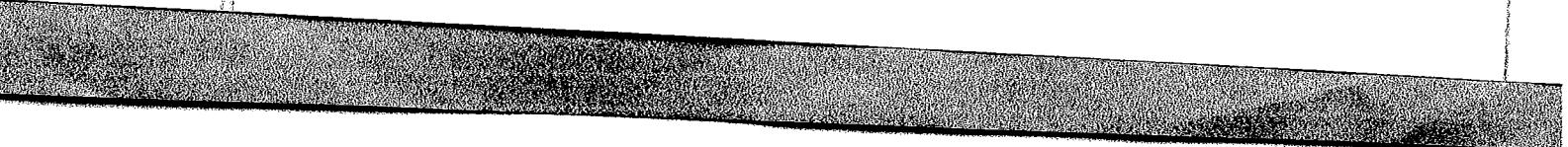
BY:


WILLIAM B. KIRKPATRICK, JR

STATE OF MISSISSIPPI

COUNTY OF HARRISON

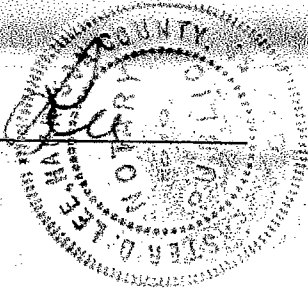
PERSONALLY appeared before me, the undersigned authority in and for the said County and State, within my jurisdiction, the within named WILLIAM B. KIRKPATRICK, JR., who acknowledged that he is the President of Kirk Homes, Inc., a Mississippi Corporation, and that for and on behalf of the said corporation, and as it act and deed, he signed, sealed and



delivered the above and foregoing Warranty Deed for the purposes mentioned on the day and year therein mentioned, after first having been duly authorized by said corporation so to do.

GIVEN under my hand and official seal this the 19th day of June, 1990.

Easter B. Creel
NOTARY PUBLIC



My Commission Expires Dec. 15, 1990

MY COMMISSION EXPIRES:

GRANTORS ADDRESS:

Kirk Homes, Inc.
4530 Shadow Wood Circle
Pascagoula, MS 39567
Telephone No. 601-497-6866

GRANTEES ADDRESS

Phillip Johnson, Jr.
Jacquelyn M. Johnson
930 Mary Ruth Drive
Gulfport, MS 39507
Telephone No. 601-896-8572

3583 STATEMENT OF FEES

First Page \$2.00
Add. Page at \$1.00 1.00
Abstracting/Section
at \$1.00 1.00
Mineral Tax
Other
Total Fees 4.00

STATE OF MISSISSIPPI, COUNTY OF HARRISON, FIRST JUDICIAL DISTRICT:

I hereby certify that this instrument was received and filed for record at 10 o'clock and 08 minutes 0 M. on 21st day of June, A.D. 1990 and recorded June 22, 1990 in Records of Deeds

Book 1162 Page 88-89
G.N. CREEL, Chancery Clerk

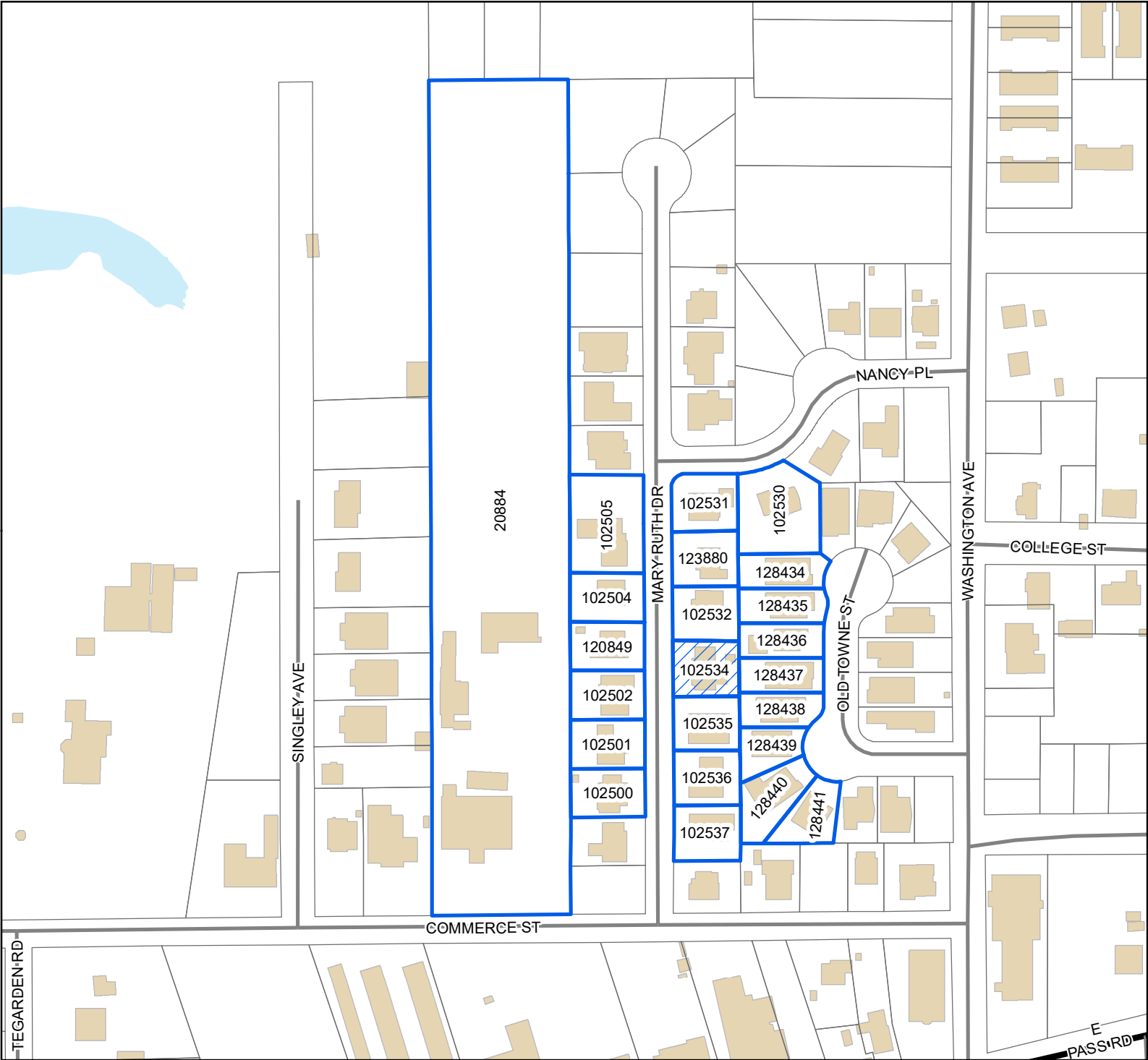
By Linda R. Rose, D.C.

RE: Variance 2101ZB002, by agent Ellis Haskins Jr, tax parcel 1010E-03-008.036, Variance for setbacks, parking in the front, 930 Mary Ruth Dr, Zoned T3 (Sub-Urban Zone), Ward 4 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, January 21, 2021**, 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, January 21, 2021**. 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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			PHILLIP & JACQUELYN JOHNSON (OWNER)	930 MARY RUTH DR	GULFPORT	MS	39507
Y			ELLIS HASKIN JR (AGENT)	2531 NANCY LN	GULFPORT	MS	39503
Adjacent Property Owners							
	102535	1010E-03-008.037	CALDWELL GLENNIE FAYE	924 MARY RUTH DRIVE	GULFPORT	MS	39507
	102531	1010E-03-008.033	WOOTEN KENNETH W	948 MARY RUTH DR	GULFPORT	MS	39507
	102537	1010E-03-008.039	PLAISANCE CORBERT	912 MARY RUTH DR	GULFPORT	MS	39507
	102501	1010E-03-008.003	VALENTI DAVID C & SUSAN L	925 MARY RUTH DR	GULFPORT	MS	39507
	102536	1010E-03-008.038	ACHEE ALLAN J JR	918 MARY RUTH DRIVE	GULFPORT	MS	39507
	102504	1010E-03-008.006	ELLIOTT ANITA	943 MARY RUTH DR	GULFPORT	MS	39507
	102534	1010E-03-008.036	JOHNSON PHILLIP JR & JACQUELIN	930 MARY RUTH DR	GULFPORT	MS	39507
	102500	1010E-03-008.002	RICHMOND JESSICA D	919 MARY RUTH DR	GULFPORT	MS	39507
	120849	1010E-03-008.040	CLARKE JOHN F & MARY M	431 SANLENAY CT	BILOXI	MS	39531
	102532	1010E-03-008.034	MEULENKAMP LANG	124-B 26TH STREET	GULFPORT	MS	39507
	123880	1010E-03-008.041	EMPEY TIARE MARIE	942 MARY RUTH DR	GULFPORT	MS	39507
	102505	1010E-03-008.007	HUDSON MAYVALAN	947 MARY RUTH DR	GULFPORT	MS	39507
	102530	1010E-03-008.032	HERNANDEZ CRYSTAL & OSLY	1009 NANCY PL	GULFPORT	MS	39507
	128435	1010E-03-007.010	GOTTSCHALCK DANIEL R & LAURA L	947 OLD TOWNE ST	GULFPORT	MS	39507
	128437	1010E-03-007.012	HADLEY JULIE D & CULLINAN G W II	939 OLD TOWNE STREET	GULFPORT	MS	39507
	128438	1010E-03-007.013	CARPENTER EUGENIA V & MICHAEL W	935 OLD TOWNE STREET	GULFPORT	MS	39507
	128439	1010E-03-007.014	MARTIN ZACHARY M	931 OLD TOWNE ST	GULFPORT	MS	39507
	128440	1010E-03-007.015	WEYLAND BARRY C & THERESA R	927 OLD TOWNE ST	GULFPORT	MS	39507
	128436	1010E-03-007.011	BARKLEY SAMUEL T	943 OLD TOWNE ST	GULFPORT	MS	39507
	128441	1010E-03-007.016	ZHU JIE HUI & XIU BIN DONG	923 OLD TOWNE STREET	GULFPORT	MS	39507
	102502	1010E-03-008.004	ROONEY SHAWN P	2554 ALIAS SMITH RD	HENDERSON	NV	89015
	128434	1010E-03-007.009	BROWN KELLY E	951 OLD TOWNE STREET	GULFPORT	MS	39507
N	20884	1010E-03-012.000	HARRISON CO				0



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MEMORANDUM

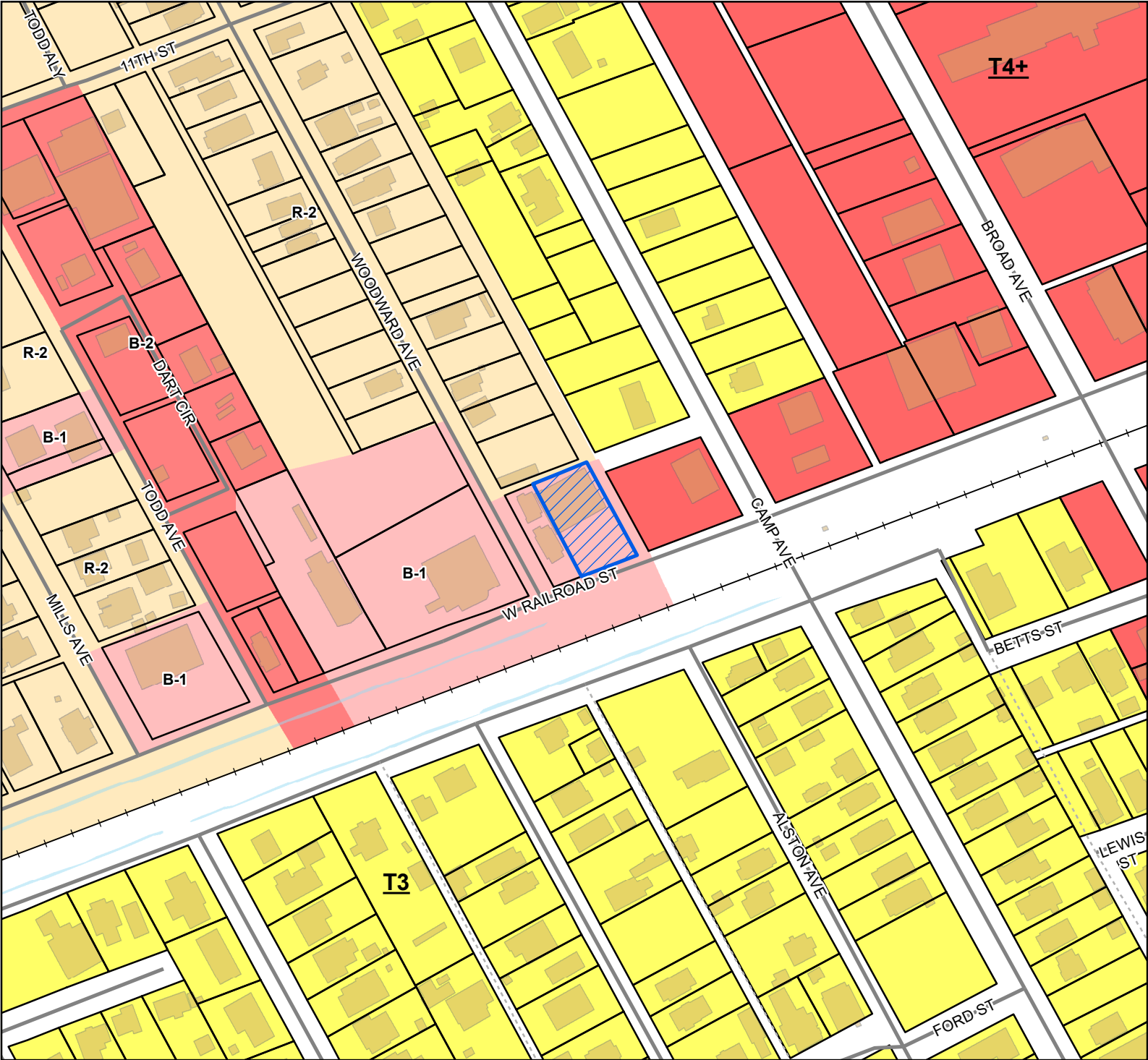
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 21, 2021

Re: Special Exception 2101SE006:

Special Exception 2101SE006, by agent Angeline M. Lampkin, tax parcel 0711J-07-050.000,
Request liquor sales use, 4416 W Railroad St, Zoned B-1 (Neighborhood business), Ward 1



 Site

 Street

 Alley

 Railroad

 Parcels

 Buildings

 Water Features

Smart Code

 T4+

 T3

Zoning

 B-1 - Neighborhood Business District

 B-2 - General Business District

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

Site Information

0711J-07-050.000

Zoning: B-1 (Neighborhood business)

Size: 12,759 sq ft

Flood: X

0306090

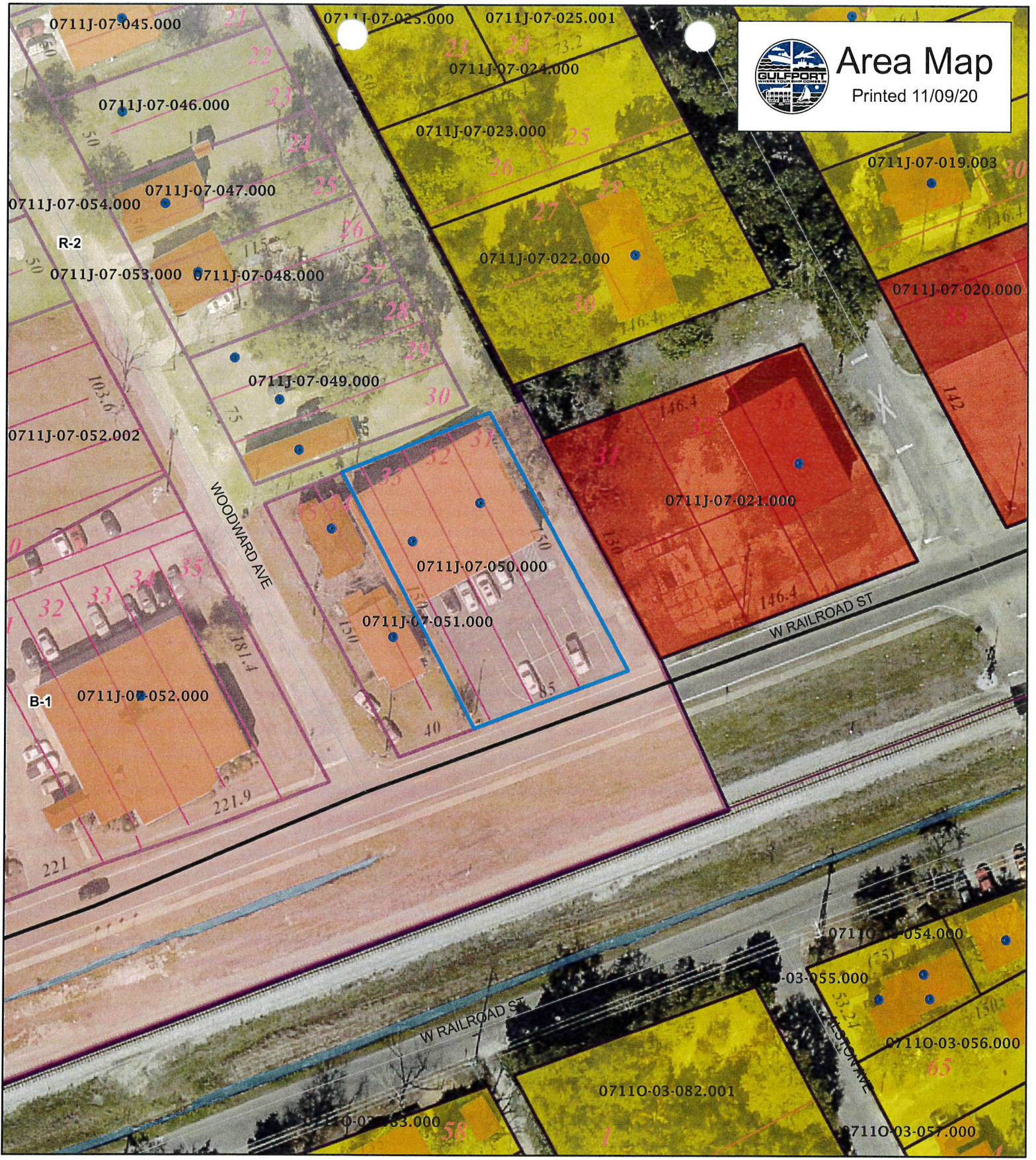
Yards

1 inch = 200 feet

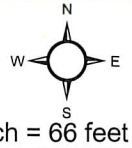


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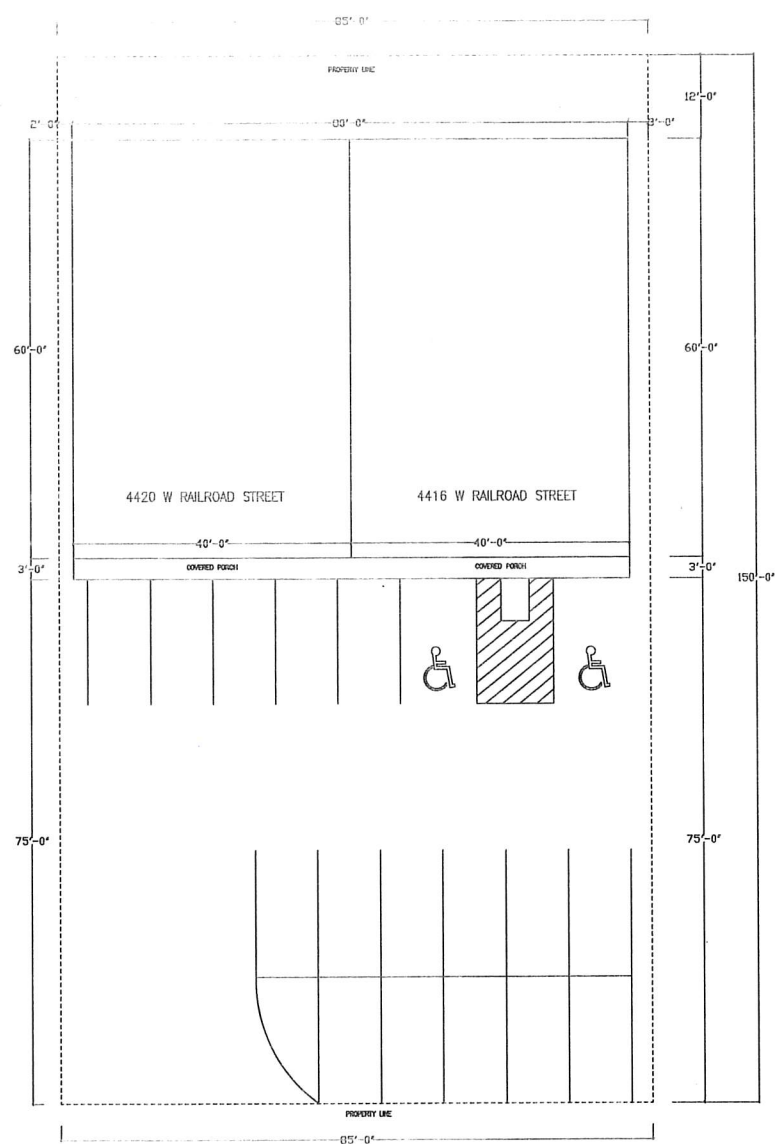
- Ingress & Egress to property is ok due to being an existing building
- Off-sheet parking & loading area are on property & will not effect the surrounding area
- We will refuse issues that would affect the items above.
- Utilities are available at the existing location
- There is the proper screening & buffering.
- Our signs & lighting will not cause issues to the district
- It is an existing building.
- It is an existing building.
- Because of it being a Wine & Liquor Store
- There is access to the building for customer to parking & not affect the flow of traffic.
- There is water supply & water supply in the existing building
- Fire, Police protection & other facilities are in place because it is an existing building.
- We will not cause any traffic congestion or traffic hazard to the district.



- Addresspoints
- ▭ Parcels



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General Notes

THESE PLANS ARE FOR
DESIGN PURPOSES ONLY
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

First Name and Address

N C DESIGNS & CONSULTING,
LLC
980 COURTHOUSE ROAD
GULFPORT, MS 39507

Project Name and Address

Mr. & Mrs. Lampkin
4416 & 4420 W. Railroad Street
Gulfport, MS. 39501

Project	202011C_2	Sheet SITE PLAN
Date	12/03/20	
Scale	1/8" = 1'-0"	



FLOOR PLAN

General Notes

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No.	Revision/Issue	Date

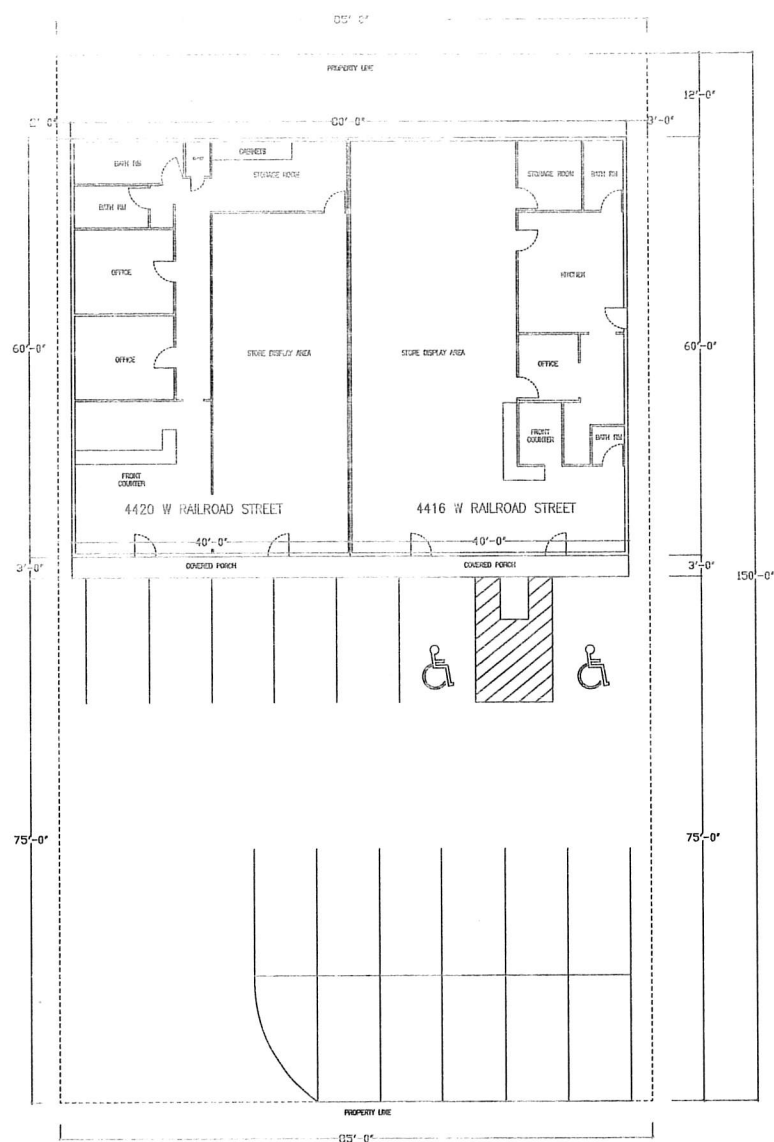
Plan Name and Address

N C DESIGNS & CONSULTING,
LLC
980 COURTHOUSE ROAD
GULFPORT, MS 39507

Project Name and Address

Mr. & Mrs. Lampkin
4416 & 4420 W. Railroad Street
Gulfport, MS. 39501

Project	2020111C_2	Sheet FLOOR PLAN
Date	12/17/20	
Scale	1/4" = 1'-0"	



General Notes

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DESIGN PURPOSES ONLY
NOT FOR CONSTRUCTION

No.	Revision/Issue	Date

Rev. Name and Address

N C DESIGNS & CONSULTING,
LLC
980 COURTHOUSE ROAD
GULFPORT, MS 39507

Project Name and Address

Mr. & Mrs. Lampkin
4416 & 4420 W. Railroad Street
Gulfport, MS, 39501

Project: 202011C_2

Date: 12/15/20

Scale: 1/8" = 1'-0"

Sheet

DB-100

I, Angeline M. Kamplin, swear that there is not a school,
library, community center, church or any other concerning
buildings within 1000 feet of 4416 W. Railroad St.
Gulfport, MS 39501

Kamplin 11/25/20

Matilda Welch
Notary.

11-25-2020





Designation of Agent

I, H & S HOLDINGS, LLC, being owner of the property 4416 W. Railroad Street which is the subject of this application hereby authorize Angeline Lampkin to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

Signature

11-10-2020

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 10 day of November, 20 2020

Notary Public

5/8/22

Commission Expiration





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
H & S HOLDINGS, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	728619
Status:	Good Standing
Effective Date:	01/29/2003
State of Incorporation:	Mississippi
Principal Office Address:	11502 Stanton Circle, 11502 Stanton Circle GULFPORT, MS 39503

Registered Agent

Name
CHRISTOPHER S HEBERT 11502 Stanton Circle Gulfport, MS 39503

Officers & Directors

Name	Title
Chris Hebert 11502 STANTON CIRCLE GULFPORT, MS 39503	Member

Christopher S Hebert
11502 Stanton Circle
Gulfport, MS 39503



John 1st Judicial District
Instrument 2019 7161 D -J1
Filed/Recorded 8/26/2019 03:26 P
Total Fees \$ 15.00
3 Pages Recorded

Indexing: Lot 31, Lot 32, Lot 33 and the east 10 feet of Lot 34, Block 5, Gaston Point
Addition, Harrison County, MS

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

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,

ACL PROPERTIES NO. 1, LLC
A Mississippi Limited Liability Company
2910 West Hawthorne Rd.
Tampa, FL 33611
(813) 390-7653

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

H & S HOLDINGS, LLC
A Mississippi Limited Liability Company
11502 Stanton Circle
Gulfport, MS 39503
(228)297-9876

the following described land together with all improvements thereon located in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Lot 31, Lot 32, Lot 33 and the east 10 feet of Lot 34, Block 5, Gaston Point 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, First Judicial District, Harrison County, Mississippi, together with all improvements located thereon.

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 ~~2018~~ ^{2019 DCL} 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 actually 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.

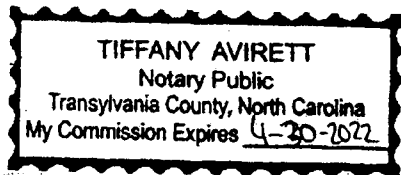
WITNESS its signature on this the 23 day of August, 2019.

ACL PROPERTIES NO. 1, LLC
A Mississippi Limited Liability Company

By: Dianne C. Lykes
Dianne C. Lykes, Manager

STATE OF North Carolina
COUNTY OF Jackson

Personally appeared before me, the undersigned authority in and for the said county and state on this 23 day of August, 2019, within my jurisdiction, the within named Dianne C. Lykes who acknowledged that she is Manager of ACL PROPERTIES NO. 1, LLC, and that for and on behalf of said company, and as its act and deed he/she executed the above foregoing instrument, after first having been duly authorized by said company so to do.



(SEAL)

[Signature]
NOTARY PUBLIC

Tiffany Avirett

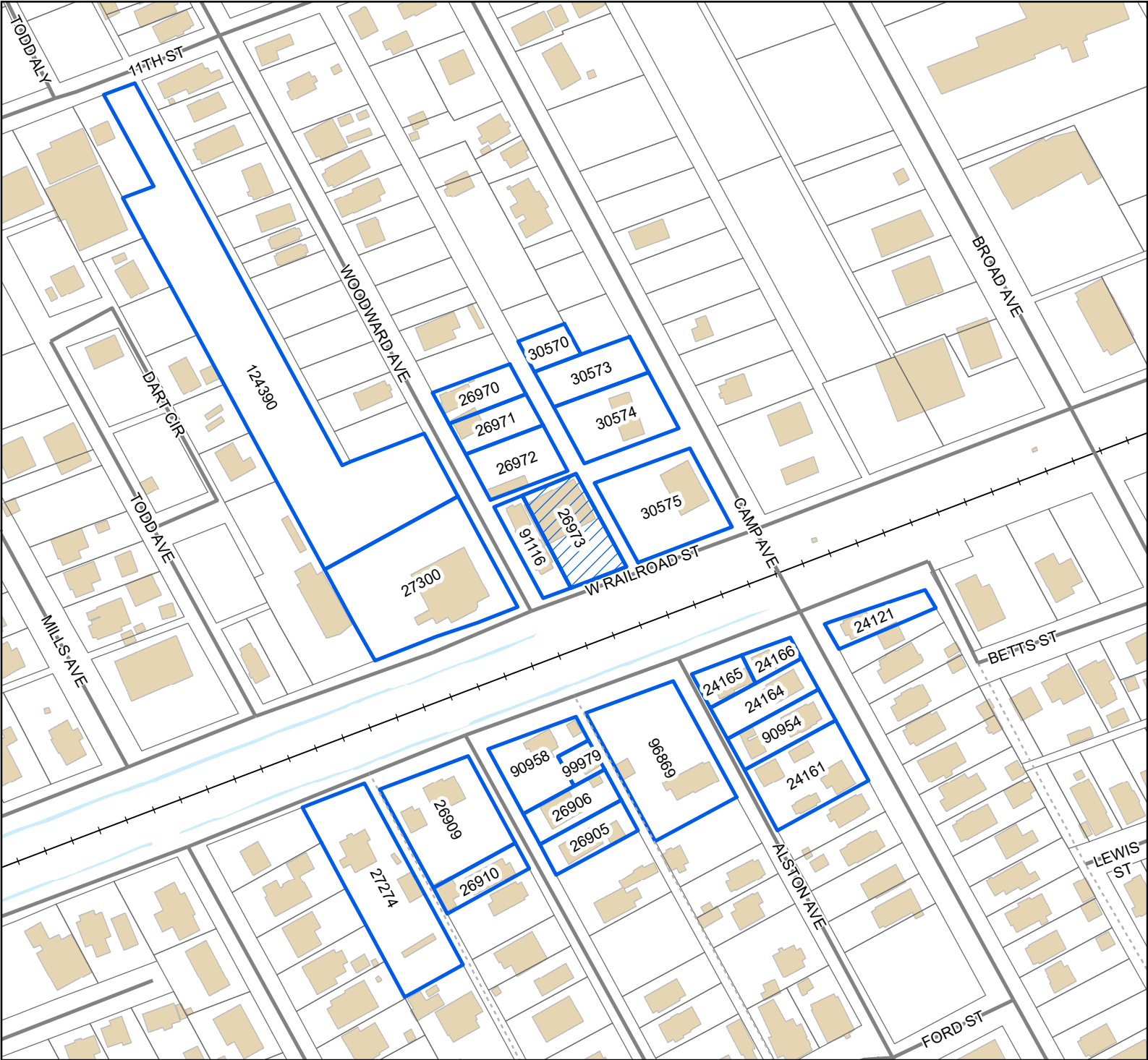
My Commission Expires: 4-30-2022

RE: Special Exception 2101SE006, by agent Angeline M. Lampkin, tax parcel 0711J-07-050.000, Request liquor sales use, 4416 W Railroad St, Zoned B-1 (Neighborhood business), Ward 1 To Applicants and Adjacent Property Owners:

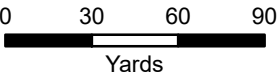
The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, January 21, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, January 21, 2021**. 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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			H&S HOLDINGS, LLC (OWNER)	440 E PASS ROAD	GULFPORT	MS	39507
Y			ANGELINE M. LAMPKIN (AGENT)	23535 MEAUT RD	PASS CHRISTIAN	MS	39571
Adjacent Property Owners							
	26905	07110-03-085.000	HASSELBERG GROVES LLC	453 S SIERRA #163	SOLANA BEACH	CA	92075
	91116	0711J-07-051.000	JOHNSTON JAMES W -TRUST-	1922 23RD AVE	GULFPORT	MS	39501
	24121	0711J-03-041.000	H & H INVESTMENT GROUP LLC	17260 SOUTHERN AVE UNIT B	GULFPORT	MS	39503
	30573	0711J-07-023.000	BROWN FANNIE -ESTATE-	11271 FIRETOWER RD	PASS CHRISTIAN	MS	39571
	90954	07110-03-057.000	DONIVAN GEORGE I & ELINOR E	819 CAMP AVE	GULFPORT	MS	39501
	27274	07110-04-046.000	ROE SUMNER E & DEBORAH E	4513 W RAILROAD ST	GULFPORT	MS	39501
	99979	07110-03-083.001	HILGEMAN DEBRA	1000 38TH AVE	GULFPORT	MS	39501
	26970	0711J-07-047.000	EVANS CLINT JR	1020 WOODWARD AVE	GULFPORT	MS	39501
	26971	0711J-07-048.000	MS ROCK LLC	3827 NE 5TH STREET	RENTON	WA	98056
	96869	07110-03-082.001	CAMPO DEBRA B & BATTISTE HARRIET	428 ORION AVE	METAIRIE	LA	70005
	90958	07110-03-083.000	HILGEMAN DEBRA	1000 38TH AVE	GULFPORT	MS	39501
	30574	0711J-07-022.000	BROWN FANNIE E -ESTATE-	11271 FIRETOWER RD	PASS CHRISTIAN	MS	39571
	24165	07110-03-055.000	CANTRELL JACK E JR	6205 SAVANNA DR	OCEAN SPRINGS	MS	39564
	24164	07110-03-056.000	SMITH CAROL A	13218 THREE RIVERS RD	GULFPORT	MS	39503
	30575	0711J-07-021.000	PARKER FRANK	3209 JOHNSON STILL ROAD	D'IBERVILLE	MS	39540
	26972	0711J-07-049.000	MAY HENRY L NEWSOME JR	P O BOX 66	LONG BEACH	MS	39560
	24166	07110-03-054.000	GRANTHAM JOHN M	831 CAMP AVE	GULFPORT	MS	39501
	26910	07110-04-002.000	COWLING WILLIAM DEAN	827 WOODWARD AVE	GULFPORT	MS	39501
	24161	07110-03-058.000	SHOLTZ STANLEY E	7008 CRAZYHORSE DR	KILN	MS	39556
N	30570	0711J-07-024.000	STATE OF MISS 8/26/2013				0
	26909	07110-04-001.000	WELCHER SHAWN THOMAS	14756 TOWER RD	HINCKLEY	MN	55037
	26906	07110-03-084.000	MERRILL GEORGE RAY & BEATON LILLIAN	828 WOODWARD AVE	GULFPORT	MS	39501
	27300	0711J-07-052.000	4500 W RAILROAD STREET LLC	P O BOX 8833	GULFPORT	MS	39506
	124390	0711J-07-052.002	DIGESTIVE INVESTMENTS LLC	4500 W RAILROAD ST	GULFPORT	MS	39501
	26973	0711J-07-050.000	H & S HOLDINGS LLC	11502 STANTON CIRCLE	GULFPORT	MS	39503



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



1 inch = 200 feet



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MEMORANDUM

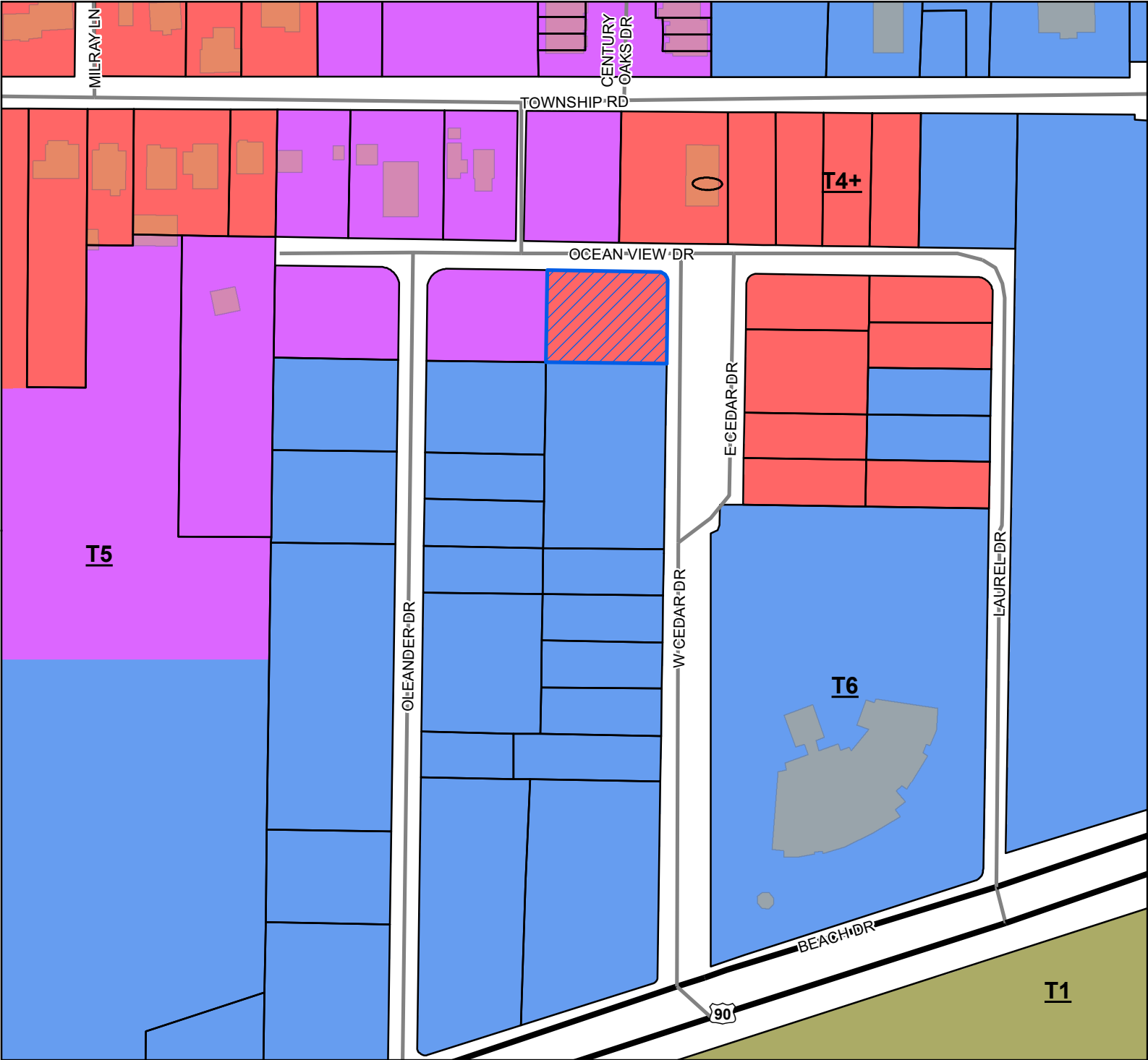
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 21, 2021

Re: Variance 2101ZB010:

Variance 2101ZB010, by owner Gregory T. Smith, tax parcel 1011D-01-040.001, Variance for property area and width, West Cedar Dr, Zoned T4+ (General Urban Zone "Plus"), Ward 2



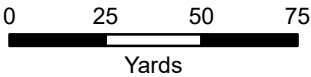
- Site
- US or State Highway
- Street
- Parcels
- Buildings

Smart Code

- T6
- T5
- T4+
- T1

Site Information

1011D-01-040.001
Zoning: T4+ (General Urban Zone "Plus")
Size: 12,897 sq ft
Flood: 0.2%, AE



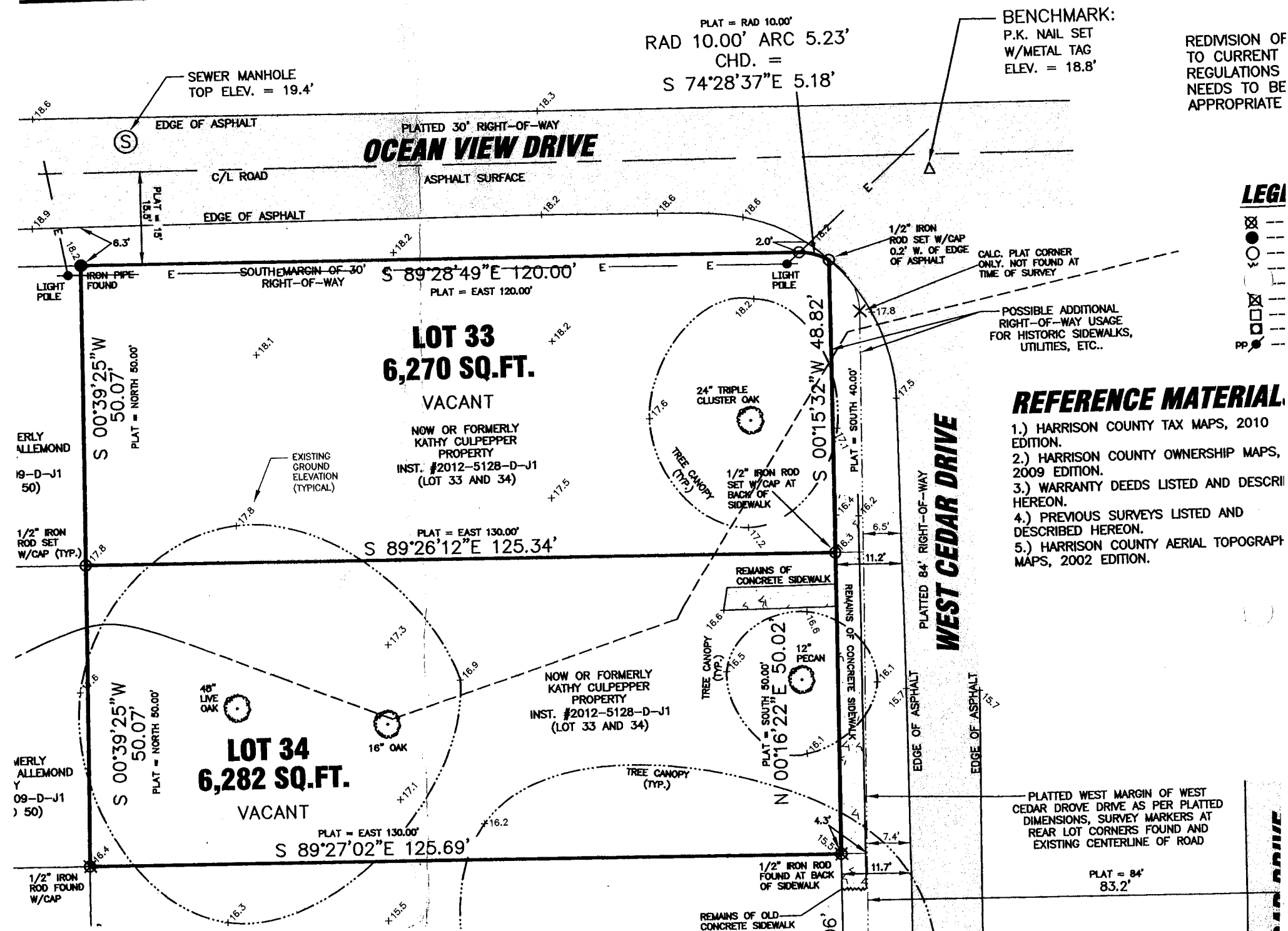
1 inch = 150 feet



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F

1. I am requesting a variance for this property because it will be consistent with this neighborhood. Other homes are built and being built on this size lot in the area.
2. Lakeland Subdivision was platted with these lots over fifty years ago and it would be a better use of the available land for homes on this size lot.
3. By granting the variance, it would ~~be~~ increase property values and taxes
4. This size lot allows for the development of homes that are more reasonably priced.
5. I do not believe that I will receive any special benefits that others in this area have not received.
6. These variances are permitted with planning and zoning approval by the City of Gulfport.



affidavit

I, Gregory T. Smith, attest that to the best of my knowledge that this request is not in violation of any restrictive or protective covenants.

Gregory T. Smith

12-8-2020

Sworn to and subscribed
to me this 8th day
of December 2020.

v MULPS
Notary Public





[Signature] 1st Judicial District
Instrument 2020-4974-D-J1
Filed/Recorded 05/14/2020 02:45 PM
Total Fees \$26.00
4 Pages Recorded

Return To and Prepared By:
James C. Simpson, Jr.
Wise Carter Child & Caraway, P.A.
2510 14th Street, Suite 1125
Gulfport, MS 39501
(228) 867-7141

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

INDEXING INSTRUCTIONS: Lot 33 of Lakeland Subdivision in Section 6, Township 8 South, Range 10 West, First Judicial District of Harrison County, Mississippi

WARRANTY DEED

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

**LAURA ANGELIC PECOUL
424 COVE DR.
BILOXI, MS 39531
(228) 697-1652**

do hereby sell, convey and specially warrant unto:

**GREGORY T. SMITH
PO BOX 7704
GULFPORT, MS 39506
(228) 263-3456**

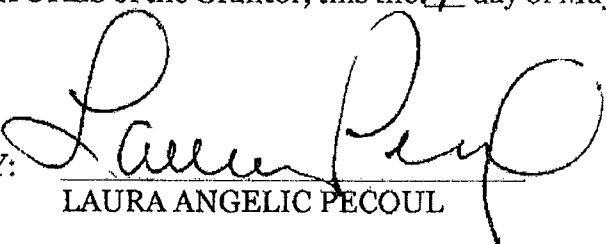
the following described real property situated and located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

(See Exhibit A attached)

This conveyance is subject to any and all recorded rights-of-way, easements and prior reservations of any oil, gas, minerals and other rights.

Taxes for the year 2020 are prorated between the Grantors and the Grantee with the Grantee paying same when due.

WITNESS THE SIGNATURES of the Grantor, this the 14th day of May, 2020.

BY: 
LAURA ANGELIC PECOUL

STATE OF MISSISSIPPI

COUNTY OF HARRISON

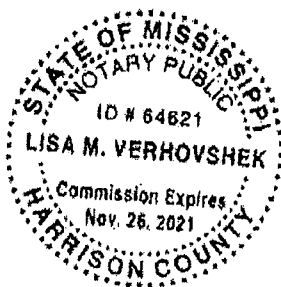
PERSONALLY came and appeared before me on this the 14th day of May, 2020, the undersigned authority in and for the County and State aforesaid, the within named Laura Angelic Pecoul, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein set out as the act and full authority to do so.

WITNESS my hand and official seal of office on this the 14th day of May, 2020.

Lisa M. Verhovshek
NOTARY PUBLIC

My Commission Expires:

Nov 26, 2021



Lot 33 of Lakeland Subdivision of Mississippi City, as per the official map or plat hereof on file and in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 10 at Page 29.

RE: Variance 2101ZB010, by owner Gregory T. Smith, tax parcel 1011D-01-040.001, Variance for property area and width, West Cedar Dr, Zoned T4+ (General Urban Zone "Plus"), Ward 2

To Applicants and Adjacent Property Owners:

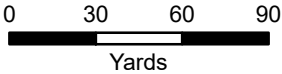
The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, January 21, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, January 21, 2021**. 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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			GREGORY T. SMITH (OWNER)	P.O. BOX 7704	GULFPORT	MS	39506
			Adjacent Property Owners				
	31500	1011D-01-009.000	SUTTON CHARLES R & MARIA M	1039 OCEANVIEW DR	GULFPORT	MS	39507
	31496	1011D-01-005.000	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
	31499	1011D-01-008.000	HAYES JOHN S & NINA J	1111 OCEAN VIEW DR	GULFPORT	MS	39507
	31498	1011D-01-007.000	WARREN BENJAMIN MICHAEL	150 GREEN BAY CIRCLE	DAPHNE	AL	36526
	118610	1011D-01-038.001	BURKE KAY FRANCES	1163 NURSERY AVE	METAIRIE	LA	70005
	31510	1011D-01-039.000	ALLEMOND GREG & TAMMY	34695 DOROTHY LANE	DENHAM SPRINGS	LA	70706
	31485	1011D-01-049.000	D S LADNER HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
	31502	1011D-01-040.000	SKRMETTA PETER M SR & JACQUELINE	240 IROQUOIS ST	BILOXI	MS	39530
	31511	1011D-01-025.000	MOZINGO JOHN C III & MARY EVELYN	167 OLEANDER DR	GULFPORT	MS	39507
	31488	1011D-01-050.000	BROOKS M DENNIS & BECKY M	525 GLEN VALLEY WAY	GULFPORT	MS	39507
	31509	1011D-01-038.000	NELSON LINDA G	2501 GULF AVE #19	GULFPORT	MS	39501
	31491	1011D-01-051.000	LIDE DAVID L	1711 KAHILL DR	GULFPORT	MS	39507
N	31507	1011D-01-036.000	BURKE KAY FRANCES	1163 NURSERY AVE	METAIRIE	LA	70005
	31512	1011D-01-026.000	DEXTER DENNIS & MILLEUR M -TRUSTEES	609 SW ARBORETUM CIR	PORTLAND	OR	97221
	96807	1011D-01-040.001	PECOUL LAURA ANGELIC	424 COVE DR	BILOXI	MS	39531
N	142796	1011D-01-005.001	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
N	31495	1011D-01-004.000	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
N	144213	1011D-01-005.002	PAPE WILLIAM C & VIRGINIA KAY	1044 LEWIS RD	RAYMOND	MS	39154
N	146202	1011D-01-049.001	D S LADNER HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503



- Site
- Adjacent Properties
- US or State Highway
- Street
- Railroad
- Buildings
- Water Features



1 inch = 200 feet



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MEMORANDUM

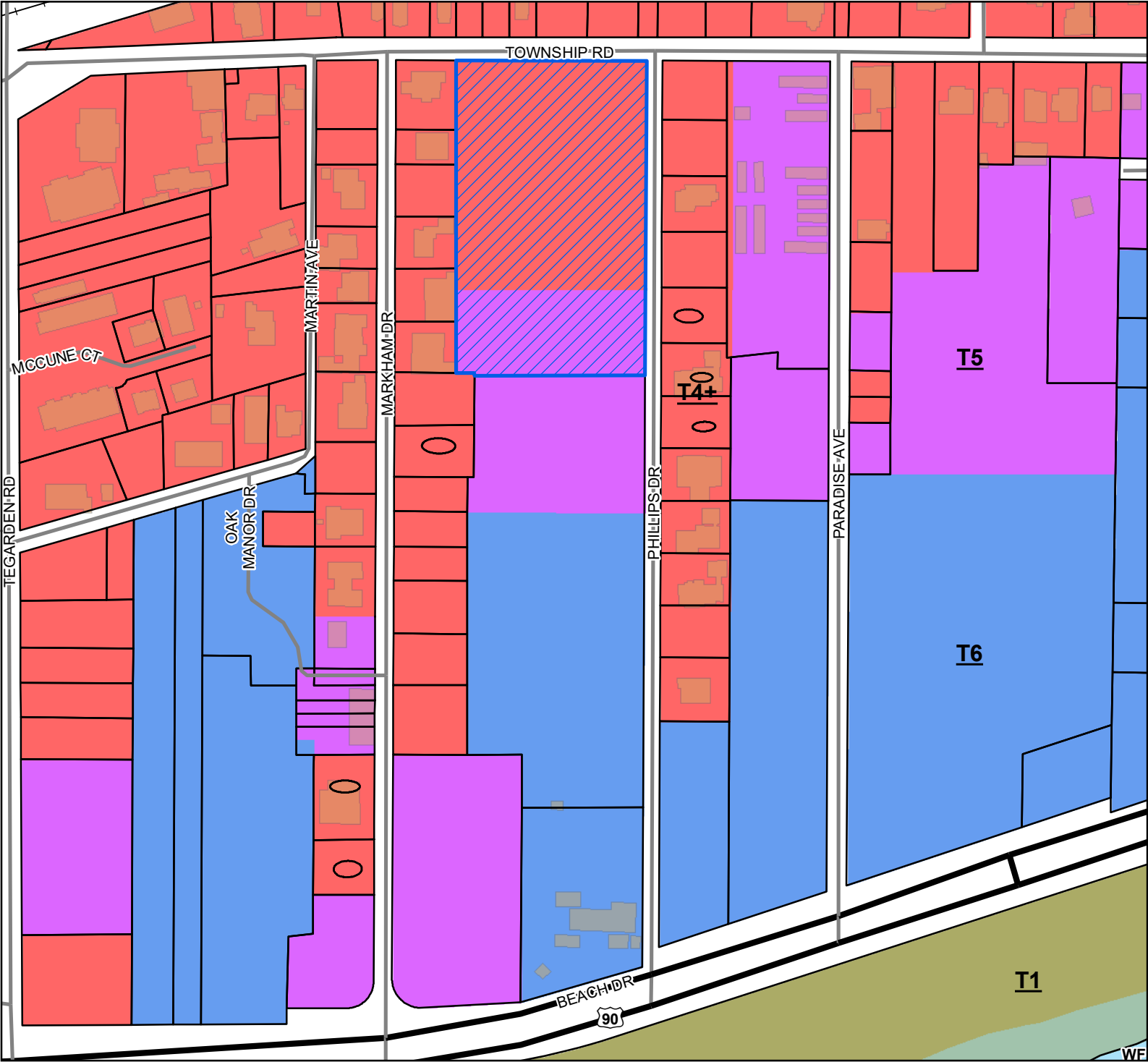
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: January 21, 2021

Re: Variance 2101ZB011:

Variance 2101ZB011, by owner Greg T. Smith, tax parcel 1011D-03-005.000, Variance for lot width, Township Rd, Zoned T4+ (General Urban Zone "Plus") and T5 (Urban Center Zone), Ward 2



 Site

 US or State Highway

 Street

 Railroad

 Parcels

 Buildings

 Water Features

Smart Code

 T6

 T5

 T4+

 T1

Zoning

 WF - Water Front

Site Information

1011D-03-005.000

Zoning: T4+ (General Urban Zone Plus) and T5 (Urban Center Zone)

Size: 2.8 acres

Flood: 0.2% Annual

0306090

Yards

1 inch = 200 feet



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F

1. I am requesting a variance for this property because it will be consistent with this neighborhood. Other homes on Markham Dr are on 50' lots.
2. It would be a better use of the available land for homes on this size lot.
3. By granting the variances it would increase property taxes and values.
4. This size lot allows for the development of homes that are more reasonably priced.
5. I do not believe that I will receive any special benefits that others in this area have not received.
6. These variances are permitted with planning and zoning approval by the City of Sulphur.

Affidavit

I, Gregory T. Smith, attest that to the best of my knowledge that this request is not in violation of any restrictive or protective covenants.

Gregory T. Smith
my 2nd 12-8-20

Sworn to and subscribed
to me this 8th day
of December 2020.

Su-Lin
Notary Public





SCANNED

Return To and Prepared By:
 James C. Simpson, Jr.
 Wise Carter Child & Caraway, P.A.
 2510 14th Street, Suite 1125
 Gulfport, MS 39501
 (228) 867-7141



J. Jenkins 1st Judicial District
 Instrument 2020 14743 D -J1
 Filed/Recorded 11/16/2020 04:00 P
 Total Fees \$ 36.00
 4 Pages Recorded

STATE OF MISSISSIPPI
 COUNTY OF HARRISON
 FIRST JUDICIAL DISTRICT

INDEXING INSTRUCTIONS: NW 1/4 of Section 6, Township 8 South, Range 10 West,
 First Judicial District of Harrison County, Mississippi

WARRANTY DEED

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

CECILIA SANDERS
14123 LORRAINE RD.
BILOXI, MS 39532
(228) 326-8187

HEATHER SANDERS JENKINS
21038 MYERS LANE
LONG BEACH, MS 39560
(228) 297-7961

JOHNATHAN RILEY SANDERS
2285 FARRINGTON LOOP NORTH
SEMMES, AL 36575
(251) 509-9284

do hereby sell, convey and specially warrant unto:

**GREGORY T. SMITH
PO BOX 7704
GULFPORT, MS 39506
(228) 263-3456**

the following described real property situated and located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

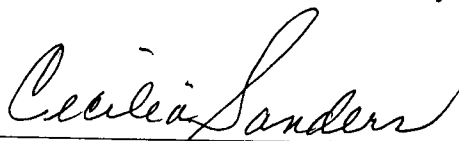
Beginning at the Northeast (NE) corner of Block One (1), of GULF SHORE MANOR, said point being on the South margin of Township Road, run thence Easterly along said South margin 273.45 feet to the West margin of dedicated street, run thence Southerly along said West margin 452.78 feet, run thence Westerly 245.41 feet, run thence Northerly 5.81 feet, run thence Westerly 27.6 feet, run thence Northerly 448.46 feet to the point of beginning. Contains 2.85 acres.

The above described property is no part of the Grantor's homestead.

This conveyance is subject to any and all recorded rights-of-way, easements and prior reservations of any oil, gas, minerals and other rights.

Taxes for the year 2020 are prorated between the Grantors and the Grantee with the Grantee paying same when due.

WITNESS THE SIGNATURE of the Grantor, this the 16th day of November, 2020.

BY: 
CECILIA SANDERS

BY: 
HEATHER SANDERS JENKINS

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY came and appeared before me, the undersigned authority in and for the County and State aforesaid, the within named Cecilia Sanders, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein set out as the act and full authority to do so.

WITNESS my hand and official seal of office on this the 16th day of November, 2020.

Lisa M. Verhovshek
NOTARY PUBLIC

My Commission Expires:

Nov 26, 2021



STATE OF MISSISSIPPI

COUNTY OF HARRISON

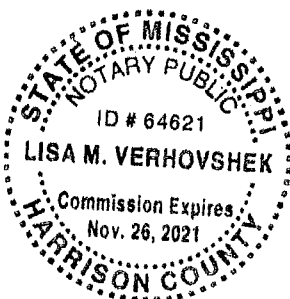
PERSONALLY came and appeared before me, the undersigned authority in and for the County and State aforesaid, the within named Heather Sanders Jenkins, who acknowledged that she signed and delivered the above and foregoing instrument on the day and year therein set out as the act and full authority to do so.

WITNESS my hand and official seal of office on this the 16th day of November, 2020.

Lisa M. Verhovshek
NOTARY PUBLIC

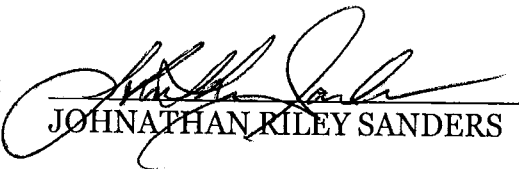
My Commission Expires:

Nov 26, 2021



WITNESS THE SIGNATURE of the Grantor, this the 13th day of November, 2020.

BY:

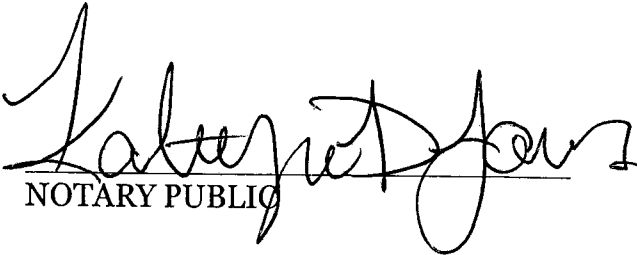

JOHNATHAN RILEY SANDERS

STATE OF ALABAMA

COUNTY OF Mobile

PERSONALLY came and appeared before me, the undersigned authority in and for the County and State aforesaid, the within named Johnathan Riley Sanders, who acknowledged that he signed and delivered the above and foregoing instrument on the day and year therein set out as the act and full authority to do so.

WITNESS my hand and official seal of office on this the 13th day of November, 2020.


NOTARY PUBLIC

My Commission Expires:

10/20/24

KATHRYN D JONES
NOTARY

MY COMM. EXPIRES OCTOBER 20, 2024

PUBLIC
ALABAMA STATE AT LARGE

RE: Variance 2101ZB011, by owner Greg T. Smith, tax parcel 1011D-03-005.000, Variance for lot width, Township Rd, Zoned T4+ (General Urban Zone "Plus") and T5 (Urban Center Zone), Ward 2

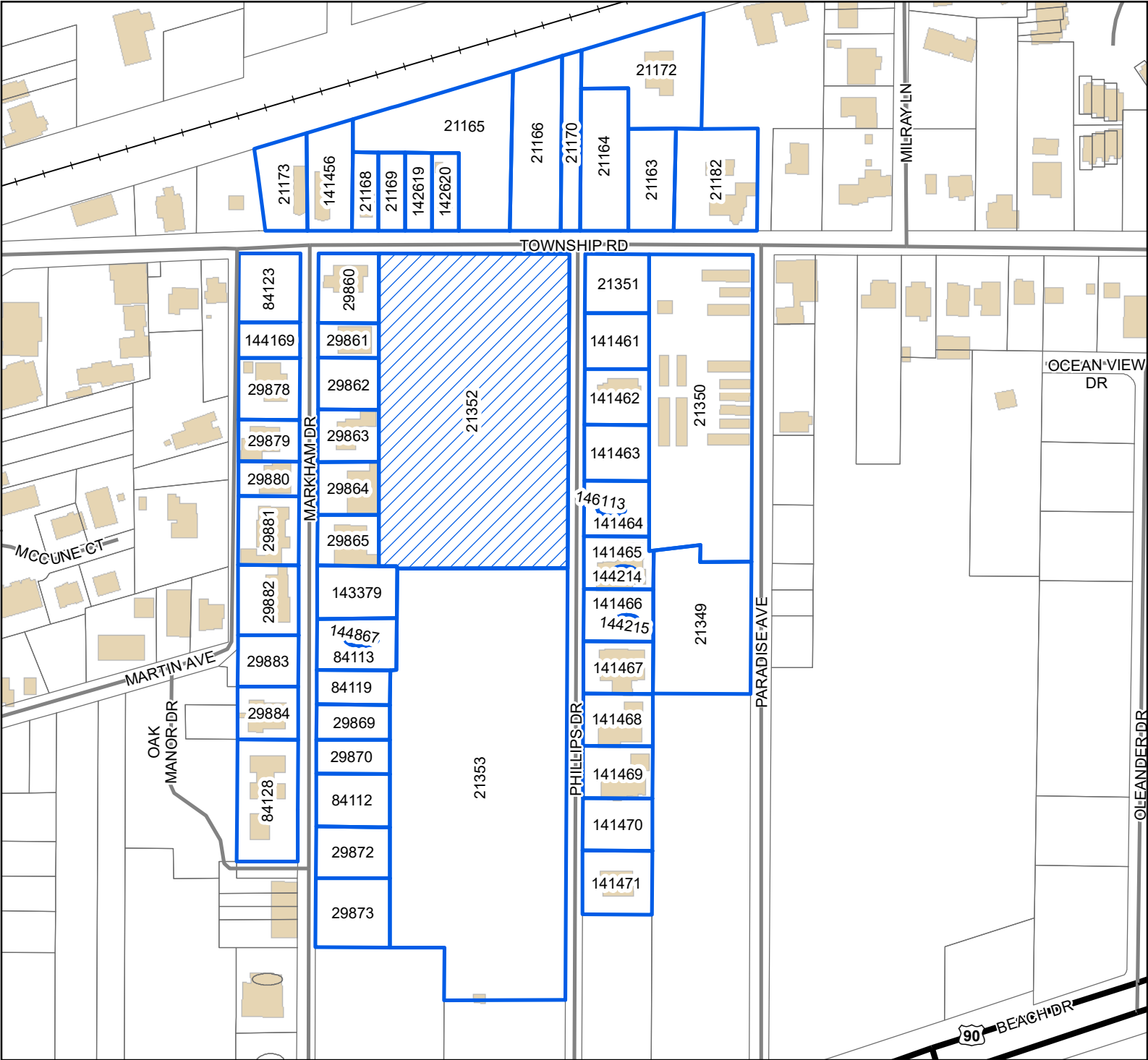
To Applicants and Adjacent Property Owners:

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For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, January 21, 2021**. 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.

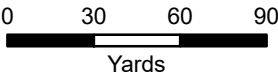
Mail	PPIN	Parcel ID (011)	Name	Address	City	State	ZIP
Y	21352	1011D-03-005.000	GREGORY T. SMITH	PO BOX 7704	GULFPORT	MS	39506
N			Adjacent Property Owners				
Y	29882	1011D-03-027.000	LANCE DAVID M JR	175 MARKHAM DR	GULFPORT	MS	39507
Y	29861	1011D-03-020.000	TORJUSEN ROBERT D & PATRICIA	202 MARKHAM DRIVE	GULFPORT	MS	39501
Y	143379	1011D-03-015.001	REYNOLDS ORVILLE B & HILTON MONROE	778 N CHURCH ST	FLORENCE	MS	39073
Y	29881	1011D-03-026.000	CARTER JUDY & KENNEDY JANICE	181 MARKHAM DRIVE	GULFPORT	MS	39507
Y	21172	1010M-03-026.000	CREEL BARNEY M & CYNTHIADORA	19536 CHAMPION CR	GULFPORT	MS	39503
Y	29865	1011D-03-016.000	NOLAND ROBERT C JR & PATSY D	111 MAGNOLIA GLEN CIR	MANCHESTER	TN	37355
Y	21182	1010M-03-024.000	CARVER JEROME HAROLD	947 TOWNSHIP RD	GULFPORT	MS	39501
Y	29864	1011D-03-017.000	JACKSON BILLY B & MICHELLE L -L/E-	182 MARKHAM DR	GULFPORT	MS	39507
N	21166	1010M-03-029.000	CREEL BARNEY M & CYNTHIADORA R	19536 CHAMPION CIRCLE	GULFPORT	MS	39503
Y	29860	1011D-03-021.000	BROADUS CHARLES J & BROOKE L	206 MARKHAM DR	GULFPORT	MS	39507
N	84123	1011D-03-022.000	BROADUS CHARLES	206 MARKHAM DR	GULFPORT	MS	39507
Y	21352	1011D-03-005.000	SANDERS CECILIA & RILEY L -EST-	14123 LORRAINE RD	BILOXI	MS	39532
Y	21163	1010M-03-025.000	LOVETT NAN-TRUSTEE & CARVER JEROME	947 TOWNSHIP ROAD	GULFPORT	MS	39507
Y	21353	1011D-03-006.000	SEA OAKS PROFESSIONAL PLAZA LLC	13142 W ECHO DR	GULFPORT	MS	39503
Y	29879	1011D-03-024.000	WILKS STEPHEN R & SANDRA C	189 MARKHAM DR	GULFPORT	MS	39507
Y	29872	1011D-03-010.000	EASTERLING DAVID J	2188 ST JAMES BLVD	GULFPORT	MS	39507
Y	29884	1011D-03-029.000	OSTLUND SIGRID LAUREL	466 ANNONDALE PARKWAY	MADISON	MS	39110
N	21168	1010M-03-032.000	CREEL BARNEY M & CYNTHIADORA	19536 CHAMPION CIRCLE	GULFPORT	MS	39503
Y	29883	1011D-03-028.000	WILKIN LOUIS J & CAROL N	1405 RIVERWATCH COURT #6109	MURFREESBORO	TN	37128
Y	29862	1011D-03-019.000	PATRICKS FRANCIS L & GAYLE	4808 CHAMBERLAIN AVE	GULFPORT	MS	39507
N	29863	1011D-03-018.000	PATRICKS FRANCIS L & GAYLE	4808 CHAMBERLAIN AVE	GULFPORT	MS	39507
Y	29873	1011D-03-009.000	EASTERLING DAVID J	2188 ST JAMES BLVD	GULFPORT	MS	39507
N	84112	1011D-03-011.000	EASTERLING DAVID J	2188 ST JAMES BLVD	GULFPORT	MS	39507
Y	29870	1011D-03-012.000	BOURGEOUIS NANCY STONE ETAL	1710 E PASS RD	GULFPORT	MS	39507
N	21170	1010M-03-028.000	CREEL BARNEY M & CYNTHIADORA	19536 CHAMPION CR	GULFPORT	MS	39503
N	142619	1010M-03-031.001	CREEL BARNEY & CYNTHIADORA	19536 CHAMPION CIRCLE	GULFPORT	MS	39503
N	21165	1010M-03-030.000	CREEL BARNEY M & CYNTHIADORA	19536 CHAMPION CIRCLE	GULFPORT	MS	39503
Y	29880	1011D-03-025.000	ANDERSON DAVID A	187 MARKHAM DR	GULFPORT	MS	39503
Y	29878	1011D-03-023.000	BOOZER JAMIE	197 MARKHAM DR	GULFPORT	MS	39507
N	21164	1010M-03-027.000	CREEL BARNEY M & CYNTHIADORA R	19536 CHAMPION CIRCLE	GULFPORT	MS	39503
Y	84119	1011D-03-014.000	MOSLEY JEFFREY & LATOYA PHENIQUE	272 GRANDVILLE ARCH	SMITHFIELD	VA	23430
Y	29869	1011D-03-013.000	SOUTHERN VENTURE PROPERTIES LLC	1424 MILL RD	GULFPORT	MS	39507
Y	141456	1010M-03-033.001	DICKERSON DAVID & JENNY	92 TUSCANY TRAIL	DALLAS	GA	30157
Y	21173	1010M-03-033.000	KNOWLES KATELIN MARIE	901 TOWNSHIP ROAD	GULFPORT	MS	39507

Mail	PPIN	Parcel ID (011)	Name	Address	City	State	ZIP
Y	21351	1011D-03-004.000	ROBINSON DAVID M & ELLEN A	190 PHILLIPS DR	GULFPORT	MS	39507
Y	141461	1011D-03-004.002	THERIOT TIMOTHY J & JENNIFER L	184 PHILLIPS DR	GULFPORT	MS	39507
Y	141462	1011D-03-004.003	LANDCO ENTERPRISE LLC	P O BOX 5178	THIBODAUX	LA	70302
Y	141463	1011D-03-004.004	BOURGEOIS DEAN M & SUSAN R	P O BOX 6062	GULFPORT	MS	39506
N	141464	1011D-03-004.005	BOURGEOIS DEAN M & SUSAN R	P O BOX 6062	GULFPORT	MS	39506
Y	141465	1011D-03-004.006	SIGNS FRED E & JENNIFER WEST	164 PHILLIPS DR	GULFPORT	MS	39507
Y	141466	1011D-03-004.007	CAPRANICA CAROLYN	160 PHILLIPS DR	GULFPORT	MS	39507
Y	141467	1011D-03-004.008	ANDERSON MICHAEL ROY	154 PHILLIPS DR	GULFPORT	MS	39507
Y	141468	1011D-03-004.009	DEPIERNE DONNA V	150 PHILLIPS DRIVE	GULFPORT	MS	39507
Y	141469	1011D-03-004.010	WEBB CHAD S	144 PHILLIPS DR	GULFPORT	MS	39503
Y	141471	1011D-03-004.012	LEBLANC JAY F & JAIMIE A	134 PHILLIPS DR	GULFPORT	MS	39507
Y	141470	1011D-03-004.011	VAN CAMP JAMES KEITH & JAN C	931 FOXWOOD	BRANDON	MS	39047
Y	21350	1011D-03-001.000	PARADISE BEACH DEVELOPMENTS LLC	122 DESTINY OAKS DR	LONG BEACH	MS	39560
N	21349	1011D-03-002.000	CREEL BARNEY	P O BOX 6285	GULFPORT	MS	39506
Y	84128	1011D-03-030.000	DANIEL KAREN ANN & VISCUGLIA FELIX	2729 FAISS DR	LAS VEGAS	NV	89134
N	21169	1010M-03-031.000	CREEL BARNEY M & CYNTHIADORA R	19536 CHAMPION CIRCLE	GULFPORT	MS	39503
N	142620	1010M-03-031.002	CREEL BARNEY & CYNTHIADORA	19536 CHAMPION CIRCLE	GULFPORT	MS	39503
Y	84113	1011D-03-015.000	TIMS KENNETH R & CATHERINE B	164 MARKHAM DR	GULFPORT	MS	39507
Y	144169	1011D-03-022.001	WAYNE STEVEN	197 MARKHAM DR	GULFPORT	MS	39507
Y	144214	1011D-03-004.013	SIGNS FRED & JENNIFER WEST	164 PHILLIPS DR	GULFPORT	MS	39507
Y	144215	1011D-03-004.014	CAPRANICA CAROLYN	160 PHILLIPS DR	GULFPORT	MS	39507
Y	144867	1011D-03-015.002	TIMS KENNETH R & CATHERINE B	164 MARKHAM DR	GULFPORT	MS	39507
Y	146113	1011D-03-004.015	BOURGEOIS DEAN M & SUSAN R	PO BOX 6062	GULFPORT	MS	39506



Legend

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



1 inch = 200 feet



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