

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, AUGUST 19, 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 -July 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 2108ZB120:

Variance 2108ZB120, by owners Joel and Gina Brewer, tax parcel 1010I-01-047.000, Request variance for accessory structure setback, 504 Lipscomb Ct, R-1-7.5 (Single-family), Ward 2

2. Variance 2108ZB121:

Variance 2108ZB121, by agent Brown, Mitchell & Alexander, tax parcel 0909A-01-001.044, Variances for setbacks, Corporate Dr, Zoned I-3 (Planned Industrial park), Ward 5

3. Variance 2108ZB125:

Variance 2108ZB125, by owners Charles and Charlotte Slade, tax parcel 0910H-01-017.013, Variances for accessory structure size and height, 482 Springwood Ct, Zoned R-1-7.5 (Single-family), Ward 4

4. Variance 2108ZB131:

Variance 2108ZB131, by owner Daniel Rube and Valerie Lane, tax parcel 0911C-01-046.000, 0911C-01-047.000, Variances for setbacks and lot width, 536 and 534 25th St, Zoned R-2 (Single-family), Ward 3

5. Variance 2108ZB136:

Variance 2108ZB136, by owners Cristopher and Kathryn Spear, tax parcel 1010N-01-086.000, Request variance for parking spaces, backing into the right-of-way, landscape buffer fence height, Zoned B-1 (General business), Ward 2

H. Adjournment

12-12

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:**

IPL0034666

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

34.80

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**

July 28, 2021 11:49:31 AM EDT

Amount:

34.56

Date

July 28, 2021 11:50:49 AM EDT

Amount:

0.24

SCHEDULE FOR AD NUMBER IPL00346660

August 4, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00346660**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, August 19, 2021, in the Council Chambers of the Gulfport City Hall located at 2809 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 2108ZB120, by owners Joel and Gina Brewer, tax parcel 1010I-01-047.000, Request variance for accessory structure setback, 504 Lipscomb Ct, R-1-7.5 (Single-family), Ward 2

Variance 2108ZB121, by agent Brown, Mitchell & Alexander, tax parcel 0909A-01-001.044, Variances for setbacks, Corporate Dr, Zoned I-3 (Planned Industrial park), Ward 5

Variance 2108ZB125, by owners Charles and Charlotte Slade, tax parcel 0910H-01-017.013, Variances for accessory structure size and height, 482 Springwood Ct, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2108ZB131, by owner Daniel Rube and Valerie Lane, tax parcel 0911C-01-046.000, 0911C-01-047.000, Variances for setbacks and lot width, 536 and 534 25th St, Zoned R-2 (Single-family), Ward 3

Variance 2108ZB136, by owners Cristopher and Kathryn Spear, tax parcel 1010N-01-086.000, Request variance for parking spaces, backing into the right-of-way, landscape buffer fence height, Zoned B-1 (General business), Ward 2.

This the 28th day of July 2021
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0034666
Aug 4 2021

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

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, July 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 **3:02 pm**.
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

BOARD MEMBERS PRESENT:

NATHAN BODDIE
JONATHAN MARSHALL
MARY ANN WIGINTON
MICHAEL DANIELS
ROBERT PHARR
LESLIE NORTH

BOARD MEMBERS ABSENT:

LEE PALERMO

STAFF MEMBERS PRESENT

GREG HOLMES
MATILDA WELCH
CORY LONG

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Marshall** and seconded by **Wiginton** to approve Minutes of the **June 17, 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. Warrant Appeal 2106SC089:
(Moved to July due to lack of quorum)

by owner Brenda Robertson, tax parcel 0711N-04-043.000, lot size and width, 601 Allendale Ave, Zoned T3 (Sub-Urban Zone), Ward 2

Speaking for the Petition: Brenda Robertson

Speaking against the Petition: Charles Hutchins (Exhibit 089A), William McCown (Exhibit 089B), Jim Foster, Eric Mullins, Bob Kranz, Kathleen Kranz

Motion: Mr. Boddie – to approve the applicant request

Second: Ms. North

Lee Palermo	- Chairman - absent
Leslie North	- Acting Chair
Mary Ann Wiginton	- Nay
Michael Daniels	- Nay
Robert Pharr	- Nay
Nathan Boddie	- Yea
Jonathan Marshall	- Nay

Action: Motion failed 1-4

2. Variance 2106ZB090:
(Moved to July due to lack of quorum)

by owner Laurie Roods, tax parcel 0807G-01-011.000, Variance for fence height, 14665 S Country Wood Dr., Zoned R-1-15 (Single-family), Ward 7.

Speaking for the Petition: Laurie Roods

Speaking against the Petition:

Motion: Mr. Marshall – to approved the applicant request

Second: Mr. Boddie

Lee Palermo	- Chairman - absent
Leslie North	- Acting Chair - yea
Mary Ann Wiginton	- yea
Michael Daniels	- yea
Robert Pharr	- yea
Nathan Boddie	- yea
Jonathan Marshall	- yea

Action: Motion carried 6-0

3. Variance 2106ZB094:
(Moved to July due to lack of quorum)

by owner Judy Childress, tax parcel 0707H-03-009.000, Variance for setbacks, 2 Wheaton Cv., Zoning R-1-15 (Single-family), Ward 7.

Speaking for the Petition: Judy Childress

Speaking against the Petition: none

Motion: Ms. Wiginton – to approved the applicant request

Second: Mr. Boddie

Lee Palermo	- Chairman - absent
Leslie North	- Acting Chair - yea
Mary Ann Wiginton	- yea
Michael Daniels	- nay
Robert Pharr	- yea
Nathan Boddie	- yea
Jonathan Marshall	- nay

Action: Motion carried 4-2

4. Variance 2106ZB098:
(Moved to July due to lack of quorum)

by owner Brookestone Gulf Coast, LLC, tax parcel 1009N-01-002.000, 1009N-01-002.001, 1009N-01-002.002, 1009N-01-002.003, 1009N-01-002.004, 1009N-01-002.005, 1009N-01-002.006, 1009N-01-002.007, 1009N-01-002.008, 1009N-01-002.009, Variance for setbacks, East Taylor Road, Zoned R-2 (Single-family), Ward 5.

Speaking for the Petition: Bill Knesal; Brent Clark

Speaking against the Petition: none

Motion: Mr. Marshall – to approved the applicant request

Second: Mr. Boddie

Lee Palermo	- Chairman - absent
Leslie North	- Acting Chair - yea
Mary Ann Wiginton	- yea
Michael Daniels	- yea
Robert Pharr	- yea
Nathan Boddie	- yea
Jonathan Marshall	- yea

Action: Motion carried 6-0

5. Variance 2106ZB099:
(Moved to July due to lack of quorum)

by owners Jason & Deidre Bunn, tax parcel 0808F-01-001.112, Variance for fence height and rear setback, 14663 Dawn Cv., Zoned R-1-10 (Single-family), Ward 7.

Speaking for the Petition: Deidre Bunn, Sanon Alphonso, Jason Bunn

Speaking against the Petition: none

Motion: Mr. Pharr – to approved the applicant request

Second: Mr. Wiginton

Lee Palermo	- Chairman - absent
Leslie North	- Acting Chair - yea
Mary Ann Wiginton	- yea
Michael Daniels	- yea
Robert Pharr	- yea
Nathan Boddie	- yea
Jonathan Marshall	- yea

Action: Motion carried 6-0

6. Variance 2107ZB109:

by owners Paul and Dawn Ellerman, tax parcel 0907E-01-033.000, Variance for fence height, 13701 Three Rivers Rd, Zoned R-1-15 (Single-family), Ward 6

Speaking for the Petition: Dawn Ellerman; Paul Ellerman

Speaking against the Petition: none

Motion: Mr. Marshall – to approved the applicant request

Second: Mr. Boddie

Lee Palermo	- Chairman - absent
Leslie North	- Acting Chair - yea
Mary Ann Wiginton	- yea
Michael Daniels	- yea
Robert Pharr	- yea
Nathan Boddie	- yea
Jonathan Marshall	- yea

Action: Motion carried 6-0

7. Variance 2107ZB110:

by agent Heinrich & Associates, tax parcel 0710M-01-012.005, Variance to back into the right-of-way, 5912 28th St, zoned B-2 (General business), Ward 1

Speaking for the Petition: Robert Heinrich

Speaking against the Petition: none

Motion: Mr. Marshall – to approved the applicant request

Second: Ms. Wiginton

- Lee Palermo - **Chairman - absent**
- Leslie North - Acting Chair - yea
- Mary Ann Wiginton - yea
- Michael Daniels - yea
- Robert Pharr - yea
- Nathan Boddie - yea
- Jonathan Marshall - yea

Action: Motion carried 6-0

8. Variance 2107ZB111:

by agent Sanon Alphonso, tax parcel 0808F-01-001.113, Variance for fence height, 15105 Warren Dr, Zoned R-1-10 (Single-family), Ward 7

Speaking for the Petition: Sanon Alphonso, Jason Bunn

Speaking against the Petition: none

Motion: Mr. Pharr – to approved the applicant request

Second: Mr. Marshall

- Lee Palermo - **Chairman - absent**
- Leslie North - Acting Chair - yea
- Mary Ann Wiginton - yea
- Michael Daniels - yea
- Robert Pharr - yea
- Nathan Boddie - yea
- Jonathan Marshall - yea

Action: Motion carried 6-0

9. Variance 2107ZB112:

by agent Greg Smith, tax parcel 1011D-01-026.000, Variance for lot width, area, 157 Oleander Dr., Zoned T5 (Urban Center Zone), Ward 2.

Speaking for the Petition: Greg Smith

Speaking against the Petition:

Motion: Mr. Boddie – to approved the applicant request

Second: Mr. Pharr

Lee Palermo	- Chairman - absent
Leslie North	- Acting Chair - yea
Mary Ann Wiginton	- yea
Michael Daniels	- nay
Robert Pharr	- yea
Nathan Boddie	- yea
Jonathan Marshall	- yea

Action: Motion carried 5-1

10. Special Exception 2107SE114:

by owner Lil' Tot's Day care and Creative Learning Center, LLC, tax parcel 0809J-01-042.001, Requests day care use, 14491 Creosote Rd, Zoned B-2 (General business), Ward 3

Speaking for the Petition: Adrian Crosby

Speaking against the Petition: none

Motion: Mr. Marshall – to approved the applicant request

Second: Mr. Boddie

Lee Palermo	- Chairman - absent
Leslie North	- Acting Chair - yea
Mary Ann Wiginton	- yea
Michael Daniels	- yea
Robert Pharr	- yea
Nathan Boddie	- yea
Jonathan Marshall	- yea

Action: Motion carried 6-0

11. Variance 2107ZB115:

by agent Metro Sutdio, tax parcel 0809K-01-006.004, Variance for sign setback, 9310 Hwy 49, Zoned B-4 (Highway business), Ward 3

Speaking for the Petition: Brandon Stevens; Darrell Bours

Speaking against the Petition: none

Motion: Mr. Pharr – to approved the applicant request

Second: Mr. Daniels

Lee Palermo	- Chairman - absent
Leslie North	- Acting Chair - yea
Mary Ann Wiginton	- yea
Michael Daniels	- yea
Robert Pharr	- yea
Nathan Boddie	- yea
Jonathan Marshall	- yea

Action: Motion carried 6-0

Adjournment:

Motion by **Marshall** to adjourn the meeting was seconded by **Pharr** and carried unanimously. The meeting adjourned at **4:42 p.m.**

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

Nathan Boddie, Secretary

Date: _____

MEMORANDUM

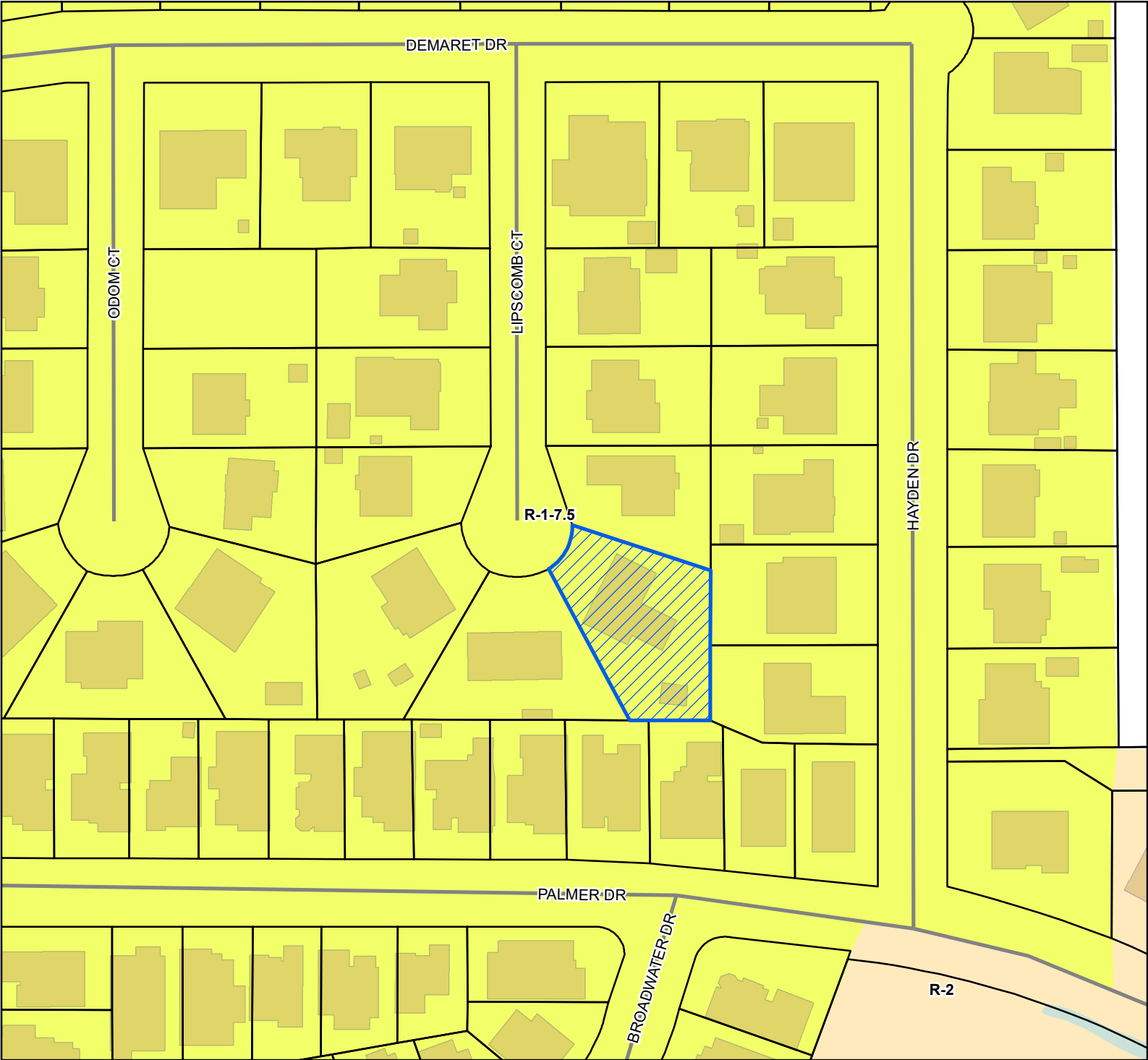
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 19, 2021

Re: Variance 2108ZB120:

Variance 2108ZB120, by owners Joel and Gina Brewer, tax parcel 1010I-01-047.000, Request variance for accessory structure setback, 504 Lipscomb Ct, R-1-7.5 (Single-family), Ward 2



 Site

 Street

 Parcels

 Buildings

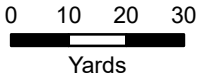
 Water Features

Zoning

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

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

Site Information
1010I-01-047.000
Zoning: R-1-7.5 (Single-family)
Size: 11,194 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.

\$75.00



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

For Staff Use Only

Case File #: 210828120Date Received: 4/30/21

Receipt #: _____

Received By: mwZoning: R-1.7.5

Ward: _____ Flood: _____

Size: _____

(If necessary, use separate sheet of paper)

TAX PARCEL # 10101-01-047.000

Address of Property Involved: 504 Lipscomb CTLot(s) 23, Block(s) 42, Subdivision Collage Park subdivision

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Request a Variance of 5 feet to allow a 3' foot
last side yard setback where 8 feet is required
for the placement of 10' x 12' Shed.

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

Joel Brewer

Printed Name Of Owner

504 Lipscomb CT

Mailing Address

Gulfport, MS 39507

City

State

Zip code

Home Phone

Work/Cell Phone

228-860-7459

Email

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.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

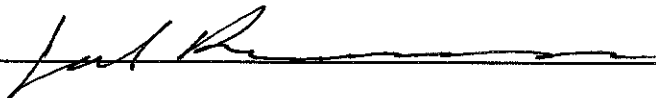
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Joel Brewer

ADDRESS (STREET, CITY, STATE, ZIP CODE) 504 Lipscomb Ct Gulfport, ms 39507

PHONE # (H) _____ (WK/CELL) 228-860-7459

TAX PARCEL NUMBER(S) OWNED 1010I-01-047.000

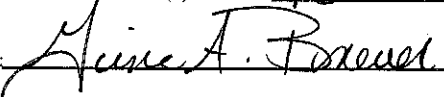
SIGNATURE: 

✓ NAME OF OWNER (PRINT) Gina A. Brewer

ADDRESS (STREET, CITY, STATE, ZIP CODE) 504-Lipscomb Ct. Gulfport, MS 39507

PHONE # (H) _____ (WK/CELL) 228-236-6532

TAX PARCEL NUMBER(S) OWNED 1010I-01-047.000

SIGN:  228-236-6532

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE: _____

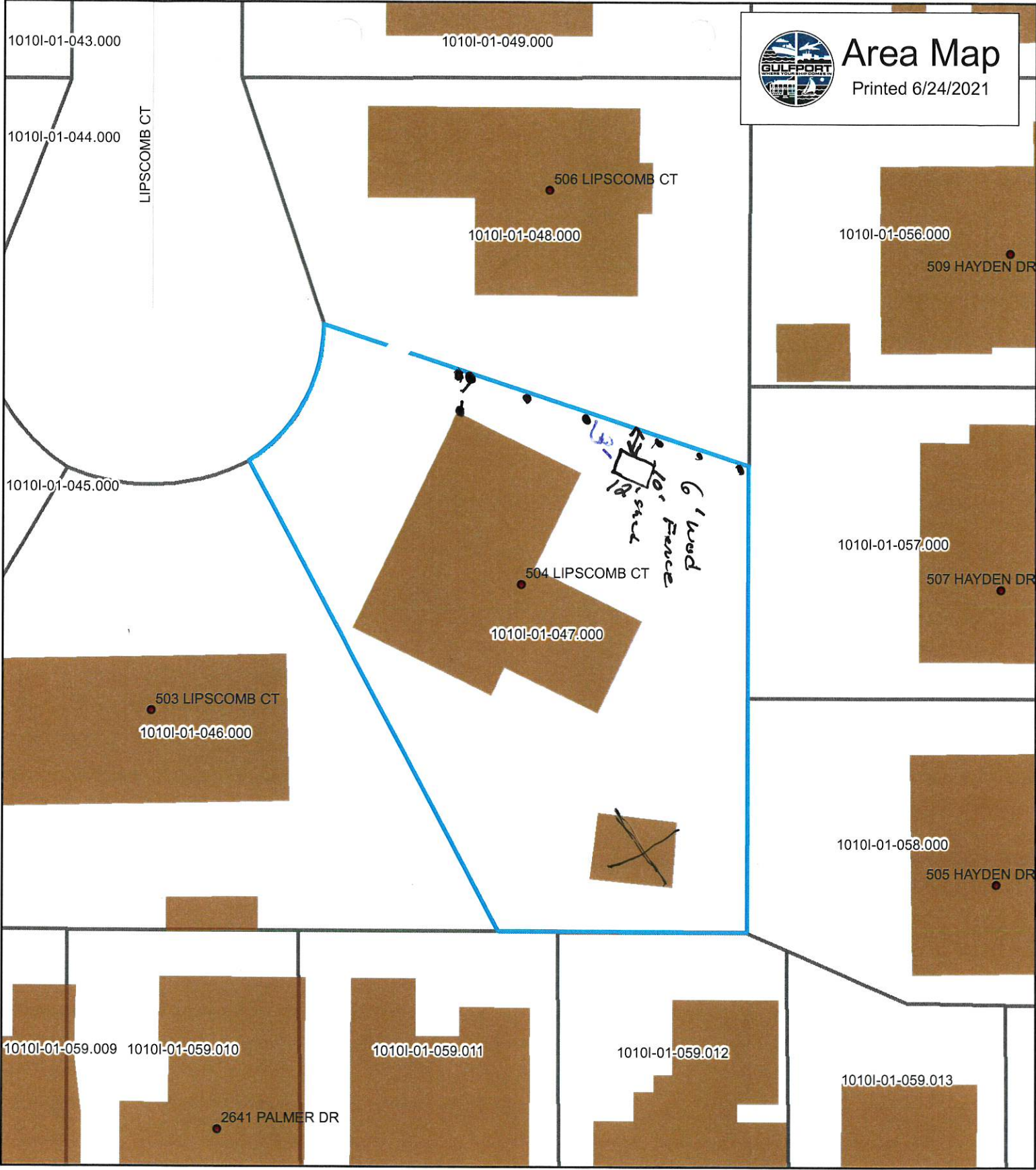
PHONE # (H) _____ (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES PERSON/AGENT FOR YOU: _____





504 L.S.



1. overhang is too close to fence.
2. Didn't know and I put the shed too close to property line.
3. shed is permanently fixed to ground
4. cost of moving the shed would be higher than the shed
5. No special privilege
6. it should be possible by planning approval.



Covenant Affidavit

I, Joel Brewer, being owner or agent of the property 504 Lipscomb Ct
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.

Joel Brewer
Signature

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 30th day of June, 20 21

Matilda Welch

Notary Public



10/09/21
Commission Expiration

✓



1st Judicial District
Instrument Number 2003 3877 D
Filed 5/23/2003 2:30 P
Total Fees 8.00
Book 1629 Page 48-49 Recorded 5-27-03

BOOK 1629 PAGE 48

INDEXING INSTRUCTION:
Exempt pursuant to Section 89-5-33(3)
(a), Mississippi Code of 1972, as amended.

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 Dollars, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, **Deborah A. Brister and Rufus Walter Brister, III** do hereby sell, convey and warrant to **Joel Brewer and Gina Brewer**, as joint tenants with the Right of Survivorship and not as Tenants in Common, the following described real property, with improvements thereon, situated and being in the Harrison County, Mississippi, to-wit:

Lot Thirty Three (33), Block Forty Two (42), College Park Subdivision, First (1st) Addition, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 24 at Page 32 thereof, reference to which is hereby made in aid of and as a part of this description.

This conveyance is made subject to the lien for ad valorem taxes for the current year, as well as such restrictions, reservations, easements and other matters affecting the title thereto (with the exception of printed exclusions from the coverage of any title insurance commitment or policy) as are revealed to Grantees by any survey, title opinion, title insurance commitment or title insurance policy delivered to Grantee(s) contemporaneously with sale.

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

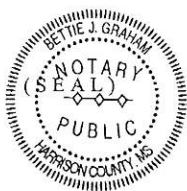
Witness our signatures, this 16th day of May, 2003.

Deborah A. Brister

Rufus Walter Brister, III

STATE OF MISSISSIPPI
COUNTY OF HARRISON BOOK 1629 PAGE 49

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16th day of May, 2003, within my jurisdiction, the within named Deborah A. Brister and Rufus Walter Brister, III, who acknowledged that they executed the above and foregoing instrument.



Bettie J. Graham
NOTARY PUBLIC

My commission expires: 2/19/05

Grantor(s) address:
17891 Highway 195
Philadelphia, MS 39530

Grantee(s) address:
504 Lipscomb Court
Gulfport, MS 39507

Telephone No. (601) 389-0763

Telephone No. (228) 860-7459

Prepared by:
DAVID S. RAINES
Post Office Box 7618
Gulfport, MS 39506-7618
Telephone: (228) 897-2201

PERMITS/INSP PAYMENT RECPT#: 10756622
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 06/30/21 TIME: 15:45
CLERK: tboyd DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:

PAYMENT METH: CHECK

REFERENCE: 2073

AMT TENDERED:

75.00

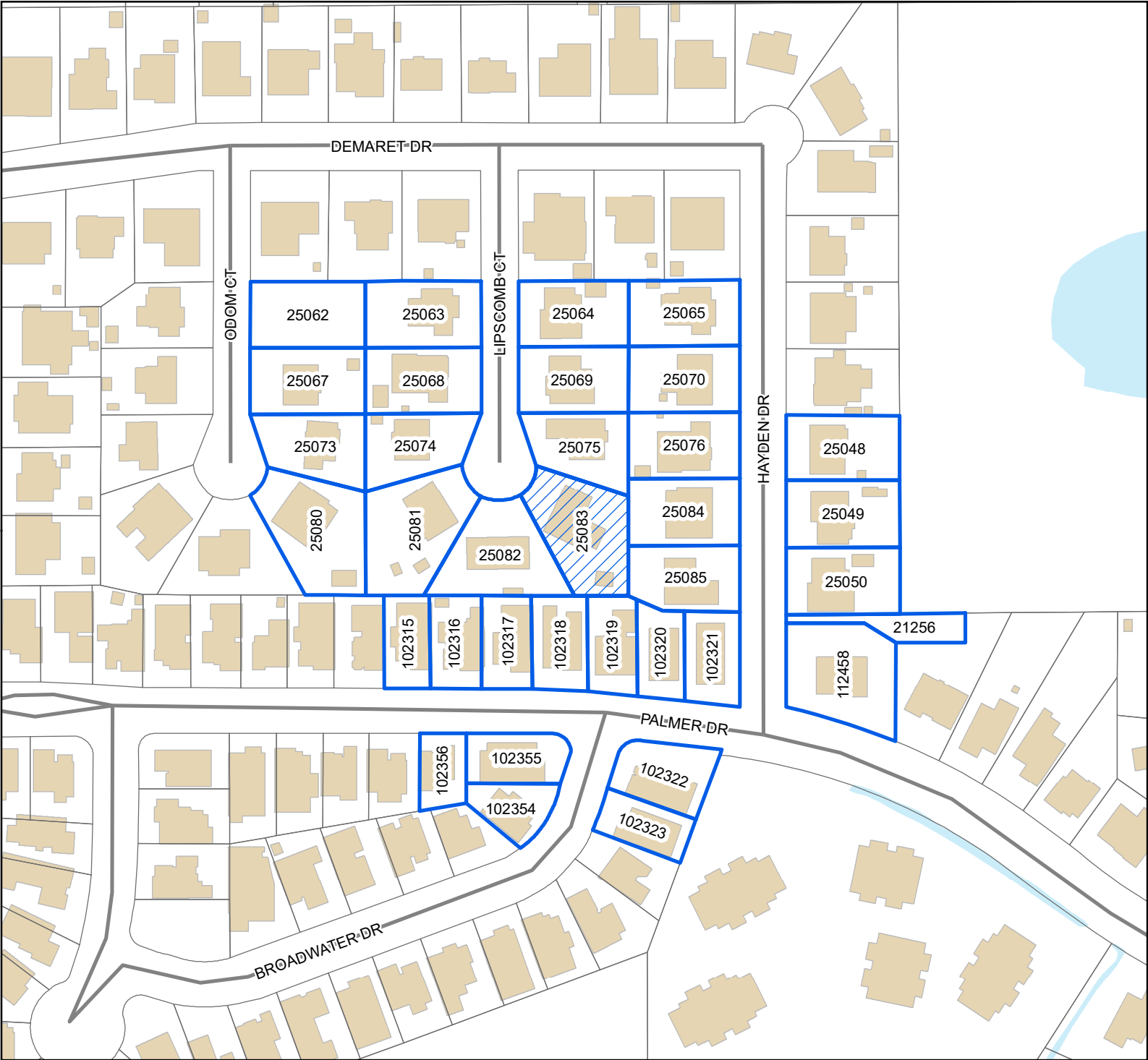
AMT APPLIED:

75.00

CHANGE:

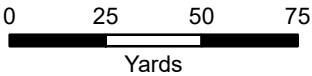
.00

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	25083	1010I-01-047.000	BREWER JOEL BREWER & GINA	504 LIPSCOMB CT	GULFPORT	MS	39507
			Adjacent Property Owners				
	102354	1010I-01-059.047	ARMS WILLIAM J III & ANNA KATHRYN	2647 BROADWATER DR	GULFPORT	MS	39507
	25073	1010I-01-036.000	BOUDREAUX LOUIS P JR	506 ODOM CT	GULFPORT	MS	39501
	102315	1010I-01-059.008	BOURNE JUDITH A & LANCE HARRINGTON	2633 PALMER DR	GULFPORT	MS	39507
	102318	1010I-01-059.011	BRADLEY GREGORY	2645 PALMER DR	GULFPORT	MS	39507
	102320	1010I-01-059.013	BURNETT JANET	2653 PALMER DR	GULFPORT	MS	39507
	25080	1010I-01-035.000	CHRISTIE JASON P & AMIEE H	504 ODOM CT	GULFPORT	MS	39507
	25067	1010I-01-037.000	COX SHERRY D	508 ODOM CT	GULFPORT	MS	39501
	25049	1010I-01-003.000	CRAIN MARIE	506 HAYDEN DR	GULFPORT	MS	39501
	25074	1010I-01-044.000	DUNN KAY C & BILLIE S JR	2251 BAYWOOD DR	BILOXI	MS	39532
N	21256	1010I-01-080.000	GULFPORT CITY OF				0
	25063	1010I-01-042.000	GUT THOMAS H & BARBARA A	511 LIPSCOMB CT	GULFPORT	MS	39507
	25065	1010I-01-054.000	HOLMES EVELYN M & WOODROW	513 HAYDEN DR	GULFPORT	MS	39507
	102317	1010I-01-059.010	IRBY RAY D	2641 PALMER DR	GULFPORT	MS	39507
	25081	1010I-01-045.000	JONES PAMELA E	505 LIPSCOMB CT	GULFPORT	MS	39507
	25064	1010I-01-050.000	KALLAS ANTHONY C II	510 LIPSCOMB CT	GULFPORT	MS	39507
	25084	1010I-01-057.000	KASPER BRIAN K	507 HAYDEN DR	GULFPORT	MS	39507
	25050	1010I-01-002.000	KOEHN LARRY & WF	504 HAYDEN DR	GULFPORT	MS	39507
	102322	1010I-01-059.015	MARTIN JOHN E & MARY J	2694 BROADWATER DR	GULFPORT	MS	39507
	25069	1010I-01-049.000	MIMS LORI A	508 LIPSCOMB COURT	GULFPORT	MS	39507
	25085	1010I-01-058.000	MITCHELL DOROTHY E & JOHN R	505 HAYDEN DR	GULFPORT	MS	39507
	25070	1010I-01-055.000	MITZEL LYDIA J	511 HAYDEN ST	GULFPORT	MS	39507
	102323	1010I-01-059.016	PAOLI MARIE	2690 BROADWATER DR	GULFPORT	MS	39507
	25048	1010I-01-004.000	PARRATORE DOLORES -L/E-	508 HAYDEN DR	GULFPORT	MS	39507
	102316	1010I-01-059.009	PAYNE BELIA I	2637 PALMER DR	GULFPORT	MS	39507
	25062	1010I-01-038.000	RICHMOND REAL ESTATE DEV & PROP LLC	481 32ND ST	GULFPORT	MS	39507
	102355	1010I-01-059.048	ROBINSON BONNIE J	2651 BROADWATER DR	GULFPORT	MS	39507
	102319	1010I-01-059.012	SANCHEZ HELEN M	2649 PALMER DR	GULFPORT	MS	39507
	112458	1010I-01-079.054	SCIBILIA KAY ETTA -EST-	2711 PALMER DR	GULFPORT	MS	39507
	25082	1010I-01-046.000	SMITH CHERYL BERRY -L/E-	503 LIPSCOMB CT	GULFPORT	MS	39507
	102356	1010I-01-059.049	STRAHAN ROBERT A	2634 PALMER DRIVE	GULFPORT	MS	39507
	102321	1010I-01-059.014	STROUP MARLA LOUISE REVOCABLE TRUST	2657 PALMER DR	GULFPORT	MS	39507
	25075	1010I-01-048.000	SUPPLE WILLIAM M & FRANCES IRMA	2504 DEMARET DR	GULFPORT	MS	39507
	25068	1010I-01-043.000	TAAKE CATHY J & ENTREKIN MARY E	509 LIPSCOMB CT	GULFPORT	MS	39501
	25076	1010I-01-056.000	WALKER VIRGINIA E	509 HAYDEN DR	GULFPORT	MS	39507



Legend

-  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.

RE: Variance 2108ZB136, by owners Cristopher and Kathryn Spear, tax parcel 1010N-01-086.000, Request variance for parking spaces, backing into the right-of-way, landscape buffer fence height, Zoned B-1 (General business), 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, August 19, 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, August 19, 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.

MEMORANDUM

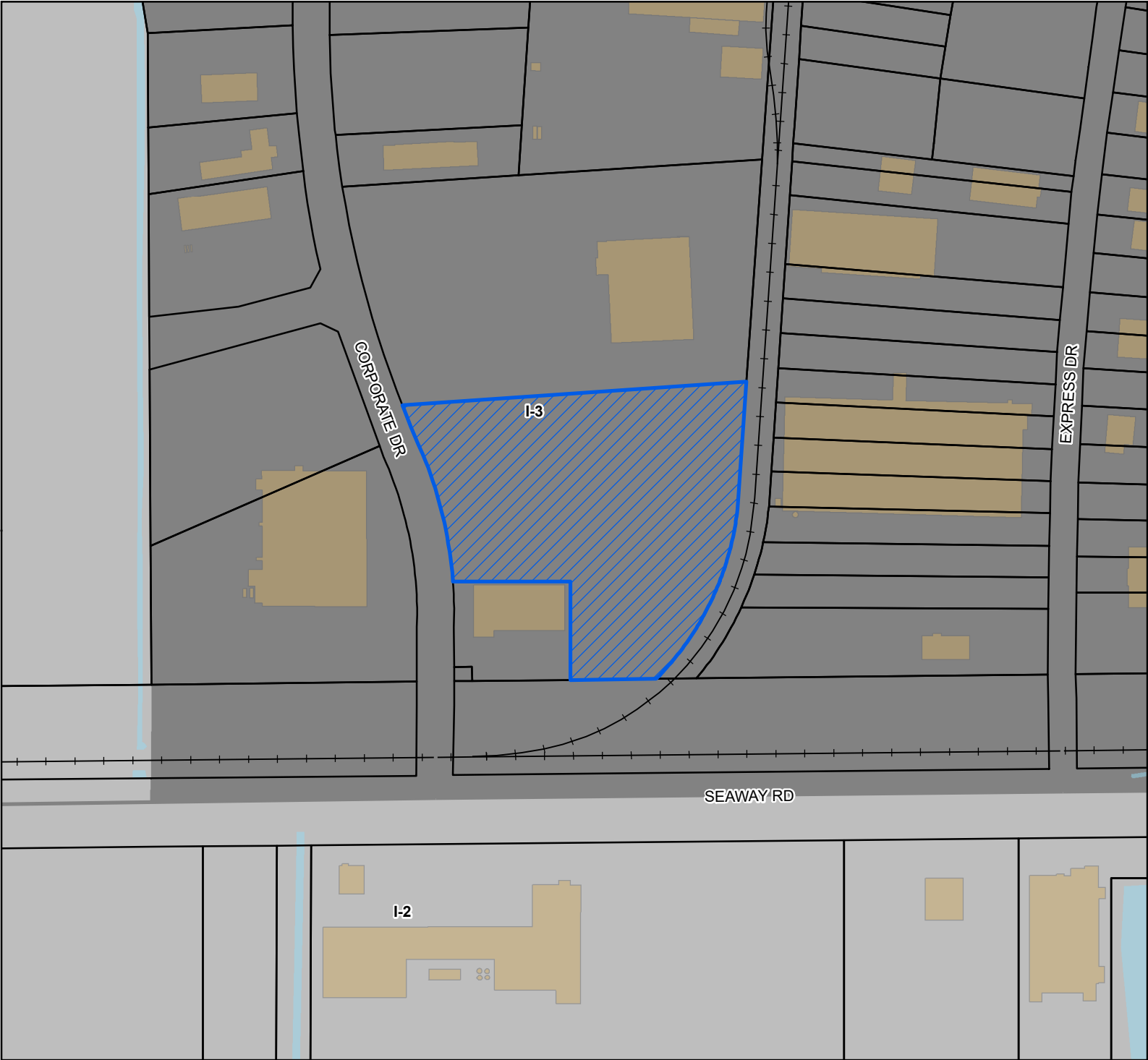
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 19, 2021

Re: Variance 2108ZB121:

Variance 2108ZB121, by agent Brown, Mitchell & Alexander, tax parcel 0909A-01-001.044,
Variances for setbacks, Corporate Dr, Zoned I-3 (Planned Industrial park), Ward 5



Site

Street

Railroad

Parcels

Buildings

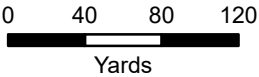
Water Features

Zoning

I-2 - Heavy Industry District

I-3 - Planned Industrial District

Site Information
0909A-01-001.044
Zoning: I-3 (Planned Industrial)
Size: 42,549 sq ft.
Flood: 0.2%



1 inch = 300 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 #: 210828121Date Received: 7/1/21

Receipt #: _____

Received By: CLZoning: I-3

Ward: _____ Flood: _____

Size: _____

APPLICATION FOR VARIANCE

Property Information

TAX PARCEL #	0	9	0	9	A	-	0	1	-	0	0	1	●	0	4	4
						-			-				●			
						-			-				●			

(If necessary, use separate sheet of paper)

Address of Property Involved: N/ALot(s) 1, Block(s) _____, Subdivision Intraplex 10, Phase 2

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Request for variance of building setback requirements to facilitate location of proposed Office Building. We are requesting a building setback variance of approximately 18.61' on the West and 6.86' on the East per the I-3 zoning requirements. Due to the odd shape of the lot, this request is required in order to fit the building/parking as designed (please see #1 on F).

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

Wharton-Smith, Inc
Printed Name Of Owner
1087 East Pass Road
Mailing Address
Gulfport MS 39507
City State Zip code
Office: (228)284-2068 Cell: (228)328-8731
Home Phone Work/Cell Phone
mmcdaniel@whartonsmith.com
Email
[Signature]
Signature Of Owner

AGENT

Brown, Mitchell & Alexander
Printed Name Of Agent
401 Cowin Road, Suite A
Mailing Address
Gulfport MS 39507
City State Zip code
Office: (228)864-7612 Cell: (228)380-1131
Home Phone Work/Cell Phone
dax@bmaengineers.com
Email
[Signature]
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.



Wharton-Smith, Inc.
CONSTRUCTION GROUP

July 1, 2021

City of Gulfport
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS, 39501

RE: Agent Authority

To Whom it May Concern:

Please accept this documentation as Wharton-Smith, Inc's authorization to allow Brown, Mitchell & Alexander's Dax Alexander to act as our Agent in the upcoming Application Hearings, whether it be before the Zoning Board or the Planning Commission.

Mark McDaniel
Director of Operations
Wharton-Smith, Inc

Dax Alexander
President / Principal
Brown, Mitchell & Alexander

State of: Mississippi

County of: Harrison

Subscribed and sworn before me this 1st day of July 2021

Notary Public: Brenda Lee Lancaster

My Commission Expires Aug 4, 2023





Wharton-Smith, Inc.
CONSTRUCTION GROUP

1. Given the odd shape of the lot, the proposed building and parking layout is the best option to meet the minimum 1-3 building site area and provide ample parking spaces. If the building were to move inside of the setbacks, ample parking could not be provided.
2. The applicant has made no changes to the subject property.
3. The location of the lot is in a curve of Corporate Drive so the entire front property line is a compound radius. This creates an allowable building width of 35 feet on the side of the property. The small allowable building area creates a hardship when designing a property sized building and parking lot.
4. We are requesting to construct a single - story office building common to the area. If we are unable to construct the building as proposed, we will not be able to construct ample parking to service the building and therefore will most likely not be able to move forward with the project.
5. We believe we will not receive any special benefit from this variance that others who follow the zoning ordinance cannot receive. We are proposing to construct a building common to adjacent facilities that meets minimum requirements set forth in the zoning ordinance.
6. The proposed use is permissible by right with respect to uses of lands or structures.

G

I, Wharton-Smith, Inc, of Gulfport, in Harrison, Mississippi, MAKE OATH AND SAY THAT:

- ©2002-2021 LawDepot.com®



HARRISON COUNTY
Development Commission

July 6, 2021

Mr. Greg Holmes,

Regarding Lot Owner: Wharton Smith and Tax Parcel 0909A-01-001.044 Lot H

On behalf of the Harrison County Development Commission, we support the variance request.

Sincerely,

Bill Lavers
Executive Director

Lisa M. Verhovshek

Paralegal
2510 14th Street
Suite 1125
Gulfport, MS 39501
P: 228.867.7141
F: 228.867.7142
lmv@wisecarter.com

June 15, 2021

Mark McDaniel
Wharton Smith, Inc.
1087 E. Pass Rd.
Gulfport, MS 39507

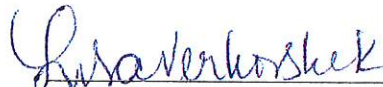
Re: Land Purchase

Dear Mr. McDaniel:

Enclosed please find the original recorded Special Warranty Deed and original HUD 1 Settlement Statement regarding your land purchase from Harrison County Development Commission.

Please do not hesitate to contact me if you have any questions or need anything further.

Sincerely,



Lisa Verhovshek

/lmv
Enclosures



SCANNED



James C. Simpson, Jr. 1st Judicial District
Instrument 2021 6876 D - J1
Filed/Recorded 5/19/2021 03:55 P
Total Fees \$ 36.00
5 Pages Recorded

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

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

STATE OF MISSISSIPPI,
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

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

HARRISON COUNTY DEVELOPMENT COMMISSION
12281 Intraplex Parkway
Gulfport, MS 39503
228-896-5020

and

HARRISON COUNTY BOARD OF SUPERVISORS
Harrison County Courthouse
Gulfport, MS 39501
228-865-4001

and jointly acting for and on behalf of

HARRISON COUNTY, MISSISSIPPI
Harrison County Courthouse
Gulfport, MS 39501
228-865-4001

do hereby sell, convey, and specially warrant unto:

**Wharton Smith Inc.
1087 East Pass Rd.
Gulfport, MS 39507
Telephone No.: (228) 284-2068**

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

(See Exhibit A attached)

INDEXING INSTRUCTIONS:

Bernard Bayou Industrial District
First Judicial District of Harrison County, Mississippi

The above described property is no part the Grantors' homestead.

The above described real property shall be used for the purpose of a Gulf Coast Division office. Should Grantee fail to use the land for said purpose within one year from the date of the sale Seller have the option, but not the obligation, to repurchase such land at the purchase price, net of all costs, received by Grantee in this sale.

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

WITNESS THE SIGNATURES of the Grantor, this the 23 day of March, 2021.

HARRISON COUNTY DEVELOPMENT COMMISSION

BY:

Frank Castiglia, Jr.
Frank Castiglia, Jr., President

ATTEST:

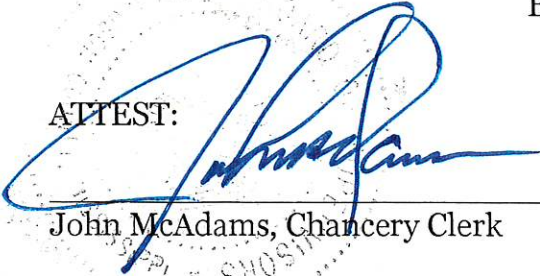
John Sneed
John Sneed, Secretary

HARRISON COUNTY BOARD OF SUPERVISORS

BY:


Beverly Martin, President

ATTEST:


John McAdams, Chancery Clerk

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY came and appeared before me on this the 23 day of March, 2021 the undersigned authority in and for the County and State aforesaid, the within named Frank Castiglia, Jr., President and John Sneed, Secretary of the Harrison County Development Commission, a public entity of the State of Mississippi, and who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein set out as the act and deed of the Harrison County Development Commission, they having full authority to do so.

WITNESS my hand and official seal of office on this the 23 day of March, 2021.



My Commission Expires


NOTARY PUBLIC

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONALLY came and appeared before me on this the 3rd day of May, 2021, the undersigned authority in and for the County and State aforesaid, the within named John McAdams, Chancery Clerk of Harrison County, Mississippi and Beverly Martin, President of the Harrison County Board of Supervisors, a public entity of the State of Mississippi, and who acknowledged that they signed and delivered the above and foregoing instrument on the day and year therein set out as the act and deed of the Harrison County Board of Supervisors, they having full authority to do so.

WITNESS my hand and official seal of office on this the 3rd day of May, 2021.

Angela Thrash
NOTARY PUBLIC

My Commission Expires:



EXHIBIT "A"

To Special Warranty Deed by the Harrison County Development Commission, and
Harrison County Board of Supervisors Acting
For and On Behalf of Harrison County, Mississippi, to
Wharton Smith Inc.

LEGAL DESCRIPTION of PARCEL "H"

A parcel of land situated in part of Lot 1, Intraplex 10, Phase 2, per Plat Book 37, page 13, of the records of the Chancery Clerk of the First Judicial District of Harrison County, City of Gulfport, Mississippi, better described as follows, to-wit:

Commencing at a concrete monument located at the Southeast corner of said Lot 1, Intraplex 10, Phase 2, thence along the West margin of the Intraplex 10 Lead Track Spur along a curve concave to the Northwest, having a radius of 538.69 feet, for a distance of 259.76 feet, having a chord bearing of N 33°40'35" E for a chord distance of 257.25 feet, to an iron rod, thence continue along said west margin and along said curve having a radius of 538.69 feet for a distance of 83.15 feet, having a chord bearing of N 15°30'55" E for a chord distance of 83.07 feet to an iron rod, thence S 89°54'02" W 520.00 feet to an iron rod and the **POINT OF BEGINNING**, thence S 89°54'02" W 101.74 feet to an iron rod on the East margin of Corporate Drive, thence North along a curve concave to the West having a radius of 1001.33 feet for a distance of 229.02 feet, having a chord bearing of N 16°57'09" W for a chord distance of 228.52 feet to an iron rod, thence along a curve concave to the East having a radius of 2245.97 feet for a distance of 85.23 feet, having a chord bearing of N 22°15'53" W for a chord distance of 85.22 feet to an iron rod, thence departing said east margin run thence N 87°04'36" E 200.32 feet, thence S 00°05'58" E 307.06 feet to the Point of Beginning. Said parcel contains 43948 square feet or 1.01 acres, more or less.

A. U.S. DEPARTMENT OF HOUSING & URBAN DEVELOPMENT SETTLEMENT STATEMENT		L. TYPE OF LOAN 1. ☐ FHA 2. ☐ FmHA 3. ☒ Conv. Unins. 4. ☐ VA 5. ☐ Conv. Ins. 6. FILE NUMBER: 11651-0 HCDC- Wharton Smith 7. LOAN NUMBER: 1.0 3/98 11651-0 HCDC- Wharton Smith / 81 8. MORTGAGE INS 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 "[POC]" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.			
D. NAME AND ADDRESS OF BUYER: Wharton Smith Inc. 1087 East Pass Rd Gulfport, MS 39507		E. NAME AND ADDRESS OF SELLER: Harrison County Development Commission 1221 Intraplex Parkway Gulfport, MS 39503	
G. PROPERTY LOCATION: Corporate Court Lot F Part of Lot 1, Intraplex 10, Phase 2 Gulfport, MS		F. NAME AND ADDRESS OF LENDER: H. SETTLEMENT AGENT: Wise Carter Child & Caraway, P.A. PLACE OF SETTLEMENT: 2510 14th Street Suite 1125 Gulfport, MS 39501	
		I. SETTLEMENT DATE: May 19, 2021 DISBURSEMENT DATE: May 19, 2021	

J. SUMMARY OF BUYER'S TRANSACTION	K. SUMMARY OF SELLER'S TRANSACTION
100. GROSS AMOUNT DUE FROM BUYER: 101. Contract sales price 105,528.00 102. Personal property 103. Settlement charges to buyer (line 1400) 473.67 104. 105. Adjustments for items paid by seller in advance 106. City/Town taxes 107. County taxes 108. Assessments 109. 110. 111. 112. 120. GROSS AMOUNT DUE FROM BUYER 106,001.67 200. AMOUNTS PAID BY OR IN BEHALF OF BUYER: 201. Deposit or earnest money 1,098.70 202. Principal amount of new loan(s) 203. Existing loan(s) taken subject to 204. 205. 206. 207. 208. 209. Adjustments for items unpaid by seller 210. City/Town taxes 211. County taxes 212. Assessments 213. 214. 215. 216. 217. 218. 219. 220. TOTAL PAID BY/FOR BUYER 1,098.70 300. CASH AT SETTLEMENT FROM/TO BUYER: 301. Gross amount due from Buyer (Line 120) 106,001.67 302. Less amount paid by/for Buyer (Line 220) (1,098.70) 303. CASH FROM BUYER 104,902.97	400. GROSS AMOUNT DUE TO SELLER: 401. Contract sales price 105,528.00 402. Personal property 403. 404. 405. Adjustments for items paid by seller in advance 406. City/Town taxes 407. County taxes 408. Assessments 409. 410. 411. 412. 420. GROSS AMOUNT DUE TO SELLER 105,528.00 500. REDUCTIONS IN AMOUNT DUE TO SELLER: 501. Excess deposit (see instructions) 502. Settlement charges to seller (line 1400) 3,165.84 503. Existing loan(s) taken subject to 504. Payoff of first mortgage loan 505. Payoff of second mortgage loan 506. Dep. retained by sellers 1,098.70 507. 508. 509. Adjustments for items unpaid by seller 510. City/Town taxes 511. County taxes 512. Assessments 513. 514. 515. 516. 517. 518. 519. 520. TOTAL REDUCTION AMOUNT DUE SELLER 4,264.54 600. CASH AT SETTLEMENT TO/FROM SELLER: 601. Gross amount due to Seller (Line 420) 105,528.00 602. Less reductions due Seller (Line 520) (4,264.54) 603. CASH TO SELLER 101,263.46

L. SETTLEMENT CHARGES

790. TOTAL COMMISSION Based on Price		105,528.00 @ 3.0000 %	3,165.84		
Division of Commission (line 700) as Follows:					
701.	\$ 3,165.84	to			
702.		to			
703.	Commission Paid at Settlement				
704.		to			3,165.84
800. ITEMS PAYABLE IN CONNECTION WITH LOAN					
801.	Loan Origination Fee	% to			
802.	Loan Discount	% to			
803.	Appraisal fee	to			
804.	Credit report	to			
805.	Lender's inspection fee	to			
806.	Mortgage insurance application fee	to			
807.	Assumption fee	to			
808.		to			
809.		to			
810.		to			
811.		to			
900. ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE					
901.	Interest From 05/19/21 to 06/01/21 @ \$	/day (13 days %)			
902.	Mortgage insurance premium	for month to			
903.	Hazard insurance premium	for year to			
904.		for year to			
905.		to			
1000. RESERVES DEPOSITED WITH LENDER					
1001.	Hazard insurance	Months @ \$	per Month		
1002.	Mortgage insurance	Months @ \$	per Month		
1003.	City property taxes	Months @ \$	per Month		
1004.	County property taxes	Months @ \$	per Month		
1005.	Annual assessments	Months @ \$	per Month		
1006.		Months @ \$	per Month		
1007.		Months @ \$	per Month		
1008.		Months @ \$	per Month		
1100. TITLE CHARGES					
1101.	Settlement or closing fee	to			
1102.	Abstract or title search	to			
1103.	Title examination	to Harrison County Development Commission		137.67	
1104.	Title insurance binder	to			
1105.	Document preparation	to			
1106.	Notary fees	to			
1107.	Attorney's fees	to			
	(includes above item numbers:	)			
1108.	Title insurance	to			
	(includes above item numbers:	)			
1109.	Lender's coverage				
1110.	Owner's coverage				
1111.		to			
1112.		to			
1113.		to			
1200. GOVERNMENT RECORDING AND TRANSFER CHARGES					
1201.	Recording fees: Deed ; Mortgage ; Releases			36.00	
1202.	City/County tax/stamps: Deed ; Mortgage				
1203.	State tax/stamps: Deed ; Mortgage				
1204.		to			
1205.		to			
1300. ADDITIONAL SETTLEMENT CHARGES					
1301.	Survey	to Harrison County Development Commission		300.00	
1302.	Pest inspection	to			
1303.		to			
1304.		to			
1305.		to			
1400. TOTAL SETTLEMENT CHARGES (Enter on Lines 103, Section J and 502, Section K)				473.67	3,165.84

Acknowledgment Of Receipt Of Settlement Statement

Buyer/Borrower: Wharton Smith Inc.
Seller: Harrison County Development Commission
Lender:
Settlement Agent: Wise Carter Child & Caraway, P.A.
Place of Settlement: 2510 14th Street, Suite 1125
Gulfport, MS 39501
Settlement Date: May 19, 2021
Property Location: Corporate Court Lot F
Part of Lot 1,
Intraplex 10, Phase 2
Gulfport, MS

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the HUD-1 Settlement Statement.

Wharton Smith Inc.

BY: 

Harrison County Development Commission

BY: 


Wise Carter Child & Caraway, P.A.
Settlement Agent

WARNING: It is a crime to knowingly make false statements to the United States on this or any similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.

11651-0 HCDC- Wharton Smith/8

Wharton-Smith, Inc.
CONSTRUCTION GROUP

CORPORATE RESOLUTION

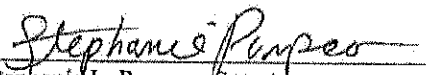
I, the undersigned Secretary of Wharton Smith, Inc., a corporation organized and existing under the laws of the State of Florida, do hereby certify that a meeting of the Board of Directors of said corporation, duly held on July 1, 2020 a quorum being present, the following resolution was adopted and entered upon the regular minute book of said corporation, is in accordance with the by-laws and is now in full force and effect to-wit:

The current list of qualifiers to act for the business organization in all matters connected with its contracting business has now been amended to read:

Ronald F. Davoli
George E. Smith
Timothy S. Smith
Stephanie L. Pompeo
Patrick J. Hewitt
Kenneth E. Marcell III
Darin A. Crafton
Todd H. O'Donnell
Gregory L. Williams
Mark H. McDaniel
Thomas D. Iarossi
Andre P. Boagni

I HEREBY certify that the foregoing is a true and exact copy of the resolution adopted by the Board of Directors of this Corporation and that such resolution has not been amended, modified, or revoked and is still in force and effect.

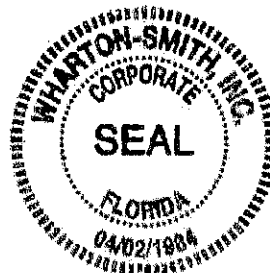
Signed and sealed this 1st day of July 2020.
(Seal of Corporation)


Stephanie L. Pompeo, Secretary


George E. Smith, Director

Timothy S. Smith, Director

Ronald F. Davoli, Director





Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
Wharton-Smith, Inc.	Legal

Business Information

Business Type:	Profit Corporation
Business ID:	950464
Status:	Good Standing
Effective Date:	06/04/2009
State of Incorporation:	FL
Principal Office Address:	

Registered Agent

Name
CORPORATION SERVICE COMPANY 7716 Old Canton Rd, Suite C Madison, MS 39110

Officers & Directors

Name	Title
Ronald F. Davoli 750 Monroe Rd. Sanford, FL 32771	President, Treasurer
Timothy S. Smith 750 Monroe Rd. Sanford, FL 32771	Vice President
Stephanie Pompeo 750 Monroe Road Sanford, FL 32771	Secretary
George E. Smith 750 Monroe Rd. Sanford, FL 32771	Director

MISCELLANEOUS PAYMENT RECPT#: 10757815
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 07/01/21 TIME: 15:05
CLERK: Unorthing DEPT: BCS
CUSTOMER#: 0

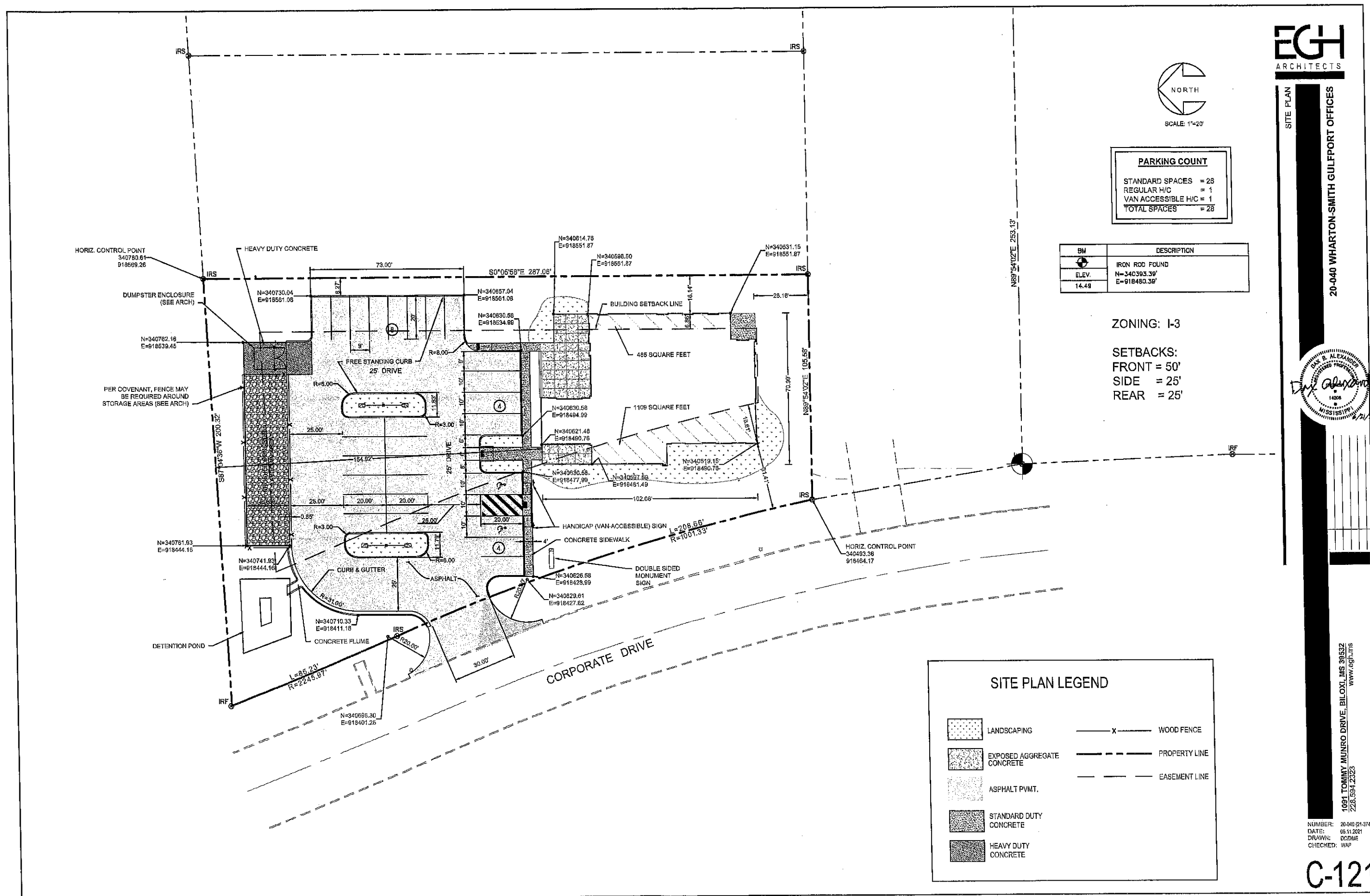
COMMENT: VARIANCE REQUEST

CHG: 422900 PERMITS-OTHER 75.00

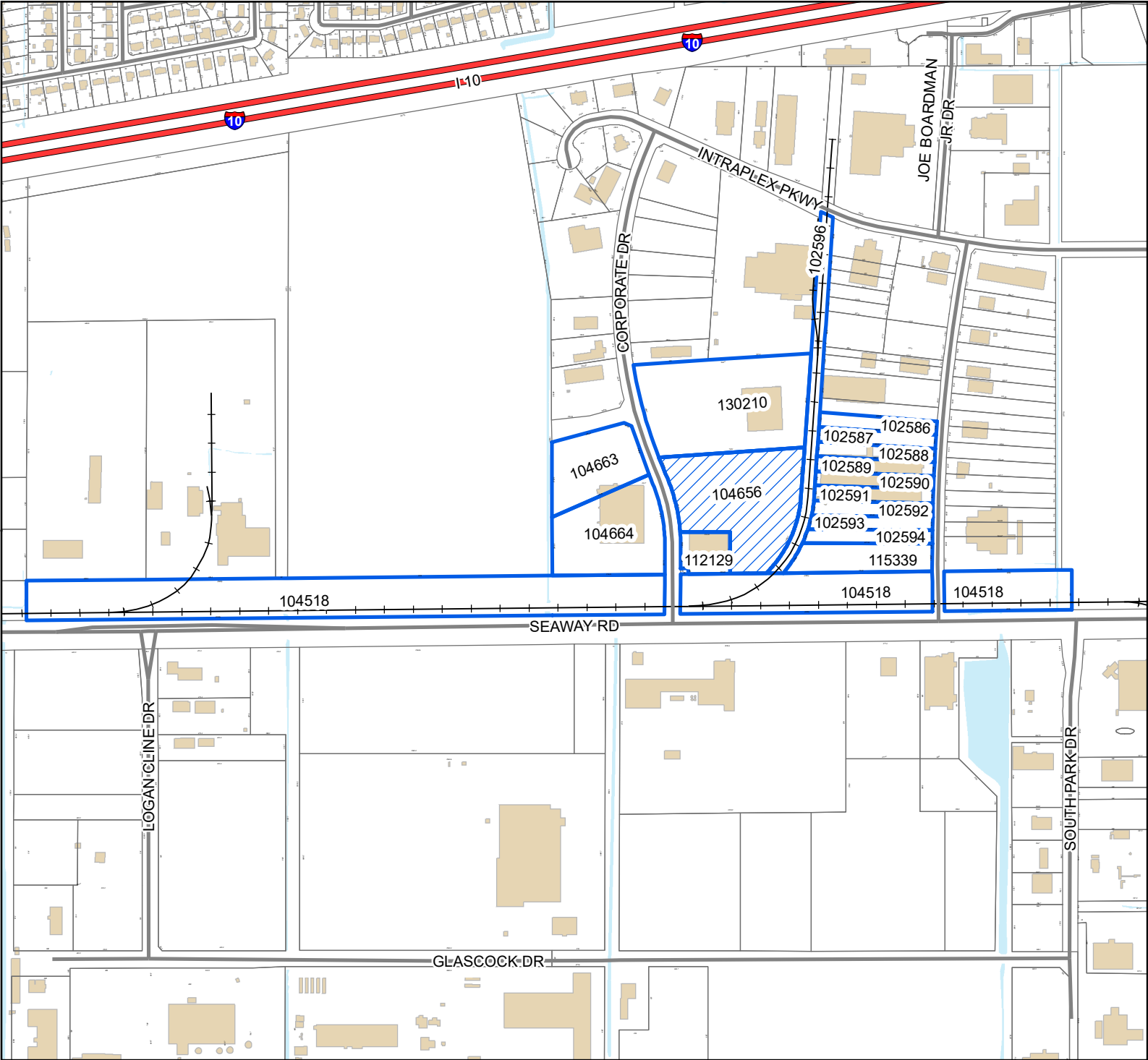
AMOUNT PAID: 75.00

PAID BY: WHARTON-SMITH
PAYMENT METH: CHECK
9010

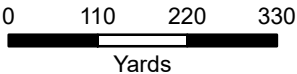
REFERENCE:
AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00



Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			WHARTON-SMITH, INC (OWNER)	1087 EAST PASS ROAD	GULFPORT	MS	39507
Y			BROWN, MITCHELL, & ALEXANDER (AGENT)	401 COWAN ROAD, SUITE A	GULFPORT	MS	39507
			Adjacent Property Owners				
	130210	0909A-01-001.075	FED VIII LLC	3601 SPRING HILL BUSINESS PARK STE 200	MOBILE	AL	36608
N	102596	0909A-01-001.042	HARRISON CO DEV COMM				0
	104656	0909A-01-001.044	HARRISON CO DEV COMM	P O BOX 1870	GULFPORT	MS	39502
	115339	0909A-01-001.068	HARRISON CO UTILITY AUTH	14108 AIRPORT RD	GULFPORT	MS	39503
	112129	0909A-01-001.056	J B LEVERT LAND COMPANY INC	P O BOX 518	METAIRIE	LA	70004
N	102592	0909A-01-001.038	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
N	102593	0909A-01-001.039	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
N	102594	0909A-01-001.040	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
N	102586	0909A-01-001.032	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
N	102591	0909A-01-001.037	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
N	102590	0909A-01-001.036	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
N	102588	0909A-01-001.034	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
N	102589	0909A-01-001.035	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
N	102587	0909A-01-001.033	JOHN FAYARD REAL ESTATE LLC	P O BOX 2189	GULFPORT	MS	39505
	104518	0909H-01-005.000	MISS POWER CO	2992 W BEACH BLVD	GULFPORT	MS	39501
	104664	0909A-01-001.052	UNITED STATES POSTAL SERVICE	330 RELTY ACQUISITION BRANCH	MEMPHIS	TN	38166
N	104663	0909A-01-001.051	UNITED STATES POSTAL SERVICE	330 RELTY ACQUISITION BRANCH	MEMPHIS	TN	38166



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



1 inch = 708 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.

RE: Variance 2108ZB121, by agent Brown, Mitchell & Alexander, tax parcel 0909A-01-001.044, Variances for setbacks, Corporate Dr, Zoned I-3 (Planned Industrial park), Ward 5 To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, August 19, 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, August 19, 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.

MEMORANDUM

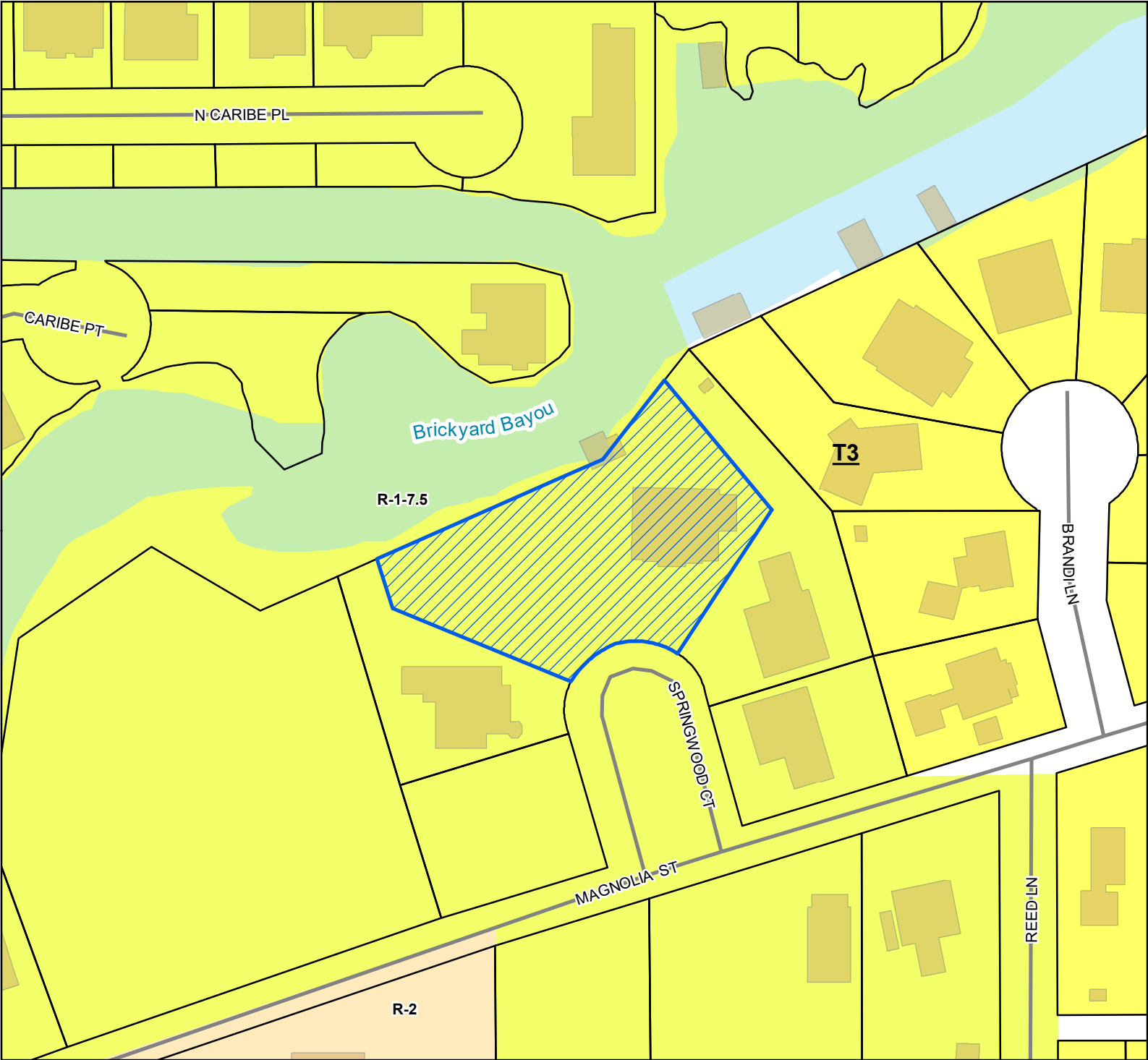
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 19, 2021

Re: Variance 2108ZB125:

Variance 2108ZB125, by owners Charles and Charlotte Slade, tax parcel 0910H-01-017.013, Variances for accessory structure size and height, 482 Springwood Ct, Zoned R-1-7.5 (Single-family), Ward 4



Site
[Blue hatched box] Site

Street
[Grey line] Street

Parcels
[Black outline] Parcels

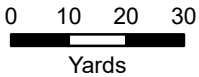
Buildings
[Tan shape] Buildings

Water Features
[Light blue shape] Water Features

Smart Code
[Yellow box] T3

Zoning
R-1-7.5 - Single Family
Residence District (Low Density)
R-2 - Single Family
Residence District (Medium Density)

Site Information
0910H-01-017.013
Zoning: R-1-7.5 (Single Family)
Size: 30,955 sq ft
Flood: AE



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 #: 210828125Date Received: 7/2/21

Receipt #: _____

Received By: CLZoning: R-1-7.5Ward: 4 Flood: AESize: 30,955 sqft

(If necessary, use separate sheet of paper)

TAX PARCEL # 0910H-01-017-013

Address of Property Involved: 482 SPRINGWOOD COURTLot(s) 12 & 13, Block(s) _____, Subdivision HIDDEN BAYOUGeneral Location: NORTH OF MAGNOLIA ST & EAST OF COURTHOUSE RD.**GENERAL DESCRIPTION OF REQUEST:**

CONSTRUCT ENCLOSED GARAGE ON EXISTING 30'X32'
FOUNDATION (960 S.F.) WITH ELEVATED 11' DOOR FOR BOAT
WITH TOP OF ROOF AT 20'-2" (SEE DRAWINGS)

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

CHARLES F. SLADE JR

Printed Name Of Owner

482 SPRINGWOOD COURT

Mailing Address

GULFPORT MS 39507

City

State

Zip code

228-380-9244

Home Phone

Work/Cell Phone

Email

bbyou@bellsouth.net

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.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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 authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) CHARLOTTE B. SLADE

ADDRESS (STREET, CITY, STATE, ZIP CODE) 482 SPRINGWOOD COURT

PHONE # (H) _____ (WK/CELL) 228-860-2501

TAX PARCEL NUMBER(S) OWNED 09104-01-017.013

SIGNATURE: x Charlotte B. Slade

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGN: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (WK/CELL) _____

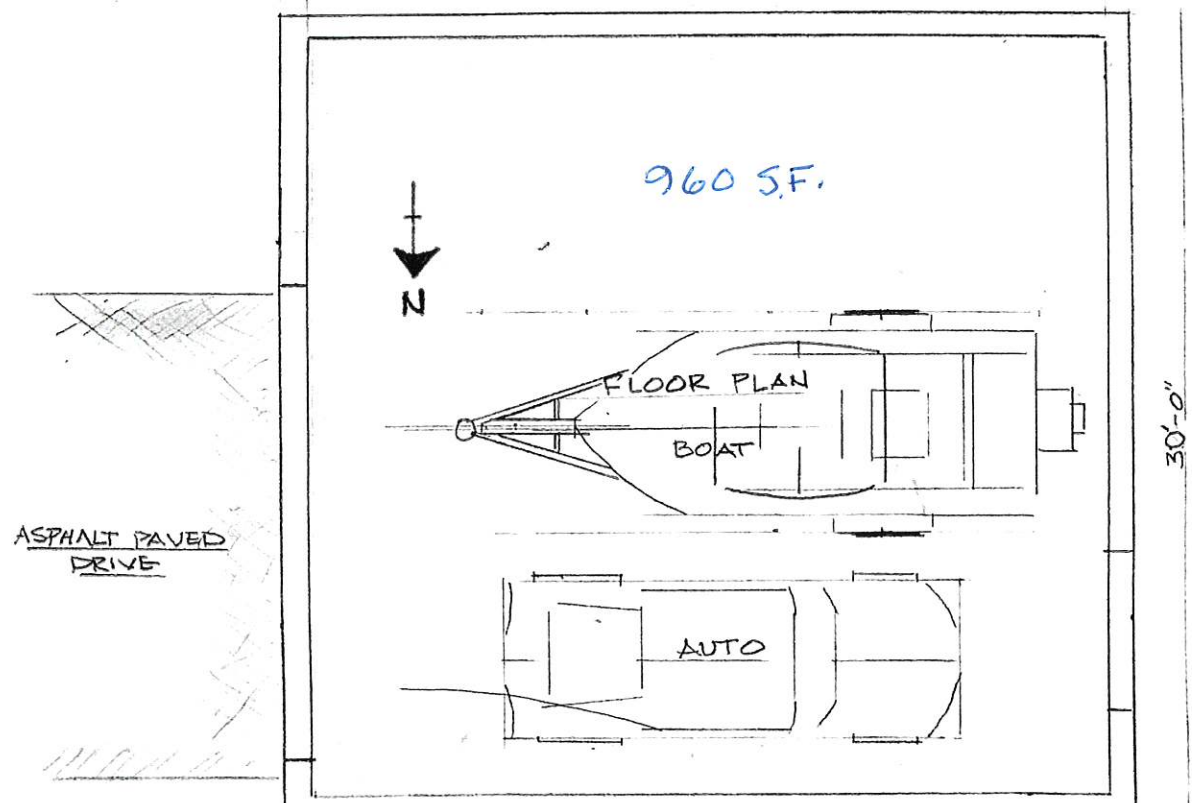
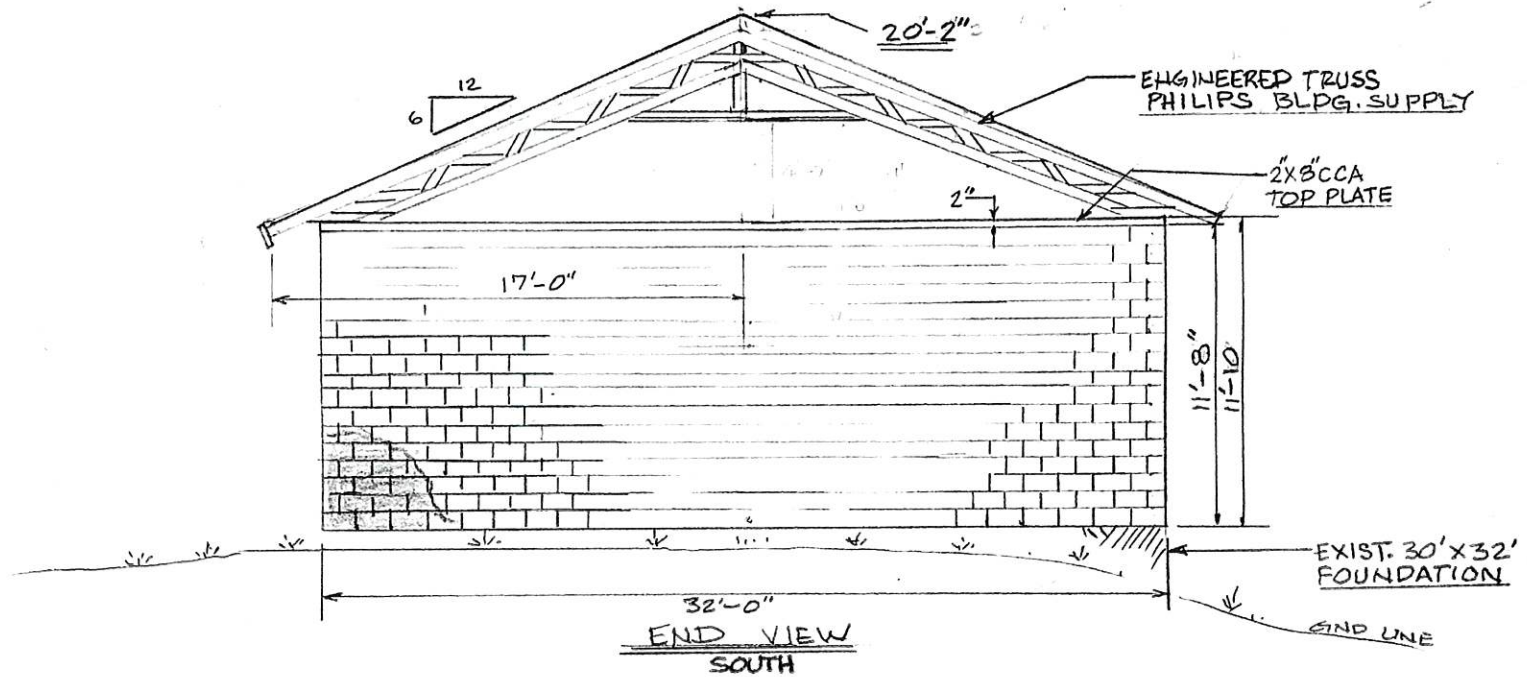
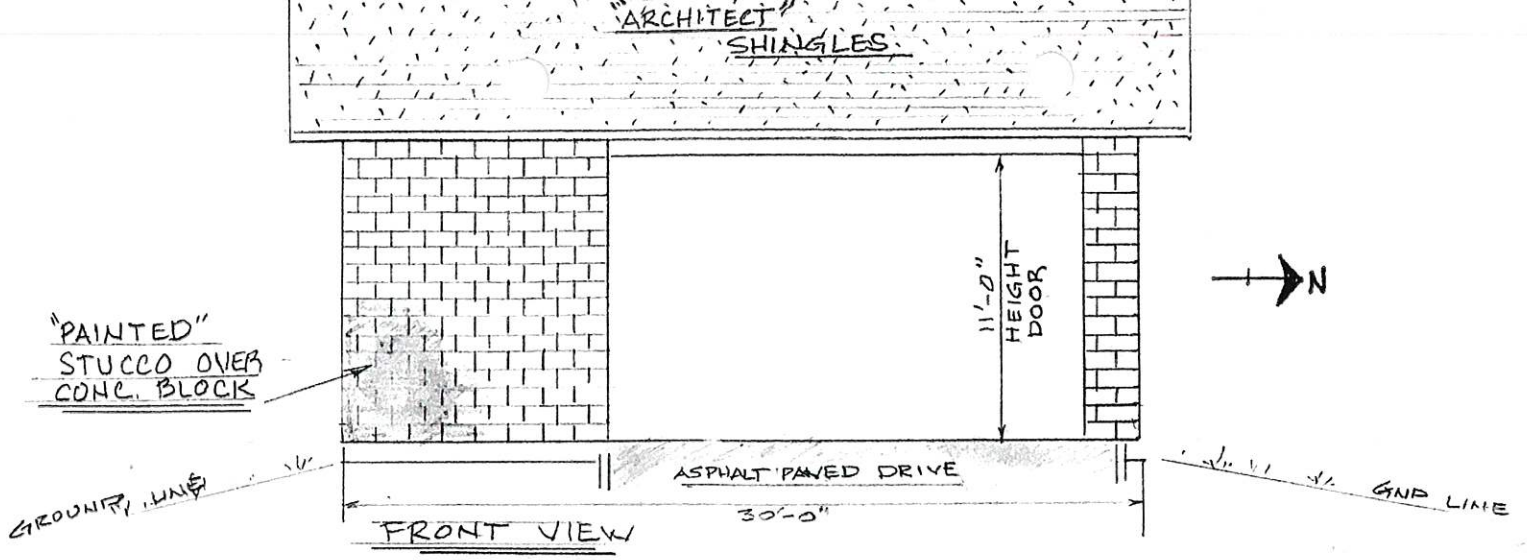
TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU: _____





Covenant Affidavit

I, CHARLES F. SLADE JR being owner or agent of the property 482 SPRINGWOOD COURT

PRINT NAME

PRIMARY ADDRESS OR PARCEL
#0910H-01-017-013

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

Charles F. Slade Jr

Signature

JULY 1, 2021

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 1st day of JULY, 20 21

[Signature]

Notary Public

10/9/2021

Commission Expiration



• Question # 1

Due to flash flooding; and

unexpected storms and Hurricane surge, it is desirable to park my 20 foot fishing boat and possibly an auto on a portion of my property that is higher in elevation. An existing slab presently allows for an elevation of 10 feet., compared to parking under my house at 5.8 feet. My boat and autos are in a precarious location unless otherwise moved to higher ground. I would prefer to have these items located in a building constructed of concrete, flood proof materials. The door height needs are 11 feet. The proposed roof is designed with scissor rafters for extra head room. This will also allow the garage roof to have a pitch which is similar to the four houses in my subdivision, one of which belongs to myself and my wife. I not only need this extra height but wanted the roof to blend in better with neighborhood houses in appearance. Also utilizing architect shingled roof and stucco exterior walls, it would be a more attractive building. By far I did not want a garage/ shop appearance.

• Question #2

The special conditions and

needs are the possibility of sudden rising water during unexpected times of any day. Certain valuable items can be more comfortably kept shielded from the weather and eye site at a more safe elevation.

- Question #3

- The hardship that exists with this property is a sudden or unexpectedly need to relocate autos, boats and other items some distance from the bayou in need of a higher elevation to prevent damage to these things. I actually don't have a zoning issue because outbuildings are allowed but are restricted to 600 square feet and 14 feet to the roofline. I have an existing 32 X 39 concrete foundation capable of building a concrete block/brick structure. I just need a little extra volume and height primarily for the boat.

- Question # 4

I don't have a zoning

issue except that I live in a Residential zone. There are only two houses within 50 feet of the proposed building, and one of these belongs to myself and wife.

• Question # 5

I don't feel that this

variance will allow me any special privileges. Immediate adjacent properties do not have the same area to build additional structures. Two homes of the four on Springwood Court have attached garages and are elevated above my underhouse parking. Four homes on Brandi Lane have attached garages that give them more space and height including parking elevations. Four additional homes in our subdivision have very tall boathouses that can extract there boats at high water. These structures exceed the 14 foot height rule.

• Question # 6

My request for a variance of an additional 360 square feet and an additional height of 6+ feet was explained by Greg Holmes as permissible with planning approval with a variance. No special exception with respect to use is requested.

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT

CHARLES F. SLADE, JR.
AND CHARLOTTE SLADE

MAY - 5 2015

John McAdams Chancery Clerk

PLAINTIFFS

VS.

By Linda Davis CAUSE NO. 2007-01868(1)

WILLIAM RUSS SMALLWOOD, ET AL.

DEFENDANTS

DECREE CONFIRMING TITLE

THIS MATTER HAVING COME for hearing on the motion of the Plaintiffs, Charles F. Slade, Jr. and Charlotte Slade (hereinafter collectively the "Plaintiffs"), for a default judgment, pursuant to MRCP 55(b), against the Defendant, WILLIAM RUSS SMALLWOOD ("Defendant"), in connection with the Complaint filed by the original Plaintiff in this cause, ETC FBO Mary Kavan IRA 28653, on August 27, 2007, and for hearing on the Amended Complaint to confirm title, and the Court, being duly advised in the premises, finds that the relief requested should be granted. The Court hereby finds, orders and decrees as follows:

1.

The Plaintiffs are adult residents citizen of Harrison County, Mississippi and the true and lawful fee simple owners of the subject property described herein, which property is located in Harrison County, Mississippi, being more particularly described as follows:

Lot Thirteen (13), Hidden Bayou Subdivision, 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 36 at Page 32, thereof, reference to which is hereby made in aid of and as a part of this description.

(hereinafter the "subject property").

2.

That the Defendant, WILLIAM RUSS SMALLWOOD, was served with the original complaint in this matter, and filed an answer to the same on or about September 28, 2007, through

STATE OF MISSISSIPPI
COUNTY OF HARRISON

BK 1334 PG 0495

This Instrument Prepared By
JONES, JONES & JONES, P.A., Attorneys
P.O. Box 4227
Gulfport, Mississippi 39502
Telephone (601) 864-8855

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, JUDEE O. FEARN, a single person, 542 Magnolia Street, Gulfport, MS 39507, (601) 896-6160, does hereby sell, convey and warrant unto CHARLES F. SLADE, JR. and wife, CHARLOTTE B. SLADE, 19559 B. Saucier Road, Saucier, MS 39574, (601) 832-2546, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

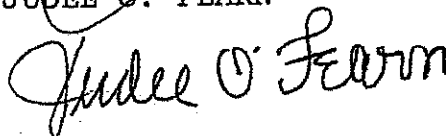
Lot Twelve (12), HIDDEN BAYOU SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 36 at Page 32 thereof, reference to which is hereby made in aid of and as a part of this description.

THIS CONVEYANCE is subject to any and all 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.

AD VALOREM TAXES for the current year have been pro-rated and are hereby assumed by the Grantees herein.

WITNESS MY SIGNATURE, on this the 3rd day of May, 1996.


JUDEE O. FEARN



STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the under-
signed authority in and for the jurisdiction aforesaid, JUDEE O.
FEARN, a single person, who acknowledged that the above and
foregoing instrument was signed and delivered as the free and
voluntary act and deed of the Grantor on the day and in the year
therein mentioned.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 3rd
day of May, 1996.

Karen Roberts
NOTARY PUBLIC

My Commission Expires:

1-14-2000

STATEMENT OF FEES

Recording Fee \$6.00

Abstracting/Section Fee at

\$1.00 each

Marginal Entry at .50 each

Other

TOTAL FEES COLLECTED

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 12 minutes P M. on 8 day of May, A.D. 19 96
and recorded May 9, 19 96 in Records of Deeds

Book

Pages

Chancery Clerk

By

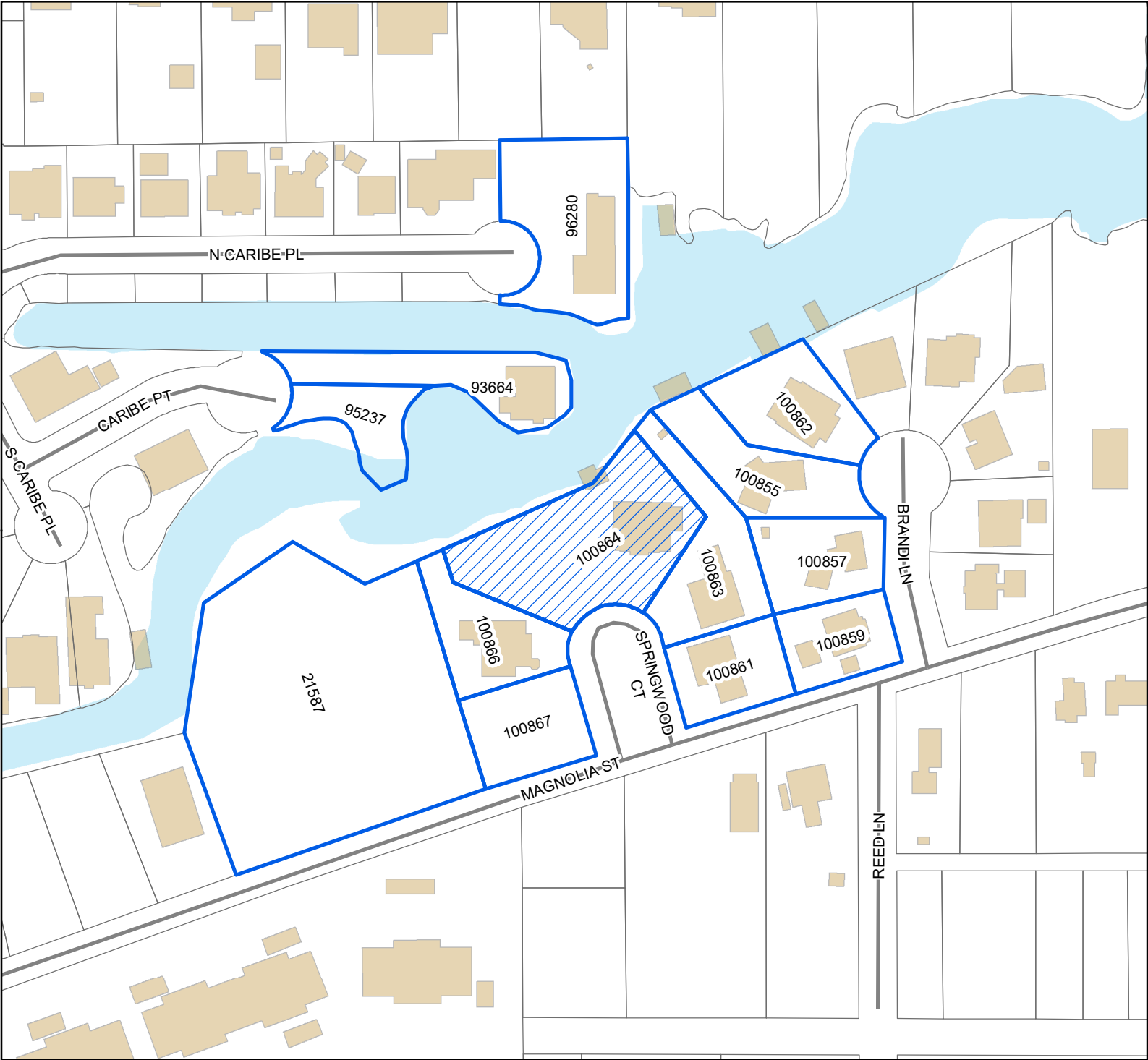
RE: Variance 2108ZB125, by owners Charles and Charlotte Slade, tax parcel 0910H-01-017.013, Variances for accessory structure size and height, 482 Springwood Ct, Zoned R-1-7.5 (Single-family), Ward 4

To Applicants and Adjacent Property Owners:

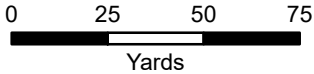
The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, August 19, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, August 19, 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			CHARLES AND CHARLOTTE SLADE (OWNERS)	482 SPRINGWOOD CT	GULFPORT	MS	39507
			Adjacent Property Owners				
	96280	0910H-01-057.028	BAKLEY JOHN F	420 CARIBE PLACE N	GULFPORT	MS	39507
	100866	0910H-01-017.015	CHADWICK AMY	474 SPRINGWOOD CT	GULFPORT	MS	39507
	93664	0910H-01-057.001	FAIRLEY TOM & SIRIRAT	417 CARIBE POINT	GULFPORT	MS	39507
	100862	0910H-01-017.007	GREENE JOHNNY MICHAEL & KATHY ANN	512 BRANDI LANE	GULFPORT	MS	39507
	100855	0910H-01-017.008	KESSEN CORY W & VICTORIA L	508 BRANDI LANE	GULFPORT	MS	39507
	100863	0910H-01-017.012	PELLEGRINO SAMANTHA L -ETAL-	486 SPRINGWOOD CT	GULFPORT	MS	39507
	100857	0910H-01-017.009	PERLEY CLAUDIA E	504 BRANDI LN	GULFPORT	MS	39507
	21587	0910H-01-017.000	REEL MOODY LLC	10603 ANTIOCH RD	VANCLEAVE	MS	39565
	100859	0910H-01-017.010	SCRUGGS ROBERT ALLEN	500 BRANDI LANE	GULFPORT	MS	39507
	100861	0910H-01-017.011	SHEMPER GARY MAURICE JR & GARY M SR	490 SPRINGWOOD CT	GULFPORT	MS	39507
N	100867	0910H-01-017.016	SLADE CHARLES F JR & CHARLOTTE B	482 SPRINGWOOD COURT	GULFPORT	MS	39507
N	100864	0910H-01-017.013	SLADE CHARLES JR & CHARLOTTE B	482 SPRINGWOOD CT	GULFPORT	MS	39507
	95237	0910H-01-057.002	WERBY GIBRAN B	218 PINEWOOD CIRCLE	GULFPORT	MS	39507



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



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: August 19, 2021

Re: Variance 2108ZB131:

Variance 2108ZB131, by owner Daniel Rube and Valerie Lane, tax parcel 0911C-01-046.000, 0911C-01-047.000, Variances for setbacks and lot width, 536 and 534 25th St, Zoned R-2 (Single-family), Ward 3



Site

Street

Parcels

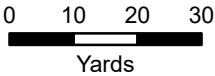
Buildings

Zoning

B-2 - General Business District

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

Site Information
0911C-01-046.000
0911C-01-047.000
Zoning: R-2 (Single Family)
Size: 19,995 sq ft
Flood: X



1 inch = 90 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 #: 2108ZB131Date Received: 7/6/21

Receipt #: _____

Received By: LLZoning: R-2Ward: 3 Flood: XSize: 19,995 sq ft.

(If necessary, use separate sheet of paper)

TAX PARCEL #

0	9	1	1	C
0	9	1	1	C

 -

0	1
0	1

 -

0	4	6
0	4	7

 .

0	0	0
0	0	0

Address of Property Involved: #536 & #534 25TH STREET, GULFPORT 39507Lot(s) 5-7 & 8-9, Block(s) 18, Subdivision HEWES ADDITIONGeneral Location: NORTH SIDE 25TH STREET, 104' ± EAST OF HEWES AVENUE

GENERAL DESCRIPTION OF REQUEST:

TO ALLOW SETBACK BETWEEN PARCELS OF
LESS THAN 8.0' (7.4 & 7.7 RESPECTIVELY) TO
ALLOW RESUBDIVISION TO CURE ENCROACHMENT

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

DANIEL RUBE
Printed Name Of Owner
47 CHURCH ST. Apt. 1
Mailing Address
TARRYTOWN NY 10591
City State Zip code
302-476-0848
Home Phone Work/Cell Phone
danrube 066@gmail.com
Email
Daniel Rube
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.

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

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 authorized to act as the owner's agent for herein described request.

NAME OF OWNER (PRINT) Valerie R. Lane
ADDRESS (STREET, CITY, STATE, ZIP CODE) 534-25th Street Gulfport, Ms. 39507
PHONE # (H) 228-563-0340 (WK/CELL) _____
TAX PARCEL NUMBER(S) OWNED 0911C-01-047.000
SIGNATURE: Valerie R. Lane

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGN: _____

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE) _____

PHONE # (H) _____ (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES
PERSON/AGENT FOR YOU: _____

SCALE: 1" = 30'
SCALE IN FEET



T 8 S - R 11 W
SECTION 2

PLAT SHOWING RESUBDIVISION

OF

TAX PARCEL #0911C-01-046.000

LOTS 5-7, BLOCK 18, HEWES ADDITION

(PLAT BOOK 3, PAGE 10)

TAX PARCEL #0911C-01-047.000

LOTS 8 & 9, BLOCK 18, HEWES ADDITION

(PLAT BOOK 3, PAGE 10)

INTO TWO NEW PARCELS

CITY OF GULFPORT,

FIRST JUDICIAL DISTRICT OF

HARRISON COUNTY, MISSISSIPPI

15' PLATTED ALLEY

- REFERENCE MAPS:
- A) Official subdivision plat of HEWES ADDITION recorded in Plat Book 3 at Page 10.
 - B) Survey of subject property prepared by J. Michael Cassidy on June 2, 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 24, 2021. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey Feet.

FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zones "AE" (18) and "X" Areas of per FEMA Map Community Panel Number 28047C 0268 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.

NOTES:

- 1.) No attempt has been made by Cassidy-Acadia Land Surveying, LLC, 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," "Certified" 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.
- 3.) Water and Sewer services provided to site by City of Gulfport Public Works.

CERTIFICATION:

I, the undersigned, do hereby certify 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 "B" surveys indicated in the above standards. I also certify that there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, P.S.

Reg. No. 2834

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

LEGEND	
ROUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊗
EXISTING POWER POLE WITH LIGHT	⊗
EXISTING ELECTRIC PEDSIAL	⊗
EXISTING AIR CONDITIONER	⊗
EXISTING OVERHEAD POWER LINE	—
EXISTING MAILBOX	⊗
EXISTING SEWER CLEANOUT	⊗
EXISTING WATER METER	⊗

SHEET 2 OF 4

CASSADY-ACADIA
LAND SURVEYING, LLC
Louisiana • Mississippi • Texas • Alabama
7714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Survey@cassady-acadia.com

1. I, DANIEL RUBE, OWN LOTS 5, 6, AND 7, WITH LOT 7 INCLUDING A LARGE PORTION OF VALERIE LANE'S HOUSE (534TH 25TH ST.) MY HOUSE AT 536 25TH ST. ~~IS~~ IS SLIGHTLY LESS THAN 16 FEET AWAY FROM VALERIE LANE'S HOUSE. A VARIANCE IS NEEDED SO THAT VALERIE AND I OWN SUFFICIENT AMOUNT OF LAND TO SUBSTANTIALLY COMPLY WITH THE SETBACK REQUIREMENTS.
2. LOTS 5, 6 AND 7 WERE DEEDED TO ME. I DID NOT BUILD THE STRUCTURES ON THESE LOTS OR MODIFY THEM IN ANY WAY TO MAKE THE STRUCTURES CLOSER TOGETHER AFTER THEY WERE DEEDED TO ME.
3. MY PROPERTY AT 534 25TH ST HAS BEEN IN PLACE FOR MANY YEARS AND IT WOULD BE A HARDSHIP TO ALTER THE STRUCTURE OF THIS HOUSE. ~~VALERIE~~ IT WOULD ALSO BE A SUBSTANTIAL HARDSHIP TO ALTER THE HOUSE AT 536 25TH ST.
4. MY HOUSE WAS BUILT IN 1945. ~~THIS AS~~ THIS REQUEST WOULD PRESERVE THE MARKETABILITY OF MY HOUSE. I HAVE NO PLANS TO ADD ANY STRUCTURES TO LOTS 5 AND 6. THIS REQUEST WOULD ALLOW FOR VALERIE LANE TO PRESERVE MARKETABILITY OF HER HOUSE. THE
5. THE VARIANCE WILL ALLOW FOR BOTH PARTIES TO USE THEIR HOUSES IN THE NORMAL CONDITION FOR THE NEIGHBORHOOD. NEITHER PARTY WILL OBTAIN A RIGHT OR PRIVILEGE TO USE THEIR PROPERTY IN A MANNER INCONSISTENT WITH CURRENT USES OR USES IN THE NEIGHBORHOOD. ~~NEITHER PARTY WILL BE IN A POSITION TO FURTHER~~



Covenant Affidavit

I, DANIEL RUBE, being owner or agent of the property 536 25TH ST. GULFPORT, MS
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.

Daniel Rube 7/6/2021
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of JULY, 20 21

[Signature]
Notary Public

10/09/2021
Commission Expiration





Covenant Affidavit

I, Valerie R. Lane

PRINT NAME

being owner or agent of the property

534-25th Street Gulfport Ms
39567

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.

Valerie R. Lane

Signature

7/6/21

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6th day of JULY, 20 21

[Signature]

Notary Public



10/9/2021

Commission Expiration

PERMITS/INSP PAYMENT RECPT#: 10767063
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 07/06/21 TIME: 15:44
CLERK: bchapman DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:

PAYMENT METH: CREDIT CARD

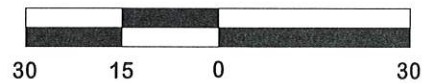
REFERENCE:

AMT TENDERED: 75.00

AMT APPLIED: 75.00

CHANGE: .00

SCALE: 1" = 30'
SCALE IN FEET



T 8 S - R 11 W
SECTION 2

REFERENCE MAPS:

- A) Official subdivision plat of HEWES ADDITION recorded in Plat Book 3 at Page 10.
B) Survey of subject property prepared by J. Michael Cassady on June 2, 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 24, 2021. (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zones "AE" (18) and "X" Areas of/per FEMA Map Community Panel Number 28047C 0268 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.

NOTES:

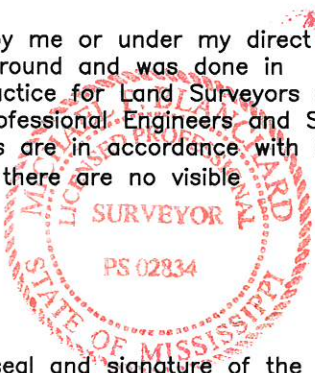
- 1.) No attempt has been made by Cassady-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that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

CERTIFICATION:

This is to certify to DAN RUBE 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 "B" 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.



PLAT SHOWING RESUBDIVISION

OF

TAX PARCEL #0911C-01-046.000

LOTS 5-7, BLOCK 18, HEWES ADDITION

(PLAT BOOK 3, PAGE 10)

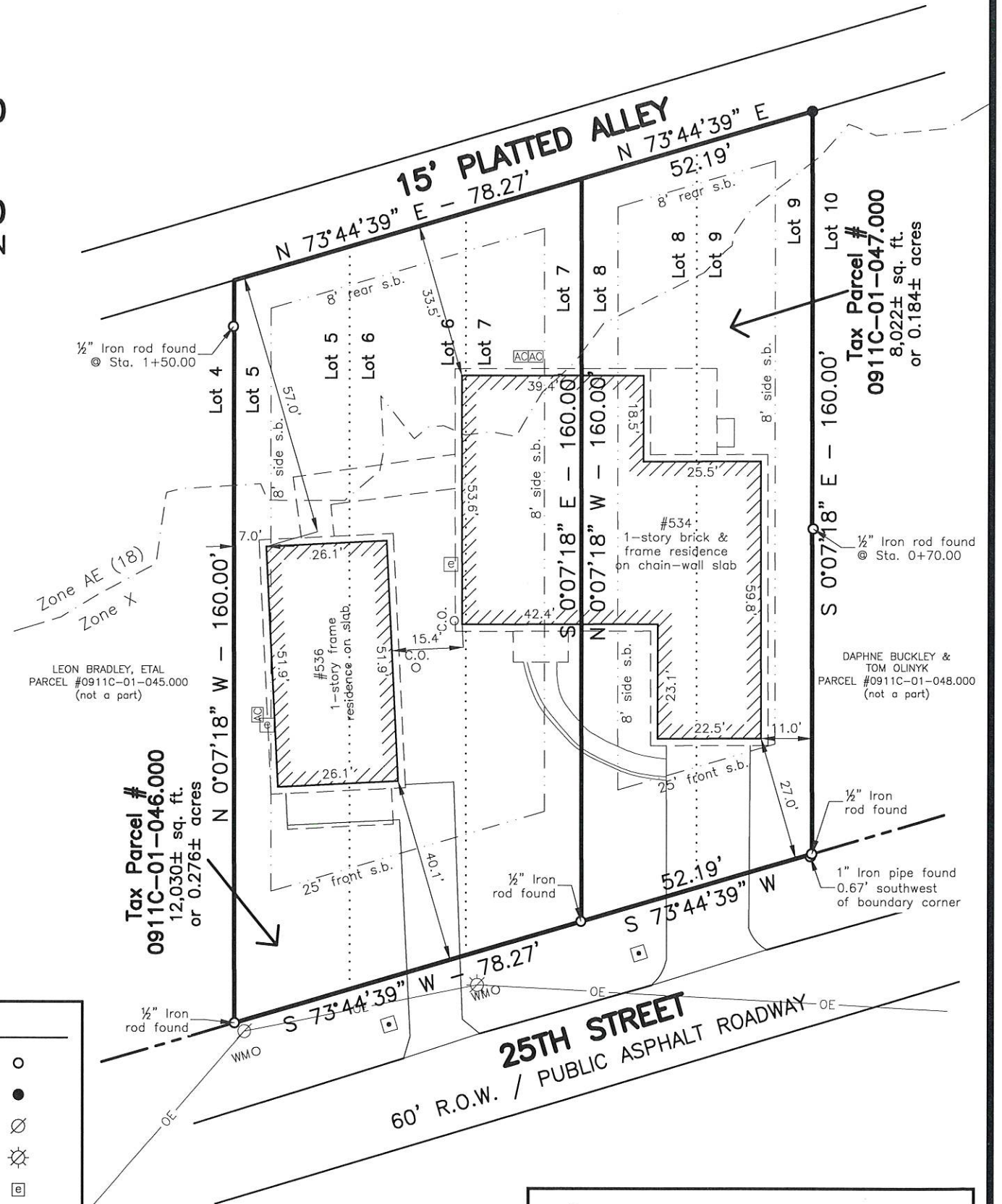
TAX PARCEL #0911C-01-047.000

LOTS 8 & 9, BLOCK 18, HEWES ADDITION

(PLAT BOOK 3, PAGE 10)

INTO TWO NEW PARCELS

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



LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊗
EXISTING POWER POLE WITH LIGHT	⊗
EXISTING ELECTRIC PEDESTAL	⊞
EXISTING AIR CONDITIONER	AC
EXISTING OVERHEAD POWER LINE	—OE—
EXISTING MAILBOX	□
EXISTING SEWER CLEANOUT	C.O.
EXISTING WATER METER	WM ○

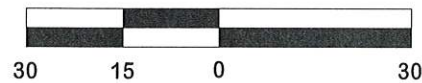
 **CASSADY-ACADIA**
LAND SURVEYING, LLC Since 1947
Louisiana • Mississippi • Texas • Alabama
1714 22nd Avenue, Gulfport, Mississippi 39501
Phone • (228)896-7155 Fax • (228)896-8405
Email • Surveys@Cassady-Acadia.com

SHEET 1 OF 4

FIELD WORK COMPLETED ON: February 24, 2021

CALS FILE: \\2021\\...\\21-02-157.dwg FIELD BOOK: 9, PG. 36

SCALE: 1" = 30'
SCALE IN FEET



T 8 S - R 11 W
SECTION 2

REFERENCE MAPS:

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FEMA FLOOD ZONE AND HAZARDS:

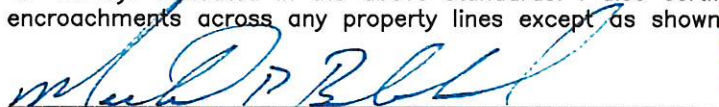
This lot is located in Flood Zones "AE" (18) and "X" Areas of/per FEMA Map Community Panel Number 28047C 0268 G for Harrison County, Mississippi dated December 21, 2017. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

NOTES:

- 1.) No attempt has been made by Cassady-Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
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- 3.) Water and Sewer services provided to site by City of Gulfport Public Works.

CERTIFICATION:

This is to certify to DAN RUBE 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 "B" 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.

PLAT SHOWING RESUBDIVISION

OF

TAX PARCEL #0911C-01-046.000

LOTS 5-7, BLOCK 18, HEWES ADDITION

(PLAT BOOK 3, PAGE 10)

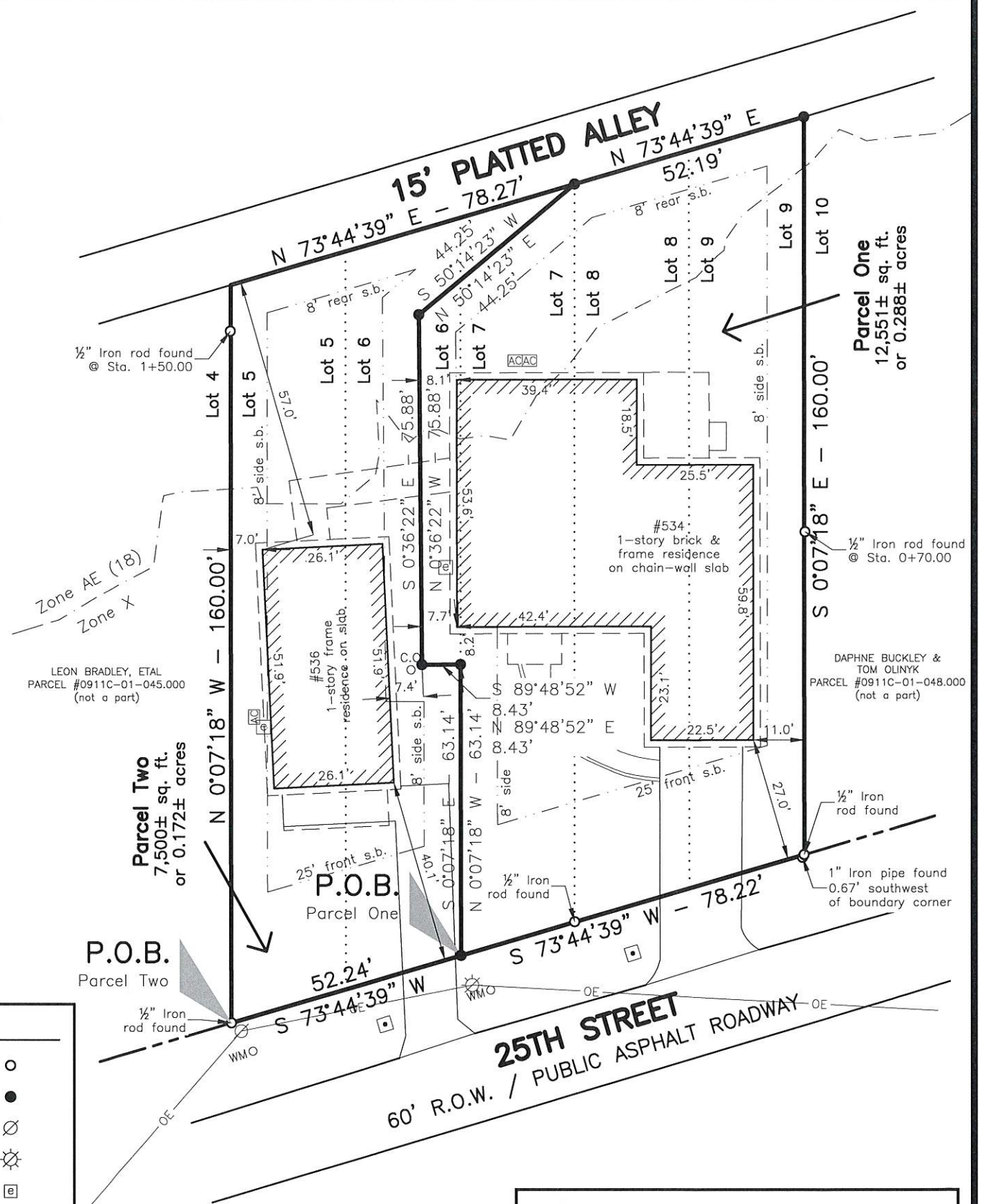
TAX PARCEL #0911C-01-047.000

LOTS 8 & 9, BLOCK 18, HEWES ADDITION

(PLAT BOOK 3, PAGE 10)

INTO TWO NEW PARCELS

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



LEGEND

FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE)	●
EXISTING POWER POLE	⊗
EXISTING POWER POLE WITH LIGHT	⊗
EXISTING ELECTRIC PEDESTAL	⊞
EXISTING AIR CONDITIONER	AC
EXISTING OVERHEAD POWER LINE	—OE—
EXISTING MAILBOX	□
EXISTING SEWER CLEANOUT	C.O.
EXISTING WATER METER	WM ○

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SHEET 2 OF 4

FIELD WORK COMPLETED ON: February 24, 2021

CALS FILE: \\2021\\...\\21-02-157.dwg FIELD BOOK: 9, PG. 36

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 0911C-01-046.000" and "PARCEL 0911C-01-047.000" in Section 2, Township 8 South, Range 11 West into Parcel "One" and Parcel "Two". The subject property is generally described as being located east of Hewes Avenue, north of 25th Street and west of Searle Avenue. The ad valorem tax parcel numbers of the subject properties are .0911C-01-046.000 (Instrument No. 2019-9784-D-J1) and .0911C-01-047.000 (Instrument No. 2009-0003624-D-J1). The Case File Number is 2108PCI32.

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

INSTRUMENT NO. 2009-3624-D-J1

TAX PARCEL #0911C-01-046.000

Lots 8 and 9, Block 18 HEWES ADDITION, Gulfport, Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Said Parcel of property is the same recorded as Instrument #2007-10013-D-J1, Land Deed Records of Harrison County, Mississippi.

INSTRUMENT NO. 2019-9784-D-J1

TAX PARCEL #0911C-01-047.000

Lots 5, 6 and 7, Block 18, Hewes Addition, Gulfport, Harrison County, Mississippi, as per the official map or plat thereon file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

PLAT SHOWING RESUBDIVISION

OF

TAX PARCEL #0911C-01-046.000

LOTS 5-7, BLOCK 18, HEWES ADDITION

(PLAT BOOK 3, PAGE 10)

TAX PARCEL #0911C-01-047.000

LOTS 8 & 9, BLOCK 18, HEWES ADDITION

(PLAT BOOK 3, PAGE 10)

INTO TWO NEW PARCELS

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 all of Lots 8 & 9, and part of Lots 6 & 7, Block 18, HEWES ADDITION, according to the official map or plat (Plat Book 3, Page 10) on file and of record at the office of the Chancery Clerk, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

BEGINNING at the southwest corner of Lot 7, Block 18, HEWES ADDITION, according to the official map or plat (Plat Book 3, Page 10) on file and of record at the office of the Chancery Clerk, City of Gulfport, First Judicial District of Harrison County, Mississippi; thence run North 00 degrees 07 minutes 18 seconds West along the west line of said Lot 7 a distance of 63.14 feet to a point; thence run South 89 degrees 48 minutes 52 seconds West a distance of 8.43 feet to a point; thence run North 00 degrees 36 minutes 22 seconds West a distance of 75.88 feet to a point; thence run North 50 degrees 14 minutes 23 seconds East a distance of 44.25 feet to the northwest corner of Lot 8, Block 18, HEWES ADDITION; thence run North 73 degrees 44 minutes 39 seconds East along the north line of Lots 8 & 9, Block 18, HEWES ADDITION, a distance of 52.19 feet to the northeast corner of said Lot 9; thence run South 00 degrees 07 minutes 18 seconds East along the east line of said Lot 9 a distance of 160.00 feet to a 1/2-inch iron rod on the northerly margin of 25th Street; thence run South 73 degrees 44 minutes 39 seconds West along the northerly margin of 25th Street a distance of 78.22 feet to the POINT OF BEGINNING.

Said parcel contains 12,551 square feet (0.288 acres), more or less.

LEGAL DESCRIPTION OF PARCEL TWO: AS PER SURVEY

A parcel of land situated and being located in all of Lot 5, and part of Lots 6 & 7, Block 18, HEWES ADDITION, according to the official map or plat (Plat Book 3, Page 10) on file and of record at the office of the Chancery Clerk, City of Gulfport, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows, to-wit:

BEGINNING at the southwest corner of Lot 5, Block 18, HEWES ADDITION, according to the official map or plat (Plat Book 3, Page 10) on file and of record at the office of the Chancery Clerk, City of Gulfport, First Judicial District of Harrison County, Mississippi; thence run North 00 degrees 07 minutes 18 seconds West along the west line of said Lot 5 a distance of 160.00 feet to the northwest corner of said Lot 5; thence run North 73 degrees 44 minutes 39 seconds East along the north line of Lots 5-7, Block 18, HEWES ADDITION, a distance of 78.27 feet to the northeast corner of said Lot 7; thence run South 50 degrees 14 minutes 23 seconds West a distance of 44.25 feet to a point; thence run South 00 degrees 36 minutes 22 seconds East a distance of 75.88 feet to a point; thence run North 89 degrees 48 minutes 52 seconds East a distance of 8.43 feet to a point on the west line of said Lot 7; thence run South 00 degrees 07 minutes 18 seconds East along the west line of said Lot 7 a distance of 63.14 feet to a point on the northerly margin of 25th Street; thence run South 73 degrees 44 minutes 39 seconds West along the northerly margin of 25th Street a distance of 52.24 feet to the POINT OF BEGINNING.

Said parcel contains 7,500 square feet (0.172 acres), more or less.

 **CASSADY-ACADIA**
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Email • Surveys@Cassady-Acadia.com

SHEET 3 OF 4

FIELD WORK COMPLETED ON: February 24, 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:

Daniel Rubé
(Signature)

By: Daniel Rubé, Owner

This 6th day of JULY, 2021.

ACKNOWLEDGE

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

Melvin
NOTARY PUBLIC

My Commission Expires: 10/09/2021



Valerie R. Lane
(Signature)

By: Valerie R. Lane, Owner

This 6th day of JULY, 2021.

ACKNOWLEDGE

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

Melvin
NOTARY PUBLIC

My Commission Expires: 10/09/2021



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
TAX PARCEL #0911C-01-046.000
LOTS 5-7, BLOCK 18, HEWES ADDITION
(PLAT BOOK 3, PAGE 10)
TAX PARCEL #0911C-01-047.000
LOTS 8 & 9, BLOCK 18, HEWES ADDITION
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INTO TWO NEW PARCELS
CITY OF GULFPORT,
FIRST JUDICIAL DISTRICT OF
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SHEET 4 OF 4

FIELD WORK COMPLETED ON: February 24, 2021



John R. Rube 1st Judicial District
Instrument 2020 7675 D - J1
Filed/Recorded 7/ 1/2020 03:59 P
Total Fees \$ 26.00
2 Pages Recorded

Prepared by:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantor:
**Secretary of Housing and Urban
Development**
40 Marietta Street
Atlanta, GA 30303
Telephone: (843) 790-9782

Return To:
David B. Pilger
Attorney at Law
1406 Bienville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011
File No. Z208389S

Grantee:
Daniel A. Rube
31 River Court, Apt 616
Jersey City, NJ 07310
(302) 476-0848

INDEXING INSTRUCTIONS: Lots 5 to 7, Blk 18, Hewes Add., 1st JD, Harrison County, MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Secretary of Housing and Urban Development**, acting by and thru its duly authorized and appointed Officer, does hereby sell, assign, convey, specially warrant and deliver unto **Daniel A. Rube**, all of that certain tract, piece or parcel of land situated in the First Judicial District of Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

Lots 5, 6 and 7, Block 18, Hewes Addition, Gulfport, Harrison County, Mississippi, as per the official map or plat thereof which is on file of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, MS, in Plat Book 3, at Page 10, reference to which is hereby made in aid of and as a part of this description.

This being the same property as that conveyed to Secretary of Housing and Urban Development, by instrument recorded in Instrument No. 2019-9784-D-J1, Land Deed Records of Harrison County, Mississippi.

If this property is bounded by water, this conveyance includes any natural accretion, and is subject to any erosion due to action of the elements since filing of the plat. Such riparian and littoral rights as exist are conveyed herewith but without warranty as to their nature or extent. If any portion of the property is coastal wetlands as defined in the Mississippi Coastal Wetlands Protection Act it is conveyed by quitclaim only.

This conveyance is subject to any and all covenants, rights of way, easements, restrictions and reservations of record in the office of the Chancery Clerk in the First Judicial District of Harrison County, Mississippi.

It is agreed and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, the Parties hereto agree to make all necessary adjustments on the basis of an actual proration.

WITNESS ITS SIGNATURE, on this the 18 day of June, A.D., 2020.

Secretary of Housing and Urban Development

By:

Name

Kate Connor

Contract Manager

Title:

CORPORATE ACKNOWLEDGEMENT

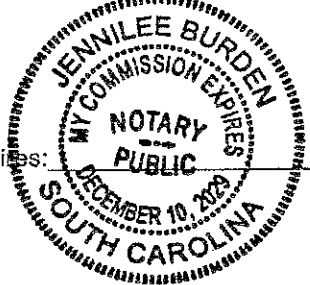
STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18 day of June, 2020, within my jurisdiction, the within named Kate Connor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed in the above and foregoing instrument and acknowledged that he/she executed the same in his/her representative capacity, and that by his/her signature on the instrument, and as the act and deed of the person or entity upon behalf of which he/she/they acted, executed the above and foregoing instrument, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 18 day of June, A.D. 2020.

(AFFIX SEAL)

My commission expires:



[Signature]

NOTARY PUBLIC

FHA NO. 281-330260

Pilger Title Co.



1st Judicial District
Instrument 2009 3624 D -J1
Filed/Recorded 5 22 2009 2 33 P
Total Fees 13.00
2 Pages Recorded

AFTER RECORDING, RETURN TO:
SeaSide Title Co., LLC
2300 Oakwood Drive
Biloxi, MS 39531
228-388-3305

STATE OF MISSISSIPPI
COUNTY OF HARRISON
1ST JUDICIAL DISTRICT



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, CARL L. LANE, SR., and Wife, VALERIE R. LANE, do hereby sell, convey and quitclaim unto CARL L. LANE, SR., and Wife, VALERIE R. LANE, and BETTY BROWN, as joint tenants with full rights of survivorship, and not as tenants in common, the following property being located in HARRISON, 1ST JD, County Mississippi, and being further described as follows, to-wit:

Lots 8 and 9, Block 18 HEWES ADDITION, Gulfport, Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Said Parcel of property is the same recorded as Instrument # 2007 10013D -J1, Land Deed Records of Harrison County, Mississippi.

THIS CONVEYANCE is subject to any and all recorded restrictive and protective covenants, rights-of-way, easements and leases and/or reservations of all oil, gas and other minerals by previous owners in the Office of the Chancery Clerk of Harrison County, Mississippi.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the pro-ration as of this date is incorrect, then the Grantor agrees to pay to the Grantee, or its assigns, any deficit on an actual pro-ration, and likewise, the Grantee agrees to pay to the Grantor, or its assigns, any amount overpaid by it.

WITNESS MY/OUR SIGNATURE(S), this the 10th day of April, 2009.

Carl L. Lane Sr.
CARL L. LANE, SR.

Valerie R. Lane
VALERIE R. LANE

**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, the within named CARL L. LANE, SR., and Wife VALERIE R. LANE, who acknowledged that they 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, on this the 10th day of April, 2009.


NOTARY PUBLIC

My Commission Expires:

GRANTOR ADDRESS:

536 25th Street
Gulfport, MS 39507
Tel: 228-864-8448

GRANTEE ADDRESS:

536 25th Street
Gulfport, MS 39507
Tel: 228-864-8448



PREPARED BY & RETURN TO:

Dawn Smith Rodrigue, Esq.
MS Bar No. 101719
SeaSide Title Co., LLC
2300 Oakwood Drive
Biloxi, Mississippi 39531
Telephone: 228-388-3305
Telefax: 228-388-3307

IN THE CHANCERY COURT OF HARRISON COUNTY, MISSISSIPPI
FIRST JUDICIAL DISTRICT

FILED
OCT 5 2007

CARL L. LANE, SR. and
VALARIE R. LANE

JOHN McADAMS, CHANCERY CLERK
PLAINTIFFS *Etha H...* D.C.

VERSUS

NO. 07-01567-3

THE STATE OF MISSISSIPPI, by service
on HONORABLE JIM HOOD, its Attorney
General; CLIFTON J. MANNING and ELLA
P. MANNING, 3893 Hilton Ct., Decatur, GA 30035;
CLIFTON J. MANNING and ELLA P. MANNING,
address unknown; INDEPENDENT TRUST
CORPORATION, FBO, 15255 S. 94th Avenue, Suite 303,
Orland Park, Illinois 60462; by service on NATIONAL
REGISTERED AGENTS, INC., 200 West Adams
Street, Chicago, Illinois 60606; TO ALL PERSONS
HAVING OR CLAIMING ANY LEGAL OR
EQUITABLE INTEREST IN THE TITLE TO THE
FOLLOWING DESCRIBED LAND, SOLD FOR
TAXES ON SEPTEMBER 2, 1993:



John McAdams
1st Judicial District
Instrument 2007 10013 D -J1
Filed/Recorded 10 8 2007 9 27 A
Total Fees 13.00
5 Pages Recorded

LOTS 8 & 9, BLOCK 18, HEWES ADDITION,
GULFPORT, HARRISON COUNTY,
MISSISSIPPI

DEFENDANTS

**JUDGMENT CONFIRMING TAX TITLE AND FORFEITED
TAX LAND PATENT AND QUIETING TITLE**

This day came on for hearing the Complaint of Carl L. Lane, Sr. and Valarie R. Lane, Plaintiffs herein, by and through Joseph P. Hudson, their attorney. This is an action brought pursuant to Section 11-17-1 and 11-17-3 et seq of the Mississippi Code of 1972, as amended, and it has been shown unto the Court the following and the Court does find as follows:

1) The Plaintiffs herein are domiciled in the First Judicial District of Harrison County, Mississippi and are the owners of the real property herein.

2) The Defendant, the State of Mississippi, was served with process of this court by service on the Honorable Jim Hood, its Attorney General, and an Answer has been filed in these proceedings.

3) That the Court has jurisdiction over all other necessary parties all of whom are before the court and the court has jurisdiction of the subject matter.

COUNT I

CONFIRMATION OF TAX TITLE AND FORFEITED TAX LAND PATENT

4) That this is a lawsuit brought under Section 11-17-1 and 11-17-3 et seq. of the Mississippi Code of 1972, as amended to confirm the tax title and the forfeited tax patent in these proceedings.

5) That Carl L. Lane, Sr. and Valarie R. Lane are residents of the First Judicial District of Harrison County, Mississippi. That they are the record owners of the real property herein located in Harrison County, Mississippi and legally described as follows:

Lots 8 and 9, Block 18, HEWES ADDITION, Gulfport, Harrison, County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

6) That on September 2, 1993 the real property herein was sold for unpaid taxes to the State of Mississippi at a time when it was assessed to Independent Trust Corporation, FBO on September 2, 1993. That a record of this tax sale is attached as Exhibit "A" to the Complaint in these proceedings and is of record in Individual Tax Sale Book 51 at page 454.

7) That subsequently a Forfeited Tax Land Patent issued to Robert Notestine and said Forfeited Tax Land Patent Number 75631 is dated the 9th day of February, 2006 and recorded as

3

Instrument Number 2006-1464D-J1 of the deed records of Harrison County, Mississippi, First Judicial District. That a copy of the Forfeited Tax Land Patent is attached to the Complaint in these proceedings as Exhibit "B".

8) That Robert Notestine conveyed his interest in the real property herein to Carl L. Lane, Sr. and Valarie R. Lane by Quitclaim Deed dated January 31, 2007 and recorded as Instrument Number 2007-1295D-J1.

9) That M. Ward, aka W. M. Ward at one point had a double claim on the real property herein by virtue of a City of Gulfport Tax Deed purchased at a time when the real property herein was assessed to Manning but M. Ward, aka W. M. Ward has released his interest in the real property herein by quitclaim deed to Carl L. Lane, Sr. and Valarie R. Lane, dated January 29, 2007 and recorded as Instrument Number 2007-1293D-J1.

10) That the deraignment of title to the real property herein is set forth on Exhibit "C".to the Complaint in these proceedings.

11) That this court should confirm the Tax Title and the Forfeited Tax Land Patent in the chain of title.

COUNT II
CONFIRMATION OF TITLE GENERALLY

12) That this is also a proceeding brought pursuant to Section 11-17-29 of the Mississippi Code of 1972 as amended to confirm the title herein generally and pursuant to Section 11-17-31 of the Mississippi Code of 1972 as amended to remove any clouds upon the title of the Plaintiffs and to quiet that title.

13) That the deraignment of title to the properties herein is as set forth on Exhibit "C"

4

to the Complaint in these proceedings pursuant to Section 11-17-35 of the Mississippi Code of 1972, as amended which requires deraignment of title for not less than sixty years if title has passed out of the sovereign more than seventy-five (75) years prior to the filing of the Complaint which is the case in these proceedings. That this deraignment reflects as best as the Plaintiffs can determine the passage of title but there may be unaccounted for omissions in the chain of title.

ACCORDINGLY, IT IS ORDERED, ADJUDGED AND DECREED:

A. That the title of CARL L. LANE, SR. and VALARIE R. LANE is confirmed in the following described land and real property:

Lots 8 and 9, Block 18, HEWES ADDITION, Gulfport, Harrison, County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

B. That the Tax Sale and Forfeited Tax Land Patent #75631 in the chain of title is confirmed.

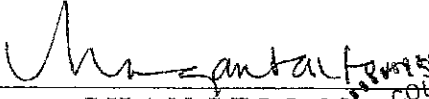
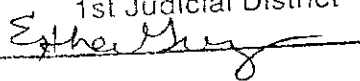
C. That the title of Carl L. Lane, Sr. and Valarie R. Lane is confirmed and quieted generally.

D. That the Chancery Clerk of Harrison County, Mississippi shall index and record this court judgment on the land records involving the above described real property.

E. That the final record in these proceedings shall consist only of this court judgment.

SO ORDERED, ADJUDGED AND DECREED this the 5^m day of October, 2007.

-4-


CHANCELLOR
CHANCERY COURT OF HARRISON COUNTY
MISSISSIPPI
A TRUE COPY
JOHN McADAMS
Chancery Court Clerk
Harrison County, Miss.
1st Judicial District
By  D.C.

INDEXING INSTRUCTIONS:

HEWES ADDITION, Block 18
Lots 8 & 9, Harrison Co., MS 1st JD

Presented to the Court by:

JOSEPH P. HUDSON
Bar #2841
1600 - 24th Avenue
Post Office Box 908
Gulfport, MS 39502
228-863-3095

complaint.LANE Carl & Valarie - judgment (B)



[Signature] 1st Judicial District
Instrument 2020 1680 D -J1
Filed/Recorded 2/12/2020 03:05 P
Total Fees \$ 26.00
4 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #205019

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

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, VALERIE R. LANE and BILL C. HARRIEN JR., 534 25th Street, Gulfport, MS 39507, 228-346-0561, does hereby sell, convey and warrant unto VALERIE R. LANE and BILL C. HARRIEN JR., 534 25th Street, Gulfport, MS 39507, 228-346-0561, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lots Eight (8) and Nine (9), Block Eighteen (18), HEWES ADDITION, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Said parcel is the same property recorded as Instrument #2007-10013-D-J1 thereof.

THE GRANTOR HEREIN, VALERIE R. LANE, is the surviving joint tenant of CARL L. LANE, SR., and BETTY BROWN. A copy of their Death Certificates are attached hereto for reference.

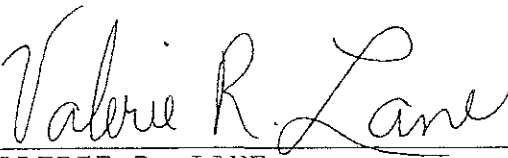
TITLE NOT EXAMINED

2

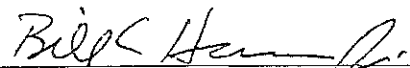
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

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

WITNESS OUR SIGNATURES, on this the 12th day of February, 2020.



VALERIE R. LANE



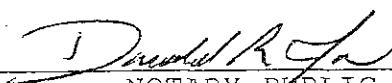
BILL C. HARRIEN, JR.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 12th day of February, 2020.



NOTARY PUBLIC

My Commission Expires:



STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH
VITAL RECORDS

13397590

FILING
DATE 03/15/2019CERTIFICATE OF DEATH
STATE OF MISSISSIPPISTATE FILE 123-2019-005261
NUMBER

1. DECEDENT'S LEGAL NAME (First, Middle, Last, Suffix) CARL LEE LANE SR		2. GENDER MALE	3a. HOUR OF DEATH 15:05	3b. DATE OF DEATH (Month, Day, Year) 03/08/2019
4. RACE (Check one or more boxes to indicate when the decedent considered himself or herself to be) ☐ White ☐ Black or African American ☐ Chinese ☐ Filipino ☐ Japanese ☐ Korean ☐ Vietnamese ☐ Native Hawaiian ☐ Samoan ☐ Asian Indian ☐ Guamanian or Chamorro ☐ Other Asian (Specify) _____ ☐ Other Pacific Islander (Specify) _____ ☐ Other (Specify) _____				
5a. AGE AT LAST BIRTHDAY 65	5b. ONLY IF UNDER 1 YEAR YEARS MONTHS DAYS	5c. ONLY IF UNDER 1 DAY HOURS MINUTES	6. DATE OF BIRTH (Month, Day, Year) 07/31/1953	
7. PLACE OF BIRTH (State or Foreign Country) ALABAMA		8. PLACE OF DEATH (Check only one box) ☐ In a hospital ☐ In a nursing home ☐ In a hospice ☐ In a long-term care facility ☐ In a residential care facility ☐ In a private home ☐ Other (Specify) _____		
9a. FACILITY NAME (If not a facility, give street address, route number, or other location) 534 25TH STREET		9b. CITY, TOWN OR LOCATION OF DEATH GULFPORT		9c. ZIP CODE 39507
10. DECEDENT'S EDUCATION - Check the box that best describes the highest degree or level of school completed at time of death. ☐ 8th grade or less ☐ 9th - 12th grade, no diploma ☐ High school graduate or GED completed ☐ Some college, no degree ☐ Associate degree (e.g., A.A., A.S.) ☐ Bachelor's degree (e.g., B.A., A.B., B.S.) ☐ Master's degree (e.g., M.A., M.S., M.Ed., M.B.A., M.D., Ed.D.) ☐ Doctorate (e.g., Ph.D., Ed.D.) or Professional degree (e.g., J.D., D.O., D.N.B.) ☐ Unknown				
11. MARITAL STATUS AT TIME OF DEATH ☐ Married ☐ Married, but separated ☐ Widowed ☐ Divorced ☐ Never married ☐ Unknown		12. SURVIVING SPOUSE (Give legal name prior to first marriage) VALERIE R LANE		13. WAS DECEASED EVER BY U.S. ARMED FORCES? (Yes or No) YES
14. DISCEDENT OF HISPANIC ORIGIN? Check the box that best describes whether the decedent is Spanish/Hispanic/Latino. Check the "No" box if decedent is not Spanish/Hispanic/Latino. ☐ No, not Spanish/Hispanic/Latino ☐ Yes, Mexican, Mexican American, Chicano ☐ Yes, Puerto Rican ☐ Yes, Cuban ☐ Yes, Other Spanish/Hispanic/Latino, (Specify) _____				
15. SOCIAL SECURITY NUMBER 353-46-4060		16a. USUAL OCCUPATION (Kind of work done most of working life) RETIRED		16b. KIND OF BUSINESS OR INDUSTRY BUDGET CAR RENTAL
17a. RESIDENCE - STATE MISSISSIPPI	17b. COUNTY HARRISON	17c. CITY OR TOWN GULFPORT	17d. ZIP CODE 39507	17e. STREET AND NUMBER OR RURAL LOCATION (Include apartment number) 534 25TH STREET
18. FATHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) WILLIAM M LANE		19. MOTHER'S OR PARENT'S NAME PRIOR TO FIRST MARRIAGE (First, Middle, Last, Suffix) BETTY L. CLEMONS		
20a. INFORMANT - NAME (Type or print) VALERIE R LANE		20b. RELATIONSHIP TO DECEDENT WIFE		20c. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 534 25TH STREET GULFPORT, MS 39507
21a. DISPOSITION OF BODY (Specify: Burial, Cremation, Removal, etc.) BURIAL		21b. CEMETERY/CREMATORY - NAME ALOXI NATIONAL CEMETERY		21c. LOCATION (City and State) GULFPORT, MISSISSIPPI
22a. FUNERAL HOME (Name and street address of funeral home) HARTWELL'S CHRISTIAN MORTUARY (24H)		22b. FUNERAL HOME LICENSE NUMBER FE-0617		22c. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) 2400 33RD AVENUE, GULFPORT, MS 39501
23a. PERSON WHO PRONOUNCED DEATH - NAME AND TITLE (Type or print) STEPHANIE LEDLOW RN		23b. PRONOUNCED DEAD (Month, Day, Year) 03/08/2019		23c. PRONOUNCED DEAD (Time) AT 15:05
24a. NAME OF CERTIFYING PHYSICIAN OR CORONER (Type or print) GARY T. HARGROVE		24b. MAILING ADDRESS (Street and number, City or town, State, ZIP Code) P. O. BOX 4036, GULFPORT, MS 39502		
25a. SIGNATURE OF PHYSICIAN OR CORONER GARY T. HARGROVE, MD		25b. SIGNATURE OF WITNESS GARY T. HARGROVE, MD		
26. CAUSE OF DEATH PART I - Enter the chain of events - disease, injury, or complication - that directly caused the death. DO NOT omit terminal events such as cardiac arrest, shock or fatal failure without showing the findings. List only one cause on each line. DO NOT USE ABBREVIATIONS. (a) CONGESTIVE HEART FAILURE (b) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only) CORONARY ARTERY DISEASE (c) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only) DUE TO, OR AS A CONSEQUENCE OF (Enter one cause only)		27. PART II: OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not resulting in the underlying cause given in PART I. 15a. AUTOPSY (Yes or No) NO 15b. AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH? (Yes or No) NO 15c. WAS CASE REFERRED TO MEDICAL EXAMINER? (Yes or No) YES		
28. DID TOBACCO USE CONTRIBUTE TO DEATH? ☐ Yes ☐ Probably ☐ No ☐ Unknown		29. IF FEMALE, ☐ NOT pregnant within the past year ☐ PREGNANT at the time of death ☐ Not pregnant, BUT PREGNANT WITHIN 42 DAYS OF DEATH ☐ Not pregnant, BUT PREGNANT 42 DAYS TO 1 YEAR BEFORE DEATH ☐ Unknown if pregnant within the past year		
30. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify) 30a. IF TRANSPORTATION INJURY, SPECIFY ☐ Driver/Operator ☐ Passenger ☐ Pedestrian ☐ Other (Specify) _____		31. DATE OF INJURY (Month, Day, Year) 03/08/2019		
32. TIME OF INJURY 03		33. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED		
34. PLACE OF INJURY (Specify home, farm, street, factory, office building, etc.)		35. LOCATION (Street and house number, City or town, State)		

Mississippi State Department of Health

Revised 02/01/2019

Form 311

THIS IS TO CERTIFY THAT THE ABOVE IS A TRUE AND CORRECT COPY OF THE CERTIFICATE ON FILE IN THIS OFFICE

3/18/2019

Judy Moulder
STATE REGISTRAR

WARNING: A REPRODUCTION OF THIS DOCUMENT RENDERS IT VOID AND INVALID. DO NOT ACCEPT UNLESS EMBOSSSED SEAL OF THE MISSISSIPPI STATE BOARD OF HEALTH IS PRESENT. IT IS ILLEGAL TO ALTER OR COUNTERFEIT THIS DOCUMENT.

VERIFY PRESENCE OF WATERMARK. HOLD TO LIGHT TO VIEW

4

A CELEBRATION OF LIFE
FOR



Sunrise
November 28, 1933

Sunset
December 16, 2018

Betty L. Brown

Wednesday, December 26, 2018
12:00 p.m.

ST. JAMES BAPTIST CHURCH
604 25th Street
Gulfport, Mississippi 39501

Pastor Eddie C. Hartwell, Sr. Officiating

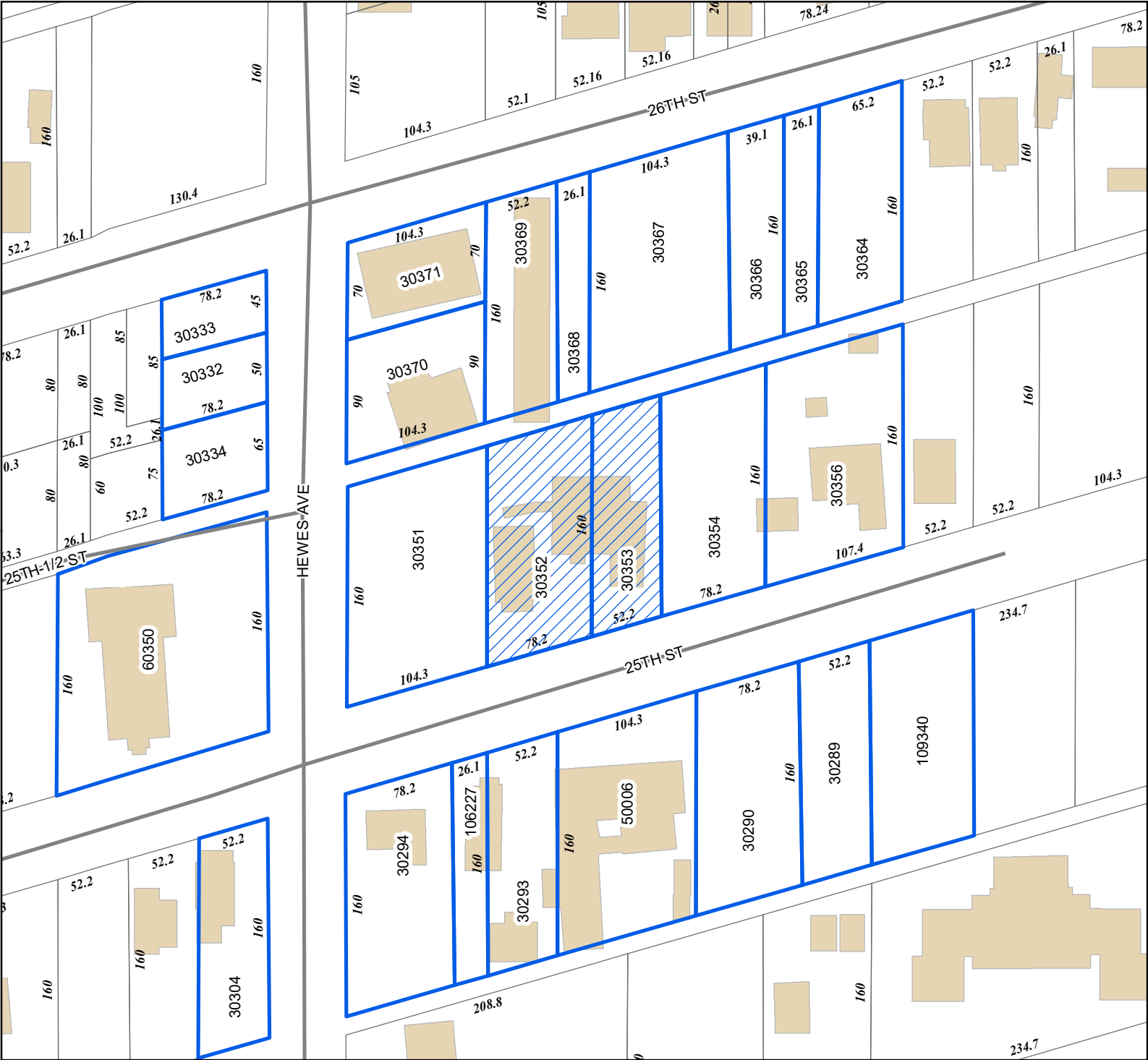
RE: Variance 2108ZB131, by owner Daniel Rube and Valerie Lane, tax parcel 0911C-01-046.000, 0911C-01-047.000, Variances for setbacks and lot width, 536 and 534 25th St, Zoned R-2 (Single-family), Ward 3

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, August 19, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

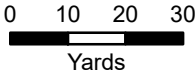
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, August 19, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the 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
n	30353	0911C-01-047.000	Daniel Rube				
	30352	0911C-01-046.000	Daniel Rube	47 Church st apt 1	Tarrytown	NY	10591
			Adjacent Property Owners				
	30351	0911C-01-045.000	BRADLEY LEON ETAL	1803 61ST AVE	GULFPORT	MS	39501
	30354	0911C-01-048.000	BUCKLEY DAPHNE & OLINYK TOM	734 VERSAILLES DR	RIDGELAND	MS	39157
109340	0911C-01-083.002		BUCKLEY DONALD FAMILY TRUST	P O BOX 85535	TUCSON	AZ	85754
	30356	0911C-01-050.000	BUCKLEY SHELTON & LAURA	518 25TH STREET	GULFPORT	MS	39501
	30290	0911C-01-085.000	BUCKLEY SHELTON & LAURA ETAL	734 VERSAILLES DR	RIDGELAND	MS	39157
	30370	0911C-01-044.000	GIN INVESTMENTS LLC	51 EMERALD COVE	GULFPORT	MS	39503
	30368	0911C-01-042.000	HEATER JERROD & LYNDA HUTCHIN	528 26TH STREET	GULFPORT	MS	39507
n	30365	0911C-01-039.000	HUTCHINS LYNDA	528 26TH ST	GULFPORT	MS	39501
	30364	0911C-01-038.000	HUTCHINS LYNDA & HEATER JERROD	528 26TH ST	GULFPORT	MS	39507
n	30367	0911C-01-041.000	HUTCHINS LYNDA & JAMES	528 26TH ST	GULFPORT	MS	39507
	30293	0911C-01-087.000	LANE VALERIE R & BILL C HARRIEN JR	534 25TH STREET	GULFPORT	MS	39507
n	106227	0911C-01-087.001	LANE VALERIE R & BILL C HARRIEN JR	534 25TH STREET	GULFPORT	MS	39507
	30366	0911C-01-040.000	OBI DENISE R	754 CHAMPMAN ST	JONESBORO	GA	30238
	30371	0911C-01-043.001	PRISMA BUILDERS LLC	2472 PASS RD STE A	BILOXI	MS	39531
	30369	0911C-01-043.000	PRISMA BUILDERS LLC	11058 CHANNELSIDE DR	GULFPORT	MS	39503
	30294	0911C-01-088.000	RANDALL BESSIE	619 24TH ST	GULFPORT	MS	39501
	30304	0911C-01-211.000	SMITH JOHNNIE RUTH COLLINS	723 25TH ST	GULFPORT	MS	39501
	30333	0911C-01-213.000	ST JAMES BAPTIST CHURCH	604 25TH ST	GULFPORT	MS	39501
n	30332	0911C-01-214.000	ST JAMES BAPTIST CHURCH	604 25TH ST	GULFPORT	MS	39501
n	60350	0911D-02-048.000	ST JAMES BAPTIST CHURCH INC	604 25TH ST	GULFPORT	MS	39501
n	30334	0911C-01-215.000	ST JAMES BAPTIST CHURCH INC	604 25 ST	GULFPORT	MS	39501
	50006	0911C-01-086.000	THOMPCKINS WILLIE RUTH -L/E-	527 25TH ST	GULFPORT	MS	39501
	30289	0911C-01-084.000	VESSEL ELLEN MARIE	1305 ROMAN DRIVE	BAKER	LA	70714



Legend

-  Site
-  Adjacent Properties
-  Street
-  Buildings



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.

MEMORANDUM

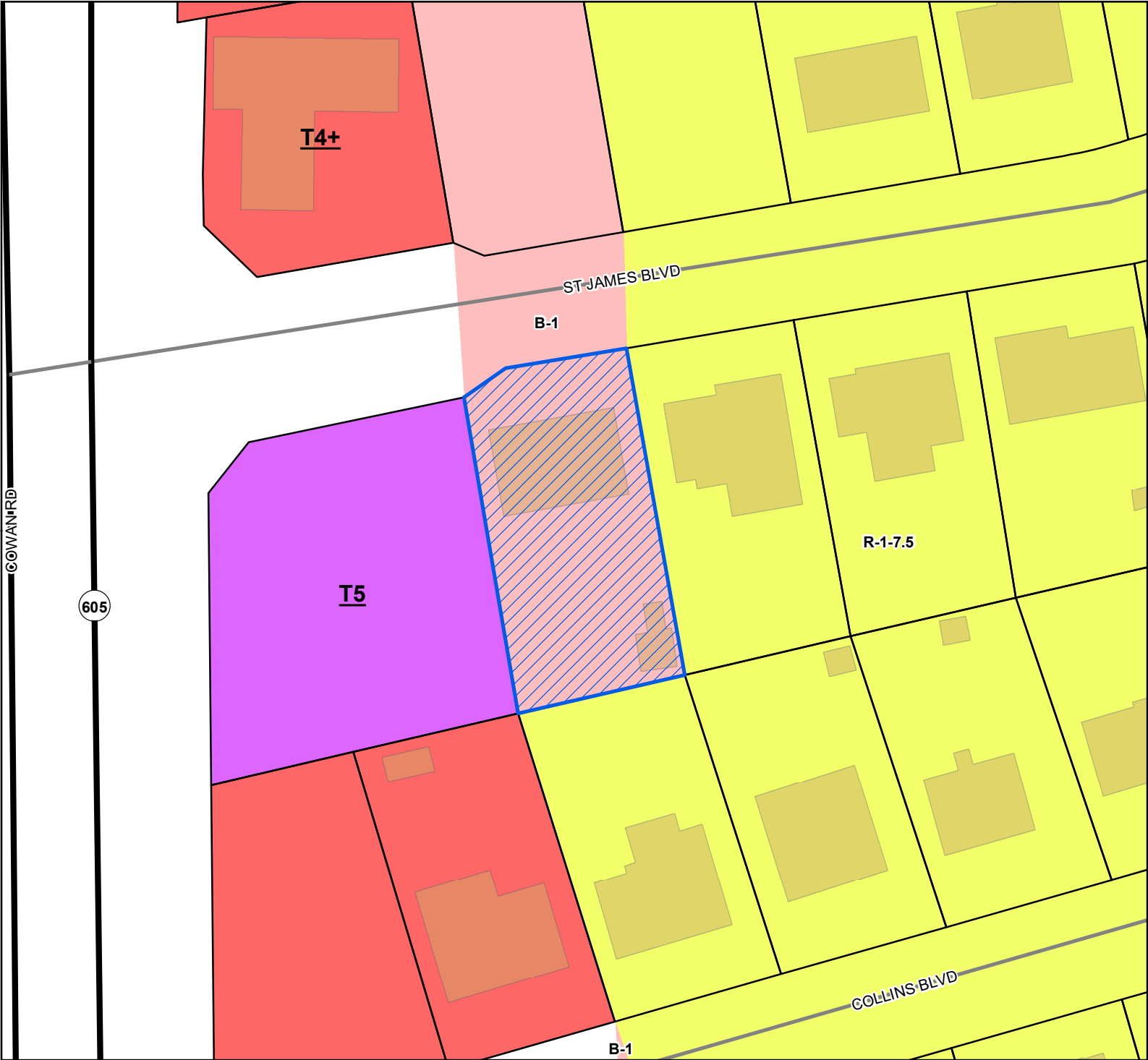
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: August 19, 2021

Re: Variance 2108ZB136:

Variance 2108ZB136, by owners Cristopher and Kathryn Spear, tax parcel 1010N-01-086.000, Request variance for parking spaces, backing into the right-of-way, landscape buffer fence height, Zoned B-1 (General business), Ward 2



Site

US or State Highway

Street

Parcels

Buildings

Smart Code

T5

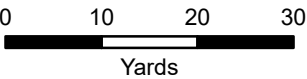
T4+

Zoning

B-1 - Neighborhood Business District

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

Site Information
1010N-01-086.000
Zoning: B-1 (General business)
Size: 10,500 Square Feet
Flood: X



1 inch = 60 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 #: 21082B136Date Received: 7/7/21

Receipt #: _____

Received By: CL

Zoning: _____

Ward: _____ Flood: _____

Size: _____

(If necessary, use separate sheet of paper)

TAX PARCEL #	1	0	1	0	N	-	0	1	-	0	8	6	•	0	0	0
						-			-				•			
						-			-				•			

Address of Property Involved: 2004 Saint James Blvd; Gulfport, MS 39507Lot(s) 12, Block(s) 8, Subdivision Cowan Road Homes Annex Subdivision, Unit 4General Location: Second lot East of Cowan Road on South side of Saint James Blvd.**GENERAL DESCRIPTION OF REQUEST:**

(1) Request 0 on-site parking spaces where 4 are required; (2) permit on-street parking; (3) allow vehicles to back into street; (4) request 6' fence only to back of existing structure and no landscaping where 8' fence tapered to 3' at street and landscaping are required.

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

Christopher & Kathryn Dennis Spear

Printed Name Of Owner

P.O. Box 6251

Mailing Address

Gulfport, MS 39506

City State Zip code

(228) 861-4372

Home Phone Work/Cell Phone

kate@coastcouple.com

Email

Signature Of Owner

AGENT

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.**

This page must be completed if the property or properties involved have more than one owner. All persons listed as owners to the property or properties listed on page one must complete and sign this part of the application.

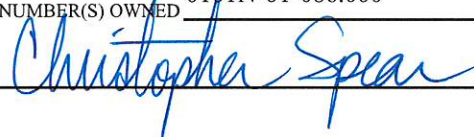
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Christopher Spear

ADDRESS (STREET, CITY, STATE, ZIP CODE) P.O. Box 6251; Gulfport, MS 39506

PHONE # (H) _____ (WK/CELL) (228) 206-2020

TAX PARCEL NUMBER(S) OWNED 0101N-01-086.000

SIGNATURE: 

NAME OF OWNER (PRINT) Kathryn Dennis Spear

ADDRESS (STREET, CITY, STATE, ZIP CODE) P.O. Box 6251; Gulfport, MS 39506

PHONE # (H) _____ (WK/CELL) (228) 861-4372

TAX PARCEL NUMBER(S) OWNED 0101N-01-086.000

SIGN: 

NAME OF OWNER (PRINT) _____

ADDRESS (STREET, CITY, STATE, ZIP CODE: _____

PHONE # (H) _____ (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED _____

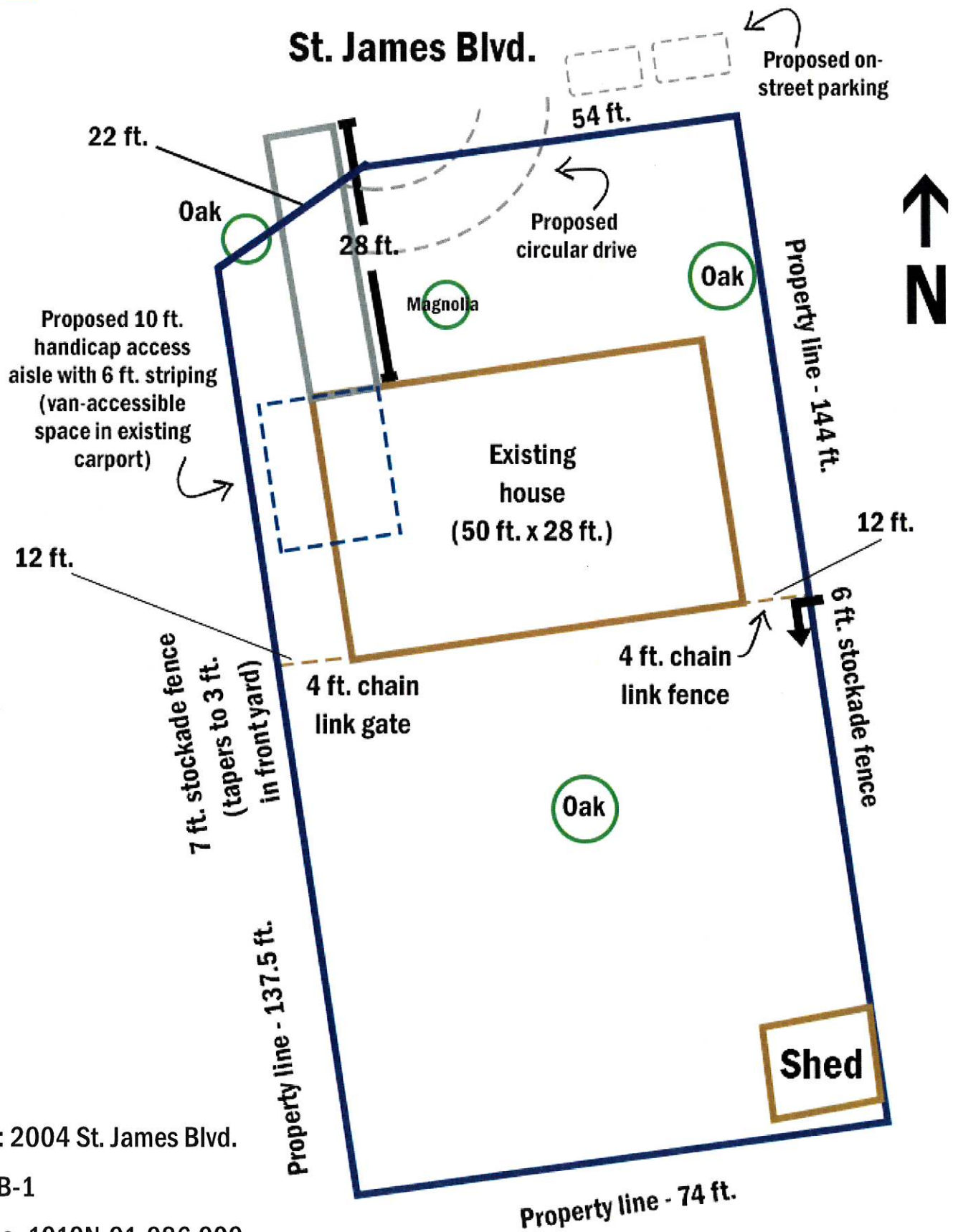
SIGNATURE: _____

(Use additional forms as needed)

IN CASES OF MULTIPLE APPLICANTS, PLEASE IDENTIFY THE PERSON WHO WILL BE ACTING AS YOUR SPOKES

PERSON/AGENT FOR YOU: _____

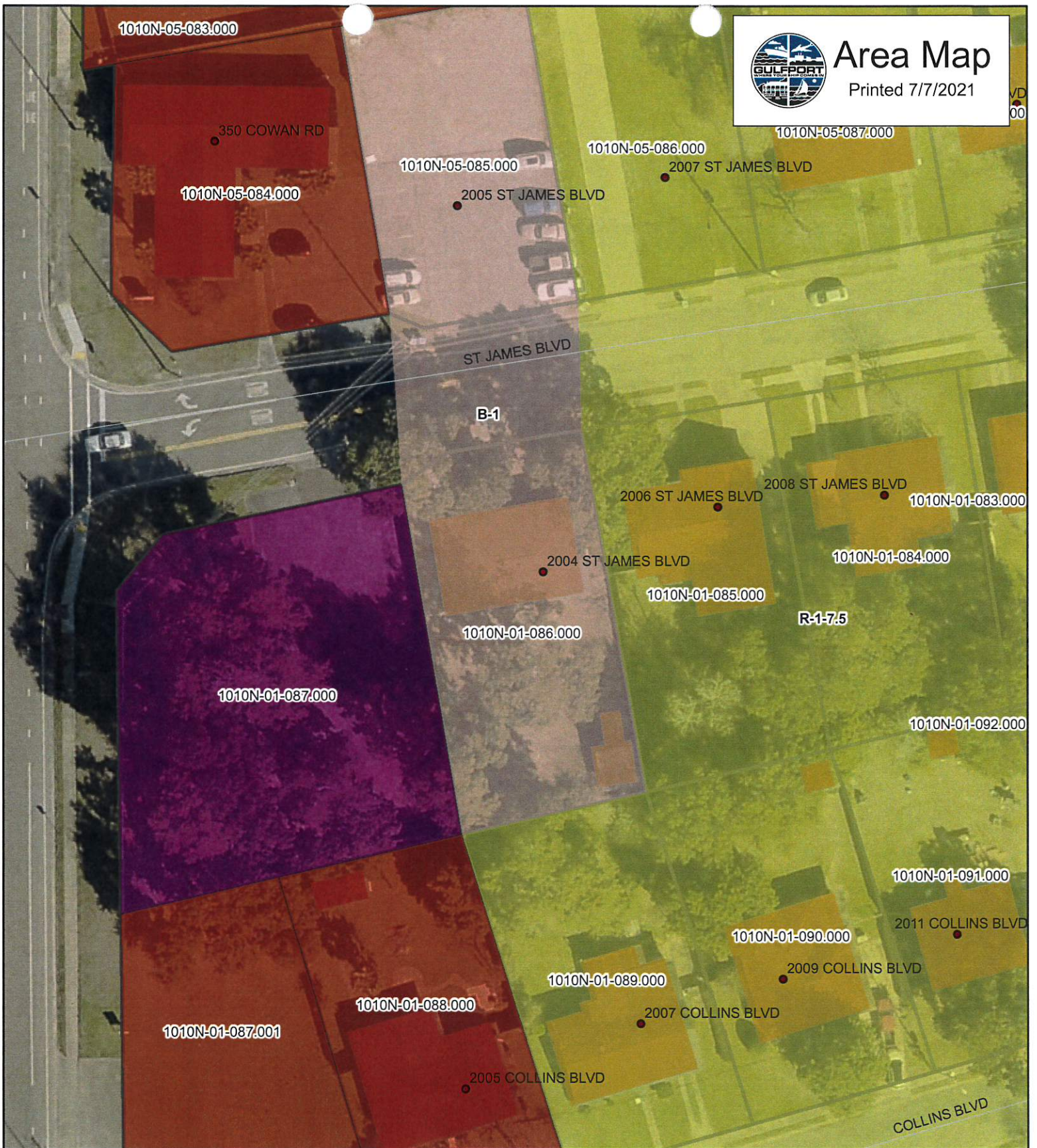
Site Plan for New Office



Address: 2004 St. James Blvd.

Zoning: B-1

Parcel No. 1010N-01-086.000



●

Addresspoints

~

Minor/Residential

☁

WaterFeatures

▭

Parcels

Harrison_HughRes_2020.sid

RGB

■

Red: Band_1

■

Green: Band_2

■

Blue: Band_3

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.

2004 St. James Blvd – Variance Attachment

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

2004 St. James Blvd. was built as a residence in 1962 and was rezoned B-1 for residential business by the City of Gulfport. The regulations require multiple parking spaces for visitors and clients, but the existing structure was built on the lot as to allow only a carport and short driveway. There is no other space on the property that could accommodate additional parking without requiring cost prohibitive expenditures and the cutting of protected trees.

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

All structures, property lines, and setbacks are in the same location as when we purchased the property in November 2020. To the best of our knowledge, the current parking availability is the same as it was when the house was built in 1962.

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

There is literally no place on the property to fit additional parking and comply fully with the zoning ordinances. The house sits across nearly the entire width of the lot, leaving only the carport and adjacent small driveway as usable parking area, which will be consumed to accommodate ADA parking requirements with a van accessible space and access aisle. Adjacent property owners have also fenced the back and both sides of the property, leaving no outlet for vehicles other than the front.

To enable sufficient parking to meet the ordinance demands, the entire front yard would require paving, which would conflict with setbacks and require removing a large Magnolia tree.. Not only would that be aesthetically displeasing, it would not be in keeping with the character and nature of College Park. The only other alternative is paving most of the back yard, which would also be cost prohibitive with additional alterations to the structure and removal of a large oak tree.

The Gulfport GIS maps indicate that this property is the only single-family residential structure zoned B-1 along the entirety of Cowan-Lorraine Road, or anywhere else in the city East of Hewes Avenue and south of Dedeaux Road. It seems unusual being zoned for business in a definitively residential neighborhood. The original residential design for the property did not include any

extra parking, or even space to later build in additional parking, as a later commercial purpose likely was not contemplated.

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

The property is zoned B-1, which by right allows for an office and many other commercial opportunities. With a variance, we can maintain the integrity of the property and still accommodate the very few clients that we expect to visit our real estate brokerage on a regular basis. We help people buy and sell properties – most in-person business is handled off-site through listings and showings at subject properties that are for sale. The office will handle mostly information and documents, which will rarely require visitors. Moreover, with the advent of digital signatures and documentation, even those few clients we might otherwise expect can handle business with us over the Internet rather than needing to park on our property.

Requiring additional parking when most clients do not need to visit us in-person adds a heavy and unnecessary financial burden to our small, family business. If a variance is not granted, the cost to retrofit this property to adhere to current parking requirements, in addition to the modifications required for ADA compliance, will make the property essentially unusable as an office or anything other than a nonconforming residence.

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

This variance would confer no special benefit, simply the easiest way to permit us to operate the business as closely as possible to city regulations, in a quiet, established neighborhood where our children play and go to school. The costs of adding more parking, in both finances and neighborhood aesthetics, would be astronomical.

Requesting this variance for a retail or other commercial property with higher routine traffic would be burdensome, but the real estate brokerage we propose to establish in this location is unlikely to see many visitors. We are confident the proposed parking plan – on-site ADA parking, on-street parking, and an added circular driveway – can accommodate parking needs safely while maintaining the character of the surrounding neighborhood.

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

The property is zoned B-1; a real estate brokerage office is permissible by right.

GENERAL AFFIDAVIT

STATE OF MISSISSIPPI

COUNTY OF HARRISON

PERSONLLY came and appeared before me, the undersigned Notary, the within named **Christopher Spear and Kathryn Dennis Spear**, who are residents of **Harrison County, Mississippi**, and made this statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts, and things set forth are true and correct to the best of their knowledge:

To the best of our knowledge and information available, this variance request is not in violation of any restrictive or protective covenants.

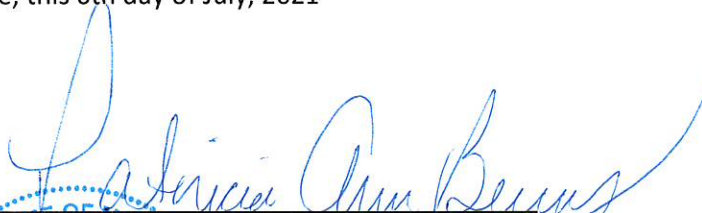
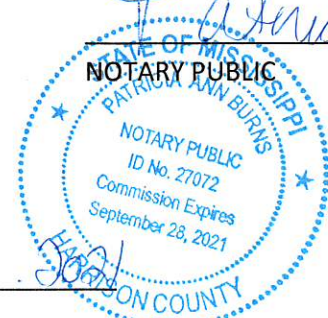
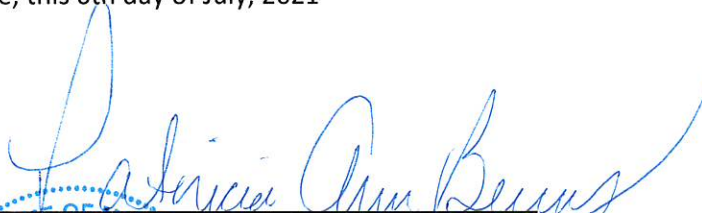
DATED this the 6th day of July, 2021.


Christopher Spear


Kathryn Dennis Spear

SWORN and subscribed before me, this 6th day of July, 2021

My Commission Expires




September 28, 2021

2004 St. James Blvd – Fence Variance Attachment

1. Safety in regard to the subject property, adjacent properties, ingress and egress, streets, alleyways, and water bodies;

Existing fencing on the property consists of wooden stockade fencing on three property boundaries – six plus foot high on the east side to the back corner of the house (which we repaired for our neighbor following Hurricane Zeta); six foot high on the south side; and seven foot high on the west side to the front corner of the house which then tapers down to three feet at the street.

Four foot high chain link fencing extends from the house to the east and west to completely fence in the backyard of 2004 St. James Blvd. The property to the west is commercial and is vacant. To the east is a residential home. To the south is a residential home.

We fear adding a seven foot high fence to the front corner of the house and a three foot fence to the street would chill relations with the neighboring resident, diminish her property value, and create an unsafe environment for her by blocking her view for ingress and egress when attempting to access her driveway. There is also a large oak tree near the property line that would likely be impacted by fence installation.

2. Visual impairment on adjacent properties, streets, alleyways, and water bodies;

Additional fencing could visually impair the neighboring property owner as she enters and exists her driveway as well as those using the proposed circular driveway at 2004 St. James Blvd.

3. Design in relation to other structures on the same lot, adjacent properties, and the neighborhood;

With the exception of the commercial parcel immediately to the west that borders the subject property, no other property nearby has a fence in the front yard or one that extends to the road. Adding front fencing, screening, or other buffering at the property line would not keep with the character of the neighborhood.

4. Impact on ingress and egress, if applicable;

As mentioned, there is a concern that additional front fencing could block the view both for the neighboring property owner and those using the proposed circular driveway at our property.

5. Screening, buffering or separation of any nuisance or hazardous feature;

The proposed use is a real estate brokerage office with very limited public visitors. There will be no hazardous features or uses. Likely the loudest "nuisance" to surrounding property owners will be our children playing in the backyard from time to time, which should fit well with the character of the College Park neighborhood and will hardly be a unique sound given the location directly across the street from St. James Catholic School.

6. Compatibility with adjacent properties.

The existing fencing is compatible with adjacent properties, while the required fencing and buffering from commercial properties is not. We certainly understand the intention to shield residential areas from true commercial districts and would wholeheartedly agree if this proposed use fell into that category. However, this real estate brokerage will bring limited contact with the public to the neighborhood. Accepting existing fencing and waiving additional requirements for enhanced fencing and buffering allows the character of the neighborhood to remain intact and ensures the safety of surrounding property owners.



SCANNED



Johnston 1st Judicial District
Instrument 2020 14576 D -J1
Filed/Recorded 11/10/2020 12:52 N
Total Fees \$ 26.00
3 Pages Recorded

Prepared by:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
MS Bar # 1866

Return to:
Andrew Marion, PLLC
Attorney-at-Law
1919 23rd Ave.
P.O. Box 863
Gulfport, MS 39502
(228)-865-9047
File # 20-311

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

WARRANTY DEED

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

**CPCA HOLDINGS, LLC, a Mississippi Limited Liability Company
27 Keyser Lane
Gulfport, MS 39507
(228)-547-2251**

do hereby sell, convey and warrant unto

**Kathryn Dennis Spear and Christopher Spear
P.O. Box 6251
Gulfport, MS 39506
(228)-206-2020**

as joint tenants with full rights of survivorship and not as tenants in common, that certain tract, piece or parcel of land situated and being located in **Harrison** County, State of Mississippi, more particularly described as follows, to-wit:

(See Exhibit A attached, Page 3)

INDEXING INSTRUCTIONS: Exempt

THIS CONVEYANCE is subject to any prior reservation or conveyance of oil, gas or other mineral rights and subject to all easement restrictions, reservations and covenants of record.

IT IS AGREED and understood that the taxes for the current year have been pro-rated as of this date on an estimated basis. When said taxes are actually determined, if the proration as of the date is incorrect, then the Grantor(s) agrees to pay the Grantee(s), or its assigns, any deficit on an actual proration, and likewise, the Grantee(s) agrees to pay the Grantor(s), or its assigns, any amount overpaid by it.

WITNESS THE SIGNATURE of the above company by its authorized representatives after being duly authorized so to execute and deliver the same, this the 6th day of November, 2020.

CPCA HOLDINGS, LLC


Christopher L. Arnoult
Manager/Member

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the above stated jurisdiction, the within named **Christopher L. Arnoult**, who acknowledged that he is **Manager/Member** of **CPCA HOLDINGS, LLC, A Mississippi Limited Liability Company**, and that for and on behalf of said company, and as its act and deed he executed the above the foregoing Warranty Deed, after first having been duly authorized by said company so to do.

GIVEN under my hand and official seal on this the 6th day of November, 2020.

MY COMMISSION EXPIRES:



NOTARY PUBLIC

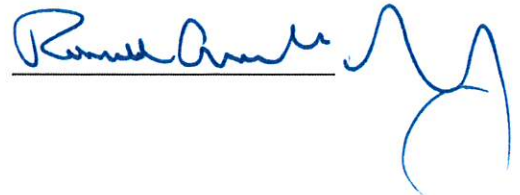


Exhibit "A"

A parcel of land commencing at the Northeast corner of Lot Twelve (12), Block Eight (8), COWAN ROAD HOMES ANNEX SUBDIVISION, Unit Four (4), being the POINT OF BEGINNING; thence run South 10 degrees 24 minutes 00 seconds East a distance of 141.45 feet; thence run South 76 degrees 15 minutes 00 seconds West a distance of 74.13 feet; thence run North 10 degrees 24 minutes 43 seconds West a distance of 136.24 feet; thence run North 53 degrees 54 minutes 55 seconds East a distance of 22.00 feet to the South margin of St. James Avenue; thence run North 79 degrees 36 minutes 00 seconds East along said South margin a distance of 54.20 feet to the POINT OF BEGINNING.

This being Lot Twelve (12), Block Eight (8), COWAN ROAD HOMES ANNEX SUBDIVISION, Unit Four (4) less that sold in deed recorded in Deed Book 1438 at page 271.

PERMITS/INSP PAYMENT RCPT#: 10768334
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 07/07/21 TIME: 10:17
CLERK: bchapman DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CHECK
1068

REFERENCE:

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

RE: Variance 2108ZB136, by owners Cristopher and Kathryn Spear, tax parcel 1010N-01-086.000, Request variance for parking spaces, backing into the right-of-way, landscape buffer fence height, Zoned B-1 (General business), 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, August 19, 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, August 19, 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
	25459	1010N-01-086.000	CHRISTOPHER & KATHRYN DENNIS SPEAR	P O BOX 6251	GULFPORT	MS	39506
			Adjacent Property Owners				
	25454	1010N-01-088.000	BLETHEN SHANNAN & MICHELLE	493 OAK LANE	GULFPORT	MS	39507
	25468	1010N-05-086.000	CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
	25452	1010N-01-090.000	COOPER JOHNNY H -L/E-	2009 COLLINS BLVD	GULFPORT	MS	39507
	25461	1010N-01-084.000	HICKS PATRICIA A	2008 ST JAMES BLVD	GULFPORT	MS	39507
	25451	1010N-01-091.000	HILLARD CHRISTOPHER A	2011 COLLINS BLVD	GULFPORT	MS	39507
	25462	1010N-01-083.000	MCNALLY MICHAEL D	2010 ST JAMES BLVD	GULFPORT	MS	39507
	25453	1010N-01-089.000	OSWALT ROBERT A & MARTHA E	2007 COLLINS BLVD	GULFPORT	MS	39507
	25460	1010N-01-085.000	PHILLIPS DIANA	2006 ST JAMES BLVD	GULFPORT	MS	39501
	25450	1010N-01-092.000	SOMMERS CHARNELL A & ALISSIA MARIE	73 MILSTEAD LANE	MONTEVALLO	AL	35115
	25467	1010N-05-087.000	ST JAMES CATHOLIC CHURCH	366 COWAN RD	GULFPORT	MS	39507
	117266	1010N-01-087.001	UNITED COASTAL PROPERTIES INC	2020 BAYOU LAPORTE BLVD	BILOXI	MS	39531
N	25469	1010N-05-085.000	UNITED COASTAL PROPERTIES INC	2020 BAYOU LAPORTE BLVD	BILOXI	MS	39531
N	84385	1010N-05-084.000	UNITED COASTAL PROPERTIES INC	2020 BAYOU LAPORTE BLVD	BILOXI	MS	39531
N	84077	1010N-01-087.000	UNITED COASTAL PROPERTIES INC	2020 BAYOU LAPORTE BLVD	BILOXI	MS	39531

