

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, APRIL 15, 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 - March 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 2103ZB048:

Variance 2103ZB048, by owner Elliott Land Developments, LLC, tax parcel 0811G-02-016.000, Variances for setbacks and lot size, 2nd St and Thornton Ave, Zoned R-2 (Single-family) and R-B (Residence-business), Ward 2

2. Variance 2104ZB066:

Variance 2104ZB066, by owner Beverly Britt, tax parcel 1010N-04-030.000, Variance for lot width and size, 1442 Georgia Place, Zoned T4+ (General Urban Zone "Plus"), Ward 2

3. Variance 2104ZB069:

Variance 2104ZB069, by agent James Overstreet, tax parcels 0910K-02-025.000 and 0910K-02-025.001, Request for reduced parking and backing into the right-of-way, 104 Pass Rd, Zoned B-2 (General business), Ward 4

4. Variance 2104ZB070:

Variance 2104ZB070, by agent ALANT Construction, tax parcel 0908I-01-007.037, Variance for setback, Jessica Cir, Zoned R-1-10 (Single-family), Ward 6

H. Adjournment

CC

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****External Order #:****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:**Referral Code:****Payment Type:**

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP

PO BOX 1780

GULFPORT, MS 39502

228-868-5705

AccountsPayable@gulfport-ms.gov

GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

3:59 PM - Wed, Mar 31, 2021

Amount:

75.84

Date

12:21 PM - Thu, Apr 1, 2021

Amount:

(10.68)

PREVIEW FOR AD NUMBER IPL00174070**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 Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, April 22, 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.

Resubdivision 2104PC052, by owner, Elliott Land Development, LLC, tax parcel 0811G-02-016.000, Divide into eight new parcels, Thornton Ave. and 2nd St, Zoned R-2 (Single-family) and R-B (Residence business), Ward 2
Planning Commission Approval 2104PC053, by owners, Crissy & James Ahern, tax parcel 0808F-01-001.127, Request home occupation for real estate business, 14866 McBride Cv, Zoned R-1-10 (Single-family), Ward 7

Planning Commission Approval 2104PC061, by owners Apache Barnes & Marcus Taylor, tax parcel 09071-05-098.000, Request mobile home use, George Ave, Zoned R-1-5 (Single-family), Ward 6

Planning Commission Approval 2104PC065, by owners Laura & Ross Franchi, tax parcel 0808K-02-023.000, Request home occupation for sale of arts and crafts, 107 Fore St, Zoned R-1-10 (Single-family), Ward 6

Resubdivision 2104PC068, by owner Gregory Smith, tax parcel 1011D-03-005.000, Divide into 10 new parcels, Township Rd and Phillips Dr, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Resubdivision 2104PC072, by agent Carl LaRosa, tax parcels 0810N-05-002.000 and 0810N-05-001.000, Divide into 2 parcels, 3330 26th Ave and 2400 24th St, Zoned I-1 (Light industry), Ward 3

Planning Commission Approval 2104PC073, by owners Sarah & John Walsh, tax parcel 0911E-01-035.000, Request home occupation for real estate business, 715 2nd St, Zoned R-1-7.5 (Single-family), Ward 2

Zoning Map Amendment 2104PC074, by agent Lawrence C. Rumsey, tax parcel 0807F-01-004.000, Request to rezone from R-1-15 (Single-family) to R-1-10 (Single-family), 15221 South Swan Rd, Ward 7

Zoning Map Amendment 2104PC075, by Heinrich and Associates, tax parcels 0707H-01-014.000, 0707H-01-012.000, and 0707H-01-013.000, Request to rezone from R-1-15 (Single-family) and B-4 (Highway business) to completely B-4, S Swan Rd, Ward 7

General Plan 2104PC076, by agent Heinrich & Associates, tax parcels 0711N-02-103.001, 0711N-02-103.002, 0711N-02-103.003, 0711N-02-103.004, 0711N-02-103.005, 0711N-02-103.006, 0711N-02-103.007, 0711N-02-103.008, and 0711N-02-103.009, Approval of General Plan for 6-lot subdivision (Beachplace), W Beach Blvd & Finley St, Zoned T4L (General Urban Zone "Limited"), Ward 2

Resubdivision 2105PC077, by agent Heinrich & Associates, tax parcels 0711O-03-072.000 and 0711O-03-099.000, Divide into 7 new parcels, W Beach Blvd, Zoned T4L (General Urban Zone "Limited"), Ward 2

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

General Plan 2103PC045, by agent Brown, Mitchell & Alexander, Inc., tax parcels 0908E-01-001.001 and 0908F-01-001.000, Approval for General Plan for 18-lot subdivision (Florence Gardens Phase VIII) with 9 outparcels, Music St, Zoned T4+ (General Urban Zone "Plus"), R-1-10 (Single-family), and R-2 (Single-family), Ward 6

This the 31st day of March 2021

Keith Williams, Chairman

City of Gulfport Planning Commission

IPL0017407

Apr 7 2021

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

SCHEDULE FOR AD NUMBER IPL00174070

MEMORANDUM

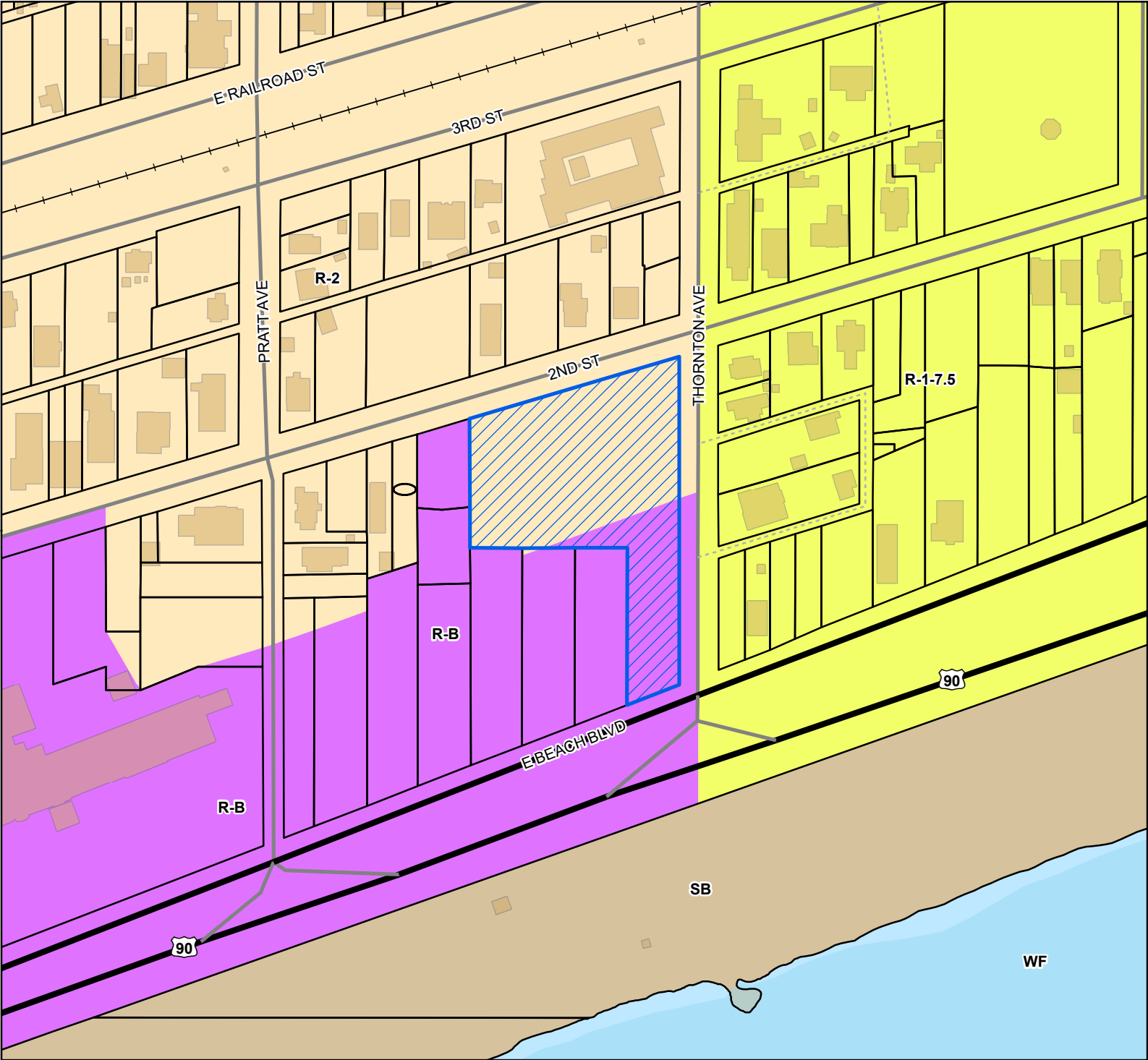
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: April 15, 2021

Re: Variance 2103ZB048:

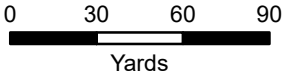
Variance 2103ZB048, by owner Elliott Land Developments, LLC, tax parcel 0811G-02-016.000, Variances for setbacks and lot size, 2nd St and Thornton Ave, Zoned R-2 (Single-family) and R-B (Residence-business), Ward 2



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

- Zoning**
- R-1-7.5 - Single Family Residence District (Low Density)
 - R-2 - Single Family Residence District (Medium Density)
 - R-B - Residence-Business District
 - SB - Sand Beach
 - WF - Water Front

Site Information
0811G-02-016.000
Zoning: R-2 (Single-family)
R-B (Residence-business)
Size: 1.9 acres
Flood: 0.2%, AE



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.

Prepared by & return to:
Schwartz, Orgler & Jordan, PLLC
12206 Highway 49
Gulfport, MS. 39503
228-832-8550
Our File: 210078

Indexing: The N ½ of Lot 13 &
14 & 15 and all of Lot 16, In
Block 5 of Soria City Addition
Gulfport East Ward School

STATE OF MISSISSIPPI
COUNTY OF HARRISON

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,

**Gulfport Municipal Separate School District
2001 Pass Road
Gulfport, MS 39501**

do hereby sell, convey and warrant unto

**Elliott Land Developments, LLC
A Mississippi Limited Liability Company
1402 Pass Road
Gulfport, MS 39501
(228) 257-9914**

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

**That certain property formerly known as Gulfport East Ward School and being
described as follows, to-wit: The North Half of Lot 13, the North Half of Lot 14, the
North Half of Lot 15, and all of Lot 16, in Block 5 of Soria City Addition as shown by
map or plat thereof on file and of record in the office of the Chancery Clerk of
Harrison County, Mississippi**

**THIS CONVEYANCE is subject to any and all recorded 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 have been pro-rated as of this date and are hereby assumed by the Grantee herein.

IN WITNESS WHEREOF, Gulfport Municipal Separate School District has caused this conveyance to be executed by its duly authorized officer, having first been duly authorized to do so, on this the 1st day of ~~January~~, 2021.

February

Gulfport Municipal Separate School District

BY: *[Signature]*
Steven Warren, President

BY: *[Signature]*
Gerald Norris, Secretary

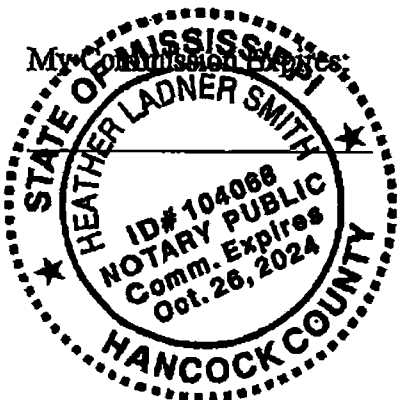
STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, Steven Warren, who acknowledge that he is the President of Gulfport Municipal Separate School District, and Gerald Norris, who acknowledge that he is the Secretary of Gulfport Municipal Separate School District and both as its act and deed, 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 1st day of *February*, 2021.
~~January~~

[Signature]
NOTARY PUBLIC



Variance Application Questions and Answers

Former East Ward Elementary School

1. This property is very unique because it was previously the East Ward Elementary School Property and consisted of several lots, half lots, and portions of lots that were all combined into a single parcel of land over time in order to build and expand the former School. This has created an oddly shaped parcel of land that does not allow for normal lot configuration.
2. The cause of the size and shape of the overall parcel is a result of property acquisitions from the school and was not caused by the applicant. The subdivision of the overall property that is needed to construct single family homes along Thorton (opposed to the multifamily allowed uses in the R-2 zoning) results in several variances that are needed, but are not the direct result of the applicant.
3. The size and shape of the property results in an inability to follow the zoning ordinance to build single family residential housing. Because other parcels were not combined over time, this property and the set of circumstances are unique.
4. The literal interpretation of the zoning ordinance would result in an odd layout of lots in width, depth and layout for single family residential lots. Although multi-family is allowed in an R-2 zoning and may be able to be accomplished more easily on this site, the applicant believes that along Thorton Ave the area lends itself to single family residential housing.
5. There are many lots that are of similar size and shape in the surrounding area. 2nd street has had a multitude of variances throughout the area, especially after Hurricane Katrina.
6. The proposed use is permissible by right.

COUNTY OF HARRISON

STATE OF MISSISSIPPI

I, Kenneth Jones, VP of Land for Elliott Land Development, LLC state that the request is not in violation of any restrictive covenants or protective covenants.

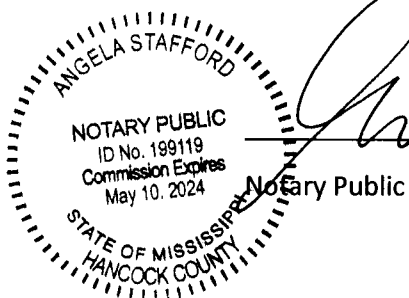
Signed this the 29th day of January 2021.



Kenneth Jones II

SWORN TO AND SUBSCRIBED before me, by the owner (or seller), contractor or purchaser, whose signature appears above, this the 29 day of January, 2021.

My Commission Expires: 6/10/24



A. Settlement Statement

U.S. Department of Housing
and Urban Development

OMB Approval No. 2502-0265



B. Type of Loan			
1. ☐ FHA	2. ☐ RHS	3. ☒ Conv. Unins.	6. File Number 210078
4. ☐ VA	5. ☐ Conv. Ins.		7. Loan Number
		8. Mortgage Insurance Case Number	
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for information purposes and are not included in the totals.			
D. Name and Address of Borrower Elliott Land Developments, LLC 1402 Pass Road Gulfport, MS 39501		E. Name and Address of Seller Gulfport Municipal Separate School District 2001 Pass Road Gulfport, MS 39501	
		F. Name and Address of Lender FIRST BANK AND TRUST 244 EISENHOWER DRIVE BILOXI, MS 39531	
G. Property Location Gulfport School District 1.9 Acres, GULFPORT, MS Harrison County VACANT LAND		H. Settlement Agent SCHWARTZ, ORGLER & JORDAN, PLLC 12206 Highway 49, Gulfport, MS. 39503	
		Place of Settlement 12206 HWY 49 Gulfport, MS 39503	I. Settlement Date 01/27/2021 DD: 01/27/2021
J. SUMMARY OF BORROWER'S TRANSACTION:		K. SUMMARY OF SELLER'S TRANSACTION:	
100. GROSS AMOUNT DUE FROM BORROWER		400. GROSS AMOUNT DUE TO SELLER	
101. Contract sales price		401. Contract sales price	
102. Personal property		402. Personal property	
103. Settlement charges to borrower (line 1400)		403.	
104.		404.	
105.		405.	
Adjustments for items paid by seller in advance		Adjustments for items paid by seller in advance	
106. City/town taxes to		406. City/town taxes to	
107. County taxes to		407. County taxes to	
108. Assessments to		408. Assessments to	
109.		409.	
110.		410.	
111.		411.	
112.		412.	
120. GROSS AMOUNT DUE FROM BORROWER		420. GROSS AMOUNT DUE TO SELLER	
200. AMOUNTS PAID BY OR IN BEHALF OF BORROWER		500. REDUCTIONS IN AMOUNT TO SELLER	
201. Deposit or earnest money		501. Excess Deposit (see instructions)	
202. Principal amount of new loan(s)		502. Settlement charges to seller (line 1400)	
203. Existing loan(s) taken subject to		503. Existing loans taken subject to	
204.		504. Payoff of first mortgage loan	
205.		505. Payoff of second mortgage loan	
206.		506.	
207.		507.	
208.		508.	
209.		509.	
Adjustments for items unpaid by seller		Adjustments for items unpaid by seller	
210. City/town taxes to		510. City/town taxes to	
211. County taxes to		511. County taxes to	
212. Assessments to		512. Assessments to	
213.		513.	
214.		514.	
215.		515.	
216.		516.	
217.		517.	
218.		518.	
219.		519.	
220. TOTAL PAID BY / FOR BORROWER		520. TOTAL REDUCTION AMOUNT DUE SELLER	
300. CASH AT SETTLEMENT FROM OR TO BORROWER		600. CASH AT SETTLEMENT TO OR FROM SELLER	
301. Gross amount due from borrower (line 120)		601. Gross amount due to seller (line 420)	
302. Less amounts paid by/for borrower (line 220)		602. Less reduction amount due to seller (line 520)	
303. CASH FROM BORROWER		603. CASH TO SELLER	

SUBSTITUTE FORM 1099 SELLER STATEMENT: The information contained herein is important for tax purposes and is being furnished to the Internal Revenue Service. If you are required to file a return, this information may be used to determine if you have reported the sale of your primary residence. If you have not reported the sale, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

SELLER INSTRUCTIONS: To determine if you have to report the sale or exchange of your primary residence on your tax return, see the Schedule D (Form 1040) Instructions. If the real estate was not your primary residence, complete the applicable parts of Form 4797, Form 5252, and/or Schedule D (Form 1040).

You are required by law to provide the settlement agent with your correct taxpayer identification number. If you do not provide your correct taxpayer identification number, you may be subject to civil or criminal penalties imposed by law. Under penalties of perjury, I certify that the number shown on this statement is my correct taxpayer identification number.

TIN#

Gulfport Municipal Separate School

**MINUTES OF SPECIAL MEETING OF ELLIOTT LAND DEVELOPMENTS, LLC,
ELLIOTT HOMES, LLC AND MY COTTAGE HOMES, LLC, ALL MISSISSIPPI
LIMITED LIABILITY COMPANIES**

Be it resolved that **ELLIOTT LAND DEVELOPMENTS, LLC, ELLIOTT HOMES, LLC AND MY COTTAGE HOMES, LLC**, all Mississippi limited liability companies, had a meeting of all of its members on the 15 day of October, 2018, in Gulfport, Mississippi, and after discussion and a unanimous vote the following resolution was adopted:

THAT **KENNETH JONES, II** IS APPOINTED AS AGENT OF THE COMPANIES AND IS HEREBY EMPOWERED TO ACT ON BEHALF OF THE COMPANIES TO SIGN ANY AND ALL NECESSARY DOCUMENTS FOR THE COMPANIES IN CONNECTION WITH THE EXECUTION OF REAL ESTATE CONTRACTS AND ANY NECESSARY DOCUMENTS FOR THE PURCHASE AND SALE OF REAL PROPERTY AND TO SIGN ANY AND ALL NECESSARY DOCUMENTS FOR THE COMPANIES IN CONNECTION WITH OBTAINING CONSTRUCTION DRAWS, INCLUDING BUT NOT LIMITED TO DRAW SHEETS AND AFFIDAVITS.

Resolved this the 15 day of October, 2018.

**ELLIOTT LAND DEVELOPMENTS, LLC, A MISSISSIPPI LIMITED LIABILITY
COMPANY**



BY: BRANDON ELLIOTT, SOLE MEMBER/MANAGING MEMBER

ELLIOTT HOMES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY

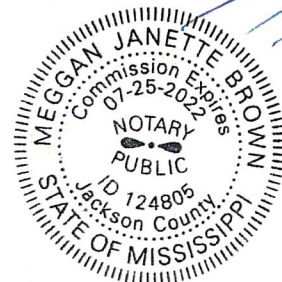


BY: BRANDON ELLIOTT, SOLE MEMBER/MANAGING MEMBER

MY COTTAGE HOMES, LLC, A MISSISSIPPI LIMITED LIABILITY COMPANY

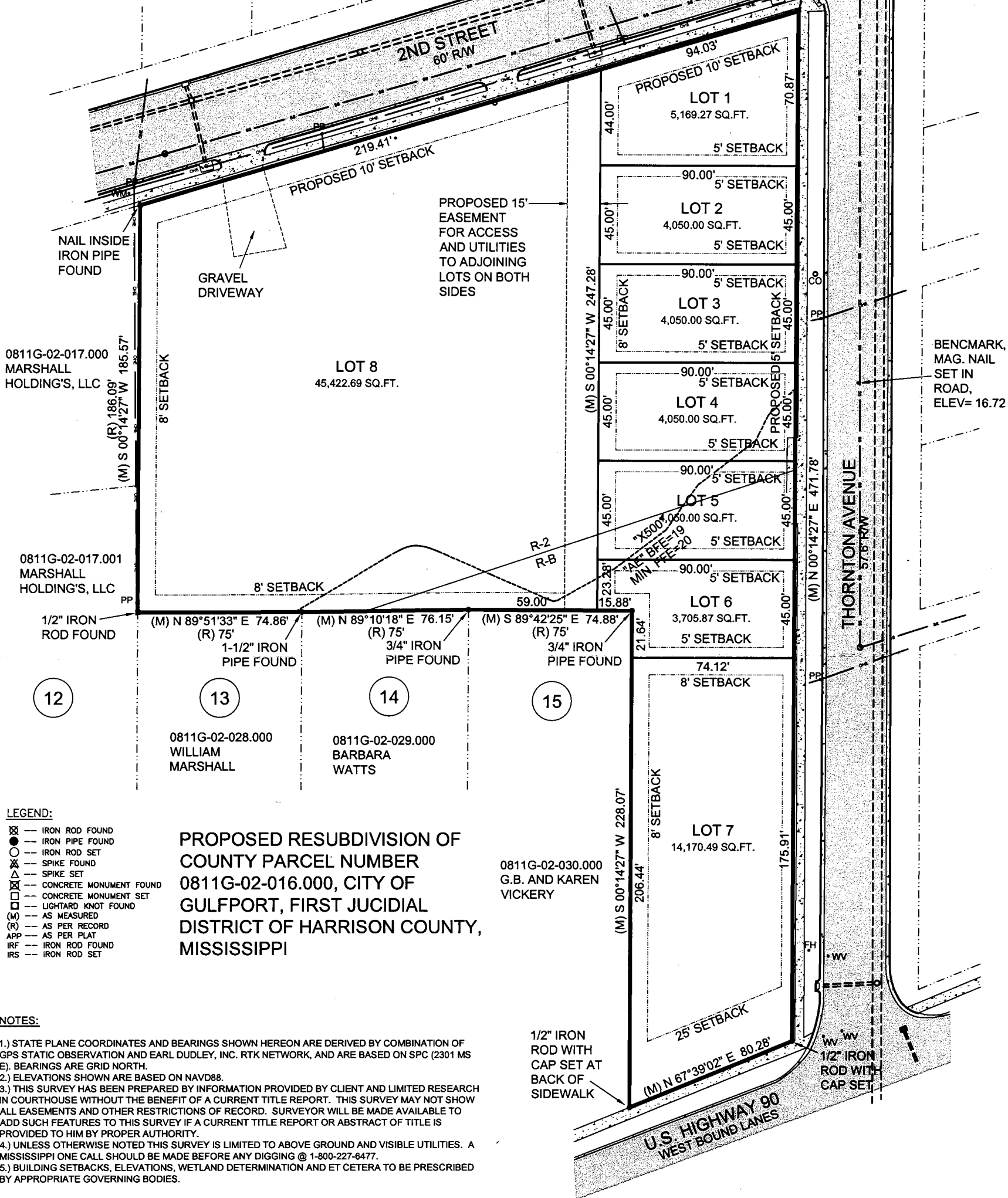


BY: BRANDON ELLIOTT, SOLE MEMBER/MANAGING MEMBER





REFERENCE MATERIAL:
1.) GULFPORT ONLINE ATLAS
2.) RECORDED PLAT OF SORIA
CITY SUBDIVISION
3.) HARRISON COUNTY GIS
WEBSITE



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

PROPOSED RESUBDIVISION OF
COUNTY PARCEL NUMBER
0811G-02-016.000, CITY OF
GULFPORT, FIRST JUCIDIAL
DISTRICT OF HARRISON COUNTY,
MISSISSIPPI

NOTES:

- 1.) STATE PLANE COORDINATES AND BEARINGS SHOWN HEREON ARE DERIVED BY COMBINATION OF GPS STATIC OBSERVATION AND EARL DUDLEY, INC. RTK NETWORK, AND ARE BASED ON SPC (2301 MS E). BEARINGS ARE GRID NORTH.
- 2.) ELEVATIONS SHOWN ARE BASED ON NAVD88.
- 3.) THIS SURVEY HAS BEEN PREPARED BY INFORMATION PROVIDED BY CLIENT AND LIMITED RESEARCH IN COURTHOUSE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THIS SURVEY MAY NOT SHOW ALL EASEMENTS AND OTHER RESTRICTIONS OF RECORD. SURVEYOR WILL BE MADE AVAILABLE TO ADD SUCH FEATURES TO THIS SURVEY IF A CURRENT TITLE REPORT OR ABSTRACT OF TITLE IS PROVIDED TO HIM BY PROPER AUTHORITY.
- 4.) UNLESS OTHERWISE NOTED THIS SURVEY IS LIMITED TO ABOVE GROUND AND VISIBLE UTILITIES. A MISSISSIPPI ONE CALL SHOULD BE MADE BEFORE ANY DIGGING @ 1-800-227-6477.
- 5.) BUILDING SETBACKS, ELEVATIONS, WETLAND DETERMINATION AND ET CETERA TO BE PRESCRIBED BY APPROPRIATE GOVERNING BODIES.

THIS PROPERTY IS LOCATED IN F.I.R.M. ZONE AS SHOWN HEREON ACCORDING TO
MAP NUMBER 28047C0377G DATED JUNE 16, 2009

SURVEY CLASS — "B"
SCALE: 1" = 50'

FOR:
ELLIOTT LAND DEVELOPMENTS, LLC

BEARINGS SHOWN HEREON ARE DERIVED BY:
GPS OBSERVATION, STATE PLANE GRID, MS EAST

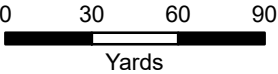


CROSBY SURVEYING
PROFESSIONAL LAND SURVEYING
716 LIVE OAK DRIVE
BILOXI, MISSISSIPPI 39532
PHONE: 228-234-1649

DATE OF FIELD WORK: 12/06/2020
PARTY CHIEF: CC
INSTRUMENT MAN: MM
RODMAN: CC
DRAWN BY: CAC
DRAWING NUMBER: 20492
REVISED:



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



1 inch = 200 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			ELLIOTT LAND DEVELOPMENTS, LLC (OWNER)	1402 PASS ROAD	GULFPORT	MS	39501
N			Adjacent Property Owners				
	35588	0811H-04-052.000	BATCHELDER WILLIAM B & HOLLY M	1456 AVONDALE AVE	JACKSONVILLE	FL	32205
	34480	0811G-02-011.000	BOX ADAM C & KRISTEN MERRITT	4901 COURTHOUSE RD	GULFPORT	MS	39507
	81007	0811G-02-020.000	CREWS WILLIAM R & KAREN M -TRUSTEES	1540 PRATT AVE	GULFPORT	MS	39501
N	34403	0811G-02-021.000	CREWS WILLIAM R & KAREN M -TRUSTEES	1540 PRATT AVE	GULFPORT	MS	39501
N	34418	0811G-02-016.000	EAST SIDE SCHOOL				0
	87964	0811G-02-009.000	FINLEY ROSEMARY B	20111 LOVERS LN	LONG BEACH	MS	39560
	34479	0811G-02-010.000	FITE GREGORY J & SHANDRA H	1524 2ND STREET	GULFPORT	MS	39501
	34493	0811G-02-034.000	GULF COAST DEVELOPMENT LLC	22 HONEY LOCUST COURT	LAFAYETTE HILL	PA	19444
	35586	0811G-02-031.000	HERCHENHAHN JERRY T & CHERIE	167 BALMORAL AVE	BILOXI	MS	39531
	34410	0811G-02-019.000	HERRINGTON KIMBERLY B	1535 2ND ST	GULFPORT	MS	39501
	87966	0811G-02-015.000	KITE JOHN & HARRINGTON PERIAN	P O BOX 5382	VANCLEAVE	MS	39565
N	34485	0811G-02-015.001	KITE JOHN & HARRINGTON PERIAN	P O BOX 5382	VANCLEAVE	MS	39565
	34483	0811G-02-014.000	KRIMSON INVESTMENTS LLC	8218 RIDGEWOOD DR	KILN	MS	39556
	34412	0811G-02-018.000	LADNER RICHARD M & JENNY L TATE	78 BAYOU CIR	GULFPORT	MS	39507
N	146224	0811G-02-018.001	LADNER RICHARD M & JENNY L TATE	78 BAYOU CIR	GULFPORT	MS	39507
	87968	0811G-02-017.000	MARSHALL HOLDING'S LLC	2350 TWIN BAY VIEW	FT WALTON BEACH	FL	32547
N	104916	0811G-02-017.001	MARSHALL HOLDING'S LLC	2350 TWIN BAY VIEW	FT WALTON BEACH	FL	32547
	87979	0811G-02-028.000	MARSHALL WILLIAM R	2350 TWIN BAY DR	FORT WALTON BCH	FL	32547
	34482	0811G-02-013.000	MENARD ROBERT S & LYNN L TRUST	661 BERING DRIVE UNIT 801	HOUSTON	TX	77057
	35590	0811H-04-054.000	MORTON DAVID W & SUSAN C	15513 WHITE TAIL CT	BATON ROUGE	LA	70817
	35589	0811H-04-053.000	MORTON DAVID W & SUSAN C	15513 WHITETAIL COURT	BATON ROUGE	LA	70817
	88771	0811H-04-048.000	NATIONS KELLY M	1510 THORNTON AVE	GULFPORT	MS	39501
N	35591	0811H-04-049.000	NATIONS KELLY M	1510 THORNTON AVE	GULFPORT	MS	39501
	35595	0811G-02-033.001	NEW SEAN J & CYNTHIA J	1532 THORNTON AVE	GULFPORT	MS	39501
	34495	0811H-04-016.000	NUGENT DAVID R	1430 2ND ST	GULFPORT	MS	39501
	35587	0811G-02-032.000	PARKER DAVID E & JUDY E	1440 E BEACH BLVD	GULFPORT	MS	39501
	35596	0811H-04-046.000	PETTY CATHERINE C	1423- 2ND STREET	GULFPORT	MS	39501
	34404	0811G-02-022.000	RIEMANN CATHERINE	1530 PRATT AVE	GULFPORT	MS	39501
	34476	0811G-02-008.000	ROBERSON HELEN B	P O BOX 6406	GULFPORT	MS	39506
	35594	0811G-02-033.000	SMITH MICHAEL B & DEROSIER ROXAN	400 PRIVATE RD 31150	PARIS	TX	75460
	34494	0811H-04-015.000	SPARKS JEREMY LEE & DAWN R	1442 2ND STREET	GULFPORT	MS	39507
	34419	0811G-02-030.000	VICKERY G B & KAREN P	7 E 52ND ST	GULFPORT	MS	39507
	34414	0811G-02-027.000	VICMAR PROPERTIES INC	2350 TWIN BAY VIEW	FORT WALTON BCH	FL	32547

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	34411	0811G-02-026.000	VICMAR PROPERTIES INC	2350 TWIN BAY VIEW	FORT WALTON BCH	FL	32547
	34417	0811G-02-029.000	WATTS BARBARA F	9355 COUNTY FARM RD	GULFPORT	MS	39503
	34405	0811G-02-023.000	WILLIS RICHARD C	6610 HALE CT	DIAMONDHEAD	MS	39525

MEMORANDUM

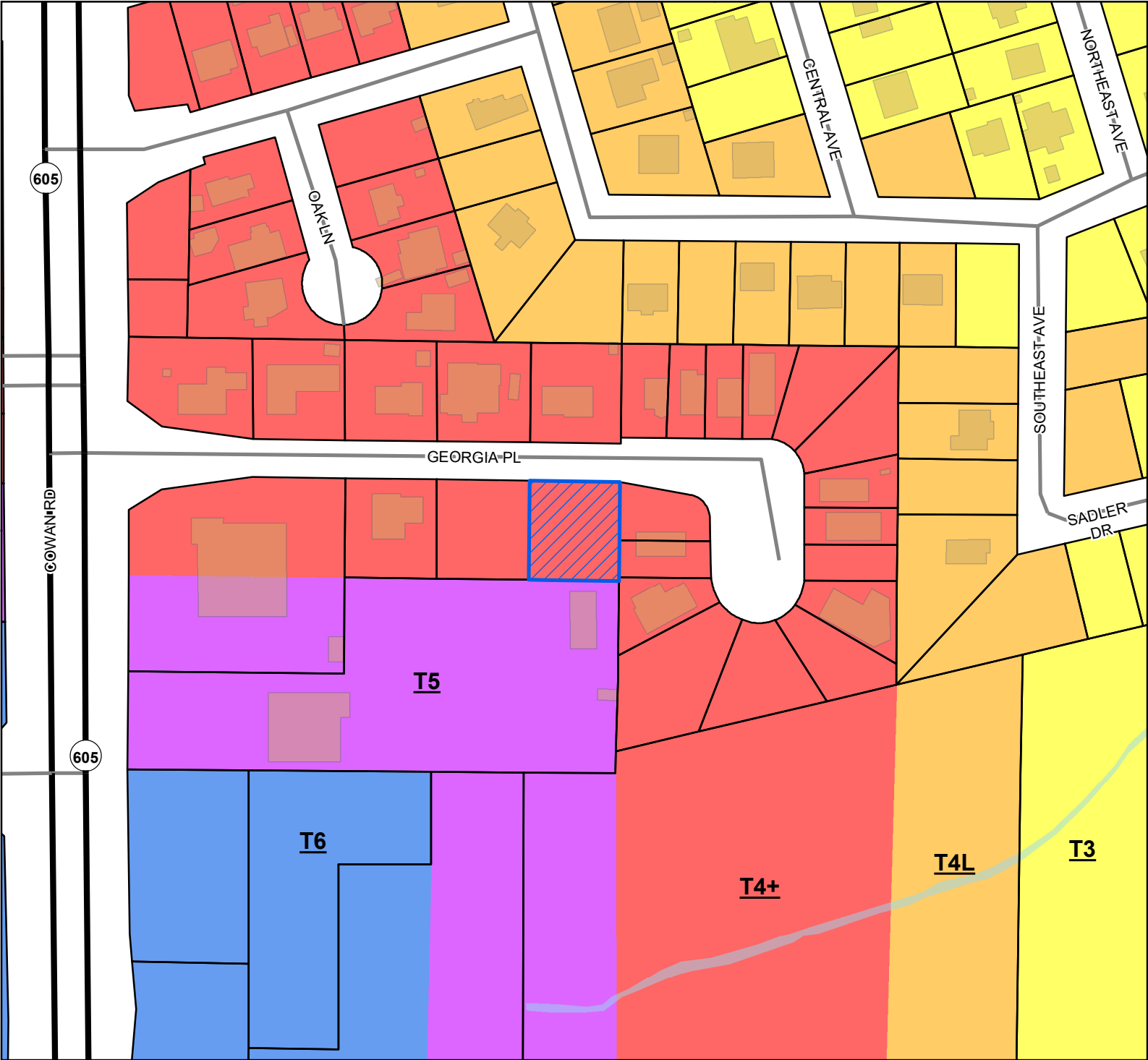
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: April 15, 2021

Re: Variance 2104ZB066:

Variance 2104ZB066, by owner Beverly Britt, tax parcel 1010N-04-030.000, Variance for lot width and size, 1442 Georgia Place, Zoned T4+ (General Urban Zone "Plus"), Ward 2



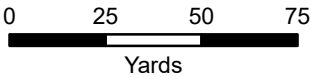
- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features

Smart Code

- T6
- T5
- T4+
- T4L
- T3

Site Information

1010N-04-030.000
Zoning: T4+ (General Urban Zone Plus)
Size: 10,622 Sq Ft
Flood: 0.2 %



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.

1. Large Lot. Big enough to split into 2 lots. Other lots in that area w less square footage.

2. In my opinion the lot is too big for that area + I want to turn it into 2 lots big enough to build 2 houses.

3. It is typical of this neighborhood to have smaller lots +

4. Other people are building on this same street on smaller lots than this would be. Why not split it.

5. No because there are already lots of this size in the neighborhood.

6. This is a residential area and I plan to build 2 residential homes on the lots.



Covenant Affidavit

I, Beverly BRITT, being owner or agent of the property 1010N-04-030.000
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.

Beverly Britt
Signature

3-1-2021
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

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

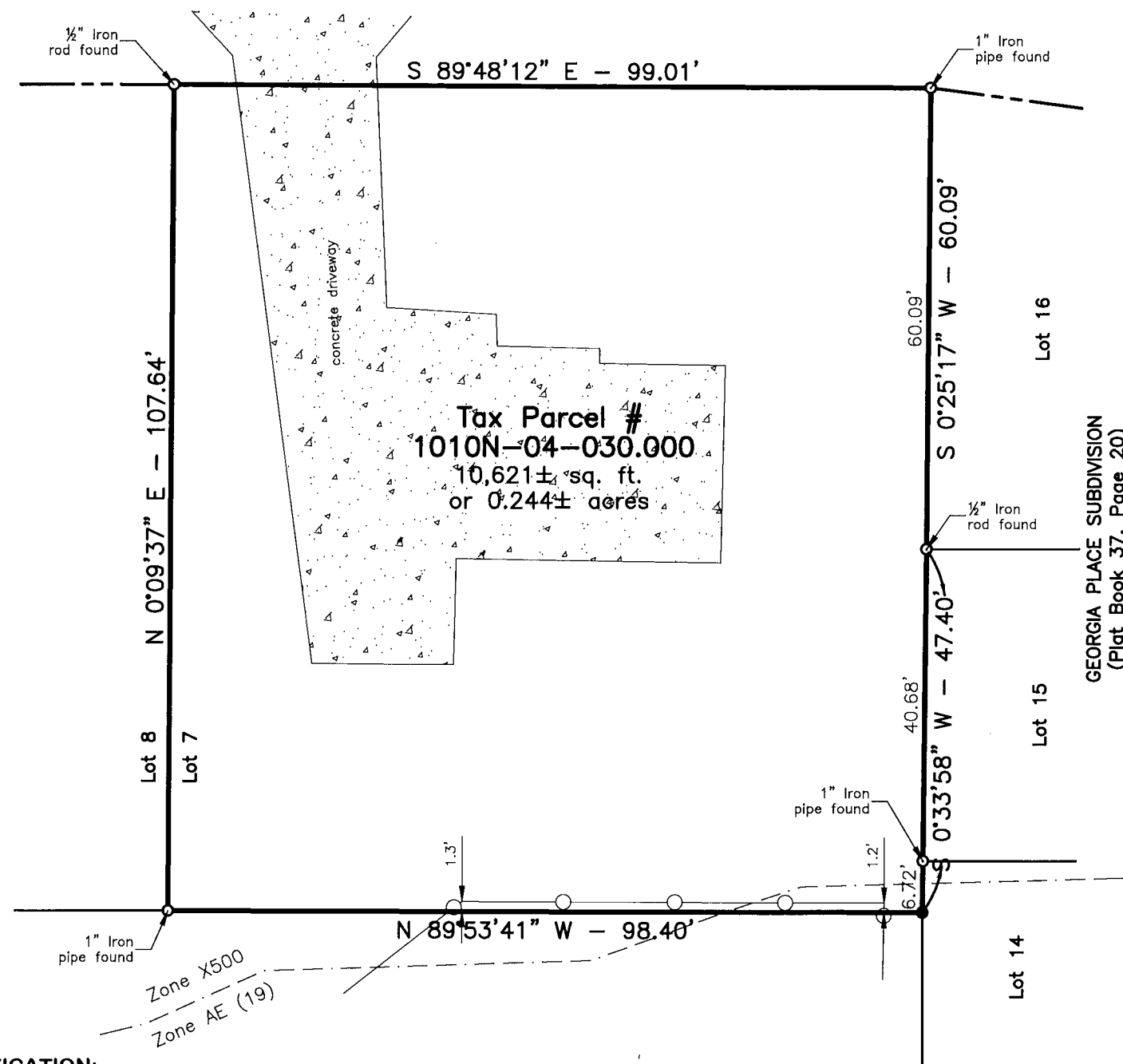
[Signature]
Notary Public



9-24-24
Commission Expiration

GEORGIA PLACE

40' R.O.W. / PUBLIC ASPHALT ROADWAY



CERTIFICATION:

This is to certify to **BEVERLY BRITT** 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 specifications and positional tolerances are in accordance with Class **X500** surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, PS,

Reg. No. 2834

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

NOTES:

1.) A title search has been made by Cassidy-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.

PLAT SHOWING RESUBDIVISION

OF
PARCEL 1010N-04-030.000
INTO PARCEL ONE & PARCEL TWO

CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

FOR
BEVERLY BRITT

UTILITY STATEMENT:

Water and sewer services are provided to subject property by City of Gulfport public works department.

ZONING STATEMENT:

Zoning: "T4+" - General Urban Zone "Plus"

Front yard setback - 15'
Side yard setback - 6'
Rear yard setback - 6'

Setback lines shall be verified by the owner, developer and or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.

REFERENCE MAPS:

- A) Official subdivision plat of JIM ALLEN SUBDIVISION as recorded in Plat Book 20 at Page 4.
B) Survey of adjacent parcel to south and west prepared by J. Michael Cassady on February 7, 2008.

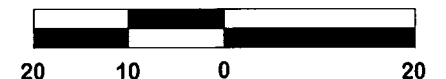
REFERENCE BEARINGS:

The bearings shown hereon are based on the "Mississippi State Plane Coordinate System - East Zone - NAD 83" using GPS GCGC-RTN System accessed on February 4, 2021. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zone "AE" (19) and "X500" Areas of/per FEMA Map Community Panel Number 28047C 0269 G 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.

SCALE: 1" = 20'
SCALE IN FEET



T 7 S - R 10 W
SECTION 31

LEGEND

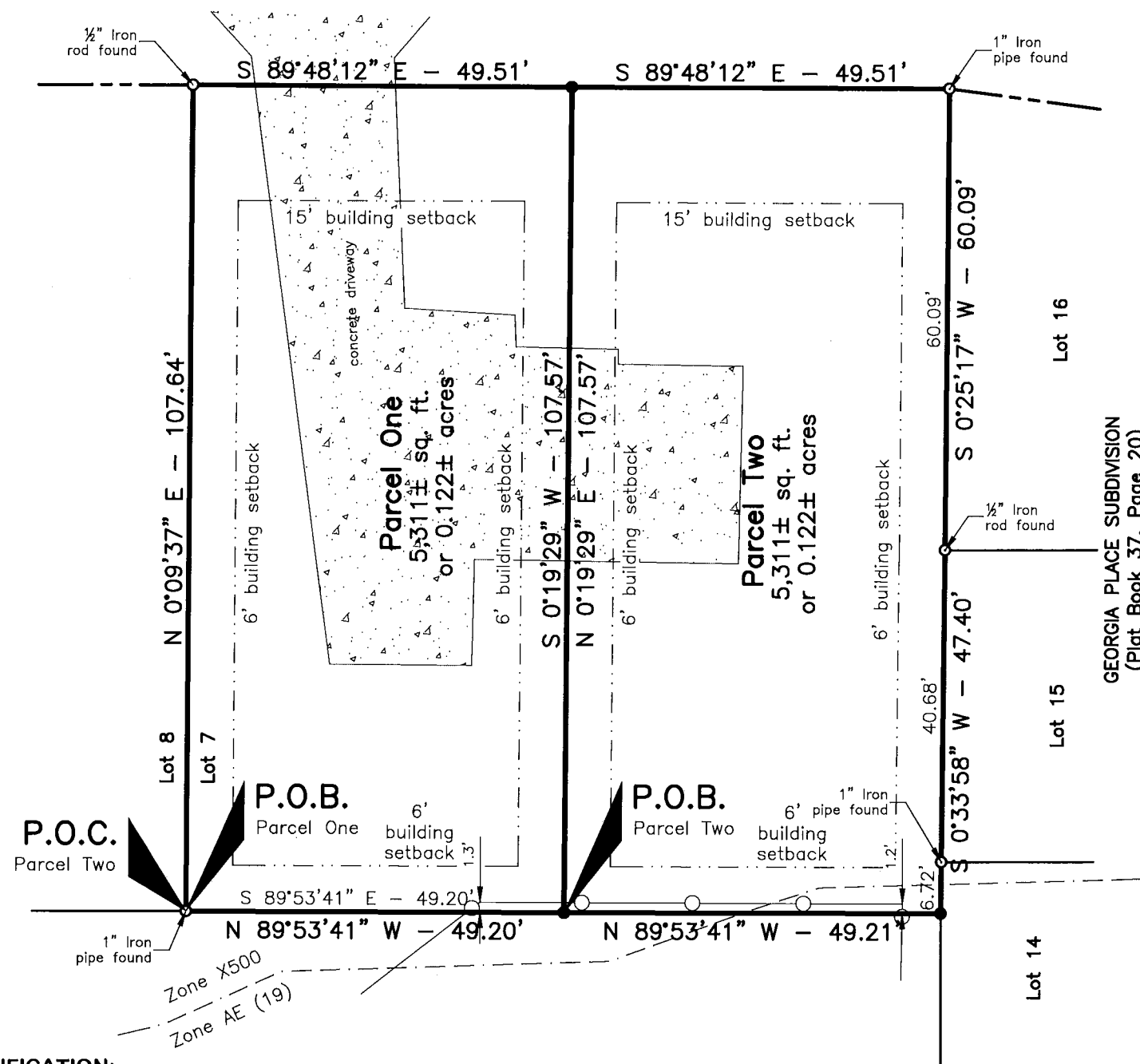
FOUND PROPERTY CORNER (AS NOTED) ○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE) ●

SHEET 1 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveyse@Cassady-Acadia.com

FIELD WORK COMPLETED ON: February 17, 2021

40' R.O.W. / PUBLIC ASPHALT ROADWAY



This is to certify to BEVERLY BRITT 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 "A" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Barnard, PS, Reg. No. 2834

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

Attempt has been made by Cassidy-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.

01

CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI

FOR

UTILITY STATEMENT:

Water and sewer services are provided to subject property by City of Gulfport public works department.

ZONING STATEMENT:

Zoning: "T4+" – General Urban Zone "Plus"

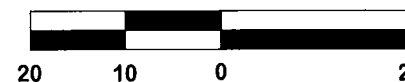
Front yard setback - 15'

Side yard setback — 6'

Rear yard setback - 6'

Setback lines shall be verified by the owner, developer and or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.

SCALE: 1" = 20'
SCALE IN FEET



T 7 S - R 10 W
SECTION 31

LEGEND

FOUND PROPERTY CORNER (AS NOTED)

SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)

SHEET 2 OF 4



CASSADY-ACADIA

LAND SURVEYING, LLC *Since 1947*
Louisiana • Mississippi • Texas • Alabama
 1714 22nd Avenue, Gulfport, Mississippi 39501
 Phone • (228)896-7155 Fax • (228)896-8405
 Email • Surveyse@Cassady-Acadia.com

FIELD WORK COMPLETED ON: February 17, 2021

CERTIFICATE OF RESUBDIVISION

In accordance with Section 9-48 of the Code of Ordinance (Subdivision Regulations) of the City of Gulfport as amended, it is hereby certified that the Gulfport City Planning Commission Chairman and Gulfport City Council have reviewed and approved this Final Plat for the Resubdivision of "PARCEL 1010N-04-030.000" in Section 31, Township 7 South, Range 10 West into Parcel "One" and Parcel "Two". The subject property is generally described as being located east of Cowan Road and south of Georgia Place. The ad valorem tax parcel number of the subject property is 1010N-04-030.000. (Instrument No. 2017-6797-D-J1). The Case File Number is _____.

LEGAL DESCRIPTION OF LANDS PRIOR TO THIS RESUBDIVISION (PER DEED):

Lot 7, JIM ALLEN SUBDIVISION (Plat Book 20, Page 4), City of Gulfport, First Judicial District of Harrison County, Mississippi.

LEGAL DESCRIPTIONS OF THE (2) PARCELS CREATED BY THIS RESUBDIVISION:

LEGAL DESCRIPTION OF PARCEL ONE: AS PER SURVEY

A parcel of land situated and being located in a part of Lot 7, JIM ALLEN SUBDIVISION, according to the official plat or map on file in the Chancery Clerk's Office (Plat Book 20, Page 4), City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as, to-wit:

BEGINNING at a 1-inch iron pipe found at the Southwest corner of Lot 7, JIM ALLEN SUBDIVISION, according to the official plat or map on file in the Chancery Clerk's Office (Plat Book 20, Page 4), City of Gulfport, First Judicial District of Harrison County, Mississippi; thence run North 00 degrees 09 minutes 37 seconds East along the west line of said Lot 7 a distance of 107.64 feet to a 1/2-inch iron rod found on the southerly margin of Georgia Place; thence run South 89 degrees 48 minutes 12 seconds East along the southerly margin of Georgia Place a distance of 49.51 feet to a 3/4-inch iron rod set; thence departing the southerly margin of Georgia Place run South 00 degrees 19 minutes 29 seconds West a distance of 107.57 feet to a 3/4-inch iron rod set on the south line of said Lot 7; thence run North 89 degrees 53 minutes 41 seconds West along the south line of said Lot 7 a distance of 49.20 feet to the POINT OF BEGINNING.

Said parcel contains 5,311 square feet, more or less.

LEGAL DESCRIPTION OF PARCEL TWO: AS PER SURVEY

A parcel of land situated and being located in a part of Lot 7, JIM ALLEN SUBDIVISION, according to the official plat or map on file in the Chancery Clerk's Office (Plat Book 20, Page 4), City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as, to-wit:

Commencing at a 1-inch iron pipe found at the Southwest corner of Lot 7, JIM ALLEN SUBDIVISION, according to the official plat or map on file in the Chancery Clerk's Office (Plat Book 20, Page 4), City of Gulfport, First Judicial District of Harrison County, Mississippi; thence run South 89 degrees 53 minutes 41 seconds East along the south line of said Lot 7 a distance of 49.20 feet to a 3/4-inch iron rod set at the POINT OF BEGINNING of the parcel herein described; thence run from said POINT OF BEGINNING North 00 degrees 19 minutes 29 seconds East a distance of 107.57 feet to a 3/4-inch iron rod set on the southerly margin of Georgia Place; thence run South 89 degrees 48 minutes 12 seconds East along the southerly margin of Georgia Place a distance of 49.51 feet to a 1-inch iron pipe found at the Northeast corner of said Lot 7; thence departing said southerly margin of Georgia Place run South 00 degrees 25 minutes 17 seconds West along the east line of said Lot 7 a distance of 60.09 feet to a 1/2-inch iron rod found; thence run South 00 degrees 33 minutes 58 seconds West along the east line of said Lot 7 a distance of 47.40 feet to a 3/4-inch iron rod set at the Southeast corner of said Lot 7; thence run North 89 degrees 53 minutes 41 seconds West along the south line of said Lot 7 a distance of 49.21 feet to the POINT OF BEGINNING.

Said parcel contains 5,311 square feet, more or less.

PLAT SHOWING RESUBDIVISION
OF
PARCEL 1010N-04-030.000
INTO PARCEL ONE & PARCEL TWO
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
BEVERLY BRITT

SHEET 3 OF 4

 **CASSADY-ACADIA**
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveyse@Cassady-Acadia.com

FIELD WORK COMPLETED ON: February 17, 2021

The applicant hereby covenants and agrees to indemnify and hold harmless the City of Gulfport, its agents, servants, and/or employees against any and all claims, demands, or causes of action of whatever nature which may arise as a result of the action of the Planning Commission, its agents, and/or employees concerning the petition for resubdivision of the real property described herein.

Ratified and Approved by:

(Signature) By: Beverly Britt, Owner

This _____ day of _____, 2021.

ACKNOWLEDGE

Before me, the undersigned, personally appeared the aforementioned Beverly Britt, who acknowledged that she is the Owner and he accepted this plat and executed the foregoing certificate and dedication for the purpose therein set forth.

NOTARY PUBLIC

My Commission Expires: _____

S E A L

PLANNING COMMISSION

Submitted to and approved by the Gulfport City Planning Commission on the _____ day of _____, 2021.

Gulfport City Planning Commission
Keith Williams

Planning Division Administrator
Gregory Holmes

APPROVAL

Submitted to and approved by the City of Gulfport, City Council, at the regular meeting of said Council held on the _____ day of _____, 2021.

ATTEST:

ADOPT:

CLERK OF COUNCIL
Brittany Rodgers

PRESIDENT OF COUNCIL
F. B. "Rusty" Walker, IV

This resubdivision plat and Certificate of Resubdivision, having been submitted and approved by the Mayor, this _____ day of _____, 2021.

BILLY HEWES, MAYOR

PLAT SHOWING RESUBDIVISION
OF
PARCEL 1010N-04-000.000
INTO PARCEL ONE & PARCEL TWO
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
HARRISON COUNTY, MISSISSIPPI
FOR
BEVERLY BRITT

ISSUED FOR REVIEW

SHEET 4 OF 4

 **CASSADY-ACADIA**
LAND SURVEYING, LLC 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: February 17, 2021

Prepared by:
Hornsby Watts, PLLC
1025 Howard Avenue
Biloxi, MS 39530
(228) 207-2990

Return to:
Hornsby Watts, PLLC
1025 Howard Avenue
Biloxi, MS 39530
(228)207-2990

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

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, we (hereinafter "Grantor")

FELSHER FINANCIAL GROUP, LLC

124 Rue Magnolia
Biloxi, MS 39530
(228) 374-2961

do and does hereby grant, bargain, sell, convey and warrant unto (hereinafter Grantee),

BEVERLY BRITT

Address: 122 N Church Street
Brookhaven, MS 38601
Phone: 601.757.4337

certain real property, with all improvements thereon and tenements, hereditaments and appurtenances thereto, located in Harrison County, Mississippi, to-wit:

See Exhibit A attached hereto on Page 3

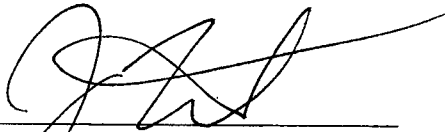
Indexing Instructions: Lot 7 of Jim Allen Subdivision.

LESS AND EXCEPT any and all interests in and to the oils, gases and other minerals therein/on/under, which have been reserved/conveyed previously, if any, but conveying the remaining interest therein unto Grantees without warranty of any type.

SUBJECT TO restrictions, conditions, covenants, rights, rights of way and easements, now of record, if any.

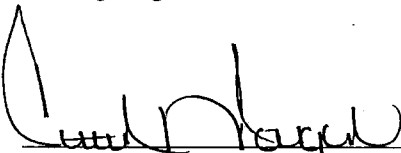
TAXES for any prior year shall be paid by Grantor, for the current year shall be pro-rated and for all subsequent years shall be fully assumed by the Grantee.

WITNESS MY SIGNATURE, this, the 1 day of February, A.D., 2021.


FELSHER FINANCIAL GROUP, LLC
By: John Felscher
Title: Manager/Sole Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 1 day of February, 2021, within my jurisdiction, the within named, JOHN FELSHER, Manager/Sole Member of FELSHER FINANCIAL GROUP, LLC, Grantors, who acknowledged that they executed the above and foregoing instrument after first being duly authorized to do so.


NOTARY PUBLIC

My Commission Expires:

June 20, 2023



EXHIBIT "A"

Lot 7 of Jim Allen Subdivision in the County of Harrison, First Judicial District, State of Mississippi as per the official map or plat thereof on file in the office of the Chancery Clerk of Harrison County, First Judicial District of Mississippi.

Said parcel being commonly known as 1442 Georgia Place, Gulfport, MS 39501; Tax Parcel No. 1010N-04-030.000 (for identification purposes only).

RE: Variance 2104ZB066, by owner Beverly Britt, tax parcel 1010N-04-030.000, Variance for lot width and size, 1442 Georgia Place, Zoned T4+ (General Urban Zone "Plus"), Ward 2

To Applicants and Adjacent Property Owners:

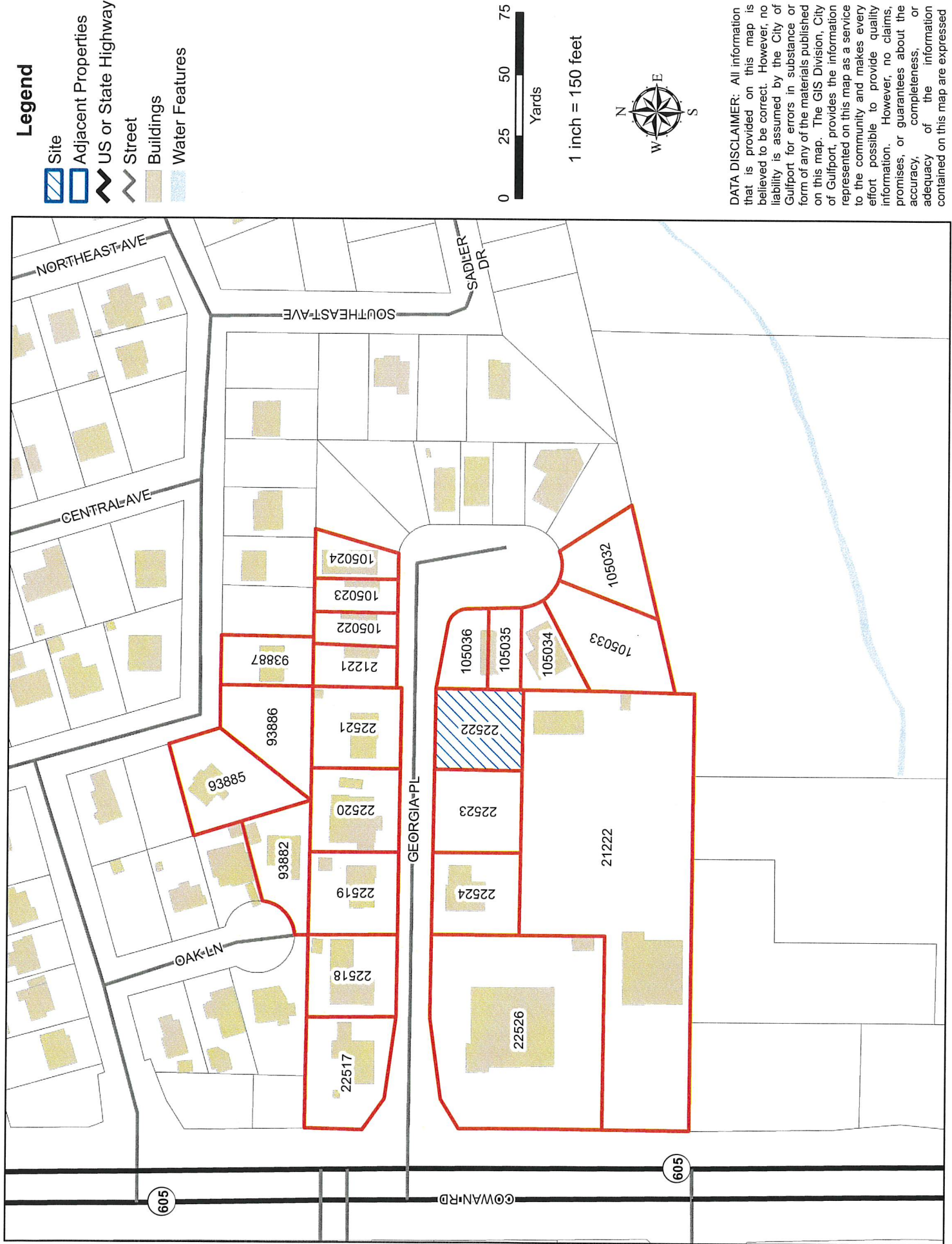
The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, April 15, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, April 15, 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 (066)	Name	Address	City	State	ZIP
Y	22522	1010N-04-030.000	BEVERLY BRITT	122 N. CHURCH STREET	BROOKHAVEN	MS	39601
Adjacent Property Owners							
Y	22524	1010N-04-028.000	ROSS RONALD E & LYDIA J	1426 GEORGIA PL	GULFPORT	MS	39507
Y	22523	1010N-04-029.000	POC HOLDINGS INC	PO BOX 516	MAGEE	MS	39111
Y	105032	1010N-04-019.011	DAVENPORT PATRICIA	1132 MARIGNY	MANDEVILLE	LA	70448
Y	93887	1010N-04-011.014	MYERS KENNETH	P O BOX 7124	GULFPORT	MS	39506
Y	22518	1010N-04-023.000	BELL SYLVIA M -ESTATE-	1419 GEORGIA PL	GULFPORT	MS	39501
Y	21221	1010N-04-019.000	PERKINS CHARLES F	401 3RD AVE NORTH	COLUMBUS	MS	39701
Y	105023	1010N-04-019.002	CALISCH LESA	C/O 928 COURTHOUSE RD	GULFPORT	MS	39507
Y	22517	1010N-04-024.000	DAVIS GENE CLARK & REBECCA TULLOS	1421 GEORGIA PL	GULFPORT	MS	39507
Y	105024	1010N-04-019.003	KERSHAW S REBECCA	1457 GEORGIA PL	GULFPORT	MS	39507
Y	105036	1010N-04-019.015	MUNN HAROLD & CONNIE	334 MUNN RD	SUMRALL	MS	39482
Y	22520	1010N-04-021.000	WOJCIK DONALD & SHAPLEY MARY	1431 GEORGIA PLACE	GULFPORT	MS	39507
Y	22521	1010N-04-020.000	WHITING DAVID -ESTATE-	1441 GEORGIA PL	GULFPORT	MS	39507
Y	105035	1010N-04-019.014	MS COAST INVESTMENTS LLC	1001 HALSTEAD RD	OCEAN SPRINGS	MS	39564
Y	105034	1010N-04-019.013	MARSHALL MICHAEL L & REBECCA B	1454 GEORGIA PL	GULFPORT	MS	39507
Y	105033	1010N-04-019.012	GARVEY MICHAEL & JACLYN	1458 GEORGIA PL	GULFPORT	MS	39507
Y	93885	1010N-04-011.012	WHITE KAREN	1818 CURCOR DR	GULFPORT	MS	39507
Y	93886	1010N-04-011.013	BARAHONA OCTAVIO JOSE	1820 CURCOR DR	GULFPORT	MS	39507
Y	93882	1010N-04-011.009	ISOM EDWARD SR & JANET	5317 NATHAN DR	JONESBORO	AR	72401
Y	22519	1010N-04-022.000	PAGITT JIMMY DAN & MARIE	1429 GEORGIA PLACE	GULFPORT	MS	39507
Y	105022	1010N-04-019.001	MAYER MARK SPENCER	1449 GEORGIA PL	GULFPORT	MS	39507
Y	21222	1010N-04-032.000	POC HOLDINGS INC	PO BOX 516	MAGEE	MS	39111

2104ZB066

Variance



MEMORANDUM

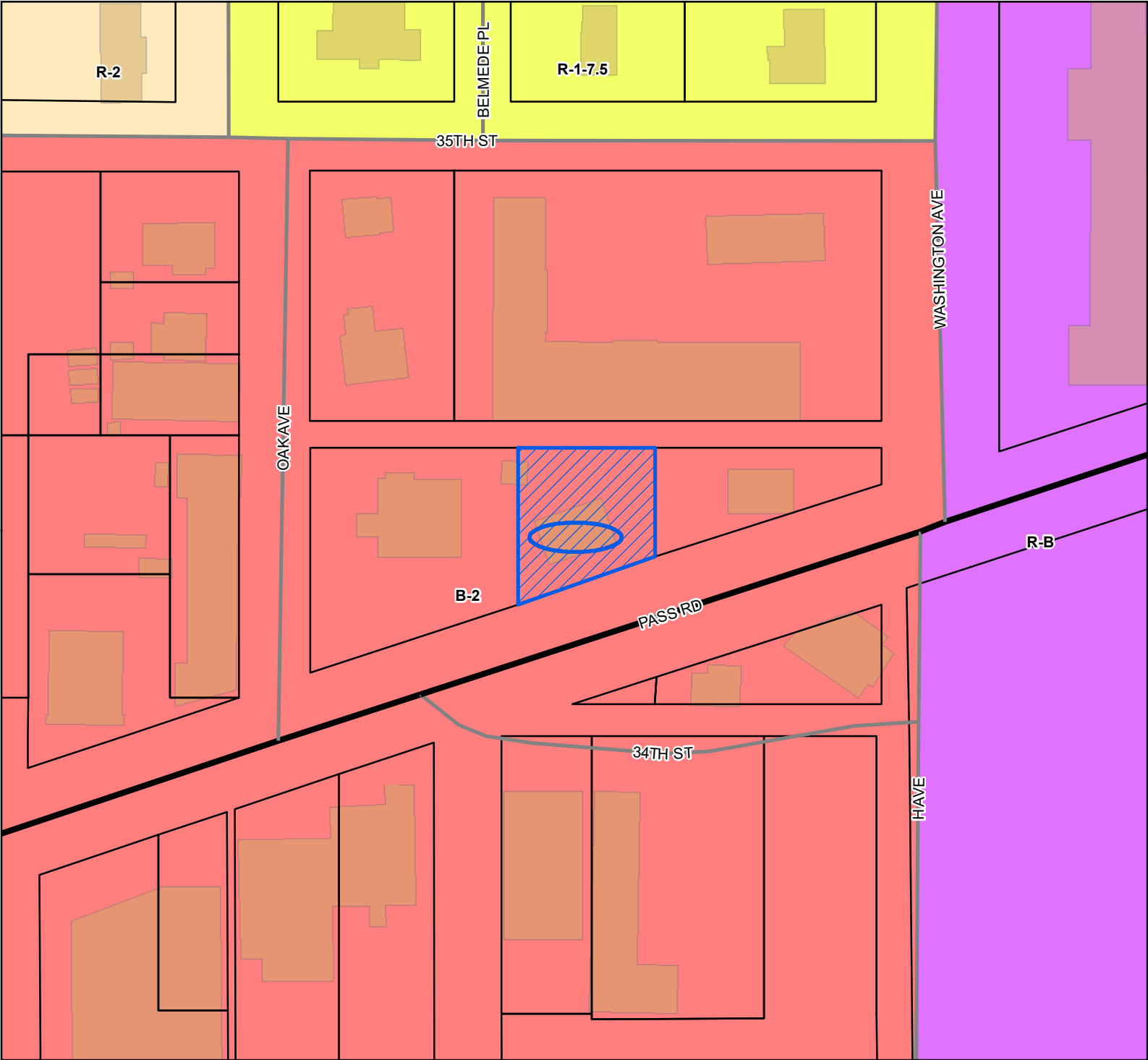
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: April 15, 2021

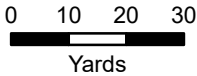
Re: Variance 2104ZB069:

Variance 2104ZB069, by agent James Overstreet, tax parcels 0910K-02-025.000 and 0910K-02-025.001, Request for reduced parking and backing into the right-of-way, 104 Pass Rd, Zoned B-2 (General business), Ward 4



- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Zoning**
 - B-2 - General 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
0910K-02-025.000
0910K-02-025.001
Zoning: B-2 (General business)
Size: 9,475 square feet
Flood: X



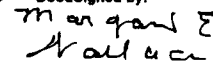
1 inch = 100 feet



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Zoning Board Variance Questions

1. The property is smaller than most businesses in the area that have more room for parking. The building was built in 1965 when Pass Road was likely two lanes so the widening of Pass Road took away some of the set back that should be grandfathered in.
2. The decreased set back was due to the widening of Pass Road and not caused by any action on the part of the owner.
3. The property is very limited on parking space so without a variance at times there could be more customers than parking spaces. Cajuns Fabulous Fried Chicken on the west side has more land with room to turn their parking away from Pass Road that we do not have.
4. Without a variance our parking would be reduced almost by half from what the capacity was designed for when built. The doughnut shop to the east and several businesses on the south side of Pass Road have the same issue and have been allowed to continue to have parking that backs up toward the street.
5. This variance will not grant us any special privilege not being given numerous other businesses the entire Pass Road that was likely made necessary by the widening of Pass Road.
6. We are told this variance is a reasonable request that will allow the property to continue to park customers the way it was originally designed by right.

DocuSigned by:

B4687F55F62E45C...

Margaret Wallace

2/27/2021

Gulfport Online Atlas

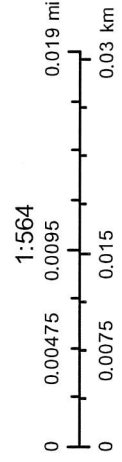


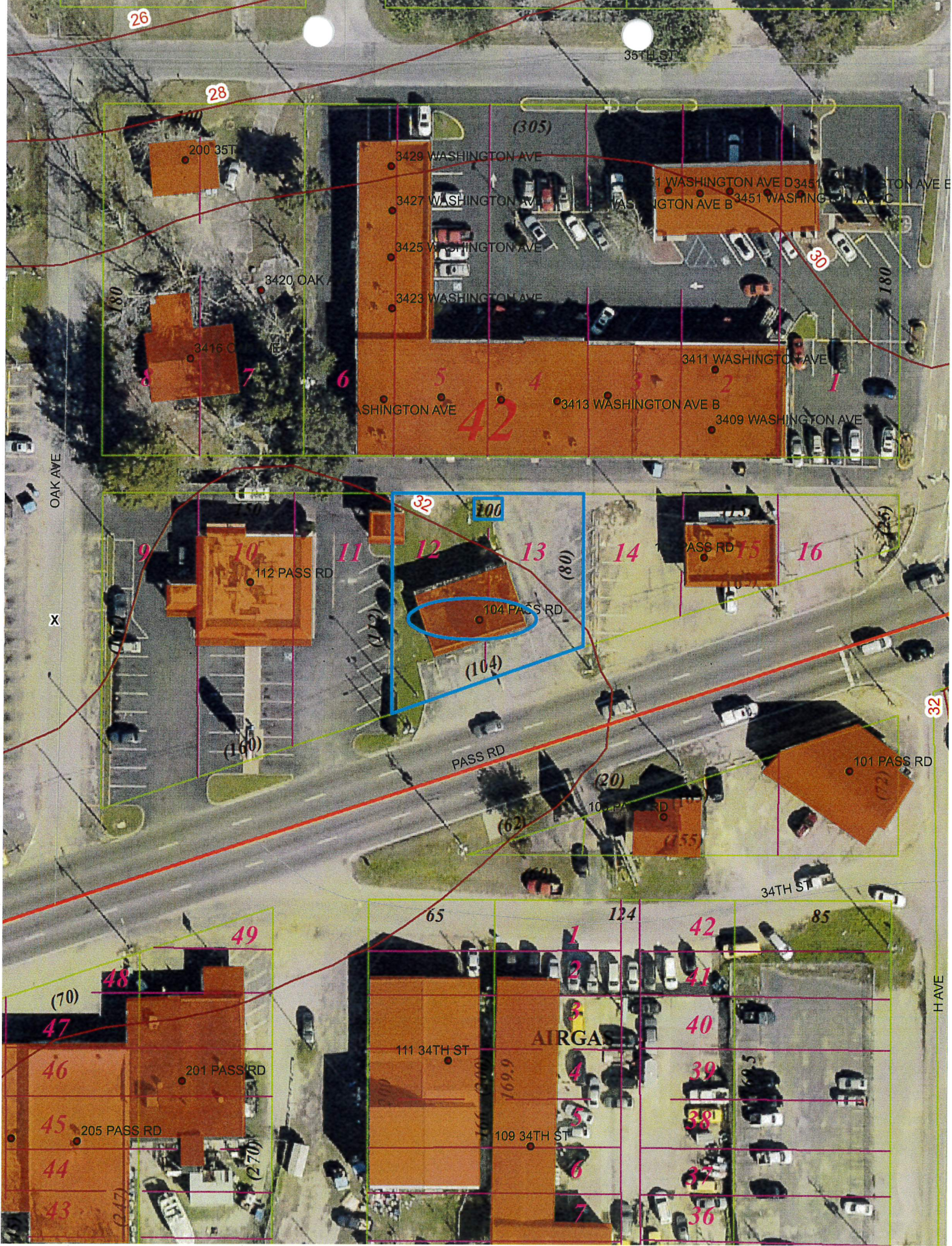
February 27, 2021

Streets
 Interstate Highway
 Principal Arterial
 Collector
 <all other values>

County Streets
 Minor Arterial
 Military
 Address Points

Buildings
 Parcels







This document is now complete.

CLOSE

DocuSign Envelope ID: 6F015C28-9D64-40CC-86BD-BFF6A40D099F

Zoning Board Variance Questions

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DocuSigned by:
Margaret Wallace
B4E87F55F62E45C...

Margaret Wallace

2/27/2021



Zoning Board Variance Questions.pdf

1 of 1

DocuSign Envelope ID: 6F015C28-9D64-40CC-86BD-BFF6A40D099F

Owner's Affidavit

I, Margaret Wallace owner of 2512 & 104 Pass Road do hereby affirm there are no restrictive or protective covenants attached to these properties at all so a variance is not prohibited by such covenants.

Margaret E. Wallace
03/01/2021

DocuSigned by:
Margaret Wallace
B4E87F55F62E45C...

Margaret Wallace

2/27/2021

William Lance Fouts 3/1/21



WILLIAM LANCE FOUTS
Notary Public
Notary ID No. 138509
Caddo Parish, Louisiana
My Commission is for life.

Date: March 1, 2021
To: City of Gulfport
From: Margaret E. Wallace

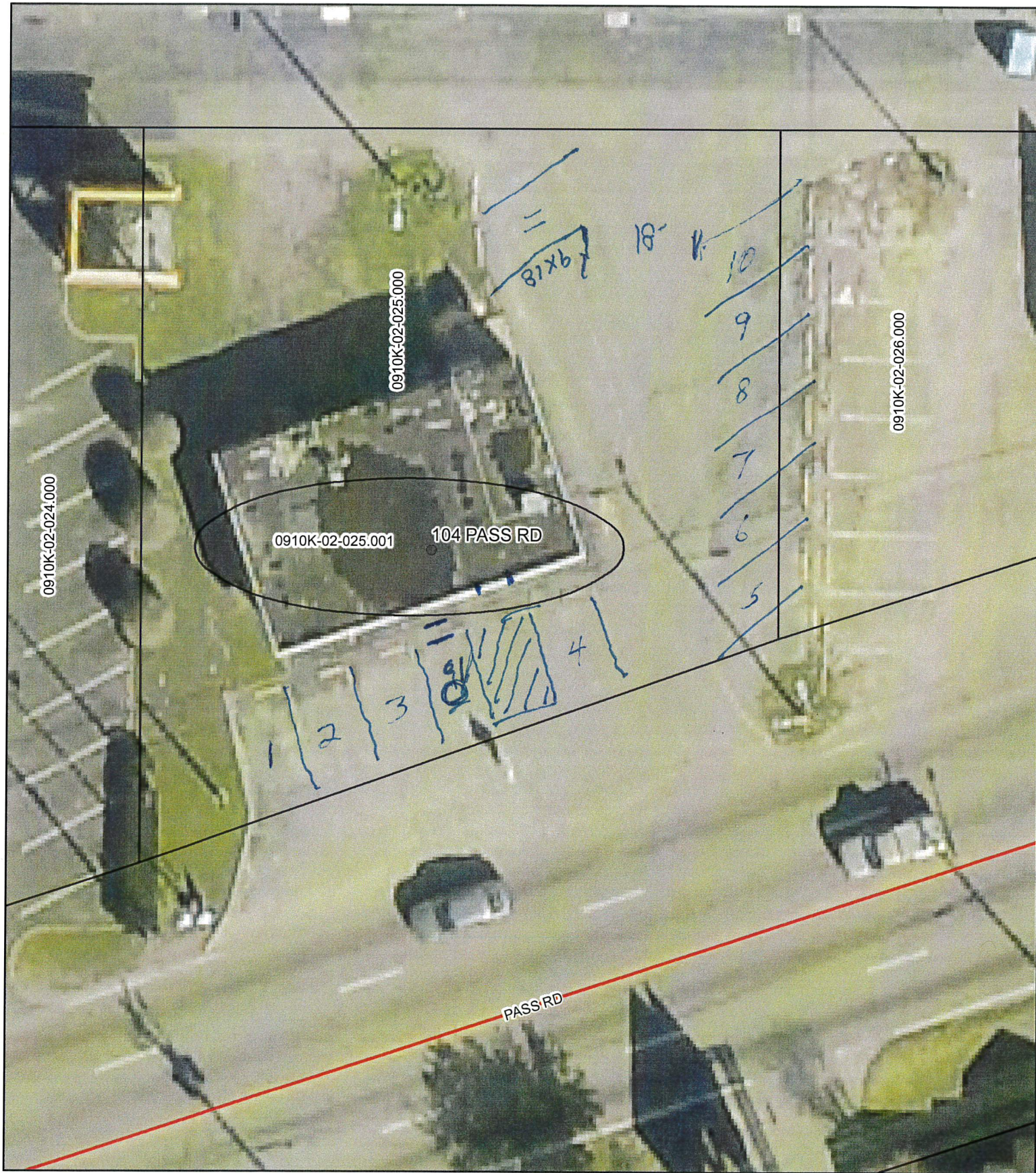
As the owner of the Pass Road property located at 104 Pass Road in Gulfport, MS, I am authorizing Mr. James Overstreet to act on my behalf in obtaining a variance on the property.

Signed: *Margaret E. Wallace*
Date 03/01/2021

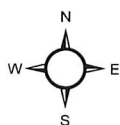
Notary: *William Lance Fouts*, 3/1/21



WILLIAM LANCE FOUTS
Notary Public
Notary ID No. 138509
Caddo Parish, Louisiana
My Commission is for life.



Area Map



Printed 4/5/2021

1 inch = 20 feet

- Address points
- Parcels
- ~ Principal Arterial

RECEIVED
5 April 2021

JO

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UNOFFICIAL

BOOK 1321 PAGE 170

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

ENTERED

WARRANTY DEED

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, CARL L. WALLACE, JR. and AUDREY W. ALLISON, Grantors, do hereby grant, bargain, sell, convey and warrant unto MARGARET WALLACE, the following described real property situated in the First Judicial District of Harrison County, Mississippi, and being more particularly described as follows:

That part of Lots 12 and 13, Block 42, SUNFLOWER ADDITION, lying North of the north right-of-way boundary of Pass Road, as per the official Map or Plat thereof on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

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

The property hereby conveyed constitutes no part of the herein named Grantor's homestead.

Taxes on the subject property are assumed by the Grantee for the remainder of the year 1995 and subsequent years.

WITNESS OUR SIGNATURES, this the 22nd day of

November, 1995.

Carl L. Wallace, Jr.
CARL L. WALLACE, JR.
Audrey W. Allison
AUDREY W. ALLISON

UNOFFICIAL

UNOFFICIAL

BOOK 1321 PAGE 171

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority
in and for the aforesaid County and State, on this 22nd day of
November, 1995, within my jurisdiction, the within
named CARL L. WALLACE, JR., who acknowledged that he executed
the above and foregoing instrument.

Lisa Lewis Parker
NOTARY PUBLIC

My Commission Expires
January 5, 1996

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority
in and for the aforesaid County and State, on this 22nd day of
November, 1995, within my jurisdiction, the within
named AUDREY W. ALLISON, who acknowledged that she executed
the above and foregoing instrument.

Lisa Lewis Parker
NOTARY PUBLIC

My Commission Expires
January 5, 1996

UNOFFICIAL

Address of Grantor: P.O. Box 2102
GULFPORT, MS 39505 (601) 832-8810

Return to Address of Grantee: P.O. Box 417
GULFPORT, MS 39502 (601) 864-8000

DOCUMENT PREPARED BY: DUKES, DUKES, KEATING & FANCA, P.A.
P.O. DRAWER W
GULFPORT, MS 39502
(601) 868-1111

STATEMENT OF FEES

Recording Fee \$6.00
Abstracting/Section Fee at
\$1.00 each 1.00
Marginal Entry at .50 each
Other
TOTAL FEES COLLECTED 7.00

LAWRENCE GREENWOOD DOBBS

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

I hereby certify that this instrument was received and filed for record at 3 o'clock
and 16 minutes P.M. on 1st day of December, A.D. 19 95
and recorded Dec 4, 19 95 in Records of Deeds
Book 1321 Pages 170-171

G. N. CREEK, Chancery Clerk

By 7115 *Cindy W. Wicks*, D.C.

UNOFFICIAL

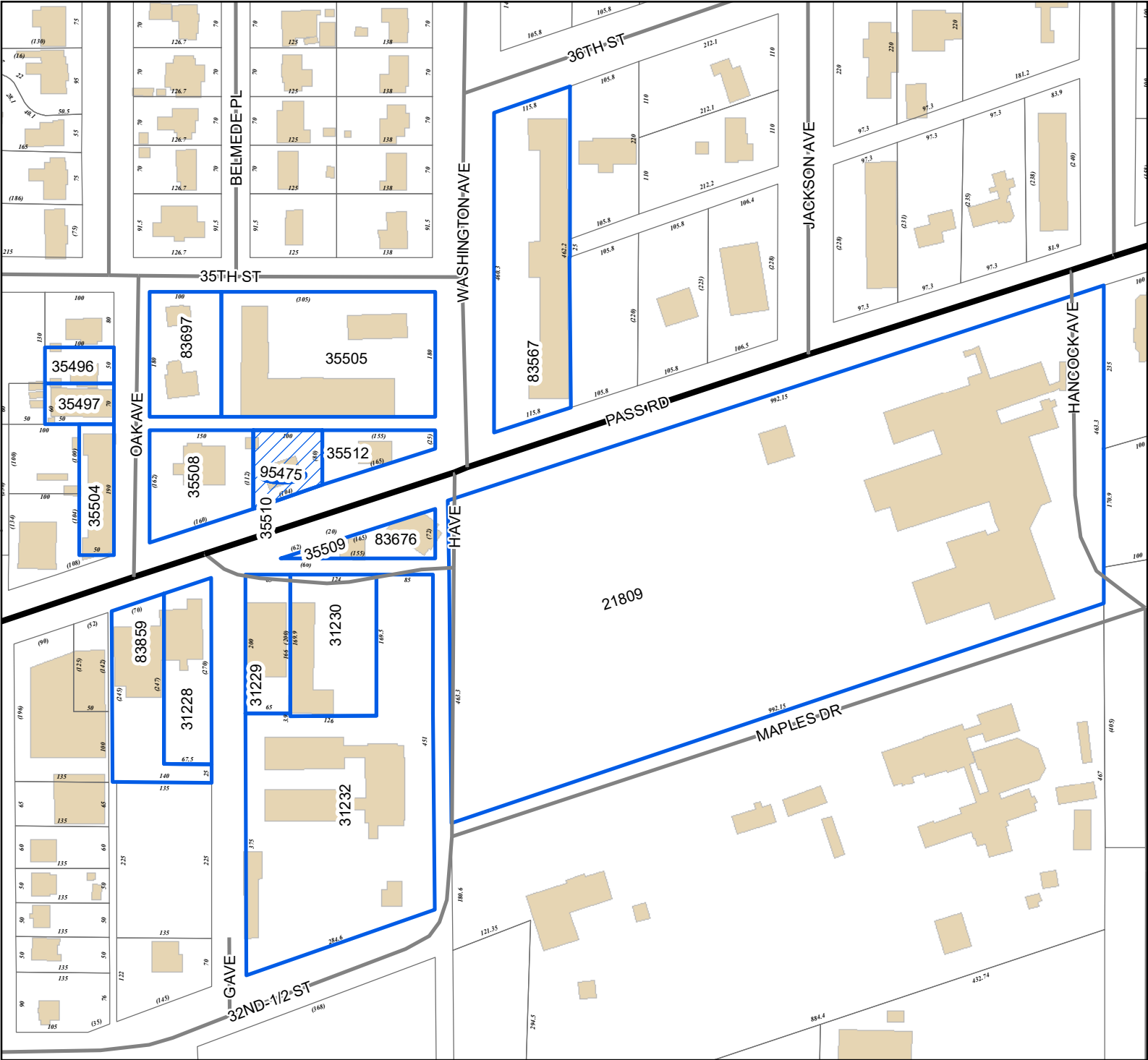
RE: Variance 2104ZB069, by agent James Overstreet, tax parcels 0910K-02-025.000 and 0910K-02-025.001, Request for reduced parking and backing into the right-of-way, 104 Pass Rd, Zoned B-2 (General business), Ward 4

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

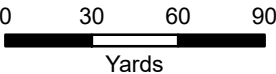
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, April 15, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the 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	35510	0910K-02-025.000	WALLACE MARGARET (Owner)	6072 Dorchester Cir	Keithville	LA	71047
	95475	0910K-02-025.001	COAST CURB SERVICE	P O BOX 2192	GULFPORT	MS	39505
Y			James Overstreet (Agent)	17520 Orange Grove Rd	Gulfport	MS	39503
Adjacent Property Owners							
Y	31232	0910N-01-004.000	BELLSOUTH TELECOMMUNICATIONS LLC D/B/A AT & T MISSISSIPPI	P O BOX 532	BIRMINGHAM	AL	35201
Y	31228	0910N-01-009.000	GATES NEVILLE JR	19 51ST STREET	GULFPORT	MS	39507
	21809	0910O-03-036.000	GULFPORT SCHOOL DISTRICT				0
Y	83859	0910N-01-008.000	HAGE LIMITED PARTNERSHIP	400 PASS RD	GULFPORT	MS	39507
Y	35508	0910K-02-024.000	HARVEY THOMAS CLEMENTS III CAJUNS FABULOUS FRIED CHICKEN	38 COL. WINK DRIVE	GULFPORT	MS	39507
Y	35505	0910K-02-001.000	HARVEY TOM C III	#38 COLONEL WINK DRIVE	GULFPORT	MS	39507
Y	83697	0910K-02-002.000	HILL SANDRA E	328 W VIEW DRIVE	BILOXI	MS	39531
Y	31230	0910N-01-002.000	LHZ LLC	5804 OPORTO MADRID BLVD S	BIRMINGHAM	AL	35210
Y	35512	0910K-02-026.000	LJT LLC	106 DOGWOOD DR	GULFPORT	MS	39507
	83676	0910K-02-027.000	LJT LLC	106 DOGWOOD DR	GULFPORT	MS	39507
	35509	0910K-02-028.000	LJT LLC	106 DOGWOOD DR	GULFPORT	MS	39507
Y	83567	0910J-03-024.000	MARSHALL INVESTMENT GROUP LLC	16 RIVERS BEND DR	GULFPORT	MS	39507
Y	31229	0910N-01-003.000	MISS GULF COAST YOUTH FOR CHRIST	111 EAST 34TH STREET	GULFPORT	MS	39507
Y	35496	0910K-02-004.000	MIZELL SELENA M	200 1/2 PASS RD	GULFPORT	MS	39507
Y	35497	0910K-02-005.000	SAHIN HARUN	42-17 167TH ST	FLUSHING	NY	11358
Y	35504	0910K-02-023.000	VU HOAI VAN	347 RODENBERG AVE	BILOXI	MS	39531



Legend

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



1 inch = 200 feet



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MEMORANDUM

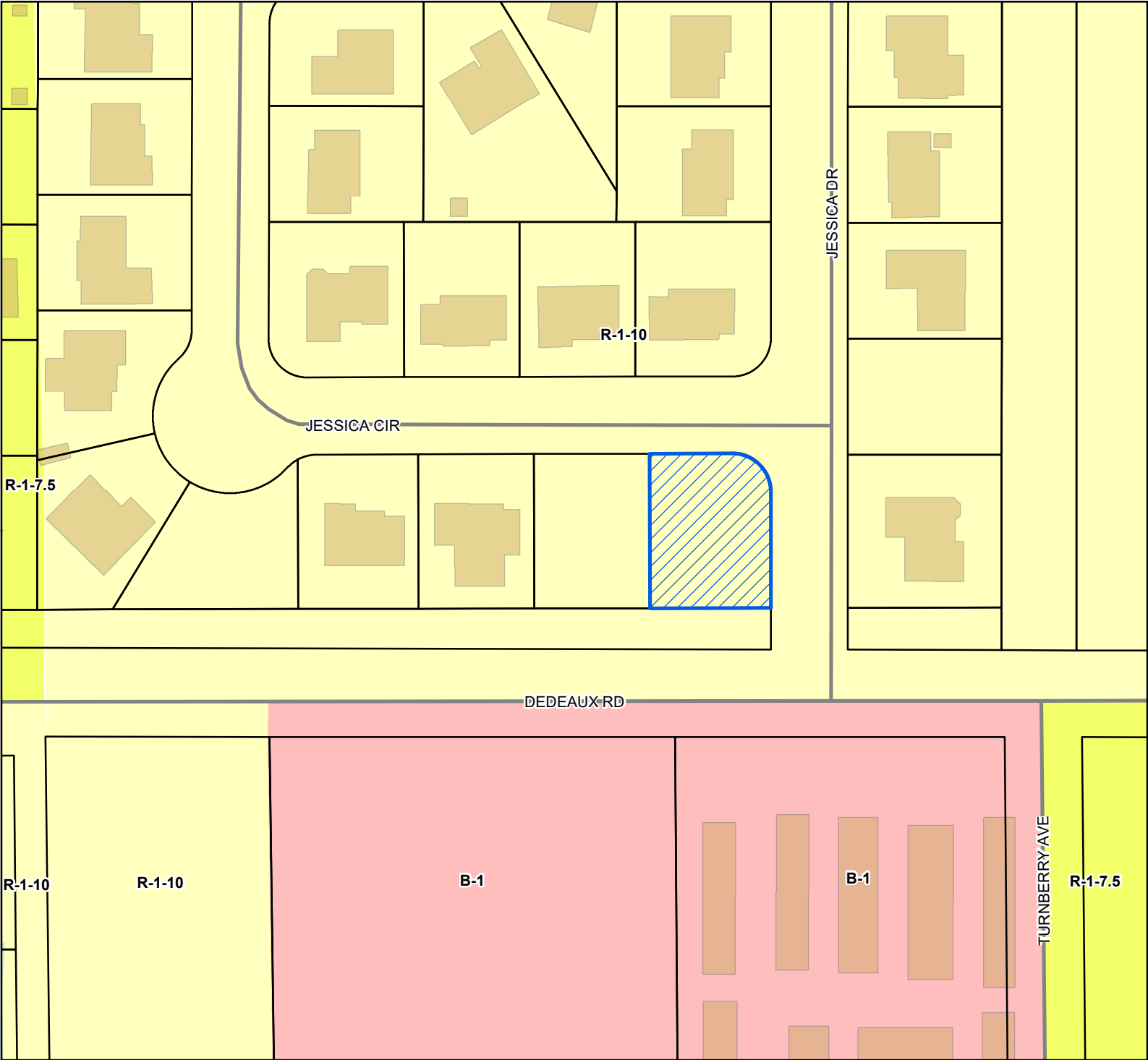
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: April 15, 2021

Re: Variance 2104ZB070:

Variance 2104ZB070, by agent ALANT Construction, tax parcel 0908I-01-007.037, Variance for setback, Jessica Cir, Zoned R-1-10 (Single-family), Ward 6



Site

Street

Parcels

Buildings

Water Features

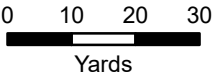
Zoning

B-1 - Neighborhood Business District

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

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

Site Information
0908I-01-007.037
Zoning: R-1-10 (Single-family)
Size: 7,717 Square feet
Flood: X



1 inch = 90 feet



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- ① There is a second frontage on the property, because the lot is positioned on a curved road.
- ② The property owner did not develop the subdivision and therefore did not cause a need for the variance.
- ③ An additional frontage is required and there is not enough room for a home to comply with the additional setback. This hardship is not found on properties that do not require additional frontage.
- ④ Denying the variance would deny the property owner the right to build a single family residence on his property.
- ⑤ No special benefit will be received by being granted this variance.
- ⑥ Yes, the proposed use of SFR is permissible by right with respect to uses of land or structures.



Covenant Affidavit

I, Wei Han Zhu, being owner or agent of the property 09081-01-007.037
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.

Wei Han Zhu
Signature

3-2-2021
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2 day of March, 2021

Jomarie LeBlanc
Notary Public



July 8, 2024
Commission Expiration

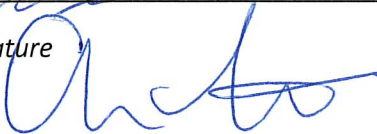


Designation of Agent

I, Wei Han Zhu, being owner of the property 09081-01-007.037
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize a representative from Alant Construction 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.

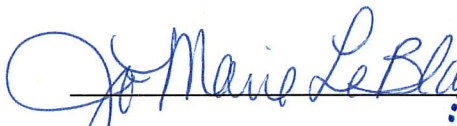
The petitioner understands and acknowledges that the City will rely upon the agent's representations in
approval or denial of said petition.


Signature 

3-2-2021
3-2-2021 Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 2 day of March, 2021


Notary Public

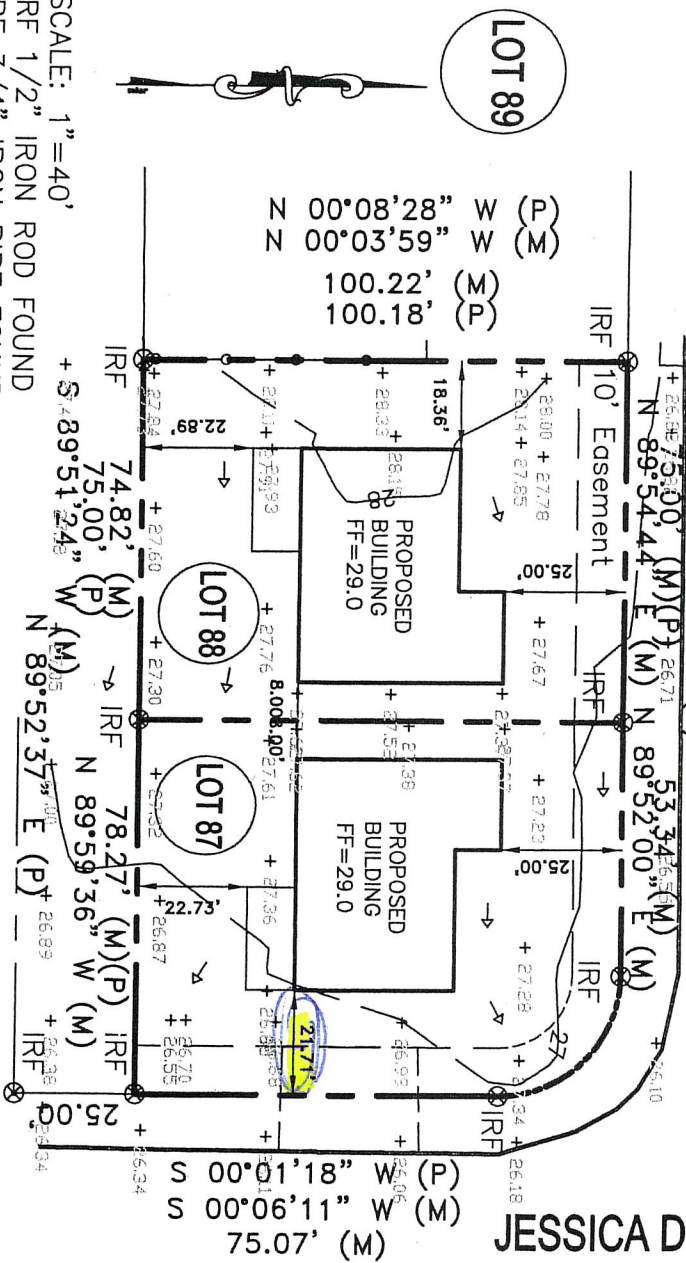


July 8, 2024
Commission Expiration

SETBACKS
FRONT 25'
REAR 25'
SIDE 8'

JESSICA CIRCLE (50' R.O.W.)

JESSICA DRIVE (50' R.O.W.)



SCALE: 1"=40'
IRF 1 1/2" IRON ROD FOUND
IPF 3/4" IRON PIPE FOUND
IRS 1 1/2" IRON ROD SET
P=PLAT OF RECORD
M=MEASURED
D=DEED

DEDEAUX ROAD

D=90°27'04"
L=39.47'
R=25.00'
CB=S 44°44'48" E
C=35.49'

Survey of Lots 87 and 88, Fairfield Subdivision, Part 3, City of Gulfport, First Judicial District of Harrison County, Mississippi, as recorded in Plat Book 51, Page 7 of the records of the First Judicial District. Said lots contains 15220 square feet or 0.35 acres.

This survey does not reflect a title search by Gary A. Durbin, P.L.S., nor should it be considered as such.

This is a Class "B" survey per "The Standards of Practice for Land Surveying in the State of Mississippi".

Bearings based on GPS Observation of the south margin of Jessica Circle, NAD 83, MS East Zone, convergence angle -0.130449, scale factor 0.999960.

This property is situated in Zone "X" per FEMA Flood Insurance Rate Map, City of Gulfport, Harrison County, Mississippi, Community Panel Number 28047C-0260-H, Revised: 12/21/17.

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

Gary A. Durbin, P.L.S. 2401
January 28, 2020
Revised: February 26, 2021



JESSICA CIRCLE
LOTS 87-88, PART 3, FAIRFIELD SUBDIVISION
GULFPORT, MISSISSIPPI
PARCEL #09081-01-007.037
PARCEL #09081-01-007.038

GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
PH. (228) 365-3632 Teelckgd@aol.com

SCANNED



J. Jordan 1st Judicial District
Instrument 2019 9412 D - J1
Filed/Recorded 10/31/2019 02:52 P
Total Fees \$ 13.00
2 Pages Recorded

Prepared By & Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File: 192038

Index As:

REVIEWED

STATE OF MISSISSIPPI

COUNTY OF HARRISON

SPECIAL 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,

**THE CITIZENS BANK OF PHILADELPHIA,
1765 POPPS FERRY ROAD
BILOXI, MS 39532
(601) 389-3251**

does hereby sell, convey and specially warrant unto

**WEI HAN ZHU
16185 SADDLE DRIVE
GULFPORT, MS 39503
228-383-2514**

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

Lots Eighty Seven (87) and Eighty Eight (88), FAIRFIELD SUBDIVISION, PHASE THREE (3), 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 51 at Page 7 thereof, reference to which is hereby made in aid of and as a part of this description.

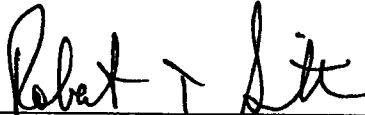
THE ABOVE described property is no part the homestead of the Grantor herein.

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

IN WITNESS WHEREOF, THE CITIZENS BANK OF PHILADELPHIA has caused this conveyance to be executed by its duly authorized officer, he/she having first been duly authorized to do so, on this the 30 day of October, 2019.

THE CITIZENS BANK OF PHILADELPHIA



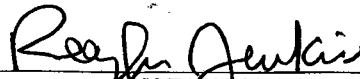
By: ROBERT SMITH, SVP/CFO

STATE OF Mississippi

COUNTY OF Newton

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ROBERT SMITH, who acknowledge that he is SVP/CFO of THE CITIZENS BANK OF PHILADELPHIA, 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, for and on behalf of said entity, he having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 30th day of October, 2019.


NOTARY PUBLIC

My Commission Expires:



PERMITS/INSP PAYMENT RECPT#: 10548731
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 03/02/21 TIME: 11:46
CLERK: tboyd DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CASH

REFERENCE:

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

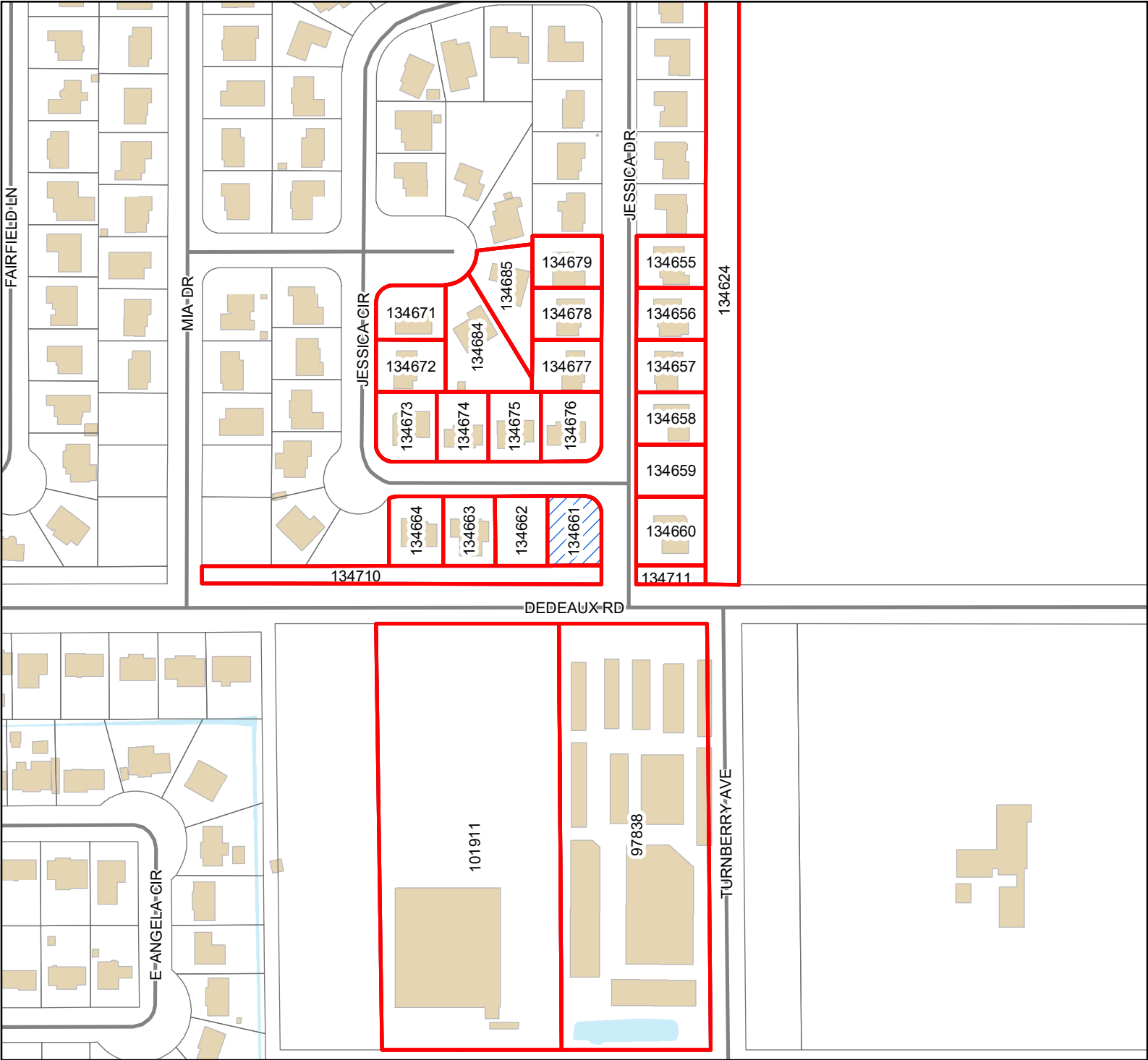
RE: Variance 2104ZB070, by agent ALANT Construction, tax parcel 0908I-01-007.037, Variance for setback, Jessica Cir, Zoned R-1-10 (Single-family), Ward 6

To Applicants and Adjacent Property Owners:

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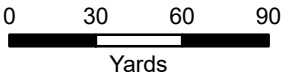
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Mail	PPIN	Parcel ID (070)	Name	Address	City	State	ZIP
Y	134661	0908I-01-007.037	ZHU WEI HAN (Owner)	16185 SADDLE DR	GULFPORT	MS	39503
Y			ALANT CONSTRUCTION (Agent)	45 HARDY CT SHOPPING CENTER #207	GULFPORT	MS	39507
N			Adjacent Property Owners				
Y	97838	0908P-01-005.001	VINO INVESTMENTS LLC	PO BX 3226	GULFPORT	MS	39505
Y	134659	0908I-01-007.035	WOODS JEAN L	11304 JESSICA DRIVE	GULFPORT	MS	39503
Y	134710	0908I-01-007.085	MITRENGA LARRY A	895 ON THE GREEN	BILOXI	MS	39532
Y	134677	0908I-01-007.053	MCCRAY JOYCE M -L/E-	11313 JESSICA DR	GULFPORT	MS	39503
Y	134676	0908I-01-007.052	CALHOUN AMANDA T	12050 JESSICA CIR	GULFPORT	MS	39503
Y	134675	0908I-01-007.051	WARREN CORRIE E	12054 JESSICA CIR	GULFPORT	MS	39503
Y	134674	0908I-01-007.050	GULF COAST HOUSES II LLC	3638 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
Y	134679	0908I-01-007.055	NGUYEN HOANG KHANH	11321 JESSICA DR	GULFPORT	MS	39503
Y	134678	0908I-01-007.054	THADISON DARLINE	11317 JESSICA DR	GULFPORT	MS	39503
Y	134673	0908I-01-007.049	MARQUARDT NICHOLAS & TORRES RHONDA	12062 JESSICA DR	GULFPORT	MS	39503
Y	134672	0908I-01-007.048	ESTRADA JANE ALISON	12082 JESSICA CIR	GULFPORT	MS	39503
Y	134671	0908I-01-007.047	HOLDEN MEGAN TIFFANY	119 CLEAR SPRINGS CIRCLE	OCEAN SPRINGS	MS	39564
Y	134655	0908I-01-007.031	BENNETT CARL A & CRYSTAL	11320 JESSICA DRIVE	GULFPORT	MS	39503
Y	134656	0908I-01-007.032	JAMES HERBERT JOHN & VIRGINIA S	11316 JESSICA DR	GULFPORT	MS	39503
Y	134657	0908I-01-007.033	ZHOU NINA	11312 JESSICA DR	GULFPORT	MS	39503
Y	134658	0908I-01-007.034	NALL TIM & MELINDA	11308 JESSICA DR	GULFPORT	MS	39503
Y	134660	0908I-01-007.036	LE DAVID & THUONG THI PHUNG	11300 JESSICA DR	GULFPORT	MS	39503
Y	134711	0908I-01-007.086	MITRENGA LARRY A	895 ON THE GREEN	BILOXI	MS	39532
N	134662	0908I-01-007.038	ZHU WEI HAN	16185 SADDLE DR	GULFPORT	MS	39503
Y	134663	0908I-01-007.039	PADILLA SERVANDO	12059 JESSICA CIRCLE	GULFPORT	MS	39503
Y	134664	0908I-01-007.040	PHILLIPS BRENDA I	P O BOX 4984	BILOXI	MS	39535
Y	134685	0908I-01-007.061	SPEICE KEVIN R	12098 JESSICA CIR	GULFPORT	MS	39503
Y	134684	0908I-01-007.060	JONES ETTA R	12094 JESSICA CIRCLE	GULFPORT	MS	39503
Y	101911	0908P-01-005.002	ROBERTS COMPANY INC	1612 ADELINE ST	HATTIESBURG	MS	39401



Legend

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



1 inch = 200 feet



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