

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, MARCH 18, 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 - February 18, 2021

- 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 2103ZB033:

Variance 2103ZB033, by agent Wayne O'Neal, tax parcel 0808H-02-039.000, Variance for front setback, 312 Tandy Dr, Zoned R-1-10 (Single-family), Ward 6

2. Variance 2103ZB034:

Variance 2103ZB034, by agent Wayne O'Neal, tax parcel 0808H-03-026.000, Variance for front setback, 215 Kimberly Dr, Zoned R-1-10 (Single-family), Ward 6

3. Special Exception 2103SE036:

Special Exception 2103SE036, by owners Kyle & Emily Fitzpatrick, tax parcel 0708A-01-016.001, Request day care use, Old Hwy 49, Zoned R-O (Residence-office), Ward 7

4. Variance 2103ZB040:

Variance 2103ZB040, by agent Nathaniel Huckins, Variance for buffer areas, tax parcels 1010L-01-003.000 and 1010L-01-004.000, 1204 E Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

5. Variance 2103ZB043:

Variance 2103ZB043, by agent Michael Hage, tax parcel 1010D-01-001.003, Variance for wall sign location, 8980 Lorraine Rd, Zoned B-1 (Neighborhood business), Ward 5

6. Variance 2103ZB044:

Variance 2103ZB044, by owners Kyle & Emily Fitzpatrick, tax parcel 0708A-01-016.001, Variance for buffer areas, Old Hwy 49, Zoned R-O (Residence-office), Ward 7

7. Variance 2103ZB047:

Variance 2103ZB047, by owner Rob-Lands, LLC, tax parcel 0811F-05-031.000, Variance for setbacks and Townhome Row Length, Zoned T4L (General Urban Zone "Limited"), Ward 3

H. Adjournment

13.12

LEGAL NOTICE PUBLIC HEARING

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 P.M., Thursday, March 18, 2021, in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2103ZB033, by agent Wayne O'Neal, tax parcel 0808H-02-039.000, Variance for front setback, 312 Tandy Dr, Zoned R-1-10 (Single-family), Ward 6

Variance 2103ZB034, by agent Wayne O'Neal, tax parcel 0808H-03-026.000, Variance for front setback, 215 Kimberly Dr, Zoned R-1-10 (Single-family), Ward 6

Special Exception 2103SE036, by owners Kyle & Emily Fitzpatrick, tax parcel 0708A-01-016.001, Request day care use, Old Hwy 49, Zoned R-O (Residence-office), Ward 7

Variance 2103ZB040, by agent Nathaniel Huckins, Variance for buffer areas, tax parcels 1010L-01-003.000 and 1010L-01-004.000, 1204 E Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4

Variance 2103ZB043, by agent Michael Hage, tax parcel 1010D-01-001.003, Variance for wall sign location, 8980 Lorraine Rd, Zoned B-1 (Neighborhood business), Ward 5

Variance 2103ZB044, by owners Kyle & Emily Fitzpatrick, tax parcel 0708A-01-016.001, Variance for buffer areas, Old Hwy 49, Zoned R-O (Residence-office), Ward 7

Variance 2103ZB047, by owner Rob-Lands, LLC, tax parcel 0811F-05-031.000, Variance for setbacks and Townhome Row Length, Zoned T4L (General Urban Zone "Limited"), Ward 3

This the 24th day of February 2021
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
W00000000
Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

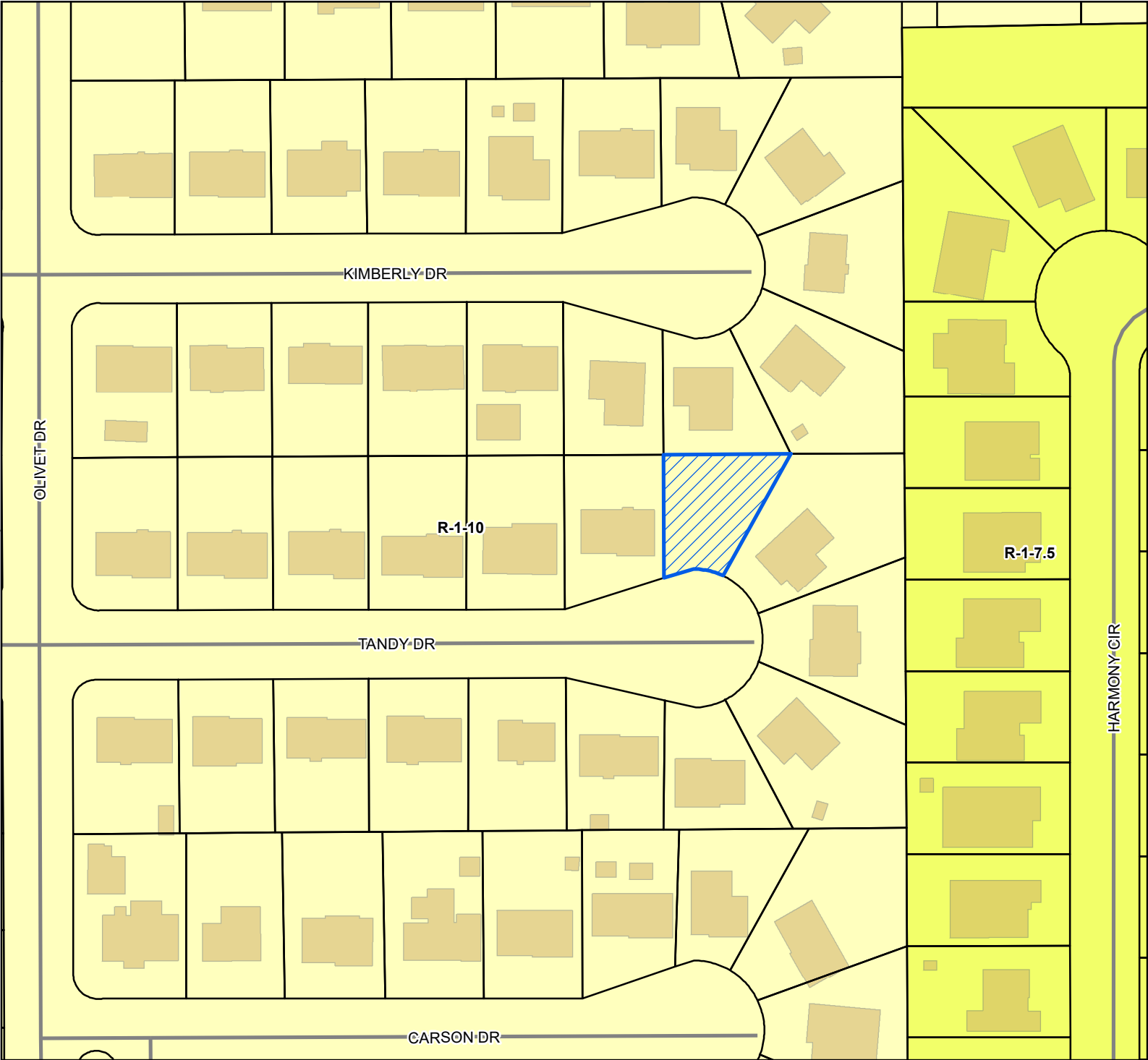
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 18, 2021

Re: Variance 2103ZB033:

Variance 2103ZB033, by agent Wayne O'Neal, tax parcel 0808H-02-039.000, Variance for front setback, 312 Tandy Dr, Zoned R-1-10 (Single-family), Ward 6



Site

Street

Parcels

Buildings

Zoning

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

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

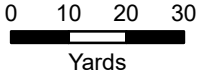
Site Information

0808H-02-039.000

Zoning: R-1-10 (Single-family)

Size: 5,766 Square feet

Flood: X,



1 inch = 100 feet



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



January 5th, 2021

312 Tandy Dr. Gulfport, Ms.

1. Circumstances do exist on this lot due to that fact that it is a lot with a radius front, thus cutting the front of lot shallow, the land is a nice lot to build a new home on.
2. We did not do the development of this land, thus the radius/cul-da-sac of property was already in place, when we purchased the land.
3. The hardship exists due to the fact the radius makes it difficult to put a decent size home on site.
4. The request meets the right of economic return due to the fact that expenses on construction have increased dramatically, thus dictating that we build this size home to get our return on investment.
5. We will not receive any special benefits of this land because we will still pay the required tax assessment required to pay by law.
6. We are asking for permissable by right with planning approval confirming we will not infringe on anyone else's rights to do the same.

Russell T. Bell

2107 23rd #A.

Gulfport MS 39501

I have no previous law. the.

Signed pursuant 312 T. Bell and 213 K. Bell

LP

11/19/21

Matilda Ann Welch



LAVELL Foulk
2/07 23RD AVE # A
Gulfport MS 39501

TO : Harvey Dept.

TO whom it May Concern:
I give permission for Wayne O Neal.
TO act as an Agent on my properties
213 Rimbuly Ln. and 312 Tully Dr.
in Gulfport MS. 39503.

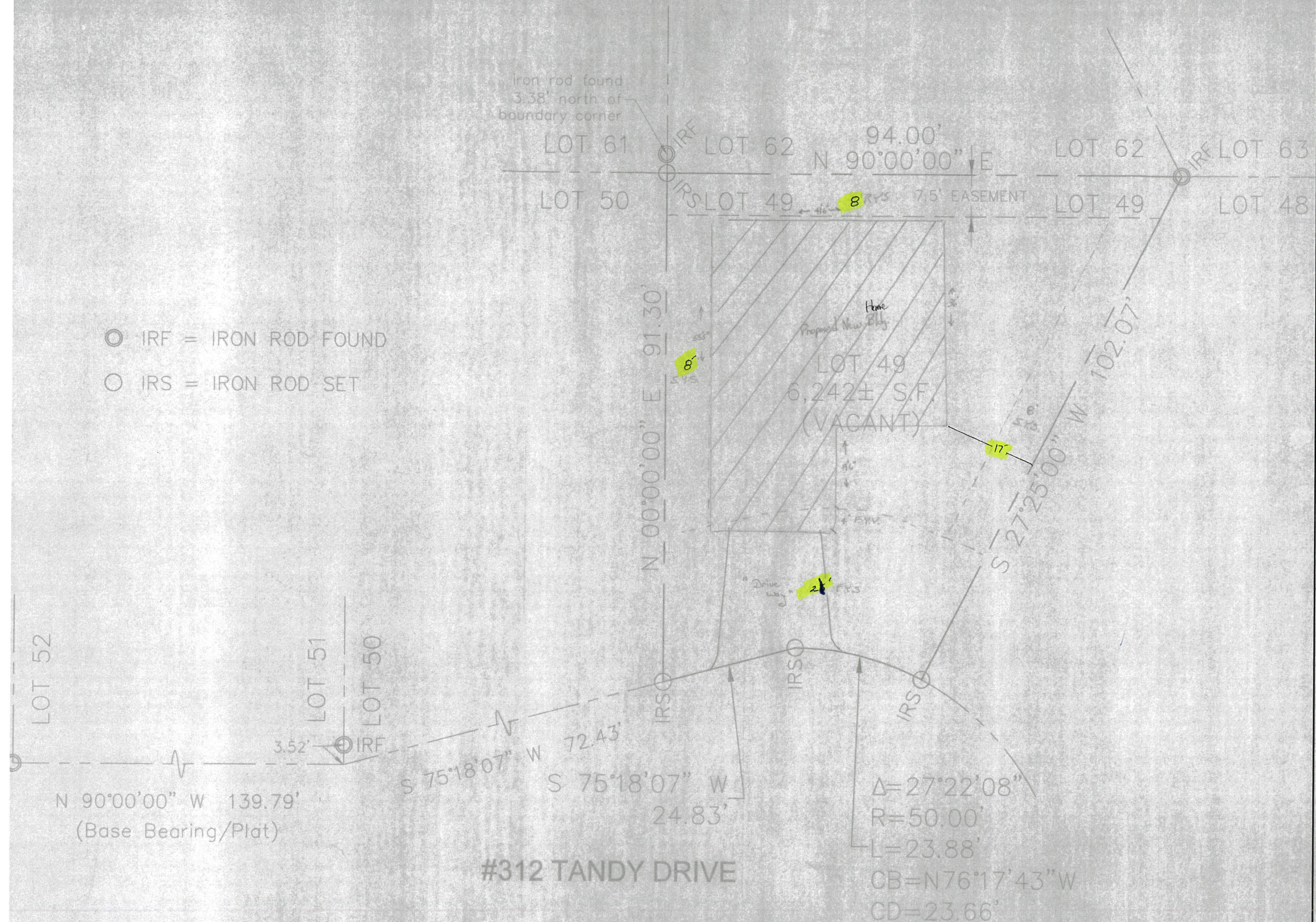
LH

1/19/21

Matilda Welch



- ⊙ IRF = IRON ROD FOUND
- IRS = IRON ROD SET





John 1st Judicial District
Instrument 2018 2924 D -J1
Filed/Recorded 5/11/2018 03:55 P
Total Fees \$ 12.00
3 Pages Recorded

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File #180715

Indexing Instructions:
Lot 49, Olivet S/D, 1st Addition
Harrison County, 1st JD, MS

**STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT**

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

**PAUL JOHNSON
109 NEW HAVEN COURT
GULFPORT, MS 39503
(228) 596-1477**

does hereby grant, bargain, sell, convey and warrant, unto

**LAVELL FOWLER, an unmarried man
6860 SANDROCK WAY
SACRAMENTO, CA 95828
(916) 752-2992**

the following described property, together with the improvements, hereditaments and annurtenances

described as follows, to-wit:

Lot Forty-Nine (49), OLIVET SUBDIVISION, FIRST (1ST) ADDITION, a subdivision according to 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, in Plat Book 28 at Page 5 thereof, reference to which is hereby made in aid of and as a part of this description.

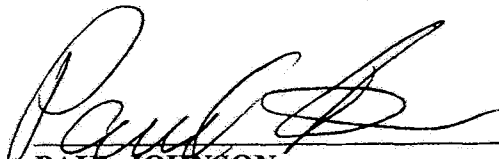
The Grantor hereby covenants that the property described herein constitutes no part of his homestead, nor is it contiguous thereto.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

WITNESS THE SIGNATURE of the Grantor on this the 7th day of May, 2018.


PAUL JOHNSON

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **PAUL JOHNSON**, who acknowledged that he signed, executed and delivered the above and foregoing instrument as a voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 7th day of May, 2018.

(SEAL)

My Commission Expires:



Celeste Paige
NOTARY PUBLIC

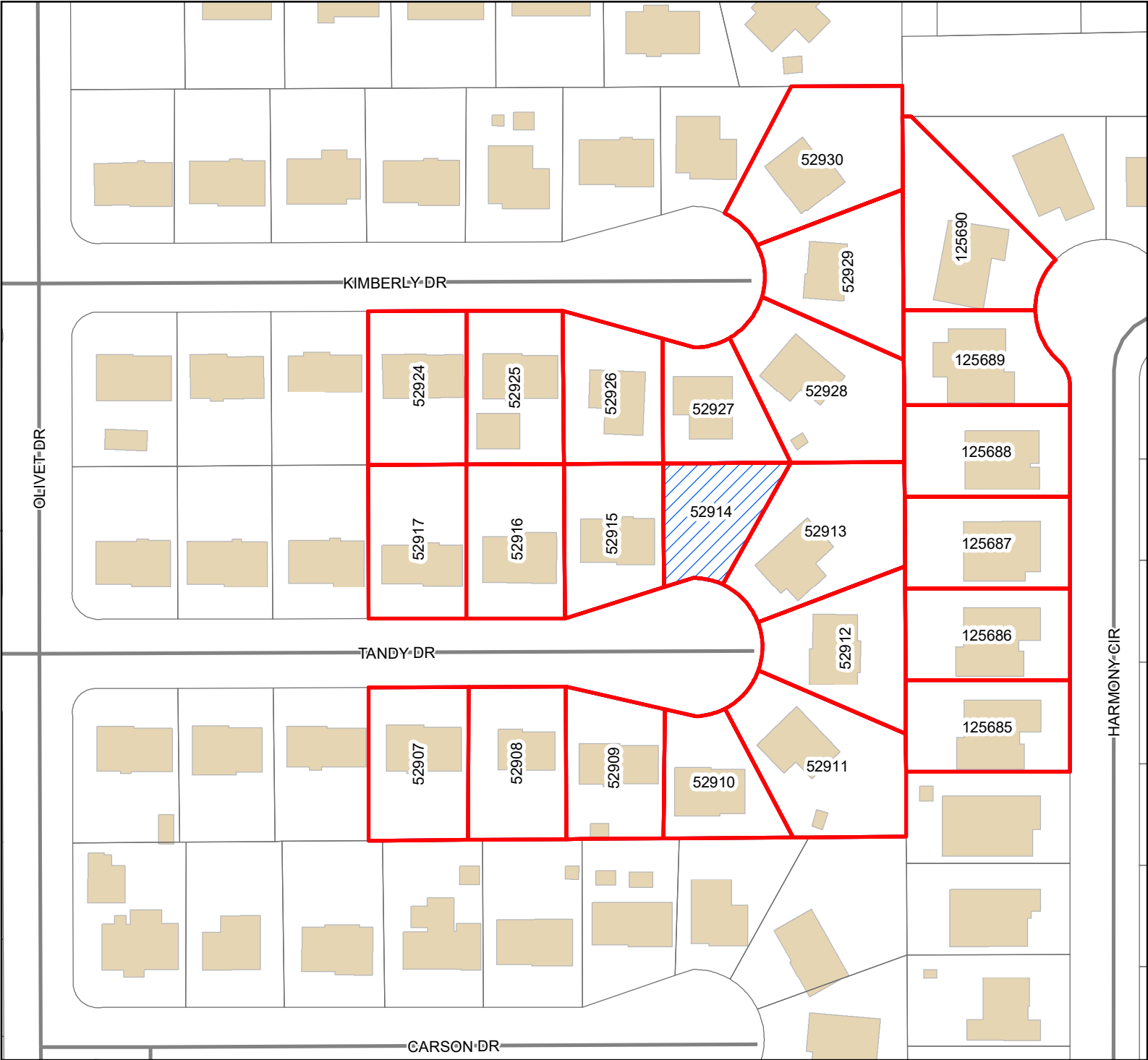
RE: Variance 2103ZB033, by agent Wayne O'Neal, tax parcel 0808H-02-039.000, Variance for front setback, 312 Tandy Dr, Zoned R-1-10 (Single-family), Ward 6

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, March 18, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

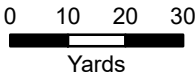
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, March 18, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the 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 (033)	Name	Address	City	State	ZIP
Y	52914	0808H-02-039.000	FOWLER LAVELL (Owner)	2107 23RD AVE UNIT A	GULFPORT	MS	39501
			WAYNE O'NEAL (Agent)	11070 DAURO RD	GULFPORT	MS	39503
N			Adjacent Property Owners				
Y	52911	0808H-02-042.000	HARRIS LINDA J	318 TANDY DRIVE	GULFPORT	MS	39503
Y	52912	0808H-02-041.000	CHILDERS LADONNA W	1447 EAST PASS RD	GULFPORT	MS	39507
Y	52908	0808H-02-045.000	DS LADNER HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
Y	52907	0808H-02-046.000	EAGLE DAWG PROPERTIES LLC	P.O.BOX 2408	GULFPORT	MS	39505
Y	52910	0808H-02-043.000	COASTAL INVESTMENT GROUP LLC	9366 STONE ROAD	GULFPORT	MS	39503
Y	52927	0808H-02-026.000	MACH VI HOLDING LLC	6001 OLDE OAKVIEW	OCEAN SPRINGS	MS	39564
Y	52925	0808H-02-028.000	NECAISE DARYL A & WF	17049 PHEASANT DR	GULFPORT	MS	39503
Y	52915	0808H-02-038.000	OAKES & JENKINS LLC	P O BOX 241	PASS CHRISTIAN	MS	39571
Y	52913	0808H-02-040.000	CHILDERS LADONNA W	1447 EAST PASS RD	GULFPORT	MS	39507
Y	52928	0808H-02-025.000	KUHN JORDAN	15420 DOBSON RD	D'IBERVILLE	MS	39540
Y	52929	0808H-02-024.000	SULLIVAN SHELIA R	318 KIMBERLY DRIVE	GULFPORT	MS	39503
Y	52926	0808H-02-027.000	DAVIS KIM RICHARD & CHARLOTTE	8104 ROAD 529	BILOXI	MS	39532
Y	52924	0808H-02-029.000	TOP ROCK HOLDINGS LLC	9366 STONE RD	GULFPORT	MS	39503
Y	52916	0808H-02-037.000	VIZZINI CHRISTINE	308 TANDY DR	GULFPORT	MS	39501
Y	52930	0808H-02-023.000	PAYNE MALVINA	314 KIMBERLY DRIVE	GULFPORT	MS	39503
Y	52917	0808H-02-036.000	SST PROPERTIES II LLC	467 COVE DRIVE	BILOXI	MS	39531
Y	52909	0808H-02-044.000	OLE LADY MUCK HOLDINGS LLC	P O BOX 82469	LAS VEGAS	NV	89180
Y	125689	0808H-02-088.019	MICKLES GEORGE L	12080 HARMONY CIRCLE	GULFPORT	MS	39503
Y	125688	0808H-02-088.018	SIMON SCOTT M JR & EMILY A	12076 HARMONY CIRCLE	GULFPORT	MS	39503
Y	125686	0808H-02-088.016	HOLLIMON GARY RAY JR	12068 HARMONY CIRCLE	GULFPORT	MS	39503
Y	125685	0808H-02-088.015	HARRISON ANTHONY	12064 HARMONY CIRCLE	GULFPORT	MS	39503
Y	125690	0808H-02-088.020	WHAVERS QUERITA HARRIS	12084 HARMONY CIRCLE	GULFPORT	MS	39503
Y	125687	0808H-02-088.017	ZHU WEI HAN & LAI YING WONG	16185 SADDLE DRIVE	GULFPORT	MS	39503



Legend

-  Site
-  Adjacent Properties
-  Street
-  Buildings



1 inch = 100 feet



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MEMORANDUM

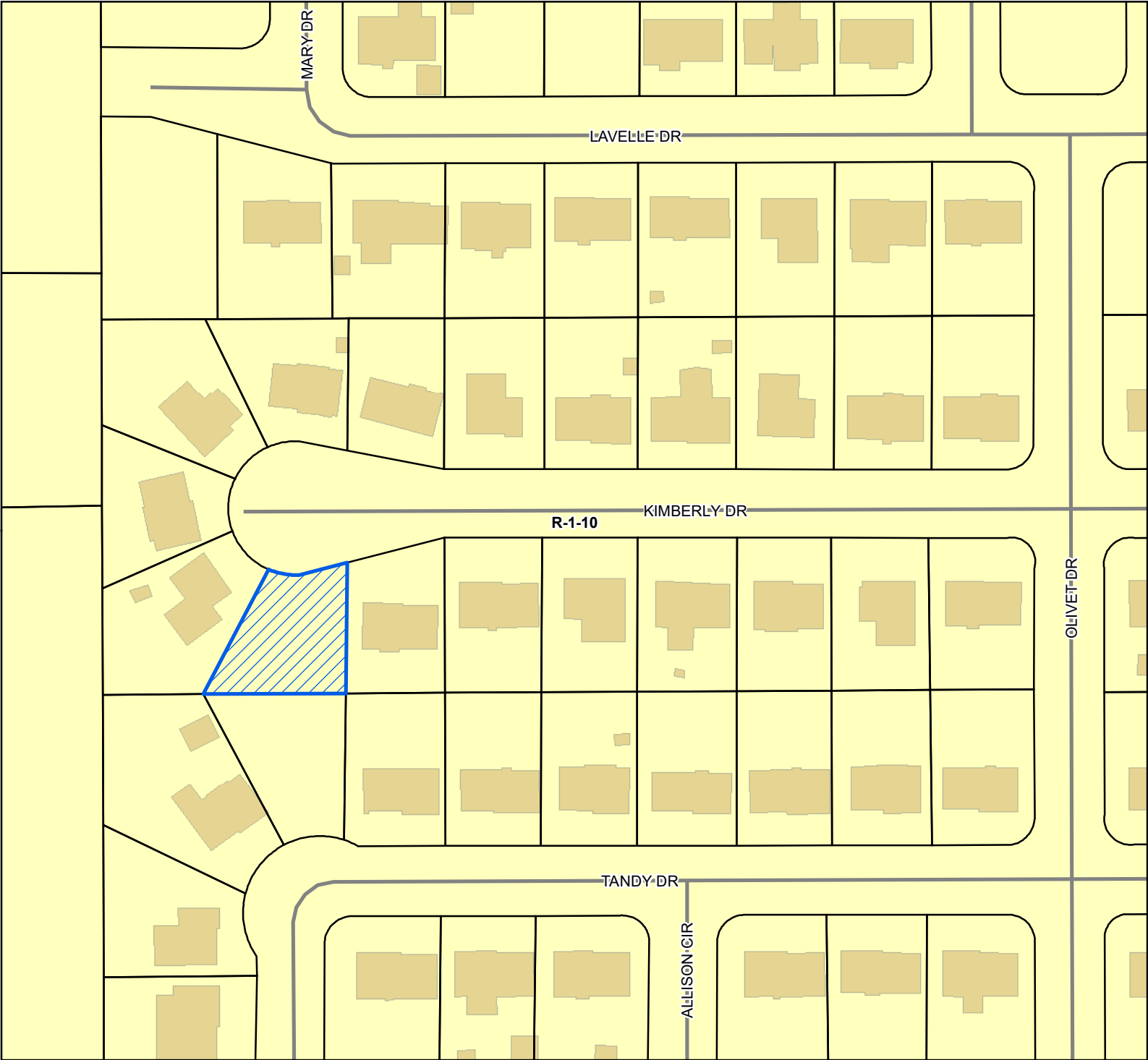
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 18, 2021

Re: Variance 2103ZB034:

Variance 2103ZB034, by agent Wayne O'Neal, tax parcel 0808H-03-026.000, Variance for front setback, 215 Kimberly Dr, Zoned R-1-10 (Single-family), Ward 6



 Site

 Street

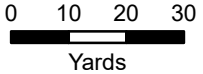
 Parcels

 Buildings

Zoning

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

Site Information
0808H-03-026.000
Zoning: R-1-10 (Single-family)
Size: 7,066 square feet
Flood: X



1 inch = 100 feet



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213 Kimberly Drive

January 14th, 2021

1. Circumstances do exist on this lot due to that fact that it is a lot with a radius front, thus cutting the front of lot shallow, the land is a nice lot to build a new home on.
2. We did not do the development of this land, thus the radius/cul-de-sac of property was already in place, when we purchased the land.
3. The hardship exists due to the fact the radius makes it difficult to put a decent size home on site.
4. The request meets the right of economic return due to the fact that expenses on construction have increased dramatically, thus dictating that we build this size home to get our return on investment.
5. We will not receive any special benefits of this land because we will still pay the required tax assessment required to pay by law.
6. We are asking for permissable by right with planning approval confirming we will not infringe on anyone else's rights to do the same.

PLAT SHOWING SURVEY
OF
LOT 262, OLIVET SUBDIVISION,
2ND ADDITION (PLAT BOOK 28, PAGE 12),
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
LAVELL FOWLER

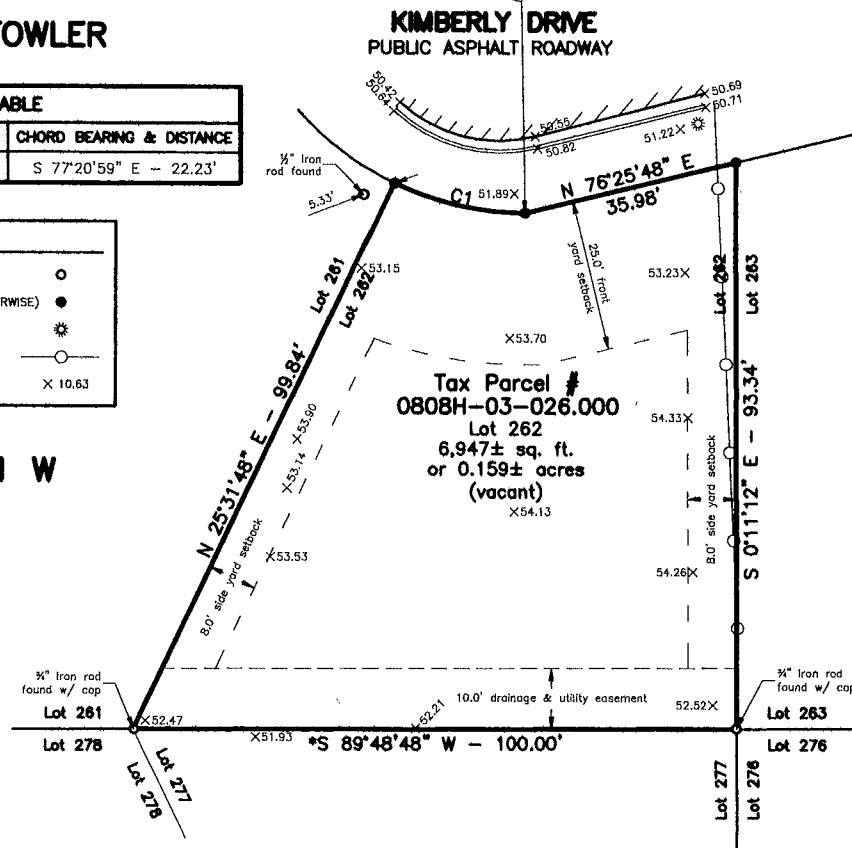
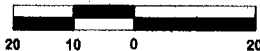
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	25°41'18"	50.00'	22.42'	S 77°20'59" E - 22.23'

LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING PARKING LOT LIGHT	⊙
EXISTING CHAIN LINK LINE	—○—
EXISTING SPOT ELEVATION	X 10.63

T 7 S - R 11 W
SECTION 3

SCALE: 1" = 20'
SCALE IN FEET



REFERENCE MAPS:

- A) Official subdivision plat of OLIVET SUBDIVISION, 2ND ADDITION as recorded in Plat Book 28 at Page 12.
- B) Survey of Lot 277 prepared by Michael P. Blanchard on May 14, 2018.

REFERENCE BEARINGS:

The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on November 25, 2020.
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

REFERENCE ELEVATIONS:

The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12b) using GPS GCGC-RTN System accessed on November 25, 2020.

SITE T.B.M.'s (Temporary Bench Marks):

- #1 - Magnetic nail set in the north edge of asphalt of Kimberly Drive approximately 83' north of subject property.
Elevation = 50.83 feet N.A.V.D.88

FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zone "X" Area of per FEMA Map Community Panel Number 28047C 0254 H for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

NOTES:

- 1.) No attempt has been made by Cassady-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

CERTIFICATION:

This is to certify to **LAVELL FOWLER** that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Mississippi, Board of Licensure for Professional Engineers and Surveyors and that the accuracy, specification, and positional tolerances are in accordance with Class "C" as set forth in the above standards. I also certify there are no visible encroachments or property lines except as shown.

Michael P. Blanchard, PS,

Reg. No. 2834 PS 02834

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

CASSADY-ACADIA
LAND SURVEYING, L.L.C. Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Survey@cassady-acadia.com

FIELD WORK COMPLETED ON: November 30, 2020

CALS FILE: 20-02-500.dwg FIELD BOOK: 7, PG. 74

LAVELL Foulk
2107 23RD AVE #A
Gulfport MS 39501

TO : Phony Dept

TO whom it May Concern:

I give permission for Wayne O Neal.

TO act as an Agent on my properties
213 Rimbuly Ln. and 312 Tully Dr.
in Gulfport MS. 39503

LH

1/19/21

Matilda Welch





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
ELEGANT SELF STANDING LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1238083
Status:	Good Standing
Effective Date:	09/23/2020
State of Incorporation:	Mississippi
Principal Office Address:	NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

Name
LAVELL FOWLER 2107 23RD AVE UNIT A GULFPORT, MS 39503

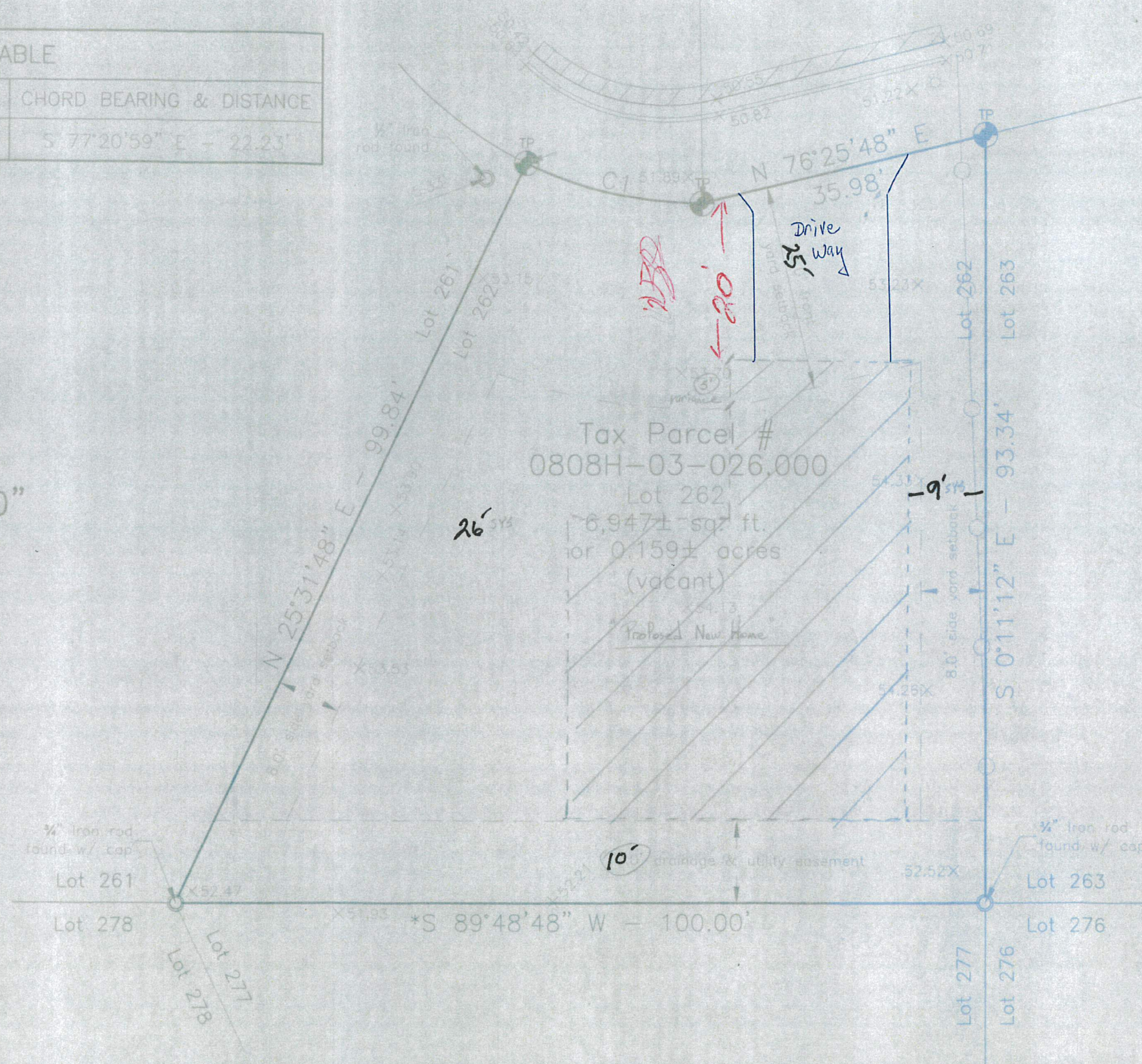
Officers & Directors

Name	Title
LAVELL FOWLER 2107 23RD AVE UNIT A GULFPORT, MS 39501	Manager

KIMBERLY DRIVE PUBLIC ASPHALT ROADWAY

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	25°41'18"	50.00'	22.42'	S 77°20'59" E - 22.23'

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



213
Embrey

COPY

Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, MS. 39503
228-832-8550
Our File: 202469

Index as follows:
Lot 262, Olivet S/D, 2nd Addition
Harrison County, 1st JD, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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, the undersigned,

BAILEY PROPERTIES, INC.
A MS Corporation
P.O. BOX 6056
GULFPORT, MS 39506
(228) 313-1953

does hereby sell, convey and warrant unto

ELEGANT SELF STANDING, LLC
A MS Limited Liability Company
2107 23RD AVENUE, UNIT A
GULFPORT, MS 39501

the following described land and property being located in Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lot Two Hundred Sixty-Two (262), OLIVET SUBDIVISION, SECOND (2nd) ADDITION, a subdivision according to 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

and leases of oil, gas and minerals by previous owners.

TAXES for the current year have been pro-rated as of this date and are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, **BAILEY PROPERTIES, INC.**, has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 10th day of November, 2020.

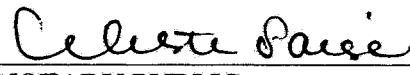
BAILEY PROPERTIES, INC.

BY: 
SHERWOOD BAILEY, PRESIDENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, **SHERWOOD BAILEY**, who acknowledge that he is the **PRESIDENT** of **BAILEY PROPERTIES, INC., A MS Corporation**, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned after having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10th day of November, 2020.


NOTARY PUBLIC

My Commission Expires:



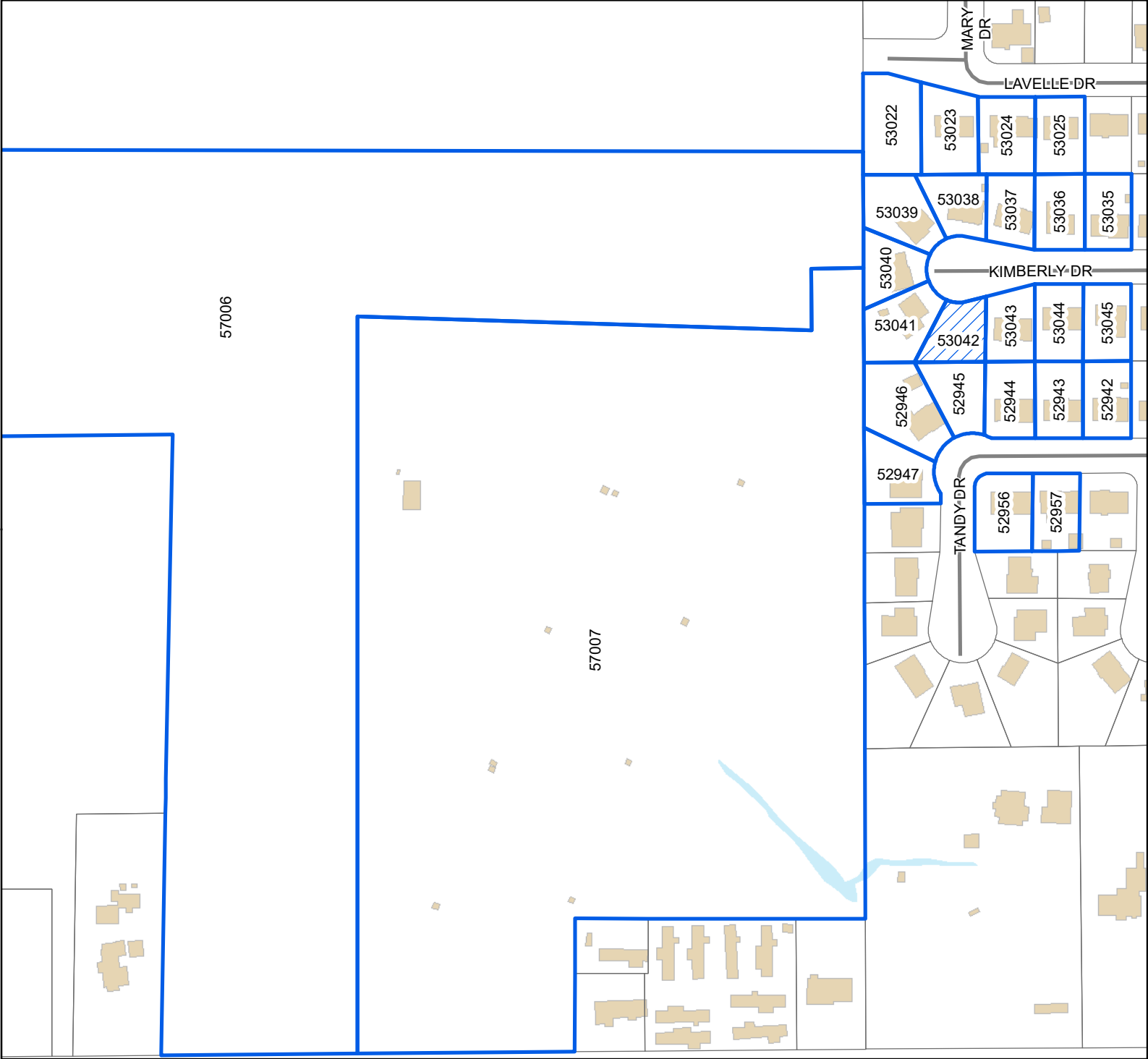
RE: Variance 2103ZB034, by agent Wayne O'Neal, tax parcel 0808H-03-026.000, Variance for front setback, 215 Kimberly Dr, Zoned R-1-10 (Single-family), Ward 6

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, March 18, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

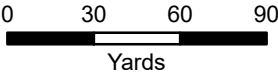
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, March 18, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the 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	53042	0808H-03-026.000	Lavell Fowler (Owner)	2107 23rd Ave Unit A	GULFPORT	MS	39503
Y			Wayne O'Neal (Agent)	11070 Dauro Rd	GULFPORT	MS	39503
Adjacent Property Owners							
Y	53039	0808H-03-010.000	ARMSTRONG MICHAEL D	216 KIMBERLY DRIVE	GULFPORT	MS	39503
Y	53022	0808H-03-009.000	BAILEY PROPERTIES INC	P O BOX 6039	GULFPORT	MS	39506-6039
Y	53037	0808H-03-012.000	BANKSTON MARY M -L/E-	2588 RUE PALAFAX	BILOXI	MS	39531
Y	52942	0808H-03-033.000	DAVIS ANDREA & RASHAD RICHARDSON	208 TANDY DR	GULFPORT	MS	39503
Y	53044	0808H-03-024.000	DEEP PORTAGE HOLDINGS LLC	2106 128TH AVE NW	COON RAPIDS	MN	55448
Y	57006	0808G-01-028.000	DOWDY JOHN MORGAN	4507 HARRISON AVE	GULFPORT	MS	39507
	57007	0808G-01-029.000	DOWDY JOHN MORGAN	4507 HARRISON AVE	GULFPORT	MS	39507
Y	53043	0808H-03-025.000	DUKE CHRISTINE ELAINE -ETAL-	490 AGATE DRIVE SE	SALEM	OR	97317
	52947	0808H-03-044.000	FOWLER LAVELL	2107 23RD AVE UNIT A	GULFPORT	MS	39501
	52945	0808H-03-030.000	FOWLER LAVELL	2107 23RD AVE UNIT A	GULFPORT	MS	39501
Y	53041	0808H-03-027.000	HARPER ADDIE	217 KIMBERLY DR	GULFPORT	MS	39503
Y	52957	0808H-03-042.000	HAWKINS WILLIE R	211 TANDY DR	GULFPORT	MS	39503
Y	53035	0808H-03-014.000	HUGHES RHONDA	208 KIMBERLY DR	GULFPORT	MS	39503
Y	53045	0808H-03-023.000	JOHNSON GERARD P	1200 BURGESS DR	MARRERO	LA	70072
Y	53023	0808H-03-008.000	LANDRESS DEBORAH D	162 BURNA VISTA ST	WINDEY	GA	30680
Y	52946	0808H-03-029.000	LEWIS OLIVIA H	216 TANDY DRIVE	GULFPORT	MS	39503
Y	53036	0808H-03-013.000	OLE NAPOLEON HOLDINGS LLC	P O BOX 82469	LAS VEGAS	NV	89180-2469
	53040	0808H-03-028.000	OLE NAPOLEON HOLDINGS LLC	P O BOX 82469	LAS VEGAS	NV	89180
Y	52944	0808H-03-031.000	RAYBURN CELIA ILENE	212 TANDY DRIVE	GULFPORT	MS	39503
Y	53025	0808H-03-006.000	ROSE RICHARD C	211 LAVELLE DR	GULFPORT	MS	39503
Y	53024	0808H-03-007.000	SAMURAI HOLDINGS LLC	6153 EAST INDEPENDENCE BLVD	CHARLOTTE	NC	28212
Y	52943	0808H-03-032.000	SCIPIONE NANCY W & KIM D	1447 EAST PASS RD	GULFPORT	MS	39507
Y	52956	0808H-03-043.000	TANDY PROPERTIES LLC	1447 EAST PASS RD	GULFPORT	MS	39507
Y	53038	0808H-03-011.000	TILLMAN ALTOVISE	214 KIMBERLY DRIVE	GULFPORT	MS	39503



Legend

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



1 inch = 200 feet



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

MEMORANDUM

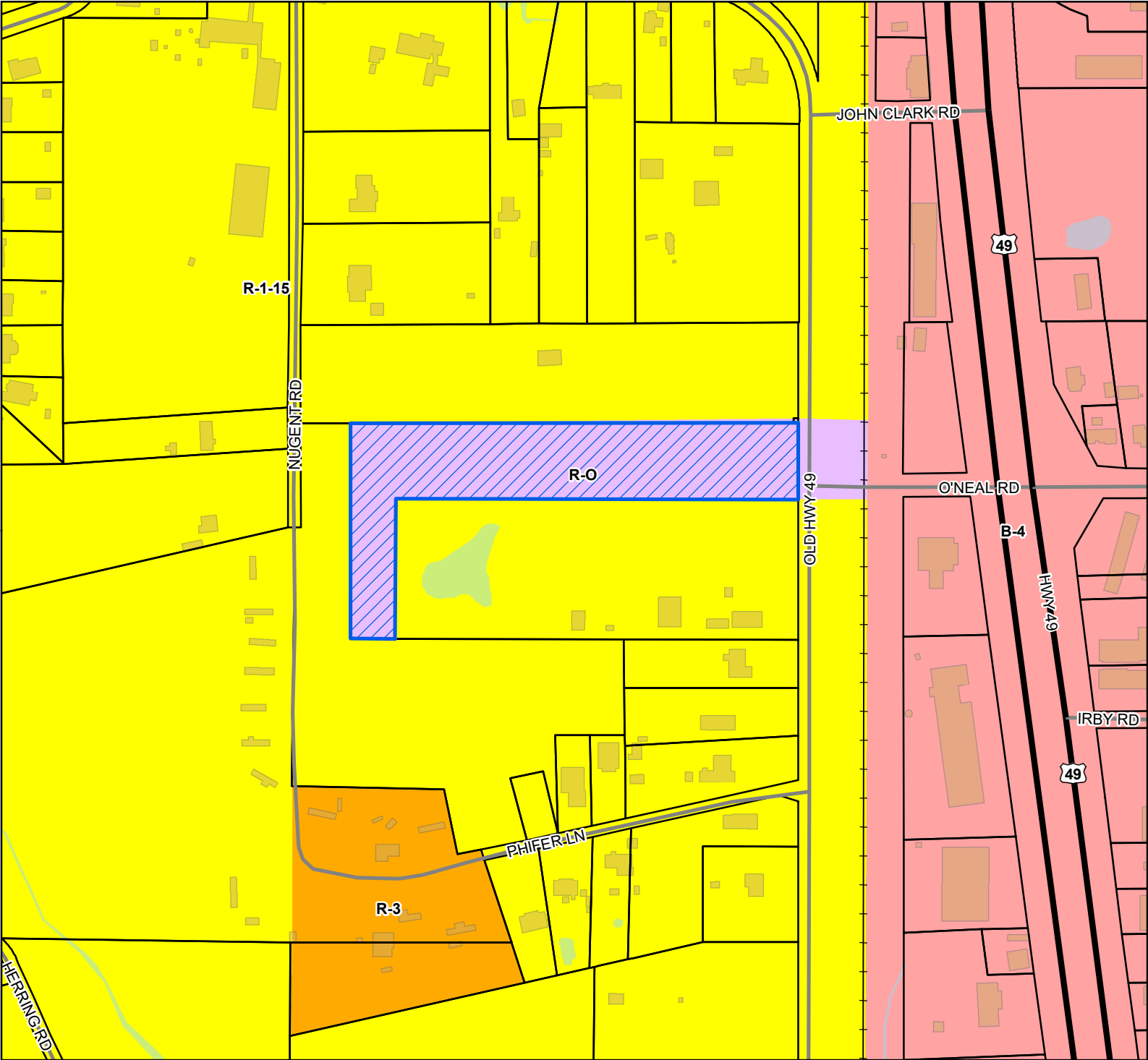
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 18, 2021

Re: Special Exception 2103SE036:

Special Exception 2103SE036, by owners Kyle & Emily Fitzpatrick, tax parcel 0708A-01-016.001, Request day care use, Old Hwy 49, Zoned R-O (Residence-office), Ward 7



Legend

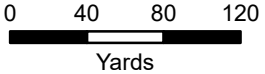
- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Water Features

Zoning

- B-4 - Highway Business District
- R-1-15 - Single Family Residence District (Low Density)
- R-3 - General Residence (High Density)
- R-O - Residence-Office

Site Information

0708A-01-016.001
Zoning: R-O (Residence-office)
Size: 4.3 acres
Flood: X



1 inch = 300 feet



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

Special Exception Written Statement to the Zoning Board
For the Proposed Montessori Childcare Development Center Located at:

12501 Old Hwy 49
Gulfport, MS 39503

- There will be no need to make any modifications to the existing ingress and egress to the property.
- There is no anticipated need for Off-street parking and loading areas.
 - o If at any time it is deemed necessary to provide an off-street loading area, this will be implemented in accordance with the guidelines required by the off-street loading ordinances within the city limits of Gulfport, MS.
- There is access to preexisting utilities at this location.
- Screening and buffering for this property will be implemented as required by the guidelines for screening and buffering ordinances within the city limits of Gulfport.
- Any proposed future signs will follow guidelines as required by the sign ordinances within the city limits of Gulfport, MS.
- The yard space for this property will follow the requirements laid out in the "Mississippi Child Care Regulations and Guidelines".
- The structures being built will adhere to the general compatibility of the properties adjacent to this property and other properties in the district.
- This special exception will be with the general purpose and intent of the zoning ordinance because it is not uncommon to see child development centers close to residential properties, it will be a valuable utility to these surrounding residents, and it will enhance the value and contribute to the culture of the community.

Special Exception Written Statement to the Planning Commission
For the Proposed Montessori Childcare Development Center Located at:

12501 Old Hwy 49
Gulfport, MS 39503

- There will be no need for the city to provide transportation or access.
- The city water supply and waste disposal is already accessible from this location.
- There is no anticipated need for any additional fire and police protection or other public facilities outside of what is already being provided by the city to the surrounding area.
- The property in question will not cause any undue traffic congestion or create any traffic hazard, and will be in harmony with the orderly and appropriate development of the district in which the use is located.

SCANNED



1st Judicial District
Instrument 2019 287 D - J1
Filed/Recorded 1/15/2019 04:05 P
Total Fees \$ 12.00
15 Pages Recorded

REVIEWED

Indexing: Pt of NE ¼ of NE ¼, Sec. 5-7-11
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,

LOIS RUTH MCGRAW, PATRICIA O'FALLIN MCGILL, MIKE WARE, STACY
WARE, CLINTON WARE AND CASSIE WARE
5801 Jackson Road
Mobile, AL 36619
(251)661-1317

does hereby SELL, CONVEY and WARRANT unto

KYLE FITZPATRICK and wife, EMILY FITZPATRICK
As joint tenants with full rights of survivorship and not as tenants in common
16125 Sylvan Drive
Gulfport, MS 39503
(228)832-1069

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:

SEE ATTACHED EXHIBIT "A"

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.

Eleanor Sue Roberts, joins in this conveyance for the purpose of releasing any life estate interest she may have or claim.

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 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 our signatures on this the 14th day of January, 2019.

Lois Ruth McGraw
LOIS RUTH MCGRAW

PATRICIA O'FALLIN MCGILL

MIKE WARE

STACY WARE

CLINTON WARE

CASSIE WARE

ELEANOR SUE ROBERTS by Patricia O'Fallin
McGill, Conservator

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:

SEE ATTACHED EXHIBIT "A"

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.

Eleanor Sue Roberts, joins in this conveyance for the purpose of releasing any life estate interest she may have or claim.

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 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 our signatures on this the 11th day of January, 2019.

LOIS RUTH MCGRAW

Patricia O'Fallin McGill
PATRICIA O'FALLIN MCGILL

MIKE WARE

STACY WARE

CLINTON WARE

CASSIE WARE

Eleanor Sue Roberts by Patricia O'Fallin McGill
ELEANOR SUE ROBERTS by Patricia O'Fallin McGill, Conservator

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:

SEE ATTACHED EXHIBIT "A"

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.

Eleanor Sue Roberts, joins in this conveyance for the purpose of releasing any life estate
interest she may have or claim.

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 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 our signatures on this the 11th day of January, 2019.

LOIS RUTH MCGRAW

PATRICIA O'FALLIN MCGILL

Mike Ware
MIKE WARE

Stacy Ware
STACY WARE

Clinton Ware
CLINTON WARE

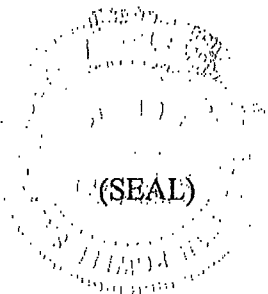
Cassie Ware
CASSIE WARE

ELEANOR SUE ROBERTS

STATE OF Alabama

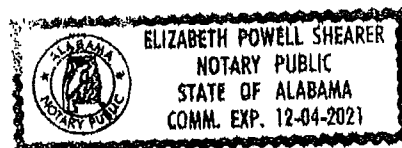
COUNTY OF Mobile

Personally appeared before me, the undersigned authority in and for the said county and state on this 14th day of January, 2019, within my jurisdiction, the within named **LOIS RUTH MCGRAW**, who acknowledged that she executed the above and foregoing instrument.



Elizabeth Powell Shearer
NOTARY PUBLIC

My Commission Expires:



STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state on this _____ day of _____, 2019, within my jurisdiction, the within named **PATRICIA O'FALLIN MCGILL**, who acknowledged that she executed the above and foregoing instrument.

NOTARY PUBLIC

(SEAL)

My Commission Expires:

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state on this _____ day of _____, 2019, within my jurisdiction, the within named **LOIS RUTH MCGRAW**, who acknowledged that she executed the above and foregoing instrument.

NOTARY PUBLIC

(SEAL)

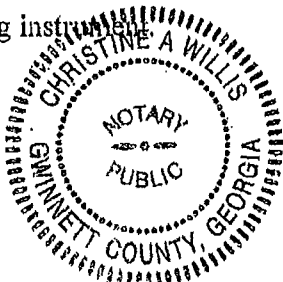
My Commission Expires:

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, the undersigned authority in and for the said county and state on this 11th day of January, 2019, within my jurisdiction, the within named **PATRICIA O'FALLIN MCGILL**, who acknowledged that she executed the above and foregoing instrument.

(SEAL)



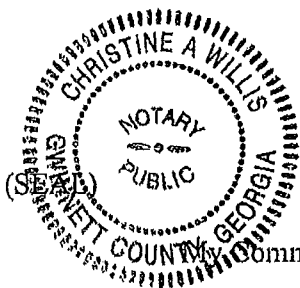
Christine A. Willis
NOTARY PUBLIC

My Commission Expires: July 15, 2022

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned authority in and for the said county and state on this 11th day of January, 2019, within my jurisdiction, the within named **PATRICIA O'FALLIN MCGILL**, who is the Conservator of **ELEANOR SUE ROBERTS**, who acknowledged that she executed the above and foregoing instrument.



Christine A Willis
NOTARY PUBLIC

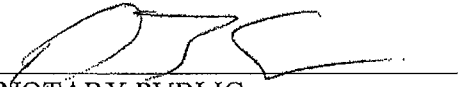
Commission Expires: July 15, 2022

STATE OF MississippiCOUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state on this 10 day of January, 2019, within my jurisdiction, the within named **MIKE WARE**, who acknowledged that he executed the above and foregoing instrument.

(SEAL)




NOTARY PUBLIC

STATE OF MississippiCOUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state on this 10th day of January, 2019, within my jurisdiction, the within named **STACY WARE**, who acknowledged that she executed the above and foregoing instrument.

(SEAL)




NOTARY PUBLIC

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state on this 10th day of January, 2019, within my jurisdiction, the within named **CLINTON WARE**, who acknowledged that he executed the above and foregoing instrument.

(SEAL)



[Signature]
NOTARY PUBLIC

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state on this 10 day of January, 2019, within my jurisdiction, the within named **CASSIE WARE**, who acknowledged that she executed the above and foregoing instrument.

(SEAL)



[Signature]
NOTARY PUBLIC

EXHIBIT "A"

A lot described as beginning at a point 208.5 feet South of the Northwest corner of the NE 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, from thence run South 786.5 feet along a boundary this day marked as a true boundary of the property herein conveyed by C. E. Cruthirds, to a stake set for the SW corner of said property from thence East 708 feet to a stake marking the SE corner of said property which said point is 81 feet South of an iron stake marking the SW corner of the property of Dr. Fahnestock; thence from said SE corner run North 335 feet to a fence line marking the Southern boundary of the property of Lloyd; thence West 459 feet to a stake, thence North 451.5 feet to a stake on a fence line; thence West 249 feet to the point of beginning, containing 8 acres, more or less. This conveyance also includes a right-of-way or easement for road purposes, thirty feet wide, extending due South from the Highway leading from the residence of C. E. Cruthirds and wife to the Magnolia Highway, the east boundary of said thirty foot right-of-way is to run South from the Southeast corner of said property. All of said property herein conveyed being situated in and a part of the Northeast Quarter of the Northeast Quarter of Section 5, township 7 South, Range 11 West, in Harrison County, Mississippi, and being the same property conveyed by C. E. Cruthirds and wife by Deed dated October 15, 1927, and recorded in Book 171, page 431 of the Deed Records of Harrison County, Mississippi.

Also, starting at a stake thirty feet west of the Southeast corner of land owned by Oscar Elder, as above described, thence running in a westerly direction three hundred and eighteen feet to a stake, thence in a southealy direction, one hundred thirty-six feet to a stake, thence in an easterly direction three hundred thirty-five feet to a stake, thence in a northerly direction sixty feet to the point of beginning, containing a fraction less than three quarters of an acre, being in a southern part of the Northeast quarter of the Northeast quarter of Section 5, Township 7, Range 11 West.

Also, that certain lot or parcel of land, described as beginning at a point 208 feet West and 209 feet South of the Northeast corner of Section 5, Township 7 South, Range 11 West, as a point of beginning; and from thence run West 871 feet to a stake; thence South 150 feet, more or less, to the Northwest corner of the property now or formerly of J. C. Williamson; thence due East along the North line of said Williamson's property to a point due South at the point of beginning; on the West margin of Magnolia Highway; thence North 150 feet, more or less, to the point of beginning. Being located in and a part of the NE 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, in Harrison County, Mississippi.

LESS AND EXCEPT, that parcel conveyed to Mrs. Cecil Rowe Ball on March 10, 1948, by Warranty Deed recorded in Book 308 at pages 204-205 of the Land Deed Records of Harrison County, Mississippi, more fully described as follows, to-wit:

11

A lot or parcel of land beginning at the Southeast corner of the property of the Pittmans, which point is 995 feet South on the Quarter Section line from the NW corner of the NE 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, and from said point run East 708 feet for a point of beginning; from said point of beginning run North 180 feet to a stake; thence run West 150 feet to a stake placed 216 feet north of the south side of this lot; from thence run South 216 feet to the South line of the property now or formerly of Pittman; thence run East 150 feet to the place of beginning; said lot being situated in the Northeast corner of the property now or formerly of Pittman, and situated and being in and a part of the NE 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, together with all improvements therein and all rights and appurtenances thereunto belonging.

IN THE CHANCERY COURT OF STONE COUNTY, MISSISSIPPI

IN THE MATTER OF THE CONSERVATORSHIP
OF ELEANOR SUE ROBERTS

December 20, 18
GERALD W. BOND

Chancery Clerk

Lynn Stokes
D.C.

CASE NO. 66CH1:18-252 (CB)

PATRICIA MCGILL

PETITIONER

**JUDGMENT FOR APPOINTMENT OF CONSERVATOR,
AND FOR LETTERS OF CONSERVATORSHIP**

This cause came on for consideration on December 11, 2018 on the Amended Petition (hereinafter the "Petition") filed by Patricia McGill, the sister of the proposed ward, Eleanor Sue Roberts, requesting that this Court appoint Patricia McGill as the conservator over the estate of Eleanor Sue Roberts for the sole and limited purpose of conveying the ward's interest in certain real estate described herein, and for letters of conservatorship, and the Court, being fully advised in the premises, finds that it has jurisdiction over the parties and of the subject matter in this action and FINDS, ORDERS AND ADJUDGES as follows:

1. Patricia McGill is the sister of Eleanor Sue Roberts. Patricia McGill is an adult resident of the State of Georgia. She filed the petition herein requesting that the Court appoint her as the Conservator over the ward's estate for the purposes described herein.

2. The proposed ward, Eleanor Sue Roberts, is an adult resident of Stone County, Mississippi, and therefore, this Court has jurisdiction over the parties and of the subject matter herein. She was personally served with the summons and petition on November 21, 2018.

3. The Court finds that Stacy Evans, the niece of the ward, is an adult resident of Stone County, Mississippi, and is the ward's closest relative residing in this state. She was also personally served with the summons and petition on November 21, 2018.

4. The Court finds that no objection has been made in open court or in the Court file objecting to the relief as requested by the Petitioner in the Petition. The Court further finds that Eleanor Sue Roberts is incapable of caring for her person or managing her estate as evidenced by the statements of two treating physicians, attached to the Petition as Exhibits "A" and "B" respectively, and which are fully incorporated herein by reference. Eleanor Sue Roberts has been diagnosed with Dementia among other medical conditions that render her mentally incompetent. Both physicians agree that she is unable to handle her business affairs or to make decisions in her best interests.

5. The Court finds that Patricia McGill is a fit and proper person to be appointed as the Conservator over the estate of Eleanor Sue Roberts for the limited purposes described herein, and that she is otherwise qualified under the statutes of the State of Mississippi to serve in this capacity. The purpose of the conservatorship is as set out below.

6. On June 1, 1973, William L. Stewart conveyed certain real property located in the First Judicial District of Harrison County, Mississippi to James O'Fallin, Patricia O'Fallin McGill, and Glatha Nell O'Fallin Ware as tenants in common, subject to a life estate in said property being granted to James O'Fallin, Eleanor Sue Roberts, and Charles Roberts. A copy of the Special Warranty Deed is attached to the Petition on file in this action as Exhibit "C" and is fully incorporated herein by reference.

14

7. The Court finds that two of the three life estate grantees in the deed referenced herein are now deceased. James O'Fallin died on May 2, 1994, and Charles Roberts, who was the spouse of Eleanor Sue Roberts, died on November 1, 1998. The Court finds that said real property is unoccupied, and further that Eleanor Sue Roberts does not reside on said property, and further that Eleanor Sue Roberts will never reside on said property due to her medical condition and the fact that there are no habitable structures on the property. The ward does not have any other interest in said property other than the referenced life estate. Therefore, the Court finds that the ward will not be prejudiced if the Court should grant the relief as requested by the Petitioner herein.

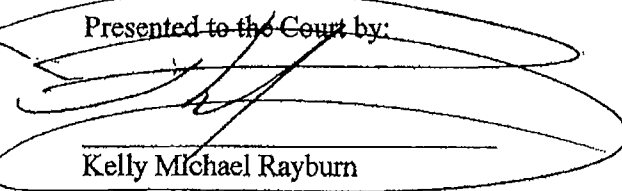
8. The Court finds that the owners of said property, including the Petitioner, Patricia McGill, are desirous of selling the subject real property, but due to the ward's illness, the ward is incapable of providing consent for the property to be sold. As such, the Court hereby appoints Patricia McGill as the ward's conservator for the sole purpose of executing any and all documents necessary at closing to convey the ward's interest in the real property to the proposed buyers, and further to execute any and all documents on behalf of the ward that are necessary at closing to convey title to the proposed buyer and to terminate the ward's life estate in said property. The Court finds that the contract for sale and purchase of the referenced property, a copy of which is attached hereto, is approved in all respects, as the ward will not be prejudiced by the sale for the reasons cited herein.

IT IS THEREFORE, ORDERED AND ADJUDGED that Patricia McGill be appointed as the Conservator over the estate of Eleanor Sue Roberts for the sole and limited purpose of having the authority to convey the ward's interest in the real property

described on Exhibit "C" to the Petition, and further that the conservator shall serve without bond, as it is discretionary with the Court. The Court finds that upon the filing of the oath of Conservator, that Letters of Conservatorship shall be issued to Patty McGill and that formal accountings be waived, as it is not anticipated that any funds will come into the ward's estate as a result of the sale of the above referenced real property. The Court further finds that following the sale of the subject property, that this matter shall stand fully and finally closed and the conservator discharged.

SO ORDERED AND ADJUDGED on this the 11 day of December 2018.


CHANCELLOR


Presented to the Court by:

Kelly Michael Rayburn
Attorney at Law
P.O. Box 2566
Gulfport, MS 39505
(228) 539-2400 (ofc)
(228) 539-3130 (fax)
MSB# 8604

PERMITS RECEIPT N

10496458
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 01/27/21 TIME: 11:53

CLERK: sgill

CUSTOMER#:

CUSTOMER NAME

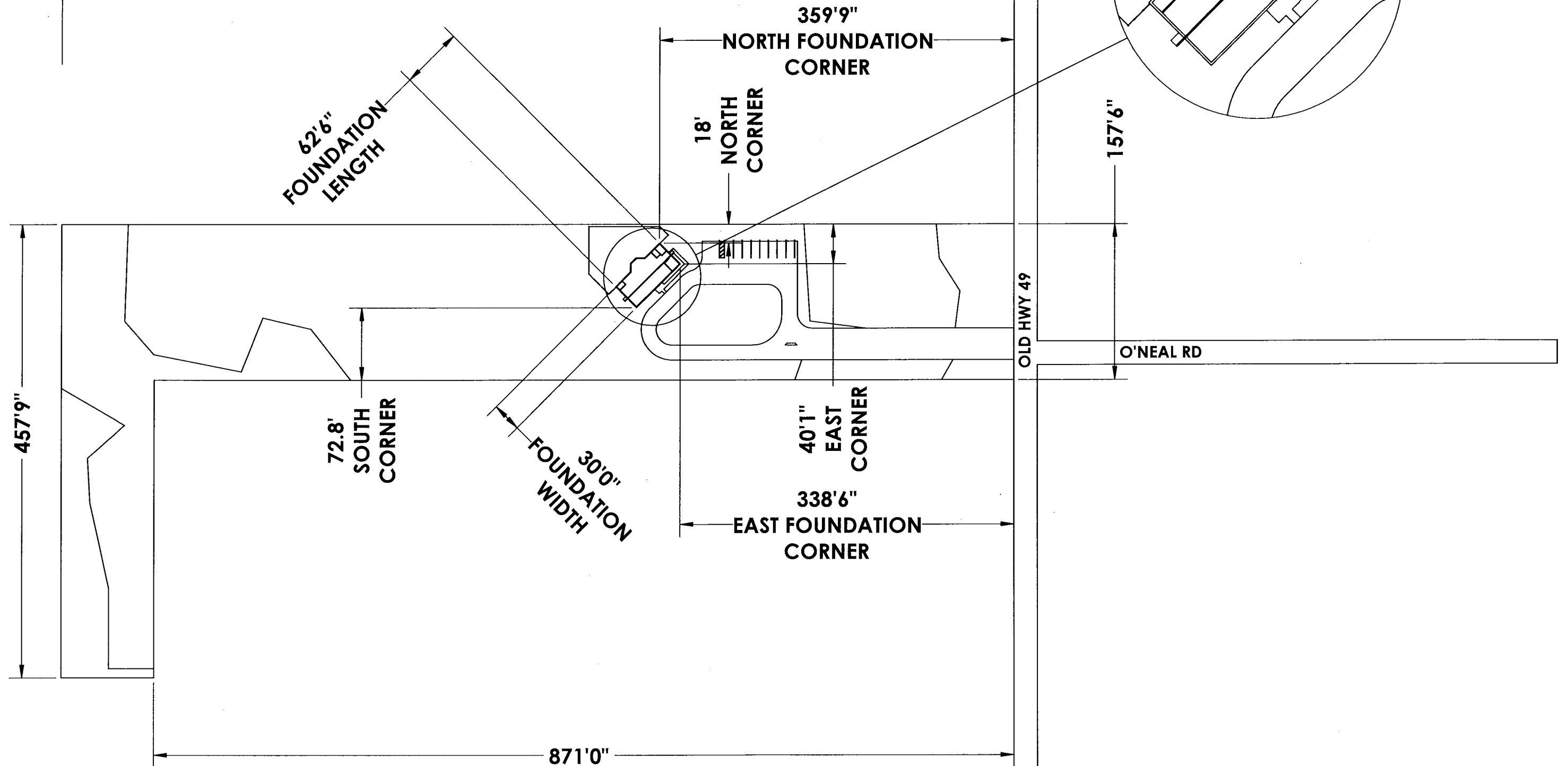
0

AMOUNT PAID:

PAID BY: PZD

PLANNING AND

75.00



PROPERTY LINES AND FOUNDATION LOC.



SITE PLAN

HANDICAP PARKING

97'0"

16'11"

STANDARD PARKING
(8 SPOTS)

17'1"

44'0"

32'0"
DUAL LANE
WIDTH

DRIVEWAY

15'0"

R16'0"

DRIVEWAY

DRIVEWAY

20'2"

15'0"
SINGLE LANE
WIDTH

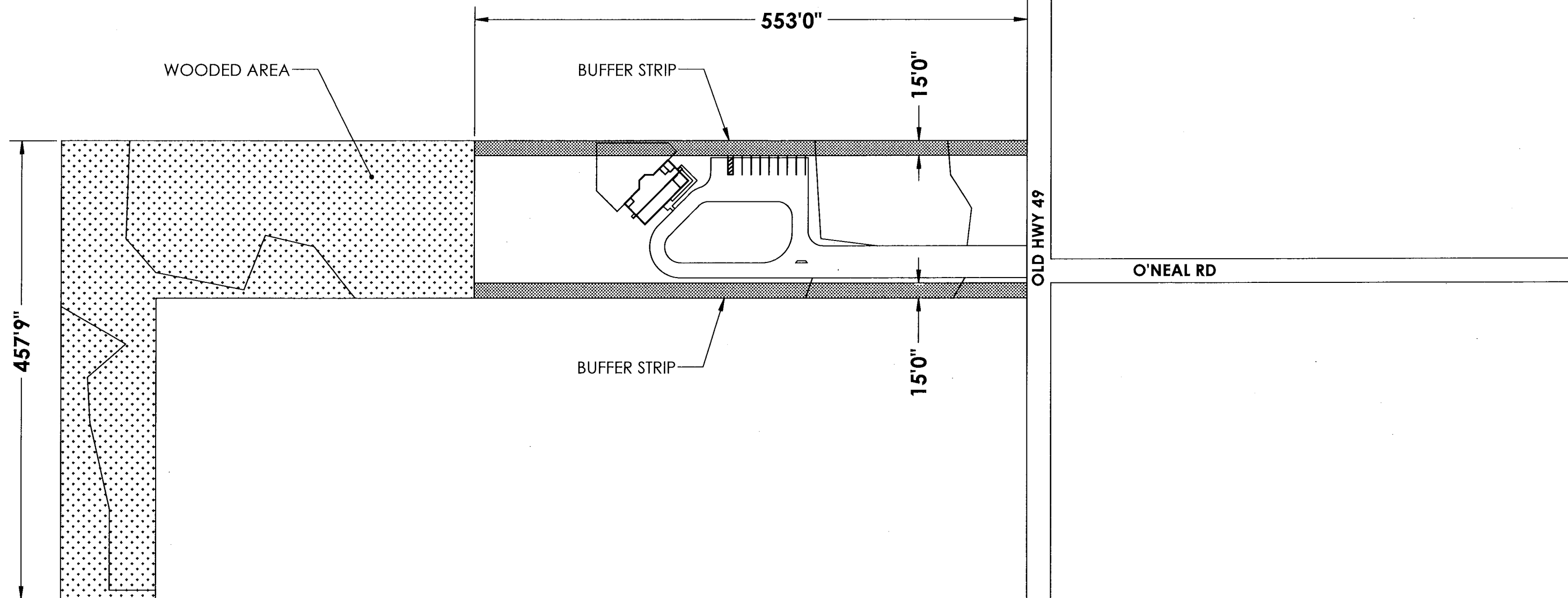
PARKING LOT AND DRIVEWAY

OLD HWY 49

O'NEAL RD



SITE PLAN



BUFFER STRIPS

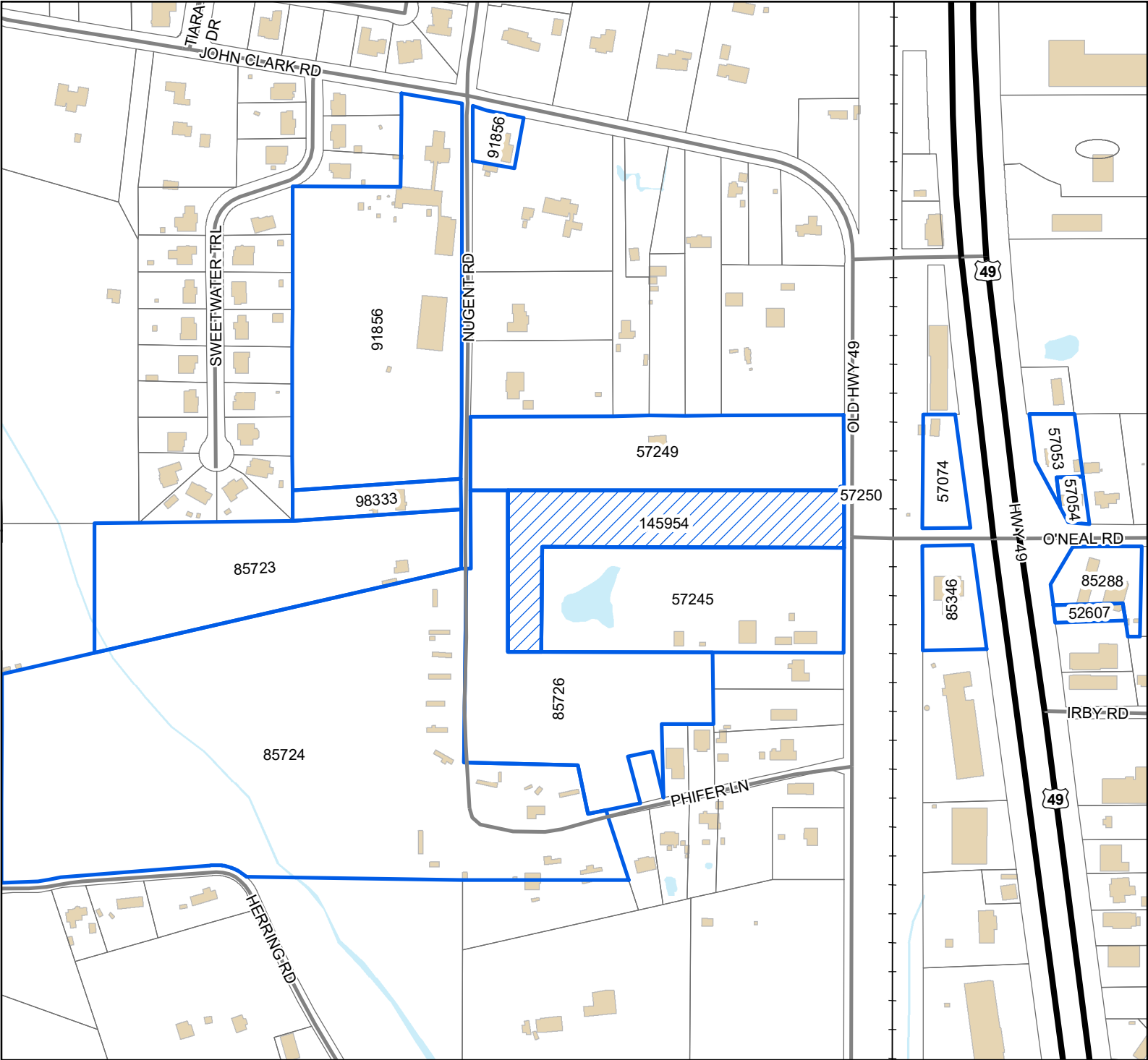
RE: Special Exception 2103SE036, by owners Kyle & Emily Fitzpatrick, tax parcel 0708A-01-016.001, Request day care use, Old Hwy 49, Zoned R-O (Residence-office), Ward 7

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, March 18, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

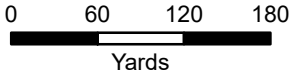
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, March 18, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the 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
	85726	0708A-01-016.000	FITZPATRICK KYLE & EMILY (owner)	16125 SYLVAN DR	GULFPORT	MS	39503
n			Adjacent Property Owners				
	85346	0808D-04-002.000	FIRST THE	P O BOX 15549	HATTIESBURG	MS	39404
	145954	0708A-01-016.001	FITZ ESTATES LLC	16125 SYLVAN DR	GULFPORT	MS	39503
	57245	0708A-01-015.000	FRANKLIN HELEN C -L/E-	12465 OLD HWY 49	GULFPORT	MS	39503
	85723	0708A-01-003.000	FRANKLIN WALTER E & SALLIE A	12511 NUGENT RD	GULFPORT	MS	39503
n	98333	0708A-01-003.001	FRANKLIN WALTER E & WF	12511 NUGENT RD	GULFPORT	MS	39503
	57250	0708A-01-001.000	GULF SOUTH PIPELINE COMPANY LP ATTN: [P O BOX 20008		OWENSBORO	KY	42304
	91856	0707P-01-019.000	NUGENT UNITED METHODIST CHURCH	13080 JOHN CLARK ROAD	GULFPORT	MS	39503
	57054	0808D-01-026.000	PUCHEU EDDIE JOHN -EST-	12520 HWY 49	GULFPORT	MS	39503
n	57053	0808D-01-026.001	PUCHEU ELDER J	12520 HWY 49	GULFPORT	MS	39503
	57249	0708A-01-002.000	REORGANIZED CHURCH OF JESUS CHRISTC/C 204 N ISLAND VIEW		LONG BEACH	MS	39560
	57074	0808D-04-001.000	SEAL BOBBI	409 HWY 90	GAUTIER	MS	39553
	85724	0708A-01-004.000	SMALLWOOD JOY R	1600 HASKELL AVE UNIT 2	DALLAS	TX	75204
	52607	0808D-02-014.000	STEGALL CHARLES R	P O BOX 6458	DIAMONDHEAD	MS	39525
n	85288	0808D-02-013.000	STEGALL CHARLES R	P O BOX 6458	DIAMONDHEAD	MS	39525



Legend

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



1 inch = 400 feet



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MEMORANDUM

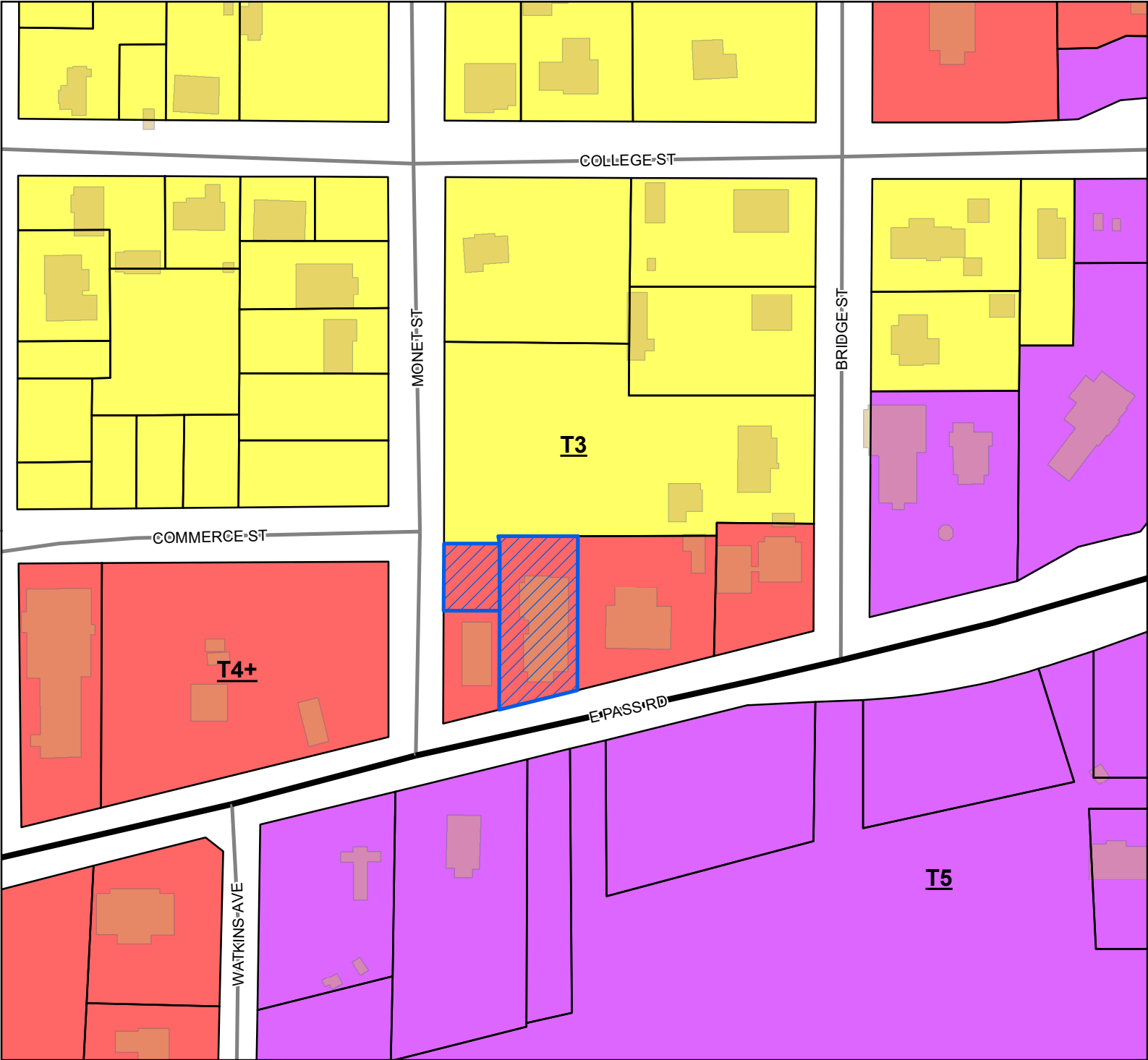
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 18, 2021

Re: Variance 2103ZB040:

Variance 2103ZB040, by agent Nathaniel Huckins, Variance for buffer areas, tax parcels 1010L-01-003.000 and 1010L-01-004.000, 1204 E Pass Rd, Zoned T4+ (General Urban Zone "Plus"), Ward 4



Legend

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

Smart Code

- T5
- T4+
- T3

Site Information

1010L-01-003.000
1010I-01-004.000
Zoning: T4+ (General Urban Zone Plus)
Size: 14,952 Square feet
Flood: X

0 25 50 75
Yards

1 inch = 150 feet

N
W E S

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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?)

The parcel north of property is zoned T3 and requires a 15-foot landscaped buffer between that and current parking lot. However, the existing parking lot as displayed on site plan is only 3'8" from property line. In order to meet parking requirements and current frontage regulations parking lot will need to stay as configured.

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.)

Parking lot is existing, and our "by right" ability to use this as a doctor's office subjugates us to the parking lot space requirements of current zoning and planning rules.

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?)

Use as a "doctors office" subjugates us to the 1 space per 300 sqft we must make full use of existing parking lot to meet these requirements. Property is not large enough to change parking to facilitate current buffer requirements. Further I would like to point out that the adjacent property highlighted in attachment 1 is allowed to operate without landscape buffer which I would infer current hardship is not found on other properties.

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.)

Property and proposed renovations of structure will very much be in harmony with current development of the area. Further in no way would the use of building or the continued use of the existing parking lot have any impact on there area. In reality the beautification of the property in whole as well as use the usage would improve property vales for all surrounding business and land. At the end of the day all parties involved will benefit.

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?)

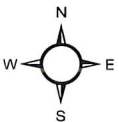
I feel in no way shape or form are we benefiting from a ruling in our favor. We are simply asking to use the property in the same manner as the neighboring property and this one has been used to date.

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.

The use of property as intended, is a by right designation with planning approval



Area Map



Printed 1/21/2021

1 inch = 40 feet

- Principal Arterial
- Minor/Residential
- Parcels

Smart Code

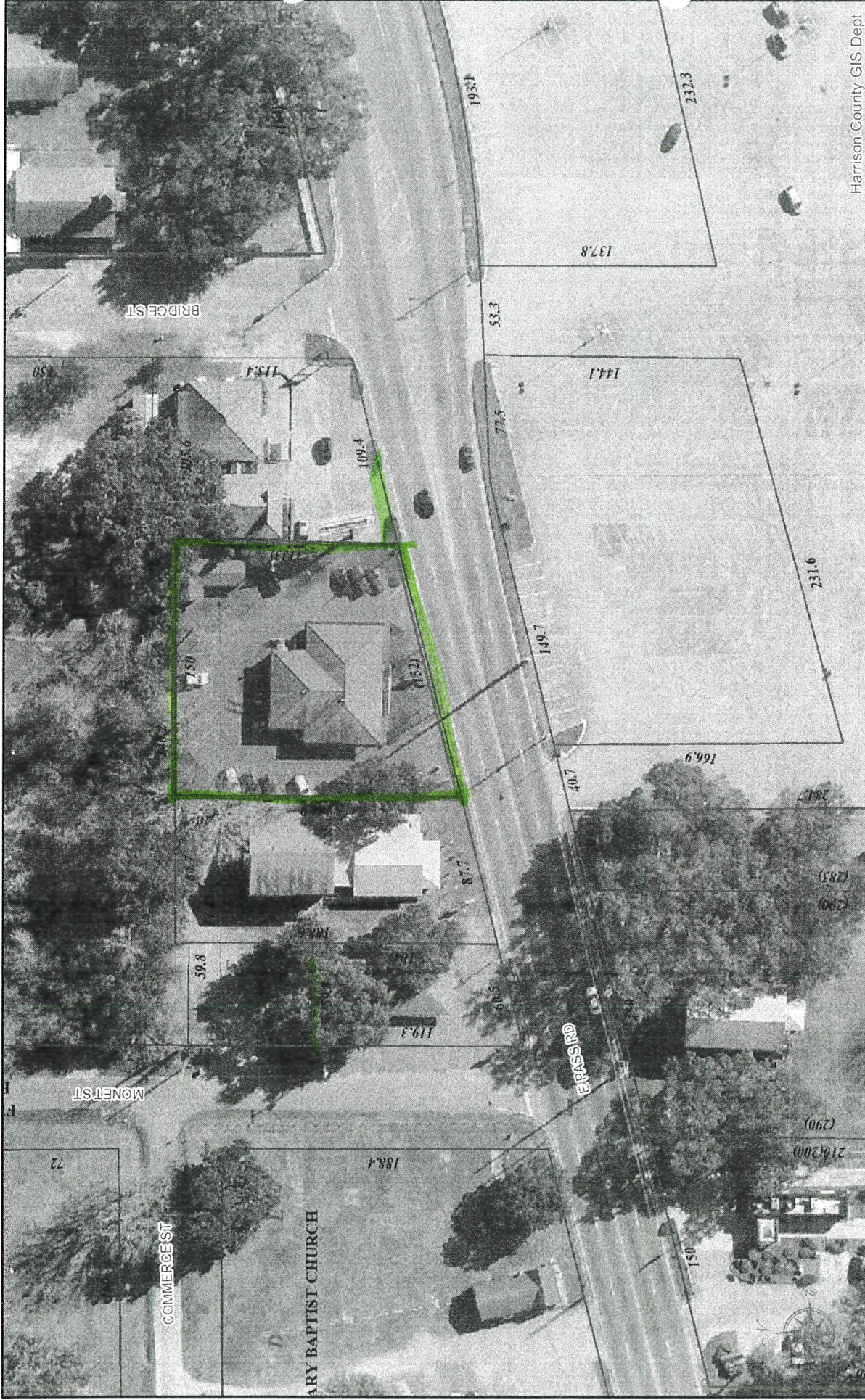
TZone

- T5
- T4+
- T3

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Attachment 1

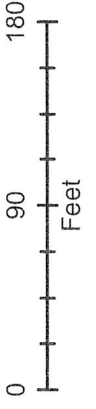
NE 1/4 Homing Property



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 FLURY, TAX ASSESSOR.

MAP DATE: January 27, 2021





Covenant Affidavit

I, WATHANIEL HICKINS, being owner or agent of the property 1204 E PASS RD GULFPORT
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

Signature

27 Jan 2021

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 27th day of January, 20 21

Matilda Welch

Notary Public



Commission Expiration

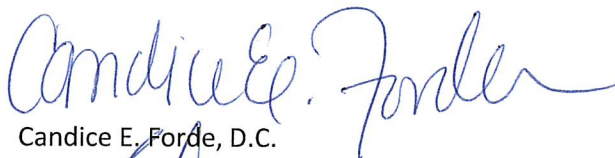
Forde Enterprises, LLC
2305 Middlecoff Dr.
Gulfport, MS 39507
601-697-1197(p)
228-864-3186(f)

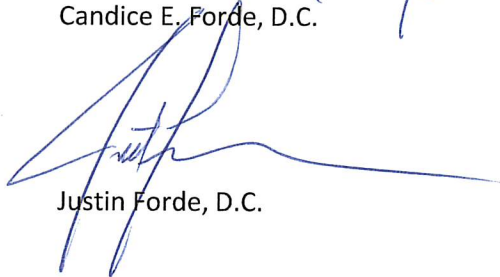
To Whom it May Concern:

January 27, 2021

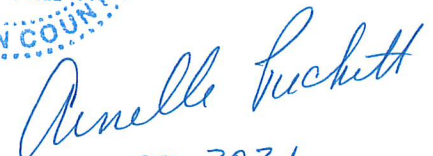
We, JUSTIN FORDE and Candice Forde on behalf of Forde Enterprises, LLC hereby authorize Nathaniel Huckins with N. Huckins Construction, LLC our acting agent to speak on our behalf.

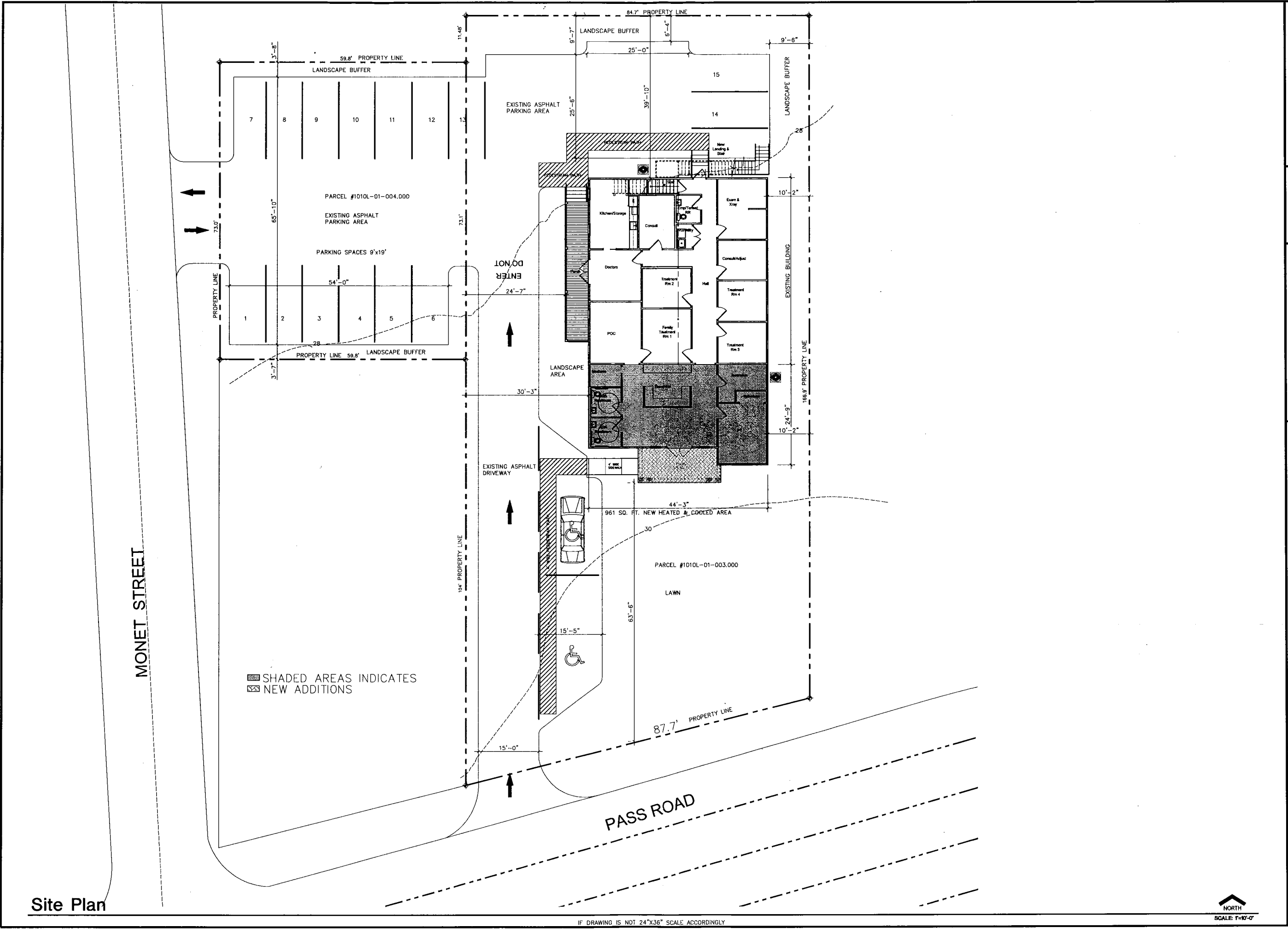
Sincerely,


Candice E. Forde, D.C.


Justin Forde, D.C.




1-28-2021



Site Plan



IF DRAWING IS NOT 24"x36" SCALE ACCORDINGLY

Design Plus
A Building Design Studio
Mark E. Troches, AIA
18778 Avenue Lane Road, Suite 200
Phone: (228) 396-2228 Fax: (228) 396-2228 email: designplus@designplus.net

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF THE DESIGNER AND MAY BE USED ONLY ON THE PROJECT NAMED HEREIN. THIS DRAWING SHALL NOT BE REPRODUCED, COPIED OR USED IN WHOLE OR PART WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. ANY USE IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT STATUTES.
NCBDC/AIBD Cert. 25-134

Project: Renovation & Additions for:
Back In Motion Chiropractic Clinic
1204 Pass Road
Gulfport, MS
Sheet Title: Site Plan

JOB No.:
SCALE: AS SHOWN
LOT NO.:
DRAWN BY: W. TROCHESSET
SHEET:
C
SHEET x OF: x
REV.
DATE: January 26, 2021
PLAN NO.

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550

File# 202479

Indexing Instructions:
pt of lots F&G, Monet s/d, & Pt of Sec.
31-7-10, Harrison County, MS

STATE OF MISSISSIPPI

COUNTY OF HARRISON

WARRANTY DEED

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

DARE PROPERTIES, LLC
a Mississippi limited liability company
P. O. BOX 4815
ARCHDALE, NC 27263
336-210-2626

does hereby grant, bargain, sell, convey and warrant, unto

FORDE ENTERPRISES, LLC,
a Mississippi limited liability company
1204 EAST PASS ROAD & 818 MONET STREET
GULFPORT, MS 39501

the following described property, together with the improvements, hereditaments and appurtenances thereunto situated and located in the County of Harrison, State of Mississippi, and more particularly described as follows, to-wit:

Parcel I A parcel of land situated in Section 31, Township 7 South, Range 10 West, City of Gulfport, Mississippi, being a portion of the West 59.8 feet of Lot F, Monet Subdivision (recorded in Deed Book 7 at Page 325), and the South 20 feet of Commerce Street adjoining the West 59.8 feet of Lot F, as described in the conveyance from C.A. Stafford to Floyd A. & Frankie Stafford, (Book 465, Page 9, dated June 8, 1960), which is more particularly described as follows, to-wit:

Commencing at the intersection of the West line of Bridge Street and the South line of Commerce Street, Section 31, Township 7 South, Range 10 West, City of Gulfport, MS;

thence North 89 degrees 46 minutes 54 seconds West along the South line of Commerce Street a distance of 255.5 feet to the Point of Beginning; thence South 0 degrees 55 minutes 06 seconds West a distance of 136.94 feet to a point on the North line of Pass Road; thence South 75 degrees 54 minutes 45 seconds West along the North line of Pass Road a distance of 87.68 feet to a point; thence North 0 degrees 55 minutes 06 seconds East a distance of 158.60 feet to a point on the South line of Commerce Street; thence South 89 degrees 46 minutes 54 seconds East along the South line of Commerce Street a distance of 84.7 feet to the Point of Beginning.

Said parcel is subject to a 3.4 feet road easement for Pass Road in favor of the City of Gulfport, Mississippi, along the South property line.

AND, that portion of Commerce Street lying North of and adjacent to the hereinabove described property as vested per the terms of that certain Final Decree in Cause No. 74,507 in the Chancery Court of Harrison County, First Judicial District, Mississippi, dated June 5, 1979, and recorded in Book 352 at Page 396 of the Land Deed Records maintained in the Office of the Chancery Clerk, First Judicial District, Harrison County, Mississippi.

And Also: Parcel II

A parcel of land situated in Section 31, Township 7 South, Range 10 West, City of Gulfport, being a portion of the West 59.8 feet of Lot F, Monet Subdivision (recorded in Deed Book 7 at Page 325) and the South 20.0 feet of Commerce Street, adjoining the West 59.8 feet of said Lot F as described in the conveyance from C.A. Stafford to Floyd & Frankie Stafford, Book 465, Page 9 dated 6/8/1960, and more particularly described as follows, to-wit:

Commencing at the intersection of East line of Monet Street and the North line of the South 20.0 feet of Commerce Street as platted in Deed Book 7, Page 325, being the Point of Beginning; thence South 0 degrees 55 minutes 06 seconds West along the East line of Monet Street a distance of 72.98 feet to a point on the North line of that certain parcel conveyed by A.L. McCown to L. E. Burns (Book 639, Page 517, dated January 7, 1970); thence South 89 degrees 39 minutes 37 seconds East along said North line a distance of 59.8 feet to a point; thence North 0 degrees 55 minutes 06 seconds East a distance of 73.12 feet to a point; thence North 89 degrees 46 minutes 54 seconds West along the North line of the South 20 feet of Commerce Street a distance of 59.8 feet to the point of beginning.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

THIS CONVEYANCE is also subject to Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

IN WITNESS WHEREOF, DARE PROPERTIES, LLC, a Mississippi limited liability company has
caused this conveyance to be executed by its duly authorized officer, he having first been duly authorized
to do so, on this the 20th day of December, 2020.

DARE PROPERTIES, LLC
A Mississippi limited liability company

BY: [Signature]
PERRY SKEEN, SOLE MEMBER

STATE OF North Carolina
COUNTY OF Randolph

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority
in and for the jurisdiction aforesaid, PERRY SKEEN, who acknowledge that he is the SOLE MEMBER
of DARE PROPERTIES, LLC, a Mississippi limited liability company and as its act and deed, he signed,
sealed and delivered the above and foregoing instrument of writing on the day and in the year therein
mentioned after having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 20 day of December, 2020.

[Signature]
NOTARY PUBLIC

(SEAL)

My Commission Expires:

5/30/2021



PERMITS/INSP PAYMENT RECPT#: 10498954
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 01/29/21 TIME: 13:41
CLERK: bchapman DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CREDIT CARD

REFERENCE:

AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

RE: Variance 2103ZB040, by agent Nathaniel Huckins, Variance for buffer areas, tax parcels 1010L-01-003.000 and 1010L-01-004.000, 1204 E Pass Rd, Zoned T4+ (General Urban Zone "Plus"), 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, March 18, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

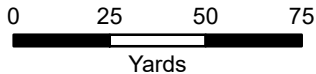
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, March 18, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the 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 (040)	Name	Address	City	State	ZIP
Y	20938	1010L-01-004.000	FORDE ENTERPRISES LLC (Owner)	2305 MIDDLECOFF DR	GULFPORT	MS	39507
Y			NATHANIEL HUCKINS (Agent)	25445 HERMAN LADNER RD	SAUCIER	MS	39574
N			Adjacent Property Owners				
Y	20760	1010E-02-044.000	GILLUM PATRICIA A C	P O BOX 6327	GULFPORT	MS	39506
Y	20772	1010E-02-039.000	BURGESS CATHERINE SATCHFIELD	919 BRIDGE ST	GULFPORT	MS	39507
Y	83743	1010E-02-040.000	HANDBORO PRESBYTERIAN CHURCH INC	1304 EAST PASS RD	GULFPORT	MS	39507
Y	115011	1010E-02-042.001	GILLUM ROBERT L	920 WASHINGTON AVENUE	GULFPORT	MS	39507
Y	20756	1010E-02-043.000	GILLUM SEAN PAUL	921 MONET STREET	GULFPORT	MS	39507
Y	83745	1010E-02-041.000	MOEINI MOHAMMAD	P O BOX 8833	GULFPORT	MS	39506
Y	20757	1010E-02-042.000	GILLUM ROBERT L	920 WASHINGTON AVENUE	GULFPORT	MS	39507
Y	20759	1010E-02-045.000	FIRST MISSIONARY BAPTIST CHURCH	1100 E PASS RD	GULFPORT	MS	39507
Y	20941	1010L-01-006.000	FIRST MISSIONARY BAPTIST CHURCH	P O BOX 6175	GULFPORT	MS	39506
Y	20935	1010L-01-001.000	NOFSINGER JACK	1226 PASS RD	GULFPORT	MS	39507
Y	20938	1010L-01-004.000	DARE PROPERTIES LLC	P O BOX 4815	ARCHDALE	NC	27263
Y	20936	1010L-01-002.000	MIZELL PROPERTIES LLC	1212 E PASS RD	GULFPORT	MS	39507
Y	20939	1010L-01-005.000	LAMM YUEH-CHI & DAVID	397 GREENWOOD DR	BILOXI	MS	39531
Y	20942	1010L-02-008.000	POLAR STAR LODGE	01205 PASS RD HB STA	GULFPORT	MS	39501
Y	20948	1010L-02-010.000	SOOY JOHN D & KRIS	250 E FERN 105	REDLANDS	CA	92373
Y	20771	1010E-02-038.000	MORSE REILLY & CHRISTINA B	929 BRIDGE ST	GULFPORT	MS	39507
Y	20937	1010L-01-003.000	DARE PROPERTIES LLC	P O BOX 4815	ARCHDALE	NC	27263
Y	20758	1010E-02-046.000	FIRST MISSIONARY BAPTIST CHURCH	P O BOX 6175	GULFPORT	MS	39506
Y	20928	1010L-02-001.000	CENTURY GULFPORT LLC	110 N JERRY CLOWER BLVD SUITE W	YAHZOO CITY	MS	39194
Y	20952	1010L-02-012.000	CENTURY GULFPORT LLC	110 N JERRY CLOWER BLVD SUITE W	YAZOO CITY	MS	39194



Legend

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



1 inch = 150 feet



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MEMORANDUM

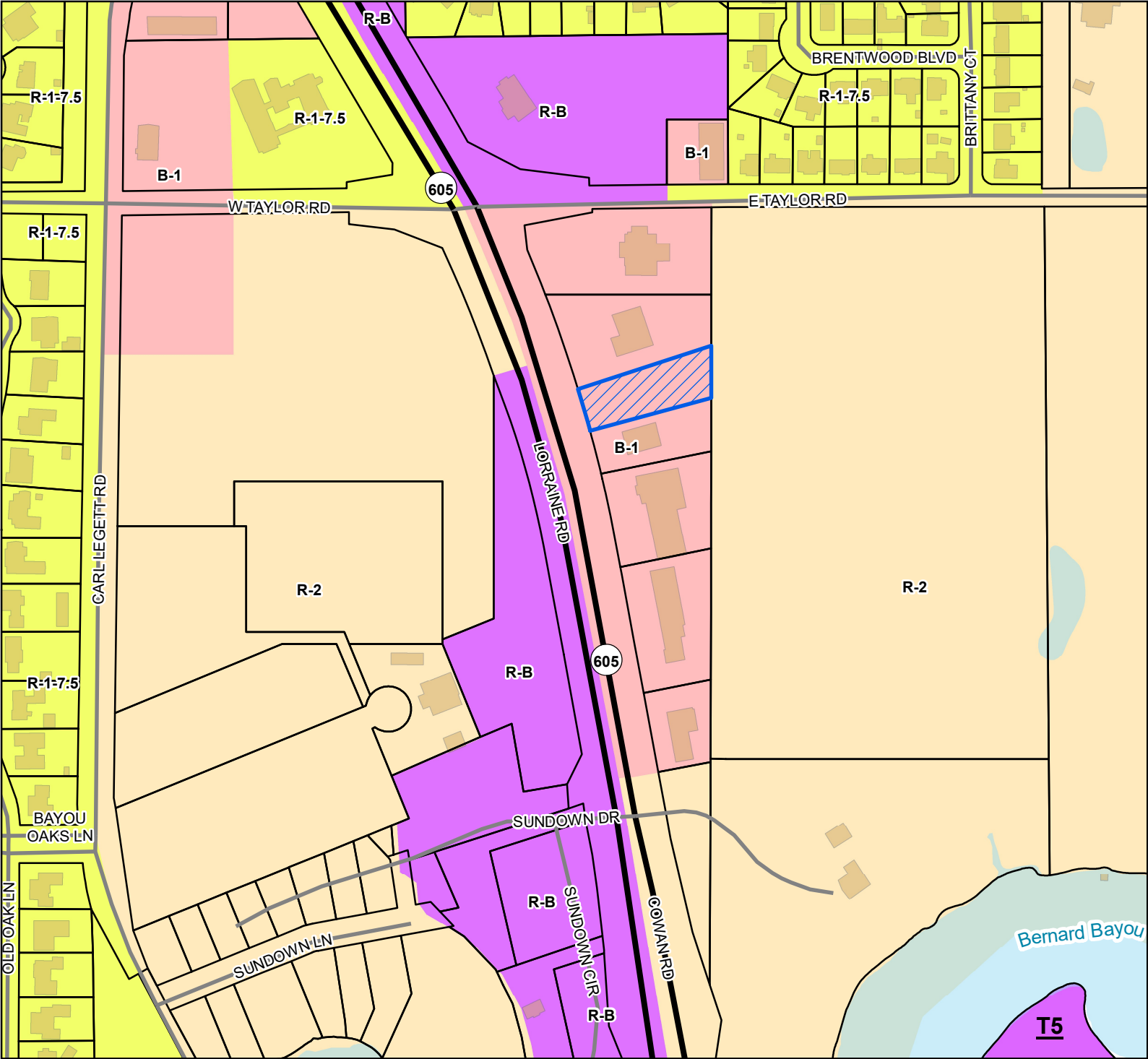
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 18, 2021

Re: Variance 2103ZB043:

Variance 2103ZB043, by agent Michael Hage, tax parcel 1010D-01-001.003, Variance for wall sign location, 8980 Lorraine Rd, Zoned B-1 (Neighborhood business), Ward 5



Site

US or State Highway

Street

Parcels

Buildings

Water Features

Smart Code

T5

Zoning

B-1 - Neighborhood Business District

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

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

R-B - Residence-Business District

Site Information

1010D-01-001.003

Zoning: B-1 (Neighborhood business)

Size: 28,883 sq ft

Flood: 0.2%

04080120

Yards

1 inch = 300 feet

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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?)

Our building is positioned on lot 2 of the Bridgewater Complex, set back from Lorraine Road and shaded by many large protected oak trees. Most of our patients will be driving southbound from Interstate 10. As patients approach the complex from the Interstate, they will have limited to no visibility of our building or frontage sign from the intersection of Lorraine and Taylor, where they will turn to enter the complex. To enter the complex, all visitors must turn right onto the one-way main driveway along the northside of our building, where we will have parking for patients. With the addition of sign on the north side, it would allow the patients (many of which are elderly and seeing Dr. Phillips for the first time) to quickly identify the Dr. Phillips' office building before they turn and are past it. This additional sign would also add to safety for patients trying to get around the 3 foot oak tree in the center of the curb in the complex driveway.

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.)

The building is positioned on the lot facing Lorraine Road, as all buildings and offices are within the Bridgewater Complex. The frontage of the building is clearly NOT visible from Lorraine Road at the entrance of the complex when traveling southbound from I-10. The natural foliage and protected oak trees of the complex, outside of the lot, limits the visibility from the entrance intersection. An additional sign on the northside of the building (along the complex driveway) will help visibility tremendously.

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?)

Naturally, the building's main sign will exist on the front face of the building facing Lorraine Road. For those driving from the southbound, visibility will be limited by the necessary turn into the complex on Taylor Road, the setback nature of the lot and the natural coverage from protected oak trees. For these reasons, an additional sign placed on the north side of the building will allow for better visibility and identification of the building.

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.)

Proper visibility is necessary to maintain and generate future patients. An inability to adequately identify our business leads to frustrated and often deterred patients. As patients will all enter from a common drive on Taylor Road, their first exposure to the building will be on the north side by way of the one-way driveway into the complex. The sign will allow for quick and frustration-free identification of the building.

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?)

Approval for this variance would be keeping with precedent already set by the city of Gulfport to allow other businesses nearby for have additional signage facing driveways (not on frontage streets or named streets).

Upon review of neighboring buildings within the Bridgewater complex and others nearby, we identified at least 4 other businesses with greater than 1 sign despite having only 1 frontage (see examples of these provided in this variance application package). Many of the business used as examples were recently constructed.

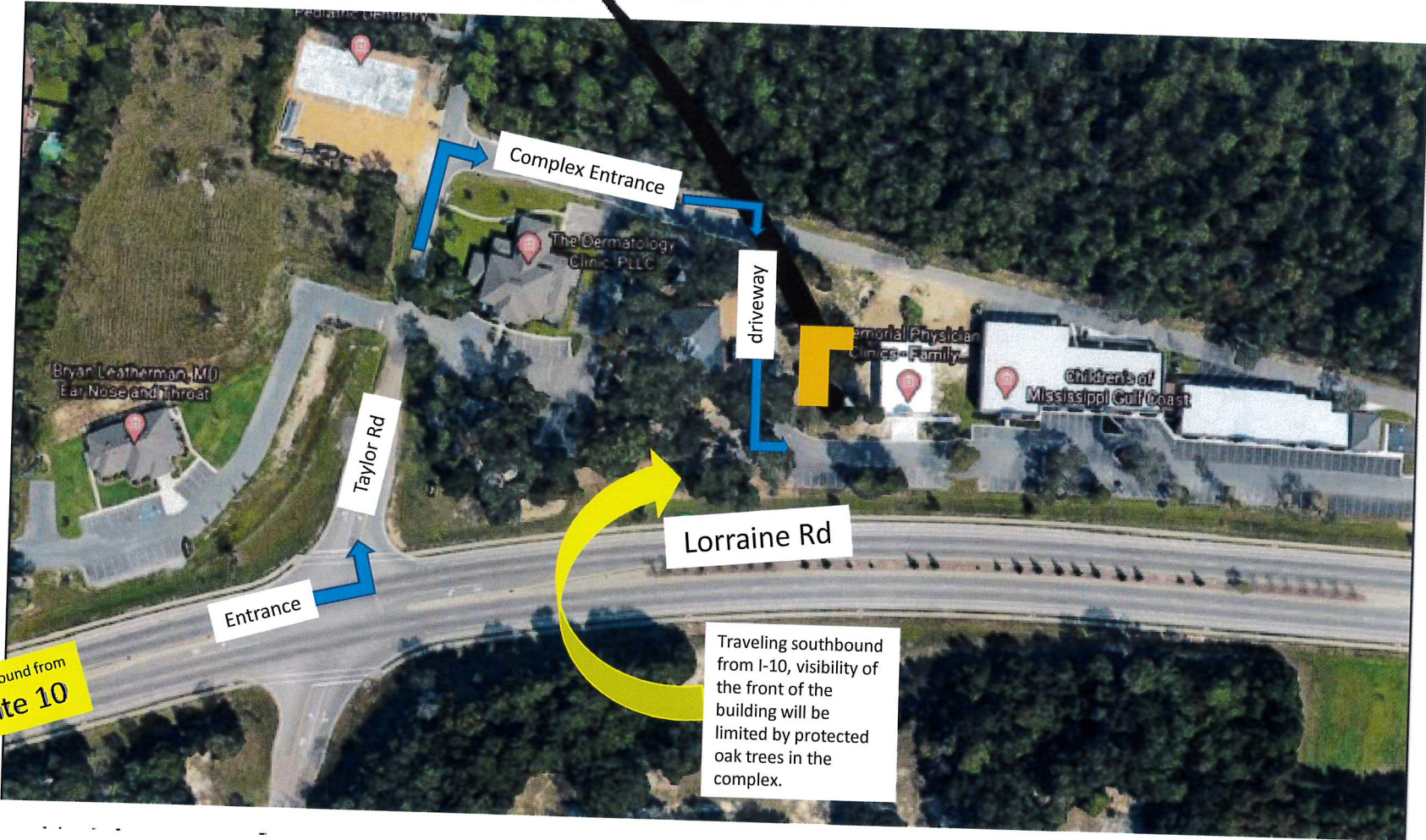
One could argue their visibility is unimpeded by foliage, setbacks, or driving directions, but the addition of the second and sometimes third sign improves visibility for them all. The requested addition of a second sign for our building would not be a special benefit not enjoyed but others, but it would add significant improvement in visibility for those patients entering our complex when traveling from the southbound from the Interstate.

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.

The proposed sign meets the complex's covenants and was approved by the POA (approval included in this application package). No special exemptions were needed for placement of this second sign. It keeps with precedent with the city in allowing secondary signs.

Site traffic flow

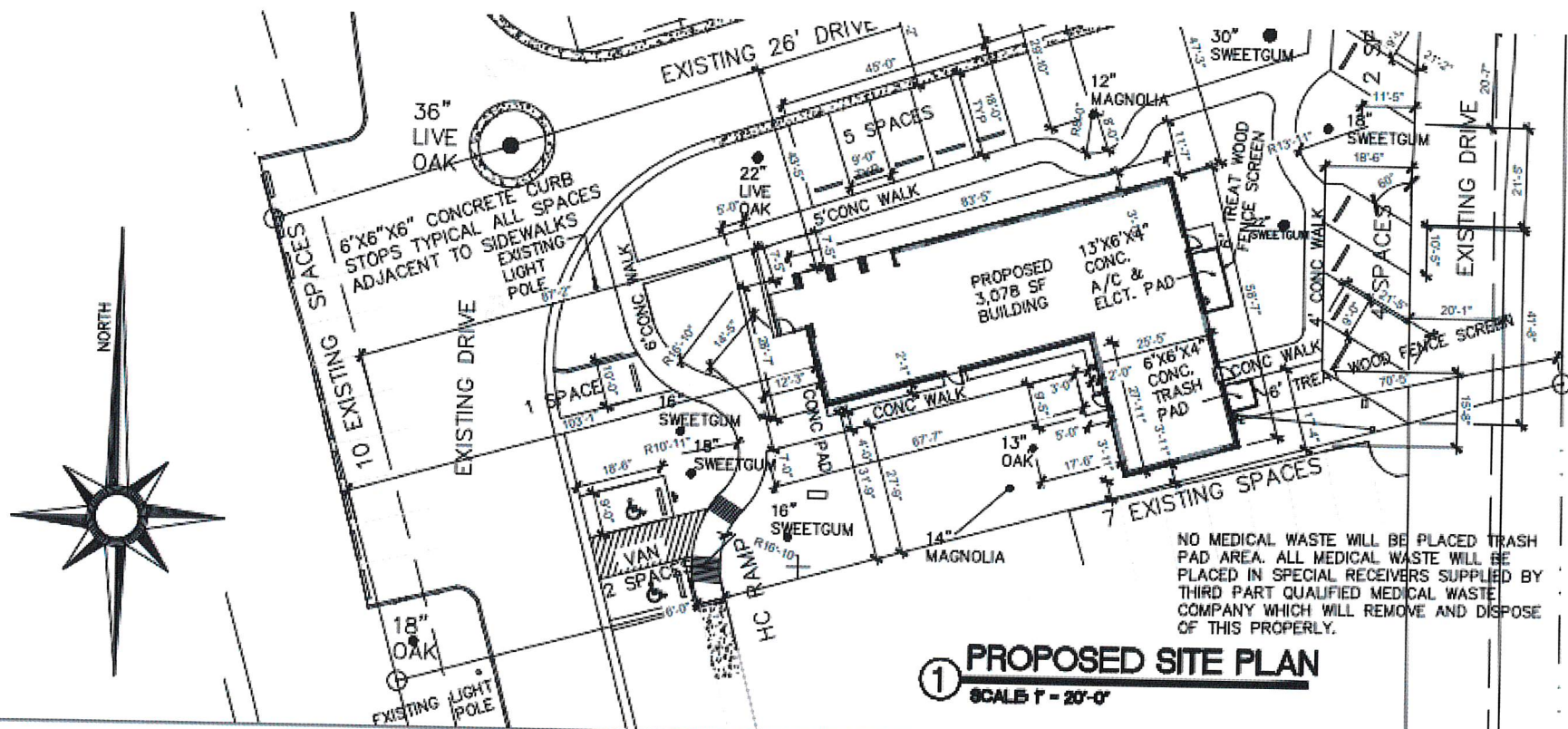
PROJECT
LOCATION



**RESTORE
OCULOPLASTICS
GULF COAST**



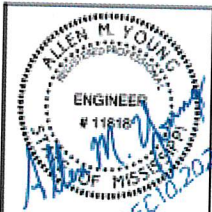
Site plan



S D S

STRUCTURAL DESIGN SOLUTIONS
8195C WOOLMARKET ROAD
BILOXI MS, 39532

OFFICE: 228-356-0508 DESIGN, CAD, DRAWING, ESTIMATING: 228-356-3597
STRUCTURAL ENGINEERING



Restore Oculoplastics
Gulf Coast
Cowan Road/ Lorraine Parcel 2
Gulfport, MS

SHEET

C2



1/29/2021

12357

Beth Phillips

ROGC

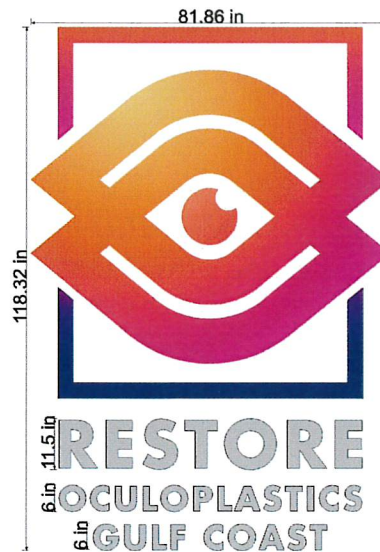
COLORS:

DESIGNER: Bret

558 Courthouse Road
Gulfport, MS 39507
P: (228) 897-9100
F: (228) 897-9199

bturner@AllSignsGulfport.com
www.AllSignsGulfport.com

NOTES:



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Building signage on frontage road – facing Lorraine Rd



Additional sign facing main one-way complex driveway



Approval for this variance would be in keeping with precedent already set by the city of Gulfport to allow other businesses nearby to have additional signage facing driveways (not on frontage streets or named streets).

Here are only a few examples. Additionally, many of these businesses were recently constructed.



Example #1 -

D&N Orthodontics

Two signs – one frontage road (Lorraine)
plus one facing the complex driveway
parking lot



Location: 8910 Lorraine Rd, Gulfport
in BRIDGEWAY COMPLEX

Distance from subject property:
0.3 miles

Approval for this variance would be in keeping with precedent already set by the city of Gulfport to allow other businesses nearby to have additional signage facing driveways (not on frontage streets or named streets).

Here are only a few examples. Additionally, many of these businesses were recently constructed.



Example #2 -

State Farm

Three signs – one frontage road (Lorraine) plus one facing the parking lot and one on the back of the building



Location: 1116 Cowan Rd Suite A
Gulfport, MS

Distance from subject property:
0.8 miles

Approval for this variance would be in keeping with precedent already set by the city of Gulfport to allow other businesses nearby to have additional signage facing driveways (not on frontage streets or named streets).

Here are only a few examples. Additionally, many of these businesses were recently constructed.



Example #3 -

Domino's

Two signs – one frontage road (Lorraine)
plus one facing the parking lot

Location: 1107 Cowan Rd Suite A

Distance from subject property:
0.9 miles

Approval for this variance would be in keeping with precedent already set by the city of Gulfport to allow other businesses nearby to have additional signage facing driveways (not on frontage streets or named streets).

Here are only a few examples. Additionally, many of these businesses were recently constructed.



Example #4 -

Hancock Whitney Bank

Two signs – one frontage road (Lorraine)
plus one facing the parking lot

Location: 1014 Cowan Rd Suite A

Distance from subject property:
0.9 miles



Covenant Affidavit

I, Heidi Brunet, being owner or agent of the property 1010D 01001003
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

HRP 2/1/21
Signature Date

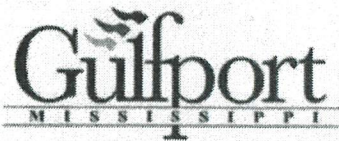
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of February, 20 21

Matilda Welch
Notary Public



Commission Expiration



Designation of Agent

I, HEIDI BRUNET, being owner of the property 8980 LORRAINE RD
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize MICHAEL HAGE (AU SIGNS) to act as my
PRINT NAME
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]
Signature

2/2/21
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2nd day of February, 20 21

[Signature]
Notary Public

10/09/2021
Commission Expiration





Heidi Brunet <heidi.brunet@gmail.com>

RE: ROGC building signage

Rick Marshall <rick@marshallpros.com>

Mon, Jan 25, 2021 at 11:13 AM

To: Heidi Brunet <heidi.brunet@gmail.com>

Cc: Beth Phillips <bethphillips116@gmail.com>, Don Parker <don@pdmboxi.com>

To Whom It May Concern:

This email serves as an APPROVAL to Restore Oculoplastic Gulf Coast, LLC
for 2 signs (one on the east side facing Lorraine Road and one on the northside facing the main complex driveway)
and is within the covenants of the Bridgewater Center POA.

Yours Truly,

Rick Marshall

228-596-4855

rickmarshall@cableone.net

Bridgewater Center

[16 Rivers Bend Drive](#)[Gulfport, MS 39507](#)**From:** Heidi Brunet <heidi.brunet@gmail.com>**Sent:** Monday, January 25, 2021 9:40 AM**To:** Rick Marshall <rick@marshallpros.com>**Cc:** Beth Phillips <bethphillips116@gmail.com>; Don Parker <don@pdmboxi.com>**Subject:** Re: ROGC building signage

Can you respond to these email saying that our request for 2 signs (one on the east side facing Lorraine Road and one on the northside facing the main complex driveway) is approved and within the covenants of the complex? This is necessary for approval of the sign permit and variance.

Thanks so much.

On Fri, Jan 22, 2021 at 12:20 PM Rick Marshall <rick@marshallpros.com> wrote:

| Sign Approved!



Dr. Margaret E. Phillips, MD

[About Dr. Phillips](#) [Our Services](#) [News & Blog](#) [Patients](#) [Contact Us](#)



Margaret E. Phillips, MD

A native of Mobile, Alabama, Dr. Phillips graduated from the University of Alabama at Birmingham School of Medicine, where she was inducted into the Gold Humanism Honor Society and the Alpha Omega Medical Honor Society. Dr. Phillips completed her ophthalmology training at the University of Maryland, after which she completed a competitive fellowship in oculoplastic surgery accredited by the American Society of Ophthalmic Plastic and Reconstructive Surgeons at the University of Tennessee Hamilton Eye Institute in Memphis, TN and the Vanderbilt Eye Institute in Nashville, TN. In March 2020, Dr. Phillips and her family moved to Gulfport to start her solo medical practice. She brings almost 10 years of experience as an oculoplastic surgeon to the Mississippi Gulf Coast.

Dr. Phillips is currently seeing patients at Gaddy Vision Clinic on Lorraine Rd while her medical office building is being built at 8980 Lorraine Rd in the Bridgewater complex. Opening of the new location is scheduled for April 2021. Since moving to Gulfport, Dr. Phillips has also become a partner in the Gulf Coast Outpatient Surgery Center.

Dr. Phillips is excited to call Gulfport home and she looks forward to many years of serving this community as an oculoplastic surgeon. Oculoplastic surgeons are board certified ophthalmologists with advanced training to handle the complex issues that arise around the eye, which tend to affect the aging patients most. These can range from repair of droopy eyelids to complex skin cancer repairs, treatment of chronic infections around the eye, and treatment for potentially blinding or painful issues. Prior to Dr. Phillips being in Gulfport full time, patients needing this type of specialty medical care had to drive 75+ miles to Mobile, Jackson or New Orleans. Needless to say, Dr. Phillips has filled a vital need in this community and has been welcomed by patients and fellow physicians alike.



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
LJB Gulfport, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1205745
Status:	Good Standing
Effective Date:	03/26/2020
State of Incorporation:	Mississippi
Principal Office Address:	NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

Name
Walter W. Dukes Esq
2909 13th Street, Suite 600
Gulfport, MS 39501

Officers & Directors

Name	Title
Heidi Brunet 154 Rue Chateau Thibodaux, LA 70301	Member

SCANNED

Prepared By & Return To:
Dukes, Dukes, Keating & Faneca, P.A.
Je'Nell B. Blum, Esq. #100466
2909 13th Street - Suite 601
Gulfport, MS 39501
Ph 228-868-1111
#3640.0003



John 1st Judicial District
Instrument 2020 6925 D - J1
Filed/Recorded 6/18/2020 01:20 P
Total Fees \$ 26.00
4 Pages Recorded

**Index In: NE1/4 of NW1/4 of Section 30,
Township 7 South, Range 10 West**

REVIEWED

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

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, the undersigned as Grantor:

PWH HOLDINGS, LLC
a Mississippi limited liability company
14231 Seaway Road, Suite 1002
Gulfport, MS 39503
Ph.: 228-206-1905

does hereby sell, convey and warrant unto the following Grantee:

LJB GULFPORT, LLC
a Mississippi limited liability company
154 Rue Chateau
Thibodaux, LA 70301
Ph.: 206-384-6168

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

See Exhibit "A" Attached

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 2020.

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

Witness our signatures, this the 18th day of June, 2020.

PWH HOLDINGS, LLC
a Mississippi limited liability company

BY: OIALL HOLDINGS, LLC, Member

BY: Michael A. McKay
Michael A. McKay, M.D., Member

BY: S & D HOLDINGS, LLC, Member

BY: Stacy W. Dennis
Stacy W. Dennis, Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 18th day of June, 2020, within my jurisdiction, the within named Michael A. McKay, M.D., who acknowledged that he is a Member of OIALL HOLDINGS, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

Janet N. Fowler
Notary Public

My Commission Expires:
Sept 20, 2023



STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid County and State, on this 18th day of June, 2020, within my jurisdiction, the within named Stacy W. Dennis, who acknowledged that he is a Member of S & D HOLDINGS, LLC, a Mississippi limited liability company, and that for and on behalf of said limited liability company, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said company so to do.

Janet N. Fowler
Notary Public

My Commission Expires:
Sept. 26, 2023



Exhibit "A"

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 10 WEST, CITY OF GULFPORT, FIRST JUDICIAL DISTRICT OF HARRISON COUNTY, MISSISSIPPI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE S00°00'26"E 18.70' TO AN IRON ROD FOUND ON THE SOUTH MARGIN OF TAYLOR ROAD; THENCE ALONG SAID SOUTH MARGIN OF TAYLOR ROAD, S88°14'14"W 736.06' TO AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF PROPERTY OF WINGFIELD PROPERTIES, LLC; THENCE ALONG THE EAST LINE OF SAID PROPERTY, S00°31'35"E 184.40' TO AN IRON ROD FOUND; THENCE S00°22'38"E 110.91' TO THE POINT OF BEGINNING; THENCE S00°22'38"E 118.62'; THENCE S74°51'10"W 256.79' TO THE EAST MARGIN OF COWAN-LORRAINE ROAD; THENCE ALONG A CURVE OF SAID EAST MARGIN TO THE LEFT, HAVING A RADIUS OF 2946.81' AND AN ARC LENGTH OF 100.89', TO A POINT BEING N16°07'52"W 100.89'; THENCE N72°06'42"E 289.10' TO THE POINT OF BEGINNING, CONTAINING 0.672 ACRE OR 29,273.58 SQUARE FEET.

HEREIN DESCRIBED PROPERTY BEING SUBJECT TO A PERPETUAL INGRESS/ EGRESS EASEMENT FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE S00°00'26"E 18.70' TO AN IRON ROD FOUND ON THE SOUTH MARGIN OF TAYLOR ROAD; THENCE ALONG SAID SOUTH MARGIN OF TAYLOR ROAD, S88°14'14"W 736.06' TO AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF PROPERTY OF WINGFIELD PROPERTIES, LLC; THENCE ALONG THE EAST LINE OF SAID PROPERTY, S00°31'35"E 184.40' TO AN IRON ROD LOCATED AT THE SOUTHEAST PROPERTY CORNER OF PROPERTY OF WINGFIELD PROPERTIES, LLC; THENCE ALONG THE SOUTH MARGIN OF PROPERTY OF WINGFIELD PROPERTIES, LLC S89°36'45"W 15.00'; THENCE S00°22'38"E 115.64' TO THE POINT OF BEGINNING; THENCE S00°22'38"E 117.84'; THENCE S74°51'10"W 20.68'; THENCE N00°22'38"W 101.07'; THENCE S72°06'42"W 175.90'; THENCE ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 3018.81' AND AN ARC LENGTH OF 89.33', TO A POINT BEING S15°49'44"E 89.33'; THENCE S74°51'10"W 62.00'; THENCE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 2956.81' AND AN ARC LENGTH OF 101.37', TO A POINT BEING N16°07'48"W 101.36'; THENCE N72°06'42"E 263.37' TO THE POINT OF BEGINNING, CONTAINING 0.262 ACRES OR 11,395.25 SQUARE FEET.

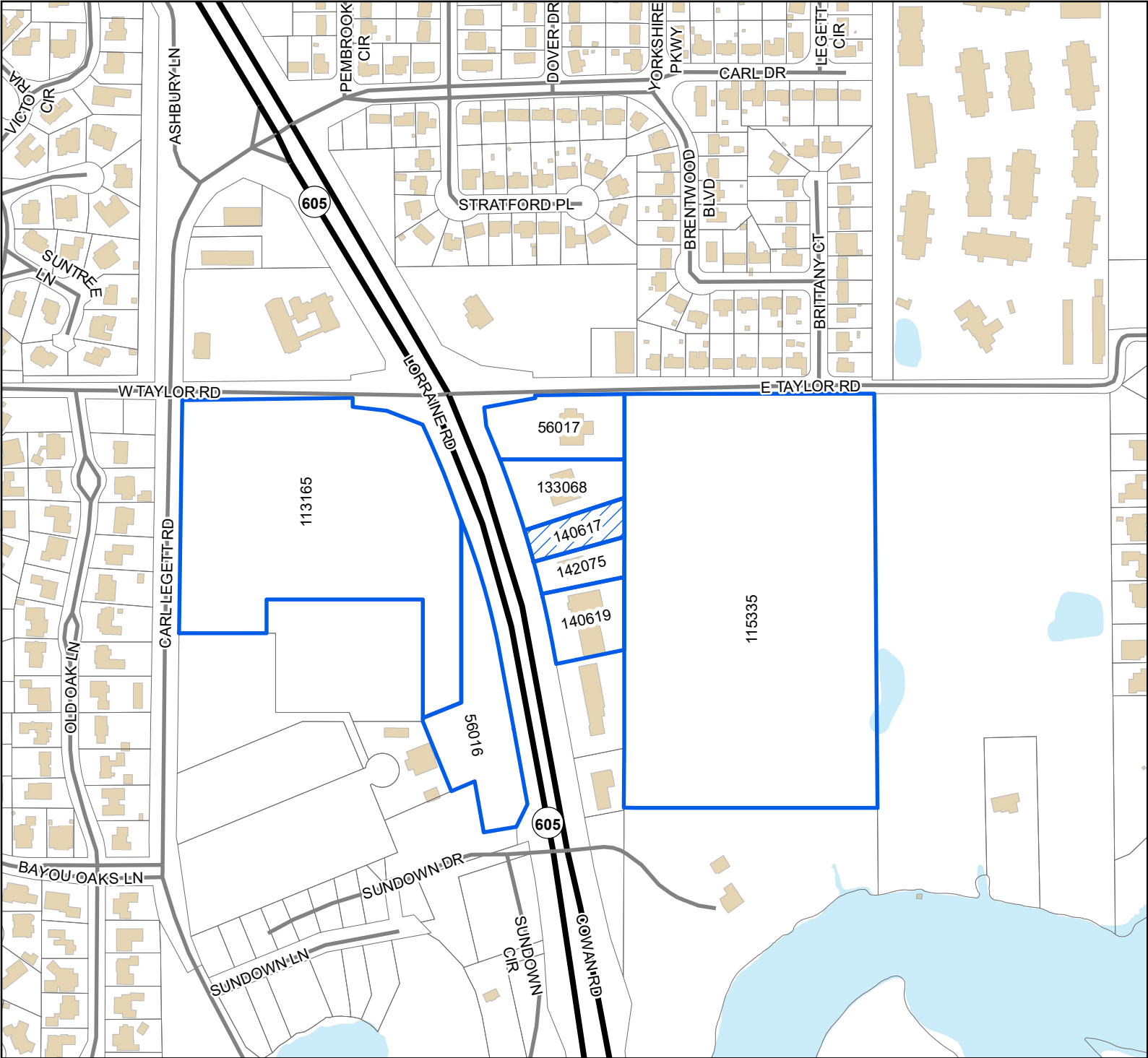
RE: Variance 2103ZB043, by agent Michael Hage, tax parcel 1010D-01-001.003, Variance for wall sign location, 8980 Lorraine Rd, Zoned B-1 (Neighborhood business), Ward 5

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, March 18, 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, March 18, 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			LJB GULFPORT LLC (OWNER)	800 E BEACH BLVD	GULFPORT	MS	39501
Y			MICHAEL HAGE (AGENT)	558 COURTHOUSE RD	GULFPORT	MS	39507
Adjacent Property Owners							
	56016	1010D-01-009.000	9P HOLDING LLC	12435 PLUNKETT RD	GULFPORT	MS	39503
	115335	1010C-01-003.001	BOND LIMITED PARTNERSHIP	11272 SUNDOWN DR	GULFPORT	MS	39503
	133068	1010D-01-001.002	BOV ENTERPRISES LLC	8990 LORRAINE RD	GULFPORT	MS	39503
	140617	1010D-01-001.003	LJB GULFPORT LLC	154 RUE CHATEAU	THIBODAU	LA	70301
	140619	1010D-01-001.005	MAMIE STREET PROPERTIES LLC	17 RIVERS BEND DR	GULFPORT	MS	39507
	142075	1010D-01-001.011	PELICAN HOMES LLC	16 RIVERS BEND DR	GULFPORT	MS	39507
	113165		SOUTHERN MS CEMETERY PROPERTIES LLC				
		1010D-01-001.001	C/O DEN CO HOLDINGS INC, MEMBER	5430 RUTLEDGE PIKE	KNOXVILLE	TN	37924
	56017	1010D-01-001.000	TDC HOLDINGS LLC	11295 E TAYLOR RD	GULFPORT	MS	39503



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

0 60 120 180
Yards

1 inch = 400 feet



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

MEMORANDUM

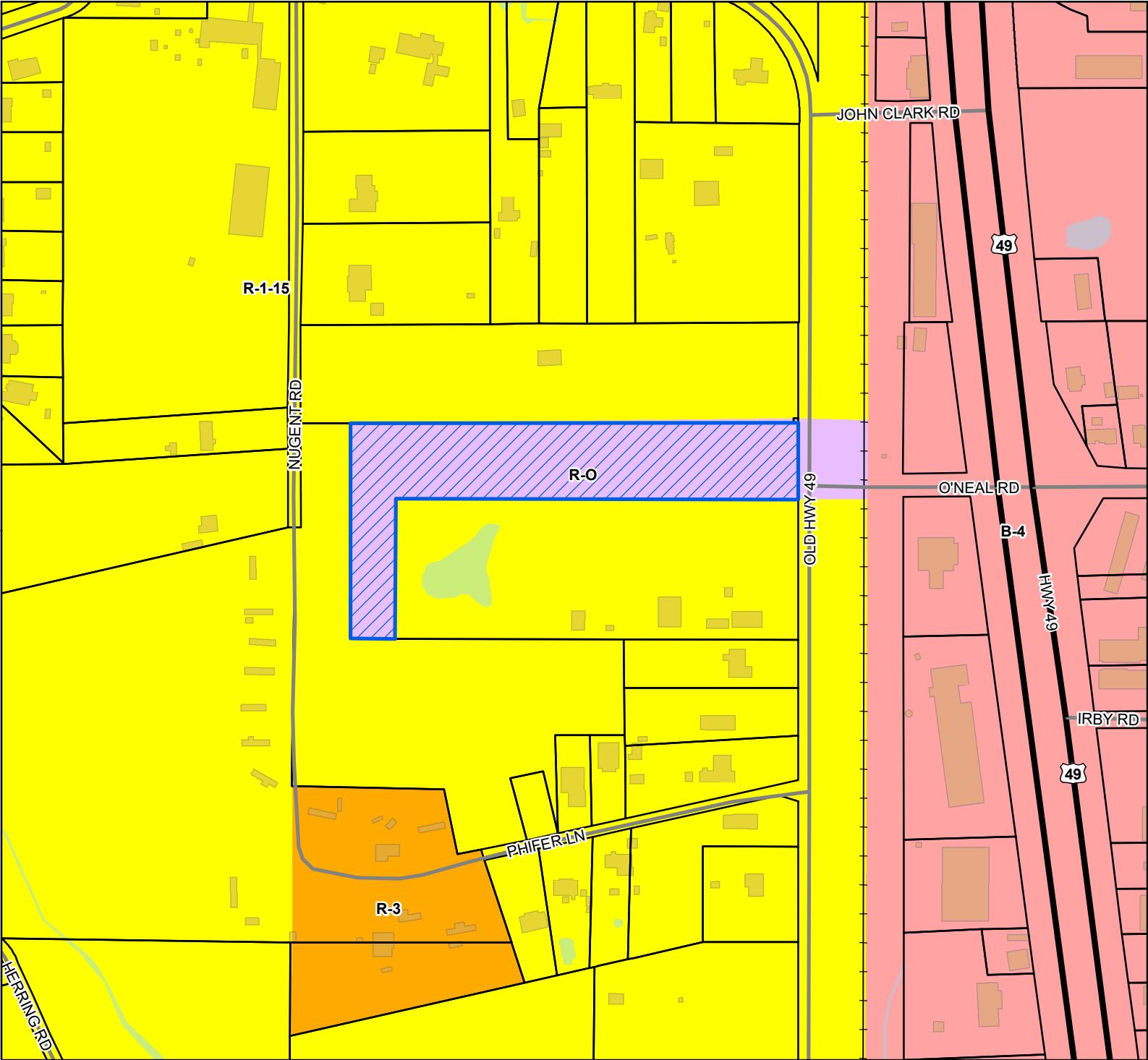
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 18, 2021

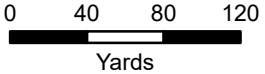
Re: Variance 2103ZB044:

Variance 2103ZB044, by owners Kyle & Emily Fitzpatrick, tax parcel 0708A-01-016.001,
Variance for buffer areas, Old Hwy 49, Zoned R-O (Residence-office), Ward 7



- Site
- US or State Highway
- Street
- Railroad
- Parcels
- Buildings
- Water Features
- Zoning**
 - B-4 - Highway Business District
 - R-1-15 - Single Family Residence District (Low Density)
 - R-3 - General Residence (High Density)
 - R-O - Residence-Office

Site Information
0708A-01-016.001
Zoning: R-O (Residence-office)
Size: 4.3 acres
Flood: X



1 inch = 300 feet



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

Request for Variance to the Zoning Board
For the Proposed Montessori Childcare Development Center Located at
Parcel ID 0708A-01-016.001

1. The parcel in question is approximately 157 feet wide in the area where the Montessori school is to be built and will have to be cleared 553 feet back from Old Hwy 49 in order to traverse a section of wetlands located on the east side of the property. To reduce this width by an additional 15 feet on each side will leave approximately 127 feet for development and will make it very difficult to facilitate the driveway, parking lot, sidewalks, fenced yard, and structure and will not allow for any additional clearance.
2. The special conditions are preexisting and do not result from any actions of the applicant.
3. Because the cleared property will only be 127 feet wide, after a 15-foot buffer is added to each side and will need to be cleared back 553 feet to traverse the wetlands, it is creating an unnecessary hardship for building and developing the parcel. This parcel will require a 15-foot wide 553-foot long buffer on each side that will be extremely costly to implement and maintain and will be more unsightly to the surrounding area than an open field across all three parcels. Other properties developed in the area are not constrained by such a long and narrow strip of land. Additionally, since the property we are developing is to be a kindergarten, the buffer in way of the wetlands will create a habitat for mosquitos and other wildlife, such as snakes, that will be in close proximity to the yard the children will play in and pose a potential threat to their well-being. The parcel directly to the North of this parcel is also a church and already has children that attend and creates a similar environment to that of the school. The parcel to the south has a pasture with horses, and since our goal is to create a foundation of agriculture in our school, we feel the vegetable gardens and livestock (hopefully a very small chicken coop and maybe a single goat in a pin one day) of the school will help compliment the surrounding parcels and not detract from them.

4. It is believed that this request for variance meets the right to reasonably develop the parcel due to its peculiar length and width. It is believed that if imposed, the resulting buffer would be an eye sore to the school and the properties adjacent to it and that the cost to develop and maintain 16,590 feet of buffer would diminish the right of a reasonable economic return for this parcel.
5. There would be no special benefit from removing the requirements of a buffer to the adjacent properties because removing these requirements would give a reasonable area of development already afforded to other developed parcels in the district.
6. We believe the use of this variance is permissible by right with approval from the zoning board.

Our main goal in building this school is to help the children in our community and develop their interest for agriculture in the district in which they live. Additionally, we want to enhance and contribute to the community surrounding this parcel. We have communicated with the Judith and Richard Sewell who manage the church to the north of this parcel and they stated that they would prefer an open field connecting the two parcels together. They also stated their excitement over the prospect of having a kindergarten be developed next to their church. We have also contacted Mrs. Helen Franklin who owns the horses, and resides at the residence to the south and regardless of what is decided by the zoning board we will only proceed with her blessing. In years to come we know this school will be a continual source of encouragement to the families who live nearby and the families that attend.



Covenant Affidavit

I, Kyle Fitzpatrick, being owner or agent of the property 0708A-01-016.001
PRINT NAME PRIMARY ADDRESS OR PARCEL

which is the subject of this application, hereby state that this variance request is not in violation of any restrictive or protective covenants.

Kyle Fitzpatrick
Signature

02-01-21
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 1st day of February, 2021

[Signature]
Notary Public



10/09/2021
Commission Expiration

SCANNED



REVIEWED

John Doe 1st Judicial District
Instrument 2019 287 D - J1
Filed/Recorded 1/15/2019 04:05 P
Total Fees \$ 12.00
15 Pages Recorded

Indexing: Pt of NE ¼ of NE ¼, Sec. 5-7-11
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,

**LOIS RUTH MCGRAW, PATRICIA O'FALLIN MCGILL, MIKE WARE, STACY
WARE, CLINTON WARE AND CASSIE WARE**
5801 Jackson Road
Mobile, AL 36619
(251)661-1317

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

KYLE FITZPATRICK and wife, EMILY FITZPATRICK
As joint tenants with full rights of survivorship and not as tenants in common
16125 Sylvan Drive
Gulfport, MS 39503
(228)832-1069

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:

SEE ATTACHED EXHIBIT "A"

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.

Eleanor Sue Roberts, joins in this conveyance for the purpose of releasing any life estate interest she may have or claim.

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 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 our signatures on this the 14th day of January, 2019.

Lois Ruth McGraw
LOIS RUTH MCGRAW

PATRICIA O'FALLIN MCGILL

MIKE WARE

STACY WARE

CLINTON WARE

CASSIE WARE

ELEANOR SUE ROBERTS by Patricia O'Fallin
McGill, Conservator

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:

SEE ATTACHED EXHIBIT "A"

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.

Eleanor Sue Roberts, joins in this conveyance for the purpose of releasing any life estate interest she may have or claim.

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 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 our signatures on this the 11th day of January, 2019.

LOIS RUTH MCGRAW

Patricia O'Fallin McGill
PATRICIA O'FALLIN MCGILL

MIKE WARE

STACY WARE

CLINTON WARE

CASSIE WARE

Eleanor Sue Roberts by Patricia O'Fallin McGill
ELEANOR SUE ROBERTS by Patricia O'Fallin McGill, Conservator

4

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SEE ATTACHED EXHIBIT "A"

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.

Eleanor Sue Roberts, joins in this conveyance for the purpose of releasing any life estate
interest she may have or claim.

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 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 our signatures on this the 11th day of January, 2019.

LOIS RUTH MCGRAW

PATRICIA O'FALLIN MCGILL

Mike Ware

MIKE WARE

Stacy Ware

STACY WARE

Clinton Ware

CLINTON WARE

Cassie Ware

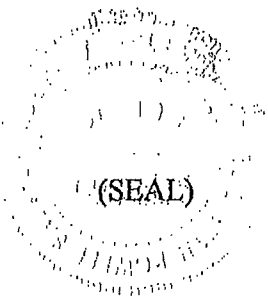
CASSIE WARE

ELEANOR SUE ROBERTS

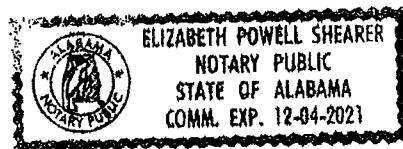
STATE OF Alabama

COUNTY OF Mobile

Personally appeared before me, the undersigned authority in and for the said county and state on this 14th day of January, 2019, within my jurisdiction, the within named **LOIS RUTH MCGRAW**, who acknowledged that she executed the above and foregoing instrument.



Elizabeth Powell Shearer
NOTARY PUBLIC



My Commission Expires:

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state on this _____ day of _____, 2019, within my jurisdiction, the within named **PATRICIA O'FALLIN MCGILL**, who acknowledged that she executed the above and foregoing instrument.

NOTARY PUBLIC

(SEAL)

My Commission Expires:

6

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned authority in and for the said county and state on this _____ day of _____, 2019, within my jurisdiction, the within named **LOIS RUTH MCGRAW**, who acknowledged that she executed the above and foregoing instrument.

NOTARY PUBLIC

(SEAL)

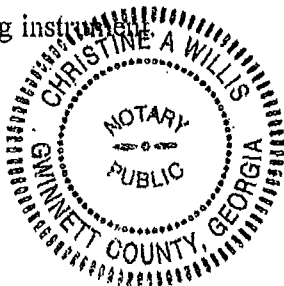
My Commission Expires:

STATE OF Georgia

COUNTY OF Cobb

Personally appeared before me, the undersigned authority in and for the said county and state on this 11th day of January, 2019, within my jurisdiction, the within named **PATRICIA O'FALLIN MCGILL**, who acknowledged that she executed the above and foregoing instrument.

(SEAL)



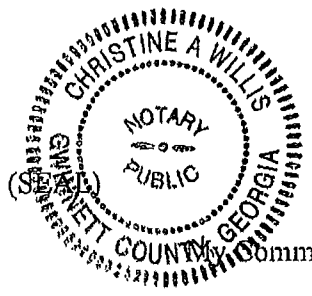
Christine A Willis
NOTARY PUBLIC

My Commission Expires: July 15, 2022

STATE OF Georgia

COUNTY OF Fulton

Personally appeared before me, the undersigned authority in and for the said county and state on this 11th day of January, 2019, within my jurisdiction, the within named **PATRICIA O'FALLIN MCGILL, who is the Conservator of ELEANOR SUE ROBERTS,** who acknowledged that she executed the above and foregoing instrument.



Christine A Willis
NOTARY PUBLIC

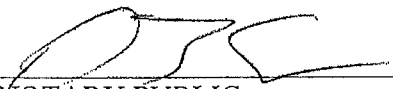
My Commission Expires: July 15, 2022

STATE OF MississippiCOUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state on this 10 day of January, 2019, within my jurisdiction, the within named **MIKE WARE**, who acknowledged that he executed the above and foregoing instrument.

(SEAL)



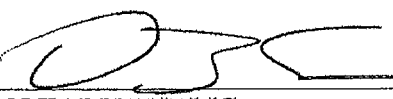

NOTARY PUBLIC

STATE OF MississippiCOUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state on this 10th day of January, 2019, within my jurisdiction, the within named **STACY WARE**, who acknowledged that she executed the above and foregoing instrument.

(SEAL)



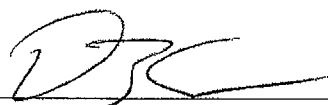

NOTARY PUBLIC

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state on this 10th day of January, 2019, within my jurisdiction, the within named **CLINTON WARE**, who acknowledged that he executed the above and foregoing instrument.

(SEAL)




NOTARY PUBLIC

STATE OF Mississippi
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state on this 10 day of January, 2019, within my jurisdiction, the within named **CASSIE WARE**, who acknowledged that she executed the above and foregoing instrument.

(SEAL)




NOTARY PUBLIC

EXHIBIT "A"

A lot described as beginning at a point 208.5 feet South of the Northwest corner of the NE 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, from thence run South 786.5 feet along a boundary this day marked as a true boundary of the property herein conveyed by C. E. Cruthirds, to a stake set for the SW corner of said property from thence East 708 feet to a stake marking the SE corner of said property which said point is 81 feet South of an iron stake marking the SW corner of the property of Dr. Fahnestock; thence from said SE corner run North 335 feet to a fence line marking the Southern boundary of the property of Lloyd; thence West 459 feet to a stake, thence North 451.5 feet to a stake on a fence line; thence West 249 feet to the point of beginning, containing 8 acres, more or less. This conveyance also includes a right-of-way or easement for road purposes, thirty feet wide, extending due South from the Highway leading from the residence of C. E. Cruthirds and wife to the Magnolia Highway, the east boundary of said thirty foot right-of-way is to run South from the Southeast corner of said property. All of said property herein conveyed being situated in and a part of the Northeast Quarter of the Northeast Quarter of Section 5, township 7 South, Range 11 West, in Harrison County, Mississippi, and being the same property conveyed by C. E. Cruthirds and wife by Deed dated October 15, 1927, and recorded in Book 171, page 431 of the Deed Records of Harrison County, Mississippi.

Also, starting at a stake thirty feet west of the Southeast corner of land owned by Oscar Elder, as above described, thence running in a westerly direction three hundred and eighteen feet to a stake, thence in a southerly direction, one hundred thirty-six feet to a stake, thence in an easterly direction three hundred thirty-five feet to a stake, thence in a northerly direction sixty feet to the point of beginning, containing a fraction less than three quarters of an acre, being in a southern part of the Northeast quarter of the Northeast quarter of Section 5, Township 7, Range 11 West.

Also, that certain lot or parcel of land, described as beginning at a point 208 feet West and 209 feet South of the Northeast corner of Section 5, Township 7 South, Range 11 West, as a point of beginning; and from thence run West 871 feet to a stake; thence South 150 feet, more or less, to the Northwest corner of the property now or formerly of J. C. Williamson; thence due East along the North line of said Williamson's property to a point due South at the point of beginning; on the West margin of Magnolia Highway; thence North 150 feet, more or less, to the point of beginning. Being located in and a part of the NE 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, in Harrison County, Mississippi.

LESS AND EXCEPT, that parcel conveyed to Mrs. Cecil Rowe Ball on March 10, 1948, by Warranty Deed recorded in Book 308 at pages 204-205 of the Land Deed Records of Harrison County, Mississippi, more fully described as follows, to-wit:

11

A lot or parcel of land beginning at the Southeast corner of the property of the Pittmans, which point is 995 feet South on the Quarter Section line from the NW corner of the NE 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, and from said point run East 708 feet for a point of beginning; from said point of beginning run North 180 feet to a stake; thence run West 150 feet to a stake placed 216 feet north of the south side of this lot; from thence run South 216 feet to the South line of the property now or formerly of Pittman; thence run East 150 feet to the place of beginning; said lot being situated in the Northeast corner of the property now or formerly of Pittman, and situated and being in and a part of the NE 1/4 of the NE 1/4 of Section 5, Township 7 South, Range 11 West, together with all improvements therein and all rights and appurtenances thereunto belonging.

IN THE CHANCERY COURT OF STONE COUNTY, MISSISSIPPI

IN THE MATTER OF THE CONSERVATORSHIP
OF ELEANOR SUE ROBERTS

December 20 18
GERALD W. BOND

Chancery Clerk

Lynn Stokes
D.C.

CASE NO. 66CH1:18-252 (CB)

PATRICIA MCGILL

PETITIONER

JUDGMENT FOR APPOINTMENT OF CONSERVATOR,
AND FOR LETTERS OF CONSERVATORSHIP

This cause came on for consideration on December 11, 2018 on the Amended Petition (hereinafter the "Petition") filed by Patricia McGill, the sister of the proposed ward, Eleanor Sue Roberts, requesting that this Court appoint Patricia McGill as the conservator over the estate of Eleanor Sue Roberts for the sole and limited purpose of conveying the ward's interest in certain real estate described herein, and for letters of conservatorship, and the Court, being fully advised in the premises, finds that it has jurisdiction over the parties and of the subject matter in this action and FINDS, ORDERS AND ADJUDGES as follows:

1. Patricia McGill is the sister of Eleanor Sue Roberts. Patricia McGill is an adult resident of the State of Georgia. She filed the petition herein requesting that the Court appoint her as the Conservator over the ward's estate for the purposes described herein.

2. The proposed ward, Eleanor Sue Roberts, is an adult resident of Stone County, Mississippi, and therefore, this Court has jurisdiction over the parties and of the subject matter herein. She was personally served with the summons and petition on November 21, 2018.

3. The Court finds that Stacy Evans, the niece of the ward, is an adult resident of Stone County, Mississippi, and is the ward's closest relative residing in this state. She was also personally served with the summons and petition on November 21, 2018.

4. The Court finds that no objection has been made in open court or in the Court file objecting to the relief as requested by the Petitioner in the Petition. The Court further finds that Eleanor Sue Roberts is incapable of caring for her person or managing her estate as evidenced by the statements of two treating physicians, attached to the Petition as Exhibits "A" and "B" respectively, and which are fully incorporated herein by reference. Eleanor Sue Roberts has been diagnosed with Dementia among other medical conditions that render her mentally incompetent. Both physicians agree that she is unable to handle her business affairs or to make decisions in her best interests.

5. The Court finds that Patricia McGill is a fit and proper person to be appointed as the Conservator over the estate of Eleanor Sue Roberts for the limited purposes described herein, and that she is otherwise qualified under the statutes of the State of Mississippi to serve in this capacity. The purpose of the conservatorship is as set out below.

6. On June 1, 1973, William L. Stewart conveyed certain real property located in the First Judicial District of Harrison County, Mississippi to James O'Fallin, Patricia O'Fallin McGill, and Glatha Nell O'Fallin Ware as tenants in common, subject to a life estate in said property being granted to James O'Fallin, Eleanor Sue Roberts, and Charles Roberts. A copy of the Special Warranty Deed is attached to the Petition on file in this action as Exhibit "C" and is fully incorporated herein by reference.

14

7. The Court finds that two of the three life estate grantees in the deed referenced herein are now deceased. James O'Fallin died on May 2, 1994, and Charles Roberts, who was the spouse of Eleanor Sue Roberts, died on November 1, 1998. The Court finds that said real property is unoccupied, and further that Eleanor Sue Roberts does not reside on said property, and further that Eleanor Sue Roberts will never reside on said property due to her medical condition and the fact that there are no habitable structures on the property. The ward does not have any other interest in said property other than the referenced life estate. Therefore, the Court finds that the ward will not be prejudiced if the Court should grant the relief as requested by the Petitioner herein.

8. The Court finds that the owners of said property, including the Petitioner, Patricia McGill, are desirous of selling the subject real property, but due to the ward's illness, the ward is incapable of providing consent for the property to be sold. As such, the Court hereby appoints Patricia McGill as the ward's conservator for the sole purpose of executing any and all documents necessary at closing to convey the ward's interest in the real property to the proposed buyers, and further to execute any and all documents on behalf of the ward that are necessary at closing to convey title to the proposed buyer and to terminate the ward's life estate in said property. The Court finds that the contract for sale and purchase of the referenced property, a copy of which is attached hereto, is approved in all respects, as the ward will not be prejudiced by the sale for the reasons cited herein.

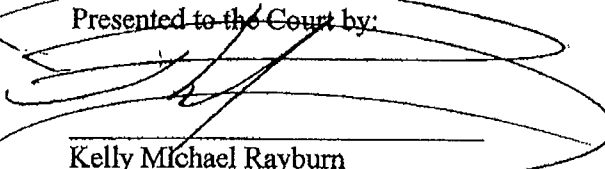
IT IS THEREFORE, ORDERED AND ADJUDGED that Patricia McGill be appointed as the Conservator over the estate of Eleanor Sue Roberts for the sole and limited purpose of having the authority to convey the ward's interest in the real property

described on Exhibit "C" to the Petition, and further that the conservator shall serve without bond, as it is discretionary with the Court. The Court finds that upon the filing of the oath of Conservator, that Letters of Conservatorship shall be issued to Patty McGill and that formal accountings be waived, as it is not anticipated that any funds will come into the ward's estate as a result of the sale of the above referenced real property. The Court further finds that following the sale of the subject property, that this matter shall stand fully and finally closed and the conservator discharged.

SO ORDERED AND ADJUDGED on this the 11 day of December 2018.


CHANCELLOR

Presented to the Court by:


Kelly Michael Rayburn
Attorney at Law
P.O. Box 2566
Gulfport, MS 39505
(228) 539-2400 (ofc)
(228) 539-3130 (fax)
MSB# 8604

PERMITS RECEIPT N

10500721
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 02/01/21 TIME: 15:10

CLERK: sgill

CUSTOMER#:

CUSTOMER NAME

0

AMOUNT PAID:

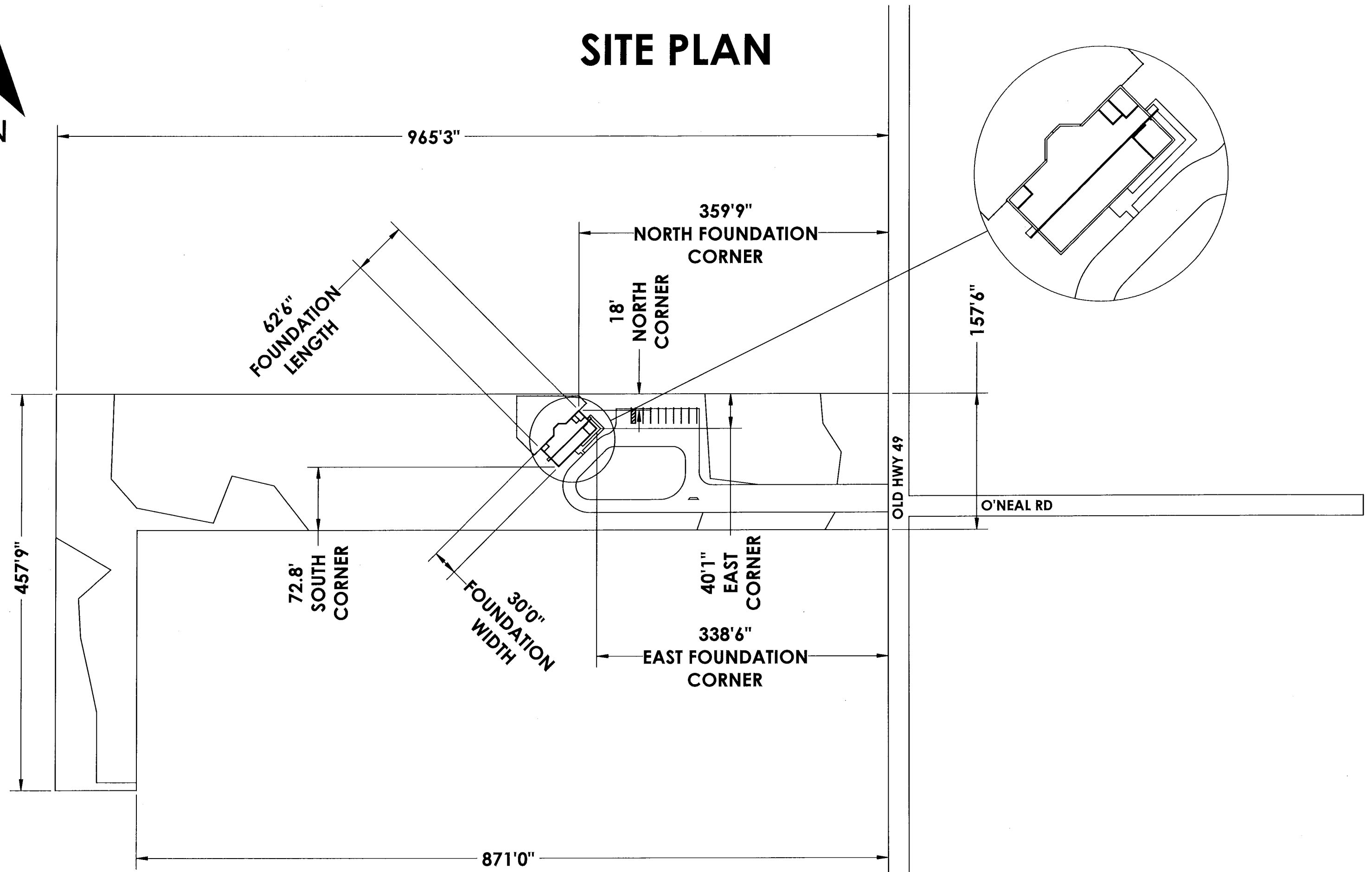
PAID BY: PZD

PLANNING AND

75.00

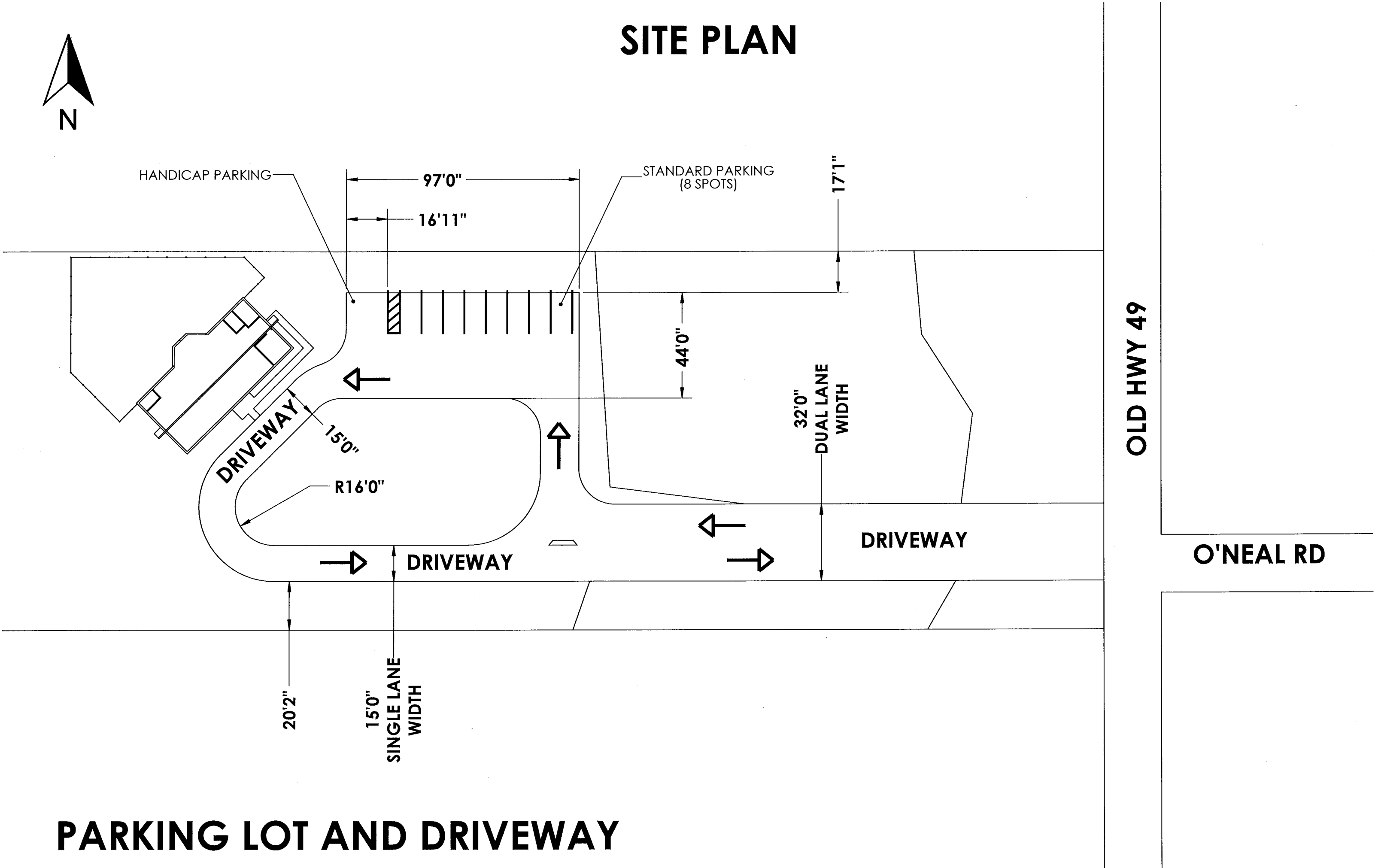


SITE PLAN



PROPERTY LINES AND FOUNDATION LOC.

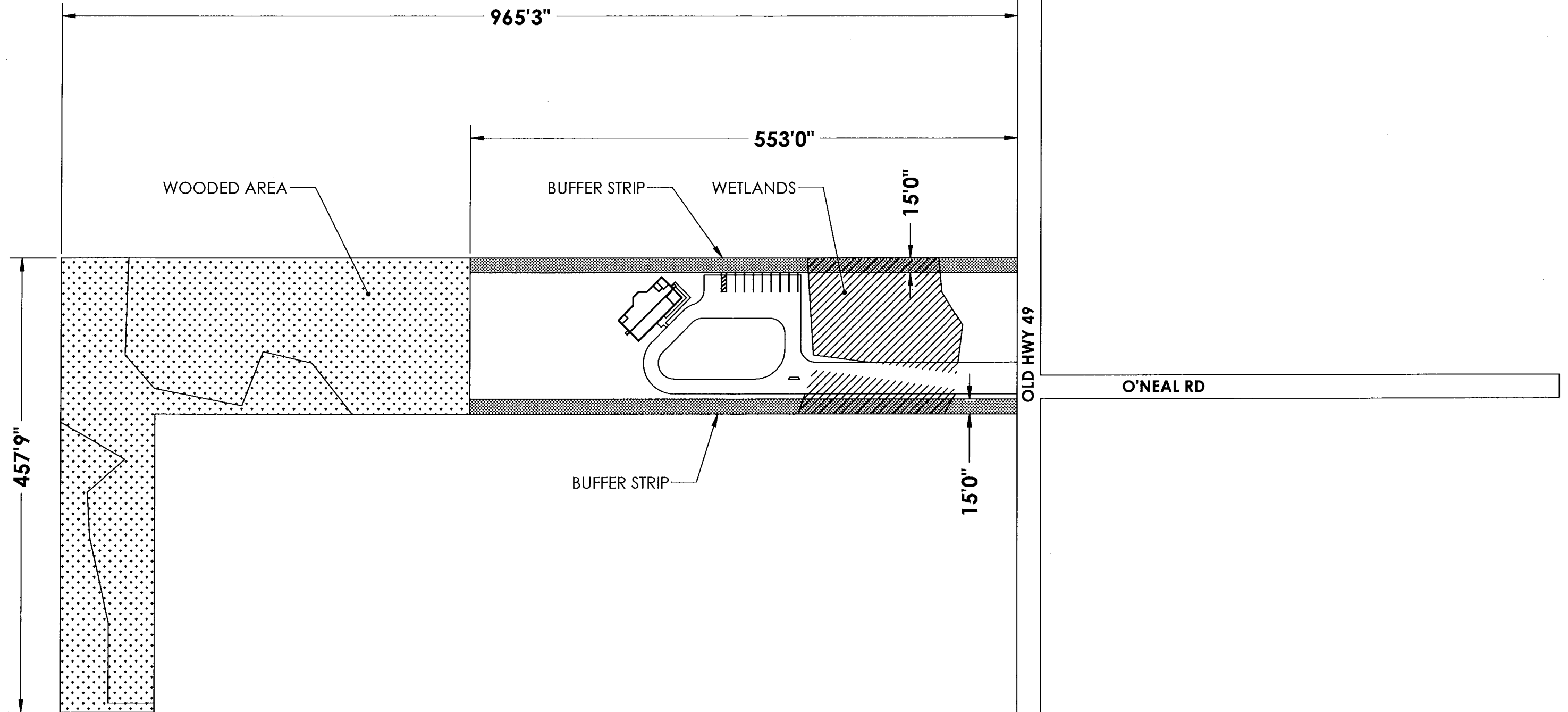
SITE PLAN



PARKING LOT AND DRIVEWAY



SITE PLAN



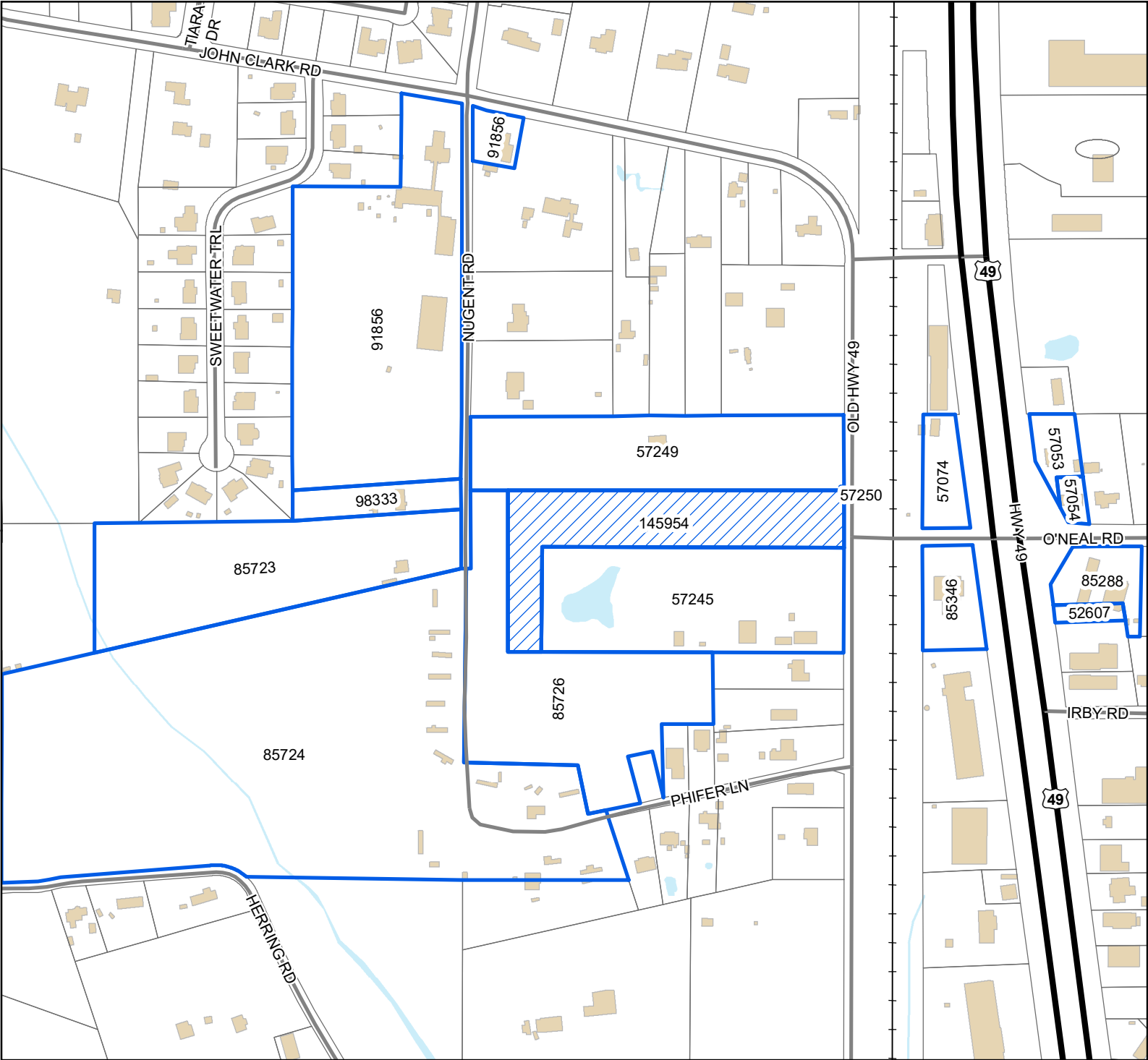
BUFFER STRIPS

RE: Variance 2103ZB044, by owners Kyle & Emily Fitzpatrick, tax parcel 0708A-01-016.001, Variance for buffer areas, Old Hwy 49, Zoned R-O (Residence-office), Ward 7

To Applicants and Adjacent Property Owners:

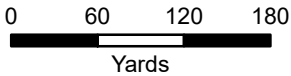
The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, March 18, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, March 18, 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.



Legend

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



1 inch = 400 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.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	85726	0708A-01-016.000	FITZPATRICK KYLE & EMILY (owner)	16125 SYLVAN DR	GULFPORT	MS	39503
n			Adjacent Property Owners				
	85346	0808D-04-002.000	FIRST THE	P O BOX 15549	HATTIESBURG	MS	39404
	145954	0708A-01-016.001	FITZ ESTATES LLC	16125 SYLVAN DR	GULFPORT	MS	39503
	57245	0708A-01-015.000	FRANKLIN HELEN C -L/E-	12465 OLD HWY 49	GULFPORT	MS	39503
	85723	0708A-01-003.000	FRANKLIN WALTER E & SALLIE A	12511 NUGENT RD	GULFPORT	MS	39503
n	98333	0708A-01-003.001	FRANKLIN WALTER E & WF	12511 NUGENT RD	GULFPORT	MS	39503
	57250	0708A-01-001.000	GULF SOUTH PIPELINE COMPANY LP ATTN: [P O BOX 20008		OWENSBORO	KY	42304
	91856	0707P-01-019.000	NUGENT UNITED METHODIST CHURCH	13080 JOHN CLARK ROAD	GULFPORT	MS	39503
	57054	0808D-01-026.000	PUCHEU EDDIE JOHN -EST-	12520 HWY 49	GULFPORT	MS	39503
n	57053	0808D-01-026.001	PUCHEU ELDER J	12520 HWY 49	GULFPORT	MS	39503
	57249	0708A-01-002.000	REORGANIZED CHURCH OF JESUS CHRISTC/C 204 N ISLAND VIEW		LONG BEACH	MS	39560
	57074	0808D-04-001.000	SEAL BOBBI	409 HWY 90	GAUTIER	MS	39553
	85724	0708A-01-004.000	SMALLWOOD JOY R	1600 HASKELL AVE UNIT 2	DALLAS	TX	75204
	52607	0808D-02-014.000	STEGALL CHARLES R	P O BOX 6458	DIAMONDHEAD	MS	39525
n	85288	0808D-02-013.000	STEGALL CHARLES R	P O BOX 6458	DIAMONDHEAD	MS	39525

MEMORANDUM

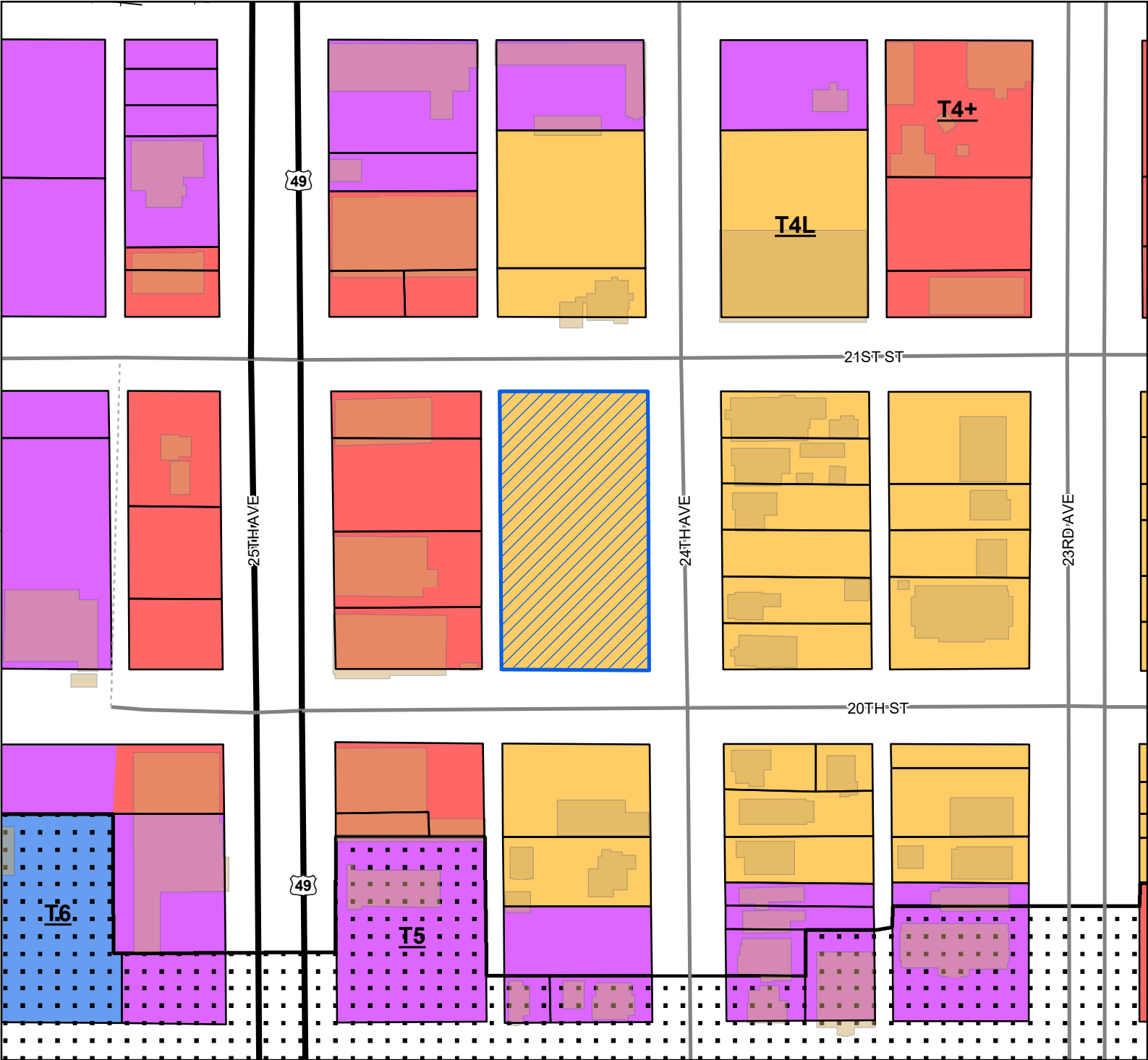
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: March 18, 2021

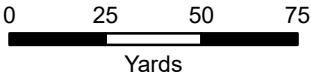
Re: Variance 2103ZB047:

Variance 2103ZB047, by owner Rob-Lands, LLC, tax parcel 0811F-05-031.000, Variance for setbacks and Townhome Row Length, Zoned T4L (General Urban Zone "Limited"), Ward 3



- Site
- US or State Highway
- Street
- Alley
- Railroad
- Parcels
- Buildings
- Smart Code**
 - T6
 - T5
 - T4+
 - T4L

Site Information
0811F-05-031.000
Zoning: T4L (General Urban Zone "Limited")
Size: 1.1 acres
Flood: X



1 inch = 150 feet



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

February 2, 2021

City of Gulfport
Planning Division
1410 24th Ave
Gulfport, MS 39501

Re: 24th Ave Townhomes

To whom it may concern:

Please find attached my application for the General Subdivision Plan for Townhomes and also an Application for Variance for the project.

We request the variances for the following reasons and answer the six questions as follows:

1. The property width does not allow for adequate townhome unit width to fit and achieve a marketable density for the property. A 225ft maximum width would reduce the density to 10 units which is well below the allowable density of 13 units and does not allow the project to be feasible. There are also several protected and unprotected trees we will save if these variances are approved.
2. The location of the trees has necessitated the request for these variances to allow a feasible project to be developed.
3. The property has trees that can be saved with the approval of these variances. The property has roads on three sides and an alley on the other side which adds to the setback requirements. This is unique to large parcels bordered by several roads. Also, the road rights-of way of 80' are very wide and unusual for typical roads which are usually 60' in width.
4. Several nice trees are being preserved that limit the layout of units in a desirable manner. Allowing the requested townhome length of 292ft would allow the project to construct the additional amenities such as a community pool to make it more attractive and provide a reasonable economic return on our investment. This length will also allow us to provide an enclosed development to install a sense of safety for the residences.
5. The front yard variance will allow the units to be constructed with rear porches to create a backyard living component that cannot be achieved on the corner units due to the restrictive depth of the property. We would lose 2 units or 4 back porches if we have to conform to this setback. The street right-of-way has approximately 22' of undeveloped green space between the curb and the property line which provides an adequate setback for the townhomes. The denial of these variances will prohibit this project from being developed in a feasible and sensible manner. We will not receive any special benefits others would not receive based upon our proposed density which is less than the allowable for this property.

6. The proposed use is allowed by right in the zoning district.

An affidavit stating the request is not in violation of restrictive or protective covenants is included as required.

A copy of our proposed draft covenants are included as required.

Should you have any questions please do not hesitate to contact me at 228-860-5318.

Sincerely yours,

A handwritten signature in blue ink, appearing to read "Robert J. Knesal". The signature is fluid and cursive, with the first name "Robert" and last name "Knesal" clearly distinguishable.

Robert J. Knesal, P. E.

AFFIDAVIT

I hereby testify that the proposed 24th Avenue Townhome Development is not in violation of any current restrictive or protective covenants associated with the existing lots as described on the proposed plat.

WITNESS ITS SIGNATURE on this the 2nd day of FEBRUARY, 2021.

ROB-LANDS, LLC, Owner

BY: [Signature]
Robert J Knesal, Managing Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY, came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Robert J Knesal, who acknowledged to and before me that he is a Managing Member of Rob-Lands, LLC a Mississippi limited liability company, and for and on behalf of said company, and as its act and deed he signed, executed and delivered the above and foregoing instrument of writing on the date first above written, he having been first duly authorized so to do.

GIVEN under my hand and official seal, this the 2nd day of February, 2021.



[Signature]
NOTARY PUBLIC

My Commission expires: March 24, 2022

PREPARED BY AND RETURN TO:

Robert J. Knesal
111 Lundgren Lane
Gulfport, MS 39507
228-860-5318



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Rob-Lands, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1183561
Status:	Good Standing
Effective Date:	07/17/2019
State of Incorporation:	Mississippi
Principal Office Address:	111 Lundgren Lane Gulfport, MS 39507

Registered Agent

Name
Robert J Knesal
111 Lundgren Lane
Gulfport, MS 39507

Officers & Directors

Name	Title
Robert Joseph Knesal 111 Lundgren Lane Gulfport, MS 39507	Manager

Harrison County Mississippi


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UCCs Link

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Property Link

HARRISON COUNTY, MS

Current Date 9/11/2020

Tax Year 2019

Records Last Updated 9/10/2020

PROPERTY DETAIL
OWNER KNESAL ROBERT J & ROBERT EASTE
1440 MILL RD
ACRES : **NA****LAND VALUE : 103960****IMPROVEMENTS : **NA******TOTAL VALUE: 103960****ASSESSED : 15594**

GULFPORT MS 39507

PARCEL 0811F-05-031.000**ADDRESS** 2021 24TH AVE**TAX INFORMATION**

YEAR 2019	TAX DUE	PAID	BALANCE
COUNTY	567.93	567.93	0.00
CITY	530.20	530.20	0.00
SCHOOL	1011.27	1011.27	0.00
TOTAL	2109.40	2109.40	0.00

Mail Payments To:
 Sharon A. Nash, Tax Collector
P.O. Box 1270
Gulfport, MS 39502

 Postmark will be used to determine penalty
A Print Fee May Apply, Contact County For Total.

LAST PAYMENT
DATE 1 / 31 / 2020
MISCELLANEOUS INFORMATION

EXEMPT CODE	LEGAL
HOMESTEAD CODE	DR: 2018-0006736-D-J1 10/03/20
TAX DISTRICT	18-CW
PPIN	LOTS 1 TO 12 BLK 100 ORIGINAL
SECTION	GULFPORT
TOWNSHIP	GULFPORT CITY OF BLKS 65-108
RANGE	08
	11

Deed Book/Page References

Book	Page	Date	Type
2004-0010016-D-J1		11/30/2004	WD
2004-0007471-D-J1		9/2/2004	SW
1639/0150		8/20/2003	ST
1510/0356		9/12/2000	WD
1443/0241		2/26/1999	
1320/0536			
1309/0124		7/11/1995	
0636/0138			

TAX PAID HISTORY

Year	Owner	Total Tax	Paid(Y/N)
2018	TR LLC	2109.40	Y

2019 Landroll Information**KNESAL ROBERT J & ROBERT EASTERLING**

1440 MILL RD GULFPORT, MS 39507

Physical Street Address:

2021 24TH AVE

Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0811F-05-031.000	19578	4G		1

Supervisor District:

4

Subdivision:

GULFPORT CITY OF BLKS 65-108

Exemption Code

Non-Exempt

Section	Township	Range
04	08	11

Instrument Number(s)

2018-0006736-D-J1, 2018-0004967-D-J1, 2016-0008601-D-J1, 2006-0011573-D-J1, 2004-0010016-D-J1, 2004-0007471-D-J1, 1639/0150, 1510/0356, 1443/0241, 1420/0116, 1419/0594, 1323/0225, 1323/0222, 1309/0124, 0737/0149

Acres	Land Value	Improvements	Total Value	Assessed Value
0	103960	0	103960	15594

Legal Description

LOTS 1 TO 12 BLK 100 ORIGINAL GULFPORT

There are 0 building description records attached to this parcel.[Click Here To Print](#) | [Close Window](#)

Sharon Nash Barnett Tax Collector
HARRISON COUNTY
P.O. BOX 1270
GULFPORT, MS 39502

PRESORT
FIRST CLASS
US POSTAGE
PAID
divcodata

RECEIPT NUMBER	DISTRICT	YEAR	PPN
	4G	2020	19578
PARCEL NUMBER			
0811F-05-031.000		DELINQUENT AFTER FEBRUARY 1ST, 2021.	
		NOT RESPONSIBLE FOR PAYMENTS LOST IN MAIL.	
PPN	19578	2020	DESCRIPTION
MAIL THIS PORTION WITH YOUR PAYMENT			

		TOTAL TRUE			ASSESSED
ACRES	0.00				15,594.00
ADVALOREM TAX	2,109.40	COUNTY	SCHOOL	CITY	TOTAL TAXES DUE
HOMESTEAD CREDIT	0.00	567.93	1,011.27	530.20	2,109.40
NET ADVALOREM	2,109.40				
TOTAL DUE	2,109.40				

*****AUTO**5-DIGIT 39507 22 1181
ROB-LANDS LLC
111 LUNDGREN LN
GULFPORT, MS 39507-4421





SHEET INDEX:

1. COVER SHEET
2. SITE SURVEY
3. DEVELOPMENT PLAN
4. LOT SUBDIVISION PLAN

24TH AVENUE TOWNHOMES

24TH AVENUE BETWEEN 20TH AND 21ST STREETS
GULFPORT, MS

OWNERS:
ROB-LANDS LLC
111 LUNDGREN LANE
GULFPORT, MS 39507

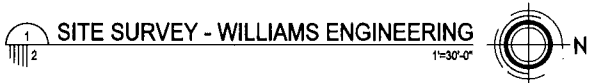
SITE PLAN

24TH AVENUE
TOWNHOMES

24TH AVENUE
GULFPORT, MS

7 JANUARY 2021

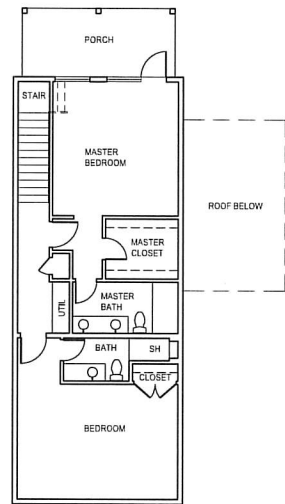
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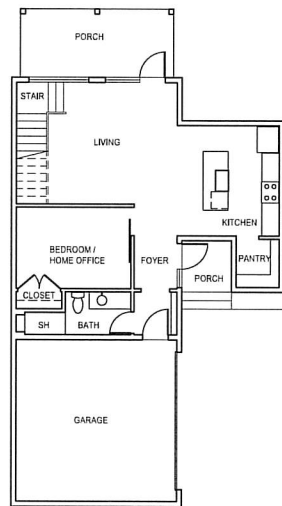


UNABRIDGED
ARCHITECTURE PLC
ALLISON H. ANDERSON FAIA
JOHN M. ANDERSON AIA
443 MAIN STREET
BAY ST LOUIS, MS 39520
228.467.1149

ARCHITECTURAL CHARACTER - KEY WEST STYLE

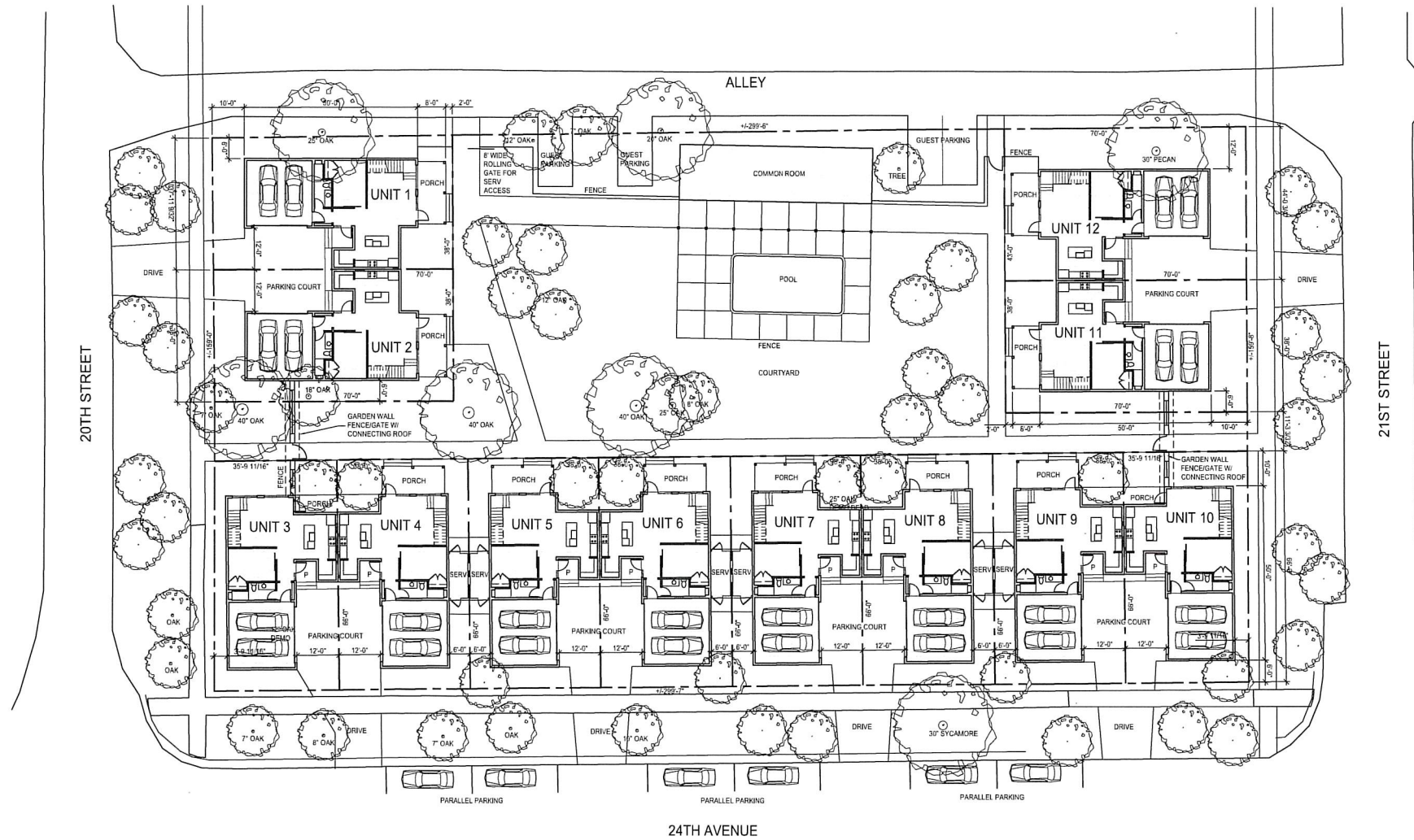


SECOND FLOOR PLAN
1000 SF 11 AUG 2020



FIRST FLOOR PLAN
817 SF 11 AUG 2020
TOTAL AREA 1817 SF

UNIT FLOOR PLANS
1/8" = 1'-0"



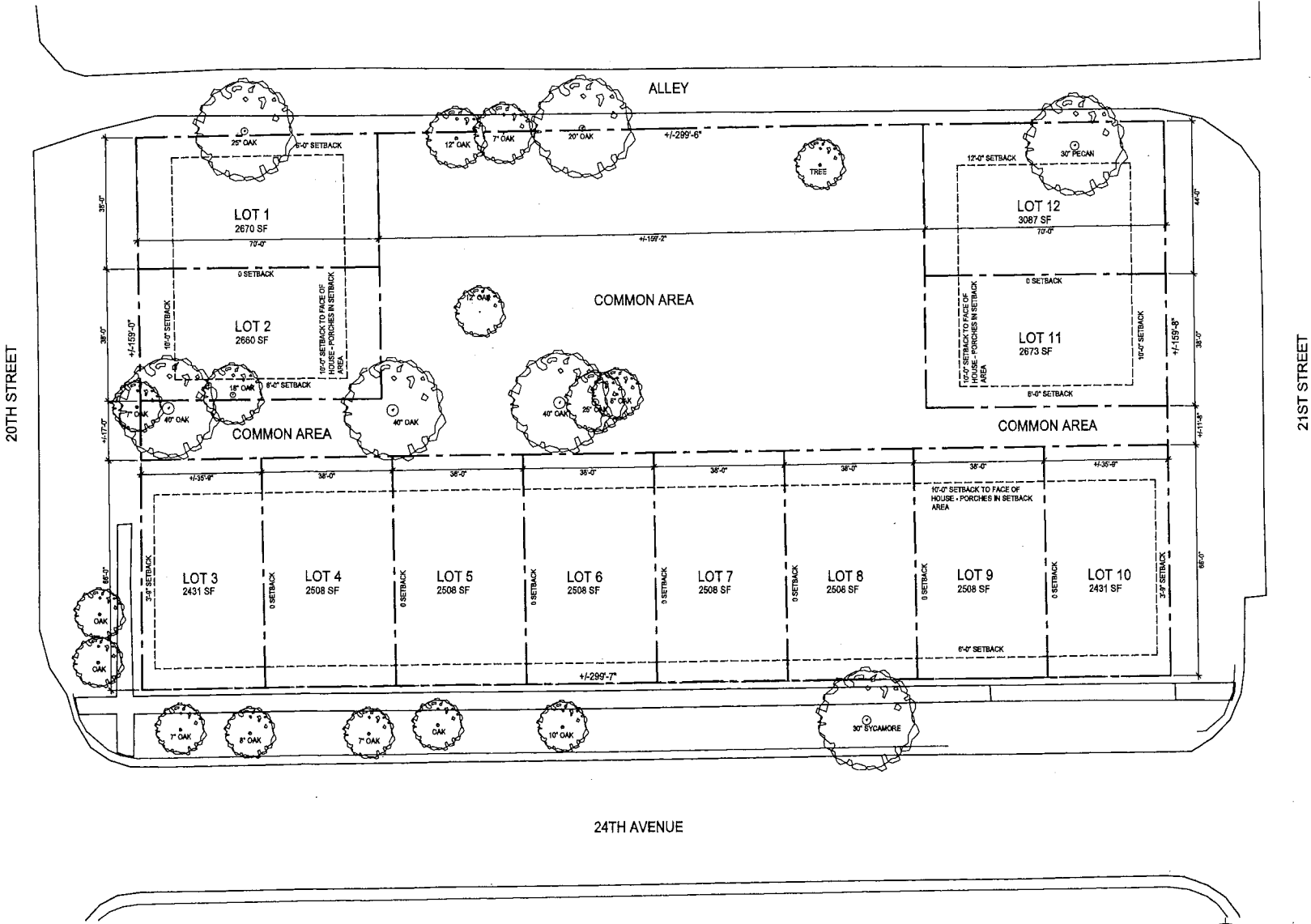
DEVELOPMENT PLAN
1/16" = 1'-0"



DEVELOPMENT
PLAN
24TH AVENUE
TOWNHOMES
24TH AVENUE
GULFPORT, MS
20 DECEMBER 2020

LEGAL DESCRIPTION

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block One Hundred (100), ORIGINAL GULFPORT, a subdivision according to the 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, in Plat Book 11 at Page 9 (Copy Book 4-A at Page 368) thereof, reference to which is hereby made in aid of and as a part of this description.



UNABRIDGED
ARCHITECTURE PLLC
ALLISON H. ANDERSON FAIA
JOHN M. ANDERSON AIA
443 MAIN STREET
BAY ST LOUIS, MS 39520
228.467.1149

SCANNED



[Signature] 1st Judicial District
Instrument 2019 5552 D - J1
Filed/Recorded 7/23/2019 02:45 P
Total Fees \$ 23.00
2 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #195104

Return to:
Donald R. Jones
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965

STATE OF MISSISSIPPI
COUNTY OF HARRISON

REVIEWED

WARRANTY DEED

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, the undersigned, ROBERT J. KNESAL and ROBERT C. EASTERLING, 111 Lundgren Lane, Gulfport, MS 39507, 601-896-8924, do hereby sell, convey and warrant unto ROB-LANDS, LLC, 111 Lundgren Lane, Gulfport, MS 39507, 601-896-8924, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7), Eight (8), Nine (9), Ten (10), Eleven (11), and Twelve (12), Block One Hundred (100), ORIGINAL GULFPORT, a subdivision according to the 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, in Plat Book 11 at Page 9 (Copy Book 4-A at Page 368) thereof, reference to which is hereby made in aid of and as a part of this description.

THE ABOVE described property is not now nor has it ever been a part of the homestead of the Grantors herein.

THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject

property, and subject to any and all prior recorded reservations,
conveyances and leases of oil, gas and minerals by previous owners.

TAXES for the current year are hereby assumed by the Grantee
herein.

WITNESS OUR SIGNATURES, on this the 23rd day of July, 2019.

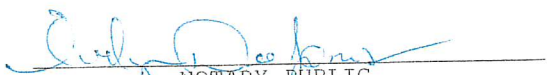

ROBERT J. KNESAL


ROBERT C. EASTERLING

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the
undersigned authority in and for the jurisdiction aforesaid, ROBERT
J. KNESAL and ROBERT C. EASTERLING, who acknowledged that the above
and foregoing instrument was signed and delivered as the free and
voluntary act and deed of the Grantors on the day and in the year
therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 23rd
day of July, 2019.


NOTARY PUBLIC

My Commission Expires:



PERMITS/INSP PAYMENT RECPT#: 10507661
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 02/03/21 TIME: 14:58
CLERK: tboyd DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CHECK
REFERENCE: 3359

AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

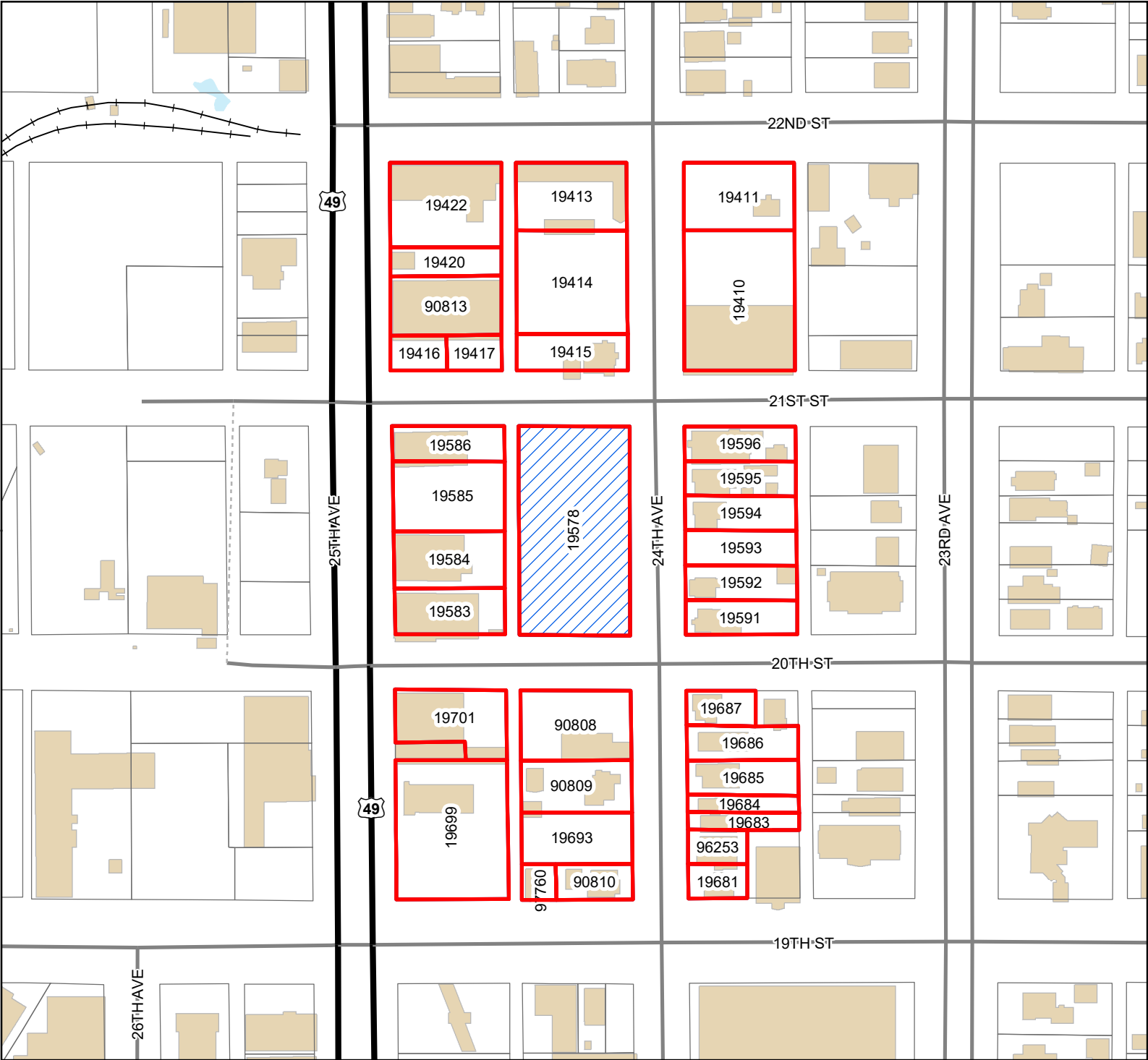
RE: Variance 2103ZB047, by owner Rob-Lands, LLC, tax parcel 0811F-05-031.000, Variance for setbacks and Townhome Row Length, Zoned T4L (General Urban Zone "Limited"), Ward 3

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, March 25, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

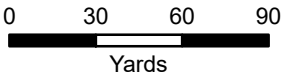
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, March 25, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the 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 (047)	Name	Address	City	State	ZIP
Y	19578	0811F-05-031.000	ROB-LANDS LLC	111 LUNDGREN LANE	GULFPORT	MS	39507
N			Adjacent Property Owners				
Y	19592	0811F-05-021.000	HOLLEMAN LAW FIRM PLLC	2004 24TH AVE	GULFPORT	MS	39501
Y	90809	0811F-05-036.000	JP SILVA PROPERTIES LLC ETAL	P O BOX 7379	GULFPORT	MS	39507
Y	19415	0811F-05-030.000	HASSLER EUGENE H -EST-	2101 24TH AVE	GULFPORT	MS	39501
Y	96253	0811F-05-013.002	DAVIS JAMES L III & MARIA D	P O BOX 1839	GULFPORT	MS	39502
Y	19410	0811F-05-026.000	ARBAN MICHAEL S	15520 DANIEL BLVD STE E	GULFPORT	MS	39503
Y	19586	0811F-05-048.000	BROWN WILLIAM E & HERRINGTON IRA S	2022 25TH AVE	GULFPORT	MS	39501
Y	19584	0811F-05-046.000	MONTALBO SYLVIA H & MURRAY DANIEL	2010 25TH AVE	GULFPORT	MS	39501
Y	19583	0811F-05-045.000	BROWN WILLIAM E	2022 25TH AVE	GULFPORT	MS	39501
Y	19684	0811F-05-015.000	CHANEY COREY JERMAINE & MARANDA L	1910 24TH AVE	GULFPORT	MS	39501
Y	90808	0811F-05-035.000	BEARSS CASEY & MIRANDA HOLZBAUER	8932 HANAIEI CIR	DIAMONDHEAD	MS	39525
Y	19416	0811F-05-050.000	EL AGAVE OF GULFPORT LLC	1922 25TH AVE	GULFPORT	MS	39501
Y	19585	0811F-05-047.000	MATHERS RAYMOND M & ANNE M	38 52ND ST	GULFPORT	MS	39501
Y	19685	0811F-05-016.000	UNDERCOVER REBEL LLC	1914 24TH AVE	GULFPORT	MS	39502
Y	19683	0811F-05-014.000	DEMING ROBERT L III	2280 SUNKIST COUNTRY CLUB RD	BILOXI	MS	39532
Y	19593	0811F-05-022.000	PAYZONE LLC	2108 23RD AVE	GULFPORT	MS	39501
Y	19686	0811F-05-017.000	THORNBURG JON C & MYRNA	16170 MORAGAS LANE	KILN	MS	39556
Y	19591	0811F-05-020.000	PURA VIDA LLC	2000 24TH AVE	GULFPORT	MS	39501
Y	19681	0811F-05-013.000	GILLESPIE VIRGIL G & HELEN J	1900 24TH AVE	GULFPORT	MS	39501
Y	97760	0811F-05-038.001	WILLIAMS LAKEBA H & JEFFERIE COOK	P O BOX 361527	DECATUR	GA	30036
Y	19413	0811F-05-028.000	HARTFIELD GEORGE D SR	P O BOX 1288	GULFPORT	MS	39502
Y	19411	0811F-05-027.000	ARBAN MICHAEL S	15520 DANIEL BLVD STE E	GULFPORT	MS	39503
Y	19420	0811F-05-052.000	BRYANT H LEE & CARRANZA MERCEDES	1922 25TH AVE	GULFPORT	MS	39501
Y	19596	0811F-05-025.000	JAC HOLDINGS LLC	19157 CHAMPION CIRCLE	GULFPORT	MS	39503
Y	19594	0811F-05-023.000	BROTT CHERIE L & BLACKMORE PAUL H	2012 24TH AVE	GULFPORT	MS	39502
Y	90810	0811F-05-038.000	GILLESPIE VIRGIL G & HELEN J	1901 24TH AVE	GULFPORT	MS	39501
Y	19701	0811F-05-044.000	E & K PROPERTIES LLC	P O BOX 1717	GULFPORT	MS	39502
Y	19595	0811F-05-024.000	BEAUGEZ ROBERT RANDALL	2018 24TH AVE	GULFPORT	MS	39501
Y	19417	0811F-05-049.000	OWCO LLC	119 S. MAIN STREET STE 800	MEMPHIS	TN	38103
Y	90813	0811F-05-051.000	OWCO LLC	P O BOX 673	GULFPORT	MS	39502
Y	19693	0811F-05-037.000	TEAC LLC	9105 CROSS CREEK PL	GULFPORT	MS	39503
Y	19687	0811F-05-019.000	EVANS MARGARET T J	6 LEGGETT CIR	GULFPORT	MS	39503
Y	19699	0811F-05-042.000	PLATINUM PROPERTIES LLC	1912 25TH ST	GULFPORT	MS	39501
Y	19422	0811F-05-054.000	MILLER GLEN	P O BOX 6548	DIBERVILLE	MS	39540
	19414	0811F-05-029.000	GULF COAST COMM FED CREDIT UNION	12364 HWY 49	GULFPORT	MS	39503



Legend

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



1 inch = 200 feet



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