

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, OCTOBER 21, 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 - September 16, 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 2110ZB154:

Variance 2110ZB154, by owners Chester Allen & Sharon Culpepper, tax parcel 0908O-04-044.000, Variances for front, side yard setbacks and accessory building location in the primary frontage, 2605 W Stevens Cir, Zoned R-1-10 (Single-family), Ward 6

2. Variance 2110ZB156:

Variance 2110ZB156, by owner Glen Brangers, tax parcel 0908H-01-006.057, Request variance for setbacks, 12108 Michael Grace Dr, Zoned R-1-15 (Single-family), Ward 6

3. Variance 2110ZB161:

Variance 2110ZB161, by owner Kaleb Fredericks, tax parcel 0810E-02-104.000, Request variance for lot size, Monroe St, Zoned R-1-5 (Single-family), Ward 3

4. Variance 2109ZB140:

(Tabled from September 16, 2021 Meeting)

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

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:**

IPL0043296

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

31.32

Payment Type:

Account Billed

User ID:

IPL0023752

ACCOUNT INFORMATION

GULFPORT CITY HALL IP

1410 24 TH AVENUE

GULFPORT, MS 39501

228-868-5705

jversiga@gulfport-ms.gov

GULFPORT CITY HALL

TRANSACTION REPORT**Date**

September 29, 2021 3:56:37 PM EDT

Amount:

31.32

SCHEDULE FOR AD NUMBER IPL00432960

October 6, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00432960**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, October 21, 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 2110ZB154, by owners Chester Allen & Sharon Culpepper, tax parcel 0908O-04-044.000, Variances for front, side yard setbacks and accessory building location in the primary frontage, 2605 W Stevens Cir, Zoned R-1-10 (Single-family), Ward 6

Variance 2110ZB156, by owner Glen Brangers, tax parcel 0908H-01-006.057, Request variance for setbacks, 12108 Michael Grace Dr, Zoned R-1-15 (Single family), Ward 6

Variance 2110ZB161, by owner Kaleb Fredericks, tax parcel 0810E-02-104.000, Request variance for lot size, Monroe St, Zoned R-1-5 (Single-family), Ward 3

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

This the 29th day of September 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, September 16, 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
JONATHAN MARSHALL
MARY ANN WIGINTON

BOARD MEMBERS ABSENT:

STAFF MEMBERS PRESENT

GREG HOLMES
MATILDA WELCH
CORY LONG
NELISIA NEWELL

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by Mr. Pharr and seconded by Wiginton to approve Minutes of the **August 19, 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 2109ZB099:

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

Speaking for the Petition: Jason Bunn

Speaking against the Petition: None

Motion: Ms. North – To approve applicant request.

Second: Mr. Boddie – To approve applicant request.

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

Action: Motion carried unanimously.

2. Special Exception 2109ZB137:

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

Speaking for the Petition: Al Jordan, Surjit Singh

Speaking against the Petition: Brenda Safley

Motion: Mr. Daniels – To approve applicant request.

Second: Mr. Wiginton – To approve applicant request.

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

Action: Motion carried 4 – 3.

3. Variance 219ZB140:

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

Speaking for the Petition: TABLED DUE TO APPLICANT NOT BEING PRESENT.

Speaking against the Petition:

Motion:

Second:

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

Action: Motion carried

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

Speaking for the Petition: Lydia Web

Speaking against the Petition: None

Motion: Ms. North – To approve applicant request.

Second: Mr. Marshall – To approve applicant request.

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

Action: Motion carried unanimously.

Adjournment:

Motion by Mr. Boddie to adjourn the meeting was seconded by Mr. Marshall and carried unanimously. The meeting adjourned at 4:07 pm .

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

Nathan Boddie, Secretary

Date: _____

MEMORANDUM

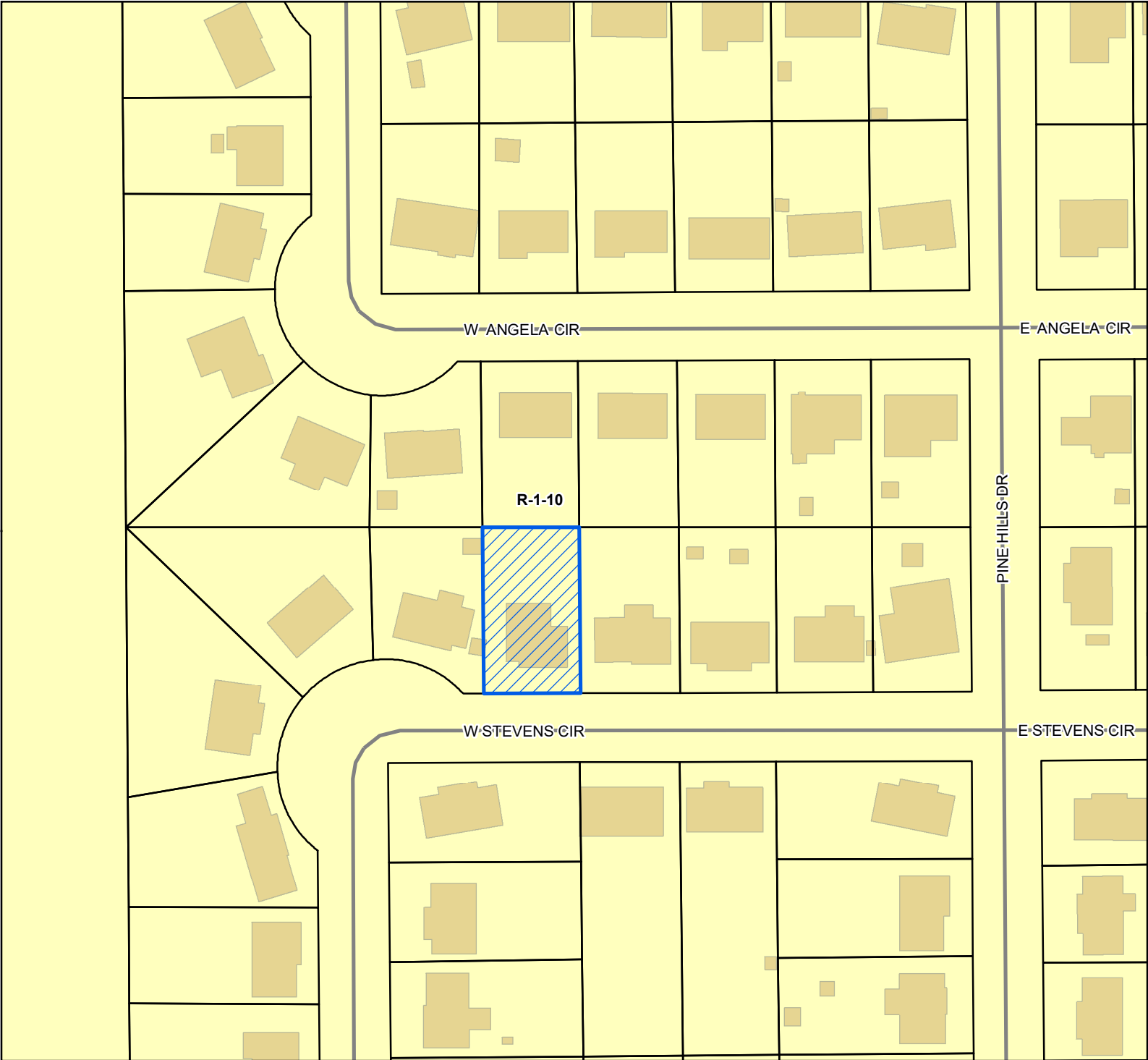
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 21, 2021

Re: Variance 2110ZB154:

Variance 2110ZB154, by owners Chester Allen & Sharon Culpepper, tax parcel 0908O-04-044.000, Variances for front, side yard setbacks and accessory building location in the primary frontage, 2605 W Stevens Cir, Zoned R-1-10 (Single-family), Ward 6



Site

Street

Parcels

Buildings

Zoning

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

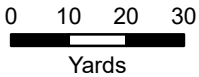
Site Information

0908O-04-044.000

Zoning: R-1-10 (Single Family Zone)

Size: 8,330 sq ft.

Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

Case File #: 211002B154Date Received: 8/19/21

Receipt #: _____

Received By: mwZoning: R-1-10Ward: 6 Flood: XSize: 8,330

(If necessary, use separate sheet of paper)

TAX PARCEL #

0	9	0	8	0

 -

0	4

 -

0	4	4

 .

0	0	0

Address of Property Involved: 2605 West STEVENS Cir.Lot(s) 87, Block(s) 28^{Sec 1}, Subdivision PINE HILLSGeneral Location: OFF DEADDEAUX

GENERAL DESCRIPTION OF REQUEST:

Request Variance to allow a 0' foot Front yard Setback where 25' feet is required to allow a 10' x 37' Carport and a 10' x 32' Carport. (2) Variance to allow

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

CHESTER ALLEN

Printed Name Of Owner

2605 West STEVENS Cir

Mailing Address

Gulfport, ms 39503

City

State

Zip code

228-343-4284

Home Phone

Work/Cell Phone

Email

Chester Allen

Signature Of Owner

Printed Name Of Agent

Chester ALLEN

Mailing Address

2605 West STEVENS Cir.

City

State

Zip code

Gulfport, mss. 39503

Home Phone

Work/Cell Phone

228-343-4284

Email

Chester Allen

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) CHESTER ALLEN

ADDRESS (STREET, CITY, STATE, ZIP CODE) 2605 West STEVENS Cir.

PHONE # (H) _____ (WK/CELL) 228-343-4284

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: Chester W. Allen

NAME OF OWNER (PRINT) Sharon K. Allen

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

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

TAX PARCEL NUMBER(S) OWNED _____

SIGN: Sharon K. Allen

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: _____

To Whom this MAY Concern At City of Gulfport

① Requesting a VARIANCE on Property to Allow the Set Back from the House to Start For the Carports i have structured to Allow my Vehicles to stay out of Raines, Hurricanes, Winds and hail, to protect my INVESTMENTS of my Vehicles. which was done profesional. by a Contractor, which is all Aluminum.

② Did not know that there was rules on my Property putting up Carports down my DRIVEWAYS? I was keeping the Job done on my LAND only did not know City had a right of way from Center of ROAD or I would HAVE followed the Rules of the Subdivision, would not of put the Carports down in City Right of way and wasted the xtra money it costed for the footage.

③ My property does comply with the Zoning Ordinance Sorry did not know there was a such. Yes I Follow Rules.

④ ?

⑤ No Sir or Mam would not Receive Any Special Treatment from no One. Again Put up Carports to Protect my Property & INVESTMENTS.



Covenant Affidavit

I, CHESTER ALLEN, being owner or agent of the property 2605 West Stevens CR.
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.

Chester Allen 8/13/21
Signature Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 13th day of August, 20 21

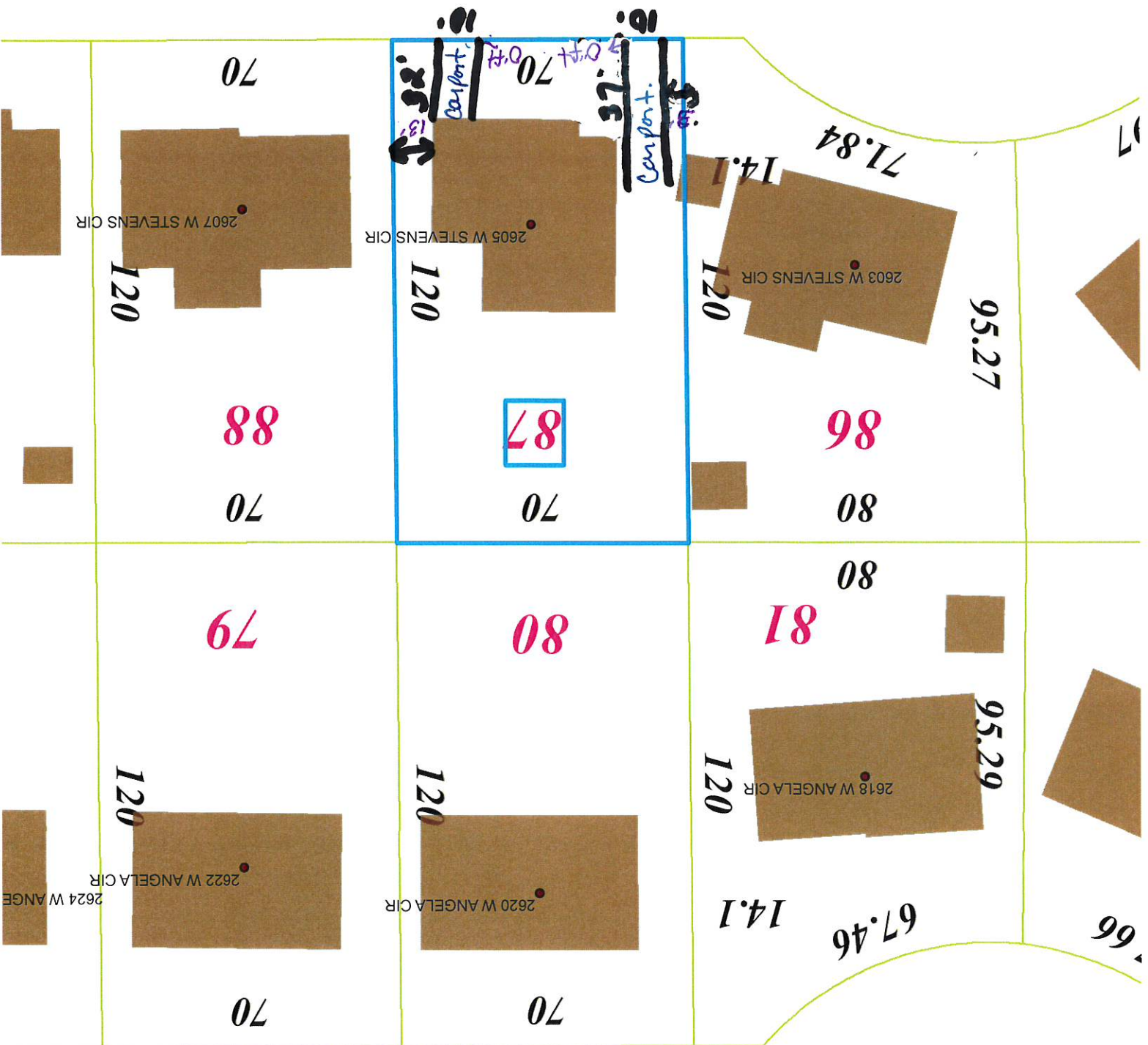
Matilda Welch
Notary Public







W STEVENS CIR



SCANNED



John R. Jones 1st Judicial District
Instrument 2017 6194 D -J1
Filed/Recorded 9/11/2017 02:50 P
Total Fees \$ 12.00
3 Pages Recorded

Prepared by:
Donald R. Jones, #3197
Attorney at Law
P. O. Box 7555
Gulfport, MS 39506
(228) 864-8965
File #175151

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

STATE OF MISSISSIPPI
COUNTY OF HARRISON



WARRANTY DEED

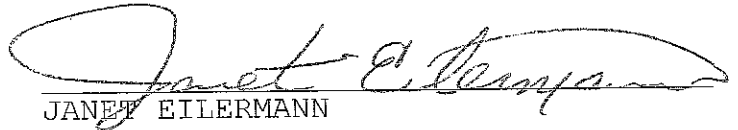
FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned, JANET EILERMAN and TERRY TOLAR, 14352 Chestwood Cove, Gulfport, MS 39503, 228-224-5301, do hereby sell, convey and warrant unto CHESTER ALLEN and SHARON CULPEPPER, 997 Highway 49, Lot 53, Perkinston, MS 39753, 903-219-1554, as joint tenants with full rights of survivorship and not as tenants in common, the following described land and property being located in the First Judicial District of Harrison County, Mississippi, being more particularly described as follows, to-wit:

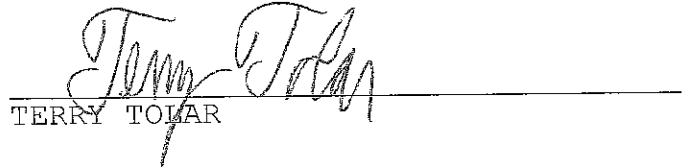
Lot Eighty-Seven (87), PINE HILLS SUBDIVISION, Part One (1), a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 28 at Page 8 thereof, reference to which is hereby made in aid of and as a part of this description.

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

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

WITNESS OUR SIGNATURES, on this the 8th day of September, 2017.


JANET EILERMANN

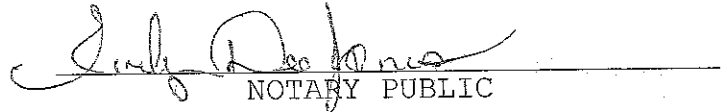

TERRY TOLAR

STATE OF MISSISSIPPI

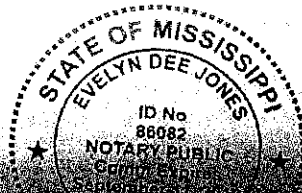
COUNTY OF HARRISON

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 8th day of September, 2017.


NOTARY PUBLIC

My Commission Expires:



LEGEND

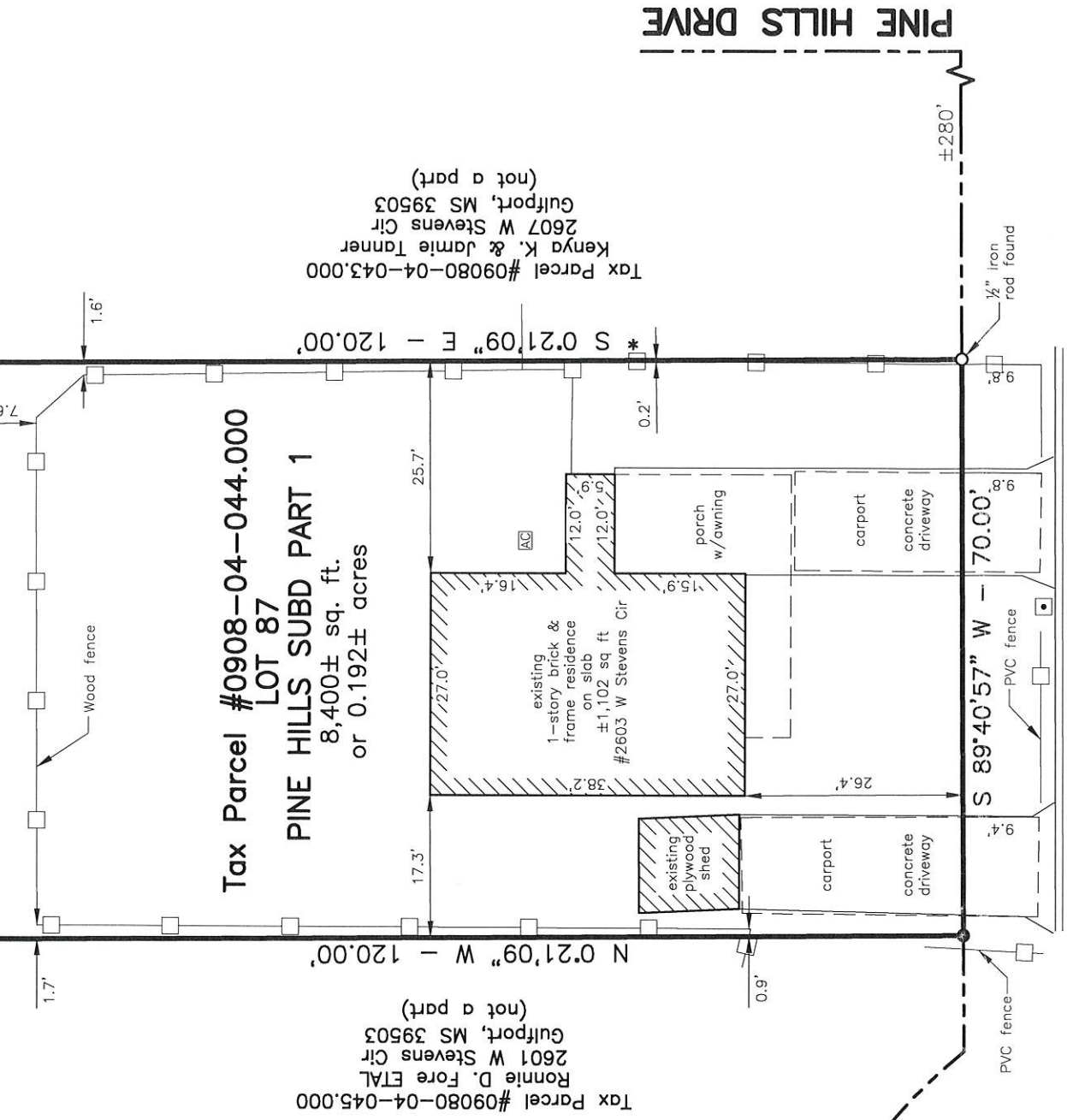
- FOUND PROPERTY CORNER (AS NOTED) ○
- SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE) ●
- EXISTING MAILBOX □
- EXISTING AIR CONDITIONER AC
- EXISTING ELECTRICAL MANHOLE (E)
- EXISTING WOOD FENCE LINE —

SCALE: 1" = 20'
SCALE IN FEET



Tax Parcel #09080-04-035.000
Jasmine & Roberts Constant Buchanan
2617 W Angela Cir
Gulfport, MS 39503
(not a part)

N 89°40'57" E — 70.00'



WEST STEVENS CIRCLE

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

REFERENCE MAPS:

A) Plat showing Pine Hills Subdivision, Part One
Book 28, page 8 dated August 17, 1970

REFERENCE BEARINGS:

The bearings shown hereon are based on the
"Mississippi State Plane Coordinate System — East
Zone — NAD 83" using GPS CGCC-RTN System
accessed on July 26, 2021.

(*) Represents the Basis of Bearings. Distances shown
are U.S. Survey feet.

FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zone "X" per FEMA Map
Community Panel Number 28047C0260H
for Harrison County, Mississippi dated December 21,
2017.

Base Flood Elevation is subject to change and should
be verified with the local authority's Flood Plain
Administrator before any design or construction.

CERTIFICATION:

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

Michael P. Blanchard, PS,
Michael P. Blanchard, PS,
This survey plat is not valid without the raised or colored seal and
signature of the Registered Land Surveyor.

NOTES:

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

PLAT SHOWING SURVEY

OF

PARCEL #09080-04-044.000
LOT 87, PINE HILLS PART 1

LOCATED IN SECTION 12,

TOWNSHIP 07 SOUTH, RANGE 11 WEST

CITY OF GULFPORT,

FIRST JUDICIAL DISTRICT OF HARRISON

COUNTY, MISSISSIPPI

CASSADY - ACADIA
LAND SURVEYING, LLC

LOUISIANA - MISSISSIPPI - TEXAS - ALABAMA
1714 22nd Avenue - Gulfport, MS 39501
Ph: (228) 896-7155 Fx: (228) 896-8405
Email - Surveys@Cassady-Acadia.com

FIELD WORK COMPLETED ON: JULY 26, 2021

RE: Variance 2110ZB154, by owners Chester Allen & Sharon Culpepper, tax parcel 0908O-04-044.000, Variances for front, side yard setbacks and accessory building location in the primary frontage, 2605 W Stevens Cir, Zoned R-1-10 (Single-family), Ward 6

To Applicants and Adjacent Property Owners:

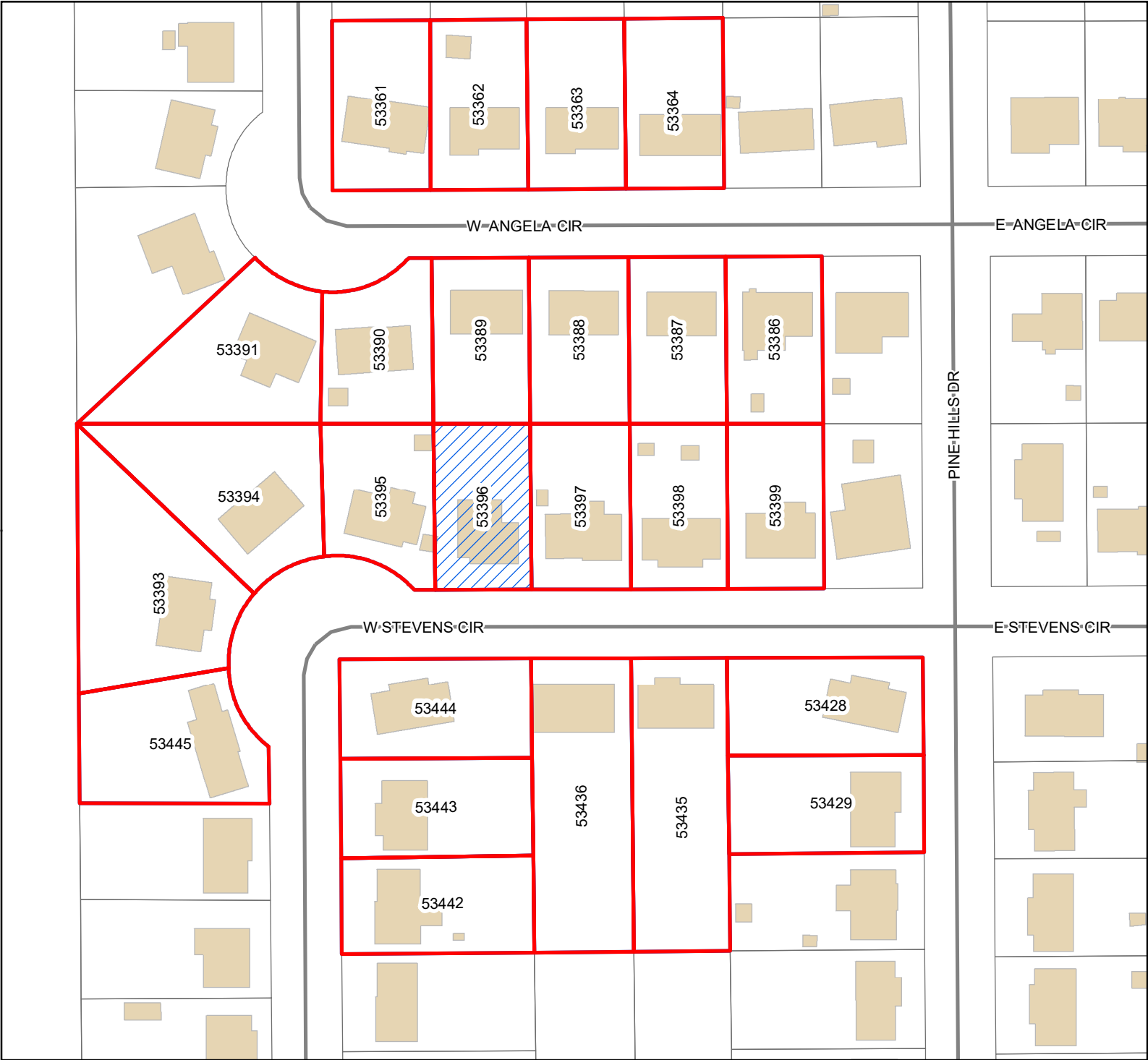
The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 21, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, October 21, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			CHESTER ALLEN	2605 W STEVENS CIRCLE	GULFPORT	MS	39503

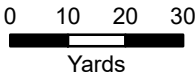
Adjacent Property Owners

N	53396	09080-04-044.000	ALLEN CHESTER & SHARON CULPEPPER	2605 W STEVENS CIRCLE	GULFPORT	MS	39503
	53428	09080-04-050.000	BROOKS M DENNIS & BECKY M	525 GLEN VALLEY WAY	GULFPORT	MS	39507
	53389	09080-04-035.000	BUCHANAN JASMINE & ROBERTS CONSTANT	2617 W ANGELA CIRCLE	GULFPORT	MS	39503
	53387	09080-04-037.000	CARPENTER ANNE W	811 9TH ST	DURHAM	NC	27705
	53443	09080-04-063.000	CARTER RHONDA DENISE	31 DOGWOOD CT	GULFPORT	MS	39503
	53393	09080-04-047.000	EILERMANN JANET & TERRY TOLAR	14352 CHESTWOOD CV	GULFPORT	MS	39503
	53398	09080-04-042.000	FAIRLEY JOYCE A -ESTATE-	2609 W STEVENS CIR	GULFPORT	MS	39503
	53394	09080-04-046.000	FORE RONNIE D ETAL	2601 W STEVEN CIR	GULFPORT	MS	39503
	53390	09080-04-034.000	GILMAN EDWARD LIONEL	2618 W ANGELA	GULFPORT	MS	39503
	53436	09080-04-048.000	HARVEY GARY W & DEBRA	2608 W STEVEN CIR	GULFPORT	MS	39503
	53395	09080-04-045.000	JTB LLC	15098 LORRAINE RD	BILOXI	MS	39532
	53391	09080-04-033.000	PARKER FLORIN A & CATHERINE G	15 SUMRALL RD	PERKINSTON	MS	39573
	53445	09080-04-065.000	PECUA CARMENT T	402 W STEVENS CIR RT 5	GULFPORT	MS	39501
	53435	09080-04-049.000	PELLETIER LISA ANN	2610 W STEVENS CIR	GULFPORT	MS	39503
	53399	09080-04-041.000	QAWIY SALEEM	2611 W STEVENS CIR	GULFPORT	MS	39503
	53397	09080-04-043.000	TANNER KENYA K & JAIME	2607 W STEVENS CIRCLE	GULFPORT	MS	39503
	53388	09080-04-036.000	VALENCIA AARON	707 E POTTER DR	PHOENIX	AZ	85024
	53442	09080-04-062.000	WALKER MERLE W & SYLVIA J	405 W STEVENS CIR	GULFPORT	MS	39503
	53444	09080-04-064.000	WALKER YOLANDA	401 W STEVENS CIR	GULFPORT	MS	39501
	53386	09080-04-038.000	YANES LUIS ALEXIS & CLARA NINIAN	2626 WEST ANGELA CIRCLE	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 100 feet



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MEMORANDUM

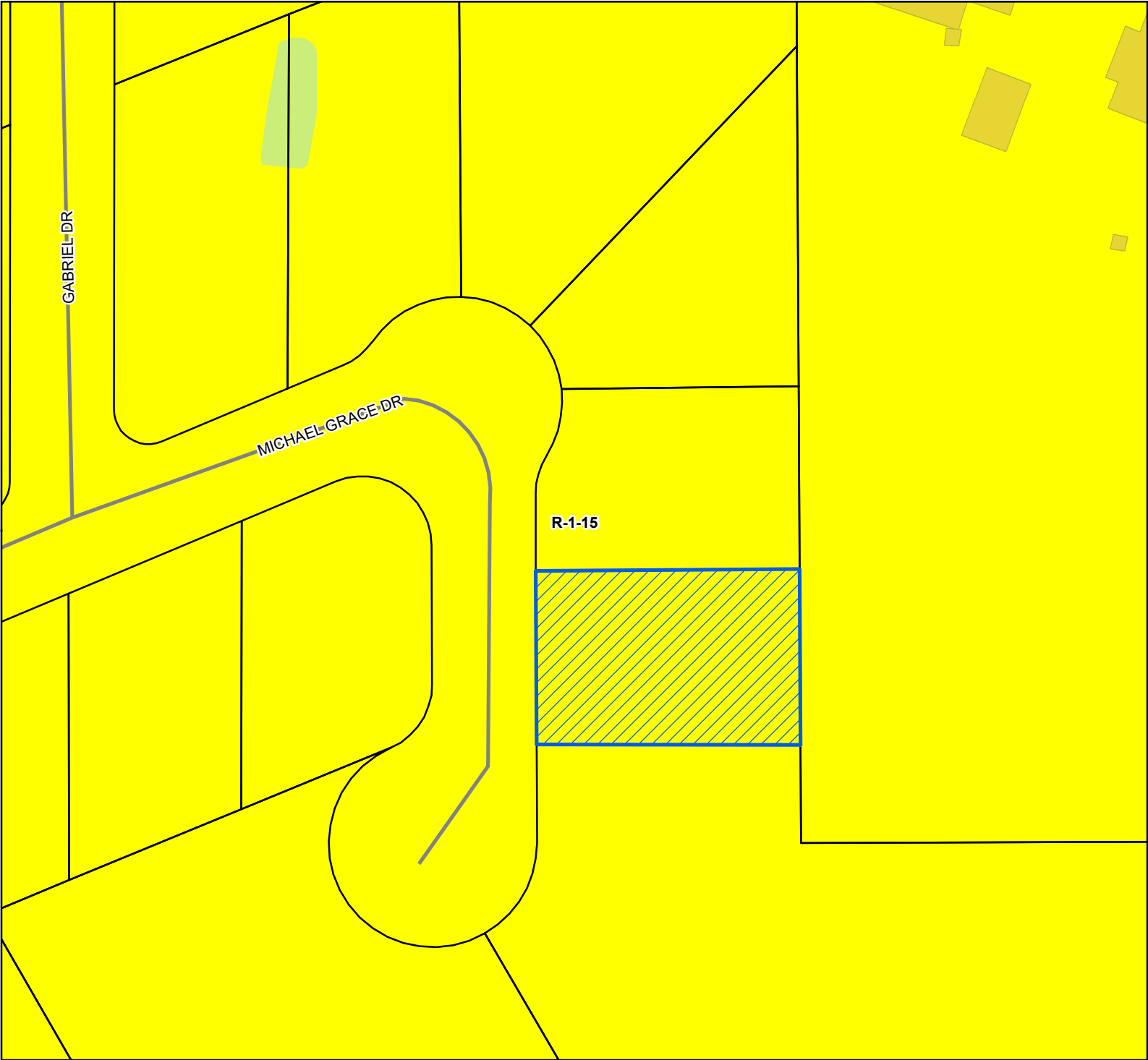
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 21, 2021

Re: Variance 2110ZB156:

Variance 2110ZB156, by owner Glen Brangers, tax parcel 0908H-01-006.057, Request variance for setbacks, 12108 Michael Grace Dr, Zoned R-1-15 (Single-family), Ward 6



Site

Street

Parcels

Buildings

Water Features

Zoning

R-1-15 - Single Family Residence District (Low Density)

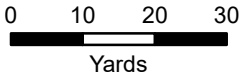
Site Information

0908H-01-006.057

Zoning: R-1-15 (Single Family Zone)

Size: 15,306 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

APPLICATION FOR VARIANCE

Property Information

For Staff Use Only

Case File #: 21102B156
Date Received: 08-26-21
Receipt #: 10856171
Received By: C. Long
Zoning: R-1-15
Ward: 6 Flood: X
Size: 15,306 sq ft

TAX PARCEL #

0	9	0	8	H

 -

6	1

 -

0	0	6

 .

0	5	7

(If necessary, use separate sheet of paper)

Address of Property Involved: 12108 Michael Grace Dr
Lot(s) 51, Block(s) , Subdivision Grand Oaks Estates
General Location: Off John Ross Rd

GENERAL DESCRIPTION OF REQUEST:

Need waiver of 15' set back due to plans to put in a pool later this year. Change to 5' set back

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Glen Brangers

Printed Name Of Owner

12108 Michael Grace Dr

Mailing Address

Gulfport MS 39503

City (678) 464-2321 State Zip code

Home Phone Work/Cell Phone

Email glenbrangers@gmail.com

Glen Brangers

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.



Covenant Affidavit

I, Glen Brangers, being owner or agent of the property 12108 Michael Grace 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.

Glen Brangers
Signature

8/26/2021
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 26th day of August, 2021

Matilda Welch
Notary Public



Commission Expiration



Area Map

Printed 8/20/2021



- Addresspoints
- ~ Minor/Residential
- WaterFeatures
- Parcels



1 inch = 35 feet

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1. We are installing a pool later this year. The 15' set back from the property line does not allow for proper placement, the shed would be in the pool. Also there is a 16' easement across the back of the yard that eliminates other options for placement
2. I have not changed anything about the property to cause the need for this variance
3. Due to the 16' easement across the back of the entire property, I am unable to place this shed that won't interfere with the plans to install a pool. This creates limited, unusable space that the setback is preventing.
4. If I am unable to set this shed in the 15' setback, ~~and~~ I would be unable to put in a pool and enjoy my home the way I intended when purchasing this property. Economically, I am supporting a local pool installer, electrician, etc with the ~~installation~~ installation of this pool — as well as increasing my electric, gas, and water consumption, supporting those local utilities



1st Judicial District
Instrument 2021-7291-D-11
Filed/Recorded 06/03/2021 09:45 AM
Total Fees \$26.00
2 Pages Recorded

<u>Prepared by and Return to:</u> James F. Beatty, Jr. - MS. Bar No.: 99115 For DSLD Title, LLC 14231 Seaway Rd. Suite 5002 Gulfport, MS 39503 (228) 346-8479	<u>Indexing Instructions:</u> Lot 51 Grand Oaks Estates Harrison County, Mississippi First Judicial District
---	--

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 (\$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,

DSLD Homes (Gulf Coast), LLC (Grantor)

1220 S. Range Avenue
Denham Springs, Louisiana 70726
(225) 791-6860

does hereby sell, convey and warrant unto

Glen Brangers (Grantee(s)),
a married man

12108 Michael Grace Dr.
Gulfport, MS 39503
678-464-2321

all of that certain piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures and appurtenances thereunto belonging, and being more particularly described as follows, to wit:

LOT 51 GRAND OAKS ESTATES, a subdivision according to the map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 57 at Page 45.

Parcel Number: 0908H-01-006.057

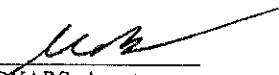
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, building restrictions, rights of way and easements applicable to subject property and subject to any and all prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners.

IT IS AGREED and acknowledged that the ad valorem taxes for the current year have been prorated as of the date of this conveyance upon an estimated basis and are assumed by the Grantee. When said taxes are actually determined, the Grantor agrees to pay the Grantee the amount of any deficit due and the Grantee agrees to pay the Grantor the amount of any excess paid, based on actual prorations.

File No.: 0521000787M

WITNESS OUR SIGNATURE, this 1st day of June, 2021

DSL D Homes (Gulf Coast), LLC

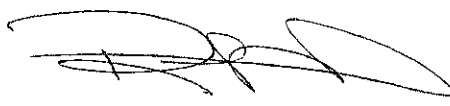

By: MITCH BYARS, Agent

STATE OF MISSISSIPPI

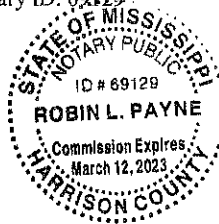
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, within my jurisdiction, the within named **MITCH BYARS**, who acknowledged to me that he is an **Agent** of **DSL D Homes (Gulf Coast), LLC**, and on behalf of said corporation and as its act and deed he signed, executed and delivered the above and foregoing instrument of writing for the purposes mentioned on the day and year therein mentioned after first having been duly authorized by said corporation so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE this 1st day of June,
2021


Robin L. Payne, Notary Public
Notary ID: 69129

My Commission expires: March 12, 2023



File No.: 0521000787M

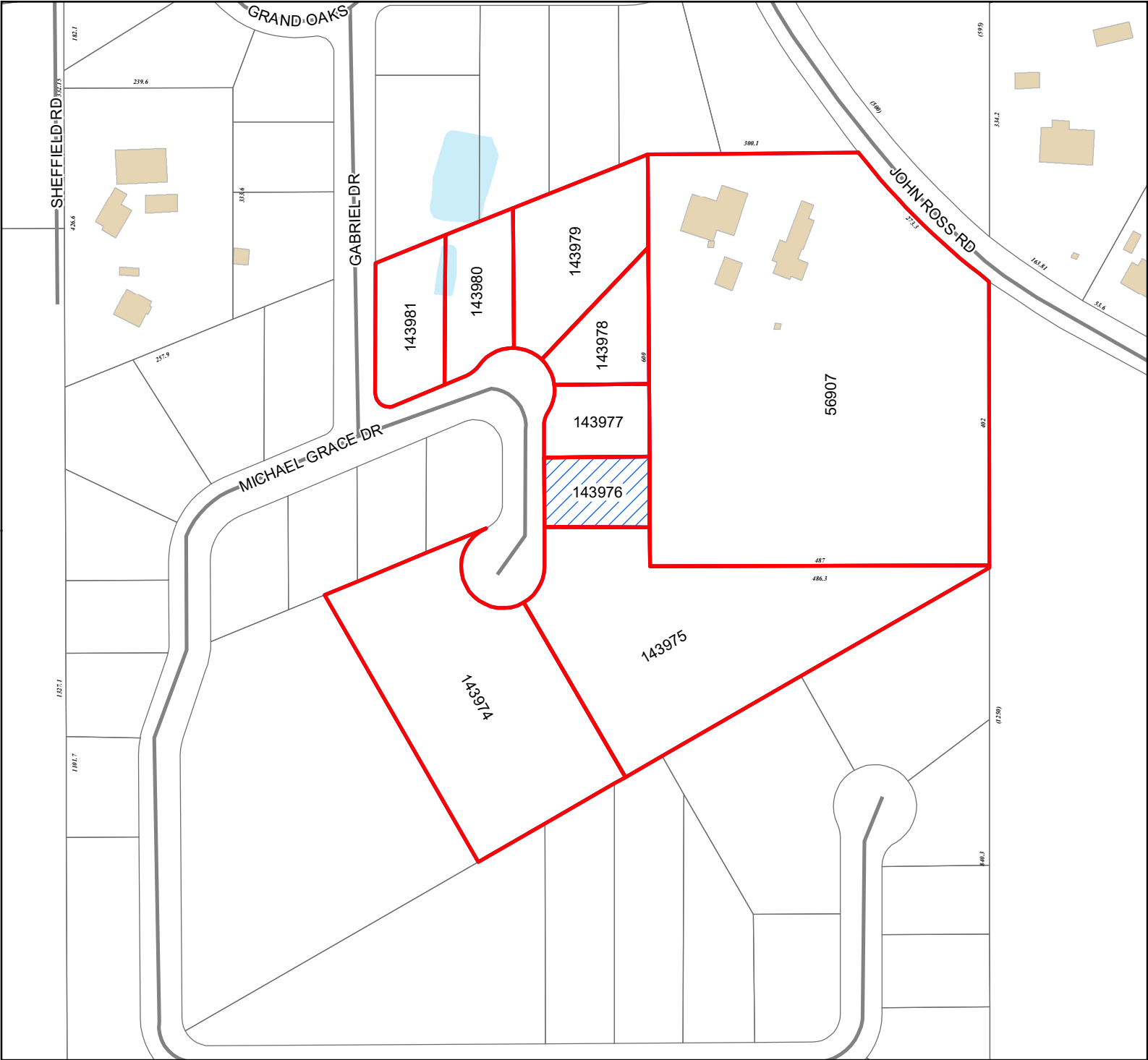
RE: Variance 2110ZB156, by owner Glen Brangers, tax parcel 0908H-01-006.057, Request variance for setbacks, 12108 Michael Grace Dr, Zoned R-1-15 (Single-family), Ward 6

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 21, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

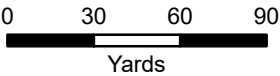
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, October 21, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			GLEN BRANGERS	12108 MICHAEL GRACE DRIVE	GULFPORT	MS	39503
Adjacent Property Owners							
	56907	0908H-01-005.000	CLARK VERNON A & SANDRA G	P O BOX 3327	GULFPORT	MS	39505
	143981	0908H-01-006.062	DSL D HOMES (GULF COAST) LLC	13348 COURSEY BLVD STE A	BATON ROUGE	LA	70816
N	143980	0908H-01-006.061	DSL D HOMES (GULF COAST) LLC	13348 COURSEY BLVD STE A	BATON ROUGE	LA	70816
N	143979	0908H-01-006.060	DSL D HOMES (GULF COAST) LLC	13348 COURSEY BLVD STE A	BATON ROUGE	LA	70816
N	143978	0908H-01-006.059	DSL D HOMES (GULF COAST) LLC	13348 COURSEY BLVD STE A	BATON ROUGE	LA	70816
N	143977	0908H-01-006.058	DSL D HOMES (GULF COAST) LLC	13348 COURSEY BLVD STE A	BATON ROUGE	LA	70816
N	143976	0908H-01-006.057	DSL D HOMES (GULF COAST) LLC	13348 COURSEY BLVD STE A	BATON ROUGE	LA	70816
N	143975	0908H-01-006.056	DSL D HOMES (GULF COAST) LLC	13348 COURSEY BLVD STE A	BATON ROUGE	LA	70816
	143974	0908H-01-006.055	THOMAS WENDELL & ANITA H	12118 MICHAEL GRACE DR	GULFPORT	MS	39503



Legend

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



1 inch = 200 feet



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MEMORANDUM

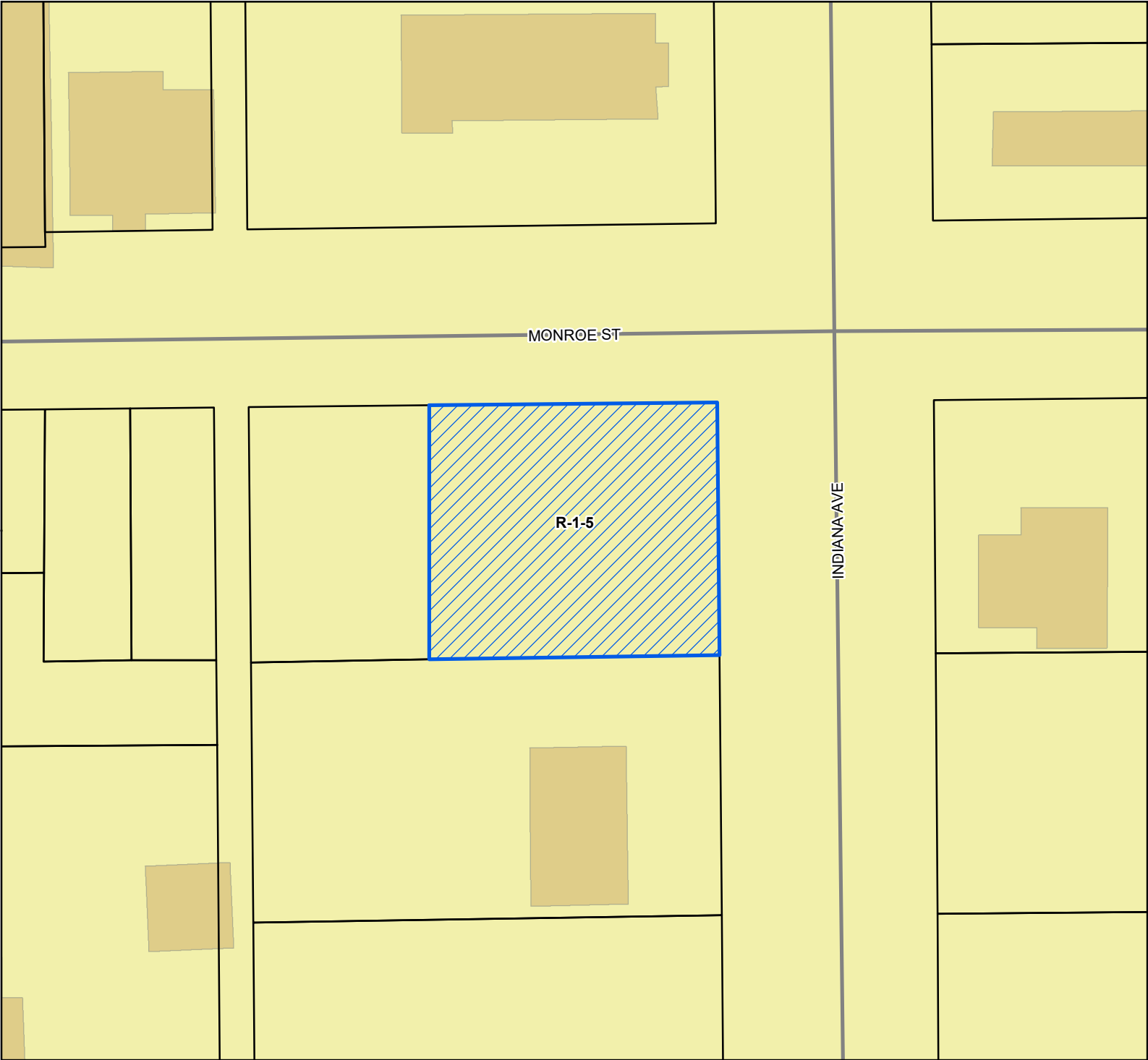
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 21, 2021

Re: Variance 2110ZB161:

Variance 2110ZB161, by owner Kaleb Fredericks, tax parcel 0810E-02-104.000, Request variance for lot size, Monroe St, Zoned R-1-5 (Single-family), Ward 3



 Site

 Street

 Parcels

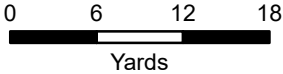
 Buildings

Zoning

R-1-5 - Single Family

 Residence District (Medium Density)

Site Information
0810E-02-104.000
Zoning: R-1-5 (Single Family Zone)
Size: 6,375 sq ft.
Flood: X



1 inch = 40 feet



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

APPLICATION FOR VARIANCE

Property Information

TAX PARCEL #

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For Staff Use Only
Case File # 21107B161
Date Received: 9-7-2021
Receipt #: _____
Received By: MM
Zoning: R-1-5
Ward: 3 Flood: X
Size: 6,083 sq ft

(If necessary, use separate sheet of paper)

Address of Property Involved: _____

Lot(s) 12, 13, 14, Block(s) 318, Subdivision North Gulfport

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Similar duplex at Northwest corner. This property is located at the Southwest corner of Monroe Street and Indiana Avenue
Lot size 6375 sq ft versus required 7500 sq ft

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

Kaleb D. Fredericks

Printed Name Of Owner

3506 Bonita Drive

Mailing Address

Gulfport MS 39501

City

State

Zip code

228 343 0459

Home Phone

Work/Cell Phone

KalebFredericks@gmail.com

Email

Kaleb Fredericks

Signature Of Owner

AGENT

Printed Name Of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Agent

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

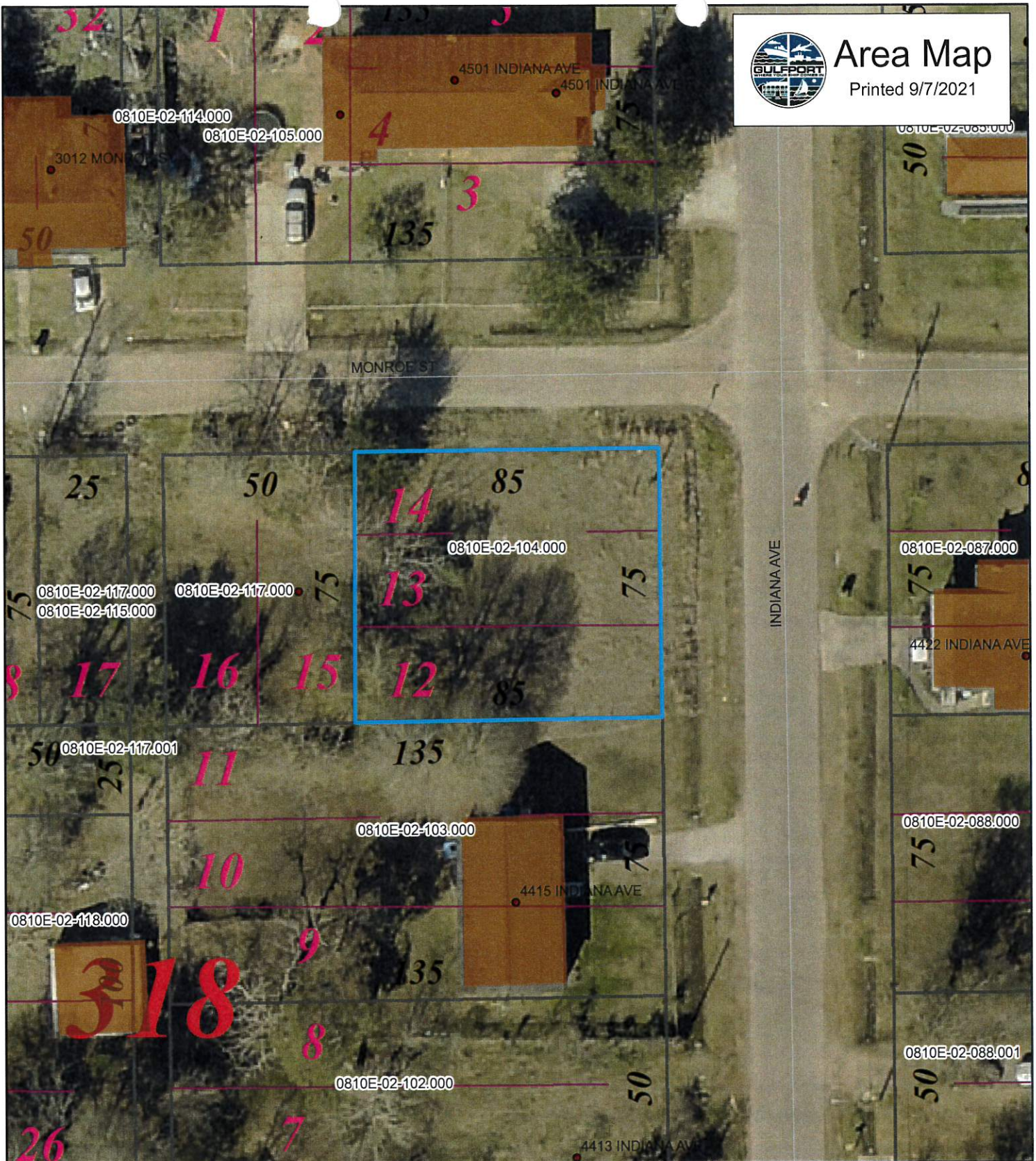
☐

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

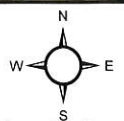


Area Map

Printed 9/7/2021



- Addresspoints
- ~ Minor/Residential
- WaterFeatures
- Parcels



1 inch = 35 feet

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STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



[Signature] 1st Judicial District
Instrument 2020 15673 D - J1
Filed/Recorded 12/11/2020 04:10 P
Total Fees \$ 36.00
2 Pages Recorded

REVIEWED **SCANNED** QUIT-CLAIM 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 are hereby acknowledged, the undersigned, ROGERS FREDERICKS and KIMBERLY FREDERICKS, do hereby sell, convey and quit-claim unto KALEB D. FREDERICKS all rights, title and interest in and to the following described property lying and being situated in the CITY of GULFPORT, MISSISSIPPI and being described as follows, to-wit:

PARCEL NO: 0810E-02-104-000
LOTS #12-#13-#14 BLK #318 - 15383 MONROE & INDIANA NORTH GULFPORT,
HARRISON COUNTY, MS SECS27/28-7-11

The above said property being the same which was conveyed to the GRANTORS dated 29th day of July, 2005 and recorded 2005-0017669-D-J1.

ALL AD VALOREM taxes are to be assumed by the GRANTEE for the year 2021 and thereafter.

WITNESS MY SIGNATURE, this the 11th day of DECEMBER, 2020.

[Signature of Rogers Fredericks Jr.]

ROGERS FREDERICKS JR.

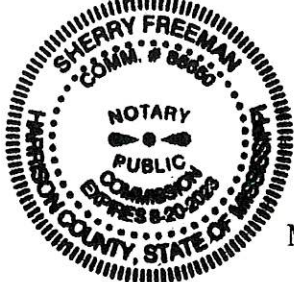
[Signature of Kimberly Fredericks]

KIMBERLY FREDERICKS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority of law in and for the County and State aforesaid the within named ROGERS FREDERICKS and KIMBERLY FREDERICKS, who acknowledged that they signed and delivered the forgoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of DECEMBER 2020.



[Signature of Sherry Freeman]

NOTARY PUBLIC

My Commission Expires:

8-20-2023

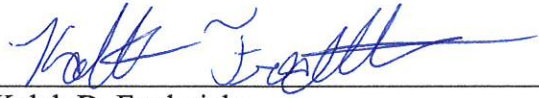
GRANTORS: ROGERS AND
KIMBERLY FREDERICKS
8118 GEORGIA AVENUE
GULFPORT MS 39501
228-343-9689

GRANTEE: KALEB D. FREDERICKS
3506 BONITA DRIVE
GULFPORT MS 39501
228-343-0459

PREPARED BY: ROGERS AND KIMBERLY FREDERICKS
8118 GEORGIA AVENUE
GULFPORT MS 39501
228-343-9689

I, Kaleb D. Fredericks, attest that I have no knowledge of any violation of restrictive or protective covenants for the property located at Parcel No. 0810E-02-104-000.

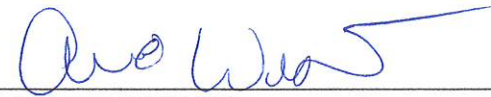
WITNESS MY SIGNATURE, this the 3rd day of September, 2021.


Kaleb D. Fredericks

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority of law in and for the County and State aforesaid the within named KALEB D. FREDERICKS, who acknowledged that he signed and delivered the forgoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of September 2021.


NOTARY PUBLIC

My Commission Expires: 06/10/23



Application for Variance

1. The special conditions and circumstances requiring a variance is the required 7500 square feet requirement where my property totals 6375 square feet.
2. The special conditions do not result from my actions. The property was purchased as is with no changes or adjustments being made.
3. The hardship is based on the actual size of the property which is slightly short of the zoning ordinance.
4. The plan and size of the dwelling meets the need of the local area with two bedrooms and two bathrooms. This meets the reasonable economic return and/or the right to reasonable development of property which might generally be expected in my area.
5. Granting of this variance will not allow me any special consideration. Residential and multi-family homes in the area have lots in similar sizes.
6. The use proposed is permissible by right, with planning approval. As the property owner, I am requesting approval to build a dwelling that will be most useful in my community due to the shortage of multi-family housing in the community.

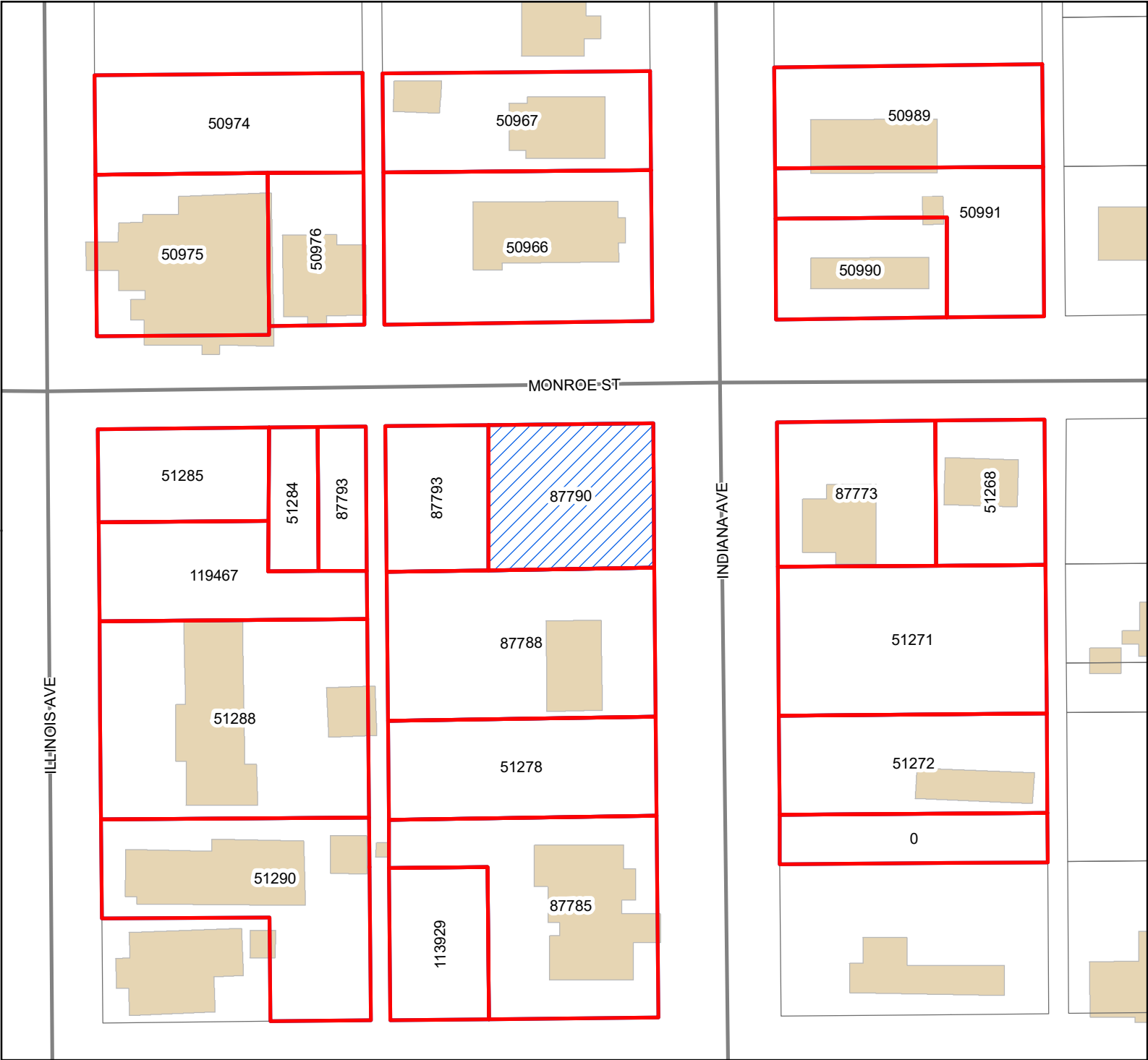
RE: Variance 2110ZB161, by owner Kaleb Fredericks, tax parcel 0810E-02-104.000, Request variance for lot size, Monroe St, Zoned R-1-5 (Single-family), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 21, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

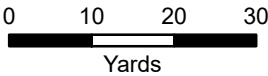
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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			KALEB D. FREDERICKS	3506 BONITA DR	GULFPORT	MS	39503
			Adjacent Property Owners				
	50966	0810E-02-105.000	BISHOP JESSIE R	4759 VILLAGE DR	JACKSON	MS	39206
	50976	0810E-02-114.000	COOK ODIE J SR & BARBARA J	404 NORTH COURT ST	QUITMAN	GA	31643
	51271	0810E-02-088.000	DUPART JOYCE & JAMIYA KLINE	3900 21ST AVE	GULFPORT	MS	39501
N	50975	0810E-02-113.000	EVENING STAR BAPTIST CHURCH				0
N	87790	0810E-02-104.000	FREDERICKS KALEB D	3506 BONITA DR	GULFPORT	MS	39501
	51284	0810E-02-115.000	GRUET SHARON TCHON	P O BOX 2054	ACTON	MA	1720
	87788	0810E-02-103.000	HAMWOOD LLC	11656 E CARIBOU DR	FRANKTOWN	CO	80116
	87793	0810E-02-117.000	JOHNSON BOBBY	8156 ILLINOIS AVE	GULFORT	MS	39501
N	119467	0810E-02-117.001	JOHNSON BOBBY J	8156 ILLINOIS AVE	GULFPORT	MS	39501
	51288	0810E-02-118.000	JOHNSON BOBBY JOE & ARMERTRICE I	8156 ILLINOIS AVE	GULFPORT	MS	39501
N	51268	0810E-02-086.000	LEE GLADYS -EST-	C/O DONALD JONES	GULFPORT	MS	39503
	51290	0810E-02-119.001	LIL'TOT'S DAY CARE & CREATIVE LEARN	4406 ILLINOIS AVE	GULFPORT	MS	39503
	50967	0810E-02-106.000	MCCREE CORNELL -EST-	4509 INDIANA AVE	GULFPORT	MS	39501
	51278	0810E-02-102.000	MOFFETT CHARLES JR	15023 JEFFERSON STREET	GULFPORT	MS	39501
	50974	0810E-02-112.000	NEW EVENING STAR BAPTIST CHURCH	4500 ILLINOIS AVE	GULFPORT	MS	39501
	50989	0810E-02-083.000	POPE ERICA	4502 INDIANA AVE	GULFPORT	MS	39501
	87773	0810E-02-087.000	STARKS WILLIE L	4422 INDIANA AVE	GULFPORT	MS	39501
N	51285	0810E-02-116.000	STATE OF MISS #1209 8/31/95				0
N	50991	0810E-02-084.000	STATE OF MISS 2002				0
	50990	0810E-02-085.000	TD 4 US LLC	2203 PRESERVATION DR	GULFPORT	MS	39503
	87785	0810E-02-101.000	WILSON JEWEL M ETAL	614 PINECREST DR	MADISON	MS	39110
N	113929	0810E-02-101.002	WILSON JEWEL M ETAL	614 PINECREST DR	MADISON	MS	39110
	51272	0810E-02-088.001	WRIGHT ANGELA	4408 INDIANA AVE	GULFPORT	MS	39501



Legend

- Site
- Adjacent Properties
- Street
- Buildings



1 inch = 70 feet



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MEMORANDUM

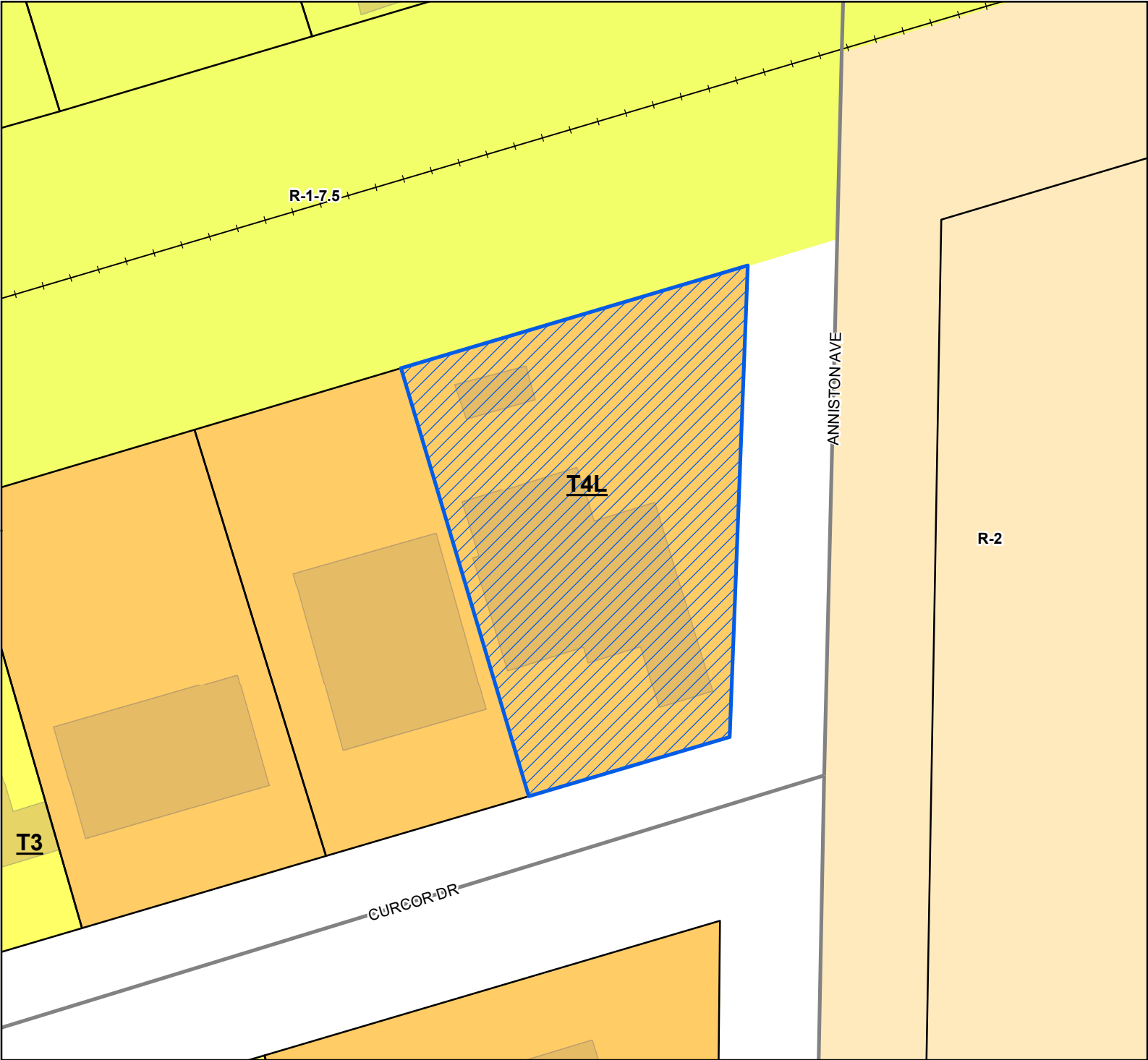
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: October 21, 2021

Re: Variance 2109ZB140:
(Tabled from September 16, 2021 Meeting)

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

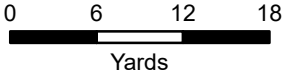
T3

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) ^{11,12}, Block(s) ¹¹, 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

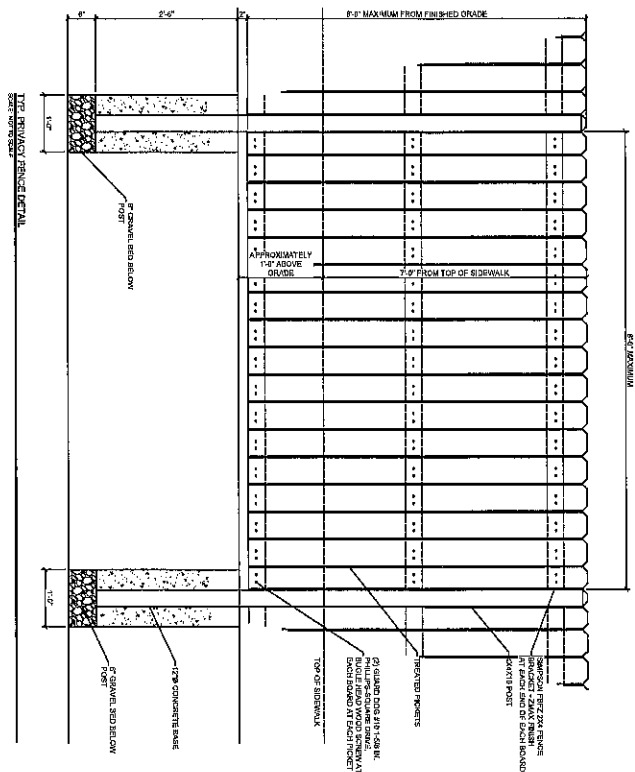
Email

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.



J. L. Jones
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

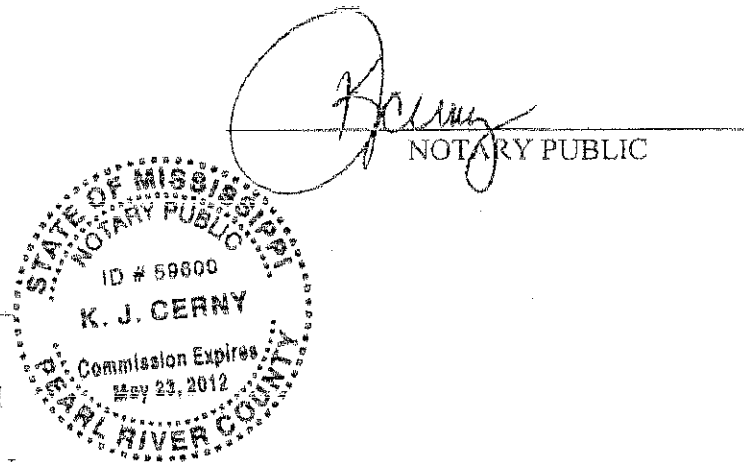
THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, ROSEMARY L. McCORMICK, who acknowledged that she is Trustee of ROSEMARY L. McCORMICK REVOCABLE TRUST, and as its act and deed, she signed, sealed and delivered the above and foregoing instrument 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,

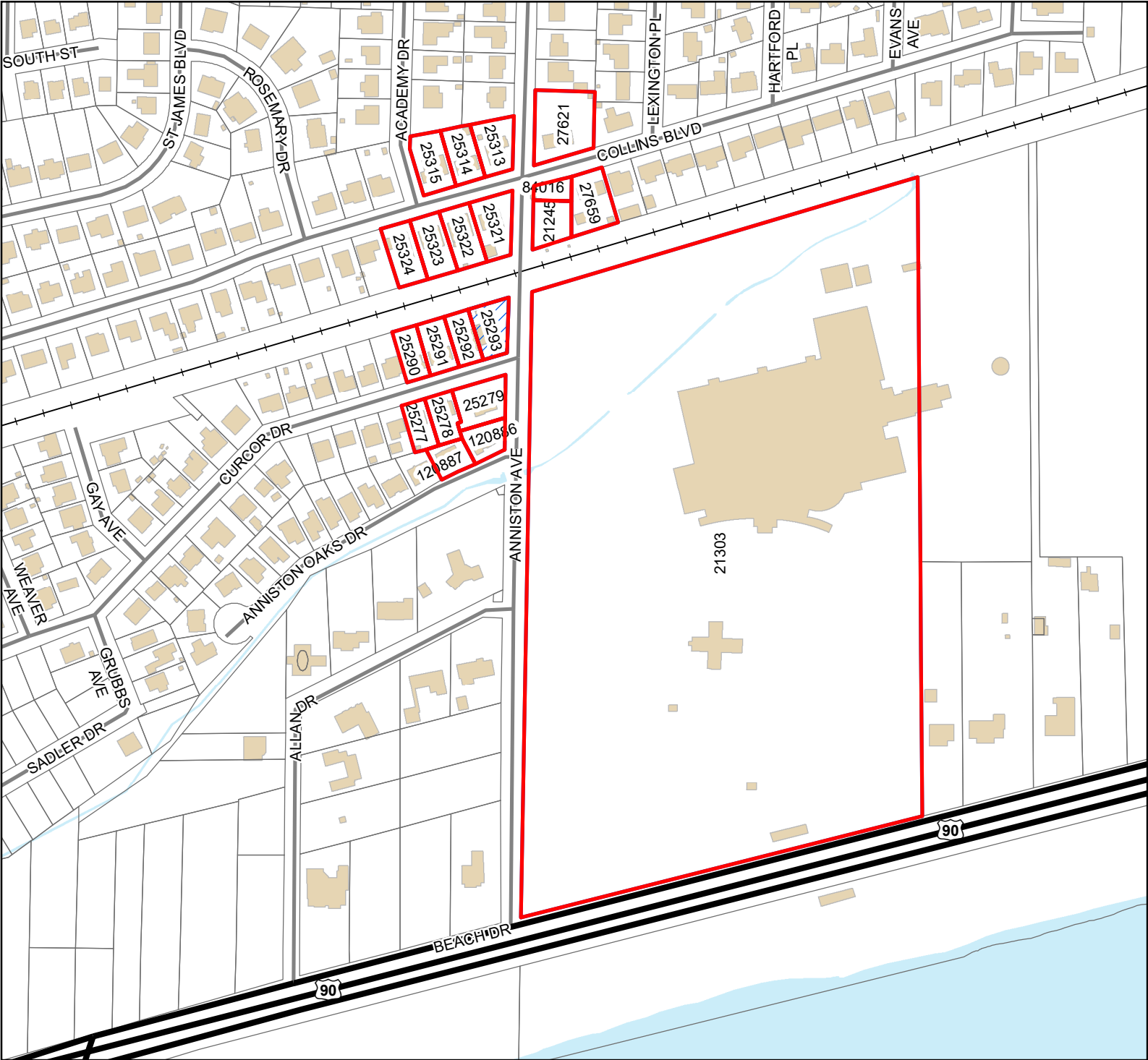
RE: Variance 2109ZB140, by owner Joseph McCormick Jr, tax parcel 1010N-02-001.000, Variance for fence height, 2331 Curcor Dr, Zoned T4L (General Urban Zone "Limited"), Ward 2.

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.

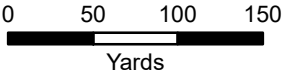
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, September 16, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			Joseph A McCormick Jr.	2331 CURCOR DR	GULFPORT	MS	39507
			Adjacent Property Owners				
	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



Legend

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



1 inch = 340 feet



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