

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, MAY 20, 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 - April 15, 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 2105ZB080:

Variance 2105ZB080, by agent Jamie L. Jamison, tax parcel 0910N-06-014.001, Variances for backing into right-of-way, reduce parking, and paving requirements, 3204 B Ave, Zoned B-2 (General business), Ward 4

2. Variance 2105ZB082:

Variance 2105ZB082, by owner Lovell Booth, tax parcel 0910M-02-074.000, Variances for accessory structure quantity and side setback, 630 Georgia St, Zoned R-2 (Single-family), Ward 3

3. Variance 2104ZB070: (Withdrawn by Applicant)

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

7-12

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:**
1**Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:**Payment Type:**

Account Billed

User ID:
---**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**

12:54 PM - Thu, Apr 22, 2021

Amount:**SCHEDULE FOR AD NUMBER IPL00206250**

Wed May 5, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00206250**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 PM., Thursday, May 20, 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 2105ZB080, by agent Jamie L. Jamison, tax parcel 0910N-06-014.001, Variances for backing into right-of-way, reduce parking, and paving requirements, 3204 B Ave, Zoned B-2 (General business), Ward 4
Variance 2105ZB082, by owner Lovell Booth, tax parcel 0910M-02-074.000, Variances for accessory structure quantity and side setback, 630 Georgia St, Zoned R-2 (Single-family), Ward 3

This the 22nd day of April 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 >>](#)

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, April 15, 2021, 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

- A. **Prayer**: The Zoning Board led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the Planning Commission was called to order at **3:00pm**
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

BOARD MEMBERS PRESENT:

LEE PALERMO
LESLIE NORTH
MICHAEL DANIELS
ROBERT PHARR
NATHAN BODDIE
JONATHAN MARSHALL

BOARD MEMBERS ABSENT:

MARY ANN WIGINTON

STAFF MEMBERS PRESENT

GREG HOLMES
MATILDA WELCH
CORY LONG

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mrs. North** and seconded by **Mr. Boddie** to approve Minutes of the **March 18, 2021**, Zoning Board meeting was carried unanimously.

G. Hearing of cases:

G1. The declaration of appeal process was read by the Chairman of the Zoning Board: Any person or any officer, department, or agency of the city aggrieved by any decision of the 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 Planning Division 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 transcript. 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. The Chairman asked all individuals speaking at today's meeting to complete a speaker's card.

G3. Routine Agenda:

1. Variance 2104ZB048:

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

Speaking for the Petition: Tyler Robinson, Brandon Elliott

Speaking against the Petition: Lynn Lowery Menard, R. Scott Menard

Motion: Mr. Boddie – To approve request with corrected information.

Second: Mr. Marshall

Lee Palermo	- Chairman
Leslie North	- Yea
Mary Ann Wiginton	- Absent
Michael Daniels	- Yea
Robert Pharr	- Yea
Nathan Boddie	- Yea
Jonathan Marshall	- Yea

Action: Motion carried unanimously.

2. 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

Speaking for the Petition: Beverly Britt

Speaking against the Petition: Gene Davis, Rebecca Davis, Charles Perkins.

Motion: Mr. Boddie – To deny applicant request due to the Resubdivision being in conflict with the existing covenants.

Second: Mr. Marshall

Lee Palermo	- Chairman
Leslie North	- Yea
Mary Ann Wiginton	- Absent
Michael Daniels	- Yea
Robert Pharr	- Yea
Nathan Boddie	- Yea
Jonathan Marshall	- Yea

Action: Motion carried unanimously.

3. 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

Speaking for the Petition: James Overstreet, Percy McClendon

Speaking against the Petition: None

Motion: Mr. Pharr – To approve the applicant request.

Second: Mrs. North

Lee Palermo	- Chairman
Leslie North	- Yea

Mary Ann Wiginton - Absent
Michael Daniels - Yea
Robert Pharr - Yea
Nathan Boddie - Yea
Jonathan Marshall - Yea

Action: Motion carried unanimously.

4. 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

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Marshall – To table case to the May 20, 2021 meeting.

Second: Mr. Boddie

Lee Palermo - **Chairman**
Leslie North - Yea
Mary Ann Wiginton - Absent
Michael Daniels - Yea
Robert Pharr - Yea
Nathan Boddie - Yea
Jonathan Marshall - Yea

Action: Motion carried unanimously.

Adjournment:

Motion by **Mr. Pharr** to adjourn the meeting was seconded by **Mr. Boddie** and carried unanimously. The meeting adjourned at **4:23 p.m.**

THESE MINUTES WERE APPROVED BY A VOTE OF THE ZONING BOARD OF ADJUSTMENT AND APPEALS.

Nathan Boddie, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 20, 2021

Re: Variance 2105ZB080:

Variance 2105ZB080, by agent Jamie L. Jamison, tax parcel 0910N-06-014.001, Variances for backing into right-of-way, reduce parking, and paving requirements, 3204 B Ave, Zoned B-2 (General business), Ward 4

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2105ZB080

Hearing Date: May 20, 2021

Current Zoning/Use: B-2 / Commercial Structure

Legal: Variance 2105ZB080, by agent Jamie L. Jamison, tax parcel 0910N-06-014.001, Variances for backing into right-of-way, reduce parking, and paving requirements, 3204 B Ave, Zoned B-2 (General business), Ward 4

TECHNICAL DETAILS

Variances involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variances should not be granted unless they are able to adequately meet the following conditions:

- (a) 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;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) 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;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) 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 the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The applicant requests three variances: 1) A variance to allow backing out into the city right-of-way, 2) A variance to reduce parking requirements, and 3) A variance to allow existing gravel driveway on east side of the building, located at 3204 B Avenue, zoned B-2 (General Business).

The applicant wishes to open an automotive repair shop at the above mentioned address and states "that he will be the only employee." The building is an existing non-conforming site. The last business license at this site was Auto Repairs & Body Shop that was grand-fathered in and was allowed to exist as is. However, the business closed May 6, 2014. In addition, Extreme Auto & Body opened not long after closed on September 12, 2014 and has had no other business license since 2014. Therefore, the site has been desolate for more than a year, thus, the site must meet all current city standards when reopening another business.

- (a) The applicant notes "that due to the size of the property, there is a lack of parking." The applicant requests to have an automotive repair shop at this location which requires 1 space per 2 employees parking requirement. Therefore, with the applicant being the only employee, requires (1) paved 9'x 18' parking space and (1) paved handicap and unloading zone parking space which is required by state law and cannot be waived. Onsite parking must have an isle width of 25-feet, however, in review of the site plan submitted by the applicant, the property is non-conforming and force customers to back into the right-of-way. Thus, granting of a variance for backing into the right-of-way in this particular case would be warranted.
- (b) In the application, the applicant cites that the property is non-conforming and the hardship is caused by the land itself and not the applicant. However, the staff conducted a site visit and found that there are (4) existing parking concrete stopping blocks on site, (See attached images). Therefore, the applicant could pave (2) additional 9'x 18' parking spaces and make the site more conforming with the current ordinance. Thus, granting a variance for parking reduction and waiving paving requirements would not be warranted in this case. Also, the property to the west of the applicant's property; 3206 B Avenue, (House of Carpet) has paved parking and is also forced to back out into city right-of-way. Specifically, granting the variance for the unpaved parking would grant unto the applicant special privileges that was not given to other adjacent property owners.
- (c) The applicant further states that "if granted, this variance will help to give my business an equal opportunity to compete with other businesses on a fair playing field."
- (d) In addition, the applicant states that "granting this variance will not give me an unfair advantage over other businesses of this nature due to the size and layout of the property." Though, granting a variance for backing out into the city right-of-way would be warranted, the granting of the variance to allow parking not to be paved would indeed grant special privileges when the property to the west has the same layout and has paved parking.
- (e) The applicant states that they are at a major disadvantage due to the size and layout of the property. The applicant further states that the "existing gravel driveway will only be a way to move cars and ask to keep the existing gravel."
- (f) This property is zoned B-2 (General Business), and an automotive repair business are permitted uses.

Technical Report

VARIANCE

EXECUTIVE SUMMARY

Upon staff review of the submitted application and site plan, there is not enough space for on-site turn around, however, the applicant can meet the required handicap parking that is required by the state, unloading zone, and (1) standard parking spaces. Unfortunately, the proposed use does not meet the City of Gulfport's Ordinances onsite parking requirements for an automotive repair use and is not located in the Central Business District (CBD), which is exempt from parking requirements

Any approval should consider these conditions:

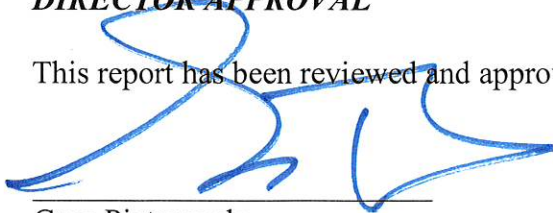
1. Granting of this variance would allow applicant to not pave existing gravel driveway and front parking.
2. Reduced parking.
3. Back out into city right-of-way.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No conditions. Memo dated 4/29/2021.
<u>Public Works:</u>	No conditions. Memo dated 4/29/2021.
<u>Traffic and Safety:</u>	Conditions. Need to see a striping plan. Memo dated 4/27/2021.
<u>Building Code Services:</u>	No conditions. Memo dated 4/22/2021.
<u>GIS:</u>	No conditions. Memo dated 4/29/2021.
<u>Police Department:</u>	No conditions. Memo dated 4/28/2021.
<u>Fire Department:</u>	No conditions. Memo dated 4/22/2021.
<u>City Arborist:</u>	No conditions. Memo dated 4/23/2021.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

Google Maps 3204 B Ave

Cancel

Print



Image capture: Jul 2019 © 2021 Google

Gulfport, Mississippi

Google

Street View



Google Maps 3204 B Ave

Cancel

Print



Image capture: Jul 2019 © 2021 Google

Gulfport, Mississippi

Google

Street View



Google Maps 3206 B Ave

Cancel

Print



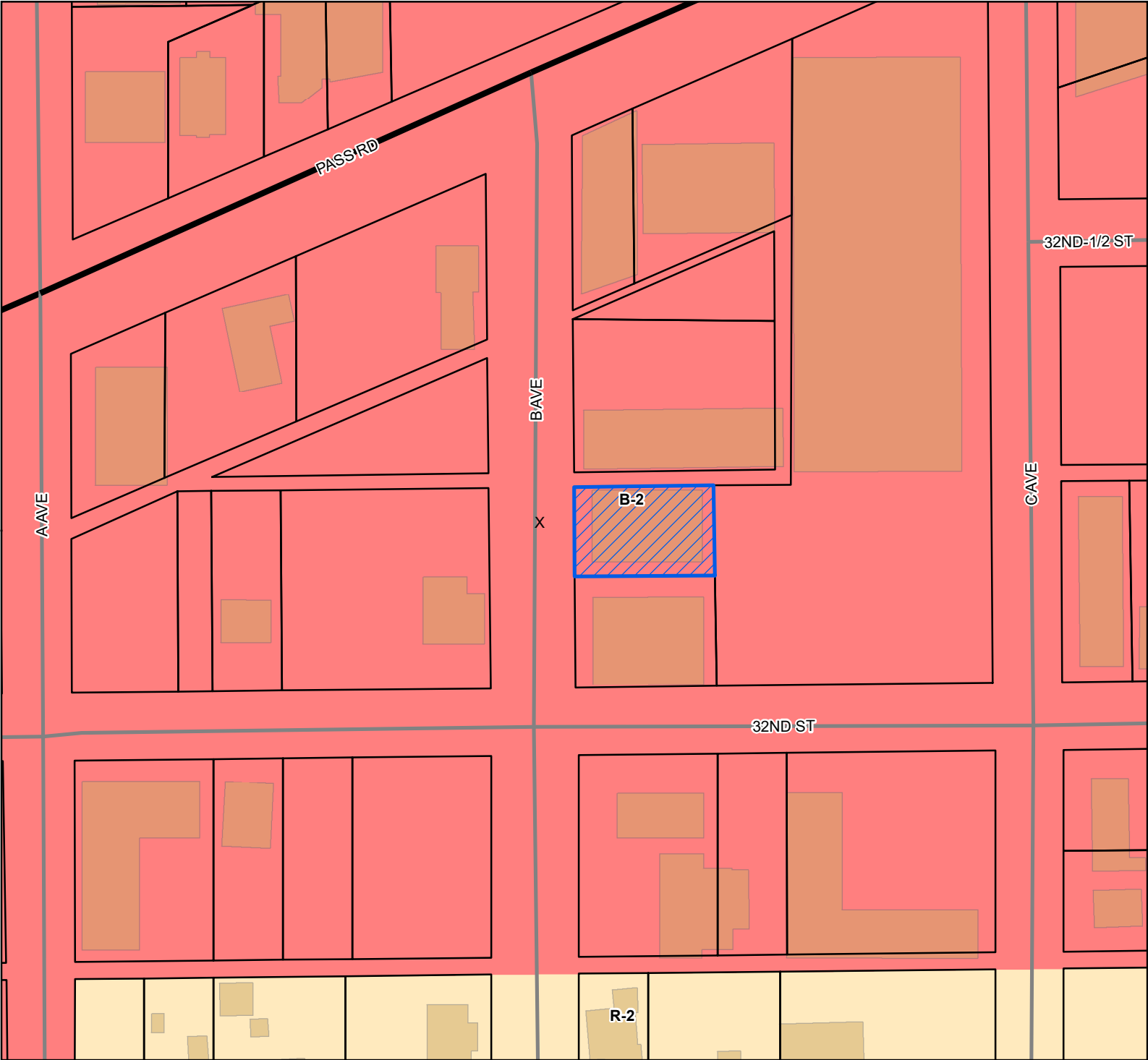
Image capture: Jul 2019 © 2021 Google

Gulfport, Mississippi

Google

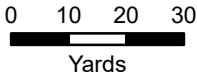
Street View





- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Zoning**
 - B-2 - General Business District
 - R-2 - Single Family Residence District (Medium Density)

Site Information
'0910N-06-014.001
Zoning: B-2 (General Business)
Size: 6,507 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.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 210528080Date Received: 26 Mar 2021

Receipt #: _____

Received By: ESZoning: B-2Ward: 4 Flood: XSize: 6,507 sf

(If necessary, use separate sheet of paper)

TAX PARCEL #

0	9	1	0	N	-	0	6	-	0	1	4	•	0	0	1
					-			-				•			
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Address of Property Involved: 3204 B Ave Gulfport ms. 39507Lot(s) 24, 25, Block(s) 9, Subdivision Magnolia Grove

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Back out into the right of way not to be paved, Right of way on
Side of Bldg - not to be paved, no parking requirements since
only one employee.

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

EARTH. INC. - (A MS CORPORATION)
Printed Name Of Owner
P.O. Box 1842

Mailing Address
Gulfport, MS 39502-1842

City State Zip code
228-864-1779 228-861-1779

Home Phone Work/Cell Phone
JHEATHCPA @ AOL.COM

Email
JOHN S. HEATH CPA - TREASURER

Signature Of Owner

JOHN S. HEATH

Printed Name Of Agent
Jamie L. Jamison

Mailing Address
13433 Rockies Rd.

City State Zip code
Pass Christian MS 39571

Home Phone Work/Cell Phone
(228) 265-3543

Email
Jamison AUTO GROUP @ OUTLOOK.COM

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

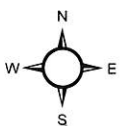
SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

Answers to questions relating to variance request

1. Due to the size of the property, there is inherently a lack of parking spaces. In my opinion, the front of the building would easily accommodate an ADA (handicap) parking space, as well as two other parking spaces. This would be contingent upon approval for parking spaces to slightly encroach into the easement at the front of the building. This lack of space at the front of the property is my primary reason in asking for a variance. I was told that based on the size of the building, 14 parking spaces would be required to comply with the city of Gulfport's requirements for a commercial building. However, I am the only employee and could not possibly handle that number of customers at one time. If approved, I personally would ensure that the handicap space was large enough for a van, and had plenty of clearance to allow for a wheelchair lift (space to be painted and striped as well). I have also noticed that neighboring businesses only have a handful of parking spaces, even though those neighboring buildings are much larger in size than mine. Under the current requirements, it is not possible for any business to exist in that location, or the neighboring locations for that matter. I am humbly asking for a little latitude on the parking requirement.
2. The answer to question 2 is very easy. I did not have anything to do with this property before March 1, 2021, and therefore, could not have any impact this property.
3. The biggest hardship that I am facing with this property is that there is not enough room for parking at the front of the building. The common area that lies between my building and the one directly to the South is not large enough to accommodate many vehicles either. This common area is going to be the only means for me to move cars into the shop, and would only serve as a driveway. I am also asking for a variance on this driveway, asking that the requirement to pave it be waived.
4. If granted, this variance will help to give my business an equal opportunity to compete with other businesses on a fairer playing field. We are a very small, family owned company, and do not have a huge amount of financial resources to build our business. By granting this variance, we will be given a shot at success that otherwise may not exist. Our success will help to revitalize this area and bring life to a building that has been left for dead. My goal is to create a more positive sense of community through our business activities, and to create revenue for myself as well as the City of Gulfport.
5. Granting this variance will not give me an unfair advantage over other businesses of this nature. In fact, I believe that we are currently at a major disadvantage due to the size and layout of the property and building. By granting this variance, it would only help to put our business in the same position as most others.
6. Since there have been other auto repair shops in this location in the past, I do not feel that we are asking for anything unreasonable or extensive. It is my position that this building does have great potential, and our business will breathe life into the neighborhood that severely needs economic growth. It is my hope to grow our business into a successful auto repair facility at this location. My plan is to make improvements to the building and property, providing a clean and beautiful shop that people would be proud to bring their vehicles to. Thank you for your consideration of my request.



Area Map



Printed 3/26/2021

1 inch = 30 feet



Site



Address points



Minor/Residential



Parcels



City Properties



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.



Designation of Agent

JOHN S. HEATH, CPA

I, TREASURER OF EARTH, INC., being owner of the property 3204 B Ave. Gulfport ms-39507

which is the subject of this application hereby authorize Janie L. Jamison to act as my representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Signature

JOHN S. HEATH

Date

3/10/2021

JOHN S. HEATH TREASURER, EARTH, INC.
CERTIFIED PUBLIC ACCOUNTANT
P. O. BOX 1842
GULFPORT, MS 39502-1842

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 10th day of March, 2021

George R. Miles

Notary Public

July 28, 2022

Commission Expiration





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
EARTH, INC.	Legal

Business Information

Business Type:	Profit Corporation
Business ID:	403849
Status:	Good Standing
Effective Date:	11/02/1973
State of Incorporation:	Mississippi
Principal Office Address:	2019 - 23rd Avenue Gulfport, MS 39501-2968

Registered Agent

Name
Heath, John S. 2019- 23Rd Avenue;P O Box 1842 Gulfport, MS 39501

Officers & Directors

Name	Title
J Barry Gollott PO Box 1842 Gulfport, MS 39502	Director, President
John S Heath PO Box 1842 Gulfport, MS 39502	Director, Treasurer

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT BOOK 938 PAGE 114

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, and the execution by the Grantee of a purchase money mortgage back on the hereinafter described real property, we, C. B. LUNDY and WILL H. DAVIS, do hereby SELL, CONVEY and WARRANT unto EARTH, INC., a Mississippi Corporation, the following described real property situated in Gulfport in the First Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

The North 65.4 feet of Lots TWENTY-FOUR (24) and TWENTY-FIVE (25), Block NINE (9), REVISION OF MAGNOLIA GROVE in Gulfport, Harrison County, Mississippi, First Judicial District, according to the map or plat thereof recorded in Book 3 at Page 36 of the Plat Book Records of Harrison County, Mississippi. Being part of the same property conveyed in Book 732 at Page 461 and in Book 605 at Page 367 and Book 599 at Page 167 and Book 598 at Page 299 and Book 591 at Page 505 of the Land Deed Records of Harrison County, Mississippi, First Judicial District, and being part of the same land confirmed in Chancery Cause No. 54,118, Chancery Court of Harrison County, Mississippi.

THIS CONVEYANCE is subject to and Grantors shall remain responsible for the payment of the indebtedness evidenced by that certain Deed of Trust executed by C. B. LUNDY and WILL H. DAVIS to WILLIAM L. STEWART, Trustee, F. R. FORE, Beneficiary, dated June 28, 1974, and recorded in Book 698 at Page 438 of the Records of Mortgages and Deeds of Trust on Land in the First Judicial District of Harrison County, Mississippi. Grantors warrant that the indebtedness secured by said Deed of Trust is

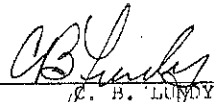
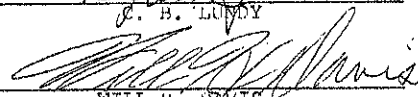
current and not in default and that the sum secured thereby does not exceed the sum of \$19,544.38.

TAXES for the year 1982 have been prorated and adjusted and assumed by the Grantee herein.

THE ABOVE DESCRIBED property is not the homestead of the Grantors nor any part thereof nor has it ever been, same being commercial property.

WITNESS our signatures on this the 8th day of

SEPTEMBER, 1982.

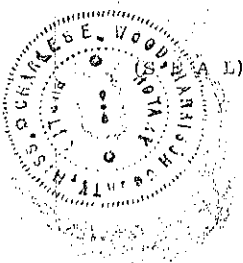

C. B. LUNDY

WILL H. DAVIS

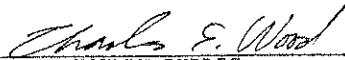
STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the above mentioned County and State, C. B. LUNDY and WILL H. DAVIS, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and in the year therein mentioned. ✓

GIVEN under my hand and official seal of office, this the

8th day of SEPTEMBER, 1982.




NOTARY PUBLIC

My Commission Expires: 8/3/86

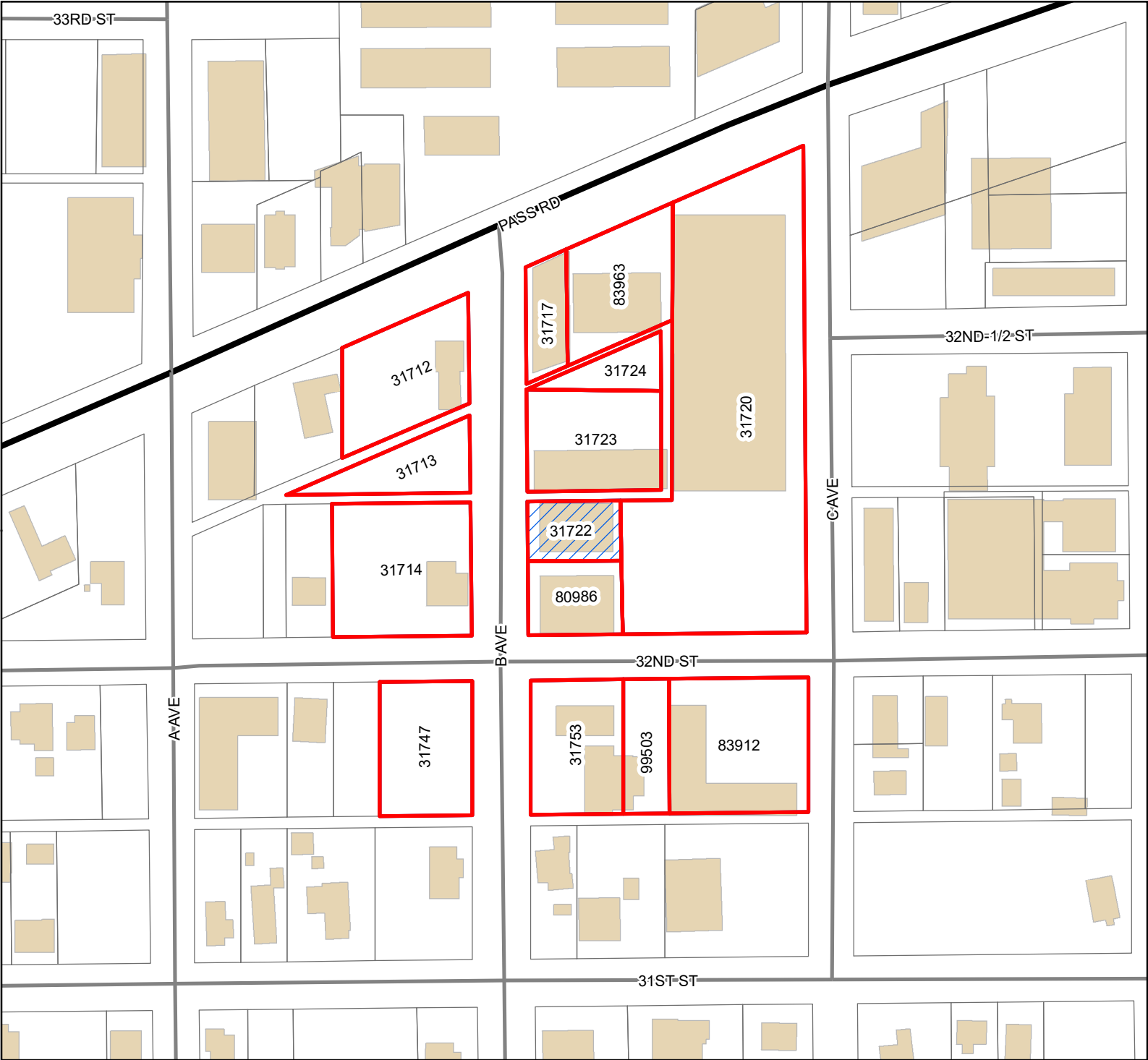
RE: Variance 2105ZB080, by agent Jamie L. Jamison, tax parcel 0910N-06-014.001, Variances for backing into right-of-way, reduce parking, and paving requirements, 3204 B Ave, Zoned B-2 (General business), Ward 4

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, May 20, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

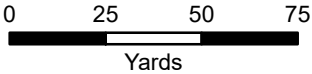
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, May 20, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the 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 (080)	Name	Address	City	State	ZIP
Y	31722	0910N-06-014.001	EARTH INC (Owner)	P O BOX 1842	GULFPORT	MS	39501
Y			JAMIE L. JAMISON (Agent)	13433 RUCKIES RD	PASS CHRISTIAN	MS	39571
N			Adjacent Property Owners				
Y	31723	0910N-06-015.000	BEATTIES JACK	3206 B AVE	GULFPORT	MS	39501
Y	31717	0910N-06-019.000	VINTAGE PROPERTIES LLC	19 KIMBELL DR	GULFPORT	MS	39507
Y	31720	0910N-06-017.000	JOHN C ROBINSON BROWN CONDOR ASSN	C/O CITY OF GULFPORT -LESSOR-	GULFPORT	MS	39506
Y	31712	0910N-06-020.000	AUTO CASH INC	4799 LIVE OAK CHURCH RD	CRESTVIEW	FL	32539
Y	31724	0910N-06-016.000	VINTAGE PROPERTIES LLC	19 KIMBALL DRIVE	GULFPORT	MS	39507
Y	80986	0910N-06-014.000	FENNELL SARAH ELLEN	315 LYNWOOD CIR	LONG BEACH	MS	39560
Y	99503	0910N-05-005.001	RICHMOND CONSTRUCTION LLC	C/O RICHMOND LEE	GULFPORT	MS	39507
Y	31714	0910N-06-024.000	BREWER INGLE C JR & LEE MICHEAL	7360 RUSHING ROBINSON RD	BILOXI	MS	39532
Y	31713	0910N-06-023.000	VINTAGE PROPERTIES LLC	19 KIMBELL DR	GULFPORT	MS	39507
Y	31753	0910N-05-006.000	RICHMOND CONSTRUCTION LLC	C/O RICHMOND LEE	GULFPORT	MS	39507
Y	31747	0910N-05-007.000	BREWER INGLE C SR ETAL	7360 RUSHING ROBINSON RD	BILOXI	MS	39532
Y	83912	0910N-05-005.000	WARREN LARRY	11005 STIGLOR HILL RD	VANCLEAVE	MS	39565
Y	83963	0910N-06-018.000	VINTAGE PROPERTIES LLC	19 KIMBALL DRIVE	GULFPORT	MS	39507



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: May 20, 2021

Re: Variance 2105ZB082:

Variance 2105ZB082, by owner Lovell Booth, tax parcel 0910M-02-074.000, Variances for accessory structure quantity and side setback, 630 Georgia St, Zoned R-2 (Single-family), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2105ZB082

Hearing Date: May 20, 2021

Current Zoning/Use: R-2 / Single-family

Legal: Variance 2105ZB082, by owner Lovell Booth, tax parcel 0910M-02-074.000, Variances for accessory structure quantity and side setback, 630 Georgia St, Zoned R-2 (Single-family), Ward 3

TECHNICAL DETAILS

Variances involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variances should not be granted unless they are able to adequately meet the following conditions:

- (a) 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;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) 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;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) 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 the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The applicant requests 2 variances: 1) a variance for a second accessory structure where only one is allowed, 2) a variance of 2 feet for a 6-foot west side yard setback where 8 feet are required. The property is zoned R-2 (Single-family) and is approximately 12,442 square feet. At present there is one existing accessory structure on the property with a total square footage of 96. The total area of the 10' x 16' proposed accessory structure and existing structure is 256 square feet and would not exceed the allowable size limit of a parcel less than 1 acre.

- (a) The applicant states, "since inheriting the fully furnished home and recently moving from Atlanta, Georgia, that there is not enough storage with the existing accessory structure to accommodate all the furniture, tools, and other equipment." Other than not being able to handle the overflow of items, there were no other special conditions provided by the applicant.
- (b) In the application, it is stated, "the property does not provide adequate storing with the one existing accessory structure to maintain the upkeep of the property." This statement does not describe the special circumstances of the land. A new accessory structure that is larger in square footage that does not exceed 600 square feet would provide more than enough storage of furniture, tools, and equipment. The applicant could remove the existing one and still place the new accessory structure within the require setbacks in the rear and side yard.
- (c) The applicant has not provided a hardship of needing to exceeds the city's allowable accessory building quantity and setback requirements. Through staff analysis, the applicant would be able to have 256 square foot of storage and still meet the Accessory Building Regulations by removing the smaller existing accessory structure and choosing a larger new accessory structure that could still be placed within the setback requirements. This or an ordinance change would be more appropriate.
- (d) The applicant states, "that only having one external storage unit would limit them from being able to maintain and store the tools and equipment that is required for the maintenance and upkeep of the property." Upon staff review of aerial imagery of 15 neighboring properties, no other properties exceeding the number of allowable accessory structures. Some of the properties were similar in lot size as the applicant's. Furthermore, no permits could be found for the placement of the existing accessory structure. (See attached map).
- (e) The applicant states they would not receive any special privileges. Allowing the additional accessory structure would be setting a precedence in the neighborhood, especially since a hardship could not be provided.
- (f) The property is zoned R-2, and an accessory building is allowed by right with a primary building on the same property.

EXECUTIVE SUMMARY

Upon staff review of the submitted application and site map, a hardship has not been provided to not meet the city's accessory structure regulations.

Technical Report

VARIANCE

Any approval should consider these conditions:

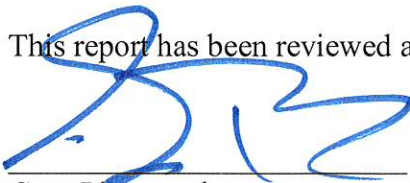
1. Approval grants a variance for a second accessory structure where only is allowed.
2. Approval grants a variance of 2 feet to allow a 6-foot west side yard setback where 8 feet is required.
3. Must meet all current building codes and all other City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	Drainage to not impact adjacent property. Memo dated 4/29/2021.
<u>Public Works:</u>	Drainage to not impact adjacent property. Memo dated 4/29/2021.
<u>Traffic and Safety:</u>	No conditions. Memo dated 4/27/2021.
<u>Building Code Services:</u>	Must meet all current building codes and all other City of Gulfport Ordinances. Memo dated 4/22/2021.
<u>GIS:</u>	No conditions. Memo dated 4/29/2021.
<u>Police Department:</u>	No conditions. Memo dated 4/28/2021.
<u>Fire Department:</u>	No conditions. Memo dated 4/22/2021.
<u>City Arborist:</u>	No conditions. Memo dated 4/23/2021.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo

Director of Urban Development Department



Area Map

Printed 05/06/21



Applicant's Property



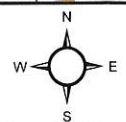
Neighbors with smaller lots and one accessory structure



Minor/Residential



Parcels



1 inch = 100 feet

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CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 2105 ZB 082Date Received: 1 Apr 2021

Receipt #: _____

Received By: ESZoning: R-2Ward: 3 Flood: XSize: 12,442 sf

(If necessary, use separate sheet of paper)

TAX PARCEL #

0	9	1	0	M

 -

0	2

 -

0	7	4

 .

0	0	0

Address of Property Involved: 630 Georgia St. Gulfport, MS 39501Lot(s) 24, 25, 26, Block(s) 5, Subdivision Manhattan Addition

General Location: _____

GENERAL DESCRIPTION OF REQUEST:Request for 2nd external storage shed; 6' west side set back**OWNERSHIP AND CERTIFICATION:**

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Lovell Booth
Printed Name Of Owner

630 Georgia St.
Mailing Address

Gulfport, MS 39501
City State Zip code

770-235-7194
Home Phone Work/Cell Phone

lbooth7609@aol.com
Email

Lovell Booth
Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

0910M-02-059.000

0910M-02-060.000

0910M-02-061.000

0910M-02-0



Area Map

Printed 3/31/2021

00

0910M-02-076.000

0910M-02-075.000

0910M-02-074.000

0910M-02-073.000

0910M-02-072.000

638 GEORGIA ST

634 GEORGIA ST

630 GEORGIA ST

622 GEORGIA ST

618 GEORGIA ST

10' X 16'
Requested
Storage

90' X 110'

6' X 16'
Existing
StorageHouse
24' X 60'

GEORGIA ST

637 GEORGIA ST

0910M-02-092.000

0910M-02-093.000

631 GEORGIA ST

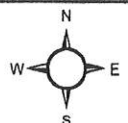
623 GEORGIA ST

0910M-02-094.000

0910M-02-096.000

621 GEORGIA ST

0910M-02-095.000



1 inch = 40 feet

- Addresspoints
- ~ Minor/Residential
- ~ WaterFeatures
- ▭ Parcels

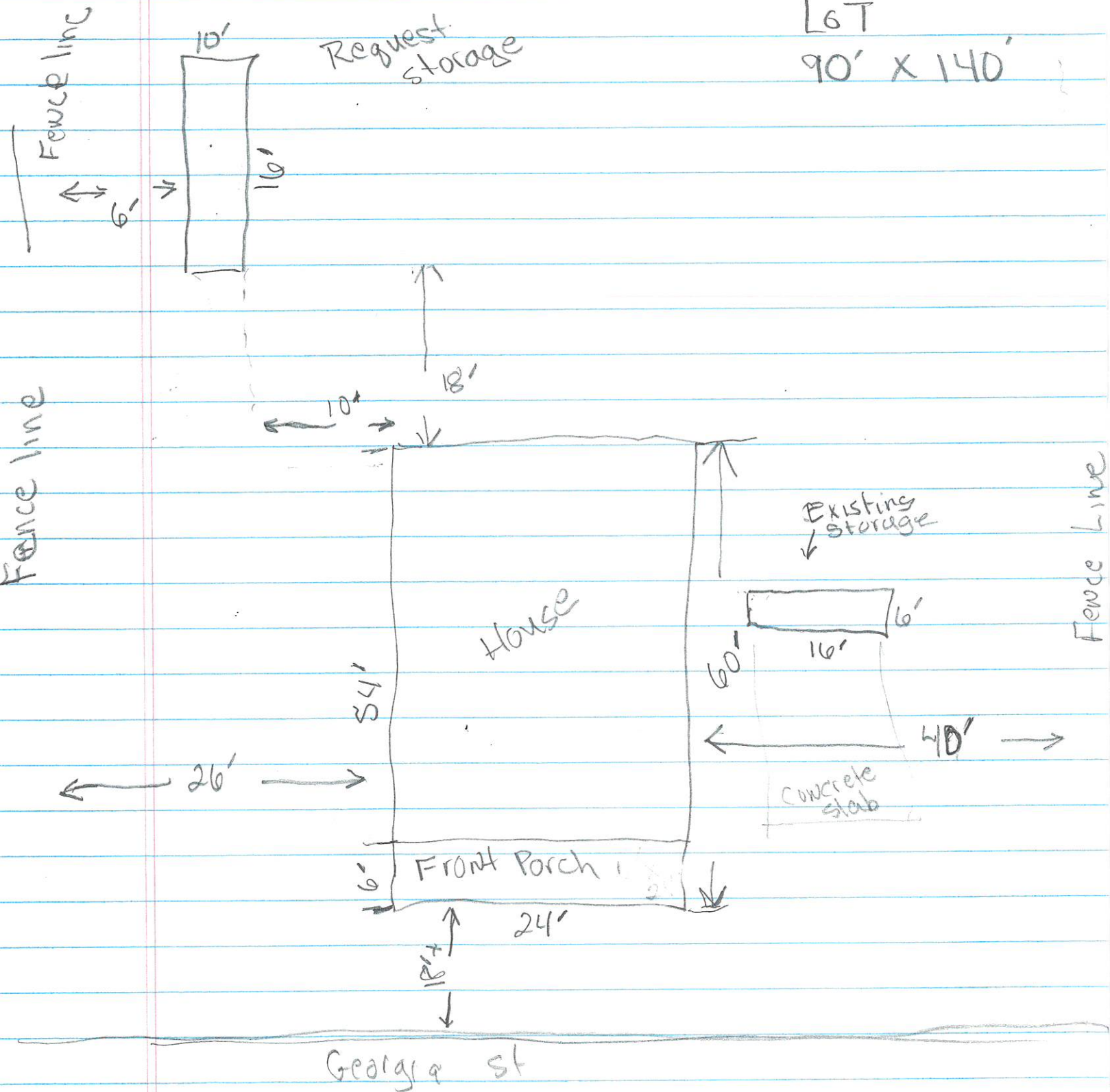
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630 Georgia St

LOT

90' X 140'



Variance Questions

1. I am requesting a variance to add an additional external storage shed to the property. I have recently relocated to Gulfport, MS from Atlanta, GA the home that I inherited from my mother. The home was complete with furniture, tools, and other equipment. I also had a home with furniture, tools and other equipment that was moved from Atlanta. The existing external storage shed is only 6' X 16' and not large enough for both household of tools and equipment. I am currently paying for public storage which still does not hold all the overflow. I have to store things in large trash containers in the back yard and cover equipment with plastic to try to protect it.
Also requesting a variance of a 6' west side set back from fence line. This will allow sufficient space between fence and shed for maintenance, yard and fence upkeep.
2. The special conditions and need for additional storage is due to inadequate storage currently on the property. Due to the need for mowers, garden tools and equipment, generators, and other equipment to maintain a upkeep of the property additional storage is required.
3. An unnecessary hardship of having to dispose of tools and equipment that is needed for the maintenance and upkeep of the property would result is additional storage can not be obtained.
4. The literal interpretation of the zoning ordinance limiting the property owner to one external storage unit would limit me from being able to maintain and store the tools and equipment that is required for maintenance and upkeep of the property.
5. Granting the variance will not confer any special privilege. It just allows me to be able to store my tools and equipment in a safe and secure place and eliminate the need for paying for public storage.
6. The use proposed is permissible by the right to be able to store and protect my tools and equipment for maintenances and upkeep of my property to meet zoning codes.

Affidavit

State of Mississippi, County of Harrison

My current legal name is Lovell Booth, and my current occupation is IT Consultant. I am presently 64 years old and my current address of residence is 630 Georgia St, Gulfport, Mississippi 39501

I state that this variance request is not in violation of any restrictive or protective covenants.

I hereby stat that the information above is true, to best of my knowledge. I also confirm that the information here is both accurate and complete, and relevant information has not been omitted.

Signature of Individual

Lovell Booth

Date

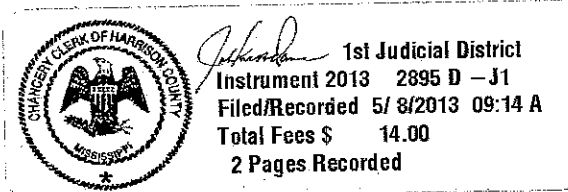
4-1-2021

Notary Public

Maulda Welch



SCANNED



Prepared by:

Alfred R. Koenenn
Perry, Murr, Teel & Koenenn
Post Office Box 7158
Gulfport, MS 39506
(228)896-0020
State Bar #4237

Return to:

Alfred R. Koenenn
Perry, Murr, Teel & Koenenn
Post Office Box 7158
Gulfport, MS 39506
(228)896-0020
State Bar #4237



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

TITLE NOT EXAMINED

QUITCLAIM 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

GARY BOOTH
174 Garfield Street
Youngstown, OH 44502
(330) 774-0787

does hereby sell, convey and quitclaim unto,

LOVELL BOOTH
2450 Laurel Circle NW
Atlanta, GA 30311
(770) 235-7194

all my right, title and interest in and to the following described land and property located and being situated in the First Judicial District of Harrison County, Mississippi, and more particularly described as follows, to-wit:

Lots 24, 25, and 26, Block 5, Manhattan 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.

EXECUTED, this the 13th day of April, 2013.


Gary Booth

State of Ohio
County

STATE OF OHIO

COUNTY OF McHenry

PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named, GARY BOOTH, who acknowledged to and before me that he signed and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned.

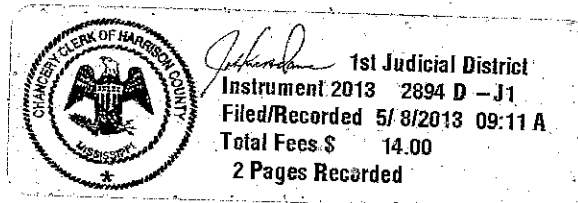
GIVEN under my hand and official seal of office, this the 13th day of April 2013.

Genny F. Mason
Notary Public



Commission Expires
GENNY F. MASON, NOTARY PUBLIC
STATE OF OHIO
MY COMMISSION EXPIRES 12/1/16

SCANNED



Prepared by:

Alfred R. Koenenn
Perry, Murr, Teel & Koenenn
Post Office Box 7158
Gulfport, MS 39506
(228)896-0020
State Bar #4237

Return to:

Alfred R. Koenenn
Perry, Murr, Teel & Koenenn
Post Office Box 7158
Gulfport, MS 39506
(228)896-0020
State Bar #4237



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

TITLE NOT EXAMINED

QUITCLAIM 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

DOROTHY ANN CLARK
2709 E. Steven Circle
Gulfport, MS 39503
(228) 539-2440

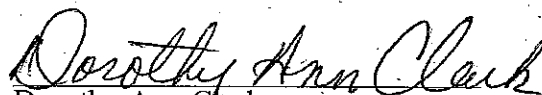
does hereby sell, convey and quitclaim unto,

LOVELL BOOTH
2450 Laurel Circle NW
Atlanta, GA 30311
(770) 235-7194

all my right, title and interest in and to the following described land and property located and being situated in the First Judicial District of Harrison County, Mississippi, and more particularly described as follows, to-wit:

Lots 24, 25, and 26, Block 5, Manhatten 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.

EXECUTED, this the 12th day of April, 2013.


Dorothy Ann Clark

STATE OF MISSISSIPPI
COUNTY OF HARRISON

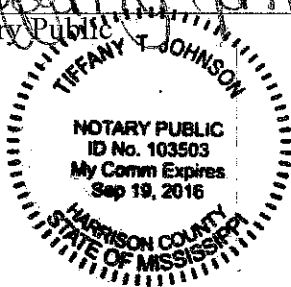
PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named, DOROTHY ANN CLARK, who acknowledged to and before me that she signed and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned.

GIVEN under my hand and official seal of office, this the 12 day of April 2013.

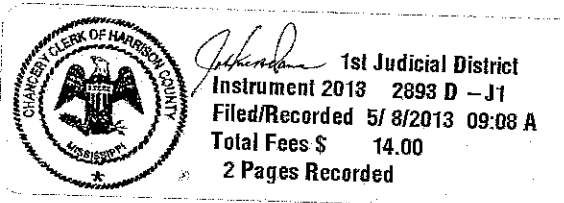
Tiffany T. Johnson
Notary Public

My Commission Expires:

Sep. 19, 2016



SCANNED



Prepared by:

Alfred R. Koenenn
Perry, Murr, Teel & Koenenn
Post Office Box 7158
Gulfport, MS 39506
(228)896-0020
State Bar #4237

Return to:

Alfred R. Koenenn
Perry, Murr, Teel & Koenenn
Post Office Box 7158
Gulfport, MS 39506
(228)896-0020
State Bar #4237



STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

TITLE NOT EXAMINED

QUITCLAIM 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

CURTIS BOOTH
1800 E. 92nd, apt. 312
Los Angeles, CA 90002
(323) 893 - 0453

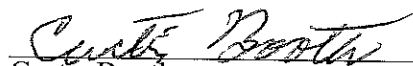
does hereby sell, convey and quitclaim unto,

LOVELL BOOTH
2450 Laurel Circle NW
Atlanta, GA 30311
(770) 235 - 7194

all my right, title and interest in and to the following described land and property located and being situated in the First Judicial District of Harrison County, Mississippi, and more particularly described as follows, to-wit:

Lots 24, 25, and 26, Block 5, Manhattan 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.

EXECUTED, this the 16th day of April, 2013.


Curtis Booth

STATE OF CALIFORNIA

COUNTY OF Los Angeles

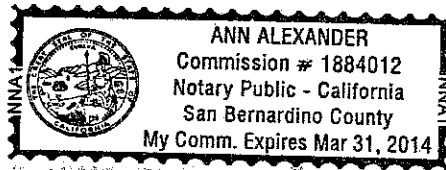
PERSONALLY came and appeared before me, the undersigned authority in and for the aforesaid jurisdiction, the within named, CURTIS BOOTH, who acknowledged to and before me that he signed and delivered the above and foregoing Quitclaim Deed on the day and year therein mentioned.

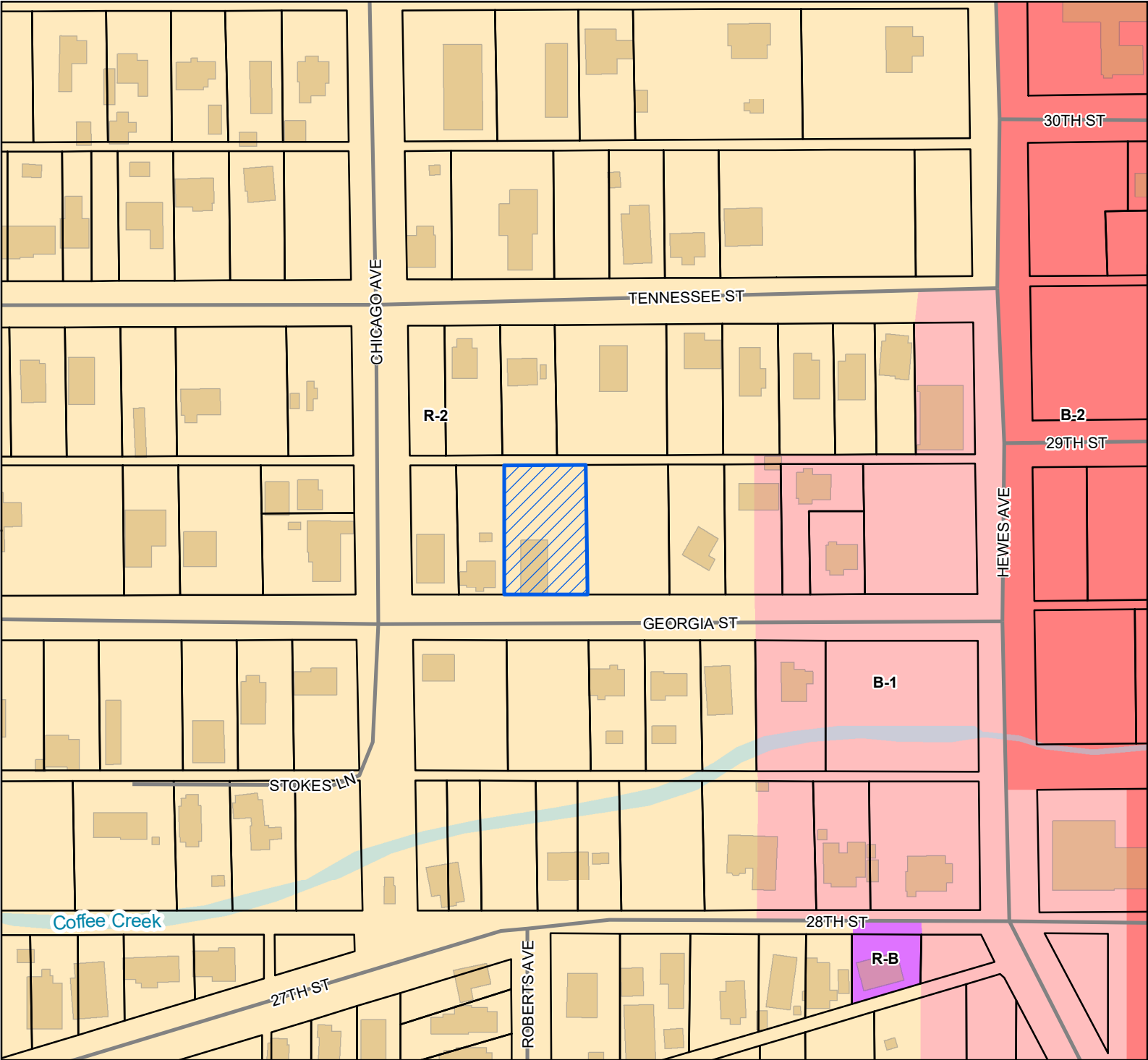
GIVEN under my hand and official seal of office, this the 16th day of April 2013.

Ann Alexander - Notary public
Notary Public

My Commission Expires:

March 31, 2014





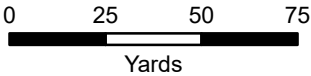
Legend

- Site
- Street
- Parcels
- Buildings
- Water Features

Zoning

- B-1 - Neighborhood Business District
- B-2 - General Business District
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information
0910M-02-074.000
Zoning: R-2 (Single-family)
Size: 12,442 sq ft
Flood: X



1 inch = 150 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			LOVELL BOOTH (OWNER)	630 GEORGIA ST	GULFPORT	MS	39501
			Adjacent Property Owners				
	31954	0910M-02-063.000	ARNOTT HELEN A -EST-	609 TENNESSEE ST	GULFPORT	MS	39501
	31960	0910M-02-075.000	BARKER VELMA JEAN	2548 W GEORGE ST	GULFPORT	MS	39503
N	31961	0910M-02-074.000	BOOTH LOVELL	630 GEORGIA ST	GULFPORT	MS	39501
N	32007	0910M-02-092.000	BOOTH LOVELL	630 GEORGIA ST	GULFPORT	MS	39501
	31963	0910M-02-072.000	CARTER STEVE LEON	618 GEORGIA ST	GULFPORT	MS	39501
	31953	0910M-02-064.000	DINA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
N	32006	0910M-02-093.000	GULFPORT CITY OF				0
	31964	0910M-02-071.000	HOLLIMAN JANIE LUCILLE	614 GEORGIA ST	GULFPORT	MS	39501
	31958	0910M-02-059.000	HOLMES CHARLES S & SHIRLEY	815 W MCHENRY RD	MCHENRY	MS	39561
N	31957	0910M-02-060.000	HOLMES CHARLES S ETAL	815 W MCHENRY RD	MCHENRY	MS	39561
	31959	0910M-02-076.000	JOHNSON BEATRICE M	638 GEORGIA ST	GULFPORT	MS	39501
	32005	0910M-02-094.000	MITCHELL WILLIE P -TRUSTEE-	623 GEORGIA ST	GULFPORT	MS	39501
	32003	0910M-02-096.000	MORGAN TAMMY RENA	619 GEORGIA ST	GULFPORT	MS	39501
	31955	0910M-02-062.000	PECK MAXWELL JR & STANLEY -TRUSTEES	625 TENNESSEE ST	GULFPORT	MS	39503
	31956	0910M-02-061.000	PECK MAXWELL JR & STANLEY -TRUSTEES	815 W MCHENRY RD	MCHENRY	MS	39561
	31962	0910M-02-073.000	PRUITT ADA	416 N BROADACRES AVE	COMPTON	CA	90220
N	32004	0910M-02-095.000	STATE OF MISS 8/26/2013				0

RE: Variance 2105ZB082, by owner Lovell Booth, tax parcel 0910M-02-074.000, Variances for accessory structure quantity and side setback, 630 Georgia St, Zoned R-2 (Single-family), Ward 3

To Applicants and Adjacent Property Owners:

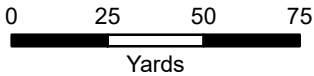
The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, May 20, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, May 20, 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			LOVELL BOOTH (OWNER)	630 GEORGIA ST	GULFPORT	MS	39501
			Adjacent Property Owners				
	31954	0910M-02-063.000	ARNOTT HELEN A -EST-	609 TENNESSEE ST	GULFPORT	MS	39501
	31960	0910M-02-075.000	BARKER VELMA JEAN	2548 W GEORGE ST	GULFPORT	MS	39503
N	31961	0910M-02-074.000	BOOTH LOVELL	630 GEORGIA ST	GULFPORT	MS	39501
N	32007	0910M-02-092.000	BOOTH LOVELL	630 GEORGIA ST	GULFPORT	MS	39501
	31963	0910M-02-072.000	CARTER STEVE LEON	618 GEORGIA ST	GULFPORT	MS	39501
	31953	0910M-02-064.000	DINA PROPERTIES LLC	2596 BIENVILLE BLVD	OCEAN SPRINGS	MS	39564
N	32006	0910M-02-093.000	GULFPORT CITY OF				0
	31964	0910M-02-071.000	HOLLIMAN JANIE LUCILLE	614 GEORGIA ST	GULFPORT	MS	39501
	31958	0910M-02-059.000	HOLMES CHARLES S & SHIRLEY	815 W MCHENRY RD	MCHENRY	MS	39561
N	31957	0910M-02-060.000	HOLMES CHARLES S ETAL	815 W MCHENRY RD	MCHENRY	MS	39561
	31959	0910M-02-076.000	JOHNSON BEATRICE M	638 GEORGIA ST	GULFPORT	MS	39501
	32005	0910M-02-094.000	MITCHELL WILLIE P -TRUSTEE-	623 GEORGIA ST	GULFPORT	MS	39501
	32003	0910M-02-096.000	MORGAN TAMMY RENA	619 GEORGIA ST	GULFPORT	MS	39501
	31955	0910M-02-062.000	PECK MAXWELL JR & STANLEY -TRUSTEES	625 TENNESSEE ST	GULFPORT	MS	39503
	31956	0910M-02-061.000	PECK MAXWELL JR & STANLEY -TRUSTEES	815 W MCHENRY RD	MCHENRY	MS	39561
	31962	0910M-02-073.000	PRUITT ADA	416 N BROADACRES AVE	COMPTON	CA	90220
N	32004	0910M-02-095.000	STATE OF MISS 8/26/2013				0



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



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.

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 20, 2021

Re: Variance 2104ZB070:
(Withdrawn by Applicant)

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