

**AGENDA**  
**ZONING BOARD OF ADJUSTMENT AND APPEALS**  
**CITY HALL COUNCIL CHAMBERS**  
**THURSDAY, SEPTEMBER 16, 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 - August 19, 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 2106ZB099:**

Variance 2106ZB099, by owners Jason & Deidre Bunn, tax parcel 0808F-01-001.112, Variance for side setback, 14663 Dawn Cv, Zoned R-1-10 (Single-family), Ward 7

#### **2. Special Exception 2109SE137:**

Special Exception 2109SE137, by agents Surjit Singh and Darshan Kaur, tax parcel 1008K-03-002.000, request liquor sales use, 11594 Lorraine Rd, Zoned B-2 (General business), Ward 6

#### **3. Variance 2109ZB140:**

Variance 2109ZB140, by owner Joseph McCormick Jr, tax parcel 1010N-02-001.000, Variance for fence height, 2331 Curcor Dr, Zoned T4L (General Urban Zone "Limited"), Ward 2

#### **4. Variance 2109PC142:**

Variance 2109PC142, by owner Lydia Webb, tax parcel 1010N-02-002.000, Variance for fence height, 2329 Curcor Dr, Zoned T4L (General Urban Zone "Limited"), Ward 2

### **H. Adjournment**

**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:**

IPL0038631

**Order Status:**

Submitted

**Classification:**

Legals &amp; Public Notices

**Package:**

BLX - Legal Ads

**Final Cost:**

30.60

**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**

August 25, 2021 2:37:49 PM EDT

**Amount:**

30.60

**SCHEDULE FOR AD NUMBER IPL00386310**

September 1, 2021  
SunHerald (Biloxi)

**PREVIEW FOR AD NUMBER IPL00386310****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, September 16, 2021, in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

**Variance 2106ZB099**, by owners Jason & Deidre Bunn, tax parcel 0808F 01-001.112, Variance for side setback, 14663 Dawn Cv, Zoned R-1-10 (Single-family), Ward 7

**Special Exception 2109SE137**, by agents Surjit Singh and Darshan Kaur, tax parcel 1008K-03-002.000, request liquor sales use, 11594 Lorraine Rd, Zoned B-2 (General business), Ward 6

**Variance 2109ZB140**, by owner Joseph McCormick Jr, tax parcel 1010N-02-001.000, Variance for fence height, 2331 Curcor Dr, Zoned T4L (General Urban Zone "Limited"), Ward 2

**Variance 2109PC142**, by owner Lydia Webb, tax parcel 1010N-02-002.000, Variance for fence height, 2329 Curcor Dr, Zoned T4L (General Urban Zone "Limited"), Ward 2

This the 25th day of August 2021  
A. Lee Palermo, Chairman  
City of Gulfport Zoning Board of Adjustment and Appeals  
W00000000  
Publication Dates

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

## MINUTES

### ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, August 19, 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 3:00 pm
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

#### BOARD MEMBERS PRESENT:

LEE PALERMO  
LESLIE NORTH  
MARY ANN WIGINTON  
MICHAEL DANIELS  
ROBERT PHARR  
NATHAN BODDIE

#### BOARD MEMBERS ABSENT:

JONATHAN MARSHALL  
MARY ANN WIGINTON

#### STAFF MEMBERS PRESENT

GREG HOLMES  
MATILDA WELCH  
NELISIA NEWELL

#### COURT REPORTER:

NORMA SOROE

#### E. Confirmation of Agenda:

#### F. Approval of Minutes:

Motion by Mrs. North and seconded by Mr. Boddie to approve Minutes of the **July 15, 2021**, Zoning Board meeting was carried unanimously.

#### G. Hearing of cases:

**G1.** The declaration of appeal process was read by the Chairman of the Zoning Board: Any person or any officer, department, or agency of the city aggrieved by any decision of the Board of Adjustment and appeals may within fifteen (15) days thereafter appeal there from to the mayor and city council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Division shall cause a transcript of the proceedings in the case to be certified to the mayor and city council, and the matter will be heard on said transcript. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development – Planning Division stating what decision is being appealed and detailing how you are aggrieved.

**G2.** The Chairman asked all individuals speaking at today's meeting to complete a speaker's card.

**G3. Routine Agenda:**

**1. Variance 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

**Speaking for the Petition: Joel Brewer**

**Speaking against the Petition: Helen Sanchez, Mike (William) Supple**

**Motion: Mr. Boddie – To approve applicant request.**

**Second: Mrs. North**

**Motion: Case was denied due to lack of positive vote.**

|                   |                         |
|-------------------|-------------------------|
| Lee Palermo       | - <b>Chairman - Yea</b> |
| Leslie North      | - Nay                   |
| Mary Ann Wiginton | - Absent                |
| Michael Daniels   | - Nay                   |
| Robert Pharr      | - Yea                   |
| Nathan Boddie     | - Nay                   |
| Jonathan Marshall | - Absent                |

**Action: Motion carried 3-2**

**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

**Speaking for the Petition: Wyatt Peterson, Bill Lavers, Mark McDaniel**

**Speaking against the Petition: None**

**Motion: Mrs. North – To approve applicant request.**

**Second: Mr. Boddie**

|                   |                     |
|-------------------|---------------------|
| Lee Palermo       | - <b>Chairman -</b> |
| Leslie North      | - Yea               |
| Mary Ann Wiginton | - Absent            |
| Michael Daniels   | - Yea               |
| Robert Pharr      | - Yea               |
| Nathan Boddie     | - Yea               |
| Jonathan Marshall | - Absent            |

**Action: Motion carried unanimously.**

**3. Variance 218ZB125:**

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

**Speaking for the Petition: Charles and Charlotte Slade**

**Speaking against the Petition: Tom Fairley, Bryan Hudson**

**Motion: Mr. Boddie – To approve applicant request.**

**Second: Mr. North**

|                   |                     |
|-------------------|---------------------|
| Lee Palermo       | - <b>Chairman</b> - |
| Leslie North      | - Yea               |
| Mary Ann Wiginton | - Absent            |
| Michael Daniels   | - Yea               |
| Robert Pharr      | - Yea               |
| Nathan Boddie     | - Yea               |
| Jonathan Marshall | - Absent            |

**Action: Motion carried unanimously.**

**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

**Speaking for the Petition: Valerie Lane**

**Speaking against the Petition: None**

**Motion: Mr. Boddie – To approve applicant request.**

**Second: Mr. Pharr**

|                   |                     |
|-------------------|---------------------|
| Lee Palermo       | - <b>Chairman</b> - |
| Leslie North      | - Yea               |
| Mary Ann Wiginton | - Absent            |
| Michael Daniels   | - Yea               |
| Robert Pharr      | - Yea               |
| Nathan Boddie     | - Yea               |
| Jonathan Marshall | - Absent            |

**Action: Motion carried unanimously.**

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

**Speaking for the Petition: Chris Spear**

**Speaking against the Petition: None**

**Motion: Mr. Boddie – To approve applicant request.**

**Second: Mr. Pharr**

|                   |                     |
|-------------------|---------------------|
| Lee Palermo       | - <b>Chairman</b> - |
| Leslie North      | - Yea               |
| Mary Ann Wiginton | - Absent            |
| Michael Daniels   | - Yea               |
| Robert Pharr      | - Yea               |
| Nathan Boddie     | - Yea               |
| Jonathan Marshall | - Absent            |

**Action: Motion carried unanimously.**

**Other Business:** Discuss attending the MS Chapter of the American Planning Association meeting starting on October 13, 2021 through October 15, 2021.

**Adjournment:**

Motion by **Mr. Pharr** to adjourn the meeting was seconded by **Mr. Boddie** and carried unanimously. The meeting adjourned at **4:15 pm** .

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

\_\_\_\_\_  
Nathan Boddie, Secretary

Date: \_\_\_\_\_

# MEMORANDUM

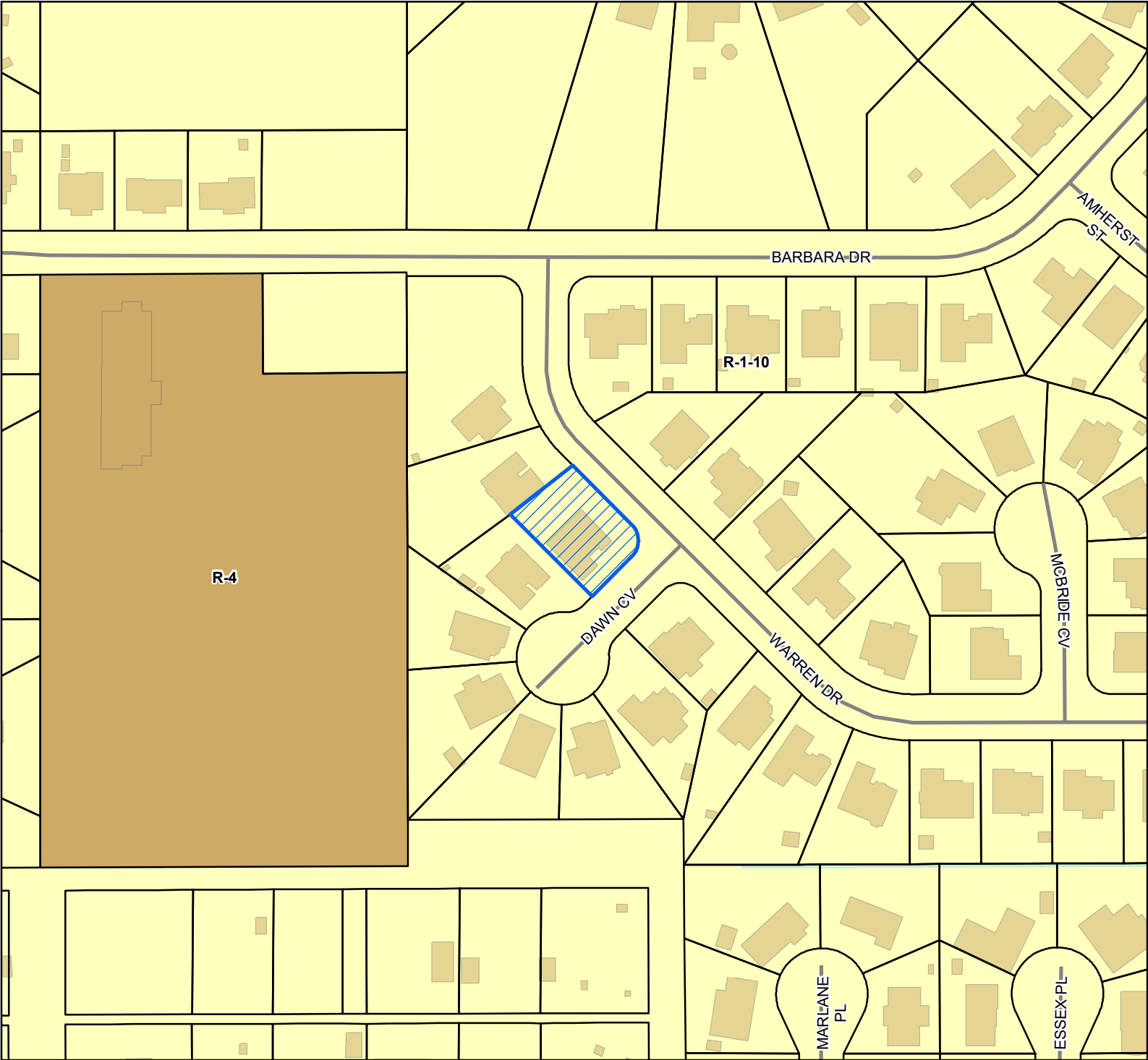
**To:** City of Gulfport Zoning Board of Adjustment and Appeals

**From:** Greg Holmes, Planning Administrator  
Urban Development Department

**Date of Hearing:** September 16, 2021

**Re:** Variance 2106ZB099:

Variance 2106ZB099, by owners Jason & Deidre Bunn, tax parcel 0808F-01-001.112, Variance for side setback, 14663 Dawn Cv, Zoned R-1-10 (Single-family), Ward 7



Site

Street

Parcels

Buildings

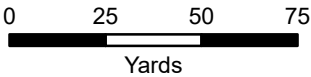
Water Features

**Zoning**

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

R-4 - General Residence (High Density)

**Site Information**  
0808F-01-001.112  
Zoning: R-1-10 (Single-family)  
Size: 10,053 square feet  
Flood: X



1 inch = 150 feet



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



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

For Staff Use Only

Case File #: 2106 ZB099Date Received: 4 May 2021

Receipt #: \_\_\_\_\_

Received By: ESZoning: R-1-10Ward: 7 Flood: XSize: 10,053 sf

(If necessary, use separate sheet of paper)

## APPLICATION FOR VARIANCE

### Property Information

TAX PARCEL # 0808F-01-001-112

Address of Property Involved: 14663 Dawn Cove, Gulfport, MS 39503Lot(s) 20, Block(s) \_\_\_\_\_, Subdivision Northwood HillsGeneral Location: Northwood Hills : Orange Grove

### GENERAL DESCRIPTION OF REQUEST:

Build back yard fence where the top is level all around. Height close to house would be around 6' & height farthest from house would be closer to 8'. Also to place a pre-built 12'x20' shed 3' from rear property

### OWNERSHIP AND CERTIFICATION: line and 9' from side property

I hereby certify that I have read and understand this application and that all information and attachments are true line 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

Jason R. Bunn

Printed Name Of Owner

14663 Dawn Cove

Mailing Address

Gulfport MS 39503

City

State

Zip code

228-209-8972 239-851-9293

Home Phone

Work/Cell Phone

JRBunn86@gmail.com

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) Deidre Bunn

ADDRESS (STREET, CITY, STATE, ZIP CODE) 14663 Dawn Cove, Gulfport, MS 39503

PHONE # (H) 228-209-8972 (WK/CELL) same

TAX PARCEL NUMBER(S) OWNED 0808 F - 01 - 001.112

SIGNATURE: Deidre Bunn

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: \_\_\_\_\_

**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?)**

When our property was constructed, the home was built at a higher elevation than the surrounding ground, which creates the lack of privacy afforded by a 6' privacy fence due to the 2' difference in elevation from the structure to the property line. When we purchased our home, the existing 6' fence allowed a clear view into our rear neighbors' two windows, as well as their unobstructed view into our living room and bedroom windows. In addition to that, due to the location in respect to the corner of Barbara Drive and Warren Drive, we also experienced headlights shining into our bedroom window at night even with the pre-existing 6' privacy fence any time someone turned onto Warren Drive from Barbara Drive. Also, an unobstructed view of our bedroom window could be seen from the corner of Barbara Drive and Warren Drive. Since Hurricane Zeta destroyed the majority of our pre-existing 6' privacy fence, we desire to construct a privacy fence that actually affords our home privacy. Also, due to the large water oak in our backyard, observing the required setbacks for a shed would be highly problematic. There are only fifty-one (51) feet from the property line to the tree, so with the required 25' setback, that would only allow 6' of space to maneuver lawn equipment and other items into the shed via a ramp at the left-hand side of the garage. On the other side of the tree, there are only thirty (30) feet of space between the property line and the tree, which would only allow two (2) feet of space to access the garage, given the 8' setback from the rear and side. Since the water oak provides shade to our home and is a healthy tree, we would prefer to not remove the tree just to accommodate a shed.

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

The structure was built in 2005 or thereabouts. We purchased the home in 2019 as it exists. No changes have been made by us to alter the surrounding ground or elevation of the home. The difference in elevation was determined by the lot location, run-off, and other factors determined by the contractor at the time of construction. The water oak that is in the middle of our yard has been growing for a number of years, long before we purchased the home a 18 months ago.

**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?)**

The reasons for our request for the fence variance are the desire for privacy and to buffer the traffic sounds and lights from vehicles turning onto Warren Drive. Most homes are afforded full privacy by a 6' privacy fence; however, this is not the case with our home. As previously described, even with a 6' privacy fence, the difference in elevation from the structure to the property line allows for an unobstructed view of our bedroom window from the street corner, allows an unobstructed view of our bedroom and living room windows from our rear neighbors' home, and allows headlights to shine into our bedroom window at night as vehicles turn onto the adjacent street. Although the ordinance does allow for a fence higher than 6', the additional 2' are required to be 50% transparent; this requirement would only afford us 50% privacy. As for the shed, I have previously described that there is a large water oak growing in the middle of the yard which is directly at odds with the functionality of the shed if we observed the required twenty-five (25) foot frontage setback from the property line or if we observed the eight (8) foot rear and side setbacks. Either way, the functionality of the shed would be limited at best.

**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.)**

Our fence request meets the right to reasonable development of our property, as we are not requesting anything more than the expectation of privacy given to every homeowner. Per the ordinance, a residential fence must not be higher than six (6) feet above grade except where required to be higher by city ordinance. However, a decorative topping of no less than fifty (50) percent transparency may be allowed but must not exceed eight (8) feet above grade. As previously explained, this requirement would afford us only 50% privacy. Thus, we request this variance. As for the shed, our request is only that we be allowed to place the shed on a portion of our property that would grant us full access and enjoyment of use of the shed, while also making sure that it is not obstructive or obtrusive to anyone else in our subdivision.

**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?)**

When any homeowner constructs a privacy fence, they do so to afford their property privacy. In our specific case, a 6' privacy fence does not confer the same amount of privacy afforded by the same fence on a level piece of property. We are only requesting that we be given the same expectation of privacy that most homeowners enjoy from a privacy-fenced yard. Many homeowners choose to purchase a shed for additional storage; in fact, there are two that can be seen from our backyard alone. So in this instance, we are not requesting anything beyond the reasonable consideration of our property's limitations in placement.

**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 construction of a privacy fence or placement of a shed is typically a right granted to anyone who goes through the proper permit application process and who has rights to the property said fence or shed would be constructed on. With planning approval of the variance request, we are only requesting this same right be granted to us. This is not a special exception to the use of our land; it is only a request for consideration of the nature of the land and the challenges those features create.

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

The fence should have no negative impacts on safety. The fence would be well out of the line of sight when navigating traffic or backing out of the adjacent driveway. The fence will not impede any vision of oncoming traffic from the stop sign at the corner of Dawn Cove and Warren Drive. There are no alleyways or water bodies that would be impacted.

**2. Visual impact on adjacent properties, streets, alleyways, and water bodies**

The visual impact of our fence would be very little different than a regular 6' privacy fence, except that ours would be 2' taller between our neighbors at the highest point and only 1'-1 ½' taller facing the side road of Warren Drive. The impact to our neighbors is greater privacy, so that we cannot see into their yards and they cannot see into ours. The impact to the street view is hardly noticeable from the road. Please see attached photos. There are no alleyways or water bodies that would be impacted.

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

The design of the privacy fence is similar in style to all other fences in our neighborhood, except that ours does not follow the rise and fall of the ground below. We believe that our fence design will look better because of this, and many of our neighbors have complimented the appearance of the fence on the sections we had completed before we were made aware of the violation of the ordinance.

**4. Impact on ingress and egress, if applicable**

There is no impact on ingress or egress. Our fence would end more than fourteen (14) feet from the back of the curb, giving plenty of space for drivers in the adjacent driveway to look for oncoming traffic and back out safely. Also, there will be an eleven (11) foot gate giving access to the side yard off of Warren Drive, as well as a five (5) foot gate at the right side of the home facing Dawn Cove and a three (3) foot gate at the left side of the home facing Dawn Cove.

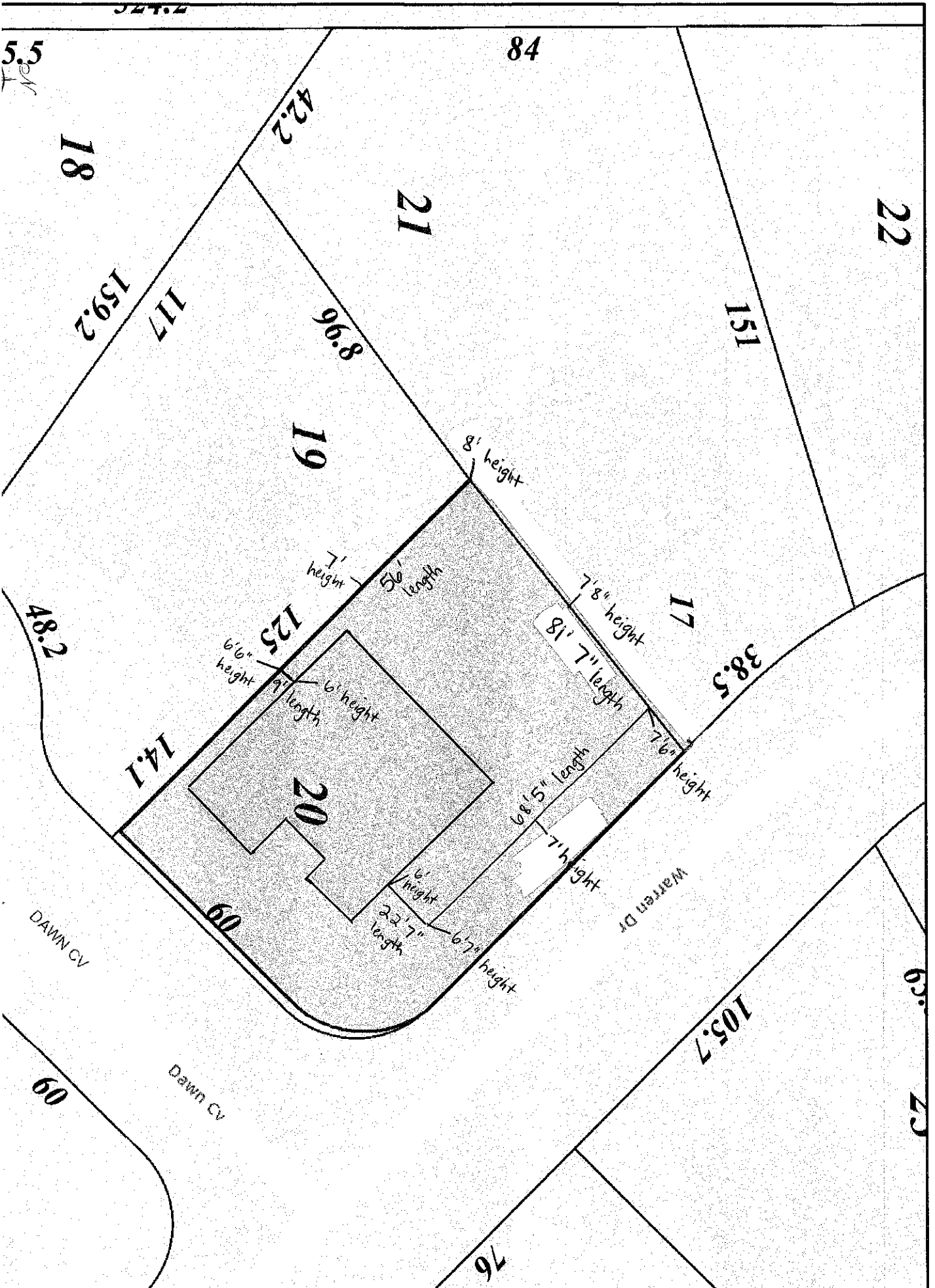
**5. Screening, buffering or separation of any nuisance or hazardous feature**

The privacy fence that we desire to construct would better screen our home from surrounding homes, offer greater privacy, and also buffer our home from traffic noise and headlights at night from vehicles turning onto Warren Drive from Barbara Drive.

**6. Compatibility with adjacent properties**

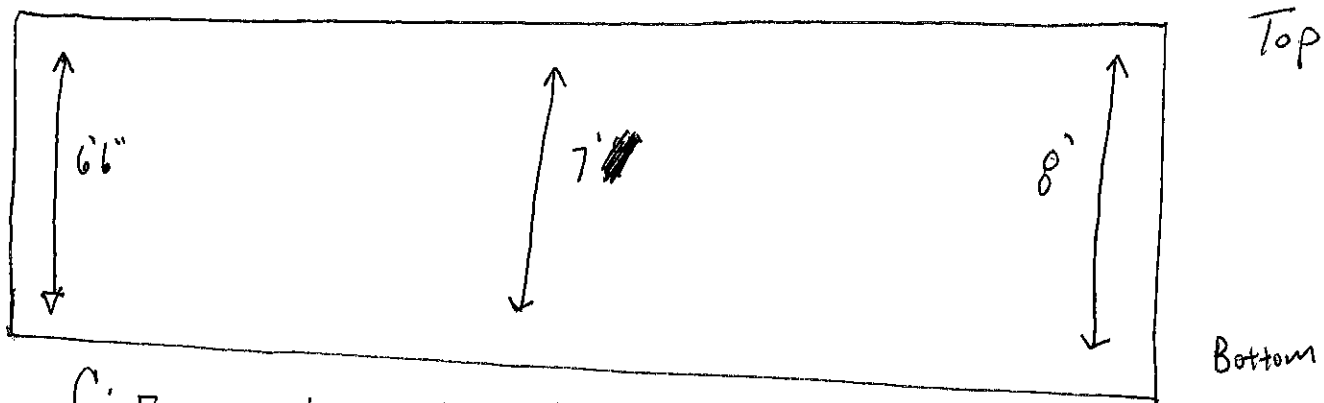
We did speak with both of our adjacent neighbors whose properties abut ours before considering the design of our fence, since it would also impact their homes. Neither neighbor was opposed to the fence design or proposed height. From our back yard, you can see privacy fences surrounding every home except one who has not yet re-built his fence after Hurricane Zeta. Therefore, we are keeping in line with other homes in our subdivision.

My Map

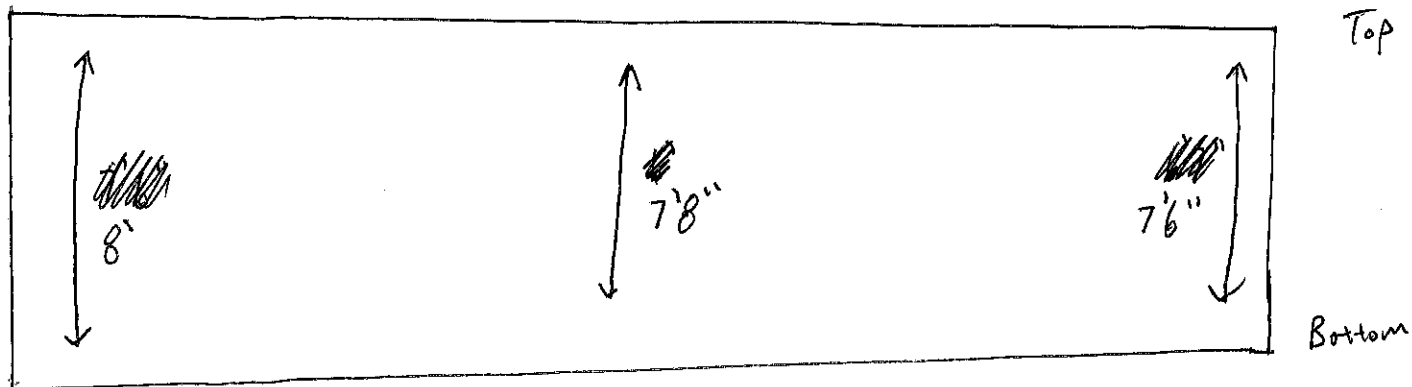




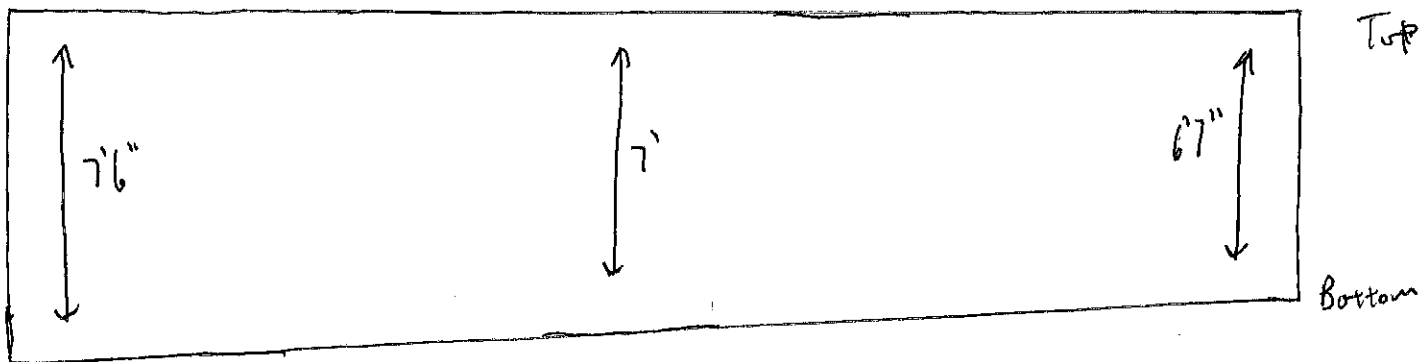
B: Fence side <sup>dividing</sup> ~~dividing~~ property between Lot 19 + Lot 20.



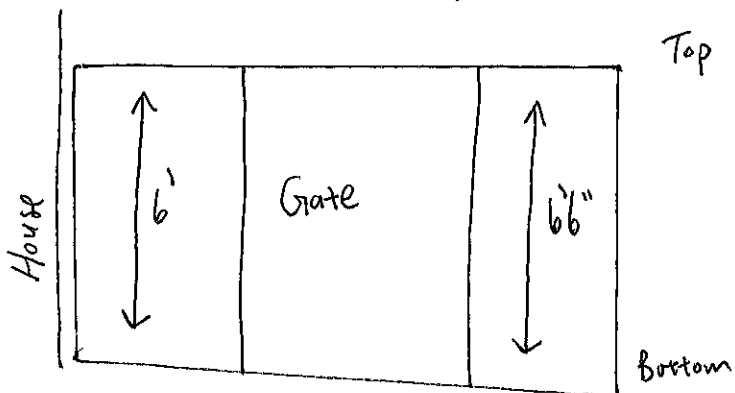
C: Fence side dividing Lot 20 from 15105 Warren Dr.



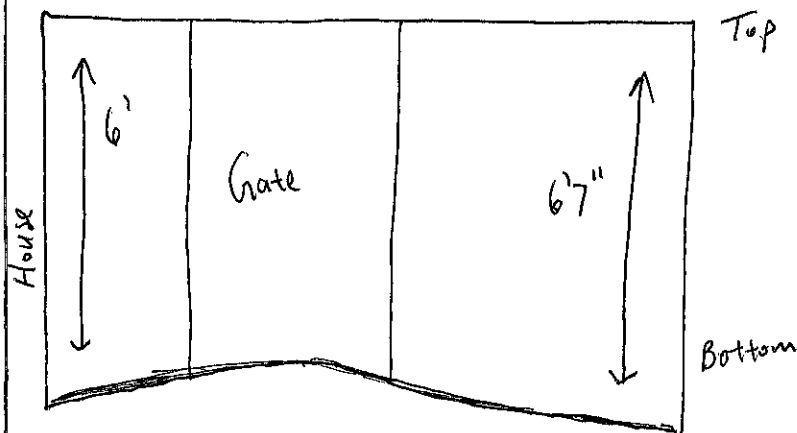
D: Fence side dividing Lot 20 yard + Warren Dr.

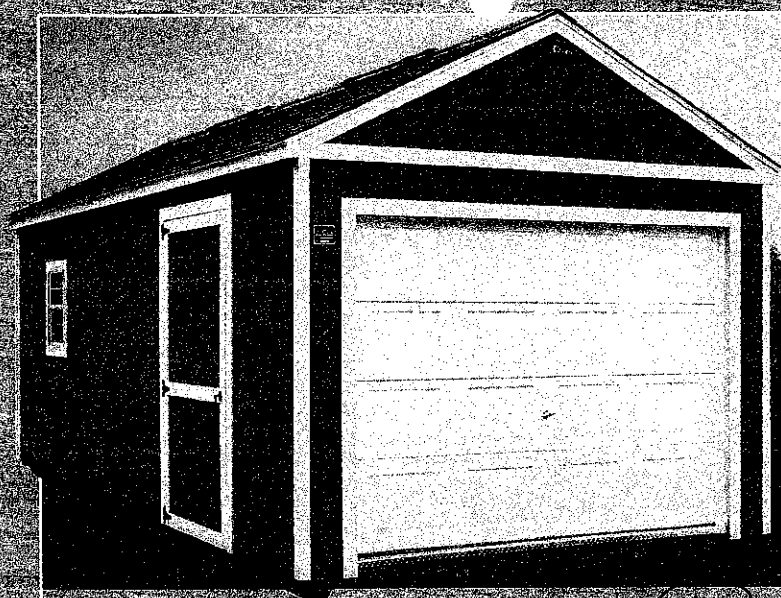


A: Left side of house



E: Right Side of house.





Utility

**GARAGE**

*The Garage is the most adaptable of our Cook building designs. The adaptability of this shed satisfies a variety of unique storage needs. The heavy duty floor ensures the building can hold anything from large vehicles to boxes of stuff.*

Available Sizes: 12x20 • 12x24 • 12x28 • 12x32

### Standard Dimensions / Specifications

- The peak of the building is approximately 11' 6".
- The interior sidewall height is 7' 8".
- Includes a heavy duty floor system. (12" on center joists, 3/4" plywood decking)
- Includes a single 48" door with a 46" opening.
- Includes a 8' x 6' 6" metal garage door.
- Includes one 24" x 36" insulated vinyl window.
- Only available in a 12' wide building (measured eave to eave).

## HANDYMAN

*The Handyman provides enough room for anyone to convert this building into a work space. With two separate doors and a partition wall, you can use this adaptable shed for two different purposes. It also comes with two workbenches, so this serious building is the place to get work done.*



Available Sizes: 12x24 • 12x28 • 12x32

### Standard Dimensions / Specifications

- Includes 68" double doors and a 36" single door.
- Includes two 24"x36" insulated vinyl windows with shutters.
- Includes a partition wall and two workbenches.
- The peak of the building is about 11' 6".
- This building is available in two styles: the Lofted Barn style Handyman and the Lofted Utility style Handyman.
- The interior sidewall height of a Lofted Barn style Handyman is 6'3".
- The interior sidewall height of a Lofted Utility style Handyman is 7'8".



Above: Side fence w/ Gate (left)



Above: Side fence compared to neighbors' & window



Above: View of side fence w/ gate (right)



Above: closer view of side fence (right)



Above: Bathroom, master bed, & living room windows viewed from Warren Dr. compared to 6'

Left: View from stop sign at corner of Dawn Cove & Warren Dr.



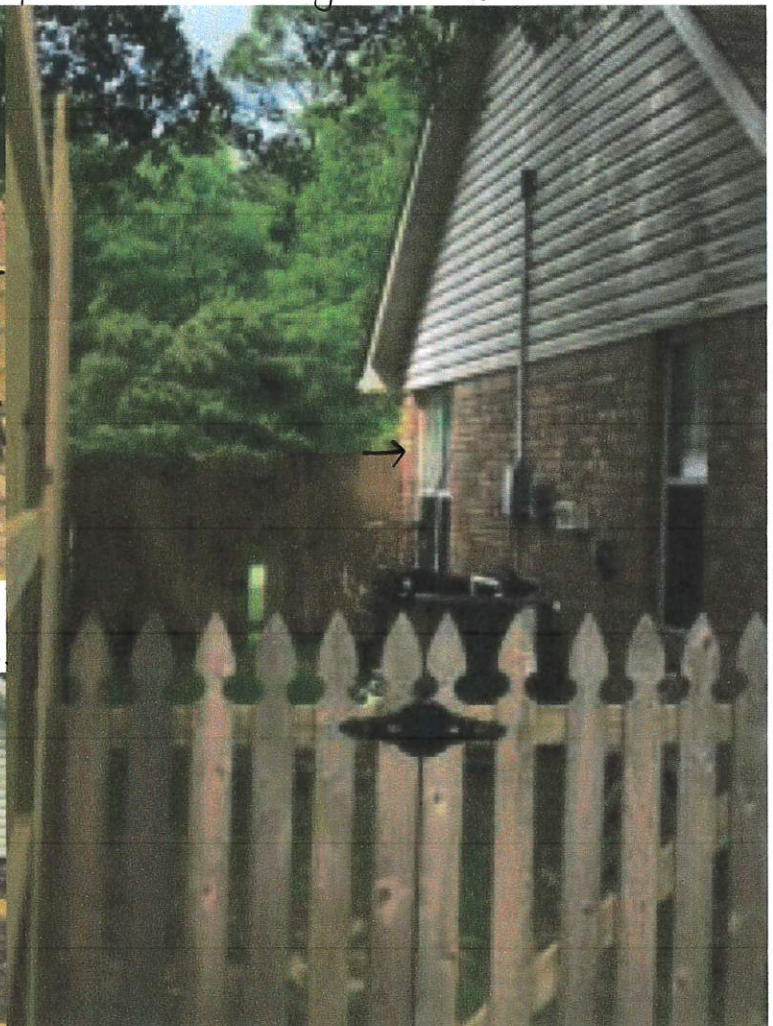
Above: Street view from Warren Dr. toward Dawn Cove.



Above: Comparison of our window elevation to rear neighbors' windows



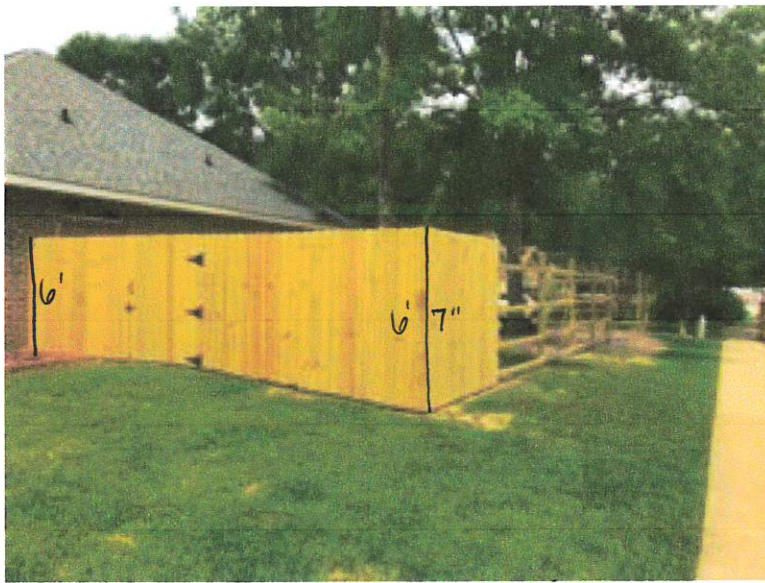
Above: existing rear corner fence. If not approved, will cut down to 6' & install lattice.



Above: 6' privacy fence compared to rear neighbors' windows



Left: Side neighbor's window and security camera



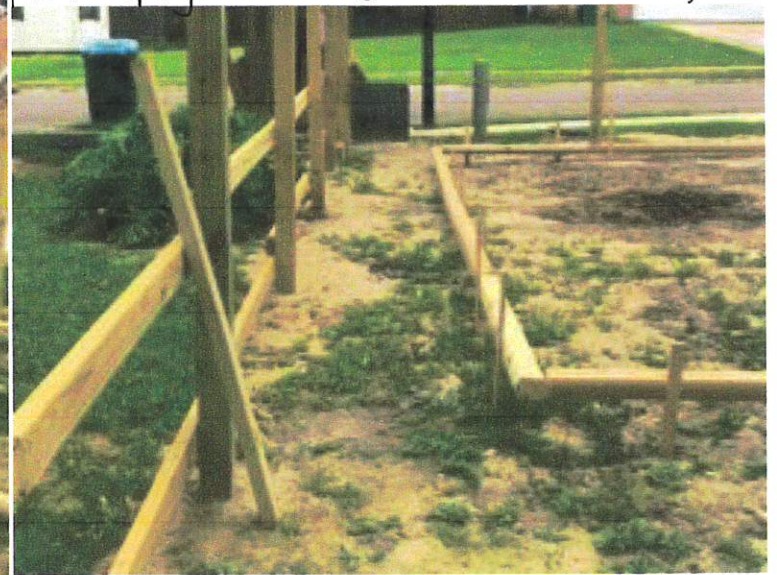
Above: Side view and gate facing corner of Dawn Co. & Warren Dr.



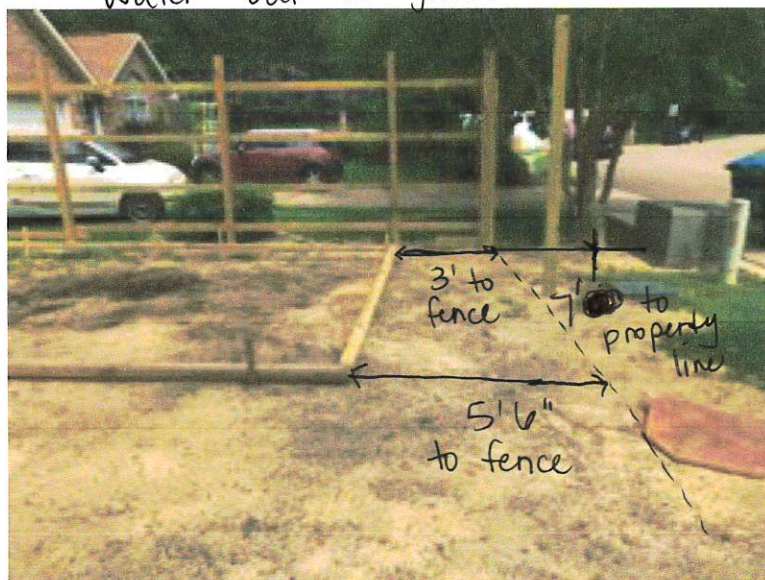
Above: proposed placement of shed inside landscaping timbers (will remove timbers)



Above: proposed placement of shed vs. water oak in yard



Above: 3' setback from rear property line



Left: 3' set back from fence; 7' set back from property line in furthest corner. 5' 6" setback from fence at nearest corner

# GENERAL AFFIDAVIT

STATE OF Mississippi

COUNTY OF Harrison

PERSONALLY came and appeared before me, the undersigned Notary, the within named Jason and Deidre Bunn, who is a resident of Harrison County, State of Mississippi, and makes this his/her 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 his/her knowledge:

We, Jason and Deidre Bunn, do hereby declare that our request for approval of a fence variance is not in violation of any restrictive or protective covenants. We make this claim due to the fact that we did not receive a copy and were never made aware of any covenants while purchasing our home. We also make this claim due to the fact that there are several other homes in our subdivision who also have eight (8) foot fences. Therefore, we have no knowledge or any reason to believe that there are any covenants concerning the construction of a fence on our property.

DATED this the 3<sup>rd</sup> day of May, 2021

Jason Bunn  
Signature of Affiant

Deidre Bunn  
Signature of Affiant

SWORN to subscribed before me, this 3<sup>rd</sup> day of May, 2021

Melissa Bodisch  
NOTARY PUBLIC

My Commission Expires:

March 1, 2024



PREPARED BY AND RETURN TO:  
DAVIS & DAVIS P.L.L.C  
Christopher A Davis  
2635 Pass Road  
Biloxi, MS 39531  
(228)275-9922  
Our File No. 320-6340

SCANNED



1st Judicial District  
Instrument 2019 10793 D -J1  
Filed/Recorded 12/31/2019 03:49 P  
Total Fees \$ 22.00  
1 Pages Recorded

TITLE NOT EXAMINED

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

REVIEWED

**QUITCLAIM DEED**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations the receipt of which is hereby acknowledged, JASON RYAN BUNN, 14663 Dawn Cove, Gulfport, MS 39503, (239) 851-9293 does hereby grant, bargain, sell, remise, release, and forever quitclaim unto, JASON RYAN BUNN and DEIDRE ROSE BUNN, 14663 Dawn cove, Gulfport, MS 39503, (239) 851-9293 the following real property situated in Harrison County, First Judicial District, Mississippi.

Lot Twenty (20), NORTHWOOD HILLS SUBDIVISION, Phase Seven (7), Part Four (4), 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 44 at Page 17 thereof, reference to which is hereby made in aid of and as a part of this description.

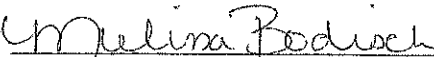
TAXES FOR THE CURRENT YEAR and following are assumed by the Grantees

IN WITNESS WHEREOF, I set and subscribe my signature on this the 31 day of December, 2019.

  
JASON RYAN BUNN

STATE OF Mississippi  
COUNTY OF Harrison

Personally appeared before me, the undersigned authority in and for the said county and state, on this 31<sup>st</sup> day of December, 2019 within my jurisdiction, the within named, Jason Ryan Bunn 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 executed the same in his individual and/or representative capacity, and that by his signature on the instrument and as the act and deed of the person or entity upon behalf of which he acted, executed the above and foregoing instrument, after first having been duly authorized so to do. Given under my hand and official seal, this the 31<sup>st</sup> day of December, 2019.

  
NOTARY PUBLIC

My Commission Expires: March 1, 2020



PERMITS/INSP PAYMENT RECPT#: 10664217  
CITY OF GULFPORT  
GULFPORT MS 39501

DATE: 05/04/21 TIME: 14:28  
CLERK: tboyd DEPT:  
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:  
PAYMENT METH: CHECK  
561

REFERENCE:

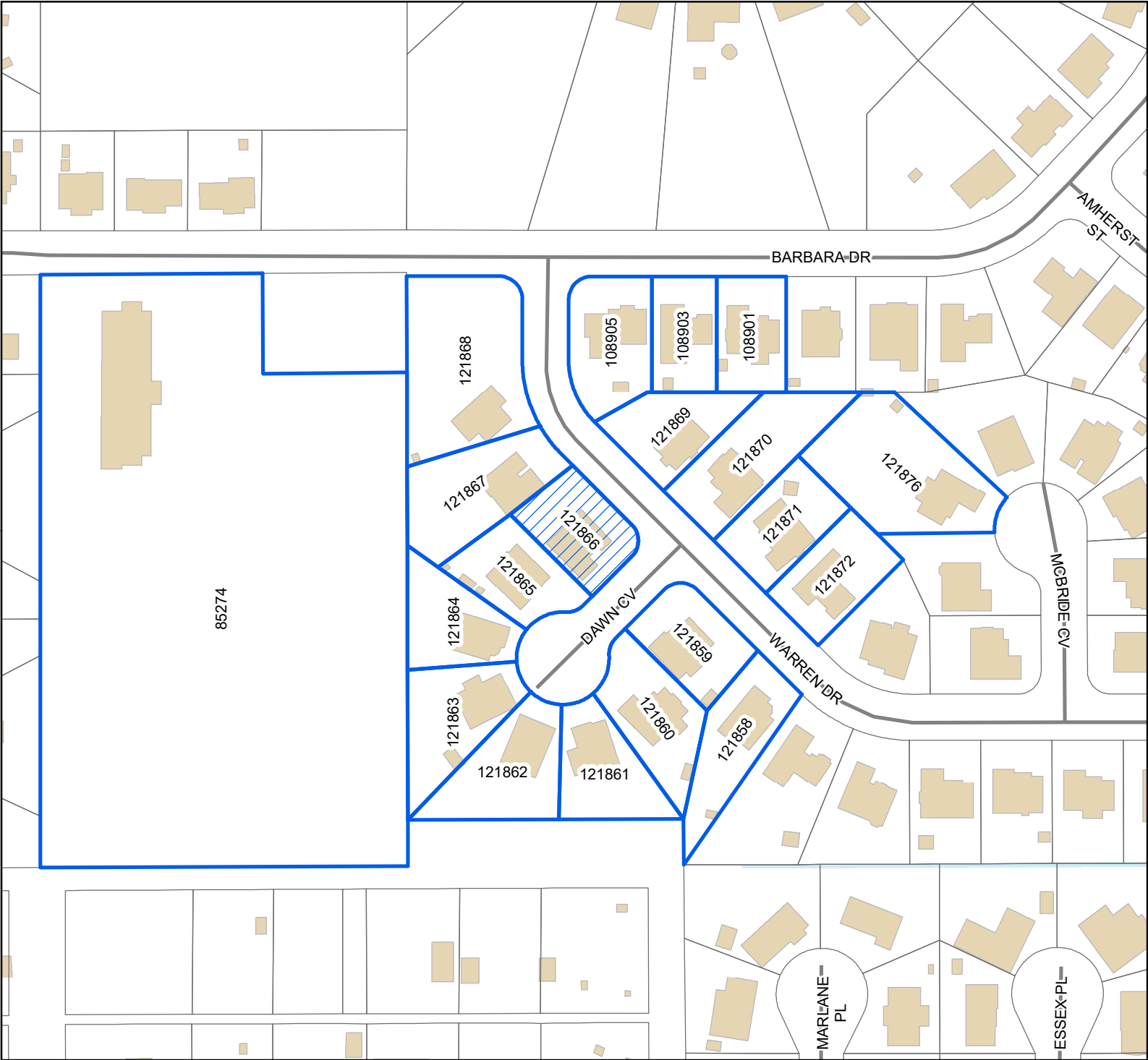
AMT TENDERED: 75.00  
AMT APPLIED: 75.00  
CHANGE: .00

**RE: Variance 2106ZB099, 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.**

To Applicants and Adjacent Property Owners:

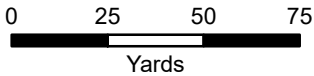
The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, June 17, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, June 17, 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](mailto:planners@gulfport-ms.gov). The application is available for viewing in the Planning Division office at 1410 24<sup>th</sup> Avenue.



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.

| Mail | PPIN                                | Parcel ID        | Name                                | Address            | City      | State | ZIP   |
|------|-------------------------------------|------------------|-------------------------------------|--------------------|-----------|-------|-------|
| n    | 121866                              | 0808F-01-001.112 | BUNN JASON RYAN                     | 14663 DAWN COVE    | GULFPORT  | MS    | 39503 |
|      | <b>Adjacent Property Owners 099</b> |                  |                                     |                    |           |       |       |
|      | 85274                               | 0808F-01-001.000 | CARLOW MANOR INC                    | 120 REYNOIR ST     | BILOXI    | MS    | 39533 |
|      | 121871                              | 0808F-01-001.117 | CHAPPELLE GENE M & JENNY A          | 15092 WARREN DR    | GULFPORT  | MS    | 39503 |
|      | 121867                              | 0808F-01-001.113 | CULLEN DARREN & PITTMAN TIMOTHY     | 15105 WARREN DRIVE | GULFPORT  | MS    | 39507 |
|      | 121864                              | 0808F-01-001.110 | GATLIN CRYSTAL M                    | 14655 DAWN COVE    | GULFPORT  | MS    | 39503 |
|      | 121859                              | 0808F-01-001.105 | GONZALEZ DANIEL A                   | 14662 DAWN COVE    | GULFPORT  | MS    | 39503 |
|      | 121872                              | 0808F-01-001.118 | HAGIN SHEILA L                      | 15088 WARREN DR    | GULFPORT  | MS    | 39503 |
|      | 121863                              | 0808F-01-001.109 | HARLAN CALEB A & CARA J             | 14651 DAWN COVE    | GULFPORT  | MS    | 39503 |
|      | 121865                              | 0808F-01-001.111 | HARPER VERNELL & FRANKIE M          | 14659 DAWN COVE    | GULFPORT  | MS    | 39503 |
|      | 121861                              | 0808F-01-001.107 | KROHN SUSAN D -TRUSTEE-             | PO BOX 27129       | HOUSTON   | TX    | 77227 |
|      | 121870                              | 0808F-01-001.116 | NSOI MUNG JAULA                     | 15096 WARREN DR    | GULFPORT  | MS    | 39503 |
|      | 121869                              | 0808F-01-001.115 | RAINE LEKISHA L                     | 15100 WARREN DR    | GULFPORT  | MS    | 39503 |
|      | 121860                              | 0808F-01-001.106 | RANDALL HELEN                       | 14658 DAWN COVE    | GULFPORT  | MS    | 39503 |
|      | 121858                              | 0808F-01-001.104 | SIMS STANLEY BRUCE                  | 15093 WARREN DR    | GULFPORT  | MS    | 39503 |
|      | 121868                              | 0808F-01-001.114 | SMITH KAY & THOMAS JOSEPH           | 15109 WARREN DR    | GULFPORT  | MS    | 39503 |
|      | 121876                              | 0808F-01-001.122 | SUELTER AARON MATTHEW               | 14875 MCBRIDE COVE | GULFPORT  | MS    | 39503 |
|      | 108901                              | 0808F-01-001.015 | TABOR BRUCE A & LINDA               | 15125 BARBARA DR   | GULFPORT  | MS    | 39503 |
|      | 121862                              | 0808F-01-001.108 | WALDROP TIMOTHY L & JUDITH D        | 14650 DAWN COVE    | GULFPORT  | MS    | 39503 |
|      | 108905                              | 0808F-01-001.017 | WILKINSON WILLIAM H IV & PATRICIA A | 15139 BARBARA DR   | GULFLPORT | MS    | 39503 |
|      | 108903                              | 0808F-01-001.016 | WISSLER REBECCA E & NICHOLAS W      | 15131 BARBARA DR   | GULFPORT  | MS    | 39503 |

# MEMORANDUM

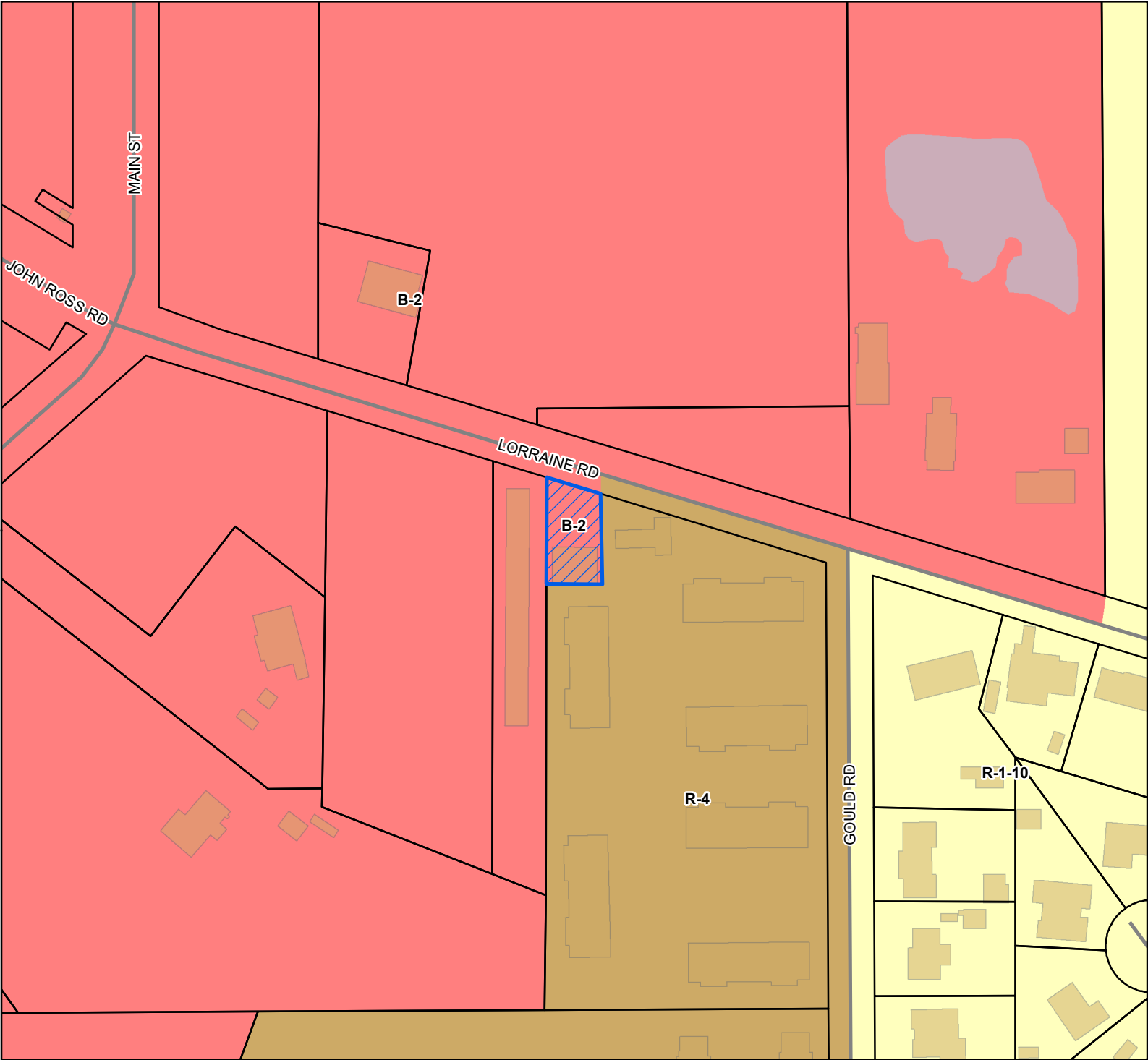
**To:** City of Gulfport Zoning Board of Adjustment and Appeals

**From:** Greg Holmes, Planning Administrator  
Urban Development Department

**Date of Hearing:** September 16, 2021

**Re:** Special Exception 2109SE137:

Special Exception 2109SE137, by agents Surjit Singh and Darshan Kaur, tax parcel 1008K-03-002.000, request liquor sales use, 11594 Lorraine Rd, Zoned B-2 (General business), Ward 6



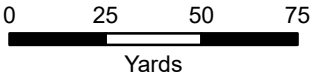
**Legend**

- Site
- Street
- Parcels
- Buildings
- Water Features

**Zoning**

- B-2 - General Business District
- R-1-10 - Single Family Residence (Low Density)
- R-4 - General Residence (High Density)

**Site Information**  
1008K-03-002-000  
Zoning: B-2 (General business)  
Size: 6,275 square feet  
Flood: X



1 inch = 150 feet



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



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

## APPLICATION FOR SPECIAL EXCEPTION

### Property Information

TAX PARCEL # 

|   |   |   |   |   |
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|   |   |   |

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 2109SE137Date Received: 7/20/21

Receipt #:

Received By: mwZoning: B2Ward: 6 Flood: XSize: 6,275Address of Property Involved: 11594 Lorraine Rd, Gulfport, Ms 39503

Lot(s) \_\_\_\_\_, Block(s) \_\_\_\_\_, Subdivision \_\_\_\_\_

General Location: \_\_\_\_\_

### GENERAL DESCRIPTION OF REQUEST:

To use property for liquor sales.

### 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

Jay Randall McKnight  
Printed Name Of Owner

22160 Hwy 53  
Mailing Address

Gulfport Ms 39503  
City State Zip code

228-697-0625  
Home Phone Work/Cell Phone

jaymcknight228@gmail.com  
Email

[Signature]  
Signature Of Owner

Surjit Singh and Darshan Kaur  
Printed Name Of Agent

12625 S Lake forest Dr  
Mailing Address

Gulfport Ms 39503  
City State Zip code

228-235-1002  
Home Phone Work/Cell Phone

s.malhi1956@gmail.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 H. 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.

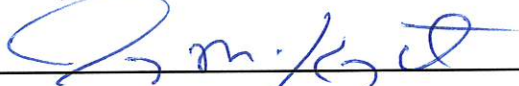
*I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Jay Randall McKnight | RPM Investments, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 22160 Hwy 53, Gulfport, Ms 39503

PHONE # (H) 228-697-0625 (W) \_\_\_\_\_

TAX PARCEL NUMBER(S) OWNED 1008K-03-002.000

SIGNATURE: 

NAME OF OWNER (PRINT) John Casey Eure | Eure Properties, LLC

ADDRESS (STREET, CITY, STATE, ZIP CODE) 11839 Sleeping Deer Ln, Saucier, Ms 39574

PHONE # (H) 228-297-2849 (W) \_\_\_\_\_

TAX PARCEL NUMBER(S) OWNED 1008K-03-002.000

SIGNATURE: 

NAME OF OWNER (PRINT) \_\_\_\_\_

ADDRESS (STREET, CITY, STATE, ZIP CODE) \_\_\_\_\_

PHONE # (H) \_\_\_\_\_ (W) \_\_\_\_\_

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: \_\_\_\_\_

State of Ms

County of Harrison

### **AFFIDAVIT OF SURJIT SINGH**

Personally appeared before me, the undersigned authority, the within named, Surjit Singh, who first being duly sworn, deposes and states the following:

1. The proposed liquor store ("Store") is not located closer than 1,000 feet to any church, school, kindergarten, funeral home, day-care center, museum or learning center, educational facility, library, night club, dance hall, or other same or similar establishment or use as liquor store and/or free-standing lounge or tavern.
2. The Store as sufficient ingress and egress to the property and there is ample open space to traditionally enter and leave the property, both during regular business hours and during emergencies. Nothing with respect to the Store and the surrounding property effects traffic congestion or creates hazardous traffic conditions.
3. Vehicles will be parked in a designated off-street parking lot containing appropriate handicap parking spaces, railings and ramps. Parking at the Store is established and does not interfere with neighboring properties nor are there any issues as to excessive noise, glare, or odor that would affect adjoining properties and properties generally in the district.
4. The Store complies with all safety regulations as to exits and lighting and, further, security will be provided within business hours as required by Mississippi law as well as appropriate surveillance cameras located throughout the property.
5. Signage and proposed exterior lighting will not interfere with traffic safety, the surrounding properties in the district, nor will it have a negative economic effect on the same.
6. There are established commercial buildings immediately adjacent to the Store and no new construction is contemplated.
7. The building was constructed in 1975.
8. The Store was previously used as an unrelated commercial use without issue.
9. The Store's yard, open spaces, water supply and waste disposal systems are sufficient for the operation of the proposed business.
10. I own a substantially similar liquor store in Biloxi, Mississippi without issue.
11. I am keenly aware of the nature and values of adjacent properties and intend to create a seamlessly compatible business with each of them, including the larger surrounding area.
12. The proposed special exception will dove-tail with the purpose and intent of applicable zoning ordinances as the proposed Store is an already established building bringing no particular hardship upon surrounding owners. Granting a special exception would not be applicable generally to any other property within the same zoning district. Further, granting the special exception would neither be objectively detrimental to the public or injurious to other property owners and improvements in the neighborhood surrounding the same nor would it substantially increase the hazard from fire or other dangerous to the property or adjacent properties. No impairment to public health, safety, comfort, morals or general welfare of the neighborhood and/or city is more likely with the Store in operation and the Store will not diminish or impair surrounding property values. There is also little to no risk that presence of the Store will unduly increase traffic congestion on

the public streets surrounding the property or create a nuisance that results in increased public expenditures.

Further Affiant sayeth not.

  
\_\_\_\_\_  
Surjit Singh

SWORN TO AND SUBSCRIBED before me on this the 15<sup>th</sup> day of July, 2021.

Audrey Forrester  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: August 12, 2024







1st Judicial District  
 Instrument 2015 6396 D -J1  
 Filed/Recorded 9/21/2015 02:46 P  
 Total Fees \$ 12.00  
 3 Pages Recorded

Prepared By and Return To:  
 Schwartz, Orgler & Jordan, PLLC  
 12206 Hwy 49  
 Gulfport, MS 39503  
 (228) 832-8550  
 Our File #151397

Indexing Instructions:  
 NW 1/4 of the NE 1/4, Section 7,  
 T7S, R10W, Harrison County, 1st  
 JD, MS

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

**WARRANTY DEED**

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

**HENRY M. ROLLINS  
 14341 SWAN LANE  
 GULFPORT, MS 39503  
 (228) 617-8145**

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

**ATLAS REAL ESTATE SERVICES, LLC, A Mississippi Limited Liability Company  
 (as to a 66.667% interest) and  
 RPM INVESTMENTS, LLC, A Mississippi Limited Liability Company  
 (as to a 33.333% interest)  
 13372 DAMON COURT  
 BILOXI, MS 39532  
 (228) 297-9876**

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

**ATTACHED HERETO AS EXHIBIT "A"**

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

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the

consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

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

WITNESS THE SIGNATURE of the Grantor on this the 17th day of September, 2015.

  
HENRY M. ROLLINS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

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

GIVEN under my hand and official seal on this the 17th day of September, 2015.

  
NOTARY PUBLIC

(SEAL)

My Commission Expires:



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A lot or parcel of land fronting 62.5 feet on the South side of Lorraine Road lying and being situated in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), Section 7, Township 7 South, Range 10 West, Harrison County, Mississippi, and more particularly described as:

Commencing at the intersection of the South line of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) with the West line of Gould Road run South 88 degrees 24 minutes West along said South line 308 feet to an old buggy axle at a fence corner; thence North 00 degrees 21 minutes East along said fence line for 461.4 feet to the point of beginning of the property herein described and from said point of beginning run North 00 degrees 21 minutes East along said fence line 117.4 feet to a point on the South line of Lorraine Road; thence South 73 degrees 27 minutes East along the South line of Lorraine Road 62.5 feet to a point; thence South 00 degrees 21 minutes West 100 feet to a point; thence North 89 degrees 39 minutes West 60 feet to the point of beginning.

Tax Parcel Number: 1008K-03-002.000

Return to:  
Schwartz, Orgler & Jordan, PLLC  
12206 Hwy 49  
Gulfport, MS 39503  
(228) 832-8550  
Our File: 151397

UNOFFICIAL

1



1st Judicial District  
Instrument 2016 6896 D - J1  
Filed/Recorded 9/21/2016 02:46 P  
Total Fees \$ 12.00  
3 Pages Recorded

Prepared By and Return To:  
Schwartz, Orgler & Jordan, PLLC  
12206 Hwy 49  
Gulfport, MS 39503  
(228) 832-8550  
Our File #151397

Indexing Instructions:  
NW 1/4 of the NE 1/4, Section 7,  
T7S, R10W, Harrison County, 1st  
JD, MS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON  
FIRST JUDICIAL DISTRICT

**WARRANTY DEED**

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

UNOFFICIAL  
HENRY M. ROLLINS  
14341 SWAN LANE  
GULFPORT, MS 39503  
(228) 617-8145

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

**ATLAS REAL ESTATE SERVICES, LLC, A Mississippi Limited Liability Company**  
(as to a 66.667% interest) and  
**RPM INVESTMENTS, LLC, A Mississippi Limited Liability Company**  
(as to a 33.333% interest)  
**13372 DAMON COURT**  
**BILOXI, MS 39532**  
**(228) 297-9876**

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The Grantor hereby covenants that the property described herein constitutes  
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THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way  
and easements applicable to subject property, and any prior recorded reservations, conveyances and  
leases of oil, gas and minerals by previous owners of subject property.

Estimated county ad valorem taxes have been prorated between the parties as a part of the

UNOFFICIAL

UNOFFICIAL

2

consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

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

WITNESS THE SIGNATURE of the Grantor on this the 17th day of September, 2015.

  
HENRY M. ROLLINS

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

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

GIVEN under my hand and official seal on this the 17th day of September, 2015.

  
NOTARY PUBLIC

(SEAL)

My Commission Expires:



UNOFFICIAL

UNOFFICIAL

3

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A lot or parcel of land fronting 62.5 feet on the South side of Lorraine Road lying and being situated in the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4), Section 7, Township 7 South, Range 10 West, Harrison County, Mississippi, and more particularly described as:

Commencing at the intersection of the South line of said Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) with the West line of Gould Road run South 88 degrees 24 minutes West along said South line 308 feet to an old buggy axle at a fence corner; thence North 00 degrees 21 minutes East along said fence line for 461.4 feet to the point of beginning of the property herein described and from said point of beginning run North 00 degrees 21 minutes East along said fence line 117.4 feet to a point on the South line of Lorraine Road; thence South 73 degrees 27 minutes East along the South line of Lorraine Road 62.5 feet to a point; thence South 00 degrees 21 minutes West 100 feet to a point; thence North 89 degrees 39 minutes West 60 feet to the point of beginning.

Tax Parcel Number: 1008K-03-002.000

UNOFFICIAL

Return to:  
Schwartz, Orgler & Jordan, PLLC  
12206 Hwy 49  
Gulfport, MS 39503  
(228) 832-8550  
Our File: 151397

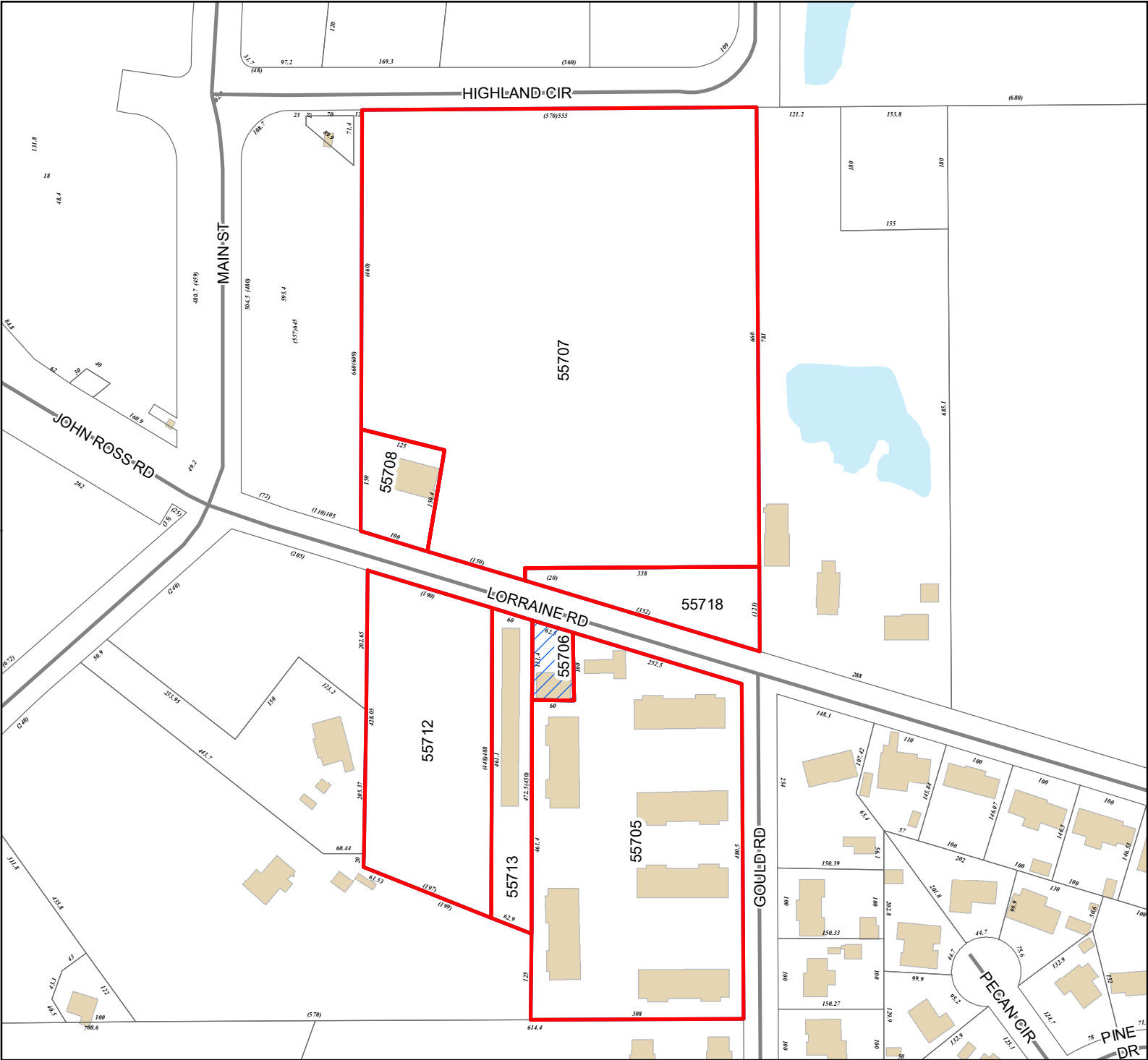
UNOFFICIAL

**RE: Special Exception 2109SE137, by agents Surjit Singh and Darshan Kaur, tax parcel 1008K-03-002.000, request liquor sales use, 11594 Lorraine Rd, Zoned B-2 (General business), Ward 6**

To Applicants and Adjacent Property Owners:

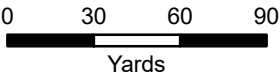
The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, September 16, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, September 16, 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](mailto:planners@gulfport-ms.gov). The application is available for viewing in the Planning Division office at 1410 24<sup>th</sup> Avenue.



Legend

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



1 inch = 200 feet



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

| Mail | PPIN  | Parcel ID        | Name                               | Address                   | City      | State | ZIP   |
|------|-------|------------------|------------------------------------|---------------------------|-----------|-------|-------|
| Y    |       |                  | Jay Randall McKnight(Owner)        | 22160 hwy 53              | GULFPORT  | MS    | 39506 |
| y    |       |                  | Surjit Singh & Darshan Kaur(Agent) | 12625 s Lake Forest Drive | GULFPORT  | MS    | 39503 |
|      |       |                  | <b>Adjacent Property Owners</b>    |                           |           |       |       |
|      | 55706 | 1008K-03-002.000 | EURE PROPERTIES LLC                | 11839 SLEEPING DEER LANE  | SAUCIER   | MS    | 39574 |
|      | 55708 | 1008K-01-005.000 | LE NGOC & TAM T & LONG             | 2590 SANTA ROSA AVE       | BILOXI    | MS    | 39531 |
|      | 55712 | 1008K-03-004.000 | MORRISON DEVELOPMENT LLC           | ATTN: LORI SHELTON        | VICKSBURG | MS    | 39180 |
| n    | 55707 | 1008K-01-004.000 | MORRISON INVESTMENTS LLC           | ATTN: LORI SHELTON        | VICKSBURG | MS    | 39180 |
| n    | 55718 | 1008K-01-003.000 | MORRISON INVESTMENTS LLC           | ATTN: LORI SHELTON        | VICKSBURG | MS    | 39180 |
|      | 55705 | 1008K-03-001.000 | RIVER RIDGE TOWNHOMES LLC          | 11600 LORRAINE RD         | GULFPORT  | MS    | 39503 |
|      | 55713 | 1008K-03-003.000 | TOLAR TERRY & EILERMANN JANET      | 2620 RUE PALAFOX          | BILOXI    | MS    | 39531 |

# MEMORANDUM

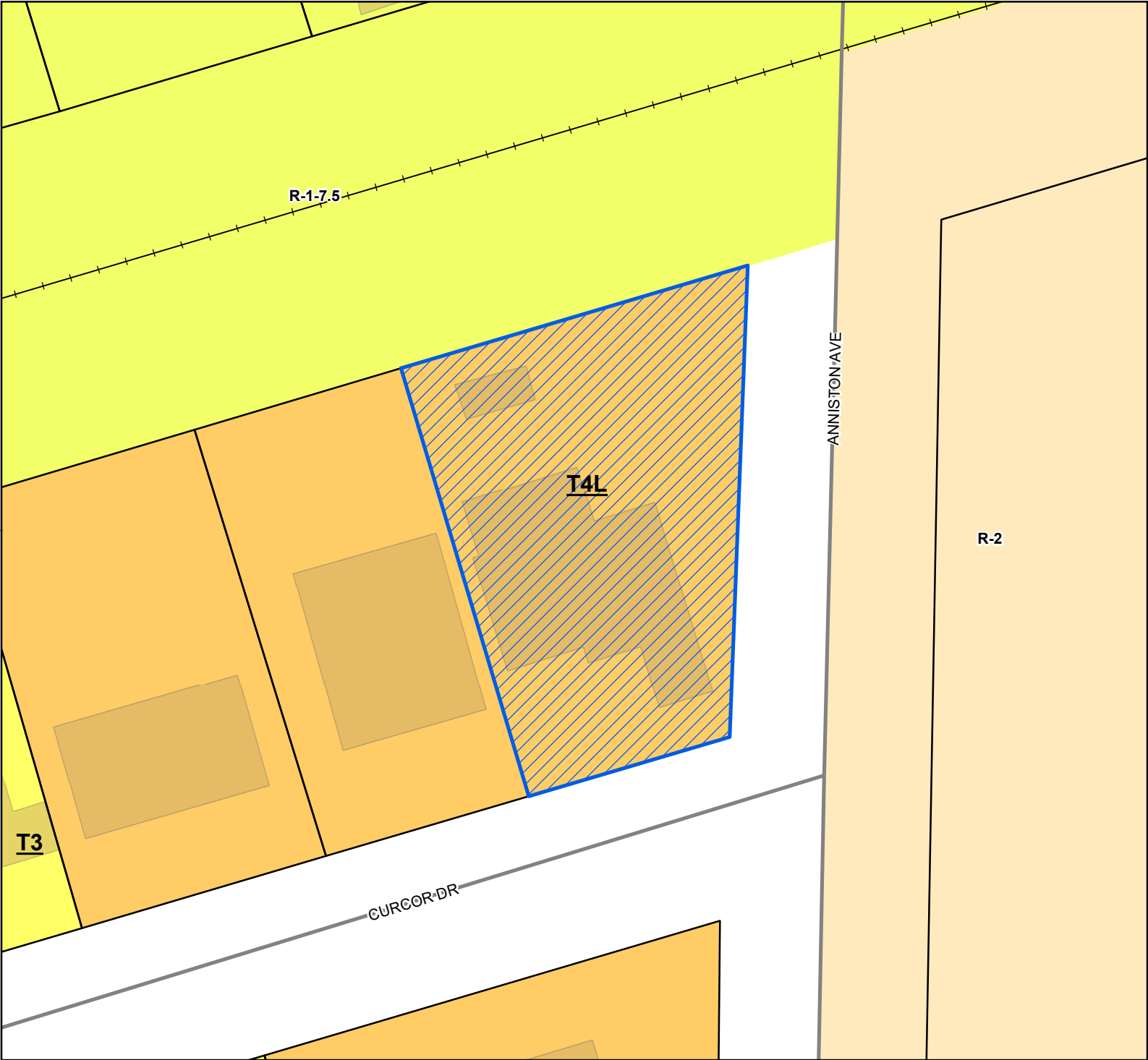
**To:** City of Gulfport Zoning Board of Adjustment and Appeals

**From:** Greg Holmes, Planning Administrator  
Urban Development Department

**Date of Hearing:** September 16, 2021

**Re:** Variance 2109ZB140:

Variance 2109ZB140, by owner Joseph McCormick Jr, tax parcel 1010N-02-001.000, Variance for fence height, 2331 Curcor Dr, Zoned T4L (General Urban Zone "Limited"), Ward 2



Site

Street

Railroad

Parcels

Buildings

**Smart Code**

T4L

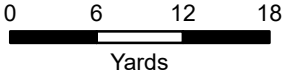
T3

**Zoning**

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

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

**Site Information**  
1010N-02-001.000  
Zoning: T4L (General Urban Zone)  
Size: 10,593 sq ft.  
Flood: 0.2%



1 inch = 40 feet



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\$75.00



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

## APPLICATION FOR VARIANCE

### Property Information

TAX PARCEL #

|   |   |   |   |   |    |  |   |   |   |   |   |   |
|---|---|---|---|---|----|--|---|---|---|---|---|---|
| 1 | 0 | 1 | 0 | N | 02 |  | 0 | 0 | 1 | 0 | 0 | 0 |
|   |   |   |   |   |    |  |   |   |   |   |   |   |
|   |   |   |   |   |    |  |   |   |   |   |   |   |

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 210928140Date Received: 7/23/21

Receipt #:

Received By: MWZoning: T4LWard: 2 Flood:Size: 10,593Address of Property Involved: 2331 Curcor DrLot(s) <sup>11,12</sup>, Block(s) <sup>11</sup>, Subdivision COWAN RD HOMESGeneral Location: northwest corner of Curcor Dr. and Anniston Ave.

### GENERAL DESCRIPTION OF REQUEST:

Variance for 8ft privacy fence for backyard

### 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

Joseph A McCormick Jr.

Printed Name Of Owner

2331 Curcor Dr

Mailing Address

Gulfport Ms. 39507

City

State

Zip code

(228) 239-8481

Home Phone

Work/Cell Phone

joey.mccormick@att.net

Email

Signature Of Owner

Printed Name Of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

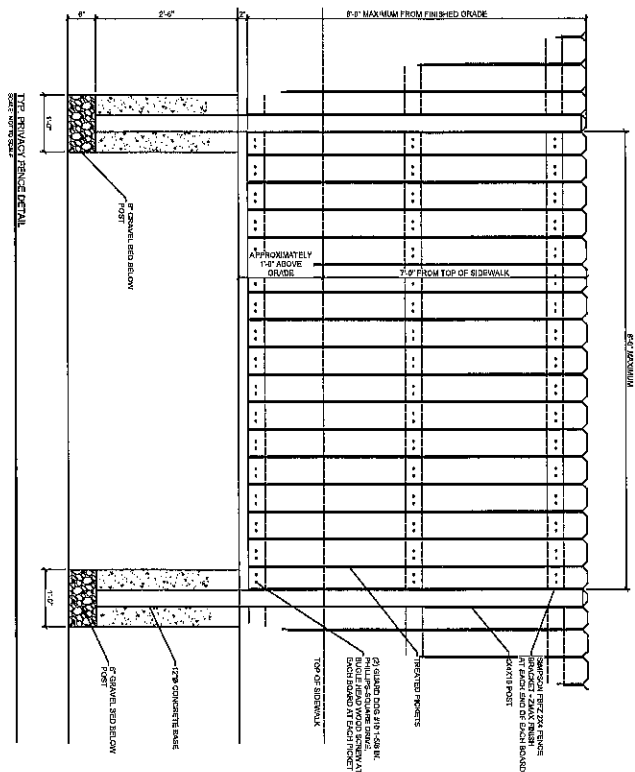
Email

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.



2331 Curcor Drive., Gulfport, MS

## VARIANCE APPROVAL REQUEST

I have listed reason(s) below as to why I am requesting a variance for the repair of the privacy fence in my yard. The fence is a wooden privacy picket fence that has been in place prior to 2005. The house was moved into in 1958 and has been maintained by my family since.

Item #1: I have identified zero safety issues from adjacent properties as this property is backed up to the railroad on the Northside and Anniston Ave. on the eastside.

Item #2: Visual Impact on adjacent properties, streets, alleyways, and water bodies is not affected as there are no alleyways or bodies of water. The street is Anniston Ave and the extreme grade difference from ground level and street level is why the fence is needed.

Item #3: Design in relation to other structures on the same lot, adjacent properties, and the neighborhood. I have multiple other 8ft fences in the neighborhood and the property next to mine on the west is also requesting a variance to update their fence since we have no light or sound buffer from the Railroad tracks.

Item #4 Impact on ingress and egress, not applicable.

Item 5 & 6 discussed.

The vehicles headlights crossing the railroad tracks at night continuously illuminate my house which can aggravate my migraines, which I get almost daily.

The noise generated from the train whistles and tracks will be somewhat reduced.

The grade of the sidewalk sits well above my property and with a 6ft fence you can easily see in my backyard. I have had multiple instances of someone looking over my fence while simply standing on the sidewalk, while my child or family was in the backyard. A person cannot look over an 8ft fence by simply standing on the sidewalk, which is the safest for all parties involved.

I have also been approached by several neighbors who have stated how good it looks and if I could do their fences the same way.

The safety of my family is priority for this fence, and I am sure you would all agree with this. I am currently suffering from multiple disc issues in my neck and back which cause migraines daily as I stated before. The light from vehicle traffic and sounds would be reduced which is what I am trying to do. I can see drivers of vehicles as they sit in their cars on the road to give you an example of the grade difference I am dealing with. I can't and won't allow people to watch my child and family playing in my yard without being interrogated as to what they are doing which has already happened. The fence is going to be built stronger than most I have seen in this area and will not diminish the look of the area; the opposite would be true. This property and surrounding right of ways have been maintained for decades by my family with no issues.



1st Judicial District  
Instrument 2009 4808 D -J1  
Filed/Recorded 7 10 2009 3 39 P  
Total Fees 13.00  
3 Pages Recorded



Prepared by:  
Gulf Title Company, Inc.  
Kenneth L. Jones #3220  
P. O. Box 280  
Gulfport, MS 39502  
(228) 865-0011  
File #092443

Return to:  
Gulf Title Company, Inc.  
P. O. Box 280  
Gulfport, MS 39502  
(228) 865-0011

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, ROSEMARY L. McCORMICK REVOCABLE TRUST, 2331 CURCOR DRIVE, GULFPORT, MS 39507, 228-697-1475, does hereby sell, convey and warrant unto JOSEPH A. McCORMICK, JR. 2331 CURCOR DRIVE, GULFPORT, MS 39507, 228-697-1475, the following described land and property being located in First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

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, ROSEMARY L. McCORMICK REVOCABLE TRUST , 2331 CURCOR DRIVE, GULFPORT, MS 39507, 228-697-1475, does hereby sell, convey and warrant unto JOSEPH A. McCORMICK, JR. 2331 CURCOR DRIVE, GULFPORT, MS 39507, 228-697-1475, the following described land and property being located in First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

Lots Eleven (11) and Twelve (12) Block Eleven (11) of COWAN ROAD HOMES 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 18 at Page 1 thereof, reference to which is hereby made in aid of and as a part of this description, less a 48 foot strip off the West side of the above described property.

The above Grantor is surviving spouse of Joseph A. McCormick, a/k/a Joseph A. McCormick, Sr., deceased, verification of his death is attached hereto as Exhibit "A".

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

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

2

IN WITNESS WHEREOF, ROSEMARY L. McCORMICK REVOCABLE TRUST has caused this conveyance to be executed by its duly authorized officer, having been first duly authorized to do so on this the 10 day of July, 2009.

**ROSEMARY L. McCORMICK  
REVOCABLE TRUST**

Rosemary L. McCormick  
By: **ROSEMARY L. McCORMICK,**  
Trustee

Rosemary L. McCormick  
**ROSEMARY L. McCORMICK,**  
Individually  
a/k/a ROSEMARY McCORMICK

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ROSEMARY L. McCORMICK, who acknowledged that she is Trustee of ROSEMARY L. McCORMICK REVOCABLE TRUST, and as its act and deed, she signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, having been first duly authorized to do so.

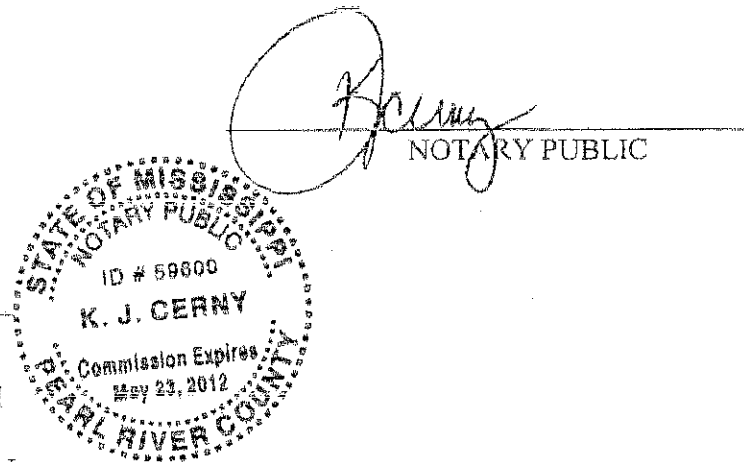
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10 day of July, 2009.

My Commission Expires:

\_\_\_\_\_

STATE OF MISSISSIPPI

COUNTY OF HARRISON



THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ROSEMARY L. McCORMICK a/k/a ROSEMARY McCORMICK, 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.

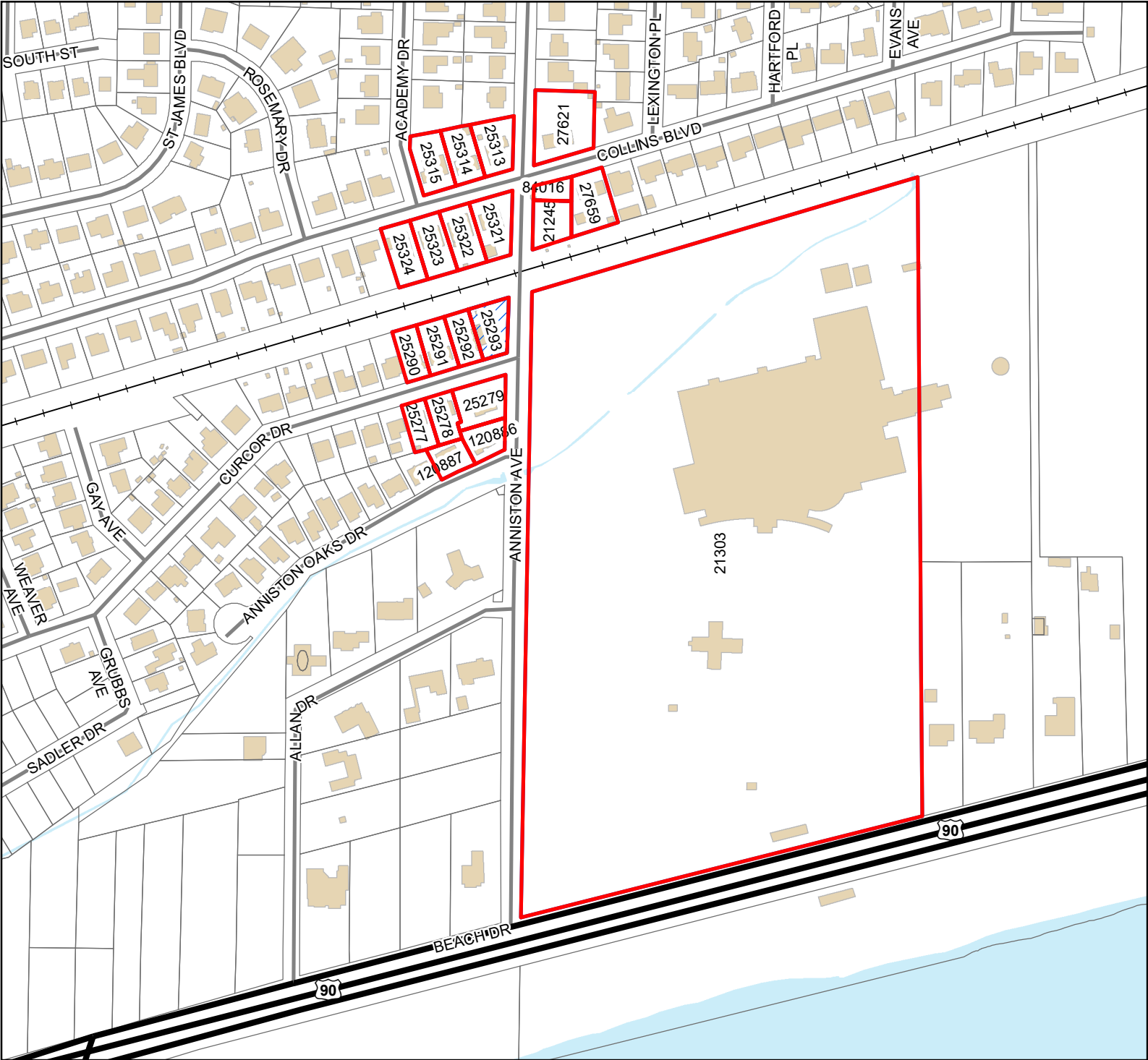
GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10 day of July,

**RE: Variance 2109ZB140, by owner Joseph McCormick Jr, tax parcel 1010N-02-001.000, Variance for fence height, 2331 Curcor Dr, Zoned T4L (General Urban Zone "Limited"), Ward 2.**

To Applicants and Adjacent Property Owners:

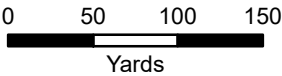
The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, September 16, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, September 16, 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](mailto:planners@gulfport-ms.gov). The application is available for viewing in the Planning Division office at 1410 24<sup>th</sup> Avenue.



Legend

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



1 inch = 340 feet



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| Mail | PPIN   | Parcel ID        | Name                            | Address                  | City     | State | ZIP   |
|------|--------|------------------|---------------------------------|--------------------------|----------|-------|-------|
| Y    |        |                  | Joseph A McCormick Jr.          | 2331 CURCOR DR           | GULFPORT | MS    | 39507 |
|      |        |                  | <b>Adjacent Property Owners</b> |                          |          |       |       |
|      | 25323  | 1010N-01-127.000 | BAILEY JOYCE F                  | 2300 COLLINS BLVD        | GULFPORT | MS    | 39507 |
|      | 25313  | 1010N-01-023.000 | BROWN DUANE F                   | 2305 COLLINS BLVD        | GULFPORT | MS    | 39507 |
|      | 25322  | 1010N-01-128.000 | BURCH ERIN U                    | 2302 COLLINS BLVD        | GULFPORT | MS    | 39507 |
|      | 25279  | 1010N-02-052.000 | BURGER SHIRLEY                  | 2332 CURCOR DR           | GULFPORT | MS    | 39507 |
|      | 25291  | 1010N-02-003.000 | BUSH MERRICK MARK               | 2327 CURCOR DRIVE        | GULFPORT | MS    | 39507 |
|      | 120887 | 1010N-02-054.002 | CORBAN LINELL S                 | 2351 ANNISTON OAKS DR    | GULFPORT | MS    | 39507 |
| N    | 84016  | 1010O-01-043.000 | GASTON FREDERICK W SR           | 2400 COLLINS BLVD        | GULFPORT | MS    | 39507 |
|      | 27659  | 1010O-01-045.000 | GASTON FREDRICK W & MICHIKO K   | 2400 COLLINS BLVD        | GULFPORT | MS    | 39501 |
|      | 25290  | 1010N-02-004.000 | HIMMELBERGER LOC                | 2347 ANNISTON OAKS DRIVE | GULFPORT | MS    | 39507 |
|      | 25278  | 1010N-02-051.000 | KNIGHT ROBERT W                 | 2330 CURCOR DR           | GULFPORT | MS    | 39507 |
| N    | 25293  | 1010N-02-001.000 | MCCORMICK JOSEPH A JR           | 2331 CURCOR DR           | GULFPORT | MS    | 39507 |
|      | 27621  | 1010O-01-037.000 | MELVIN BRYAN A & TERESSA L      | 2401 COLLINS BLVD        | GULFPORT | MS    | 39507 |
| N    | 21245  | 1010O-01-044.000 | MISS POWER CO                   |                          |          |       | 0     |
|      | 25321  | 1010N-01-129.000 | PARKER WILLIAM E                | 2304 COLLINS BOULEVARD   | GULFPORT | MS    | 39507 |
|      | 120886 | 1010N-02-054.001 | RAYFIELD GEORGE E & DOLORES P   | 2355 ANNISTON OAKS DR    | GULFPORT | MS    | 39507 |
|      | 25277  | 1010N-02-050.000 | RICHARDSON RICHARD -L/E-        | 1081 GRANTHAM RD         | SUMRALL  | MS    | 39482 |
| N    | 21303  | 1010O-02-054.000 | U S GOVT                        |                          |          |       | 0     |
|      | 25314  | 1010N-01-024.000 | URIBE ANGEL VEGA                | 2303 COLLINS BLVD        | GULFPORT | MS    | 39507 |
|      | 25292  | 1010N-02-002.000 | WEBB LYDIA M                    | 2329 CURCOR DR           | GULFPORT | MS    | 39507 |
|      | 25315  | 1010N-01-025.000 | WILSON BYRON & MARY             | 2720 PALMER DR J6        | GULFPORT | MS    | 39507 |
|      | 25324  | 1010N-01-126.000 | WILSON DOREEN ANN-MARIE         | 2214 COLLINS BLVD        | GULFPORT | MS    | 39507 |

# MEMORANDUM

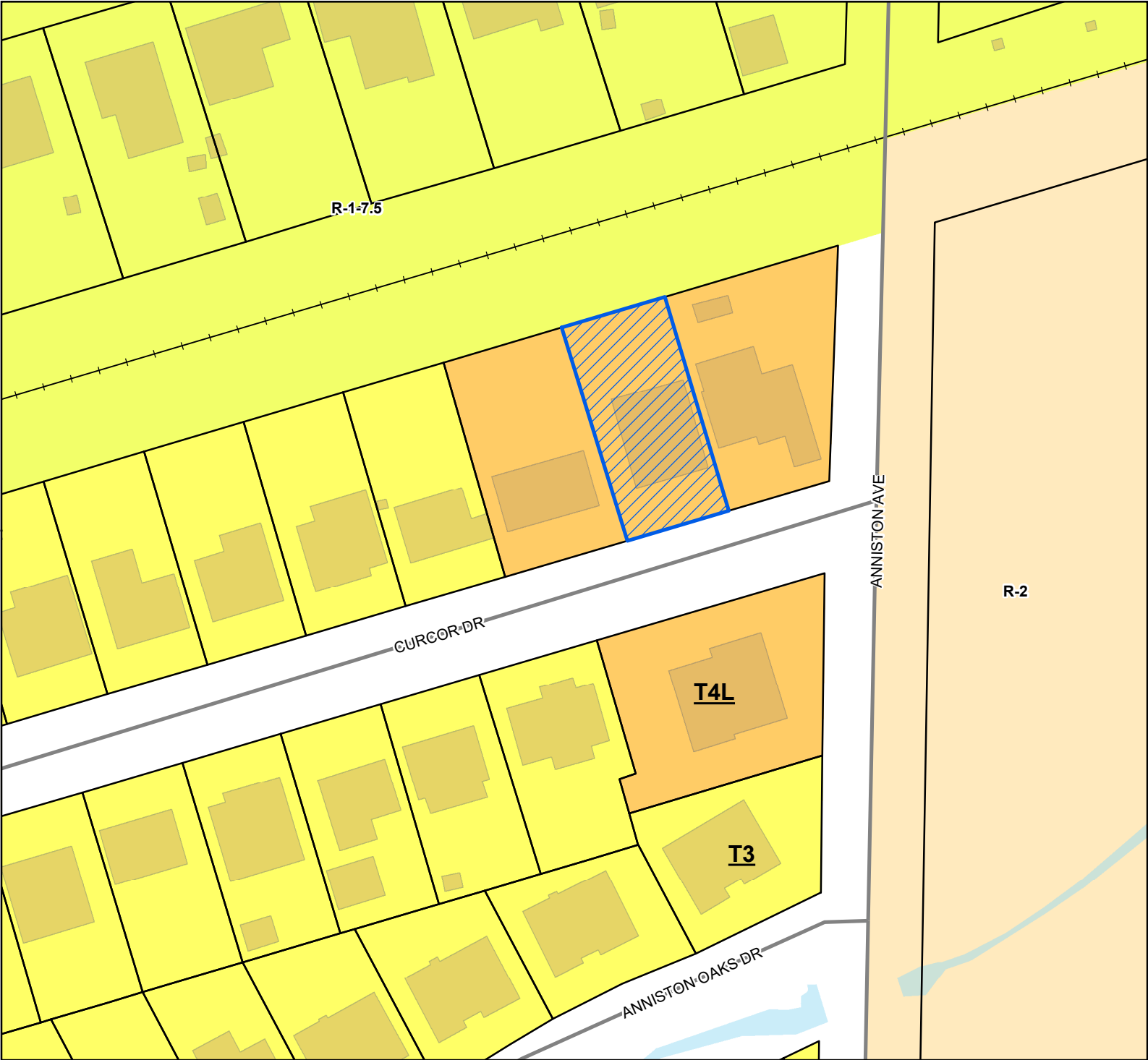
**To:** City of Gulfport Zoning Board of Adjustment and Appeals

**From:** Greg Holmes, Planning Administrator  
Urban Development Department

**Date of Hearing:** September 16, 2021

**Re:** Variance 2109PC142:

Variance 2109PC142, by owner Lydia Webb, tax parcel 1010N-02-002.000, Variance for fence height, 2329 Curcor Dr, Zoned T4L (General Urban Zone "Limited"), Ward 2



**Legend**

- Site
- Street
- Railroad
- Parcels
- Buildings
- Water Features

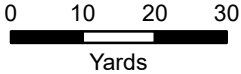
**Smart Code**

- T4L
- T3

**Zoning**

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

**Site Information**  
1010N-02-002.000  
Zoning: T4L (General Urban Zone)  
Size: 7,779 sq ft.  
Flood: X



1 inch = 80 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 #: 2109pc142Date Received: 7/26/21

Receipt #: \_\_\_\_\_

Received By: MW.Zoning: T4LWard: 2 Flood: XSize: 7,779 sf

(If necessary, use separate sheet of paper)

TAX PARCEL # 1010N-02-002-000

Address of Property Involved: 2329 Curcor Dr

Lot(s) 10, Block(s) 11, Subdivision Cowan Rd Homes Subd Sec 3-7  
10

General Location: College Park Subv.**GENERAL DESCRIPTION OF REQUEST:**

Back yard - Fence 8' Railroad track - need higher fence to help with noise, privacy, intruders, etc.

**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

Lydia Webb  
Printed Name Of Owner

Printed Name Of Agent

2329 Curcor Dr  
Mailing Address

Mailing Address

Gulfport MS 39507  
City State Zip code

City State Zip code

228-326-6869  
Home Phone Work/Cell Phone

Home Phone Work/Cell Phone

Lydia Webb  
Email  
lydiawebb@cableone.net  
Signature Of Owner

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.**

1. Special Conditions & Circumstances:  
Property has railroad tracks behind house. The noise, privacy, intruders - easier access to property and no one else is behind so if no one else would notice intruders. Privacy is key - don't pay attention to yourself, belongings, safety if they can't see anyone / anybody and all belongings.

2. I did not cause the need for the variance - the U.S. railways have the control.

3. Other properties not directly by the railroad tracks are the same. The people walking along the tracks, can see you and all of your belongings. Easier access, intruders. Single and "easy" access to my home and my personal safety - day & night. Privacy from this area (tracks) would help.

can't

4. Property would help the development of the property to ensure "safety" and "protection" of the homeowner. A noise ordinance - so loud can't even hear if outside. More appealing

5. (No special benefits) - anyone with the active railroad track directly in their backyard. Always a loud noise when trains are approaching - they have to lay on their horns at "every crossing" (Before crossing - loud) and then it's loud as they are traveling. (Others, maybe able to hear the train, but it's not in their backyard)

6. 8' fence permissible by zoning board approval



### Covenant Affidavit

I, Lydia Webb, being owner or agent of the property 2329 Curcor Dr  
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.

Lydia Webb  
Signature

7-26-21  
Date

### STATE OF MISSISSIPPI | COUNTY OF HARRISON

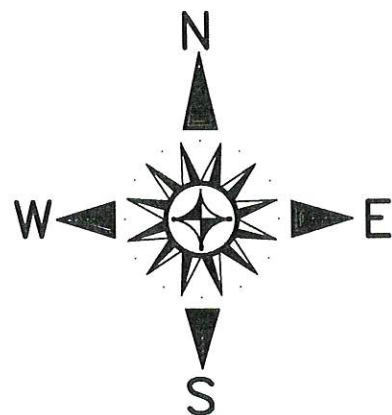
Given under my hand and seal of office this the 26<sup>th</sup> day of July, 2021

Matilda Welch  
Notary Public

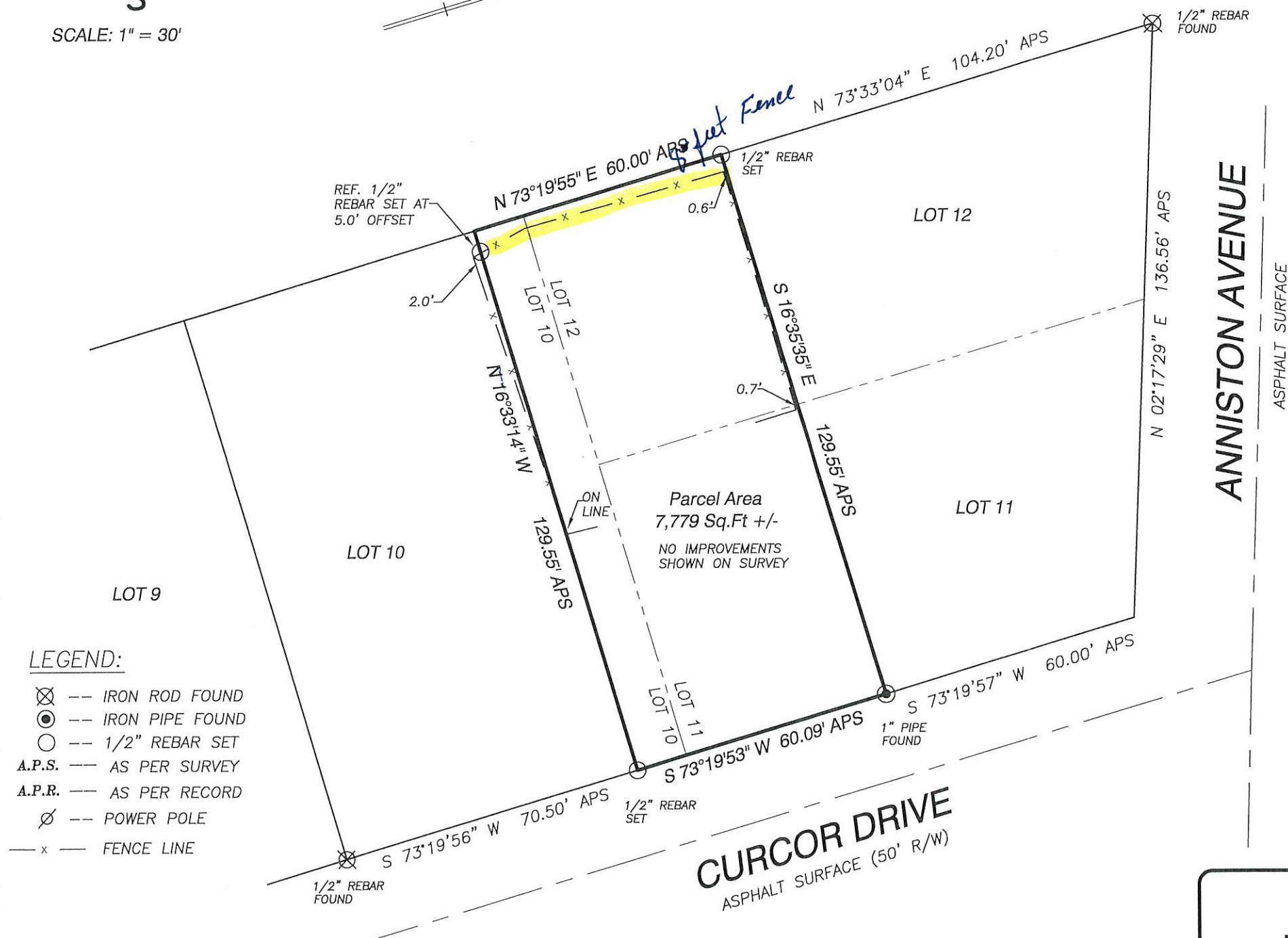


Commission Expiration





SCALE: 1" = 30'



### SURVEY DESCRIPTION:

The west 48 feet of Lots 11 and 12 and the east 12 feet of Lot 10, all in Block 11 of Cowan Road Homes 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 18 at Page 1 thereof.

### REFERENCES:

- 1) PLAT OF COWAN ROAD HOMES S/D (PLAT BOOK 18 PAGE 1)
- 2) DEED INSTRUMENT 2009-004806-D-J1

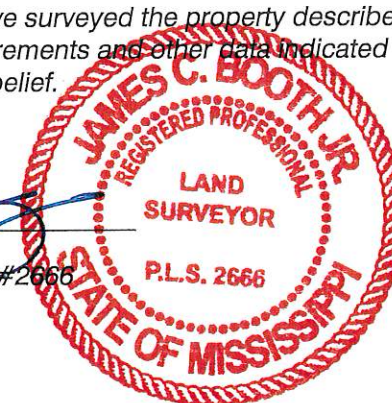
Note: This Survey "Class B" was made in accordance with the "Standards of Practice for Surveying in the State of Mississippi, August 1, 2015".

Note: Bearings are based on geodetic by GPS observations on control points.

Note: This Survey does not reflect a title search by Seymour Engineering, nor should it be considered as such.

This is to CERTIFY that I have surveyed the property described and delineated hereon; and that the measurements and other data indicated are correct to the best of my knowledge and belief.

*James C. Booth, Jr.*  
James C. Booth, Jr., P.L.S. #2666  
November 5, 2020



## SEYMOUR ENGINEERING

925 TOMMY MUNRO DRIVE, SUITE G  
BILOXI, MISSISSIPPI 39532

PHONE: (228) 385-2350  
FAX: (228) 385-2353



S20-10-103



1st Judicial District  
Instrument 2009 4806 D -J1  
Filed/Recorded 7 10 2009 3 38 P  
Total Fees 14.00  
3 Pages Recorded



Prepared by:  
Gulf Title Company, Inc.  
Kenneth L. Jones #3220  
P. O. Box 280  
Gulfport, MS 39502  
(228) 865-0011  
File #092443

Return to:  
Gulf Title Company, Inc.  
P. O. Box 280  
Gulfport, MS 39502  
(228) 865-0011

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, ROSEMARY L. McCORMICK REVOCABLE TRUST, 2331 CURCOR DRIVE, GULFPORT, MS 39507, 228-697-1475, does hereby sell, convey and warrant unto LYDIA M. WEBB, 2329 CURCOR DRIVE, GULFPORT, MS 39507, 228-896-0510, the following described land and property being located in First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

The West 48 feet of Lots Eleven (11) and Twelve (12) and the East 12 feet of Lot Ten (10), all in Block Eleven (11) of COWAN ROAD HOMES 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 18 at Page 1 thereof, reference to which is hereby made in aid of and as a part of this description.

The above Grantor is surviving spouse of Joseph A. McCormick, a/k/a Joseph A. McCormick, Sr., deceased, verification his death is attached hereto as Exhibit "A".

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

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

IN WITNESS WHEREOF, ROSEMARY L. McCORMICK REVOCABLE TRUST has caused

this conveyance to be executed by its duly authorized officer, having been first duly authorized to do so on this the 10 day of July, 2009.

**ROSEMARY L. McCORMICK  
REVOCABLE TRUST**

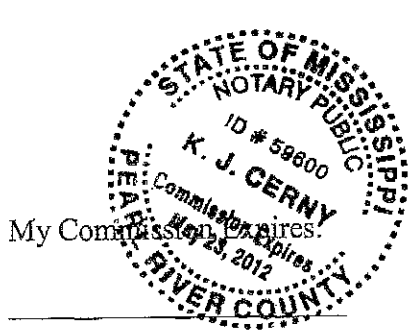
Rosemary L. McCormick  
By: **ROSEMARK L. McCORMICK,**  
Trustee

Rosemary L. McCormick  
**ROSEMARY L. McCORMICK,**  
Individually  
a/k/a **ROSEMARY McCORMICK**

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ROSEMARK L. McCORMICK, who acknowledged that she is Trustee of ROSEMARY L. McCORMICK REVOCABLE TRUST, and as its act and deed, she signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned, having been first duly authorized to do so.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 10 day of July, 2009.

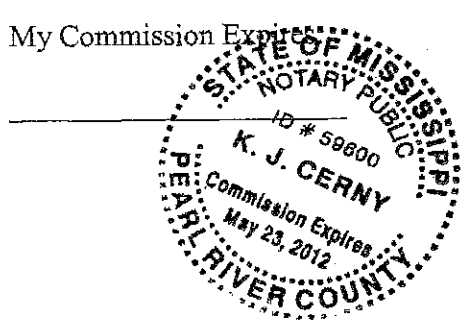


K. J. Cerny  
NOTARY PUBLIC

STATE OF MISSISSIPPI  
COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ROSEMARY L. McCORMICK a/k/a ROSEMARY McCORMICK, 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 10 day of July, 2009.



K. J. Cerny  
NOTARY PUBLIC



# BRADFORD-O'KEEFE FUNERAL HOMES

[www.bradfordokeefe.com](http://www.bradfordokeefe.com)

JULY 9, 2009

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT JOSEPH A. MCCORMICK DIED JULY 1, 1990 IN GULFPORT.

BRADFORD-O'KEEFE FUNERAL HOME, 15<sup>TH</sup> STREET, GULFPORT, MS HANDLED THE SERVICE ARRANGEMENTS AND THE BURIAL IN SOUTHERN MEMORIAL PARK, BILOXI.

A.W. LANG, III, CFSP  
BRADFORD-O'KEEFE FUNERAL HOMES, INC.

Bradford-O'Keefe  
Administration  
611 Jackson Avenue  
P.O. Box 677  
Ocean Springs, MS 39566  
(228) 872-2624  
Fax (228) 872-2781

Bradford-O'Keefe  
675 Howard Avenue  
P.O. Box 133  
Biloxi, MS 39533  
(228) 374-5650  
Fax (228) 436-9243

Bradford-O'Keefe  
1726 15th Street  
Gulfport, MS 39501  
(228) 865-0090  
Fax (228) 865-9696

Bradford-O'Keefe  
2511 Pass Road  
Biloxi, MS 39531  
(228) 388-1811  
Fax (228) 388-1884

Bradford-O'Keefe  
911 Porter Avenue  
Ocean Springs, MS 39564  
(228) 875-1268  
Fax (228) 872-1526

Bradford-O'Keefe  
15452 O'Neal Rd.  
Gulfport, MS 39503  
(228) 831-2322  
Fax (228) 831-8806

Crestlawn Memorial Park  
4111 Bienville Blvd.  
Ocean Springs, MS 39564  
(228) 875-5522  
Fax (228) 875-2287

D'Iberville Memorial Park  
11041 Gorenflo Rd.  
D'Iberville, MS 39540  
(228) 392-4127  
Fax (228) 392-9433

Mississippi Gulf Coast  
Crematory  
Mallett Bridge Road  
D'Iberville, MS 39540  
(228) 374-5650



National Funeral Directors Association

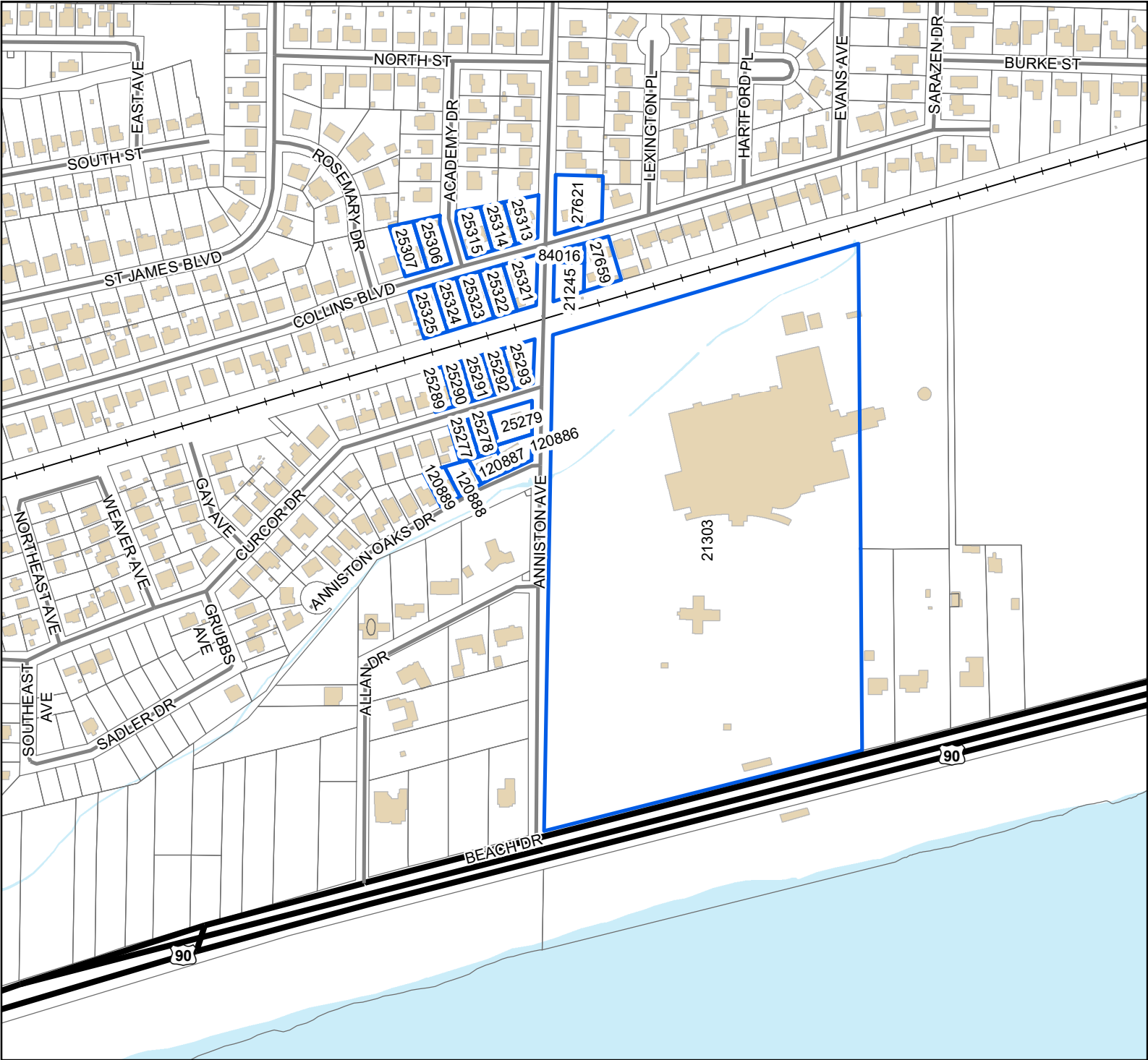


**RE: Variance 2109PC142, by owner Lydia Webb, tax parcel 1010N-02-002.000, Variance for fence height, 2329 Curcor Dr, Zoned T4L (General Urban Zone "Limited"), Ward 2**

**To Applicants and Adjacent Property Owners:**

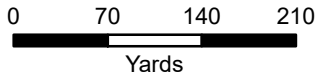
The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, September 16, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, September 16, 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](mailto:planners@gulfport-ms.gov). The application is available for viewing in the Planning Division office at 1410 24<sup>th</sup> Avenue.



Legend

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



1 inch = 428 feet



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

| Mail | PPIN   | Parcel ID        | Name                            | Address                  | City     | State | ZIP   |
|------|--------|------------------|---------------------------------|--------------------------|----------|-------|-------|
| Y    |        |                  | Lydia Webb(Owner)               | 2329 Curcor Drive        | Gulfport | MS    | 39507 |
|      |        |                  | <b>Adjacent Property Owners</b> |                          |          |       |       |
|      | 25306  | 1010N-01-034.000 | YOUNG ELIZABETH A -TRUST-       | 2213 COLLINS BLVD        | GULFPORT | MS    | 39507 |
|      | 25324  | 1010N-01-126.000 | WILSON DOREEN ANN-MARIE         | 2214 COLLINS BLVD        | GULFPORT | MS    | 39507 |
|      | 25315  | 1010N-01-025.000 | WILSON BYRON & MARY             | 2720 PALMER DR J6        | GULFPORT | MS    | 39507 |
| N    | 25292  | 1010N-02-002.000 | WEBB LYDIA M                    | 2329 CURCOR DR           | GULFPORT | MS    | 39507 |
|      | 25314  | 1010N-01-024.000 | URIBE ANGEL VEGA                | 2303 COLLINS BLVD        | GULFPORT | MS    | 39507 |
| N    | 21303  | 1010O-02-054.000 | U S GOVT                        |                          |          |       | 0     |
|      | 25277  | 1010N-02-050.000 | RICHARDSON RICHARD -L/E-        | 1081 GRANTHAM RD         | SUMRALL  | MS    | 39482 |
|      | 120886 | 1010N-02-054.001 | RAYFIELD GEORGE E & DOLORES P   | 2355 ANNISTON OAKS DR    | GULFPORT | MS    | 39507 |
|      | 25321  | 1010N-01-129.000 | PARKER WILLIAM E                | 2304 COLLINS BOULEVARD   | GULFPORT | MS    | 39507 |
| N    | 21245  | 1010O-01-044.000 | MISS POWER CO                   |                          |          |       | 0     |
|      | 27621  | 1010O-01-037.000 | MELVIN BRYAN A & TERESSA L      | 2401 COLLINS BLVD        | GULFPORT | MS    | 39507 |
|      | 25293  | 1010N-02-001.000 | MCCORMICK JOSEPH A JR           | 2331 CURCOR DR           | GULFPORT | MS    | 39507 |
|      | 25307  | 1010N-01-035.000 | LINDSAY CHARLOTTE A             | 2211 COLLINS BLVD        | GULFPORT | MS    | 39507 |
|      | 25278  | 1010N-02-051.000 | KNIGHT ROBERT W                 | 2330 CURCOR DR           | GULFPORT | MS    | 39507 |
|      | 25290  | 1010N-02-004.000 | HIMMELBERGER LOC                | 2347 ANNISTON OAKS DRIVE | GULFPORT | MS    | 39507 |
|      | 120888 | 1010N-02-054.003 | HIMMELBERGER LOC                | 2347 ANNISTON OAKS DRIVE | GULFPORT | MS    | 39507 |
|      | 27659  | 1010O-01-045.000 | GASTON FREDRICK W & MICHIKO K   | 2400 COLLINS BLVD        | GULFPORT | MS    | 39501 |
|      | 84016  | 1010O-01-043.000 | GASTON FREDERICK W SR           | 2400 COLLINS BLVD        | GULFPORT | MS    | 39507 |
|      | 25289  | 1010N-02-005.000 | DAVENPORT SYLVIA A              | 2323 CURCOR DR           | GULFPORT | MS    | 39507 |
|      | 120887 | 1010N-02-054.002 | CORBAN LINELL S                 | 2351 ANNISTON OAKS DR    | GULFPORT | MS    | 39507 |
|      | 25291  | 1010N-02-003.000 | BUSH MERRICK MARK               | 2327 CURCOR DRIVE        | GULFPORT | MS    | 39507 |
|      | 25279  | 1010N-02-052.000 | BURGER SHIRLEY                  | 2332 CURCOR DR           | GULFPORT | MS    | 39507 |
|      | 25322  | 1010N-01-128.000 | BURCH ERIN U                    | 2302 COLLINS BLVD        | GULFPORT | MS    | 39507 |
|      | 25313  | 1010N-01-023.000 | BROWN DUANE F                   | 2305 COLLINS BLVD        | GULFPORT | MS    | 39507 |
|      | 25323  | 1010N-01-127.000 | BAILEY JOYCE F                  | 2300 COLLINS BLVD        | GULFPORT | MS    | 39507 |
|      | 120889 | 1010N-02-054.004 | ANGEL CONSTRUCTION LLC          | 2343 ANNISTON OAKS DRIVE | GULFPORT | MS    | 39507 |
|      | 25325  | 1010N-01-125.000 | ADAMSON CHARLOTTE               | 2212 COLLINS BLVD        | GULFPORT | MS    | 39507 |