

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, FEBRUARY 17, 2022 AT 3:00 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**
- F. Adoption of Minutes**

F1. Zoning Board Meeting - January 20, 2022

- 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 2202ZB022:

Variance 2202ZB022, by owner J Clark LLC, tax parcels 0707P-01-023.000 & 0707P-01-024.000, Requests variances for size, height, and placement of accessory structure, 13263 John Clark Rd, R-1-15 (Single-family), Ward 7

2. Variance 2202ZB023:

Variance 2202ZB023, by owners Greg & Amy Parker, tax parcel 0910A-03-031.010, Request variance for setback, 18 High Point Dr, Zoned R-1-7.5 (Single-family), Ward 4

3. Variance 2202ZB024:

Variance 2202ZB024, by owner Mary Roberts, tax parcel 0808J-02-030.000, Requests variance for setback, 102 S Kerns Dr, Zoned R-1-10 (Single-family), Ward 5

4. Variance 2202ZB025:

Withdrawn by Administration

Variance 2202ZB025, by owner Chris Kern, tax parcel 0910B-04-002.000, Requests variance for accessory structure size & height, 4815 Jefferson Ave, Zoned R-UE (Residential Urban Estates), Ward 4

5. Special Exception 2202SE029:

Special Exception 2202SE029, by owner REM Mississippi, tax parcel 0811F-02-041.000, Request daycare use, 1620 23rd Ave, Zone T4+ (General Urban Zone "Plus"), Ward 3

G4. Hearing of Cases

5. Variance 2112ZB185:

Variance 2112ZB185, by agent Kris Lafleur, tax parcel 1010N-01-081.000, Variances for accessory buildings quantity, size, and setback, 2014 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2.

H. Adjournment

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, January 20, 2022 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
JONATHAN MARSHALL

BOARD MEMBERS ABSENT:

NATHAN BODDIE

STAFF MEMBERS PRESENT

GREG HOLMES
CORY LONG
MATILDA WELCH

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mr. Pharr** and seconded by **Ms. North** to approve Minutes of the **December 16, 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 2201ZB007:

Variance 2201ZB007, by agent Gary Knoblock, tax parcel 0809D-02-002.000, Variance for wall sign location, 15520 Daniel Blvd A, Zoned B-4 (Highway business), Ward 7

Speaking for the Petition: Tasha Payton

Speaking against the Petition: None

Motion: Ms. North – To approve applicant request.

Second: Mr. Pharr

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

Action: Motion carried unanimously.

2. Variance 2201ZB008:

Variance 2201ZB008, by owners Glenn E. and Susan M. Moran, tax parcel 0909O-04-037.000, Variances for accessory structure height and quantity, 31 53rd St, Zoned R-UE (Urban residence estate), Ward 4

Speaking for the Petition: Susan Moran

Speaking against the Petition: None

Motion: Mr. Marshall – To approve applicant request.

Second: Mrs. Wiginton

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

Action: Motion carried unanimously.

3. Variance 2201ZB011:

Variance 2201ZB011, by owner David Wolf Real Estate Trust, parcel number 0811E-03-092.001, Request variances for number of parking spaces & backing into the Right-of-Way, 3100 15th St, Zoned T4L (General Urban Zone "Limited"), Ward 2

Speaking for the Petition: David Wolf

Speaking against the Petition: None

Motion: Ms. North – To approve applicant request.

Second: Mr. Marshall

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

Action: Motion carried unanimously.

4. Variance 2201ZB012:

Variance 2201ZB012, by owner Geidy M. Raudales, tax parcel 1010N-04-010.002, Variance for parking in the front yard 1805 Curcor Dr., Zoned T4+ (General Urban Zone "Plus"), Ward 2

Speaking for the Petition: Geidy M. Raudales

Speaking against the Petition: None

Motion: Mr. Marshall – To approve applicant request.

Second: Mr. Daniels

Case Denied for lack of a positive vote.

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

Action: Motion carried unanimously.

5. Variance 2201ZB018:

Variance 2201ZB018, by owner Frank J Daley, tax parcel 0708B-02-021.000, Variance for setbacks, 12276 Salisbury Rd, Zoned R-1-15 (Single-family), Ward 7

Speaking for the Petition: Frank Daley

Speaking against the Petition: None

Motion: Mrs. Wiginton – To approve applicant request.

Second: Mr. Pharr

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

Action: Motion carried unanimously.

6. Variance 2212ZB185:

Variance 2212ZB185, by agent Kris Lafleur, tax parcel 1010N-01-081.000, Variance for multiple accessory buildings, construction of an RV cover pole barn, 2014 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

Speaking for the Petition: Kris Lafleur

Speaking against the Petition: Coda Waite

Motion: Mr. Marshall – To approve applicant request.

Second: Ms. North

Motion: Mr. Marshall to amend motion to approve with the following conditions:

- 1. Applicant shall remove all existing structures within 180 days.**
- 2. Variance approval to allow size and second north side setback.**

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

Action: Motion carried unanimously.

Adjournment:

Motion by **Mr. Marshall** to adjourn the meeting was seconded by **Mr. Wiginton** and carried unanimously. The meeting adjourned at **3:51 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: February 17, 2022

Re: Public Declaration of Appeal Process of Chairman

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 17, 2022

Re: Anyone speaking today is asked to complete a "Speaker's Card".

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 17, 2022

Re: Routine Agenda

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 17, 2022

Re: Variance 2202ZB022:

Variance 2202ZB022, by owner J Clark LLC, tax parcels 0707P-01-023.000 & 0707P-01-024.000, Requests variances for size, height, and placement of accessory structure, 13263 John Clark Rd, R-1-15 (Single-family), Ward 7

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2202ZB022

Hearing Date: February 17, 2022

Current Zoning/Use: R-1-15/Single-family dwelling

Legal: Variance 2202ZB022, by owner J Clark LLC, tax parcels 0707P-01-023.000 & 0707P-01-024.000, Requests variances for size, height, and placement of accessory structure, 13263 John Clark Rd, R-1-15 (Single-family), Ward 7

TECHNICAL DETAILS

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

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

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

Technical Report

VARIANCE

The applicant requests variances in order to build a personal storage building. Specifically, the applicant requests; 1) a 4,000 square-foot variance to allow for 5,000 square feet in size where 1,000 square feet is permitted; 2) a four-foot variance to allow for 18 feet in height where 14 feet is permitted; 3) to build the accessory structure in front of the residential dwelling where accessory buildings are only permitted behind or beside the main structure.

- (a) The applicant states that their father has multiple vehicles which they do not drive but retains ownership of; these vehicles require a large personal storage area. There are no special conditions or circumstances specific to the to this piece of property, other residence with properties 1-acre or more would be able to build 1 accessory building with maximum measurements of 1,000 square feet in size and 14 feet in height. Another idea would be to add the accessory structure onto the home.
- (b) The applicant states that the special conditions were not caused by them. In review, the applicant was aware of their property dimensions upon requesting variance for their personal storage building. Further, the applicant built their home on the land in an unfavorable position, knowing, the rear yard does not allow adequate space to build the proposed storage building. Alternative ideas such as adding the accessory structure on to the home would eliminate this request.
- (c) The applicant states the physical character of the property is not peculiar and unusual to this application request. A hardship can be considered for the vehicles being stored and needing a space large enough to store multiple vehicle on site, but the placement of the storage building should not be considered in the request due to the availability of space behind the dwelling on the property. An Ordinance change for building size and height would offer the applicant a reasonable solution.
- (d) The applicant states that property owners in the area have been allowed to construct personal storage buildings. The property owner is allowed the same rights as their neighbors; they are not deprived of any rights other property owners have been allowed in the neighborhood.
- (e) The applicant comments that the accessory building is well within the setback requirements stated within the City of Gulfport's Ordinances; further, "there are no obstructions to John Clark Road due to how far from the road the structure would be placed." Other properties in the neighborhood would be allowed to build an accessory structure on their land. Approval to build the accessory structure would confer a special privilege upon the property owner.
- (f) This property is zoned R-1-15, an accessory building is allowed in this zoning district.

EXECUTIVE SUMMARY

Considering the request, the hardship has been created by the applicant. Although the subject property and proposed accessory building placement is obscured from traffic view on John Clark Road by an abutting property and would not cause any impediments, the accessory building is able to be placed behind or beside the house on the property. Placing the storage building behind or beside the house, due to the size and height of the structure, would be more harmonious with the surrounding neighborhood. If the accessory structure was attached to the house no variance would be needed.

Technical Report

VARIANCE

Any approval should consider these conditions:

1. A variance grants a 4,000 square-foot variance to allow for 5,000 square feet in size where 1,000 square feet is permitted.
2. A variance grants a four-foot variance to allow for 18 feet in height where 14 feet is permitted.
3. A variance grants the applicant the ability to build the accessory structure in front of the residential dwelling where accessory buildings are only permitted behind or beside the main structure.
4. Must meet all current building codes and all other City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 02/07/2022.

Public Works: No conditions. Memo dated 02/07/2022.

Traffic and Safety: No conditions. Memo dated 02/01/2022.

Building Code Services: Must meet all current building codes and all other City of Gulfport Ordinances. Memo dated 02/01/2022.

GIS: No conditions. Memo dated 02/07/2022.

Police Department: No conditions. Memo dated 02/03/2022.

Fire Department: No conditions. Memo dated 02/01/2022.

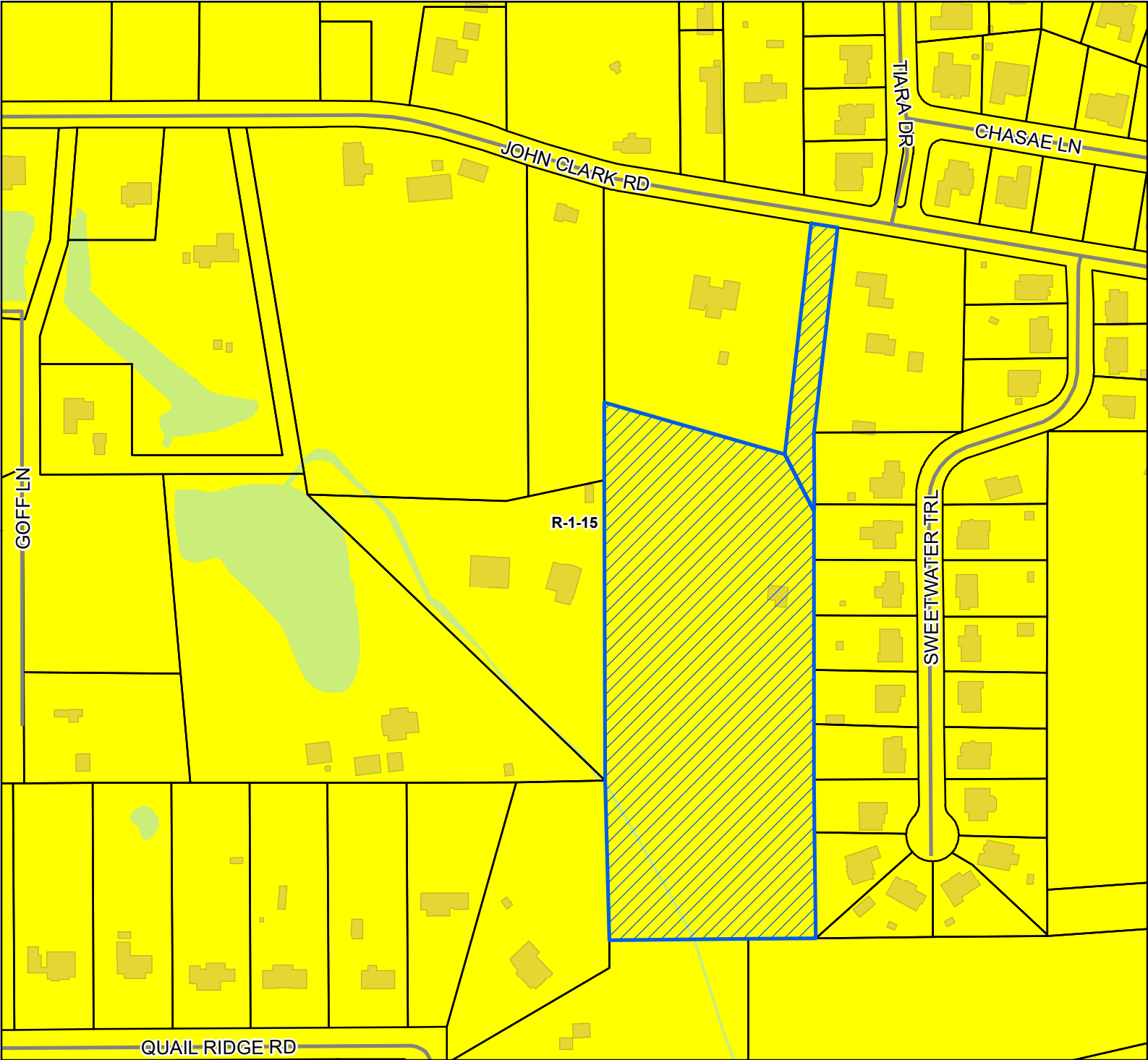
City Arborist: No conditions. Memo dated 02/01/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

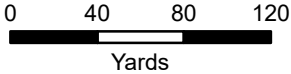


Site
 Street
 Parcels
 Buildings
 Water Features

Zoning

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

Site Information
0707P-01-023.000
0707P-01-024.000
Zoning: R-1-15 (Single-Family Residence District)
Size: 8.79 acres
Flood: X



1 inch = 265 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 VARIANCE

Property Information

TAX PARCEL #
DRIVEWAY
HOUSE

0	7	0	7	P	-	0	1	-	0	2	3	.	0	0	0
0	7	0	7	P	-	0	1	-	0	2	4	.	0	0	0
					-			-				.			

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 020278022

Date Received: 12/29/21

Receipt #: _____

Received By: D2

Zoning: R-1-15

Ward: 6 Flood: X

Size: 1.42 ACRES

Address of Property Involved: 13263 JOHN CLARK RD, GULFPORT MS 39503

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: SECTION 32 TOWNSHIP 06 RANGE 11

GENERAL DESCRIPTION OF REQUEST:

CONSTRUCTION OF A 50' X 100' PERSONAL STORAGE
BUILDING ON 8.7 ACRES

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

J CLARK HOLDINGS LLC (JOSEPH GAST)

Printed Name Of Owner

P.O. Box 2664

Mailing Address

GULFPORT MS. 39505

City

N/A

State

228-697-3553

Zip code

Home Phone

Work/Cell Phone

JM GAST @ COMCAST.NET

Email

Signature Of Owner

AGENT

Printed Name Of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Agent

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

☐

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



Covenant Affidavit

I, JOSEPH M GAST, being owner or agent of the property 13263 JOHN CLARK RD
PRINT NAME PRIMARY ADDRESS OR PARCEL
GULFPORT MS. 39503

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

Joseph M. Gast
Signature

12-29-21
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 29th day of December, 2021

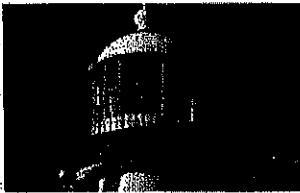
Tracy D. Boyd
Notary Public



3-22-2025
Commission Expiration

Answer the following 6 questions:

1. Special Conditions:
My father will be 90 in February of next year. He has multiple exotic and classic vehicles the he does not drive but retains ownership. He also owns a 28' Regulator center console boat that requires an extensive storage area and large door. These, along with other personal items, require a large secure area for personal storage.
2. The Special Conditions outlined above were not caused by the applicant. A land owner With 8.7 acres should be entitled to build a large personal storage building for their personal items.
3. The physical character of the property is not peculiar and unusual to this application request. In the event that the storage building would not be allowed to be constructed, the hardship is that my 90-year-old father would be forced to pay for storage that would not be readily accessible. This hardship is not commonly found on other properties because the owners are allowed to construct accessible storage buildings.
4. Property owners in the area have been allowed to construct personal storage buildings. This request to construct a personal storage building on the property is in compliance with the reasonable development of the property.
5. The construction of the personal storage building is over 440 feet from John Clark Road, over 112 feet from the north property line, over 185 feet from the south property line, and several hundred feet from the rear property line. This does any special privilege that would be denied to other lands as this permits use of the property in a manner generally permitted in the district.
6. The use proposed is permissible by right with planning approval with respect to uses of land or structures.



13263 JOHN CLARK RD

Tax Assessor

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Appeals

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Personal Property

Values and Taxes

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Use the print link below this record to print a borderless copy of this record

2017 Official Landroll Information

J CLARK HOLDINGS LLC
P O BOX 2864 GULFPORT, MS 39505

HOUSE AND ACERAGE

Physical Street Address:
13263 JOHN CLARK RDParcel #:
0707P-01-024.000PPIN
97805Tax District
2GO

Homestead Exp.

Judicial Dist.
1Supervisor District:
2

Subdivision:

Exemption Code
Non-ExemptSection
32Township
08Range
11

Search Harrison County Online

Instrument Number(s)

2013-0008348-D-J1, 2012-0008026-D-J1, 2012-0008024-D-J1, 1549/0111, 1549/0109, 1247/0560

Acres
8.7Land Value
55890Improvements
1440Total Value
57330Assessed Value
8600County Address and
Phone DirectoryHarrison County Judicial 1
1801 23rd Ave
Gulfport, MS 39501Harrison County Judicial 2
730 Dr. Martin Luther King, Jr. Blvd
Biloxi, MS 39530

Legal Description

COM AT INTER OF S MAR OF JOHN CLARK RD & W LN OF SW1/4 OF SE1/4 RUN S 411.1 TO BEG S 74 DG E 357.15
FT S 27 DG E 123.2 S 811.8 FT W 397.65 TO W LN OF NW1/4 OF NE1/4 OF SEC 5-7-11 N 1020.45 FT ALONG SAID W
LNSW1/4 OF SE1/4 TO BEG 8.7 AC(C) SEC 32-6-11

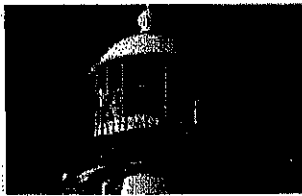
There are 1 building description records attached to this parcel.

Improvement 1 (Primary)

Year Built:	1987
Base Square Feet:	720
Second Floor Area:	0

Please be advised that map data and imagery provided is data from 2014 and NOT year specific..

[Click Here To View Map Data of This Parcel](#)[Click Here To Print This Page](#) | [Previous Page](#)Currently, there are 68 people online
Harrison County Board of Supervisors
© 2002 - 2021Judicial District 1 - 1801 23rd Ave Gulfport, MS 39501
Judicial District 2 - 730 Dr. Martin Luther King, Jr. Blvd Biloxi, MS 39530



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13261 JOHN CLARK RD

Use the print link below this record to print a borderless copy of this record

2017 Official Landroll InformationJ CLARK HOLDINGS LLC
P O BOX 2664 GULFPORT, MS 39505

DRIVEWAY

Physical Street Address:
13261 JOHN CLARK RDParcel #: **0707P-01-023.000**PPIN
91857Tax District
2GO

Homestead Exp.

Judicial Dist.
1Supervisor District:
2

Subdivision:

Exemption Code
Non-ExemptSection
32Township
06Range
11

Search Harrison County Online

Instrument Number(s)

2012-0008026-D-J1, 2012-0008024-D-J1, 1232/0018, 1208/0420

Acres
0.6Land Value
11260Improvements
15814Total Value
27074Assessed Value
4061**County Address and
Phone Directory**Harrison County Judicial 1
1801 23rd Ave
Gulfport, MS 39501Harrison County Judicial 2
730 Dr. Martin Luther King, Jr. Blvd
Biloxi, MS 39530**Legal Description**COM AT INTER OF W LINE OF SE 1/4 OF SEC 32 & S MAR OF JOHN CLARK RD SELY ALONG RD 400 FT TO POB
SELY ALONG RD 50.1 FT S 6 DG W 406.1 FT S 149.9 FT N 27 DG W 123.2 FT N 6 DG E 453.6 FT TO POB PART OF
SW 1/4 OF SE 1/4 OF SEC 32-6-11

There are 1 building description records attached to this parcel.

Improvement 1 (Primary)

Year Built:	0
Base Square Feet:	1152
Second Floor Area:	0

Please be advised that map data and imagery provided is data from 2014 and NOT year specific..

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Harrison County Board of Supervisors
© 2002 - 2021Judicial District 1 - 1801 23rd Ave Gulfport, MS 39501
Judicial District 2 - 730 Dr. Martin Luther King, Jr. Blvd Biloxi, MS 39530

GENERAL NOTES:

1. MATERIALS

STRUCTURAL STEEL PLATE	ASTM DESCRIPTION
HOT ROLLED MILLS SHAPES	A572 / A572 / A1011
HSS ROUND	A501 / A501 / A572 / A500
HSS RECTANGULAR	A500
COLD FORM SHAPES	A553 / A1011
ROOF AND WALL SHEETING	A553 / A752
BOILTS	A307 / A325 / A490
CABLE	A177
RODS	A325 / A572

2. STRUCTURAL PRIMER NOTE:

SHOP COAT PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR A SHORT PERIOD OF TIME. STORAGE IN EXTREME COLD TEMPERATURES OR WINTER SNOW CONDITIONS, INCLUDING TRANSPORTATION ON SALTED OR CHEMICALLY TREATED ROADS WILL ADVERSELY AFFECT THE DURABILITY AND LONGEVITY OF THE PRIMER. THE COAT OF SHOP PRIMER DOES NOT PROVIDE THE UNIFORMITY OF APPEARANCE, OR THE DURABILITY AND CORROSION RESISTANCE OF A FIELD APPLIED FINISH COAT OF PAINT OVER A SHOP PRIMER. MINOR ABRASIONS TO THE SHOP COAT PRIMER CAUSED BY HANDLING, LOADING, SHIPPING, UNLOADING AND ERECTION ARE UNAVOIDABLE AND ARE NOT THE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER. METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR THE DETEIORATION OF THE PRIMER OR CORROSION THAT MAY RESULT FROM ATMOSPHERIC AND ENVIRONMENTAL CONDITIONS NOR THE COMPATIBILITY OF THE PRIMER TO ANY FIELD APPLIED COATING.

3. BUILDING ERECTION NOTES:

THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE TO SAFELY AND PROPERLY ERECT THE METAL BUILDING SYSTEM IN CONFORMANCE WITH THESE DRAWINGS, OSHA REQUIREMENTS AND EITHER MBMA OR CSA S16 STANDARDS PERTAINING TO PROPER ERECTION, TEMPORARY SUPPORTS SUCH AS GUYS, BRACKETS, FALSEWORK, CRIBBING, OR OTHER ELEMENTS FOR ERECTION ARE TO BE DETERMINED, FURNISHED, AND INSTALLED BY THE ERECTOR. THESE SUPPORTS MUST SECURE THE STEEL FRAMING, OR PARTIALLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE TO WHICH THE STRUCTURE WAS DESIGNED IN ADDITION TO LOADS RESULTING FROM THE ERECTION OPERATION, SECONDARY WALL AND ROOF FRAMING (GIRTS, PURLINS, AND/OR JOISTS) ARE NOT DESIGNED TO FUNCTION AS A WORKING PLATFORM OR TO PROVIDE AS AN ANCHORAGE POINT FOR A FALL ARREST / SAFETY TIE OFF.

4. SPECIAL INSPECTION:

SPECIAL INSPECTIONS AND TESTING THAT MAY BE REQUIRED BY GOVERNMENTAL OR OTHER AUTHORITY DURING CONSTRUCTION AND/OR STEEL FABRICATION (COLLECTIVELY, "INSPECTIONS") ARE NOT THE RESPONSIBILITY OF NBS. AND TO THE EXTENT REQUIRED IT SHALL BE THE RESPONSIBILITY OF THE BUILDER AND/OR OWNER. IN THE EVENT INSPECTIONS ARE REQUIRED, THE BUILDER AND/OR OWNER SHALL EMPLOY A THIRD PARTY QUALITY ASSURANCE TESTING AGENCY APPROVED BY THE RELEVANT AUTHORITY. IF SUCH REQUIREMENTS ARE NOT SPECIFICALLY INCLUDED IN NBS SALES DOCUMENTS, NO INSPECTIONS BY NBS OR AT ANY NBS FACILITY SHALL BE MADE. ALL NBS FACILITIES ARE ACCREDITED BY IAS AC472.

5. A325 & A490 BOLT TIGHTENING REQUIREMENTS:

IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS FOR STRUCTURAL STEEL BUILDINGS OR THE CANADIAN SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS OR FOR PROJECTS IN CANADA, SEE THE CANADIAN S16 LIMIT STATES DESIGN OF STEEL STRUCTURES FOR MORE INFORMATION. THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E., "SNUG-TIGHT" OR "FULLY-PRE-TENSIONED"), UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT REQUIREMENTS:

- ALL A490 BOLTS SHALL BE "FULLY-PRE-TENSIONED".
- ALL A325 BOLTS IN PRIMARY BEAMING (ROOF FRAMES AND BRACING) MAY BE "SNUG-TIGHT", EXCEPT AS FOLLOWS: "FULLY-PRE-TENSION" A325 BOLTS IF:
 - BUILDING SUPPORTS A CRANE SYSTEM WITH A CAPACITY GREATER THAN 5 TONS.
 - BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT OR STRESS-REVERSALS ON THE CONNECTIONS. THE ENGINEER OF RECORD FOR THE PROJECT SHOULD BE CONSULTED TO EVALUATE FOR THIS CONDITION.
 - THE PROJECT SITE IS LOCATED IN A HIGH SEISMIC AREA. FOR HIGH SEISMIC AREA, "AREA" IS DEFINED AS "SEISMIC DESIGN CATEGORY" OF "D", "E", OR "F". SEE THE "BUILDING LOADS" SECTION OF THIS PAGE FOR THE DEFINED SEISMIC DESIGN CATEGORY FOR THIS PROJECT.
 - ANY CONNECTION DESIGNATED IN THESE DRAWINGS AS "A325-B" OR "SUB-CRITICAL" (SC) CONNECTIONS MUST BE FREE OF PAINT, OIL, OR OTHER MATERIALS THAT REDUCE FRICTION AT CONTACT SURFACES, GALVANIZED OR LIGHTLY RUSTED SURFACES ARE ACCEPTABLE.
- IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "FULLY-PRE-TENSIONED", EXCEPT FOR SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACE CONNECTIONS MAY ALWAYS BE "SNUG-TIGHT", UNLESS INDICATED OTHERWISE IN THESE DRAWINGS.

6. GENERAL DESIGN NOTES:

- ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISC 360 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OR THE CANADIAN S16 "LIMIT STATES DESIGN OF STEEL STRUCTURES" AS REQUIRED BY THE SPECIFIED BUILDING CODE.
- ALL WELDING OF STRUCTURAL STEEL IS BASED ON EITHER AWS D1.1 "STRUCTURAL WELDING CODE - STEEL" OR CANADIAN W89 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
- ALL COLD FORMED MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISC 100 OR THE CANADIAN S136 "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
- ALL WELDING OF COLD FORMED STEEL IS BASED ON AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL" OR CANADIAN W89 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
- THIS MANUFACTURING FACILITY IS IAS AC-472 ACCREDITED AND CANADIAN A660 AND W47.1 CERTIFIED (IF APPLICABLE) FOR THE DESIGN AND MANUFACTURING OF METAL BUILDING SYSTEMS.
- IF JOISTS ARE INCLUDED WITH THIS PROJECT, THEY ARE SUPPLIED AS A PART OF THE SYSTEMS ENGINEERED METAL BUILDING AND ARE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1929.750 OF OSHA SAFETY STANDARDS FOR STEEL ERECTION DATED JANUARY 16, 2001.

THE DRAWINGS AND THE METAL BUILDING ARE THE PROPERTY OF THE METAL BUILDING MANUFACTURER. THE REGISTERED PROFESSIONAL ENGINEER'S SEAL PERTAINS ONLY TO THE REQUIREMENTS LISTED HEREIN FOR THE MATERIALS DESIGNED AND SUPPLIED BY THE METAL BUILDING MANUFACTURER. THE REGISTERED PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS IS EMPLOYED OR ENGAGED BY THE METAL BUILDING MANUFACTURER AND DOES NOT SERVE AS OR REPRESENT THE PROJECT ENGINEER OF RECORD AND SHALL NOT BE CONSTRUED AS SUCH.

7. GLOSSARY OF ABBREVIATIONS:

A.B. = ANCHOR BOLDS	M.B. = MACHINE BOLTS	PL = PLATE
B.U. = BUILT UP	M.B. = MAXIMUM	MAX = MAXIMUM
B.S. = BOTH SIDES	MBS = METAL BUILDING SUPPLIER	REV. = REVISION
D.A. = DIAMETER	MN = MINIMUM	SM = SIMILAR
F.S. = FAR SIDE	N.S. = NEAR SIDE	SL = STEEL LINE
FLG = FLANGE	N/A = NOT APPLICABLE	SLV = SHORT LEG VERTICAL
GA. = GAUGE	N/C = NOT IN CONTRACT	TBD = TO BE DETERMINED
H.S.B. = HIGH STRENGTH BOLTS	O.A.L. = OVERALL LENGTH	TYP = TYPICAL
HT. = HEIGHT	O.C. = ON CENTER	U.N.O. = UNLESS NOTED OTHERWISE
L.V. = LONG LEG VERTICAL		

?? = PART MARK TO BE DETERMINED AND WILL BE UPDATED ON CONSTRUCTION DRAWINGS

KIRBY BUILDING SYSTEMS

124 KIRBY DRIVE
PORTLAND, TN 37148
PHONE: 615-325-4155

PROJECT BUILDING LOADS

CERTIFICATION EXTENDS ONLY FOR THE LOADS SPECIFIED ON KIRBY'S PURCHASE ORDER TO THE STRUCTURAL COMPONENTS OF THE BUILDING DESIGNED AND SUPPLIED BY KIRBY BUILDING SYSTEMS, IF ERECTED AS INDICATED. KIRBY'S CUSTOMER IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT. NOTE THAT KIRBY'S ENGINEER IS NOT ACTING AS THE ENGINEER OF RECORD FOR THIS CONSTRUCTION PROJECT. DESIGN LOADS HAVE BEEN APPLIED IN ACCORDANCE WITH THE FOLLOWING.

DESIGN CODE: IBC 2018

ROOF LIVE LOAD: 20.0 psf

REDUCIBLE PER CODE

GROUND SNOW LOAD: 5.0 psf

SNOW IMPORTANCE FACTOR, I_s : 1.00

ULTIMATE DESIGN WIND SPEED: 159 mph (Vult)

NOMINAL DESIGN WIND SPEED: 123 mph (Vdes)

WIND EXPOSURE: C

DESIGN SECTION 1 PRESSURE FOR WALL COMPONENTS

AND CLADDING NOT DESIGNED OR PROVIDED BY KIRBY

+ 52 PSF / - 70 PSF

UL-90: NO

SEISMIC INFORMATION: S_s : 0.096 S_1 : 0.059

DESIGN (S_{ds} / S_{d1}): 0.162 / 0.094

SITE CLASS: D

SEISMIC IMP. FACTOR, I_e : 1.00

SEISMIC DESIGN CATEGORY: B

ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

BASIC SFRS: NOT DETAILED FOR SEISMIC

STATE: MS

COUNTY: HARRISON

NOTES:

1) COLLATERAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED. WHEN SUSPENDED SPRINKLER SYSTEMS, LIGHTING, HVAC EQUIPMENT, CEILING, ETC., ARE SUSPENDED FROM ROOF MEMBERS, CONSULT THE M.B.S. IF THESE CONCENTRATED LOADS EXCEED 500 POUNDS (USING THE WEB MOUNT DETAIL), OR 200 POUNDS (USING THE FLANGE MOUNT DETAIL), OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.

2) THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING GRAVITY LOADS IS CONTROLLED BY THE MORE CRITICAL EFFECT OF ROOF LIVE LOAD OR ROOF SNOW LOAD, AS DETERMINED BY THE APPLICABLE CODE.

3) ALL WELDING MUST BE PERFORMED BY AWS QUALIFIED WELDERS FOR THE WELDING PROCESSES AND POSITIONS TO BE USED. ALL WELDING AND WELD PREP MUST BE COMPLETED AND VISUALLY INSPECTED TO AWS ACCEPTANCE CRITERIA (TABLE 6.0) IN ACCORDANCE WITH THE APPLICABLE AWS STANDARD. WELD ELECTRODES USED FOR ALL FIELD WELD PROCESSES MUST BE SELECTED FROM TABLE 3.1 IN AWS D1.1 FOR GROUP II MATERIAL GREATER THAN OR EQUAL TO 0.125" THICK OR TABLE 1.2 IN AWS D1.3 FOR MATERIAL LESS THAN 0.125" THICK AND ALL FILLER MATERIAL MUST HAVE A F_u OF 70 KSI.

4) ALL EXTERIOR COMPONENTS (WINDOWS, DOORS, ETC.) MUST MEET WIND LOADING REQUIREMENTS FOR THE BUILDING CODE LISTED ABOVE OR MUST BE ADEQUATELY PROTECTED DURING A HIGH WIND EVENT. ALL GLAZING AND OTHER APPLICABLE OPENINGS IN WINDBORNE DEBRIS REGIONS MUST BE IMPACT-RESISTANT OR PROTECTED WITH AN IMPACT-RESISTANT COVERING. IMPACT RESISTANT MATERIALS MUST MEET THE LARGE AND/OR SMALL MISSILE TEST OF ASTM E 1996 AND ASTM E 1886.

BUILDING SPECIFIC LOADING INFORMATION

* DEAD LOAD: NORMAL WEIGHT OF METAL BUILDING COMPONENTS, NOT INCLUDING PRIMARY FRAMING, AS SUPPLIED BY THE MANUFACTURER.

** P_{m1} IS BASED ON THE MINIMUM ROOF SNOW LOAD CALCULATED PER BUILDING CODE OR THE CONTRACT-SPECIFIED ROOF SNOW LOAD, WHICHEVER IS GREATER. THIS VALUE, P_{m1} , IS ONLY APPLIED IN COMBINATION WITH DEAD AND COLLATERAL LOADS. ROOF SNOW IN OTHER LOADING CONDITIONS IS DETERMINED PER THE SPECIFIED BUILDING CODE.

AS SUPPLIED BY THE MANUFACTURER

P_{m1} IS BASED ON THE MINIMUM ROOF SNOW LOAD CALCULATED PER BUILDING CODE OR THE CONTRACT-SPECIFIED ROOF SNOW LOAD, WHICHEVER IS GREATER. THIS VALUE, P_{m1}, IS ONLY APPLIED ON COMBINATION WITH DEAD AND COLLATERAL LOADS. ROOF SNOW IN OTHER LOADING CONDITIONS IS DETERMINED PER THE SPECIFIED BUILDING CODE.

BLDG.	ROOF DEAD		COLLATERAL DEAD		SNOW COEFFICIENT		SNOW LOAD		WIND		SEISMIC		
	P _d (psf)	P _{m1} (psf)	P _c (psf)	P _{m1} (psf)	C ₁	C _s	P _s (psf)	P _{m1} (psf)	Exposure	G/C _f	R	C _s	V (ft/s)
A	2.5	2.0	2.0	1.2	1.00	4.52	5.99	Exposure	++0.18	3.00	1.034	1.2	

CONTENTS

SHEET NUMBER	DESCRIPTION
C1	COVER SHEET(S)
AB1	ANCHOR ROD PLAN
E1-E5	ERECTION DRAWINGS

PRIMER

STRUCTURAL FRAMING:	GP - GRAY PRIMER
WALL SECONDARY:	GP - GRAY PRIMER
ROOF SECONDARY:	GP - GRAY PRIMER

ROOF PANELS

TYPE:	26 GA. KIRBY RIB (KR2)
COLOR:	GALVALUME PLUS (GM)

WALL PANELS

TYPE:	26 GA. KIRBY RIB (KR2)
COLOR:	POLAR WHITE, SP (PW)

TRIM COLORS

ROOF LINE TRIM:	POLAR WHITE, SP (PW)
DOWNSPOUTS:	POLAR WHITE, SP (PW)
WALL CORNER TRIM:	POLAR WHITE, SP (PW)
BASE TRIM:	POLAR WHITE, SP (PW)
FRAMED OPENING TRIM:	POLAR WHITE, SP (PW)

NOTE: ANY VARIANCE FROM THE PANEL TYPES OR COLORS LISTED HERE WILL BE NOTED ON THE ELEVATION DRAWINGS.

MEMPHIS

IAS

KIRBY BUILDING SYSTEMS

AN IRVING-CLOUD COMPANY

(615) 325-4155

PROJECT NAME: JOE GAST 2

ADDRESS: 15298 SOUTH SWAN RD.

CITY: ORANGE GROVE, MS 39503

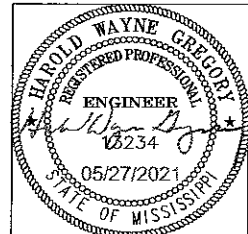
SUBMITTER: BROOK DAY

DATE: 6-24-21

BY: C1

NOT FOR CONSTRUCTION

COVER SHEET



GENERAL NOTES:

- MATERIALS**
STRUCTURAL STEEL PLATE
HOT ROLLED MILLS SHAPES
SS = BOTH SIDES
RHS RECTANGULAR
COLD FORM SHAPES
ROOF AND WALL SHEETING
BOLTS
CABLE
RODS
ASTM DESCRIPTION
A572 / A572 / A1011
A36 / A572 / A572 / A500
A500
A500
A572 / A1011
A572 / A572
A572 / A325 / A490
A476
A572 / A572

2. STRUCTURAL PRIMER NOTE:

SHOP COAT PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR A SHORT PERIOD OF TIME. STORAGE IN EXTREME COLD TEMPERATURES OR WINTER SNOW CONDITIONS, INCLUDING TRANSPORTATION ON SALTED OR CHEMICALLY TREATED ROADS WILL ADVERSELY AFFECT THE DURABILITY AND LONGEVITY OF THE PRIMER. THE COAT OF SHOP PRIMER DOES NOT PROVIDE THE UNIFORMITY OF FINISH COAT OF PAINT OVER A SHOP PRIMER. MINOR ABRASIONS TO THE SHOP COAT PRIMER CAUSED BY HANDLING, LOADING, SHIPPING, UNLOADING AND ERECTION ARE UNAVOIDABLE AND ARE NOT THE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER. METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR THE DETERIORATION OF THE PRIMER OR CORROSION THAT MAY RESULT FROM ATMOSPHERIC AND ENVIRONMENTAL CONDITIONS NOR THE COMPATIBILITY OF THE PRIMER TO ANY FIELD APPLIED COATING.

3. BUILDING ERECTION NOTES:

THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE TO SAFELY AND PROPERLY ERECT THE METAL BUILDING SYSTEM IN CONFORMANCE WITH THESE DRAWINGS, OSHA REQUIREMENTS, AND EITHER MESA OR CSA S16 STANDARDS PERTAINING TO PROPER ERECTION. TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSEWORK, CHAIRING, OR OTHER ELEMENTS FOR ERECTION ARE TO BE DETERMINED, FURNISHED, AND INSTALLED BY THE ERECTOR. THESE SUPPORTS MUST SECURE THE STEEL FRAMING, OR PARTLY ASSEMBLED STEEL FRAMING AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED IN ADDITION TO LOADS RELATING TO THE ERECTION OPERATION. SECONDARY WALL AND ROOF FRAMING (GIRTS, PURLINS, AND/OR JOISTS) ARE NOT DESIGNED TO FUNCTION AS A WORKING PLATFORM OR TO PROVIDE AS AN ANCHORAGE POINT FOR A FALL ARREST / SAFETY TIE OFF.

4. SPECIAL INSPECTION:

SPECIAL INSPECTIONS AND TESTING THAT MAY BE REQUIRED BY GOVERNMENTAL OR OTHER AUTHORITY DURING CONSTRUCTION AND/OR STEEL FABRICATION (COLLECTIVELY, "INSPECTIONS") ARE NOT THE RESPONSIBILITY OF MBG, AND TO THE EXTENT REQUIRED BY THE BUILDER AND/OR OWNER SHALL EMPLOY A THIRD PARTY QUALITY ASSURANCE TESTING AGENCY APPROVED BY THE RELEVANT AUTHORITY. IF SUCH REQUIREMENTS ARE NOT SPECIFICALLY INCLUDED IN MBG SALES DOCUMENTS, NO INSPECTIONS BY MBG OR AT ANY MBG FACILITY SHALL BE MADE. ALL MBG FACILITIES ARE ACCREDITED BY IAS AC472.

5. A325 & A490 BOLT TIGHTENING REQUIREMENTS:

IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. FOR PROJECTS IN THE UNITED STATES, SEE THE CANCSA S16 LIMIT STATES DESIGN OF STEEL STRUCTURES FOR MORE INFORMATION. FOR PROJECTS IN CANADA, SEE THE CANCSA S16 LIMIT STATES DESIGN OF STEEL STRUCTURES FOR MORE INFORMATION. THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E., "SNUG-TIGHT" OR "FULLY-PRE-TENSIONED"), UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT REQUIREMENTS.

- ALL A490 BOLTS SHALL BE "FULLY-PRE-TENSIONED".
- ALL A325 BOLTS IN PRIMARY FRAMING (RIGID BEAMS AND BRACING) MAY BE "SNUG-TIGHT", EXCEPT AS FOLLOWS: "FULLY-PRE-TENSIONED" A325 BOLTS IF:
 - BUILDING SUPPORTS A CRANE SYSTEM WITH A CAPACITY GREATER THAN 5 TONS.
 - BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT OR STRESS REVERSALS ON THE CONNECTIONS. THE ENGINEER OF RECORD FOR THE PROJECT SHOULD BE CONSULTED TO EVALUATE FOR THIS CONDITION.
 - THE PROJECT SITE IS LOCATED IN A HIGH SEISMIC AREA. FOR HIGH SEISMIC AREA IS DEFINED AS "SEISMIC DESIGN CATEGORY" OF "I", "II", OR "III". SEE THE "BUILDING LOADS" SECTION OF THIS PAGE FOR THE DEFINED SEISMIC DESIGN CATEGORY FOR THIS PROJECT.
 - ANY CONNECTION DESIGNATED IN THESE DRAWINGS AS "A325-NC" OR "SLIP CRITICAL, COT".
- IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "FULLY-PRE-TENSIONED", EXCEPT FOR SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACE CONNECTIONS MAY ALWAYS BE "SNUG-TIGHT", UNLESS INDICATED OTHERWISE IN THESE DRAWINGS.

6. GENERAL DESIGN NOTES:

- ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSII/AISC 360 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OR THE CANCSA S16 LIMIT STATES DESIGN OF STEEL STRUCTURES" AS REQUIRED BY THE SPECIFIED BUILDING CODE.
- ALL WELDING OF STRUCTURAL STEEL IS BASED ON EITHER AWS D1.1 "STRUCTURAL WELDING CODE - STEEL" OR CANCSA W490 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
- ALL COLD FORMED MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSII/AISC 100 OR THE CANCSA S163 "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
- ALL WELDING OF COLD FORMED STEEL IS BASED ON AWS D1.3 "STRUCTURAL WELDING CODE - STEEL" OR CANCSA W490 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
- THIS MANUFACTURING PROCESS IS CERTIFIED BY IAS AC-472 ACCREDITED AND CANCSA A660 AND W47.1 CERTIFIED (IF APPLICABLE) FOR THE DESIGN AND MANUFACTURING OF METAL BUILDING SYSTEMS.
- IF JOISTS ARE INCLUDED WITH THIS PROJECT, THEY ARE SUPPLIED AS A PART OF THE SYSTEMS ENGINEERED METAL BUILDING AND ARE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1926.758 OF OSHA SAFETY STANDARDS FOR STEEL ERECTION DATED JANUARY 18, 2001.

THE DRAWINGS AND THE METAL BUILDING THEY REPRESENT ARE THE PROPERTY OF THE METAL BUILDING MANUFACTURER. THE PROFESSIONAL ENGINEER'S SEAL, PERTAINS ONLY TO THE MANUFACTURING REQUIREMENTS LISTED HEREIN FOR THE MATERIALS DESIGNED AND SUPPLIED BY THE METAL BUILDING MANUFACTURER. THE REGISTERED PROFESSIONAL ENGINEER WHOSE SEAL APPEARS ON THESE DRAWINGS IS EMPLOYED BY OR ENGAGED BY THE METAL BUILDING MANUFACTURER AND DOES NOT SERVE AS OR REPRESENT THE PROJECT ENGINEER OF RECORD AND SHALL NOT BE CONSTRUED AS SUCH.

7. GLOSSARY OF ABBREVIATIONS:

- | | | |
|------------------------------|-------------------------------|---------------------------------|
| A.B. = ANCHOR BOLTS | M.B. = MACHINE BOLTS | PL = PLATE |
| B.U. = BUILT-UP | MAX = MAXIMUM | R.D. = REQUIRED |
| SS = BOTH SIDES | MBS = METAL BUILDING SUPPLIER | REV = REVISION |
| DA = DIAMETER | MIN = MINIMUM | SIM = SIMPLIFIED |
| F.S. = FAR SIDE | N.S. = NEAR SIDE | SL = STEEL LINE |
| F.L. = FLANGE | NA = NOT APPLICABLE | SLV = SHORT LEG VERTICAL |
| GA = GAUGE | NC = NOT IN CONTRACT | TBD = TO BE DETERMINED |
| H.S.B. = HIGH STRENGTH BOLTS | O.O. = OVERALL LENGTH | TYP = TYPICAL |
| HT = HEIGHT | O.C. = ON CENTER | U.N.O. = UNLESS NOTED OTHERWISE |
| LLV = LONG LEG VERTICAL | | |

77 = PART MARK TO BE DETERMINED AND WILL BE UPDATED ON CONSTRUCTION DRAWINGS

KIRBY BUILDING SYSTEMS
124 KIRBY DRIVE
PORTLAND, TN 37148
PHONE: 615-325-4165

PROJECT BUILDING LOADS

CERTIFICATION EXTENDS ONLY FOR THE LOADS SPECIFIED ON KIRBY'S PURCHASE ORDER TO THE STRUCTURAL COMPONENTS OF THE BUILDING DESIGNED AND SUPPLIED BY KIRBY BUILDING SYSTEMS, IF ERECTED AS INDICATED. KIRBY'S CUSTOMER IS TO CONFIRM THAT THESE LOADS COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING DEPARTMENT. NOTE THAT KIRBY'S ENGINEER IS NOT ACTING AS THE ENGINEER OF RECORD FOR THIS CONSTRUCTION PROJECT. DESIGN LOADS HAVE BEEN APPLIED IN ACCORDANCE WITH THE FOLLOWING.

DESIGN CODE: IBC 2018

ROOF LIVE LOAD: 20.0 psf
REDUCIBLE PER CODE

GROUND SNOW LOAD: 5.0 psf
SNOW IMPORTANCE FACTOR, Is: 1.00

ULTIMATE DESIGN WIND SPEED: 100 mph (Vall)
NOMINAL DESIGN WIND SPEED: 123 mph (Vnom)
WIND EXPOSURE: C

DESIGN SUCTION / PRESSURE FOR WALL COMPONENTS
AND CLADDING NOT DESIGNED OR PROVIDED BY KIRBY: + 52 PSF I - 70 PSF

UL-90: NO

SEISMIC INFORMATION: Ss: 0.096 S1: 0.059

DESIGN (Sds / Sd1): 0.102/0.094 SITE CLASS: D
SEISMIC IMP. FACTOR, Is: 1.00 SEISMIC DESIGN CATEGORY: B

ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
BASIC SFRS: NOT DETAILED FOR SEISMIC

STATE: MS

COUNTY: HARRISON

NOTES:

- COLLATERAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED. WHEN SUSPENDED SPRINKLER SYSTEMS, LIGHTING, HVAC EQUIPMENT, CEILING, ETC., ARE SUSPENDED FROM ROOF MEMBERS, CONSULT THE M.B.S. IF THESE CONCENTRATED LOADS EXCEED 500 POUNDS (USING THE WEB MOUNT DETAIL) OR 200 POUNDS (USING THE FLANGE MOUNT DETAIL), OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.
- THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING GRAVITY LOADS IS CONTROLLED BY THE MORE CRITICAL EFFECT OF ROOF LIVE LOAD OR ROOF SNOW LOAD, AS DETERMINED BY THE APPLICABLE CODE.
- ALL WELDING MUST BE PERFORMED BY AWS QUALIFIED WELDERS FOR THE WELDING PROCESSES AND POSITIONS TO BE USED. ALL WELDING AND WELD PREP MUST BE COMPLETED AND VISUALLY INSPECTED TO AWS ACCEPTANCE CRITERIA (TABLE 6.1) IN ACCORDANCE WITH THE APPLICABLE AWS STANDARD. WELD ELECTRODES USED FOR ALL FIELD WELD PROCESSES MUST BE SELECTED FROM TABLE 3.1 IN AWS D1.1 FOR GROUP II MATERIAL GREATER THAN OR EQUAL TO 0.125" THICK OR TABLE 1.2 IN AWS D1.3 FOR MATERIAL LESS THAN 0.125" THICK AND ALL FILLER MATERIAL MUST HAVE A Fu OF 70 KSI.
- ALL EXTERIOR COMPONENTS (WINDOWS, DOORS, ETC.) MUST MEET WIND LOADING REQUIREMENTS FOR THE BUILDING CODE LISTED ABOVE OR MUST BE ADEQUATELY PROTECTED DURING A HIGH WIND EVENT. ALL GLAZING AND OTHER APPLICABLE OPENINGS IN WINDBORNE DEBRIS REGIONS MUST BE IMPACT-RESISTANT OR PROTECTED WITH AN IMPACT-RESISTANT COVERING. IMPACT RESISTANT MATERIALS MUST MEET THE LARGE AND/OR SMALL MISSILE TEST OF ASTM E 1998 AND ASTM E 1886.

* BUILDING SPECIFIC LOADING INFORMATION *

- DEAD LOAD: NORMAL WEIGHT OF METAL BUILDING COMPONENTS, NOT INCLUDING PRIMARY FRAMING, AS SUPPLIED BY THE MANUFACTURER
- Ph IS BASED ON THE MINIMUM ROOF SNOW LOAD CALCULATED PER BUILDING CODE OR THE CONTRACT-SPECIFIED ROOF SNOW LOAD, WHICHEVER IS GREATER. THIS VALUE, Ph, IS ONLY APPLIED IN COMBINATION WITH DEAD AND COLLATERAL LOADS. ROOF SNOW IN OTHER LOADING CONDITIONS IS DETERMINED PER THE SPECIFIED BUILDING CODE.

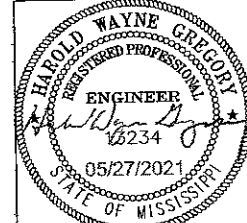
B.D.G.	ROOF DEAD		COLLATERAL DEAD		SNOW COEFFICIENT		SNOW LOAD		WIND		SEISMIC	
	(psf)	Ph (psf)	Sec (psf)	Ct	Cs	Ps (psf)	**Pm (psf)	Enclosure	Cd	R	Cs	V (ft/s)
A	2.6	2.0	2.0	1.2	1.00	4.82	5.07	Enclosed	+4.0	3.00	0.034	1.2

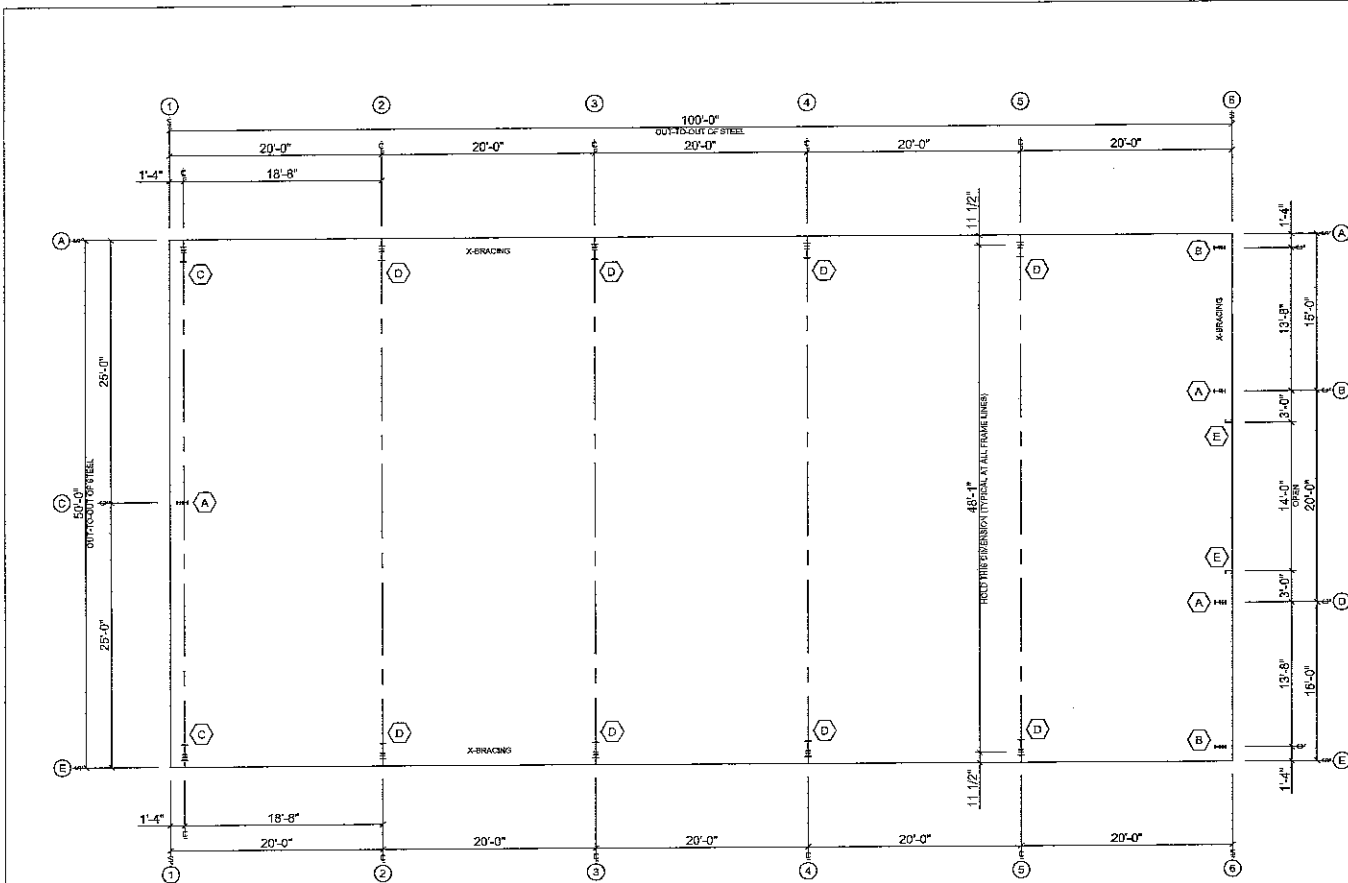
CONTENTS	
SHEET NUMBER	DESCRIPTION
C1	COVER SHEET(S)
AB1	ANCHOR ROD PLAN
E145	ERECTION DRAWINGS



KIRBY BUILDING SYSTEMS
A NUCOR COMPANY
15236 SOUTH SWAN RD.
ORANGE GROVE, MS 38603
CUSTOMER'S PROJECT NO. 15236-006A
JOB NUMBER: K2170506A
PROJECT NAME: JOE GAST 2
DATE: 05/27/2021
FOR PERMITS ONLY
"NOT FOR CONSTRUCTION"

NO.	RELEASE / REVISION	DATE	BY	CHKD BY	DATE	BY	CHKD BY
0	ANCHOR ROD	5/24/21	MBG	MBG	5/24/21	MBG	MBG
1	PERMITS	5/24/21	MBG	MBG	5/24/21	MBG	MBG





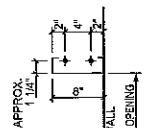
ANCHOR ROD PLAN
NOTE: ALL BASE PLATES @ 100'-0" (J.N.L.)
FINISHED FLOOR @ 100'-0"

ANCHOR ROD PLAN GENERAL NOTES:

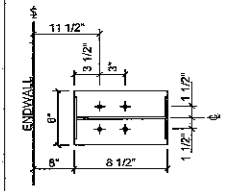
ANY, THE SPECIFIED ANCHOR ROD DIAMETER ASSUMES FUSK GRADE 36 UNLESS NOTED OTHERWISE. ANCHOR ROD MATERIAL OF EQUAL DIAMETER MEETING OR EXCEEDING THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION ENGINEER. ANCHOR ROD EMBEDMENT LENGTH SHALL BE DETERMINED BY THE FOUNDATION ENGINEER. ANY, METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR PRODUCT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS. ANY, ANCHOR RODS, METAL PLATE WELDING FOR ANCHOR RODS, EXPANSION BOLTS, AND CONCRETE/MASONRY EMBEDMENT PLATES ARE NOT BY METAL BUILDING MANUFACTURER. ANY, THIS ANCHOR ROD LOCATIONS PROVIDED BY METAL BUILDING MANUFACTURER SATISFY PERTINENT REQUIREMENTS FOR THE DESIGN OF THE MATERIALS SUPPLIED BY THE METAL BUILDING MANUFACTURER. BE IT THE RESPONSIBILITY OF THE FOUNDATION ENGINEER TO MAKE SURE THAT SUFFICIENT EDGE DISTANCE IS PROVIDED FOR ALL ANCHOR RODS IN THE DETAILS OF THE FOUNDATION DESIGN.

ANY, DRAWINGS ARE NOT TO SCALE. SEE DETAILS FOR COLUMN ORIENTATION. ANY, THE ANCHOR ROD PLAN INDICATES WHERE THE ANCHOR RODS ARE TO BE PLACED, AS WELL AS THE FOOTPRINT OF THE METAL BUILDING. IT IS ESSENTIAL THAT THOSE ANCHOR RODS ARE FOLLOWED, IF THESE SETTINGS DIFFER FROM THE ARCHITECTURAL FOUNDATION PLANS, THE METAL BUILDING MANUFACTURER MUST BE CONTACTED IMMEDIATELY - BEFORE CONCRETE IS PLACED. ANY, "SHALL" PLACE COLUMN SHALL BE ORIENTED WITH THE "TOES" TOWARD THE LOW END UNLESS NOTED OTHERWISE. ANY, ALL DIMENSIONS ARE OUT TO OUT OF STEEL. IF CONCRETE MATCHES IS REQUIRED, THEN THE REQUIRED DIMENSION SHOULD BE ADDED TO OBTAIN THE CUT TO CUT OF CONCRETE DIMENSIONS. ANY, FINISHED FLOOR ELEVATION = 100'-0", AND BOTTOM OF BASE PLATE = 101'-4", UNLESS NOTED OTHERWISE.

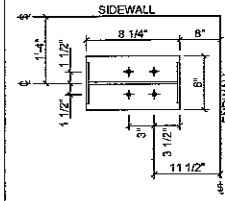
(2) 1/2" X 9 ANCHOR RODS (FIELD DRILL FOUNDATION, MASONRY, ETC. AS REQ'D)
ELEVATION = 100'-0"



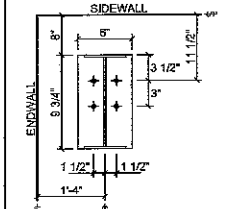
3/4" DIA. ANCHOR ROD
ELEVATION = 100'-0"



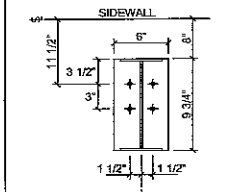
3/4" DIA. ANCHOR ROD
ELEVATION = 100'-0"



3/4" DIA. ANCHOR ROD
ELEVATION = 100'-0"



3/4" DIA. ANCHOR ROD
ELEVATION = 100'-0"

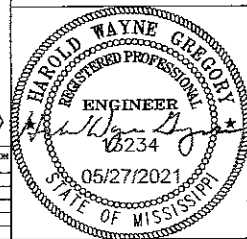


ANCHOR ROD QUANTITY	ANCHOR ROD SHAPE AND EMBEDMENT	ANCHOR ROD LENGTH TO BE DETERMINED BY THE FOUNDATION ENGINEER
60	3/4"	2-1/2"
	1"	3"
	1-1/4"	3-1/2"
	1-1/2"	3-1/2"

DESIGN ENGINEER:
DATE:

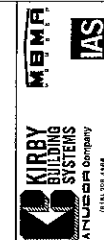
KIRBY BUILDING SYSTEMS
ANCHOR SYSTEM
(818) 324-1188

PROJECT NAME: JOE GAST 2
ADDRESS: 18238 SOUTH SWAN RD.
ORANGE GROVE, MS 39503
DESIGNED BY: BROCK DAY
DRAWING STATUS: FOR CONSTRUCTION



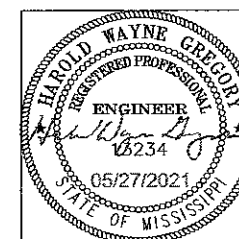
NO. 1 RELEASE/REVISION: 1. NO. 2 DATE: 5/24/21
ANCHOR ROD: 1. NO. 2 DATE: 5/24/21

NOTE: THIS IS A FULL LOAD
FRAME DESIGNED FOR A
MAX. EXPANSION OF 25'-0"

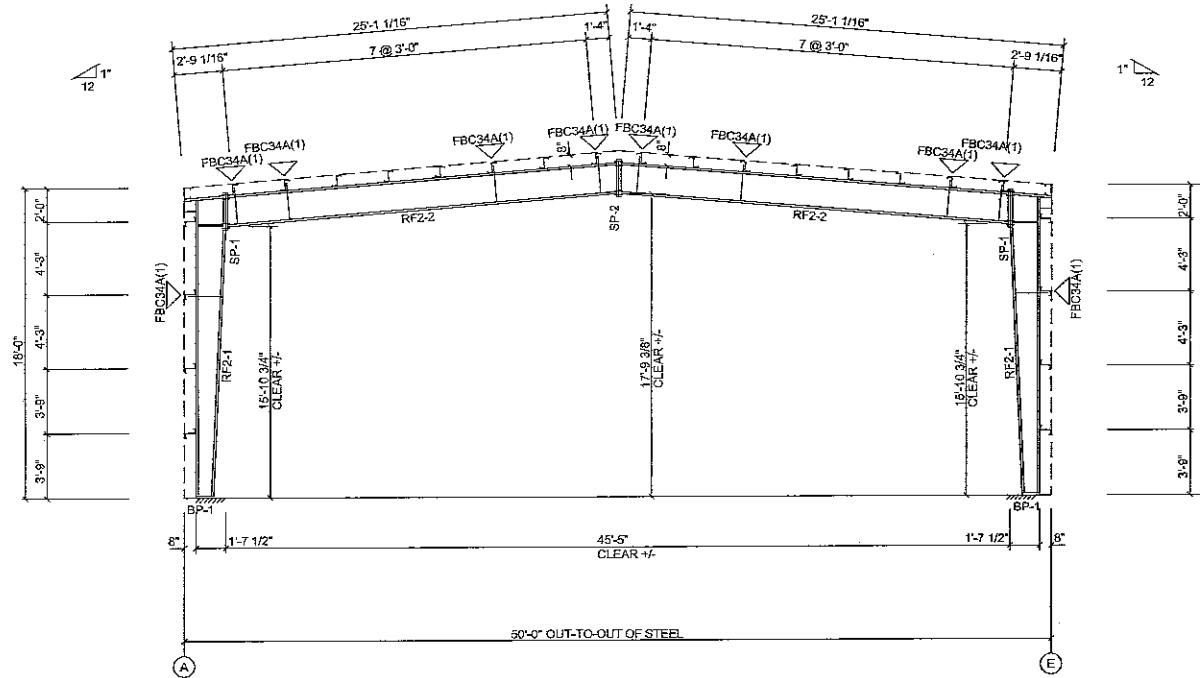


JOB NUMBER	PROJECT NAME
K217G506A	JOE GAST 2
ADDRESS	
15296 SOUTH SWAN RD.	
ORANGE GROVE, MI 39503	
CUSTOMER NAME	
BROCK DAY	
FINANCING STATUS	
FOR PERMITS ONLY	"NOT FOR CONSTRUCTION"
DRAWING TITLE	
CROSS SECTION: LINE 1	
SHEET	
E1	

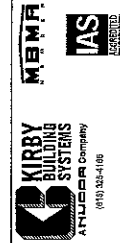
DRAWING STATUS		FOR PERMIT ONLY		**NOT FOR CONSTRUCTION**	
NO.	RELEASE / REVISION	IDW / CHK	ENG	DATE	SHEET
0	PERMIT8	NDAMDA	CTT	5-26-21	E1
				DRAWING TITLE	
				CROSS SECTION: LINE 1	



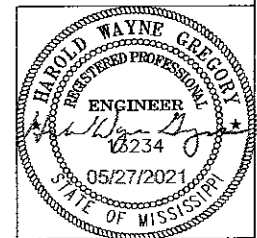
FLANGE BRACES: (1) One Side; (2) Two Sides
A - L2525105

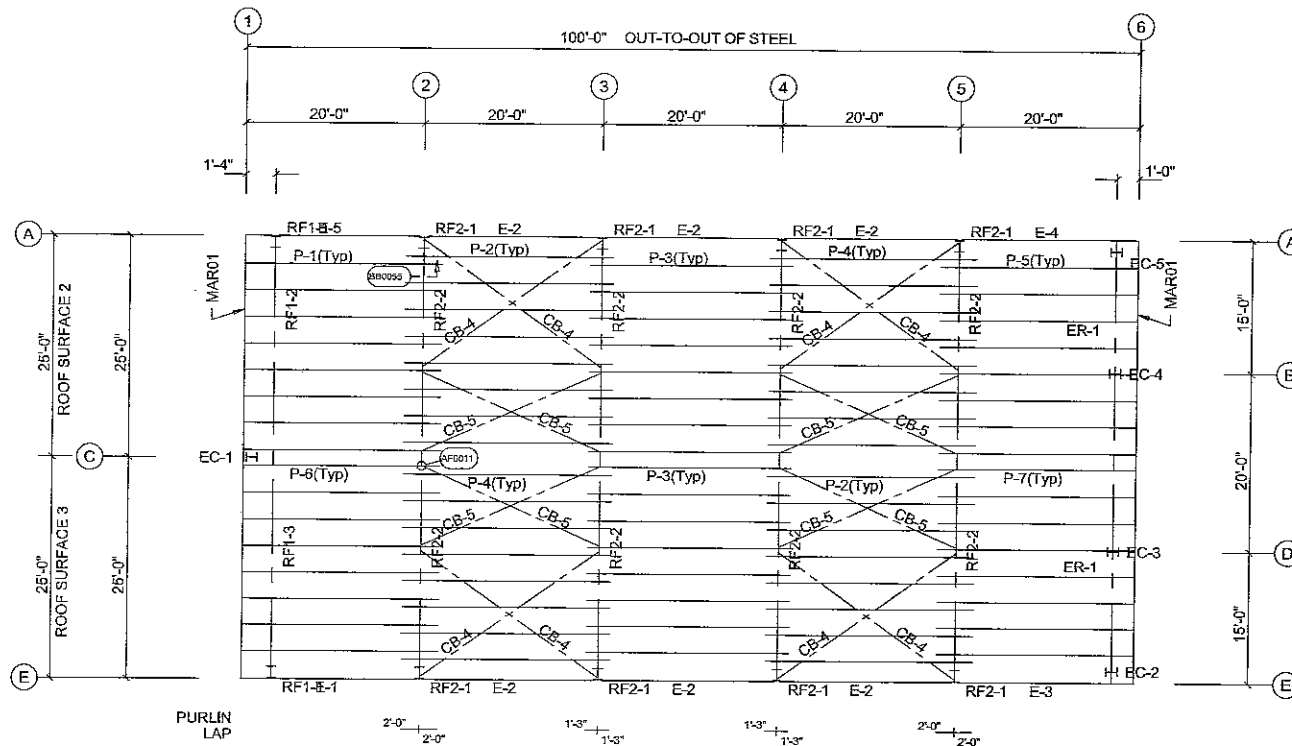


RIGID FRAME ELEVATION: FRAME LINE 2 3 4 5



FOR REVIEW	PROJECT NAME	JOE GAST 2
K2170506A	ADDRESS	15296 SOUTH SWAN RD.
	CITY/STATE	ORANGE GROVE, MS 39503
	CONTRACTOR	BROCK DAY
	DRAWING STATUS	FOR PERMITS ONLY
	DATE	05/27/2021
	ENGINEER	HAROLD WAYNE GREGORY
	PERMITS	ALABAMA CITY 5-28-21
	CROSS SECTION	LINES 2-5





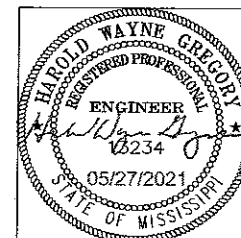
ROOF FRAMING PLAN



KIRBY BUILDING SYSTEMS
A HUBER COMPANY
(815) 334-1195

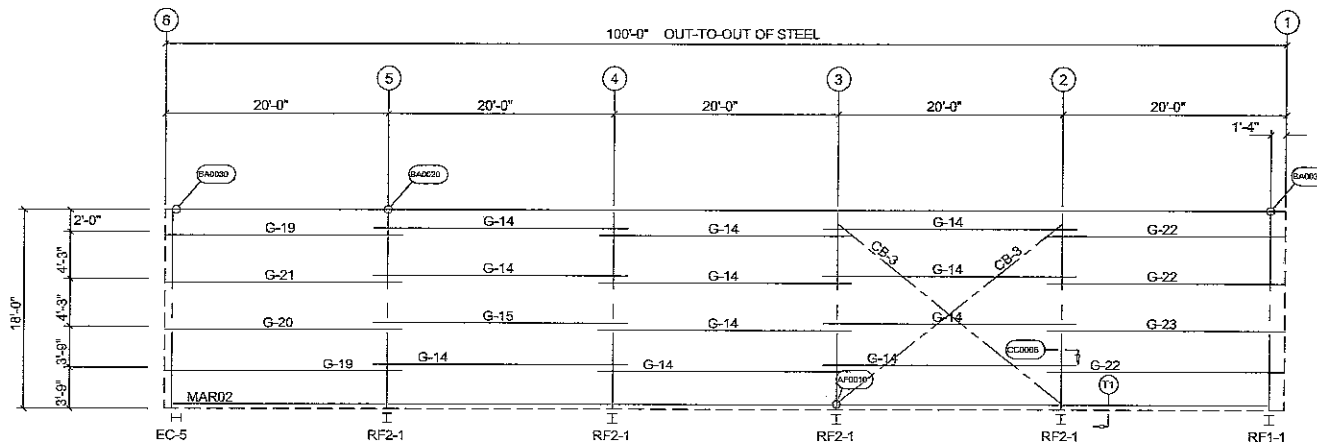


JOB NUMBER: K2170506A PROJECT NAME: JOE GAST 2
 ADDRESS: 15296 SOUTH SWAN RD., ORANGE GROVE, MS 39603
 ARCHITECT: BROOK DAY
 DATE: 5/2/21
 FOR PERMITS ONLY **NOT FOR CONSTRUCTION**



NO.	RELEASE / REVISION	DATE	BY
0	PERMITS	5/2/21	INDIANA LTT

ROOF FRAMING



GIRT
LAPS

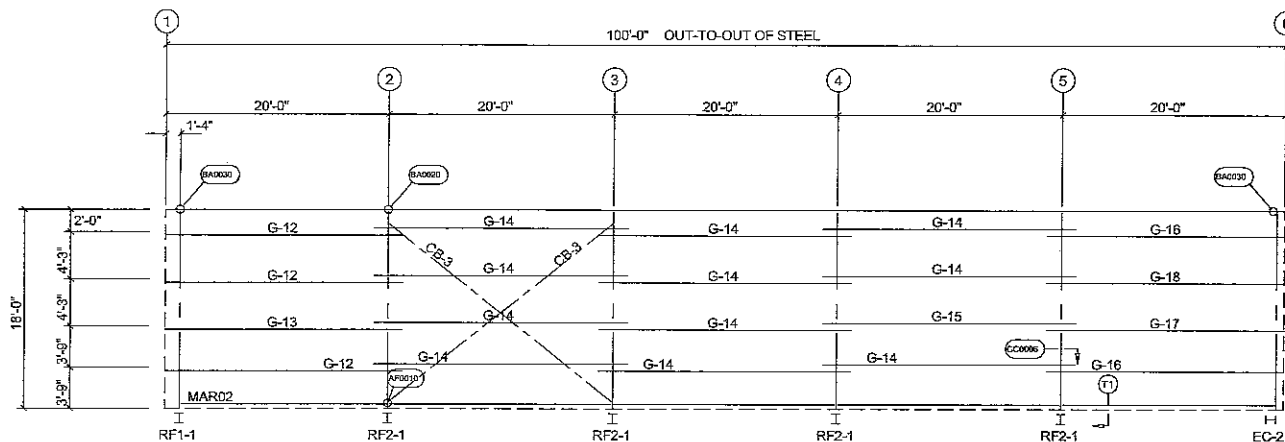
1'-3"
1'-3"

1'-3"
1'-3"

1'-3"
1'-3"

1'-3"
1'-3"

BACK SIDEWALL FRAMING: FRAME LINE A



GIRT
LAPS

1'-3"
1'-3"

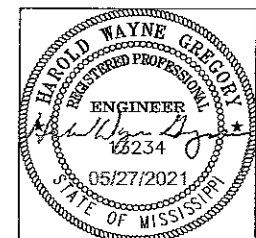
1'-3"
1'-3"

1'-3"
1'-3"

1'-3"
1'-3"

FRONT SIDEWALL FRAMING: FRAME LINE E

MEMF KIRBY BUILDING SYSTEMS ANUGOR Company (615) 324-1166		JAS JACOBY ASSOCIATES INC.
JOB NUMBER: K2170506A PROJECT NAME: JOE GAST 2 ADDRESS: 15296 SOUTH SWAN RD. ORANGE GROVE, MS 39503 CUSTOMER NAME: BROOK DAY PROJECT TYPE: PERMITS ONLY	**NOT FOR CONSTRUCTION** DRAWING TITLE: SIDEWALL FRAMING	
NO. 0 RELEASE / REVISION / PERMITS DWG CHK. ENG. NCANDA 1 011 DATE: 5-28-21 BRG: IE4		





John H. Jones
1st Judicial District
Instrument 2013 8348 D - J1
Filed/Recorded 11/12/2013 08:42 A
Total Fees \$ 13.00
3 Pages Recorded

SCANNED

Prepared by & Return to:
David W. Jones, Attorney, PLLC
1605 Twenty-third Avenue
Gulfport, MS 39501
(228) 864-8965
File #129188

INDEXING INSTRUCTIONS:
8.70 acres in the SW 1/4 of SE
1/4 of Section 32-6-11 and the
NW 1/4 of NE 1/4 of Section
5-7-11

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

QUITCLAIM DEED

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

Joseph M. Gast

Post Office Box 2664

Gulfport, MS 39505

228-697-3553

does hereby sell, convey and quitclaim unto

J Clark Holdings, LLC

Post Office Box 2664

Gulfport, MS 39505

228-697-3553

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

A parcel of land situated and being located in the Southwest One-fourth of the Southeast One-fourth (SW 1/4 of SE 1/4) of Section 32, Township 6 South, Range 11 West, also being located in the Northwest One-fourth of the Northeast One-fourth (NW 1/4 of NE 1/4) of Section 5, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi; and being more particularly described as follows: Commence at the intersection of the South margin of John Clark Road with the west

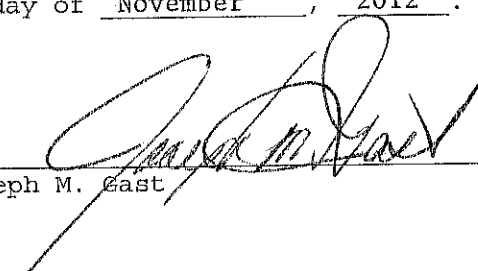
2

line of the Southwest One-fourth of the Southeast One-fourth (SW 1/4 of SE 1/4) of said Section 32; thence run South 00 degrees 34 minutes East a distance of 411.1 feet along said west line of the Southwest One-fourth of the Southeast One-fourth (SW 1/4 of SE 1/4) to the point of beginning; thence run South 74 degrees 11 minutes 40 seconds East a distance of 357.15 feet; thence run South 27 degrees 04 minutes 20 seconds East a distance of 123.2 feet; thence run South 00 degrees 34 minutes East a distance of 811.8 feet; thence run South 89 degrees 45 minutes 30 seconds West a distance of 397.65 feet to the west line of the Northwest One-fourth of the Northeast One-fourth (NW 1/4 of NE 1/4) of said Section 5; thence North 00 degrees 34 minutes West a distance of 1020.45 feet along said west line of the Northwest One-fourth of the Northeast One-fourth (NW 1/4 of NE 1/4) of Section 5 and also along said west line of the Southwest One-fourth of the Southeast One-fourth (SW 1/4 of SE 1/4) of Section 32 to the said Point of Beginning.

AND ALSO: Commence at the intersection of the South margin of John Clark Road with the west line of the Southwest One-fourth of the Southeast One-fourth (SW 1/4 of SE 1/4) of Section 32, Township 6 South, Range 11 West; thence run South 81 degrees 45 minutes 40 seconds East along the South margin of John Clark Road a distance of 400 feet to the point of beginning; thence run South 06 degrees 06 minutes West a distance of 453.6 feet; thence run South 27 degrees 04 minutes 20 seconds East a distance of 123.2 feet; thence North a distance of 150 feet; thence North 06 degrees 06 minutes East a distance of 400 feet, more or less to the South margin of John Clark Road; thence North 81 degrees 45 minutes 40 seconds East a distance of 50 feet, more or less, to the point of beginning.

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.

WITNESS MY SIGNATURE, this the 30th day of November, 2012.



Joseph M. East

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 30th day of November, 2012, within my jurisdiction, the within named, **Joseph M. Gast**, who acknowledged that he executed and delivered the above and foregoing instrument.

Melissa L. Lloyd
NOTARY PUBLIC

My Commission Expires:
November 13, 2016



HARRISON COUNTY TAX PARCEL # 0707P-01-024.000
& 0707P-01-023.000

LEGAL DESCRIPTION INST # 2013 8348 D-J1

A parcel of land situated and being locate in the Southwest one-fourth of the Southeast one-fourth (SW 1/4 of E 1/4) of Section 32, Township 6 South, Range 11 West, also being located in the Northwest one-fourth of the Northeast one-fourth (NW 1/4 of NE 1/4) of Section 5, Township 7 South, Range 11 West, First Judicial District of Harrison County, Mississippi, and being more particularly described as follows: Commence at the intersection of the South margin of John Clark Road with the West line of the Southwest one-fourth of the Southeast one-fourth (SW 1/4 of SE 1/4) of said Section 32; thence run S00°34'E a distance of 411.1 feet along the said West line of the Southwest one-fourth of the Southeast one-fourth (SW 1/4 of SE 1/4) to the Point of Beginning; thence run S74°11'40"E a distance of 357.15 feet; thence run S27°04'20"E a distance of 123.2 feet; thence run S00°34'E a distance of 811.8 feet; thence run S89°45'30"W a distance of 397.65 feet to the West line of the Southwest one-fourth of the Southeast one-fourth (SW 1/4 of E 1/4) of said Section 32; thence run N00°34'W a distance of 1020.45 feet along the West line of the Northwest one-fourth of the Northeast one-fourth (NW 1/4 of NE 1/4) of said Section 5 and also along the West line of the Southwest one-fourth of the Southeast one-fourth (SW 1/4 of E 1/4) of Section 32 to the Point of Beginning.

AND ALSO:

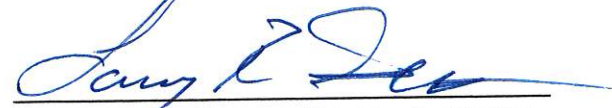
Commence at the intersection of the South margin of John Clark Road with the West line of the Southwest one-fourth of the Southeast one-fourth (SW 1/4 of SE 1/4) of Section 32, Township 6 South, Range 11 West; thence run S81°45'40"E along the South margin of John Clark Road a distance of 400 feet to the Point of Beginning; S06°06'W a distance of 453.6 feet; thence run S27°04'20"E a distance of 123.2 feet; thence North a distance of 150 feet; thence N06°06'E a distance of 400 feet, more or less to the South margin of John Clark Road; thence N81°45'40"W a distance of 50 feet to the Point of Beginning.

SITE PLAN OF NEW METAL BUILDING

Base Bearing by: GPS RTK (NAD 83)

CERTIFICATION

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



Larry R. Smith P.L.S. # 02695 Dated: 7/30/2021

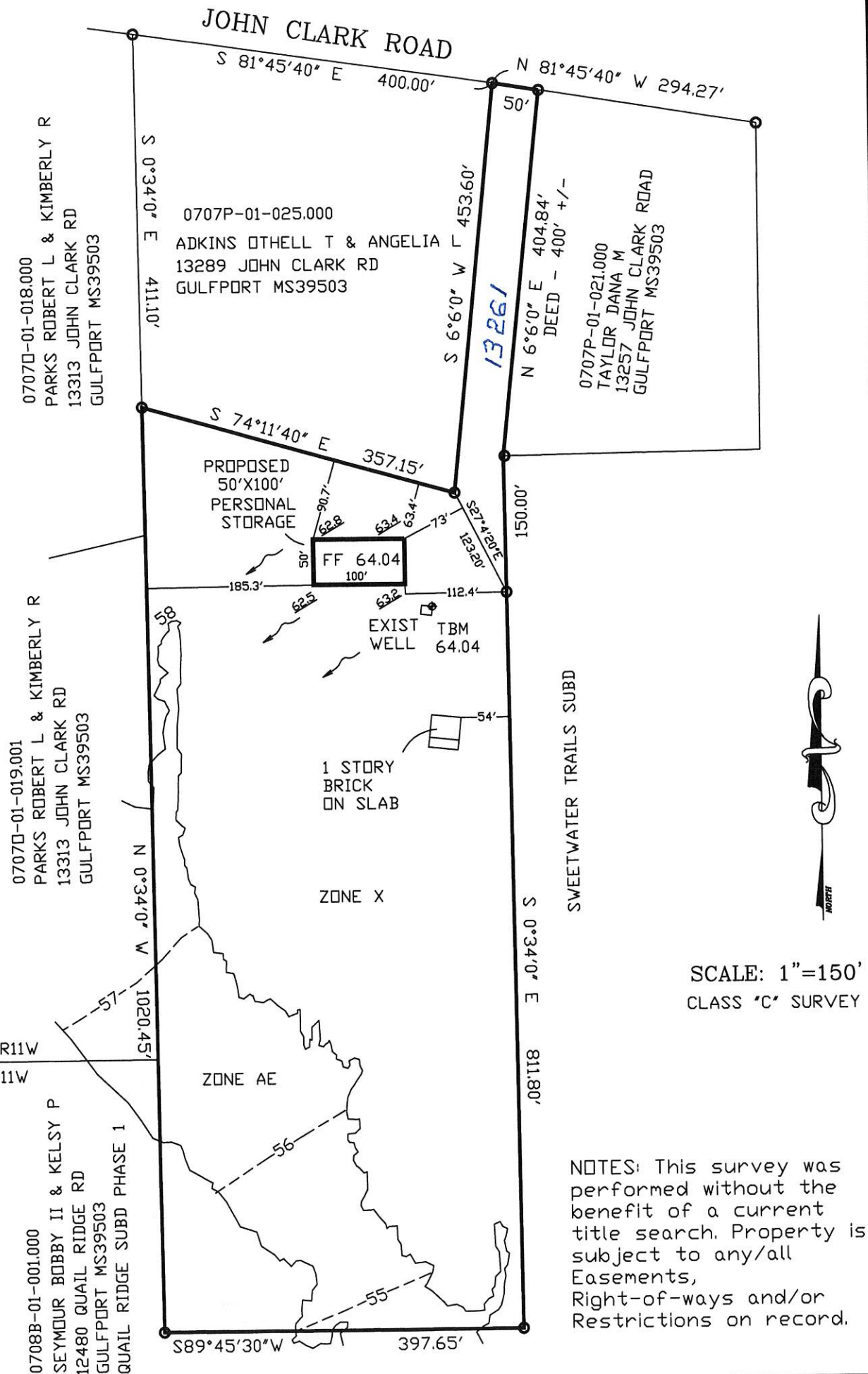
This property is located in Zone(s) "X&AE", as published by the Federal Insurance Administration, Official Flood Hazard Map, Community Panel Number 28047C0255H, revised 12/21/2017

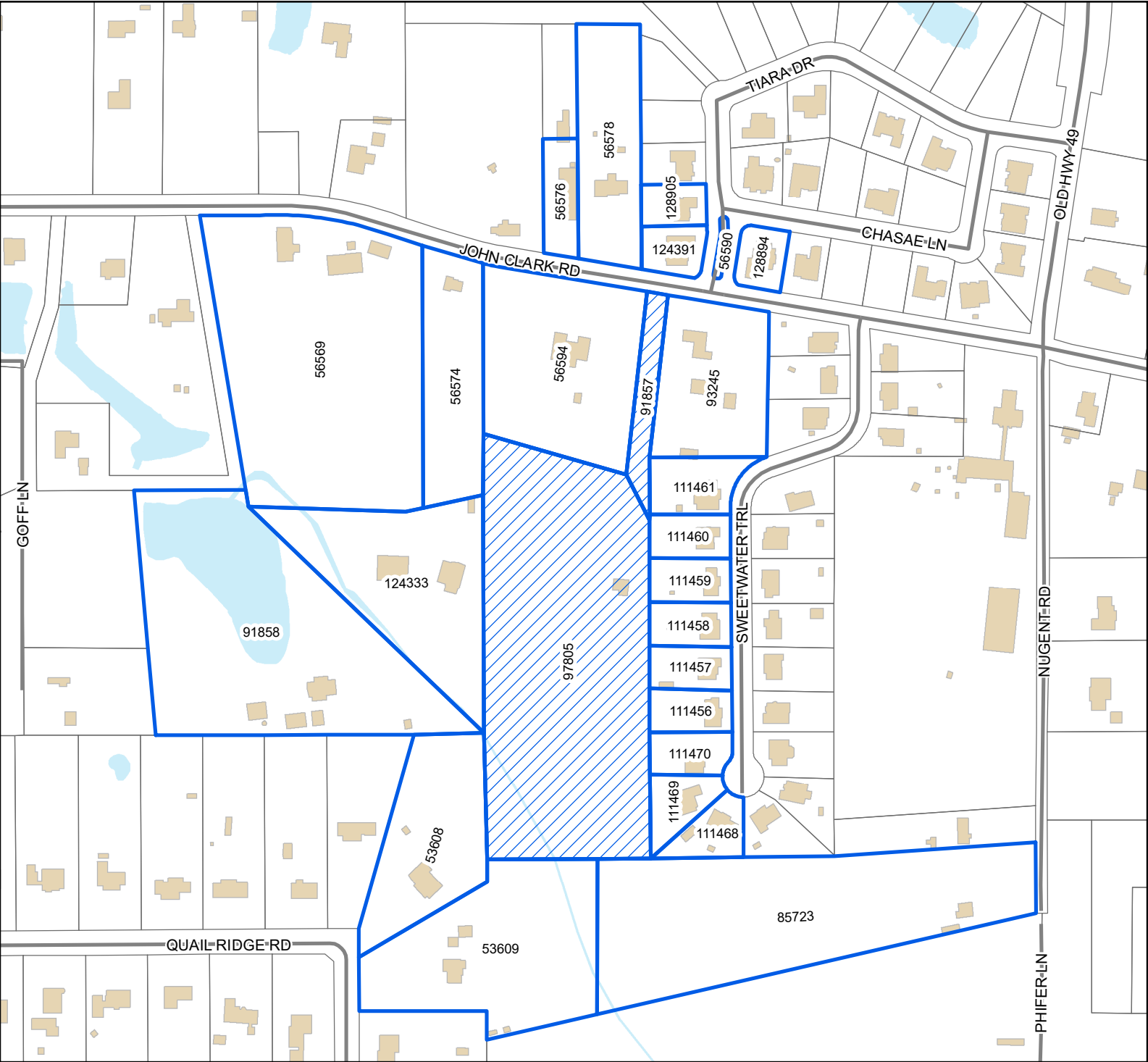


LS LARRY SMITH
LAND SURVEYING
105 N. KERN DRIVE GULFPORT MS. 39503 PHONE: (228) 832-9643

**BOUNDARY, TOPOGRAPHIC
CONSTRUCTION LAYOUT**

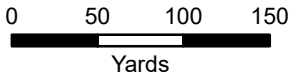
SECTION 32-T6S-R11W
SECTION 5-T7S-R11W





Legend

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



1 inch = 335 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	97805	0707P-01-024.000	J CLARK HOLDINGS LLC (OWNER)	13263 JOHN CLARK RD	GULFPORT	MS	39505
	Adjacent Property Owners						
	56594	0707P-01-025.000	ADKINS OTHELL T & ANGELIA L	13289 JOHN CLARK RD	GULFPORT	MS	39503
	111468	0708A-01-020.000	BORT CATHY W & MARK D	12989 SWEETWATER TRAILS	GULFPORT	MS	39503
	111461	0707P-01-020.014	BRICKHAM BARBARA A TRUSTEE	13063 SWEETWATER TRAIL	GULFPORT	MS	39503
	111469	0708A-01-021.000	BROOKS WILLIAM H & TINA D BENDER	12993 SWEETWATER TRAIL	GULFPORT	MS	39503
	111457	0707P-01-020.010	BROWN DARREN T II & JALISA MARIE	13021 SWEETWATER TRAIL	GULFPORT	MS	39503
	56590	0707P-01-029.000	CAZESTA LLC	13468 WOODLAND DRIVE	GULFPORT	MS	39503
	111458	0707P-01-020.011	COGGINS ANGELA BROWN	13031 SWEETWATER TRAILS	GULFPORT	MS	39503
	56576	0707P-01-026.000	DEVITT REBECCA S ET AL	P O BOX 3573	GULFPORT	MS	39503
	111460	0707P-01-020.013	DONAHOE MAEGHAN CATHERINE	13051 SWEETWATER TRAIL	GULFPORT	MS	39503
	128894	0707P-01-029.025	ENROTH STEVEN KARL JR & LAURA ASHLE	13227 CHASAE LANE	GULFPORT	MS	39503
	85723	0708A-01-003.000	FRANKLIN WALTER E & SALLIE A	12511 NUGENT RD	GULFPORT	MS	39503
	91857	0707P-01-023.000	J CLARK HOLDINGS LLC	P O BOX 2664	GULFPORT	MS	39505
N	97805	0707P-01-024.000	J CLARK HOLDINGS LLC	P O BOX 2664	GULFPORT	MS	39505
	111456	0707P-01-020.009	JOHNSTON JOSEPH E & SANDRA J	13009 SWEETWATER TRAIL	GULFPORT	MS	39503
	56578	0707P-01-028.000	KING ELIZABETH JANENE SCARBROUGH	13284 JOHN CLARK RD	GULFPORT	MS	39503
	124391	0707P-01-029.001	LADNER JOHN S & KATHERINE L	13306 TIARA DR	GULFPORT	MS	39503
	111459	0707P-01-020.012	LEE SHERRIE LYNN	13041 SWEET WATER TRAIL	GULFPORT	MS	39503
	53609	0708B-01-012.000	MCCOY DARRYL G SR	12474 QUAIL RIDGE RD	GULFPORT	MS	39503
	111470	0708A-01-022.000	PARKER TAMMARRA L	12997 SWEETWATER TRAILS	GULFPORT	MS	39503
	124333	0707O-01-019.001	PARKS ROBERT & KIMBERLY R	13313 JOHN CLARK RD	GULFPORT	MS	39503
	56569	0707O-01-019.000	PARKS ROBERT K & BARBARA L	13363 JOHN CLARK RD	GULFPORT	MS	39503
N	56574	0707O-01-018.000	PARKS ROBERT L & KIMBERLY R	13313 JOHN CLARK RD	GULFPORT	MS	39503
	91858	0707O-01-020.000	PARKS WESLEY L & CHRISTINE T	13323 JOHN CLARK ROAD	GULFPORT	MS	39503
	128905	0707P-01-029.002	RENDFREY FREDERICK G & HILDA K	13302 TIARRA DR	GULFPORT	MS	39503
	53608	0708B-01-001.000	SEYMOUR BOBBY II & KELSY P	12480 QUAIL RIDGE RD	GULFPORT	MS	39503
	93245	0707P-01-021.000	TAYLOR DANA M	13257 JOHN CLARK ROAD	GULFPORT	MS	39503

RE: Variance 2202ZB022, by owner J Clark LLC, tax parcels 0707P-01-023.000 & 0707P-01-024.000, Requests variances for size, height, and placement of accessory structure, 13263 John Clark Rd, R-1-15 (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, February 17, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <https://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, February 17, 2022**. 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.

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:
IPL0058239
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
BLX - Legal Ads
Final Cost:
37.20
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
January 27, 2022 10:16:39 AM EST
Amount:
37.20

SCHEDULE FOR AD NUMBER IPL00582390

February 2, 2022
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00582390**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 P.M., Thursday, February 17, 2022, 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 2202ZB022, by owner J Clark LLC, tax parcels 0707P-01-023.000 & 0707P-01-024.000, Requests variances for size, height, and placement of accessory structure, 13263 John Clark Rd, R-1-15 (Single-family), Ward 7

Variance 2202ZB023, by owners Greg & Amy Parker, tax parcel 0910A-03 031.010, Request variance for setback, 18 High Point Dr, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2202ZB024, by owner Mary Roberts, tax parcel 0808J-02-030.000, Requests variance for setback, 102 S Kerns Dr, Zoned R-1-10 (Single-family), Ward 5

Variance 2202ZB025, by owner Chris Kern, tax parcel 0910B-04-002.000, Requests variance for accessory structure size & height, 4815 Jefferson Ave, Zoned R-UE (Residential Urban Estates), Ward 4

Special Exception 2202SE029, by owner REM Mississippi, tax parcel 0811F-02 041.000, Request daycare use, 1620 23rd Ave, Zone T4+ (General Urban Zone "Plus"), Ward

Variance 2112ZB185, by agent Kris Lafleur, tax parcel 1010N-01-081.000, Variances for accessory buildings quantity, size, and setback, 2014 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2.

This the 26th day of January 2022
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
W00000000
Publication Dates

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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 17, 2022

Re: Variance 2202ZB023:

Variance 2202ZB023, by owners Greg & Amy Parker, tax parcel 0910A-03-031.010, Request variance for setback, 18 High Point Dr, Zoned R-1-7.5 (Single-family), Ward 4

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2202ZB023

Hearing Date: February 17, 2022

Current Zoning/Use: R-1-7.5/Proposed new single-family home

Legal: Variance 2202ZB023, by owner Greg & Amy Parker, tax parcel 0910A-03-031.010, Variance for front yard zero-foot setback, 18 High Point Dr, Zoned R-1-7.5 (Single-family), Ward 4

TECHNICAL DETAILS

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

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

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

Technical Report

VARIANCE

The applicant requests a variance in order to move their front yard setback. Specifically, the applicant requests; 1) a 25-foot variance to allow for a zero-foot setback where 25 feet is required.

- (a) The applicant states that special conditions and circumstances exist; these conditions and circumstances are hardships not allowing the applicants custom home plans to fit in accordance with the current setback, easements, and protected oak trees in the yard. There are no special conditions or circumstances specific to this piece of property, other lots also have similar curving lot lines.
- (b) The applicant states the special conditions were not caused by them; the existing homes on the street, not located within the immediate cul-de-sac, do not have an issue with setbacks/property line, allowing them to build closer to the existing roadway. In review, the applicant was aware of the dimensions of their property upon purchase. Furthermore, the applicant was previously granted approval for a variance of 10 feet for a 15-foot setback where 25-feet is required (2011ZB141). The previously approved variance was accepted by the applicant; once the neighboring parcels were granted variance for smaller front yard setbacks, it moved the adjacent houses to be built in front of the sightline of where the applicant proposed to build their custom home (parallel to the adjacent properties sightlines), creating issues for the applicant's original variance request.
- (c) The applicant states that a "hardship is created by the large easements on the property, and setback of the property line is not allowing us to build a single-family home with present restrictions." A hardship could be considered for the shape of the lot, being located within the rounded portion of the cul-de-sac, creating a front lot line that is not squared-off, opposed to the neighboring properties to the South and Southwest of the applicant's property. An ordinance change for setbacks would offer the applicant a reasonable solution.
- (d) The applicant mentions easements, cul-de-sac, and purchase contracts as deprivation of rights. While these are valid concerns, other buildings in the neighborhood were built on similar circumstances without variances. Therefore, rights are not being denied. The property owner is allowed the same rights as their neighbors; they are not deprived of any rights other property owners have been allowed in the neighborhood.
- (e) The applicant states that "granting their request will not interfere with the current homes on the street." The zero-foot setback on the front property line does not allow for any special privileges to the property owner that other property owners in the neighborhood could obtain through variance. The neighboring property of the subject parcel was allowed and approved a variance for a setback (2007PC069); thus, other properties have been given setback variances.
- (f) This property is zoned R-1-7.5, a single-family home is allowed in this zoning district.

EXECUTIVE SUMMARY

Considering the request, the hardship has been created by the applicant. Furthermore, the applicant has asked for a zero-foot setback in their front yard, but in the applicants site plan, the steps are shown to exceed the parcel line, which does not adhere to the City of Gulfport's Ordinances; the steps must be placed behind the parcel line in order to be in compliance with the City of Gulfport's Ordinances for setbacks. Once the steps are placed behind/abutting the lot

Technical Report

VARIANCE

line, the request will not create any impediments to the area, and is in harmony with other residence in the neighborhood.

Any approval should consider these conditions:

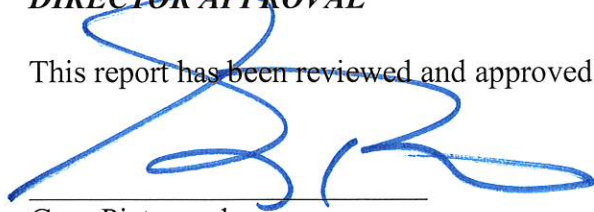
1. A variance grants a 25-foot variance to allow for a zero-foot setback where 25 feet is required.
2. Must meet all current building codes and all other City of Gulfport Ordinances.
3. Protection around any protected trees remaining must be in place during construction due to how close the work will be done to the root system of the trees.
4. Stairs of proposed dwelling must be located on private property.

DEPARTMENTAL CONDITIONS

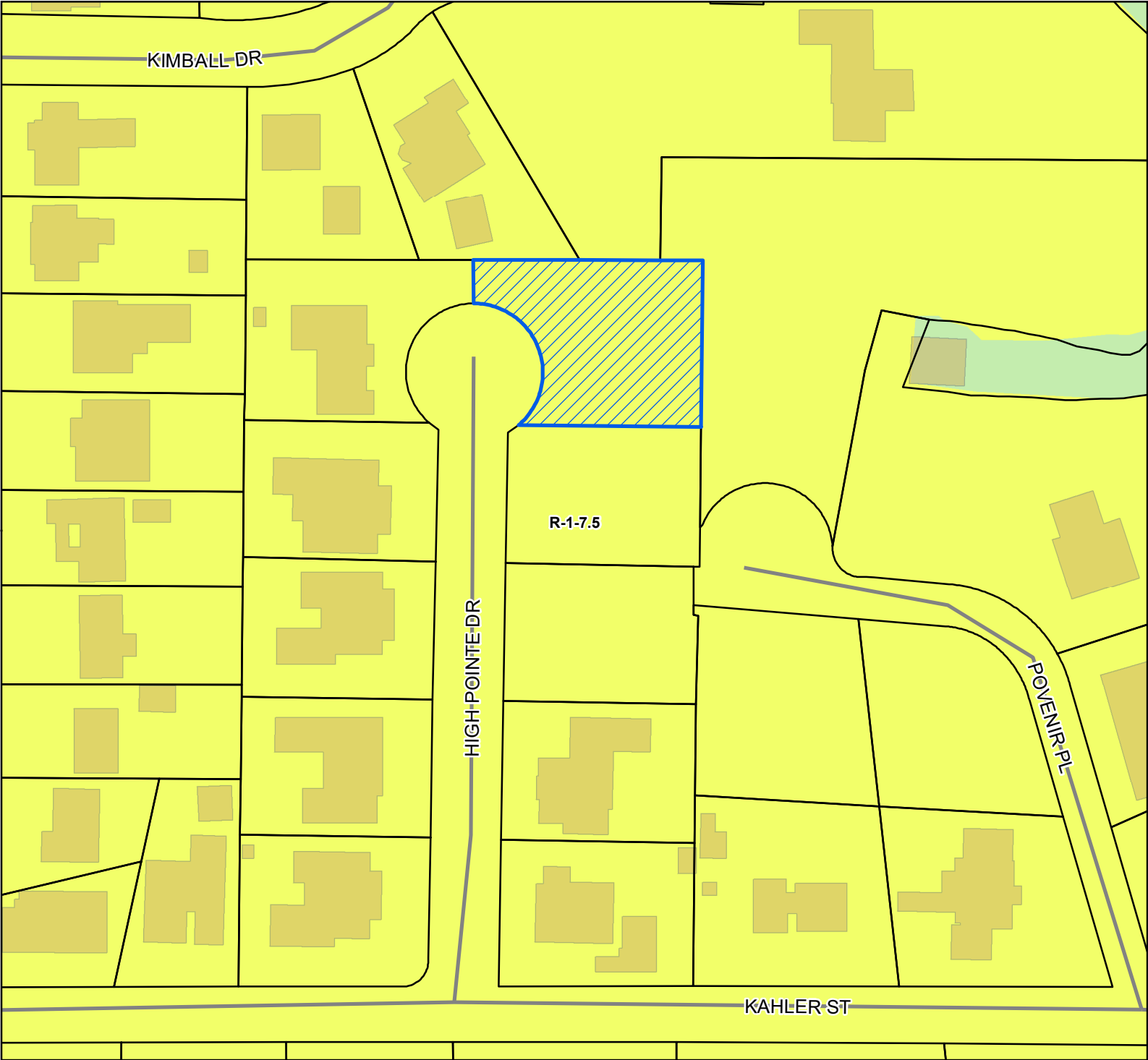
<u>Engineering:</u>	No conditions. Memo dated 02/07/2022.
<u>Public Works:</u>	No conditions. Memo dated 02/07/2022.
<u>Traffic and Safety:</u>	No conditions. Memo dated 02/01/2022.
<u>Building Code Services:</u>	Must meet all current building codes and all other City of Gulfport Ordinances. Memo dated 02/01/2022.
<u>GIS:</u>	No conditions. Memo dated 02/07/2022.
<u>Police Department:</u>	No conditions. Memo dated 02/03/2022.
<u>Fire Department:</u>	No conditions. Memo dated 02/01/2022.
<u>City Arborist:</u>	Protection around any protected trees remaining must be in place during construction due to how close the work will be done to the root system of the trees. Memo dated 02/01/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



 Site

 Street

 Parcels

 Buildings

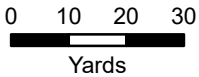
 Water Features

Zoning

R-1-7.5 - Single Family

 Residence District (Low Density)

Site Information
0910A-03-031.010
Zoning: R-1-7.5 (Single-Family Residence District)
Size: 15,991 square feet
Flood: X



1 inch = 100 feet



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



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

For Staff Use Only

Case File #: 220228023Date Received: 12/30/21

Receipt #: _____

Received By: D2Zoning: R-1-7.5Ward: 4 Flood: XSize: 15,991 sq. ft.

(If necessary, use separate sheet of paper)

TAX PARCEL #

0	9	1	0	A	-	0	3	-	0	3	1	•	0	1	0
					-			-				•			
					-			-				•			

Address of Property Involved: 18 High Point Drive, Gulfport, MS. 39507Lot(s) #10, Block(s) N/A, Subdivision Bayou ViewGeneral Location: Off 48th Street, catty-corner of Wellington Condos.**GENERAL DESCRIPTION OF REQUEST:**

please see attached explanation sheet. RE: Variance expiration and reconsideration following hardships incurred since last variance approval. - Attached - Zero Feet. back for

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. front yard to be even with neighbors.

OWNER

AGENT

Gregory D. and Amy L. Parker
Printed Name Of Owner

6 Nelson Lane

Mailing Address

Gulfport, MS. 39571

City

228-297-5700

State

228-297-7072

Zip code

Home Phone

Work/Cell Phone

amycom191@gmail.com

Email

[Signature]
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.

General description of request: 12/23/2021

RE: Lot line/front setback encroachment. Request for front lot line adjustment. 2011ZB141, by owners Gregory D. and Amy L. Parker, tax parcel 0910A-03-031.010, Zero lot line for front setback, 18 High Pointe Dr., Zoned R-1-7.5 (Single family). Ward 4

Prior variance approval expired in November 2021. The current property line setback, existing oak trees, and large easements on our property have become practically impossible to build a single family home and abide by the contractual HOA requirements.

On 12/27/2021 during preparation of our building process, we noticed our variance had an expiration date of November 20, 2021. Being first time home builders, we also did not realize the variance approval was approved for a variance of 15 ft from the property line (which is presently 25' setback) and assumed it was an approved variance for 15 ft setback from the inset culdesac (which is already encroaching on 35 feet of our front setback, before the property line even starts).

Present property line is 25 feet from the innermost culdesac. Enclosed are pictures of our lot with professional markings of the setbacks and distance, in comparison to the neighbors' homes on our street, as well as the oak trees present on our lot.

- 1.) Special conditions and circumstances exist, which are hardships not allowing our custom house plans to fit in accordance with the current setback, variance, easements and oak trees.
 - a. Existing oak trees (3) we wish to leave untouched and build at least 6 feet from the roots. This is not leaving enough lot room to build a single family home on our lot.
 - b. Set back of front property line (from innermost culdesac of 25') encroaching on our property and setting front property line too far back to put a home on the lot, to stay in accordance with the HOA requirements, without removal of oak trees; which we wish to leave.
 - c. Easement of 20' on back of property.
 - d. Easement of 30' on North side of property.
 - e. Easement of 8' on south side of property.
 - f. Oak tree on back of property is not on the 20' easement. Oak tree is 10' into property line/after the 20' easement. Two large oak trees at 10' on front setback/near culdesac.
- 2.) Special conditions not caused by us: The existing homes on the street (culdesac) do not have the culdesac as an issue with their set back/property line, allowing them to

build closer to the existing roadway. Our direct neighbor had a variance approved and is set closer to the road, picture included shows how far set back our home would be in accordance with the neighbors' homes on the street.

- 3.) A hardship, of the large easements on the property, and set back of the property line is not allowing us to build a single family home with present restrictions.
- 4.) Properties on the same street as us do not have a culdesac setting their homes farther back from the front road. Other properties on the street also do not have large easements encroaching on their property, allowing for more lot land for their homes. Our home has a very small area for us to build on and to stay in accordance with our purchase contract.
- 5.) Granting our request will not interfere with the current homes on the street. Granting our request to build our home at 20' from the culdesac will result in our home only being set approximately 5 feet further back then the rest of the homes on the dead end street. Granting our request to decrease the 25' setback to 20' setback, will allow us to be closer in line with the existing homes on our street.

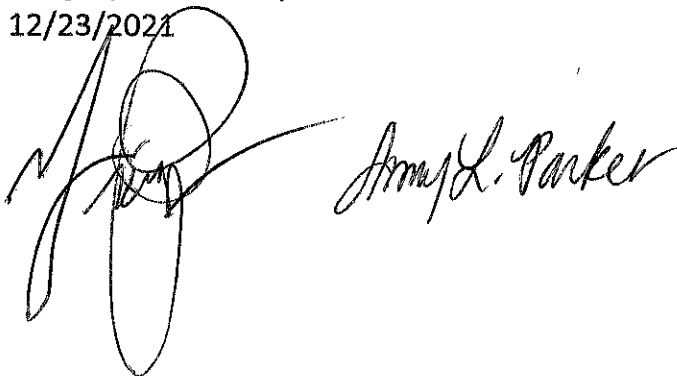
We are asking for a lesser property line setback to build our home at 20 feet from the culdesac, allowing the 4 foot of steps to start at 15 ft from innermost culdesac setback. This will keep us in line with the existing neighbors' homes on our street; otherwise, our lot having a 20' easement in the back of property, as well as, 30' easement on the north side of property, 8 foot easement on south of property and 3 oak trees encroaching on our lot is causing a hardship in order for us to build with the current restrictions in place. We previously were approved to remove 4 other encroaching trees to preserve the existing oak trees, on our lot.

An approval, if authorized, will afford relief and will represent the least modification of our finalized house plans and abide by the HOA requirements listed in our contract in order to keep the essential character of the neighborhood which consists of 10 homes on a culdesac.

Thank you greatly for your time and consideration.

Gregory D. and Amy L. Parker

12/23/2021

The block contains two handwritten signatures. The signature on the left is a stylized, cursive signature, likely belonging to Gregory D. Parker. The signature on the right is a more legible cursive signature that reads "Amy L. Parker".



DEPARTMENT OF
URBAN DEVELOPMENT
PLANNING DIVISION

November 20, 2020

P.O. Box 1780
Gulfport, MS 39502
Phone: 228-868-5710
Fax: 228-868-5708

Gregory and Amy Parker (Owner)
6 Hanging Oak Circle
Gulfport, MS 39507

Wm. H. Hardy Building
1410 24th Avenue
Gulfport, MS 39501

RE: Variance 2011ZB141, by owners Gregory and Amy Parker, tax parcel 0910A-03-031.010, Variance for front setback, 18 High Pointe Dr, Zoned R-1-7.5 (Single-family). Ward 4

To Whom It May Concern:

At their public hearing on **Thursday, November 19, 2020**, the Gulfport Zoning Board of Adjustment and Appeals **approved** your variance request with the following conditions:

1. Approval grants a variance of 10 feet to allow for a 15-foot front yard setback where 25 feet is required.
2. No trees in the rear property to be removed.

All variances, unless otherwise specified by the Board of Adjustment and Appeals, shall be void if the project has not commenced within one year of approval. Commencement shall include securing and maintaining a building permit, certificate of occupancy, or privilege license for the use in the application and shall generally conform to the site plan as approved. The applicant should keep a copy of this letter with their property records for future reference.

Any person may appeal this decision to the Gulfport City Council within fifteen (15) calendar days of the public hearing. 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 why you are aggrieved.

If you have any questions or comments, please contact this office.

Sincerely,
City of Gulfport Planning Division



Covenant Affidavit

I, Amy Parker
PRINT NAME

being owner or agent of the property

0910A-03-031-010
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.

Amy Parker
Signature

12/30/2021
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 30th day of December, 2021

Crystal Brown
Notary Public



8/2/2025

Commission Expiration



please
see on
back
→

Variance
appears to be
15'

30'

25' front

20' property
line request



15 foot prior
variance approval
from property line at
20 ft from
culdesac

30'

25 ft
~~20 ft~~
property
line

~~property line~~ starts
20 foot.



direct
~~neigh~~
neighbor



SCANNED

REVIEWED

REVIEWED

SCANNED



John 1st Judicial District
Instrument 2020 11449 D -J1
Filed/Recorded 8/31/2020 02:38 P
Total Fees \$ 26.00
2 Pages Recorded

Prepared by and return to:
David B. Estes
MS Bar No. 101404
Integrity Land Title, LLC
1806 23rd Avenue, Ste. A
Gulfport, MS 39501
(228) 896-8962



John 1st Judicial District
Instrument 2020 10613 D -J1
Filed/Recorded 8/19/2020 03:42 P
Total Fees \$ 26.00
2 Pages Recorded

Indexing: Lot 10, High Pointe S/D,
1st JD, Harrison County, MS.

File #3171

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

CORRECTED

WARRANTY DEED

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

**MUTHS PROPERTIES, L.P.,
a Mississippi Limited Partnership
116 Seashore Trail
Gulfport, MS 39501
(228) 864-3156**

does hereby **SELL, CONVEY** and **WARRANT** unto

**GREGORY D. PARKER and AMY L. PARKER
6 Hanging Oak Circle
Gulfport, MS 39507
(228) 297-7072**

the following described land together with all improvements thereon located in the First

Judicial District of Harrison County, Mississippi, more particularly described as follows, to-wit:

Lot 10, HIGH POINTE SUBDIVISION, a subdivision according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi, in Plat Book 36 at Page 40 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 easements, restrictive or protective covenants, rights-of-way, zoning ordinances and reservations affecting said property of record.

TAXES for the year 2020 are hereby prorated and the same are hereby assumed by the Grantee herein. It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS my signature on this the 18th day of August, 2020.

**MUTHSPROPERTIES, L.P. BY ITS
GENERAL PARTNER, SLM INTERESTS, LLC**

Celia C. Muths
By: CELIA C. MUTHS, Sole Member
Of SLM Interests, LLC

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY appeared before me, the undersigned authority in and for the said county and state, on this the 18th day of August, 2020, within my jurisdiction, the within named Celia C. Muths, who acknowledged that she is the Sole Member of SLM Interests LLC, a Mississippi Limited Liability Company, a Member of Muths Properties, L.P., a Mississippi limited partnership, and that for and on behalf of said company as a Member of said limited partnership, and as the act and deed of said company as a Member of said limited partnership, she executed and delivered the above and foregoing instrument, after first having been duly authorized by said company so to do.

Staci S. Strickland
Notary Public

My Commission Expires: _____



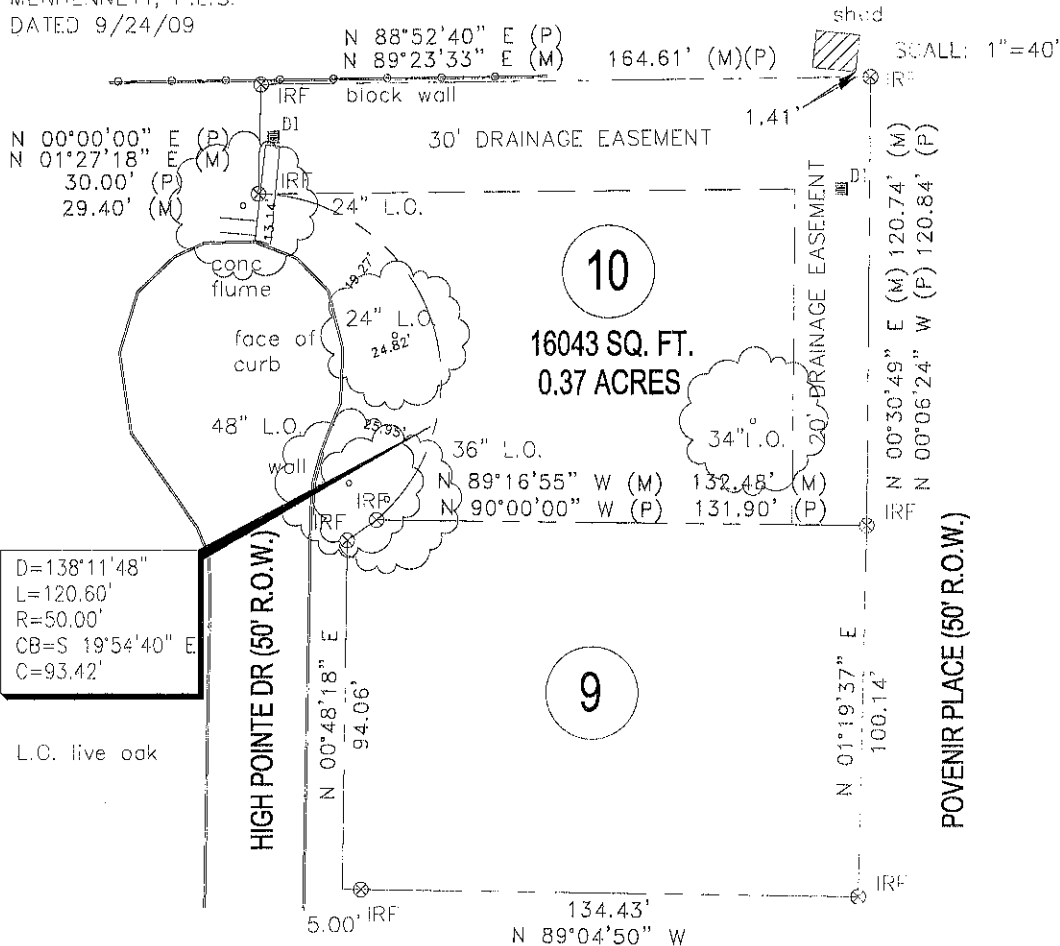
THIS INSTRUMENT HAS BEEN
RECORDED IN BOOK 1100
PAGE 1000000
DATE 8/20/20

HIGH POINTE DRIVE
LOT 10, HIGH POINTE SUBDIVISION
GULFPORT, HARRISON COUNTY, MISSISSIPPI
PARCEL #0910A-03-031.010

P=PLAT OF RECORD
 M=MEASURED
 D=DEED

IRF 1/2" IRON ROD FOUND
 IPF 3/4" IRON PIPE FOUND
 IRS 1/2" IRON ROD SET

REFERENCE:
 SURVEY BY ERIC
 MENHENNETT, P.L.S.
 DATED 9/24/09



Survey of Lot 10, High Pointe Subdivision, Gulfport, First Judicial District of Harrison County, Mississippi, as recorded in Plat Book 36, Page 40 of the Records of the Chancery Clerk of the First Judicial District. Said lot contains 16,043 square feet or 0.37 acres, more or less.

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

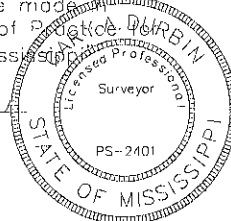
This is a Class "B" survey per "The Standards of Practice for the State of Mississippi".

Bearings based on GPS Observation, USM Network, MSPC System Grid, East Zone, convergence angle -0.130449, scale factor 0.999960.

This parcel is located in Zone "X" per FEMA Flood Insurance Rate Map, Harrison County, Mississippi, Community Panel Number 28047C-0226-G, Revised: 6/16/09. By graphic plotting only.

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

Gary A. Durbin, P.L.S. 2401
 August 11, 2020
 Revised: January 11, 2022



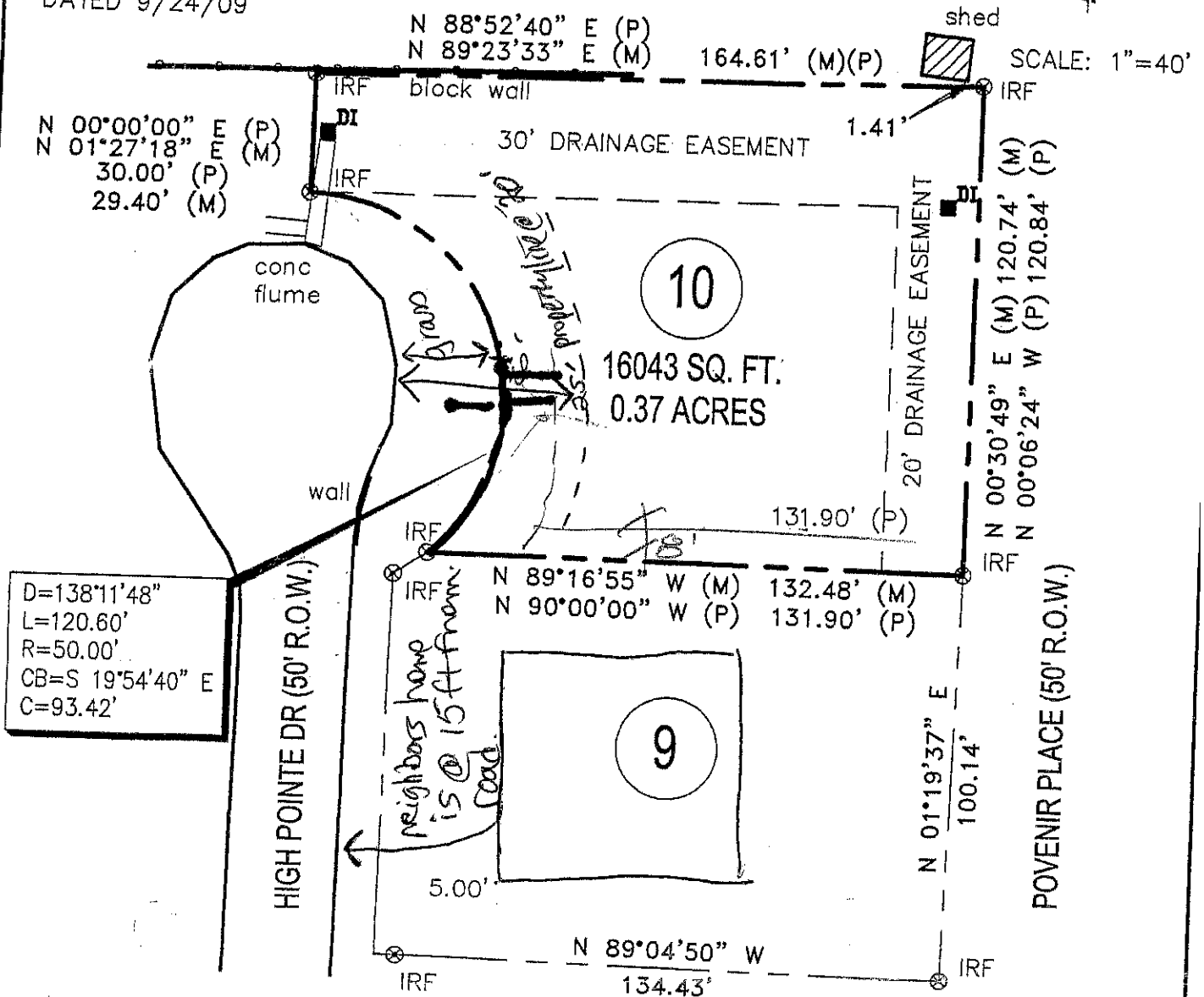
10913
GARY A. DURBIN, P.L.S.
PROFESSIONAL LAND SURVEYOR
 2081 TRAILWOOD DRIVE, BILOXI, MS. 39532
 PH. (228) 365-3632 feeksgd@aol.com

HIGH POINTE DRIVE
 LOT 10, HIGH POINTE SUBDIVISION
 GULFPORT, HARRISON COUNTY, MISSISSIPPI
 PARCEL #0910A-03-031.010

REFERENCE:
 SURVEY BY ERIC
 MENHENNETT, P.L.S.
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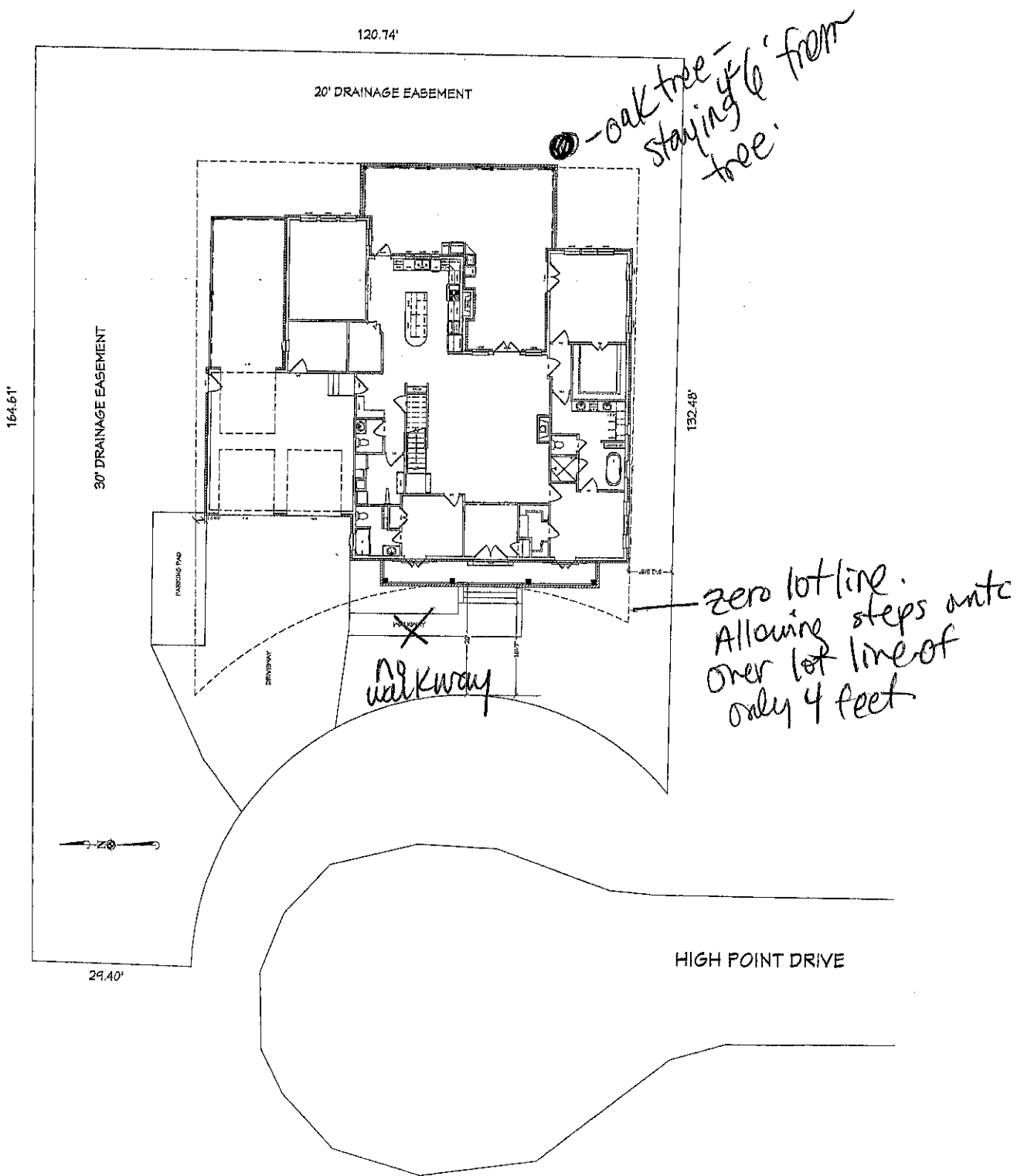


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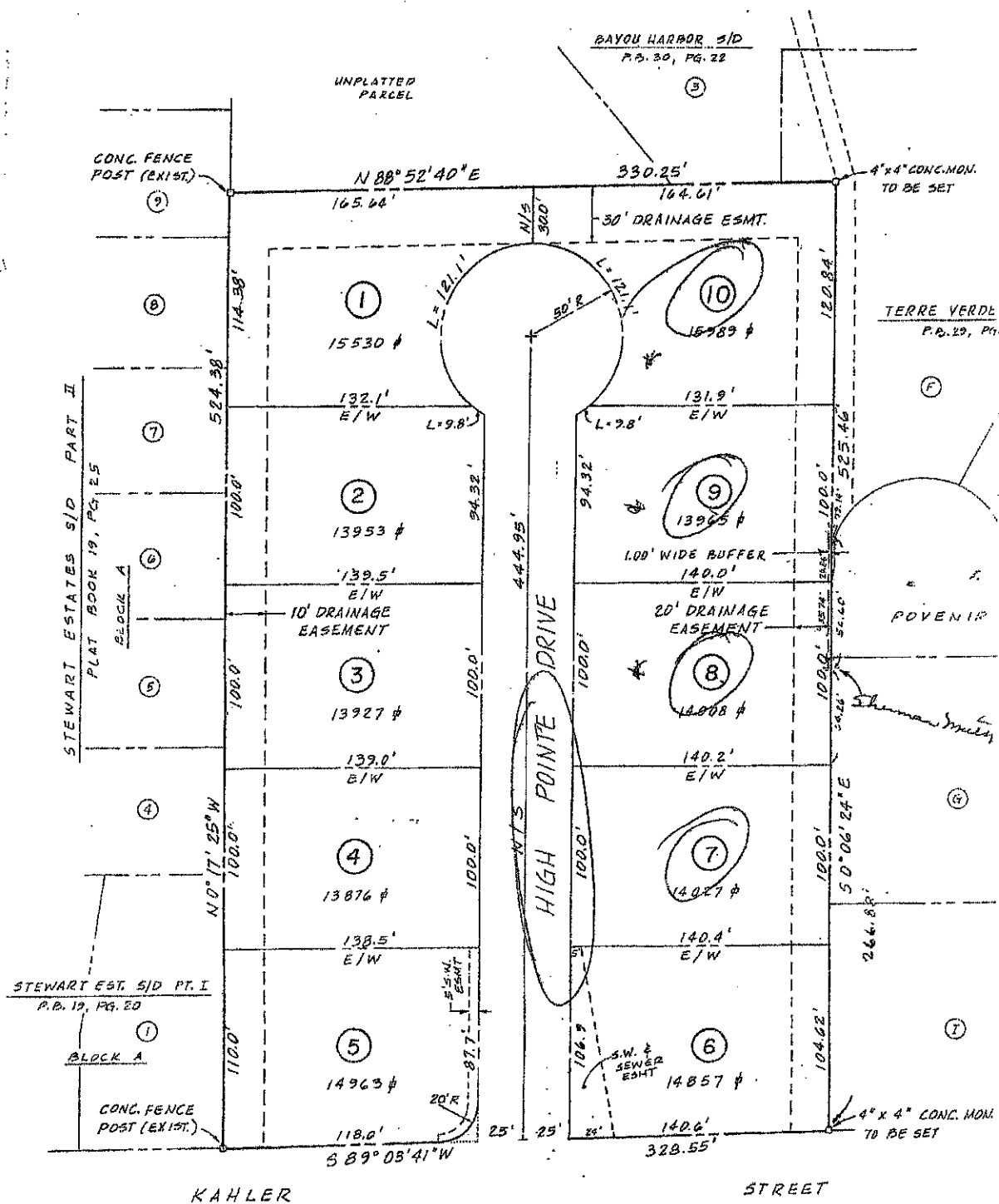
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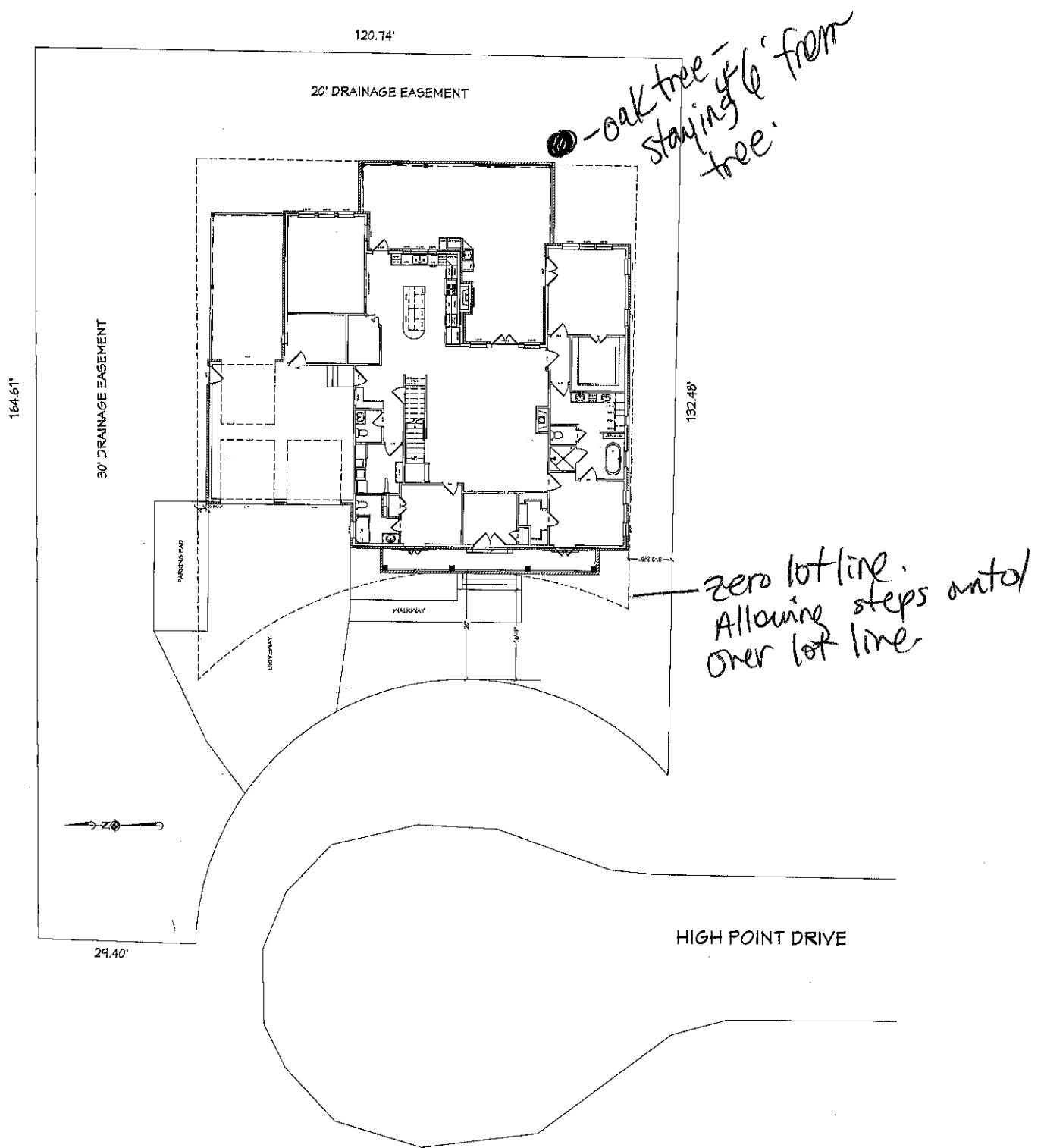
Bearings based on GPS Observation, USM Network, MSPC System Grid, East Zone, convergence angle -0.130449, scale factor 0.999999





INDEX



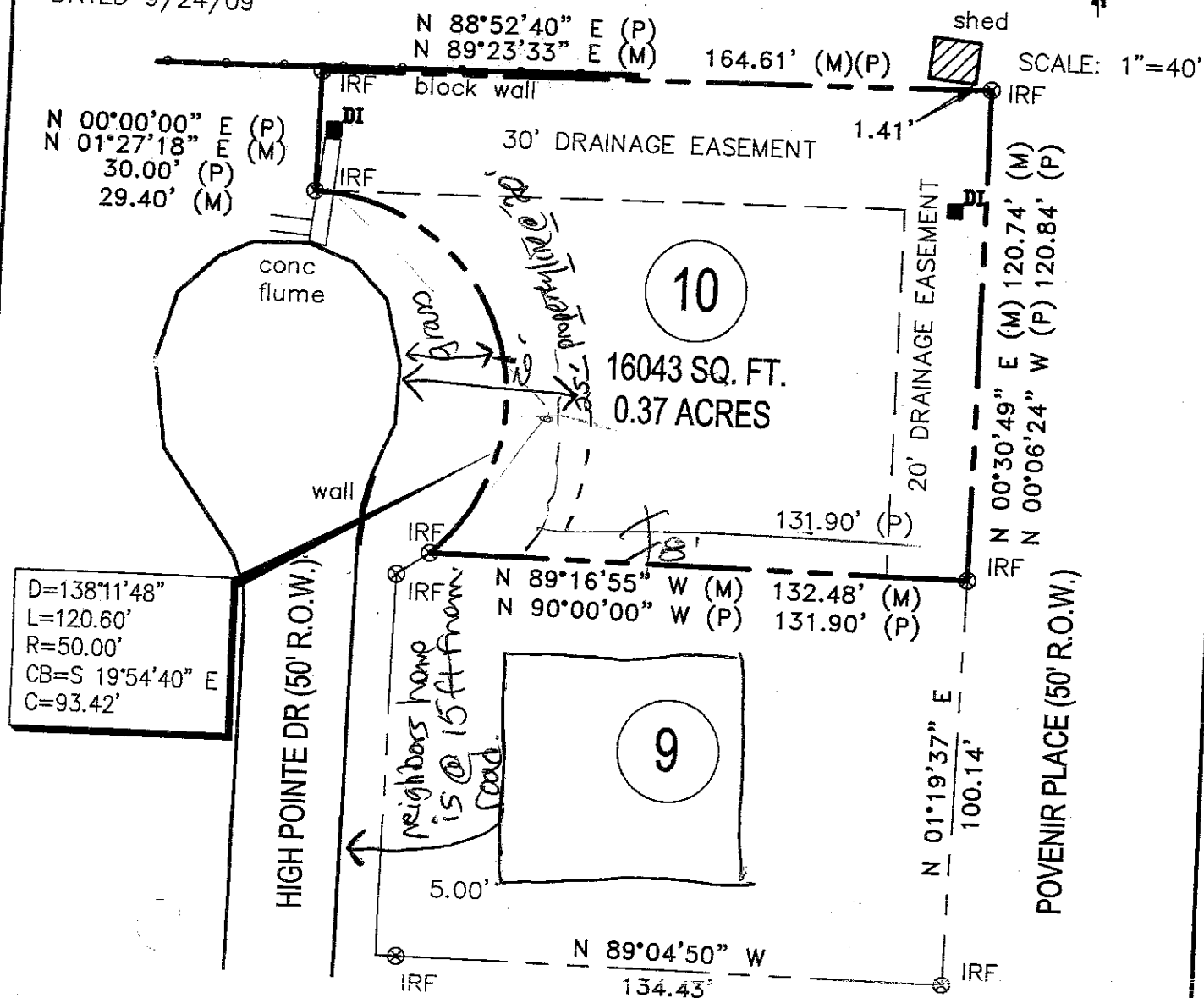


HIGH POINTE DRIVE
LOT 10, HIGH POINTE SUBDIVISION
GULFPORT, HARRISON COUNTY, MISSISSIPPI
PARCEL #0910A-03-031.010

REFERENCE:
SURVEY BY ERIC
MENHENNETT, P.L.S.
DATED 9/24/09

P=PLAT OF RECORD
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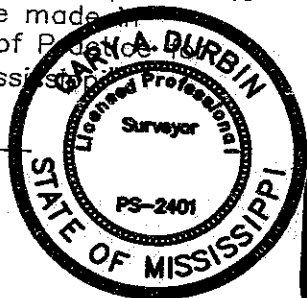
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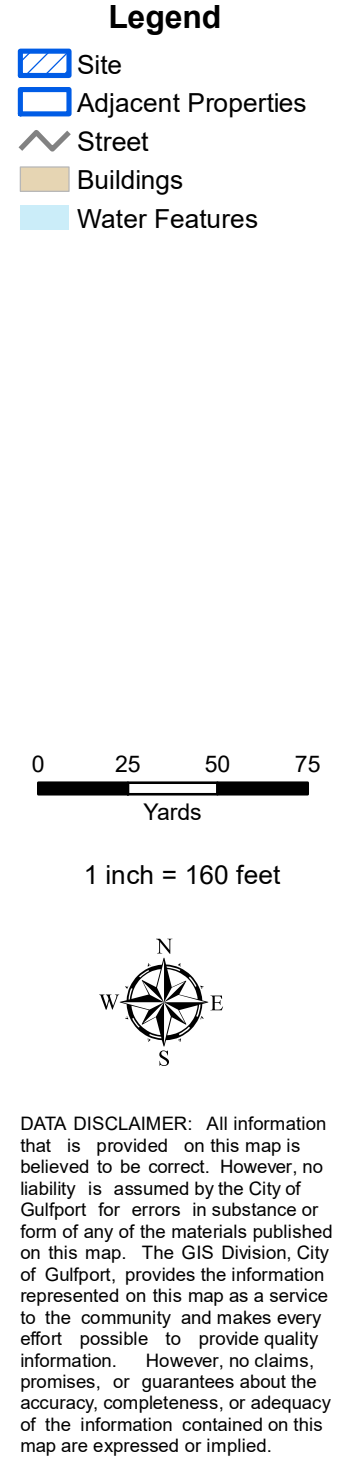
Gary A. Durbin, P.L.S. 2401
August 11, 2020



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

10641

Variance



Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	138183	0910A-03-031.010	GREGORY D. & AMY L. PARKER (OWNER)	6 NELSON LN	PASS CHRISTIAN	MS	39571
	Adjacent Property Owners						
	21568	0910A-03-006.000	ALLEN ANDREW MATTISON KENNEDY	10 KIMBALL DR	GULFPORT	MS	39507
	102546	0910A-03-031.006	ARDE WARREN & JENNIFER	P O BOX 8575	GULFPORT	MS	39506
	102817	0910A-03-006.001	BATSON THOMAS B & CHRISTIE A	8 KIMBALL DR	GULFPORT	MS	39507
	35365	0910A-03-021.000	BELL KELLI M & JASON	1612 CAHILL DR	GULFPORT	MS	39507
	83022	0910A-03-036.000	DAY STEVEN H	110 S WILSON BLVD	GULFPORT	MS	39503
	21567	0910A-03-007.000	DEES SUE MCCOOL -TRUSTEE-	13 KIMBALL DR	GULFPORT	MS	39501
	35362	0910A-03-024.000	EWING BARBARA B -TRUSTEE-	P O BOX 6491	GULFPORT	MS	39506
	23267	0910A-03-005.000	GOLDIN ALAN H	12223 PRESERVATION DRIVE	GULFPORT	MS	39503
	35582	0910A-03-034.000	GRACE FAITH LLC	6 POVENIR PL	GULFPORT	MS	39507
N	142643	0910A-03-036.001	GRACE FAITH LLC	6 POVENIR PL	GULFPORT	MS	39507
	35360	0910A-03-026.000	HART BETTY G	1602 CAHILL DR	GULFPORT	MS	39501
	35361	0910A-03-025.000	KENNEDY E JEFF & ELISABETH B	235 JOHNSTONE DRIVE	MADISON	MS	39110
	102545	0910A-03-031.007	LAMBERT CANDICE J	37 48TH ST	GULFPORT	MS	39507
	35578	0910A-03-037.000	MACHADO DAVID & DONNA	6 POVENIR PL	GULFPORT	MS	39507
	102541	0910A-03-031.002	MARSHALL EDWARD AUBREY -L/E-	9 HIGH POINT	GULFPORT	MS	39507
	35381	0910A-03-020.000	MECHATTO BETTY LOU & TODD T	1700 CAHILL DR	GULFPORT	MS	39507
	138183	0910A-03-031.010	PARKER GREGORY D & AMY L	6 HANGING OAK CIRCLE	GULFPORT	MS	39507
	102540	0910A-03-031.003	REHAGE HARRY J JR & SARAH THOMPSON	13 HIGH POINTE DR	GULFPORT	MS	39507
	35363	0910A-03-023.000	RESH IRIS SCHORR -L/E-	1608 CAHILL DR	GULFPORT	MS	39501
	102539	0910A-03-031.004	RICHARDSON RANDAL J & CONNIE B	17 HIGH POINTE DR	GULFPORT	MS	39507
	35364	0910A-03-022.000	TNJ ENTERPRISES LLC	61 BAYOU CIRCLE	GULFPORT	MS	39507

RE: Variance 2202ZB023, by owners Greg & Amy Parker, tax parcel 0910A-03-031.010, Request variance for setback, 18 High Point Dr, Zoned R-1-7.5 (Single-family), Ward 4

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, February 17, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, February 17, 2022**. 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.

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:
IPL0058239
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
BLX - Legal Ads
Final Cost:
37.20
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
January 27, 2022 10:16:39 AM EST
Amount:
37.20

SCHEDULE FOR AD NUMBER IPL00582390

February 2, 2022
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00582390**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 P.M., Thursday, February 17, 2022, 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 2202ZB022, by owner J Clark LLC, tax parcels 0707P-01-023.000 & 0707P-01-024.000, Requests variances for size, height, and placement of accessory structure, 13263 John Clark Rd, R-1-15 (Single-family), Ward 7

Variance 2202ZB023, by owners Greg & Amy Parker, tax parcel 0910A-03 031.010, Request variance for setback, 18 High Point Dr, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2202ZB024, by owner Mary Roberts, tax parcel 0808J-02-030.000, Requests variance for setback, 102 S Kerns Dr, Zoned R-1-10 (Single-family), Ward 5

Variance 2202ZB025, by owner Chris Kern, tax parcel 0910B-04-002.000, Requests variance for accessory structure size & height, 4815 Jefferson Ave, Zoned R-UE (Residential Urban Estates), Ward 4

Special Exception 2202SE029, by owner REM Mississippi, tax parcel 0811F-02 041.000, Request daycare use, 1620 23rd Ave, Zone T4+ (General Urban Zone "Plus"), Ward

Variance 2112ZB185, by agent Kris Lafleur, tax parcel 1010N-01-081.000, Variances for accessory buildings quantity, size, and setback, 2014 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2.

This the 26th day of January 2022
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
W00000000
Publication Dates

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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 17, 2022

Re: Variance 2202ZB024:

Variance 2202ZB024, by owner Mary Roberts, tax parcel 0808J-02-030.000, Requests variance for setback, 102 S Kerns Dr, Zoned R-1-10 (Single-family), Ward 5

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2202ZB024

Hearing Date: February 17, 2022

Current Zoning/Use: R-1-10 / Single-family Home

Legal: Variance 2202ZB024, by owner Mary Roberts, tax parcel 0808J-02-030.000, Requests variance for setback, 102 S Kerns Dr, Zoned R-1-10 (Single-family), Ward 5

TECHNICAL DETAILS

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

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

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

Technical Report

VARIANCE

The applicant requests a variance in order allow an enclosed front porch addition. In order to achieve this, the applicant requests a variance of 10 feet to allow a 15-foot setback where 25 feet are required.

- (a) The applicant makes no comment about the special conditions of the home or the land in need for this addition. As the property is approximately the same size as all of the other properties and it is not a corner lot, there are no unique conditions to the land.
- (b) In the application, ignorance of the zoning law is quoted. A lack of knowledge and hiring a contractor are the actions of the applicant, which is contrary to the hardship requirements that must be satisfied. In addition to the variance requirements, covenants to the neighborhood did not allow for any part of the home to be closer than 25 feet to the front property line.
- (c) This type of variance is not needed with an ordinance modification. Copying language from the SmartCode zoning over to allow open front porches within the setback by right is one potential solution.
- (d) No other property on the block has a front porch encroachment. This one would set precedence for the rest of the area. Statements that this building is 51 years old contradict applicant comments about aesthetic needs.
- (e) As proposed, this request would be a special privilege to the neighborhood and will encourage additional applications.
- (f) This property is zoned R-1-10, and the existing use of single-family is allowed by right.

EXECUTIVE SUMMARY

The applicant has not satisfied the ordinance requirement by meeting the six conditions in order to grant variances. When coupled with no other home on the block having an encroachment and the covenants restricting homes to a 25-foot setback; this request should be denied.

Any approval should consider these conditions:

1. Approval grants a variance of 10 feet to allow a 15-foot setback where 25 feet are required.
2. Must meet all current building codes and all other City of Gulfport Ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No comments as of 2/7/2022.

Public Works: No comments as of 2/7/2022.

Traffic and Safety: No conditions. Memo dated 2/1/2022.

Building Code Services: Must meet all current building codes and all other City of Gulfport Ordinances. Memo dated 2/1/2022.

GIS: No comments as of 2/7/2022.

Technical Report

VARIANCE

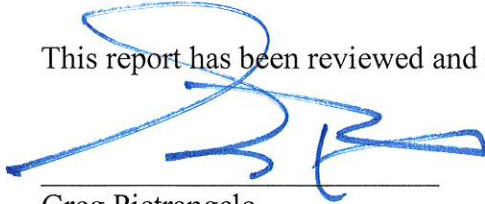
Police Department: No comments as of 2/7/2022.

Fire Department: No conditions. Memo dated 2/1/2022.

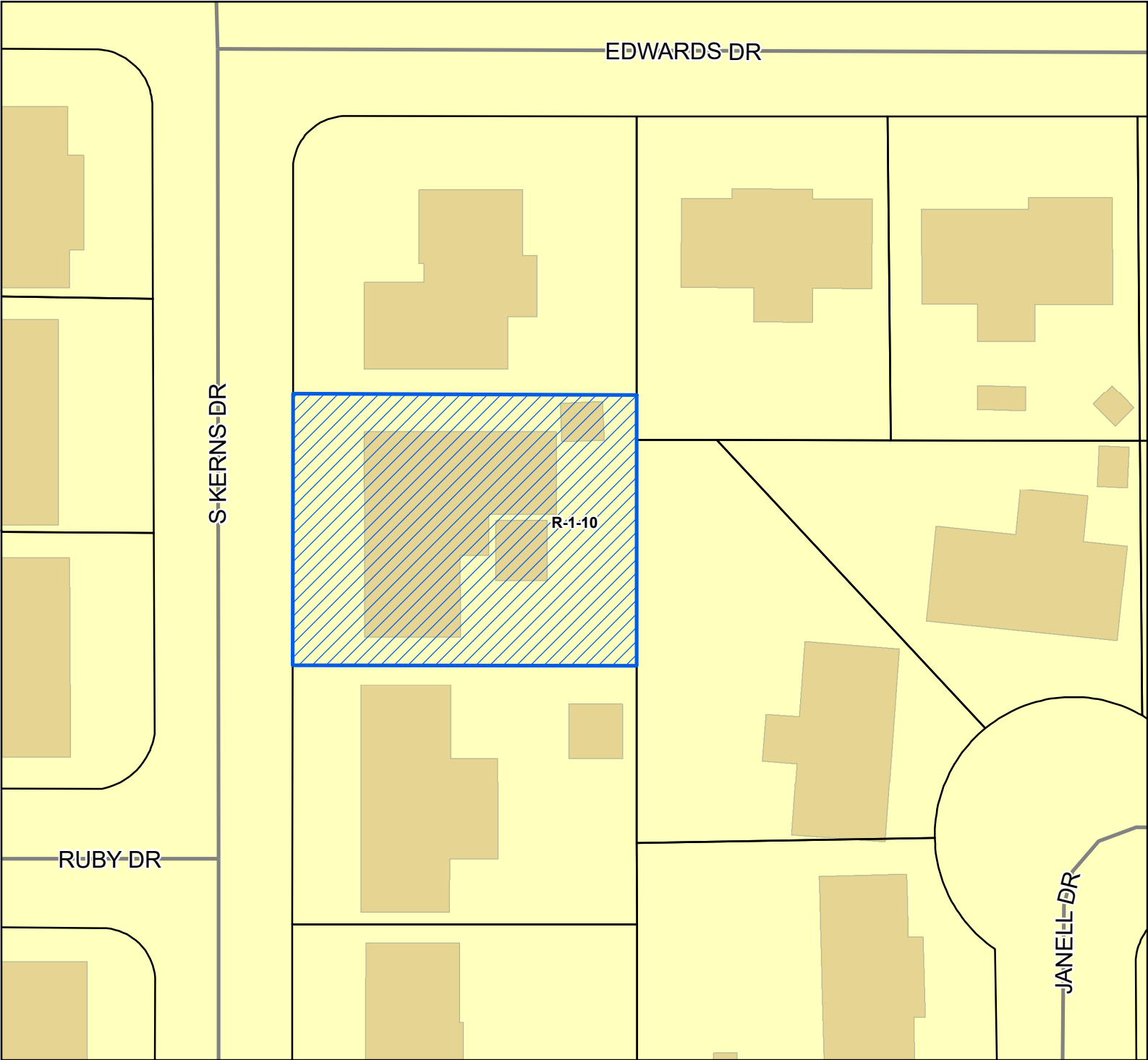
City Arborist: No conditions. Memo dated 2/1/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



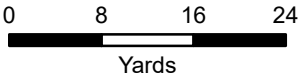
Site
 Street
 Parcels
 Buildings

Zoning

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

Site Information

0808J-02-030.000
Zoning: R-1-10 (Single-Family Residence Districts)
Size: 12,092 Square Feet
Flood: X



1 inch = 50 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 VARIANCE

Property Information

TAX PARCEL #

0	8	0	8	3	-	0	2	-	0	3	0	•	0	0	0
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 22022B024Date Received: 1/3/22Receipt #: 2Received By: MWZoning: R-1-10Ward: 5 Flood: XSize: 12,092 sq ftAddress of Property Involved: 102 S. Kern Dr. Gulfport, MS 39503Lot(s) 2, Block(s) 3, Subdivision Janelle LynnGeneral Location: West End of Dedeaux Rd - Pecan Grove

GENERAL DESCRIPTION OF REQUEST:

Requesting Variance to allow a .15' front yard set back
where 25 ft. is required

OWNERSHIP AND CERTIFICATION:

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

OWNER

AGENT

Mary Alice Roberts

Printed Name Of Owner

102 S. Kern Dr.

Mailing Address

GULFPORT MS 39503

City

State

Zip code

228-539-0889 228-806-5563

Home Phone

Work/Cell Phone

mary3084@bellsouth.net

Email

Mary A. Roberts

Signature Of Owner

Printed Name Of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

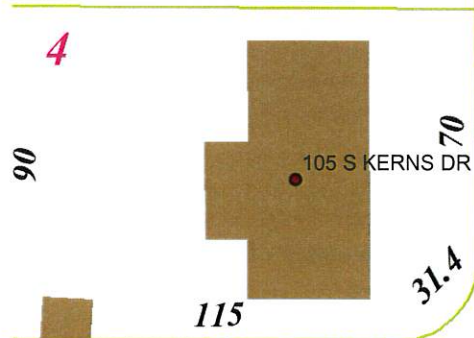
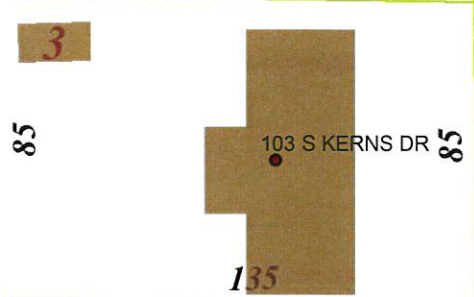
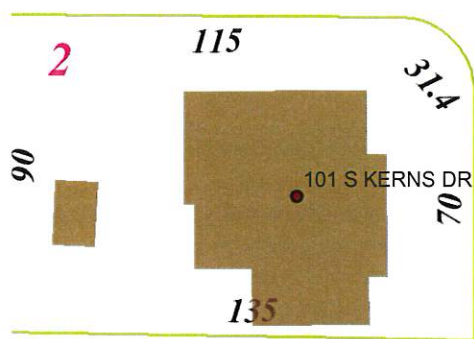
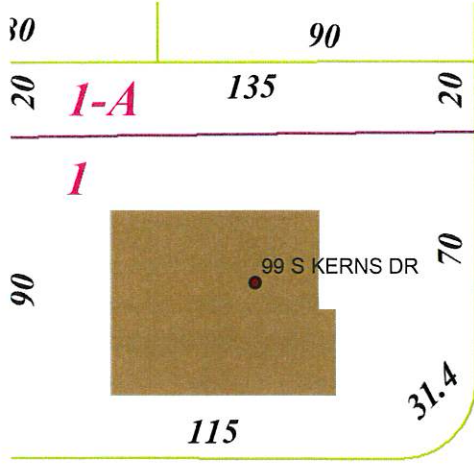
Email

Signature Of Agent

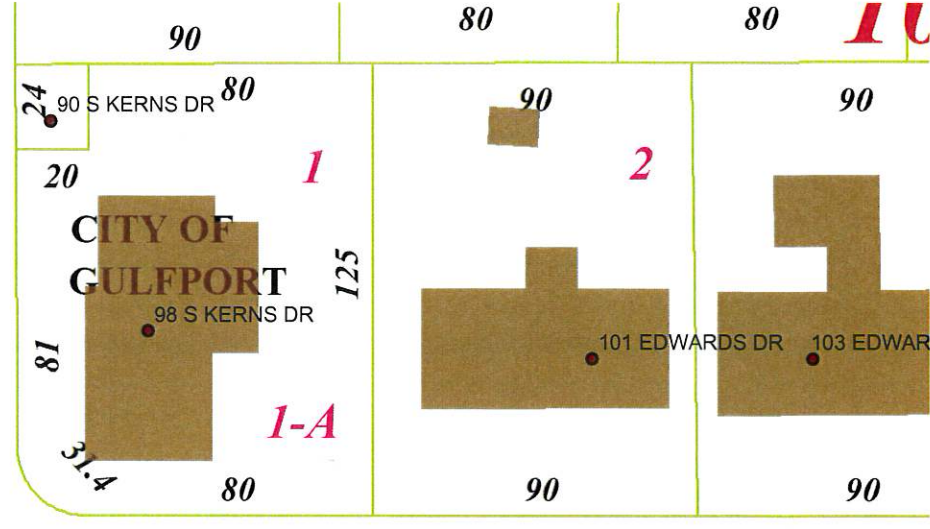
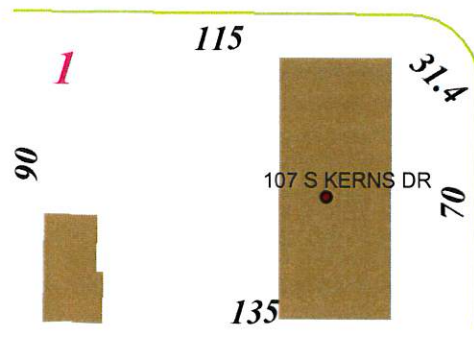
If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.



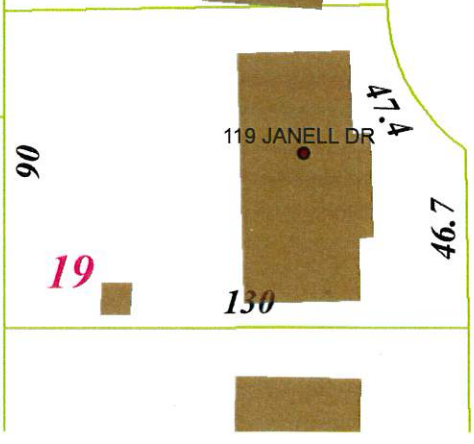
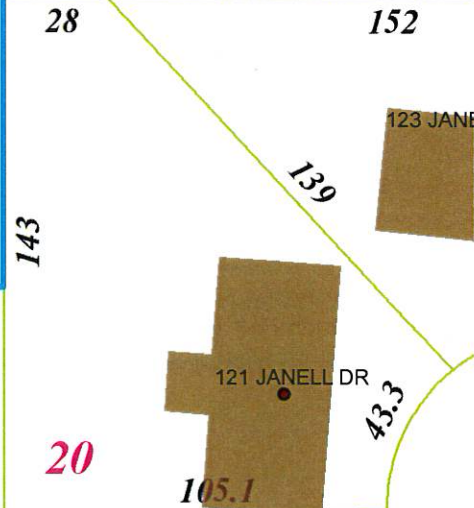
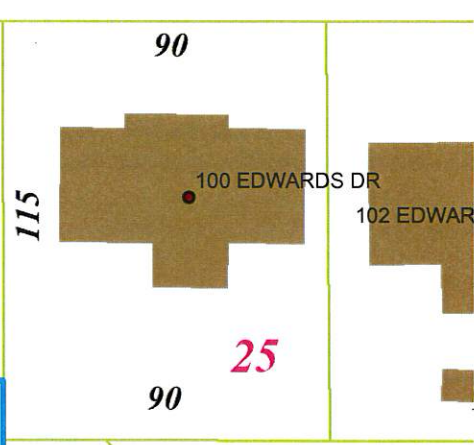
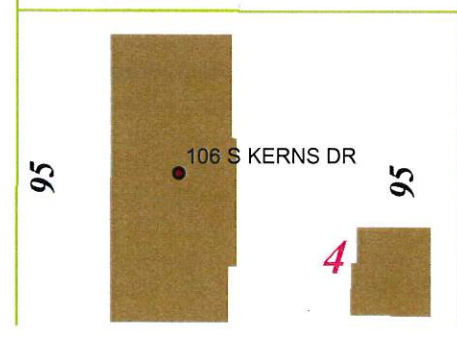
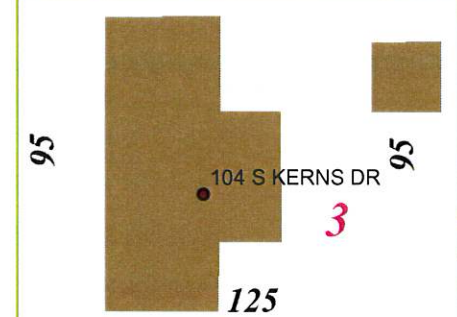
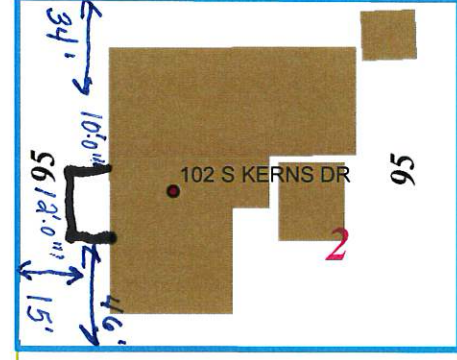
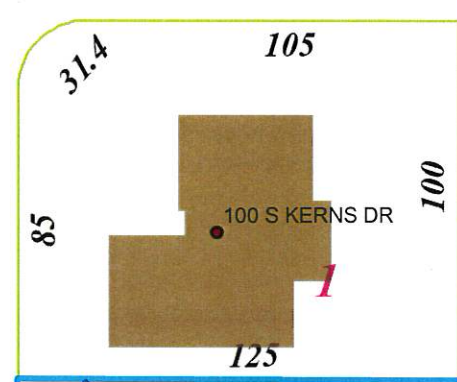
SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



RUBY DR



EDWARDS DR



S KERNS DR

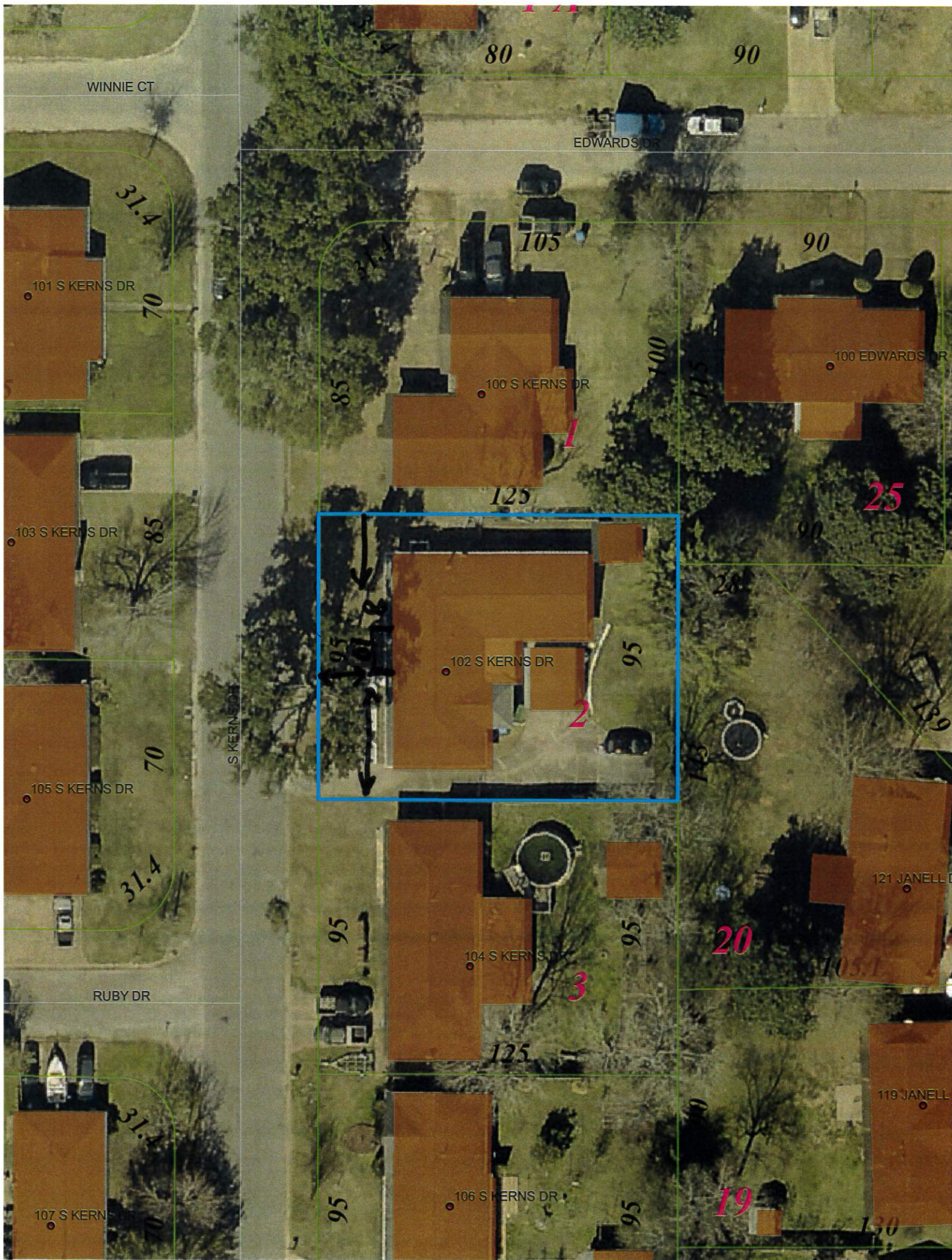
Matilda Welch

From: Earnest Carpenter
Sent: Tuesday, December 21, 2021 1:28 PM
To: Matilda Welch
Subject: 102 South Kern

10 feet front of house



Sent from my iPhone



BK1637PG0101



1st Judicial District

Instrument Number 2003 5765 D

Filed 8 5 2003 10 49 A

Total Fees 8 00

Book 1037 Page 101-102 Recorded 8/6/03

The State of Mississippi
County of Harrison

WARRANTY DEED

That I/We Steven G. McAllister and Teresa J. McAllister, GRANTOR(S), for and in consideration of the sum of Ten DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged to said Grantor, have GRANTED, SOLD, AND CONVEYED and by these presents do GRANT, SELL, CONVEY and WARRANT unto Mary Roberts GRANTEE, all that certain real property more particularly described as follows, to-wit:

Lot Two (2), Block Three (3), Janell-Lynn Addition, Part 1, to Bel-Aire 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, Ms., in Plat Book 27 at Page 15 thereof.

Ad Valorem Taxes for the current year have been pro-rated as of the date of this transfer and are to be paid by the Grantee herein..

This conveyance is made subject to the following matters, to the extent same are in effect at this time: Any and all restrictions, covenants, conditions, easements and reservations, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect relating to the hereinabove described property.

TO HAVE AND TO HOLD the said premises, together with all rights, hereditaments and appurtenances thereto belonging unto the said Grantee(s) hereinabove named, his/her/their heirs and assigns, forever. And we do hereby bind ourselves, our successors and assigns to WARRANT AND FOREVER DEFEND the title to the said property herein described and conveyed unto the said Grantee(s) hereinabove named, his/her/their/ heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Executed and/or Delivered this the 7/11/2003.

Steven G. McAllister
Steven G. McAllister

Teresa J. McAllister
Teresa J. McAllister

BK1637PG0102

State of Mississippi
County of Harrison

Before me, the undersigned authority, on this day appeared Steven G. McAllister and Teresa J. McAllister known to me to be the person(s) whose name is/are subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office on this the 7/11/2003.

Notary Public

My Commission Expires

Teresa J. McAllister
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 19, 2005
BONDED THRU STEGALL NOTARY SERVICE

Grantors Address:

Steven G. McAllister and Teresa J. McAllister

319 EASTVIEW DR

BILOXI 173 39503

Telephone (228) 385-0481

Grantee's Address:

Mary Roberts

102 S. Kern Drive

Gulfport, Mississippi

Telephone JLP-385-3084

Prepared by:

John Frank Gibson

P.O. Box 573

Monticello, Ar 71655

870-367-9792

Mississippi Bar # 4822

Return to:

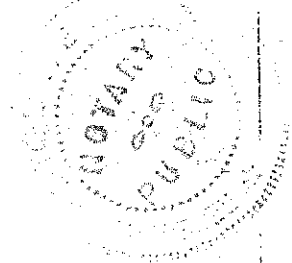
Gulf South Title Company

~~2301 Higdon Ferry Road~~

Suite D-2

Hot Springs National Park, Ar 71913

800.404.2547



December 29, 2021

Parcel# 0808J-02-030-000

Answers to Questions 1-6 on page 3 of Application for Variance

1. A concrete slab has been installed in the front yard that protrudes 10 feet into a 25 feet setback. This install was not permitted. I only found out about the requirement, after calling the planning division to inquire about the minimum style of roof allowed and to get the name of a contractor.
2. I was ignorant to the zoning law, so when Mr. Willie Jacobs, stated that there was no requirement for that small area, I believed him.
3. A waiver for the variance would allow for me to permit the area and in turn finish the structure legally. The hardship is the cost of feeling that I was duped out of my money and looking at a job that has not been completed. I had good intentions. Homes in this district and or neighborhood have undergone some changes to the original structures since 1969.
4. My home is approximately 51 years old. I would never consider any addition that isn't pleasing to the eye. There is no plan to sell my home. I only wanted an enclosed porch to keep the mosquitos and other insects at bay. The plans are not extreme. It is a hip roof that looks very flat, and adding a gable would be an improvement in any district or neighborhood.
5. When I received a packet to request a variance, it was obvious that there have been other's in this city making requests and asking the board to make an exception for their design plans when necessary.
6. I have the right to ask for permission or exception depending on my property and or said district. I only want to finish what was started, and find a reputable contractor and permit the rest of the build lawfully.



Covenant Affidavit

I, Mary A. Roberts, being owner or agent of the property 0808J-02-030-000
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

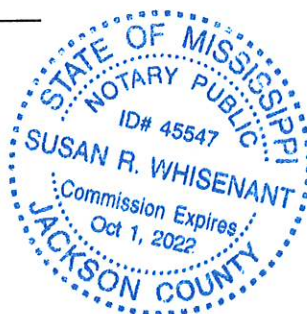
Mary A Roberts
Signature

December 29, 2021
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 29 day of DECEMBER, 20 21

S. Whisenant
Notary Public



10/01/2022
Commission Expiration

December 29, 2021

102 S Kern Drive

Gulfport, MS 39503

Parcel# 0808J-02-030-000

Subject: Covenant Affidavit

I Mary Alice Roberts, upon visiting the Chancery Clerk office of Harrison County, Gulfport, MS, found a Protective Covenant. The document dates back to 17 June 1969. I am in violation.

In the paragraph (2) I found a comment stating that all houses must have at least a double attached carport or garage *facing or parallel with the front lot line*. This home's garage is not front facing and was an add on by the previous owners Steven and Teresa McAllister in the rear of said dwelling, from whom I purchased 102 S Kern Dr. Gulfport, MS 39503 in 2003.

I take full responsible for not knowing the law as pertaining to my home, but I ask that you consider this original covenant was not in forced from the beginning of the build.

I am requesting that the board consider my situation, by hiring a contractor that stated to me, that a permit was not required for this small space. I believed him.


Mary A. Roberts

NOTARY FOR MARY A ROBERTS

12-29-21





COUNTY OF HARRISON

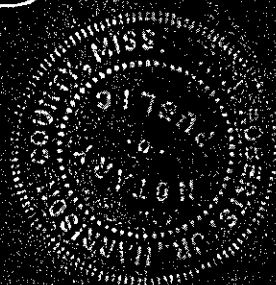
Personally appeared before me the undersigned authority in and for the above mentioned county and state CLARENCE JOHNSON, JR., who acknowledged that he signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

WITNESS my signature and official Seal of Office, this the 13th day of June, 1969.

NOTARY PUBLIC

My Commission Expires:

8-22-70



Filing

.05

1000 Words

1.50

Certificate

.50

Indexing

.45

2.50

STATE OF MISSISSIPPI, COUNTY OF HARRISON:

I, C. J. Darby, Clerk of the Chancery Court of said County and State, certify that the instrument of which the foregoing is a record was delivered to me to be recorded at 10 o'clock 9 M. on the 20 day of June 1969 and recorded June 23rd 1969

C. J. DARBY, Clerk,

By

Darlene Smith

D. C.

00000000

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PROTECTIVE COVENANTS

JANELL-LYNN ADDITION
BEL-AIRE SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, that Clarence Johnson, Jr. is the owner of that certain property situated in Harrison County, Mississippi, and known as Bel-Aire Subdivision, Janell-Lynn Addition, shown by map or plat thereof, which has been filed of record and is duly recorded in the Records of Plats in the office of the Chancery Clerk of Harrison County, Mississippi, and the said owner does hereby agree and covenant with the purchasers and future owners of all the lots in said Subdivision, according to said map or plat, that the following Protective Covenants shall apply to the property in said Subdivision, to-wit:

1. All lots in subdivision shall be known and described as residential lots. No structure shall be erected, altered, placed or permitted to remain on any of said lots herein designated as residential lots other than one residential building constructed for the purpose of housing not to exceed one family, not to exceed two stories in height and private garage.

2. Dwelling Cost, Quality, and Size: No dwelling shall be permitted on any lot at a cost of less than \$16,000.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1350 square feet for a one-story dwelling, nor less than 1000 square feet for a dwelling of more than one-story. All houses must have at least a double attached carport or garage facing or parallel with the front lot line.

- 273
3. Building Location: No building shall be located on any lot nearer than 25 feet to the front lot line or nearer than 10 feet to the side street line. No building shall be located nearer than 5 feet to an interior lot line. For the purpose of this covenant, eaves, steps and open porches shall not be considered as a part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.
 4. Lot Area and Width: No dwelling shall be erected or placed on any lot having a width of less than 60 feet at the minimum building set back line nor shall any dwelling be erected or placed on any lot having an area of less than 7000 square feet.
 5. Easements: Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear 10 feet of each lot.
 6. Nuisances: No noxious or offensive activity shall be carried on upon any lot nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.
 7. Temporary Structures: No structure of a temporary character, trailer basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a resident either temporarily or permanently. No building may be put on any of the above described lots other than one dwelling house and any additions made to the dwelling house will be attached to and conform to the general design of the existing dwelling.
 8. The effluent from septic tanks shall not be permitted to discharge into a stream, storm sewer, open ditch or drain unless it has first been passed through an absorption field approved by the State Board of Health.
 9. Signs: No signs of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.
 10. Livestock and Poultry: No animals, livestock, or poultry or other fowls of any kind shall be raised, bred or kept on any lot, except that dogs or cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes and provided further there shall not be kept more than two such pets at any dwelling.
 11. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish or trash. Garbage or other waste shall not be kept except in sanitary conditions.
 12. Water Supply: No individual water supply system shall be permitted on any lot unless such system is located, constructed and equipped in accordance with the requirements, standards and recommendations of the Harrison County Health Department. Approval of such a system as installed shall be obtained from such authority.
 13. Sewage: No individual sewage-disposal system shall be permitted on any lot unless such system is designed, located and constructed in accordance with the requirements, standards and recommendations of Harrison County Health Department. Approval of such system as installed shall be obtained from such authority.
 14. Fences: No fences of any kind shall be erected on any portion of the premises from the front lot line to the front sill line of the main building on any lot. No fences shall be erected within 10' of side lot line on any corner lots.
 15. Terms: These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time covenants shall be automatically extended for successive periods of 10 years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or part.
 16. Enforcement: Enforcement shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any covenant either to restrain violation or recover damages.
 17. Severability: Invalidation of any one of these covenants by judgement of court order shall in no wise effect any of the other provisions which shall remain in full force and effect.

WITNESS my signature on this the 17 day of June, 1969.


Clarence Johnson, Jr.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

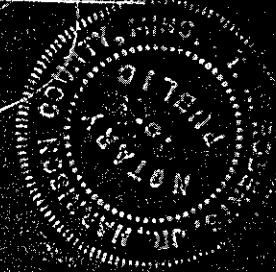
Personally appeared before me the undersigned authority in and for the above mentioned county and state CLARENCE JOHNSON, JR. who acknowledged that he signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

WITNESS my signature and official Seal of Office, this the 17th day of June, 1969.

[Signature]
NOTARY PUBLIC

My Commission Expires:

8-22-70



Filing .05

9.00 words 1.35

Certificate .50

Indexing

4.80

6.70

STATE OF MISSISSIPPI, COUNTY OF HARRISON:

I, C. J. Darby, Clerk of the Chancery Court of said County and State, certify that the instrument of which the foregoing is a record was delivered to me to be recorded at 10:01 o'clock A M. on the 20 day of June 1969 and recorded June 27th 1969

C. J. DARBY, Clerk.

By

[Signature]

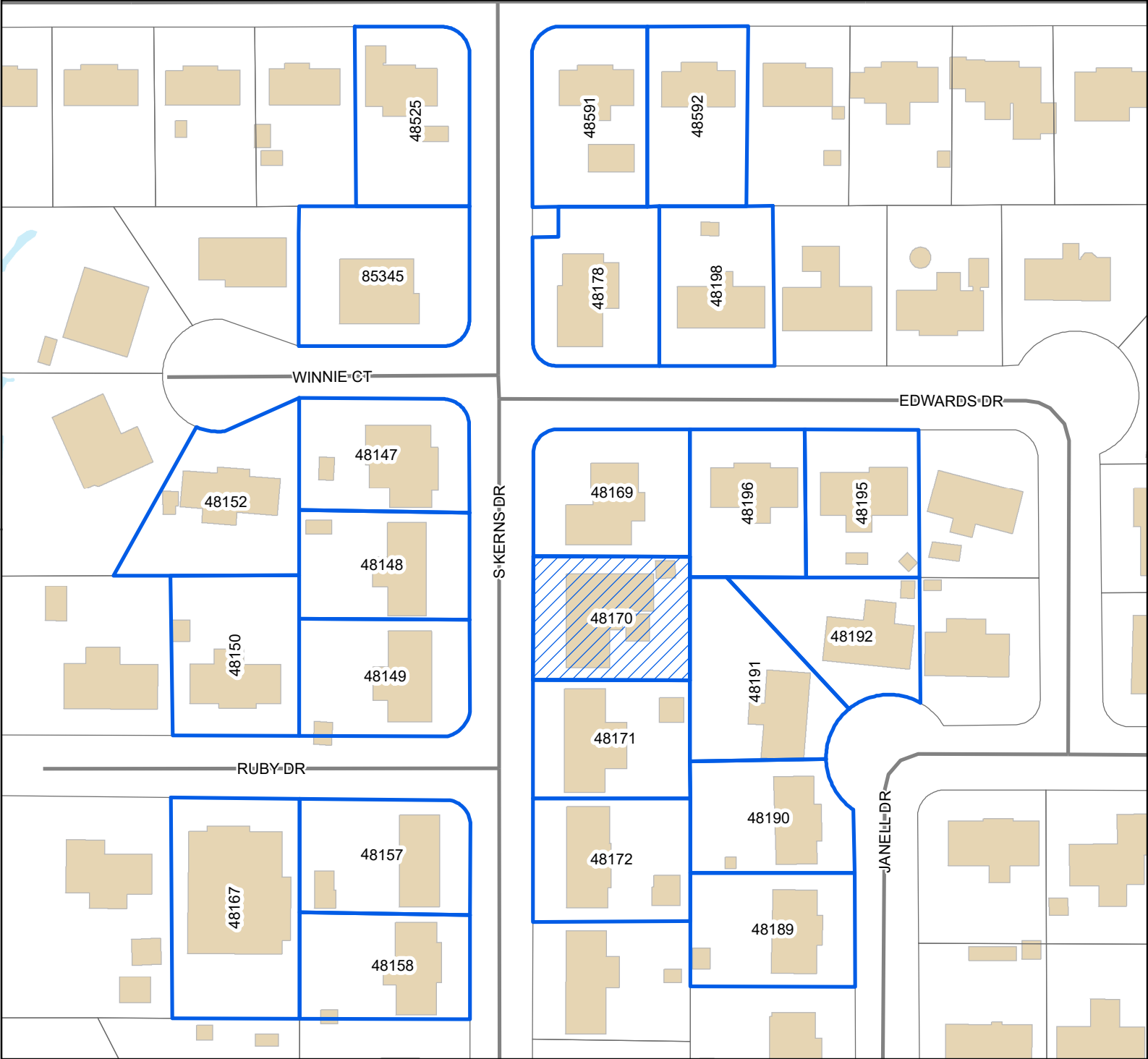
D. C.

00000000

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

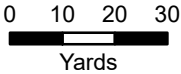
WARRANTY DEED

For and in consideration of the sum of \$10.00 cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CLARENCE JOHNSON, JR. does hereby sell, convey, and warrant an undivided one-half interest to JAMES A. MARTIN AND ASSOCIATES, INC., and an undivided one-half interest to JAMES A. MARTIN and HELENE W. MARTIN, not as tenants in common, but as joint tenants with the right of survivorship in either, the following described property together with the improvements situated thereon being located in the First Judicial District of Harrison County, Mississippi, to-wit:



Legend

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



1 inch = 110 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
	48170	0808J-02-030.000	MARY A. ROBERTS (OWNER)	102 S KERN DR	GULFPORT	MS	39503
N	48170	0808J-02-030.000	ROBERTS MARY	102 S KERN DR	GULFPORT	MS	39503
N			Adjacent Property Owners				
	48591	0808J-02-011.000	BAPTISTE GLENDA DALES	401 DARBY STREET	GULFPORT	MS	39503
	48191	0808J-02-032.000	BLACK FARRELL S -EST-	121 JANELL DR	GULFPORT	MS	39501
	48195	0808J-02-027.000	BOYKIN HILDA M	102 EDWARDS DR	GULFPORT	MS	39503
	48190	0808J-02-044.000	CASEY BRIAN S & BARBARA L	119 JANELLE DR	GULFPORT	MS	39503
	48148	0808J-03-029.000	CASTILLO GUADALUPE AGUILAR	103 S KERN DR	GULFPORT	MS	39503
	48198	0808J-02-014.000	CLARK RAYMOND LEE	101 EDWARDS DR	GULFPORT	MS	39503
	48150	0808J-03-032.000	DAWSON MARTINA D	100 RUBY DR	GULFPORT	MS	39503
	48149	0808J-03-033.000	ESPINOZA JULIE GADDY	105 S KERN DR	GULFPORT	MS	39503
	48167	0808J-03-036.000	GETTER MICAH D & WOZNIAK GOLDIE K	101 RUBY DR	GULFPORT	MS	39503
	48158	0808J-03-035.000	HALL FREDDIE D & SHEILA	109 S KERNS DR RT 8	GULFPORT	MS	39501
	48169	0808J-02-029.000	JAMES KEMBERLI D	694 MICHELLE DR	BILOXI	MS	39532
	48192	0808J-02-033.000	JOHNSON TOMMY & VERONICA M	123 JANELL DR	GULFPORT	MS	39503
	48171	0808J-02-031.000	LEBO BRENT D & CAROLYN K	104 S KERN DRIVE	GULFPORT	MS	39503
	48172	0808J-02-045.000	LEBO WILLIAM D & PHYLLIS -TRUSTEES-	106 S KERN DR	GULFPORT	MS	39503
	48152	0808J-03-030.001	MILLER BRYAN D & KATHY B	101 WINNIE COURT	GULFPORT	MS	39503
	48525	0808J-03-001.000	MORAN MARLIN J	327 DARBY STREET	GULFPORT	MS	39503
	48178	0808J-02-013.000	ODANIELL MONA	98 S KERN DR	GULFPORT	MS	39503
	48147	0808J-03-028.000	PATHWAY RENTALS LLC	12410 BEAU FOREST DR	GULFPORT	MS	39503
	48189	0808J-02-047.000	ROCHA ESTEBAN	117 JANELL DR	GULFPORT	MS	39503
	48196	0808J-02-028.000	SUMRALL THEA G & HENRY A II	100 EDWARDS DR	GULFPORT	MS	39501
	48157	0808J-03-034.000	THORSTENSON GARY	107 S KERN DRIVE	GULFPORT	MS	39503
	48592	0808J-02-010.000	TRAN JEANIE	403 DARBY ST	GULFPORT	MS	39503
	85345	0808J-03-027.000	WALDROP FORREST T & MARY C	105 EAGLE LANE	GULFPORT	MS	39503

RE: Variance 2202ZB024, by owner Mary Roberts, tax parcel 0808J-02-030.000, Requests variance for setback, 102 S Kerns Dr, Zoned R-1-10 (Single-family), Ward 5

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, February 17, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, February 17, 2022**. 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.

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:
IPL0058239
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
BLX - Legal Ads
Final Cost:
37.20
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
January 27, 2022 10:16:39 AM EST
Amount:
37.20

SCHEDULE FOR AD NUMBER IPL00582390

February 2, 2022
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00582390**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 P.M., Thursday, February 17, 2022, 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 2202ZB022, by owner J Clark LLC, tax parcels 0707P-01-023.000 & 0707P-01-024.000, Requests variances for size, height, and placement of accessory structure, 13263 John Clark Rd, R-1-15 (Single-family), Ward 7

Variance 2202ZB023, by owners Greg & Amy Parker, tax parcel 0910A-03 031.010, Request variance for setback, 18 High Point Dr, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2202ZB024, by owner Mary Roberts, tax parcel 0808J-02-030.000, Requests variance for setback, 102 S Kerns Dr, Zoned R-1-10 (Single-family), Ward 5

Variance 2202ZB025, by owner Chris Kern, tax parcel 0910B-04-002.000, Requests variance for accessory structure size & height, 4815 Jefferson Ave, Zoned R-UE (Residential Urban Estates), Ward 4

Special Exception 2202SE029, by owner REM Mississippi, tax parcel 0811F-02 041.000, Request daycare use, 1620 23rd Ave, Zone T4+ (General Urban Zone "Plus"), Ward

Variance 2112ZB185, by agent Kris Lafleur, tax parcel 1010N-01-081.000, Variances for accessory buildings quantity, size, and setback, 2014 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2.

This the 26th day of January 2022
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
W00000000
Publication Dates

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

MEMORANDUM

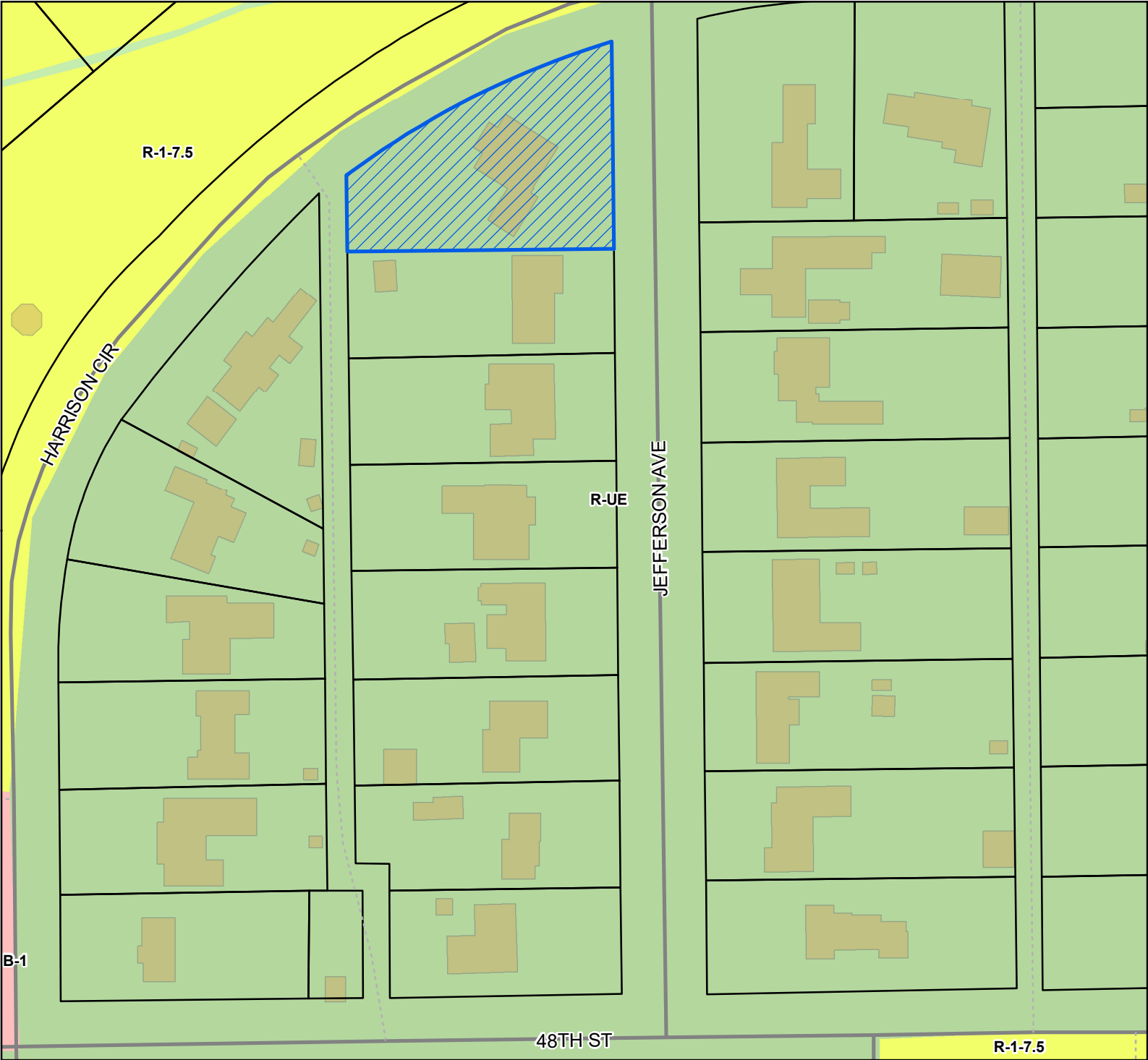
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 17, 2022

Re: Variance 2202ZB025:
Withdrawn by Administration

Variance 2202ZB025, by owner Chris Kern, tax parcel 0910B-04-002.000, Requests variance for accessory structure size & height, 4815 Jefferson Ave, Zoned R-UE (Residential Urban Estates), Ward 4



Legend

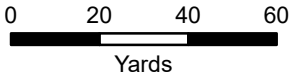
- Site
- Street
- Alley
- Parcels
- Buildings
- Water Features

Zoning

- B-1 - Neighborhood Business District
- R-1-7.5 - Single Family Residence District (Low Density)
- R-UE - Residential Urban Estate

Site Information

0910B-04-002.000
Zoning: R-UE (Urban Residence Estate District)
Size: 35,381 Square Feet
Flood: X



1 inch = 130 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

APPLICATION FOR VARIANCE

Property Information

Case File #: 2202ZB025Date Received: 1/4/22

Receipt #: _____

Received By: CLZoning: R-UEWard: 4 Flood: XSize: 35,381 Sq. Ft.

(If necessary, use separate sheet of paper)

TAX PARCEL # 0910B-04-002-000

Address of Property Involved: 4815 Jefferson AveLot(s) 1, Block(s) 27, Subdivision Begon ViewGeneral Location: Corner of

GENERAL DESCRIPTION OF REQUEST:

Build out clear kitchen that is 1432 sq. FT. with
height of 18'.

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

Chris Kern
Printed Name Of Owner

4815 Jefferson Ave
Mailing Address

Gulfport MS 39507
City State Zip code

(304) 491-9775
Home Phone Work/Cell Phone

kernemail@yahoo.com
Email

CK
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.

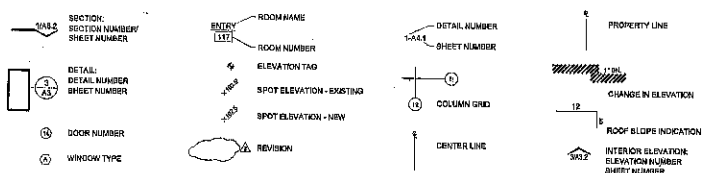
STANDARD ABBREVIATIONS

[illegible]

GENERAL NOTES

- [illegible]

SYMBOL LEGEND



GENERAL PROJECT INFORMATION AND CODE ANALYSIS

PROJECT SITE PHYSICAL ADDRESS
STREET ADDRESS: 4015 JEFFERSON AVENUE
CITY: GULFPORT MISSISSIPPI
STATE / ZIP CODE: 39507
TAX PARCEL ID NO.:
SCOPE OF WORK: NEW CONSTRUCTION
OUTDOOR LIVING AREA.

THE FOLLOWING INFORMATION IS BASED ON LOCAL BUILDING CODES

INTERNATIONAL BUILDING CODE (YEAR USED): 2016

- | | | |
|----|---|------------|
| 1 | CLASSIFICATION OF OCCUPANCY / ZONE | N/A |
| 2 | OCCUPANCY SEPARATION (TABLE 302.2.3) | N/A |
| 3 | OCCUPANT LOAD (TABLE 100.1.2.2) | Private |
| 4 | CEILING HEIGHT (TABLE 100.1.2.2) (CEILING 305) | Private |
| 5 | MINIMUM TYPE OF CONSTRUCTION (CHAPTER 5) | View Frame |
| 6 | FIRE RESISTANCE RATIO - BUILDING ELEMENTS (TABLE 605) | |
| 7 | FIRE RESISTANT RATIO - EXTERIOR WALLS (TABLE 605) | |
| 8 | HEIGHT (ACTUAL) | 24' |
| 9 | NUMBER OF STORIES (ACTUAL) | One |
| 10 | SQUARE FOOTAGE (ACTUAL) | CONDITION |

11) SPRINKLED:

CONDITIONED D.F. = 150
EXTERIOR COVERED D.F. = 120
UNDER BEAM D.F. = 145

EXTERIOR COVERED S.F. = 1492 # 12.02
UNDER BEAM S.F. = 1492 #

INDEX OF DRAWING SHEETS

1	TITLE SHEET				
2	GENERAL NOTES				
3	SITE PLAN				
4	FOUNDATION PLAN				
5	FLOOR PLAN - DETAILS				
6	INTERIOR PLAN				
7	CROSS SECTION				
8	ELEVATIONS				
9	ELEVATIONS				
10	CROSS SECTION DETAIL				
11	CROSS SECTION DETAIL				
12	ELECTRICAL PLAN				
13	MEP NOTES				

MATERIAL KEYING LEGEND



ARCHITECTURE
11451 HOLLY BLUFF CIRCLE • DULUTH, GA 30032 • 202.244.2598

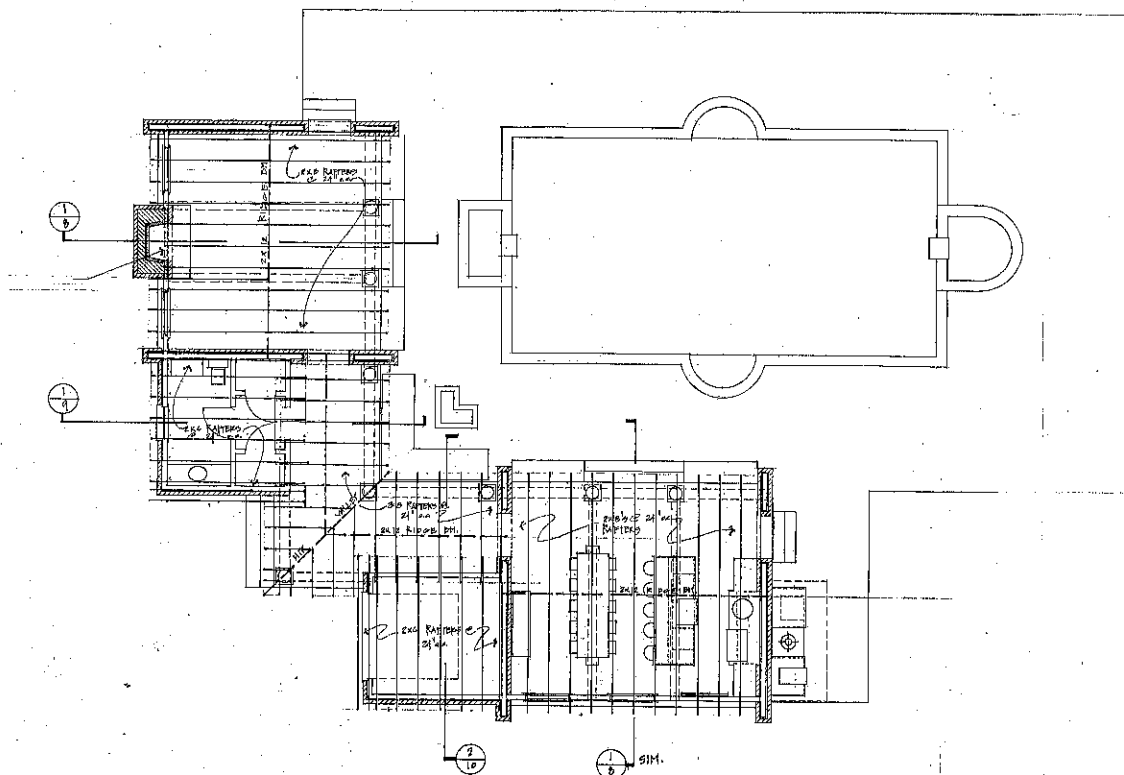
PROJECT TITLE: WARREN FAMILY
OUTDOOR LIVING

CONSULTANT

7544

RECEIVED
FBI
JUL 21 1968
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE
WASHINGTON, D.C. 20535

PROJECT NO.
DATE 8/21/68
CLASSIFICATION
SUBJECT
REMARKS



RAFTER FRAMING PLAN

50-9/10

MATERIAL KEYING LEGEND

NOT FOR CONSTRUCTION	REVISION/DESCRIPTION	DATE



DENMARK
DESIGN

ARCHITECTURE
11435 HOLLY HAVY CIRCLE - BLOOM, MN 55425 952-848-3388

PROJECT NAME
**WARREN FAMILY
OUTDOOR LIVING**

CONTRACTOR

	PROJECT NO.
	DATE: 8/21/18
	DATE: 8/21/18
	DATE: 8/21/18

4



ex. 2/1

Page 10

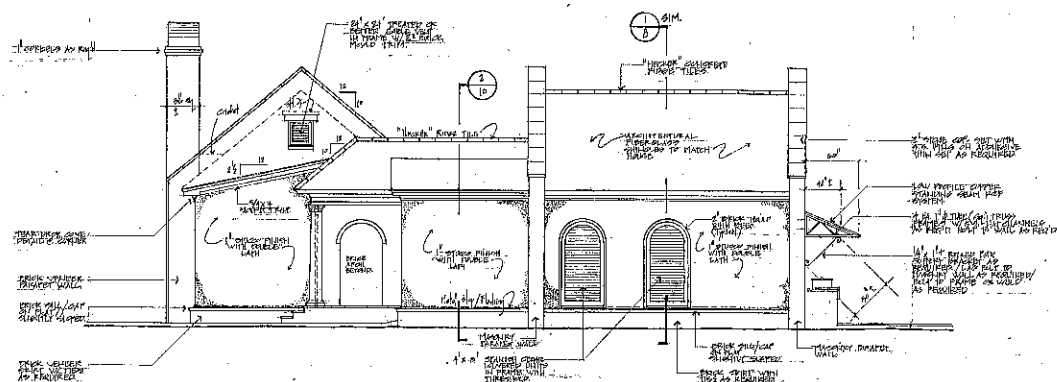
15



50. 3/16

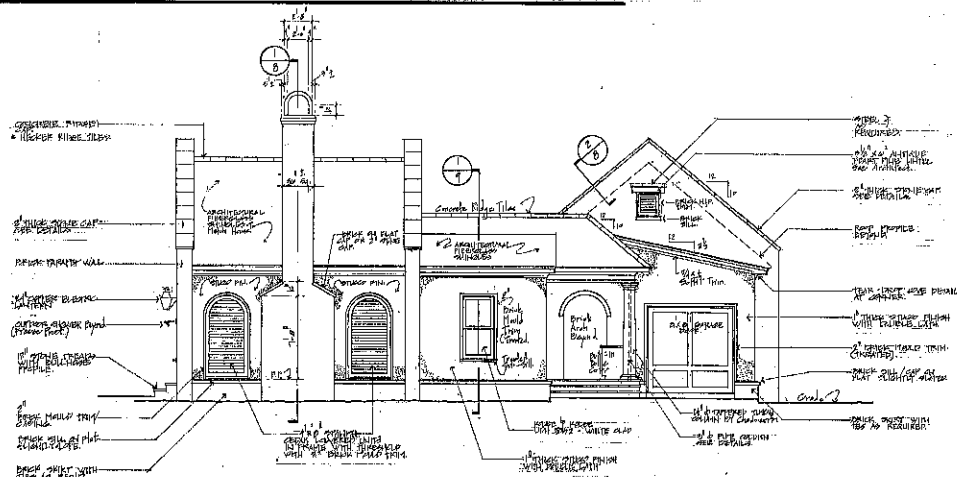
[illegible]

Results



SOUTH ELEVATION

SC. 9/10



WEST ELEVATION

SC. 9/10

MATERIAL KEYING LEGEND

NOT FOR CONSTRUCTION

EXTENSION/REVISION DATE



ARCHITECTURE

1144 HOLLYBURY DRIVE - NAGLE, WA 6050 TEL: 9488 0088

WARREN FAMILY OUTDOOR LIVING

PROJECT NO.

DATE 5/24/18

CONTRACT

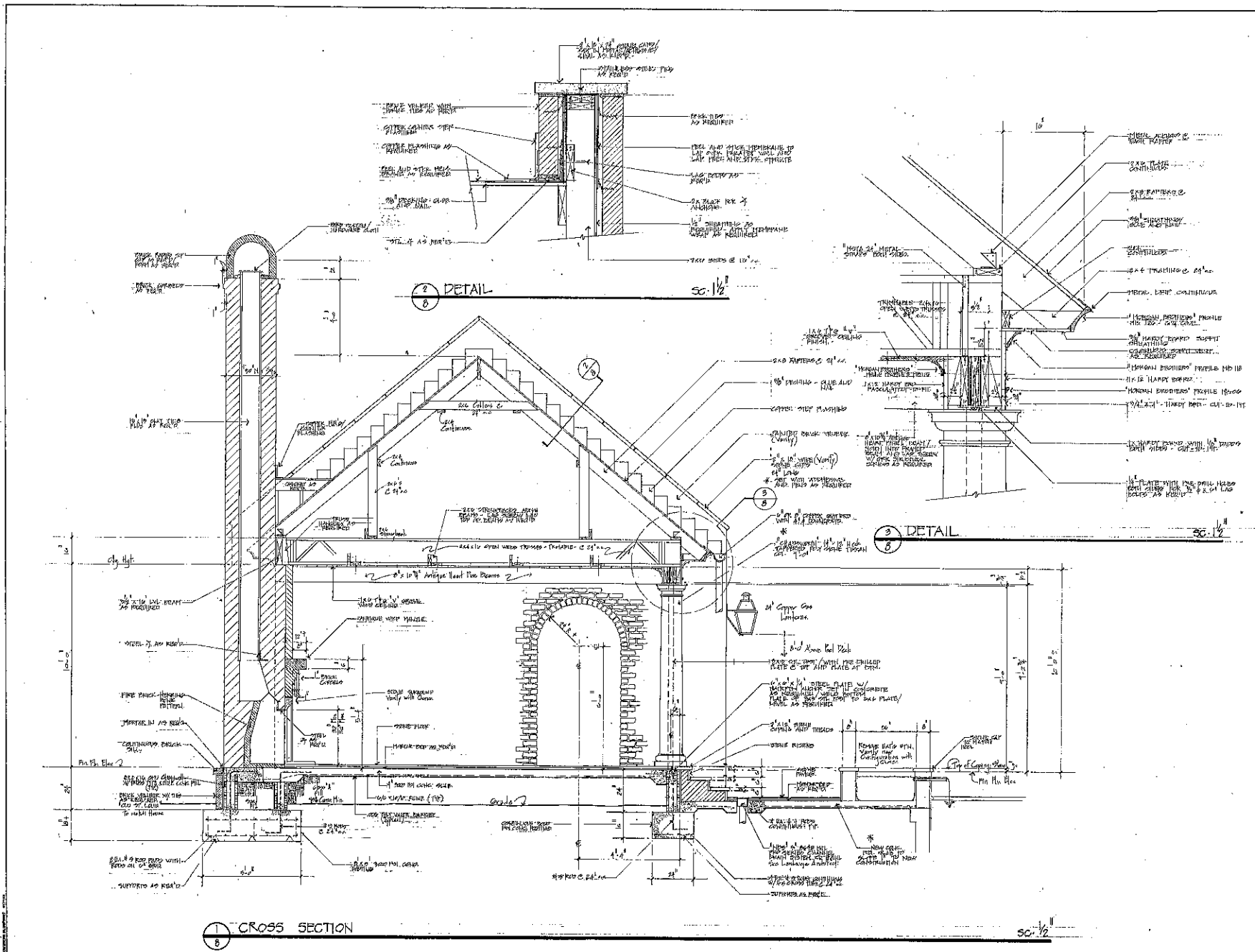
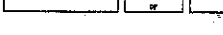
7

[illegible]

**DENMARK
DESIGN** P.A.

ARCHITECTURE
18435 HOLLY BLUFF CIRCLE • BILLORE, MS 39243 334-348-3924

PROJECT NO: _____

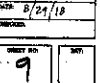


[illegible]



1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

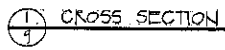
REAL	PROPERTY NO:
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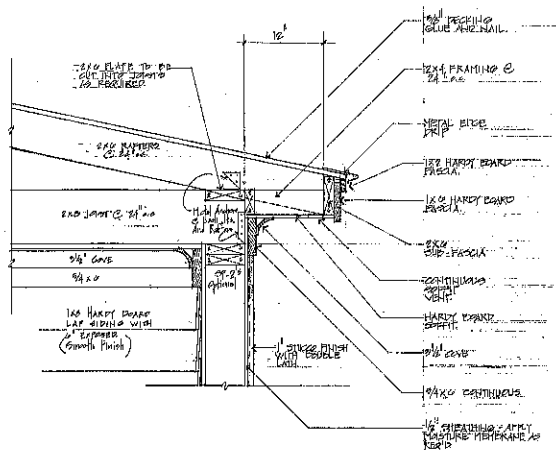


DATA: B/29/18
RECEIVED

CHECK NO: 9

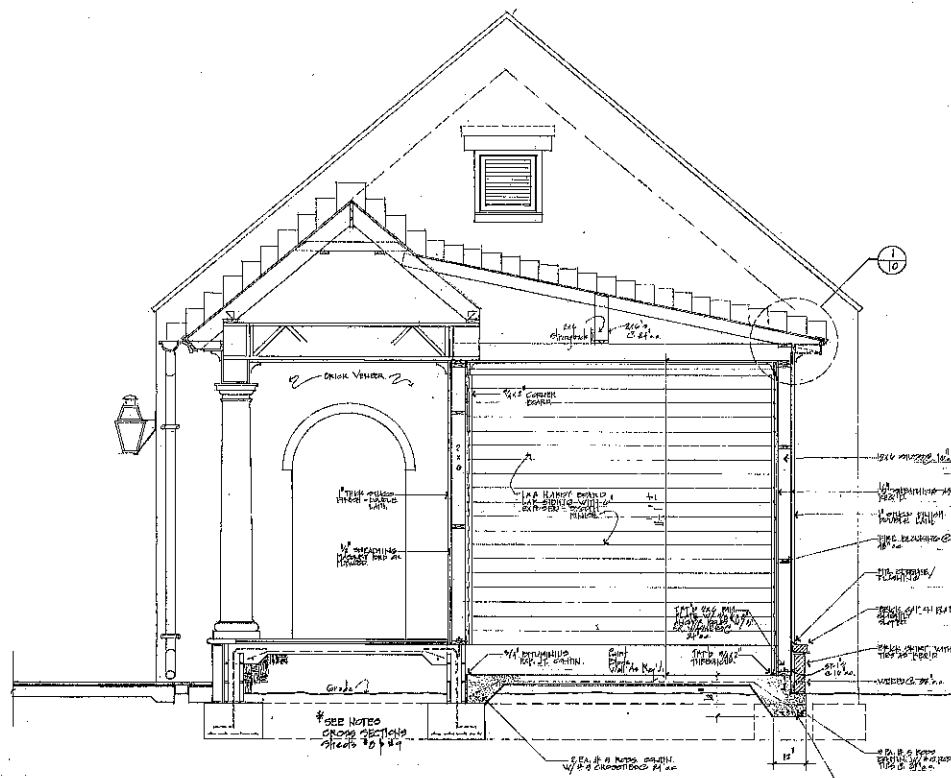
CHEQUE


$$sc^{-1/2}$$



1 DETAIL

SC: 1/2

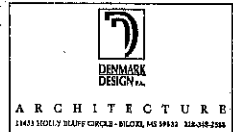


2 CROSS SECTION

SC: 1/2

MATERIAL KEYING LEGEND

NOT FOR CONSTRUCTION	DATE

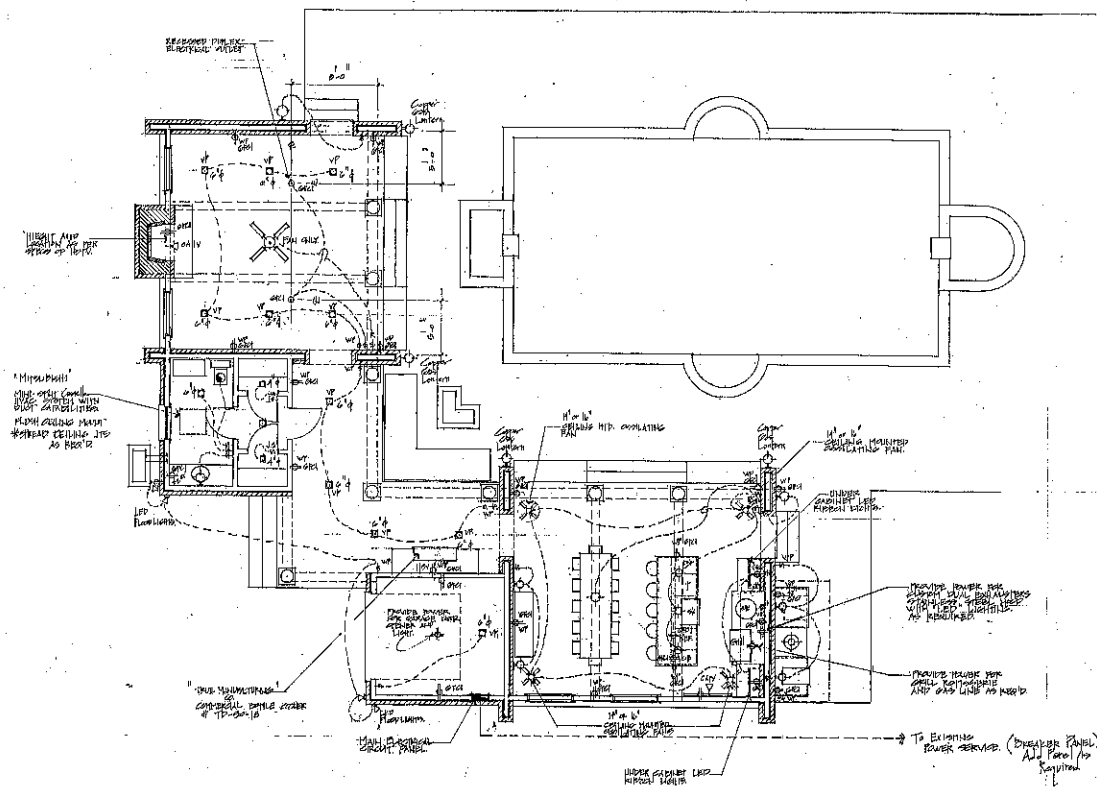


14433 HOLLY BLUFF CIRCLE - WILLOW, MS 39352 662-338-2343

MARKEN FAMILY OUTDOOR LIVING

CONSTRUCTION

	DATE: 5/29/18
	SHEET NO. 10



ELECTRICAL PLAN

SC. 3/10

MATERIAL KEYING LEGEND

NOT FOR CONSTRUCTION	DATE
REVISION/NUMBER	DATE



ARCHITECTURE
11448 HOLLY BLVD. CIRCLE - BOSTON, MA 02112 338-666-6666

PROJECT NAME
WARREN FAMILY
OUTDOOR LIVING

CONTRACT NO.

PROJECT NO.

DATE: 8/24/18

DESIGNER

CHECKED BY

DATE



John 1st Judicial District
Instrument 2021 5158 D - J1
Filed/Recorded 4/15/2021 01:58 P
Total Fees \$ 26.00
2 Pages Recorded

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

File#210625

Indexing Instructions:
Lot 1, Blk 27, Gulfport Bayou View
S/D, 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,

**STEVEN M. WARREN and wife, JAMIE E. WARREN
10907 WATERSIDE DRIVE
GULFPORT, MS 39503
(228) 669-0252**

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

**CHRISTOPHER KERN, an unmarried man
151 WOODS EDGE DRIVE
ALEXANDRIA, LA 71303-6005
(304) 491-9775**

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:

Lot One (1), Block Twenty-Seven (27), GULFPORT BAYOU VIEW 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 17 at Page 9, thereof, reference to which is hereby made in aid of and as a part of this description.

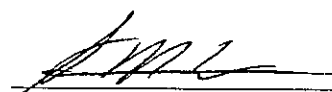
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

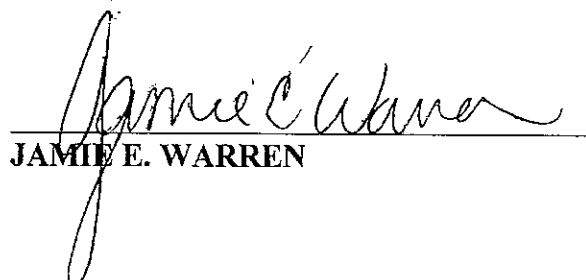
Estimated county ad valorem taxes have been prorated between the parties as a part of the

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 SIGNATURES of the Grantors on this the 9th day of April, 2021.


STEVEN M. WARREN


JAMIE E. WARREN

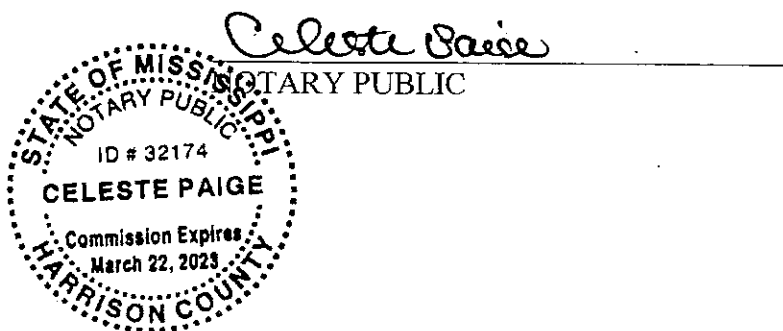
STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, **STEVEN M. WARREN and JAMIE E. WARREN**, who acknowledged that they 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 9th day of April, 2021.

(SEAL)

My Commission Expires:



Chris Kern
4815 Jefferson Ave
Gulfport MS 39507

City Of Gulfport
Urban Development - Planning Division
1410 24th Ave.
Gulfport MS 39501

Question 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 variance?)

Answer 1: The house is in the top 1% of the houses in the bayou view neighborhood in both square footage and value. The house is approximately 5000 Sq. Ft. The outdoor kitchen is 1432 Sq. Ft. Which will conform and match the existing house.

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

Answer 2: The applicant has not commenced construction on this project therefore has not caused the need for the variance.

Question 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 zoning ordinance. Further, explain why this hardship is not commonly found on other properties?)

Answer 3: The hardship is not commonly found on other properties in this area but of the unique nature and size of this property. This property is located on a double lot which faces diagonal to the other house on two different streets.

Question 4: Demonstrate how the literal interpretation of the provisions of the zoning ordinance would deprive the applicant of the 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.)

Answer 4: Due to the size and value of the existing house, the proposed outdoor kitchen is a reasonable increased development of the property.

Question 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 building 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?)

Answer 5: Due to the unique layout and lot size of the property, there will very likely be no other properties similarly situation that could be harmed by the granting of the variance.

Question 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.

Answer 6: This property is currently zoned for single family homes and should this variance be granted will continue to be utilized as such.



Covenant Affidavit

I, CHRIS KERN

PRINT NAME

being owner or agent of the property 4815 JEFFERSON AVE

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.

Ch K

Signature

1/4/22

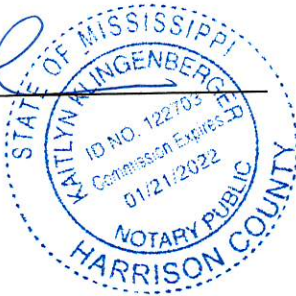
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 4th day of January, 2022

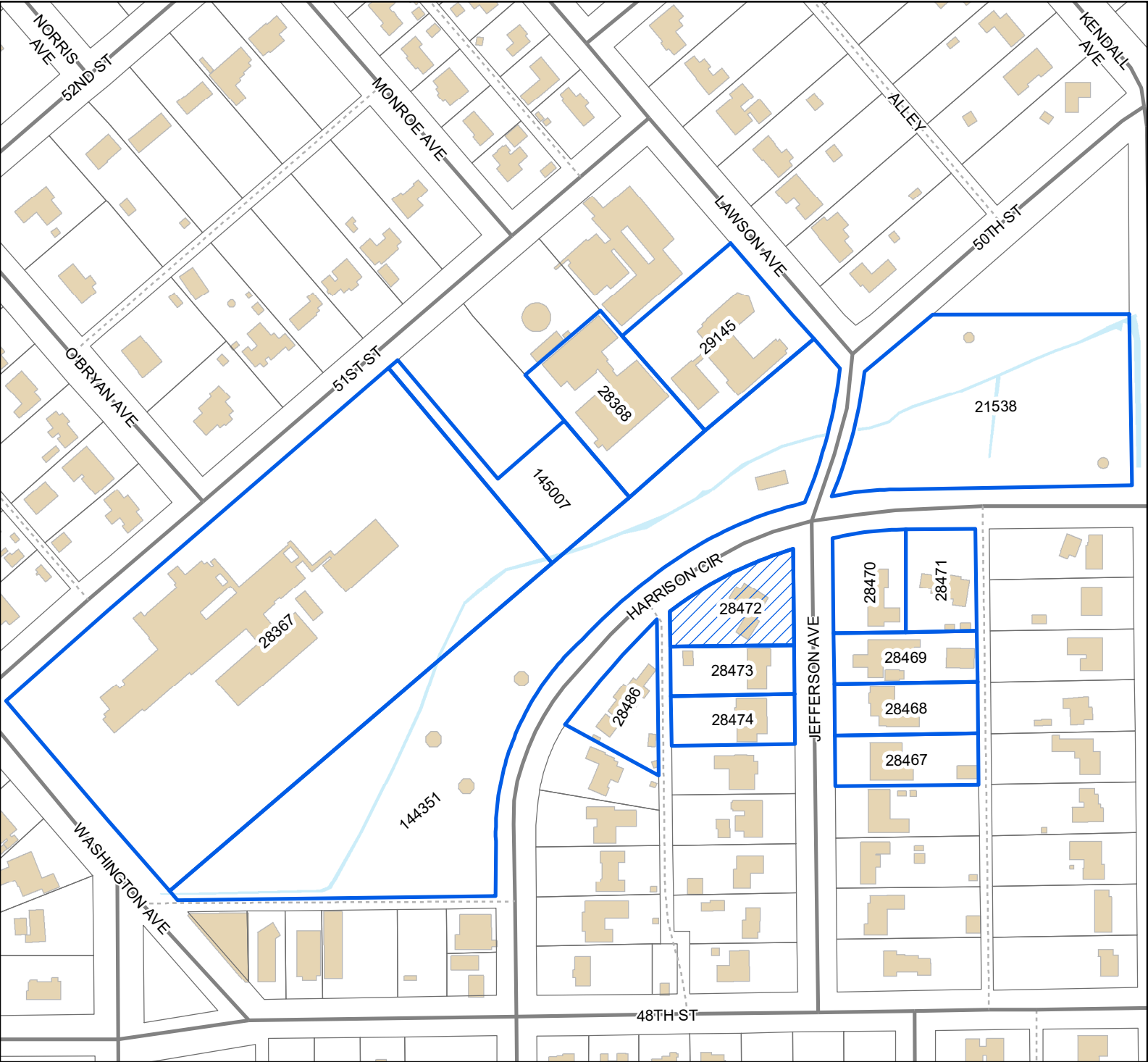
K.K.

Notary Public



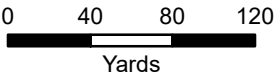
1-21-22

Commission Expiration



Legend

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



1 inch = 280 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
	28472	0910B-04-002.000	CHRISTOPHER KERN (OWNER)	4815 JEFFERSON AVE	GULFPORT	MS	39507
N	28472	0910B-04-002.000	KERN CHRISTOPHER	151 WOODS EDGE DR	ALEXANDRIA	LA	71303
N			Adjacent Property Owners				
	28467	0910B-01-068.000	BILLINGS BRYAN V & MARTHA ANN	4808 JEFFERSON AVE	GULFPORT	MS	39507
	28468	0910B-01-069.000	CARNATHAN MARGARET N	4810 JEFFERSON AVE	GULFPORT	MS	39507
	28368	0910B-04-025.000	FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39503
N	21538	0910B-04-001.000	GULFPORT CITY OF				0
N	144351	0910B-04-024.002	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	39502
N	145007	0910B-04-024.003	GULFPORT CITY OF	2309 15TH ST	GULFPORT	MS	39501
	28367	0910B-04-024.000	GULFPORT MUNICIPAL SEP SCH DIST	2010 15TH ST	GULFPORT	MS	39501
	28470	0910B-01-072.000	LUCAS JUSTIN SCOTT & ALANA	4814 JEFFERSON AVE	GULFPORT	MS	39507
	28469	0910B-01-070.000	MELVIN JOSEPH B & SAMANTHA M	4812 JEFFERSON AVE	GULFPORT	MS	39507
	28474	0910B-04-004.000	NEWTON SARA E	4811 JEFFERSON AVE	GULFPORT	MS	39501
	28473	0910B-04-003.000	SLATER ROBERT E & PATRICIA S	4813 JEFFERSON AVE	GULFPORT	MS	39507
	28486	0910B-04-016.000	SUKMANN JOHN T SR & ANNA M	4810 HARRISON CIR	GULFPORT	MS	39507
	28471	0910B-01-071.000	WEBB KELLY LANIER & SEEGER BLAIR E	5205 COLISEUM ST	NEW ORLEANS	MS	70115
	29145	0910B-04-026.000	WESTMINISTER PRESBYTERIAN CHURCH	5005 LAWSON AVE	GULFPORT	MS	39507

RE: Variance 2202ZB025, by owner Chris Kern, tax parcel 0910B-04-002.000, Requests variance for accessory structure size & height, 4815 Jefferson Ave, Zoned R-UE (Residential Urban Estates), Ward 4

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, February 17, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, February 17, 2022**. 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.

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:
IPL0058239
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
BLX - Legal Ads
Final Cost:
37.20
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
January 27, 2022 10:16:39 AM EST
Amount:
37.20

SCHEDULE FOR AD NUMBER IPL00582390

February 2, 2022
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00582390**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 P.M., Thursday, February 17, 2022, 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 2202ZB022, by owner J Clark LLC, tax parcels 0707P-01-023.000 & 0707P-01-024.000, Requests variances for size, height, and placement of accessory structure, 13263 John Clark Rd, R-1-15 (Single-family), Ward 7

Variance 2202ZB023, by owners Greg & Amy Parker, tax parcel 0910A-03 031.010, Request variance for setback, 18 High Point Dr, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2202ZB024, by owner Mary Roberts, tax parcel 0808J-02-030.000, Requests variance for setback, 102 S Kerns Dr, Zoned R-1-10 (Single-family), Ward 5

Variance 2202ZB025, by owner Chris Kern, tax parcel 0910B-04-002.000, Requests variance for accessory structure size & height, 4815 Jefferson Ave, Zoned R-UE (Residential Urban Estates), Ward 4

Special Exception 2202SE029, by owner REM Mississippi, tax parcel 0811F-02 041.000, Request daycare use, 1620 23rd Ave, Zone T4+ (General Urban Zone "Plus"), Ward

Variance 2112ZB185, by agent Kris Lafleur, tax parcel 1010N-01-081.000, Variances for accessory buildings quantity, size, and setback, 2014 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2.

This the 26th day of January 2022
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
W00000000
Publication Dates

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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 17, 2022

Re: Special Exception 2202SE029:

Special Exception 2202SE029, by owner REM Mississippi, tax parcel 0811F-02-041.000,
Request daycare use, 1620 23rd Ave, Zone T4+ (General Urban Zone "Plus"), Ward 3

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2202SE029

Hearing Date: Zoning Board February 17, 2022
Planning Commission February 24, 2022

Current Zoning/Use: T4+ / Commercial

Legal: Special Exception 2202SE029, by owner REM Mississippi, tax parcel 0811F-02-041.000, Request an adult daycare use, 1620 23rd Ave, Zone T4+ (General Urban Zone "Plus"), Ward 3

TECHNICAL DETAILS

The applicant requests planning commission approval to allow for an adult daycare service located at 1620 23rd Avenue. It is stated by the applicant, "The day services for adults with intellectual and developmental disabilities provides opportunities for the participants to learn skills that peek their interest." They are given chances to socialize, shop, participate in fitness programs, entertainment and arts and crafts.

Further, the clients can take part in outings or stay at the center for movie time or self-care events. The main goal is to allow them to make choices and provide them the chance to follow through with their choices. The hours of operation will be from 7:00 a.m. to 9:00 p.m. There will be no overnight stay. In addition, this business will not cause any undue traffic congestion for the applicants have ample parking in the rear of the building.

Any approval should consider these conditions:

1. Must meet all current Building Codes Ordinances and 2010 ADA Standards.
2. Daycare is a Group I-4 occupancy. Building must have manual fire alarm and Auto smoke detection required 907.2.6
3. Every room where care is provided must have an exterior exit.

EXECUTIVE SUMMARY

The day service provides opportunities for the participants to learn skills that peek their interest, socialize, shop, participate in fitness activities and planned entertainment. The daycare will not cause undue traffic congestions dew to the fact that there is ample parking located in the rear of building. Further, there will be no overnight stay by clients.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 2/07/2022.

Public Works: No conditions. Memo dated 2/07/2022.

Traffic and Safety: No conditions. Memo dated 2/01/2022.

Technical Report

SPECIAL EXCEPTION

Building Code Services: Conditions. Must meet all current Building Codes Ordinances and 2010 ADA Standards. Memo dated 2/04/2022.

GIS: No conditions. Memo dated 2/07/2022.

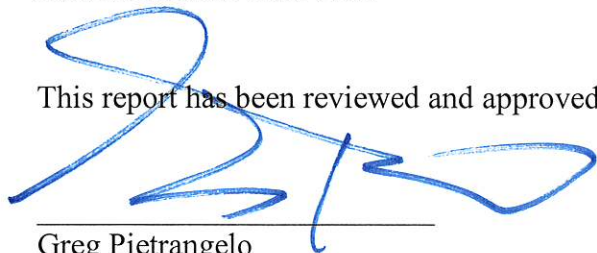
Police Department: No conditions. Memo dated 2/04/2022.

Fire Department: Conditions. Daycare is a Group I-4 occupancy. Building must have manual fire alarm and Auto smoke detection required 907.2.6 Every room where care is provided must have an exterior exit. Memo dated 2/04/2022.

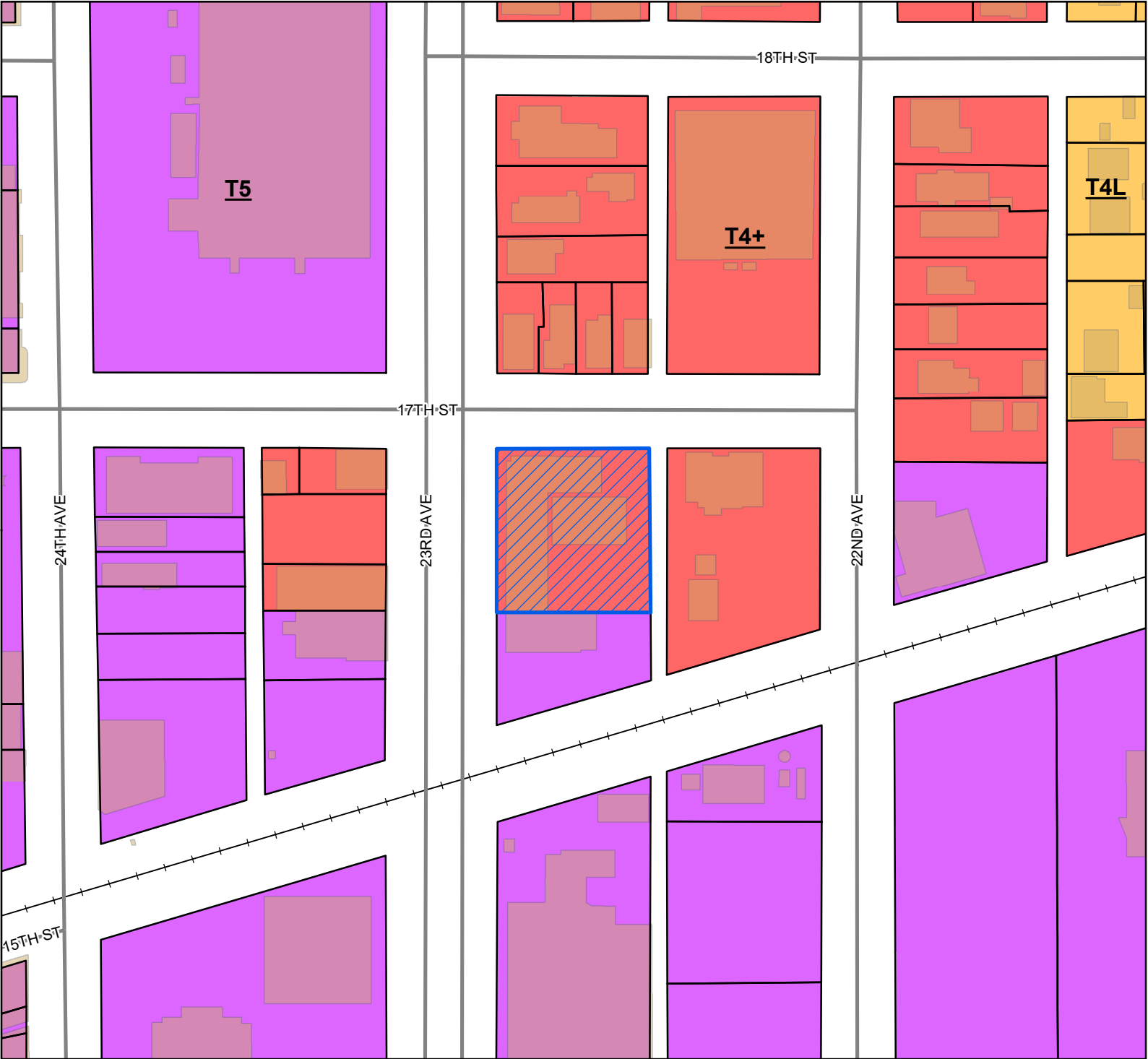
City Arborist: No conditions. Memo dated 2/04/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site

Street

Railroad

Parcels

Smart Code Communities

Community

Downtown

Buildings

Smart Code

T5

T4+

T4L

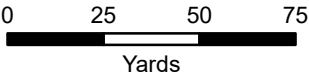
Site Information

0811F-02-041.000

Zoning: T4+ (General Urban Zone"Plus")

Size: 29,322 sq ft.

Flood: X



1 inch = 150 feet



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

APPLICATION FOR SPECIAL EXCEPTION

Property Information

TAX PARCEL # 0881F - 02 - 041 • 000

For Staff Use Only
Case File #: 2202SE029
Date Received: 1-5-22
Receipt #: _____
Received By: N.N.
Zoning: T4+
Ward: 3 Flood: X
Size: 29,322 sq ft

(If necessary, use separate sheet of paper)

Address of Property Involved: 1620 23rd Ave Gulfport, MS 39501

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Day services for Adults with intellectual and developmental disabilities provide opportunities for the participants to learn skills that they are interested in learning. We would like to provide at this location.

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

REM Mississippi
Printed Name Of Owner
578 Lakeland East Suite A
Mailing Address
Flowood MS 39232
City State Zip code
601-939-0394
Home Phone Work/Cell Phone
brady.lakeland@sevirthealth.com
Email
[Signature]
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 H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

COMMERCIAL LEASE AGREEMENT

1) PARTIES: THIS LEASE, dated the 4th day of August 2020, by and between Lowry Development, LLC (hereinafter "Lessor") and REM East, LLC (hereinafter "Lessee").

WITNESSETH:

In consideration of the rental stated herein and their mutual covenants, Lessor leases to Lessee and Lessee leases from Lessor, on the terms and conditions herein, the following described premises: 1620 23rd Avenue, Suite A, Gulfport, MS 39501; comprising the northern section of the commercial building and being approximately 4100 sf.

2) TERM: The term of this lease is sixty (60) months commencing August 1, 2020 (the "Commencement Date") and expiring midnight on July 31, 2025 (the "Expiration Date");

Lessee shall have access to the Premises upon full execution of the Lease and delivery of keys to the Premises (the "Delivery Date"). This shall in no way be construed as occupancy for the purposes of commencing rent or the term. In the event the Delivery Date is sooner than the Commencement Date, the Commencement Date shall remain unchanged. Provided; however, if the delay in the Delivery Date exceeds 15 days beyond the full execution of this Lease, Lessee, at its option, may terminate this Lease and all prepaid rent shall be refunded to Lessee. Lessee shall have one (1) option to renew (the "Renewal Option") for a term of five (5) years at a rental rate of \$4,500/month provided that Lessee shall provide written notice to Lessor no later than 120 days prior to the Lease expiration date. All other terms of the Lease shall remain in full force and effect.

3) RENTAL: Lessee agrees to pay to Lessor, without deduction, set off, prior notice, or demand, rental during said term payable on the first day of each month in advance monthly installments of four thousand two hundred and fifty dollars (\$4,250.00) per month. One monthly installment of rent shall be due and payable on the date of execution of this lease by Lessee for the first month's rent (September 1, 2020) and a like monthly installment shall be due and payable on or before the first day of each calendar month succeeding the Commencement Date during the demised term provided, that if the Commencement Date should be a date other than the first day of a calendar month, the monthly rental set forth above shall be prorated to the end of that calendar month, and all succeeding installments of rent shall be payable on or before the first day of each succeeding calendar month during the demised term.

All rentals due under this lease are payable to the order of Lowry Development, LLC and delivered to Lessor or his agent at 1620 23rd Avenue, Suite B, Gulfport, MS 39501 or as Lessor or his succession representative may hereafter from time to time designate in writing.

4) SECURITY DEPOSIT: INTENTIONALLY DELETED

5) DELIVERY OF PREMISES: Lessee hereby accepts the premises in their existing condition and assumes responsibility for the condition of the leased premises. Any improvements or alterations desired by Lessee shall be at Lessee's cost, with Lessor's prior written approval which shall not be unreasonably withheld or delayed, except as hereinafter provided in Exhibit A which is explicitly consented to by Lessor as approved alterations under the Lease.

6) KIND OF BUSINESS: Lessee shall occupy the premises throughout the full term of the lease,

12) **DEFAULT BY LESSEE:** Should Lessee fail to pay any of the rentals provided for herein promptly on the day when the same shall become due and payable hereunder, and shall continue in default for a period of five (5) days after written notice thereof by Lessor, or should Lessee fail to comply with any of the other obligations of this lease, within twenty (20) days from the mailing by Lessor of notice demanding same, Lessor shall have the right, at Lessor's option (a) to cancel this lease or alternatively at Lessor's option to be reimbursed the excess of the total rent reserved for the remainder of the Term over the rental value of the Leased Premises for said remainder of the Term, discounted to its present value (using the prime rate on the day of termination as reported in the Wall Street Journal, or the first day on which it is thereafter published, if it is not published on that day; and/or (b) to sue for the rents in intervals or as the same accrues. The foregoing provisions are without prejudice to any remedy, which might otherwise be used under the laws of Mississippi for arrears of rent or breaches of contract, or to any lien to which Lessor may be entitled.

If Lessee has taken steps to cure any default not curable in twenty (20) days, such additional reasonable time as is necessary to cure such default shall be granted Lessee. Should Lessor terminate this lease as provided in this article, Lessor may re-enter said leased premises and remove all persons, or personal property, without legal process, and all claims for damages by reason of such reentry are expressly waived. Lessor's failure to strictly and promptly enforce these conditions shall not operate as a waiver of Lessor's rights, Lessor hereby expressly reserving the right to always enforce prompt payment of rent, or to cancel this lease regardless of any indulgences or extensions previously granted. In the event Lessee defaults in the performance of any of the terms, covenants, agreements or conditions contained in this lease and Lessor places the enforcement of this lease, or any part thereof, or the collection of any rent due or to become due hereunder, or recovery of the possession of the leased premises in the hands of an attorney, or files suit upon same, Lessee agrees to pay reasonable attorney's fees incurred by Lessor.

13) **RIGHT TO SHOW SIGN:** Lessor reserves the right to keep posted on the premises signs "For Sale" or "By Auction" at any time during the term of this lease and also post "For Lease" or "For Rent" signs during the 120 days preceding the expiration of this lease; and Lessee must allow parties authorized by Lessor or Agent to visit the premises in view of buying during the term of this lease in view of renting for 120 days prior to expiration, from 9 A.M. to 5 P.M. so long as Lessor provides at least twenty four (24) hours prior written notice to Lessee.

14) **RIGHT OF ENTRY:** Lessor may enter the premises at reasonable times provided with at least twenty four (24) hours prior written notice to Lessee to inspect the same, to make repairs and alterations, or to run pipe or electric wire, as Lessor may deem necessary and appropriate provided that Lessor will not unduly inconvenience Lessee's business.

15) **SIGNS:** Unless otherwise agreed in this lease, Lessee shall not be permitted to place any signs on the premises without Lessor's prior written approval; such approval shall not be unreasonably withheld. Upon termination of this lease, Lessee shall remove any sign, advertisement or notice painted on or affixed to the leased premises and restore the place it occupied to the condition in which it existed as of the date of this lease. Upon Lessee's failure to do so, Lessor may do so at Lessee's expense.

16) **CONDITIONS AND UPKEEP OF PREMISES:** Lessee will at Lessee's sole expense keep and maintain in good repair the entire leased premises including without limitation interior walls, floors, ceiling, ducts, utilities, air conditioning, heating and lighting and plumbing and also including the loading

replacement value thereof against loss by fire and extended coverage (including loss of rent insurance) and maintain such insurance at all times as specified herein.

C. Placement of Insurance: All of the aforementioned policies of insurance shall be written and maintained in responsible insurance companies duly authorized and licensed to do business in and to issue policies in the State of Mississippi. The policies providing for the protection required in subparagraph A hereof may remain in the possession of Lessee, provided, however, that Lessee furnish satisfactory evidence to Lessor or the Lessor's mortgagee that such policy or policies fulfill the requirements of this subparagraph.

D. Vording Insurance: Lessee will not permit the herein demised premises to be used for any purpose which would render the insurance thereon void.

E. Indemnity: Lessee shall and will forever indemnify and save harmless Lessor from and against any and all liability, penalties, expense, cause of action, suits, claims or judgments for death, injury, or damages to persons or property during the term of this lease while on or arising out of the use, occupation, management or control of the leased premises, adjacent property, streets and sidewalks, or any act of operation on any thereof, or growing out of the demolition, construction, alteration or repair of any building thereon in any case without regard to whether such death, damage or injury resulted from the negligence of Lessee or its sublessees or their respective agents or employees or otherwise, and including without limitation such death, damage or injury as may have resulted from the sole or contributing negligence, act or omission of Lessor or their agents or employees or for which Lessor may have any liability without fault. Lessee shall and will, at its own expense, defend any and all suites that may be brought against Lessor, or any of them, or in which Lessor, or any of them, may be impleaded with others, upon any such above mentioned claim or claims, and shall and will satisfy, pay and discharge any and all judgments that may be recovered against Lessor, or any of them, in any such action or actions in which Lessor, or any of them, may be a party defendant.

19) UTILITIES: All utility charges on the leased premises shall be paid by _____ Lessee, including cost of heat, water, electric current, gas, garbage pickup, sewer.

20) ATTORNEY'S FEE AND EXPENSES: In the event it becomes necessary for either party to employ an attorney to enforce collection of the rents agreed to be paid, or to enforce compliance with any of the covenants and agreements herein contained, unsuccessful litigant be liable for reasonable attorney's fees, costs and expenses incurred by the other party.

21) NOTICE: Any notice provided for herein must be in writing and will be deemed given when deposited by certified mail (regardless of when or if received by the addressee), or when actually delivered in person to the parties or their designated agents at the following addresses or at such other addresses as they may from time to time direct.

Lessor: Jim Lowry
1620 23rd Avenue; Suite
Gulfport, MS 39501
(228) 861-8883

Lessee: Attention: Real Estate
6600 France Avenue South, Suite 500
Edina, MN 55435

his own expense, and that each party shall look to his respective insurance carriers for reimbursement of any such loss, and further, that the insurance carriers involved shall not be entitled to subrogation under any circumstances against any party to this lease. Neither the Lessor nor the Lessee shall have any interest or claim in the other's insurance policy or policies, or the proceeds thereof, unless specifically covered therein as a joint assured.

29) SUBORDINATE TO MORTGAGE: Before the Commencement Date, Landlord shall deliver to Tenant a written agreement (a "Non-Disturbance Agreement"), in recordable form that is reasonably acceptable to Tenant, from each holder of a mortgage or deed of trust encumbering the Property and each lessor under a ground lease or superior lease to which the Property or this Lease is subject, which Non-Disturbance Agreement shall provide that, in the event of a foreclosure, deed in lieu of foreclosure or other exercise of rights under any such mortgage or deed of trust, or in the event of the termination or other exercise of rights under any such lease, as the case may be, such holder or lessor (and their successors in interest to the Property or this Lease, including any purchaser or transferor in connection with a foreclosure or deed in lieu of foreclosure) shall recognize Tenant's rights, not disturb Tenant's occupancy and assume Landlord's obligations, under this Lease. This Lease shall be subordinate to any mortgages or deeds of trust now or hereafter encumbering the Property, but only if Tenant receives a Non-Disturbance Agreement, in recordable form, from each holder of any such mortgage or deed of trust. Landlord represents and warrants that TheCitizensBank holds the only mortgage or deed of trust which encumbers the Property as of the date of this Lease and that no ground lease or superior lease encumbers the Property.

30) COMMON AREA MAINTENANCE: Lessor shall be responsible for maintaining the common areas used in connection with the leased premises in a safe and clean condition which common areas shall include, but not be limited to, all parking areas, access roads and facilities in or at the premises including driveways, loading docks and areas, sidewalks, ramps, landscaped and planting areas, lighting facilities, signs and all other areas and improvements for the general use, in common, or lessees, their officers, agents, employees and customers. Lessor shall have the right from time to time to establish, modify and enforce reasonable rules and regulations with respect to all such facilities and areas; to change traffic access, provided the leased premises are adequately served by the new access; to restrict parking by Lessees, their officers, agents and employees to designated areas; and to do and perform such other acts as Lessor shall, in the use of its business judgement, determine to be advisable with a view to the improvement of the convenience and use thereof by Lessees, their officers, agents, employees and customer.

31) CONFLICTS: If there is any conflict between the printed portions and the typewritten or handwritten portions the typewritten or handwritten portion shall prevail.

32) BENEFITS OF PARTIES: All of the provisions contained herein shall be bound upon and shall be inured to be the benefit of Lessor and Lessee, their heirs, executors, administrators, successors and

Print: Jim Lowry for Lowry Development, LLC

As to Lessee(s), this 4 day of August, 2020.

LESSEE:

Sign: 

Date: 8/4/2020

Print: Grant M Schara

Title: Director of Real Estate

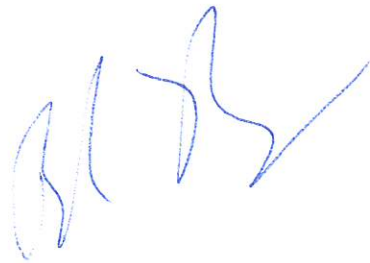
ADDENDUM

1. Lessee will be responsible for renovations and build-out of space at Lessee's expense according to Exhibit A.
2. Upon the Delivery Date, Lessee shall have occupancy at zero cost/rent to allow for renovations and build-out. Rent shall commence on September 1, 2020, which shall be prepaid with the full execution of this Lease.

Business Description for REM of Mississippi
located at 1620 23rd Ave Gulfport

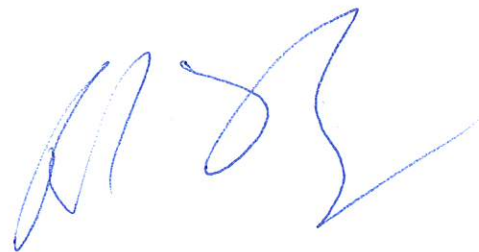
The day services for adults with intellectual and developmental disabilities provides opportunities for the participants to learn skills that they are interested in. They are given chances to socialize, shop, participate in fitness programs, entertainment and arts and crafts. They can take part in outings or stay at the center for movie time or self care events. Their main goal is to allow them to make choices and provide them the chance to follow through with their choices.

The hours of operation are from 7:00am to 9:00 p.m. There is no overnight stays.



G.

- Transportation is provided by the streets and sidewalks in downtown ~~Go~~ Gulfport.
- Water is supplied by the City of Gulfport, city sewer provides waste disposal.
- Fire, Police & other public facilities are provided by the city of Gulfport.
- The use of the building will cause no undue traffic congestion. the property has ample parking to meet the needs of the staff and participants.

A handwritten signature in blue ink, consisting of stylized, overlapping loops and a long horizontal stroke at the end.

1/5/22

Lowry Development, LLC
1620 23rd Avenue
Suite A
Gulfport, MS 39501

January 5, 2022

City of Gulfport, Mississippi
Department of Urban Development, Planning & Zoning
1410 24th Avenue
Gulfport, MS 39501

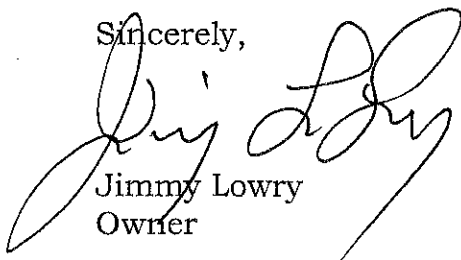
Dear Sirs:

Through this correspondence it is my desire to inform the City of Gulfport, MS that recently, I entered into a lease commitment with a new business enterprise desiring to locate here in our city. They will be occupying a portion of a building which I own, located on 23rd Avenue. Prior to committing to such engagement, I did conduct a background check into their business practices and was pleased to find that are very reputable as they operate similar facilities across our State. To this end, in order to facilitate and support their endeavor here in Gulfport wish to make the following testimonial:

I, Jimmy Lowry, owner of Lowry Development, LLC, allow REM Mississippi to utilize property which they have leased from me to provide day services, prevocational services and other programs and services for individuals with intellectual and developmental disabilities, at 1620 23rd Avenue, Suite B, Gulfport, MS 39501.

Thank you for your attention to this matter and should you have any questions or inquiries regarding this business activity, please do not hesitate to contact me at your convenience.

Sincerely,



Jimmy Lowry
Owner

DELEGATION OF AUTHORITY

REM East, LLC d/b/a REM Mississippi

(referred to as the "Company")

January 4, 2022

I, Jon Fisher, Community Support Services Operating Group President of above referenced Company, pursuant to resolutions duly adopted by the Board of Directors on February 15, 2019, do hereby authorize Jessica Mathews, State Director, to make and sign any application for planning and zoning in all counties of the State of Mississippi and Brad Lahaie, Area Director, to sign the application for planning and zoning for Company.

The authorization set forth in the resolution shall remain in effect until future modification or rescission of said authorization by any officer of the Company holding the position of Vice President or above.

Jon Fisher

Jon Fisher
Community Support Services
Operating Group President



Monica Dillon
9-25-2024

Record of Signing

For:	The MENTOR Network
Name:	Jon Fisher
Title:	President

Jon Fisher

Signed on 2022-01-04 21:18:03 GMT

Received 15 December 2004
 Accepted 17 February 2005
 Published online 1 April 2005
 DOI: 10.1016/j.jmb.2005.02.012
 Editor: David Moras



9-25-2004
mrm



Certificate of Acknowledgment of Notary Public

State of Mississippi)

) SS

County of Harrison)

On January 5 2022, before me, Crystal Brown, a notary public in and for said state, personally appeared Jimmy Lowry, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that he or she executed the same in his or her authorized capacity and that by his or her signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WIT my hand and official seal.



[NOTARY SEAL]

Crystal Brown

Notary Public for the State of Mississippi

My commission expires 8/2/2025

FE - Fire extinguisher
SD - Smoke detector

← 71'-10" →

← 39'-4" →

LARGE
ROOM 2

FE

LOBBY

SD

HVAC

OFFICE 1

OFFICE 2

SD

FE

MTG
ROOM

WOMEN

MEN

LARGE
ROOM 1

HVAC

W.D.

Bathroom

FE

← 38' →

← 39'-4" →

→

23RD AVE

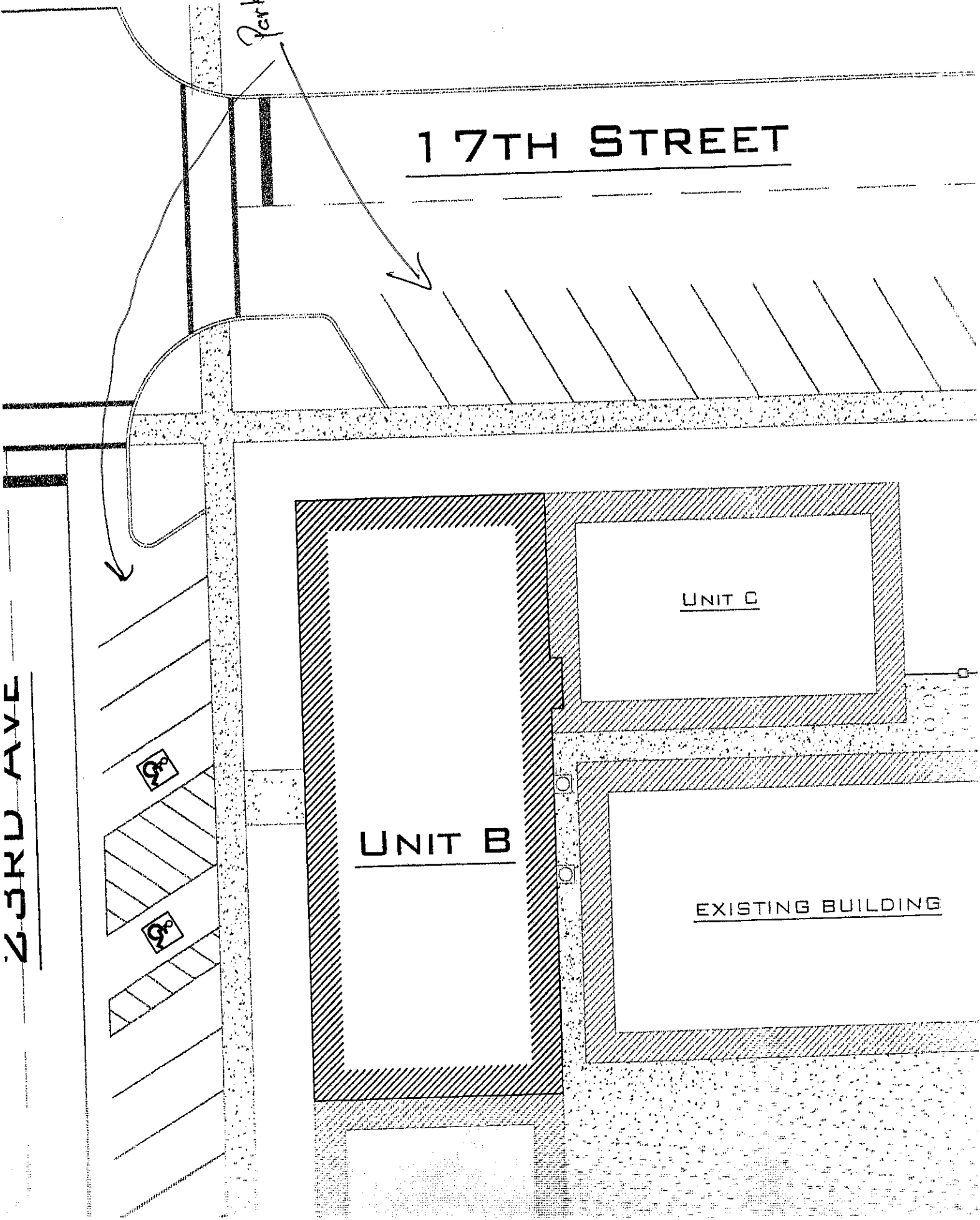
Parking

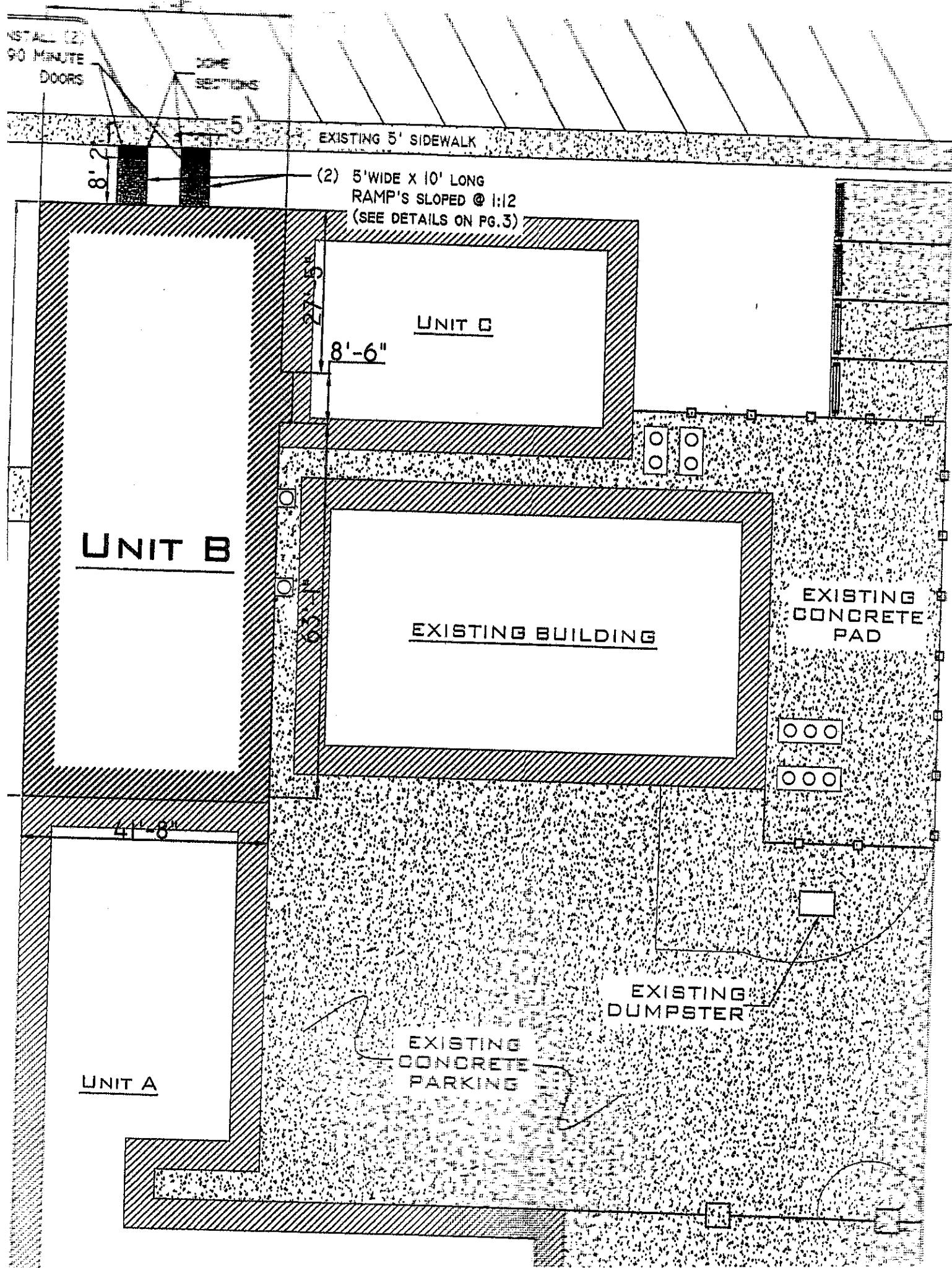
17TH STREET

UNIT B

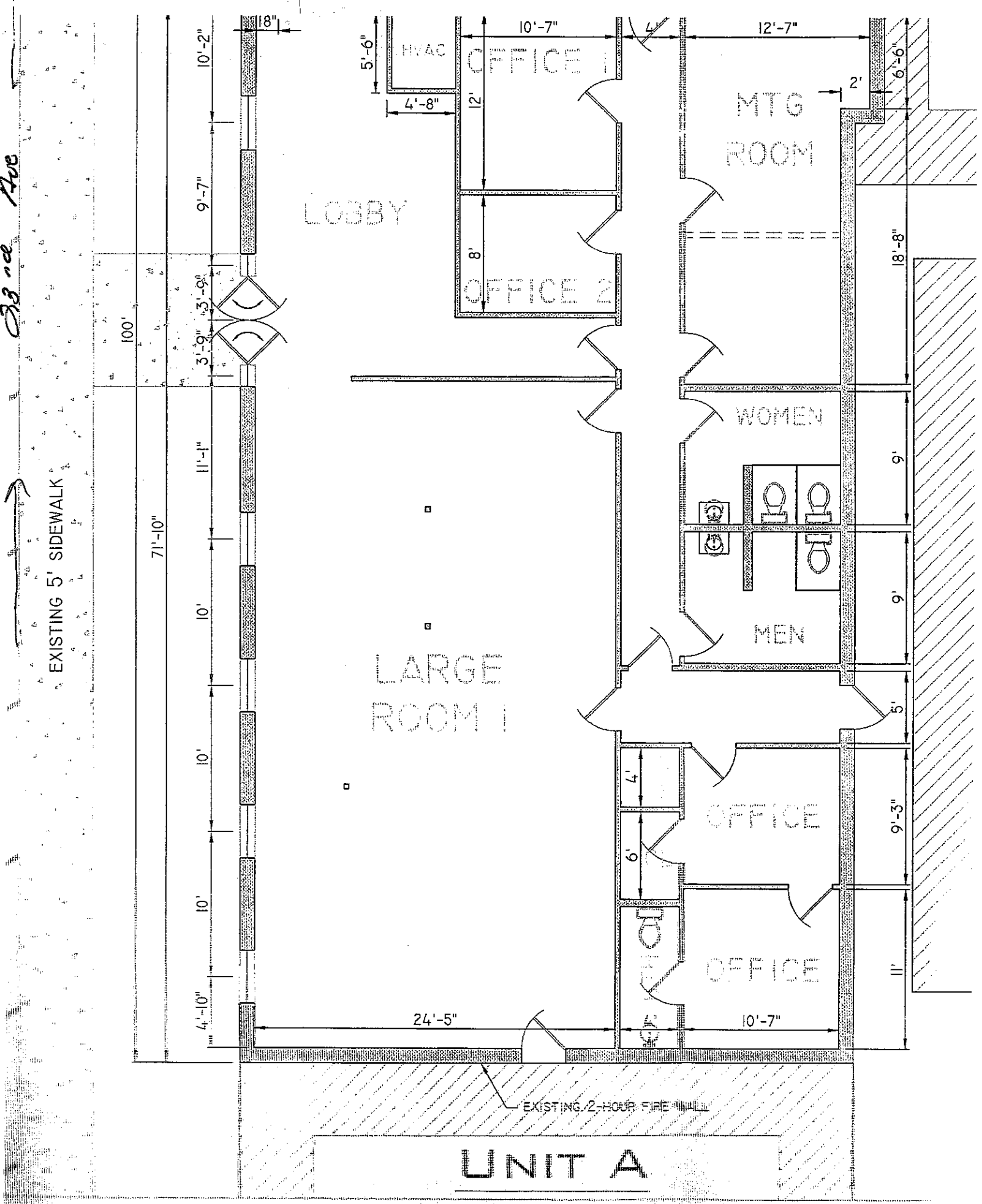
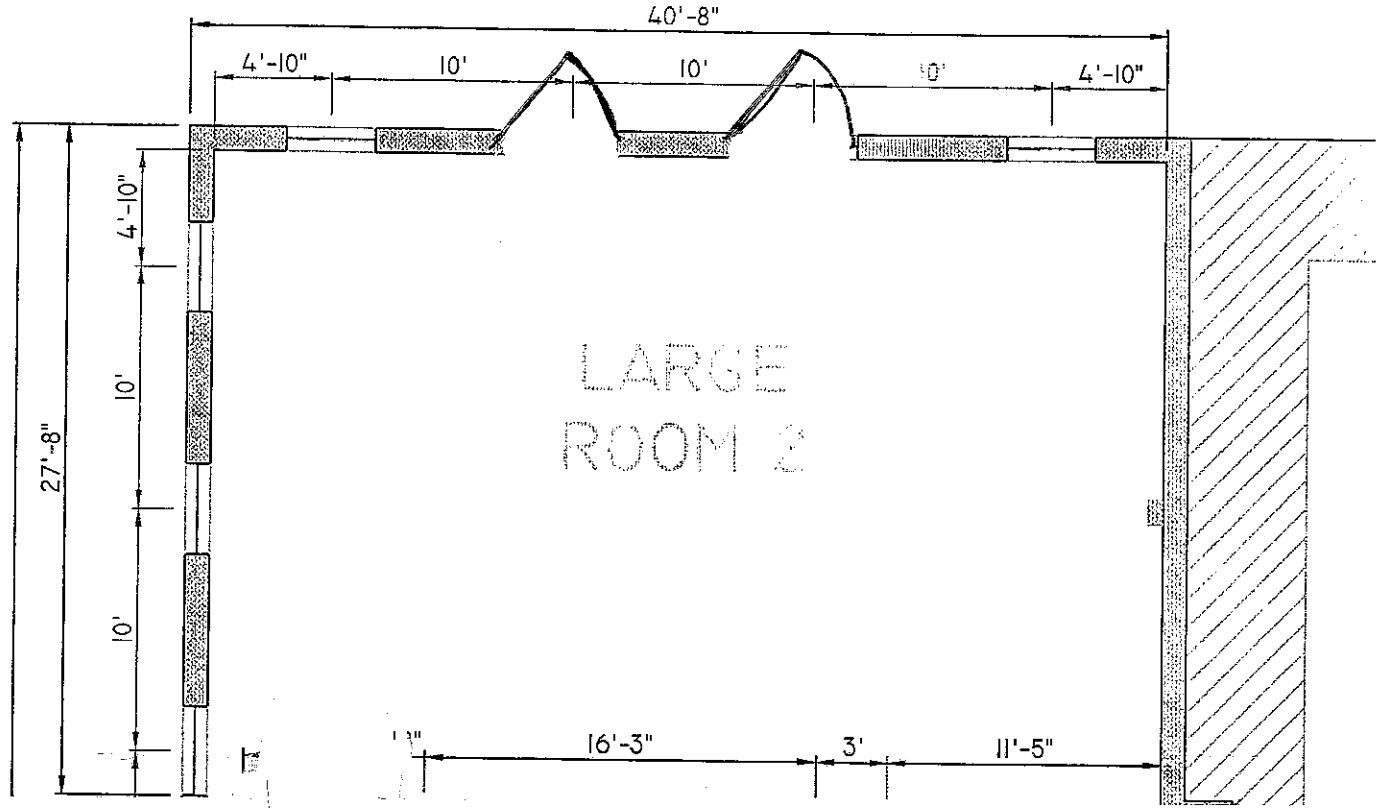
UNIT C

EXISTING BUILDING

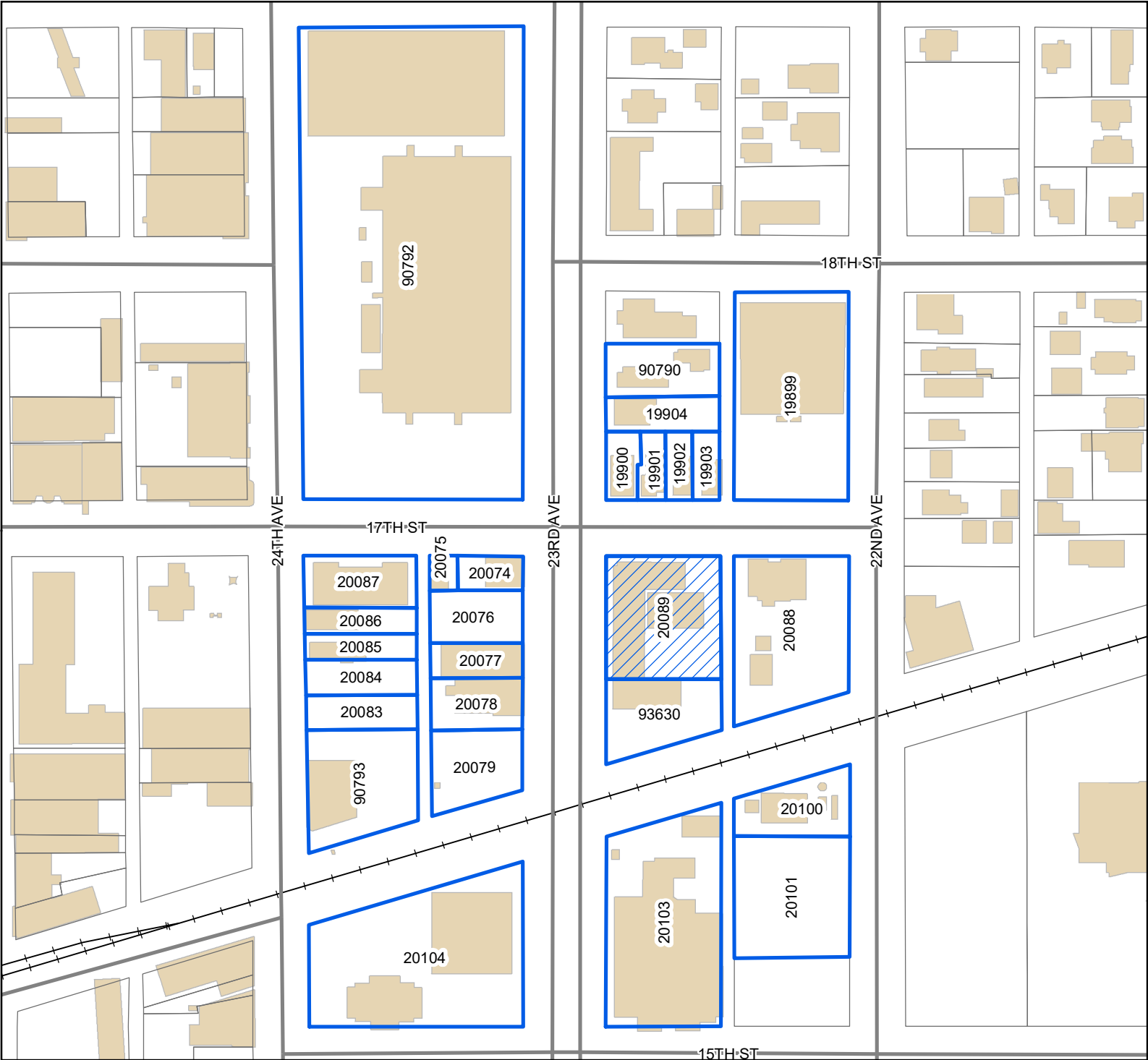




← 17th Street ←

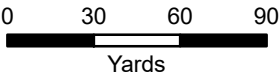


Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	20089	0811F-02-041.000	REM MISSISSIPPI (OWNER)	1620 23RD AVE	GULFPORT	MS	39501
N			Adjacent Property Owners				
	19900	0811F-02-045.000	2224 17TH ST LLC	15202 AUTUMN CT	GULFPORT	MS	39503
	19903	0811F-02-042.000	ALLEN GRADY E & PAULA L	2216 17TH ST	GULFPORT	MS	39501
	20075	0811F-04-003.000	ALLEN INDUSTRIES LLC	18565 DIAMOND RD	SAUCIER	MS	39574
	19901	0811F-02-044.000	EASTERLING ROBERT C	1440 MILL ROAD	GULFPORT	MS	39507
	20079	0811F-04-007.000	GULF SOUTH PIPELINE COMPANY LP	P O BOX 20008 ATTN: DAVID HARDEST	TOWENSBORO	KY	42304
	20103	0811F-03-012.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20104	0811F-03-013.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20101	0811F-03-010.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20100	0811F-03-009.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	90792	0811F-04-001.000	HARRISON CO				0
N	20087	0811F-04-013.000	HARRISON CO	P O DRAWER CC	GULFPORT	MS	39502
	19902	0811F-02-043.000	HOLCOMB & RUSSELL PLLC	2218 17TH ST	GULFPORT	MS	39501
	20083	0811F-04-009.000	HUDSON JOSEPH P	P O BOX 908	GULFPORT	MS	39502
N	20084	0811F-04-010.000	HUDSON JOSEPH P	P O BOX 908	GULFPORT	MS	39502
	20078	0811F-04-006.000	JONES DAVID W ATTY PLLC	1605 - 23RD AVE	GULFPORT	MS	39501
	20089	0811F-02-041.000	LOWRY DEVELOPMENT LLC	1620 23RD AVE	GULFPORT	MS	39501
	93630	0811F-02-041.001	M C I COMMUNICATIONS	1133 19TH ST NW	WASHINGTON	DC	20036
	20086	0811F-04-012.000	MCKENZIE PROPERTY INTERESTS LLC	1314 JACKSON AVE	NEW ORLEANS	LA	70130
N	20088	0811F-02-040.000	MISS POWER CO				0
	20074	0811F-04-002.000	PILCHER MS LLC	P O BOX 2130	BAY ST LOUIS	MS	39521
	19904	0811F-02-046.000	PRESTIA MICHAEL G	P O BOX 1928	GULFPORT	MS	39502
	90790	0811F-02-047.000	PYRAMID INDUSTRIES INC	1720 23RD AVE	GULFPORT	MS	39501
	90793	0811F-04-008.000	SIXTEEN HUNDRED CORP	P O BOX 908	GULFPORT	MS	39501
	19899	0811F-02-039.000	SOUTHERN BELL TEL & TEL CO	1155 PEACHTREE ST NE	ATLANTA	GA	30367
	20076	0811F-04-004.000	SWITZER KEITH	4464 KENDALL CIRCLE	GULFPORT	MS	39507
	20077	0811F-04-005.000	TWENTY-THIRD AVE PLAZA INC	P O BOX 88	GULFPORT	MS	39501
	20085	0811F-04-011.000	WESSLER WILLIAM P & NANCY S	45 SHORELINE LANE	GULFPORT	MS	39503



Legend

- Site
- Adjacent Properties
- Street
- Railroad
- Buildings



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.

RE: Special Exception 2202SE029, by owner REM Mississippi, tax parcel 0811F-02-041.000, Request daycare use, 1620 23rd Ave, Zone T4+ (General Urban Zone "Plus"), 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, February 17, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, February 17, 2022**. 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.

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:
IPL0058239
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
BLX - Legal Ads
Final Cost:
37.20
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
January 27, 2022 10:16:39 AM EST
Amount:
37.20

SCHEDULE FOR AD NUMBER IPL00582390

February 2, 2022
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00582390**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 P.M., Thursday, February 17, 2022, 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 2202ZB022, by owner J Clark LLC, tax parcels 0707P-01-023.000 & 0707P-01-024.000, Requests variances for size, height, and placement of accessory structure, 13263 John Clark Rd, R-1-15 (Single-family), Ward 7

Variance 2202ZB023, by owners Greg & Amy Parker, tax parcel 0910A-03 031.010, Request variance for setback, 18 High Point Dr, Zoned R-1-7.5 (Single-family), Ward 4

Variance 2202ZB024, by owner Mary Roberts, tax parcel 0808J-02-030.000, Requests variance for setback, 102 S Kerns Dr, Zoned R-1-10 (Single-family), Ward 5

Variance 2202ZB025, by owner Chris Kern, tax parcel 0910B-04-002.000, Requests variance for accessory structure size & height, 4815 Jefferson Ave, Zoned R-UE (Residential Urban Estates), Ward 4

Special Exception 2202SE029, by owner REM Mississippi, tax parcel 0811F-02 041.000, Request daycare use, 1620 23rd Ave, Zone T4+ (General Urban Zone "Plus"), Ward

Variance 2112ZB185, by agent Kris Lafleur, tax parcel 1010N-01-081.000, Variances for accessory buildings quantity, size, and setback, 2014 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2.

This the 26th day of January 2022
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
W00000000
Publication Dates

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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 17, 2022

Re: Other Business

MEMORANDUM

To: City of Gulfport Planning Commission

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: February 17, 2022

Re: Variance 2112ZB185:

Variance 2112ZB185, by agent Kris Lafleur, tax parcel 1010N-01-081.000, Variances for accessory buildings quantity, size, and setback, 2014 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2.

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2112PC185

Hearing Date: January 20, 2022

Current Zoning/Use: R-1-7.5/Single-Family Dwelling

Legal: Variance 2112ZB185, by agent Kris Lafleur, tax parcel 1010N-01-081.000, Variances for accessory buildings quantity, size, and setback, 2014 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2.

TECHNICAL DETAILS

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

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

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

Technical Report

VARIANCE

The applicant requests variances in order to build an R.V. cover pole barn. Specifically, the applicant requests; 1) a 2-foot variance to allow for a 6-foot side yard setback where 8 feet is required; 2) a 710 square-foot variance to allow for 1310 square-foot total accessory structure size where 600 square feet is permitted; 3) 4 accessory buildings where only 1 accessory building is permitted.

- (a) The applicant states that “a contractor started work on the RV cover pole barn without securing a general building permit for construction.” While circumstances unbeknownst to the owner occurred, there are no special circumstances which are peculiar to the land, structures or buildings which are not applicable to other surrounding land, structures or buildings.
- (b) In the application, the applicant cites that the contractor that was subsequently fired did not discuss any restrictions or limitations on the variances involved with building the RV pole barn. Although the conditions and circumstances were not directly caused by the owner, they were present for the contractor when initial building of the structure commenced with no variances or permits. Furthermore, permits aside, the owner hired the contractor, the owner is requesting exponentially more than is allowed.
- (c) No hardships are reported by the applicant. The applicant has stated they would like to finish the structure at the current size due to the cost already incurred. The ordinance offers a reasonable solution (with variance), however, the structure has already begun construction and does not obtrusively impede anything in the immediate area or neighborhood. Ordinance change is necessary to accommodate accessory land amusement park.
- (d) The applicant provides a statement that they were unaware no permits were obtained for the project and that they would like to have the project completed to standard pending variance approval. With multiple accessory structures, excessive structure size, and a side yard setback, the statement holds merit, but properties in the district are not asking for similar variances and are within standard code and ordinance.
- (e) The existing parcel of land already has multiple accessory buildings and the size of the proposed structure exceeds building square footage. The applicant has stated they did not receive any special benefits; furthermore, they would like to have the job completed. Looking at the neighborhood, no other dwelling or parcel exceeds the number of accessory buildings to the extent the applicant has and is requesting.
- (f) This property is zoned R-1-7.5, and a RV pole barn is permissible as an accessory structure in this zoning district.

EXECUTIVE SUMMARY

Planning and Zoning must consider the lot is located on two abutting frontages (corner lot) and could cause obtrusive impediments to traffic and the neighborhood; upon review, the structure does not cause any impediments, but the excess of accessory structures and the size of the structures are not in harmony with the rest of the neighborhood or the City of Gulfport's ordinance. None of the hardships required were met by the applicant, all hardships are the result of the applicant.

Technical Report

VARIANCE

Any approval should consider these conditions:

1. Approval grants a 2-foot variance to allow for a 6-foot side yard setback where 8 feet are required.
2. Approval grants a 710square-foot variance to allow for a 1310 square-foot total accessory structure size where 600 square-feet is permissible.
3. Approval grants 3 supplementary accessory buildings to allow for 4 accessory buildings in total on site where 1 accessory building is permissible.
4. Structure must meet all current building codes and all other City of Gulfport ordinances.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 01/05/2022.

Public Works: No conditions. Memo dated 01/05/2022.

Traffic and Safety: No conditions. Memo dated 01/04/2022.

Building Code Services: Must meet all current building codes and all other City of Gulfport ordinances. Memo dated 11/30/2021.

GIS: No conditions. Memo dated 01/03/2022.

Police Department: No conditions. Memo dated 12/06/2021.

Fire Department: No conditions. Memo dated 01/03/2022.

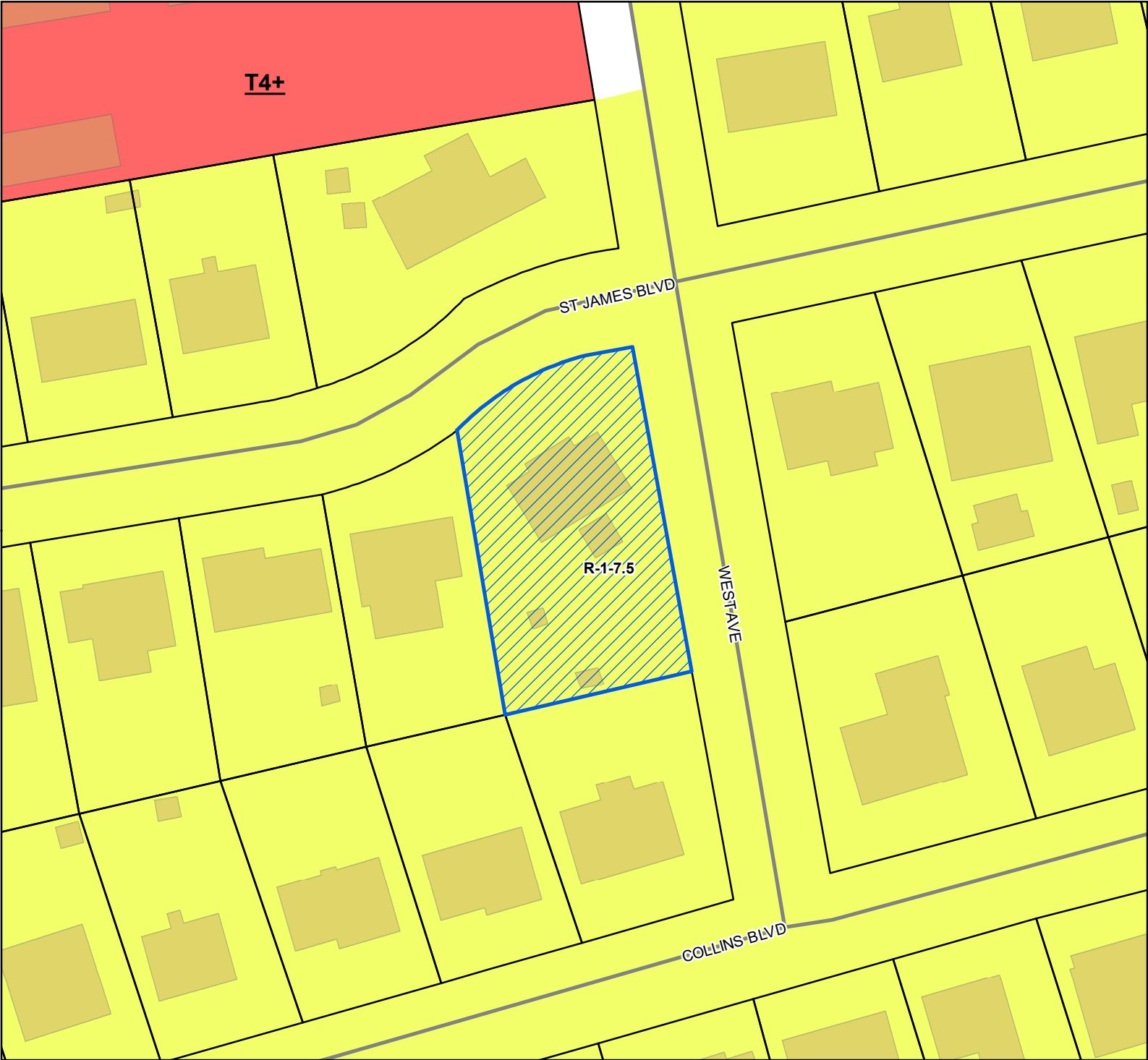
City Arborist: No conditions. Memo dated 12/29/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangolo
Director of Urban Development Department



Site

Street

Parcels

Buildings

Smart Code

T4+

Zoning

R-1-7.5 - Single Family

Residence District (Low Density)

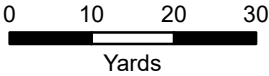
Site Information

1010N-01-081.000

Zoning: R-1-7.5 (Single Family Zone)

Size: 15,444 sq ft.

Flood: X



1 inch = 70 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 VARIANCE

Property Information

TAX PARCEL #

1	0	1	0	N	-	0	1	-	0	8	1	•	0	0	0
					-			-				•			
					-			-				•			

For Staff Use Only

Case File #: 2112PC185

Date Received: 10-28-21

Receipt #: _____

Received By: _____

Zoning: R-1-7.5

Ward: 2 Flood: X

Size: 15,444 sq ft

(If necessary, use separate sheet of paper)

Address of Property Involved: 2014 ST JAMES BLVD GULFPORT, MS 39507

Lot(s) _____, Block(s) _____, Subdivision _____

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

SIDE YARD SET BACK

25' X 35' RV COVER POLE BARN

NUMBER OF ACCESSORY BUILDING / SIZE ACCESSORY BLDG

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

SABRINA LAFLEUR
Printed Name Of Owner

2014 ST JAMES BLVD
Mailing Address

GULFPORT MS 39507
City State Zip code

228-861-3602 228-346-3811
Home Phone Work/Cell Phone

sglafleur@southernco.com
Email

Sabrina Lafleur
Signature Of Owner

AGENT

KRIS LAFLEUR
Printed Name Of Agent

2014 ST JAMES BLVD
Mailing Address

GULFPORT MS 39507
City State Zip code

228-861-3602
Home Phone

Krislafleur@hotmail.com
Work/Cell Phone Email

Kris Lafleur
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)

KIRIS LAFLEUR

ADDRESS (STREET, CITY, STATE, ZIP CODE)

2014 ST JAMES BLVD GULFPORT, MS

PHONE # (H)

(WK/CELL)

228-861-3602

39507

TAX PARCEL NUMBER(S) OWNED

SIGNATURE:

Kiris Lafleur

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:

F. 1. A contractor started work on property and did not obtain a permit. The work was started without a permit.

2. The contractor that was fined did not go over any limitations on size of pole barn.

3. If I would have originally known about the maximum size to build pole barn it would have been built to size. - I would like to finish it at the current size because of costs.

4. I was not aware a permit was not obtained and would like to have the job completed.

5. I did not receive any special benefits. I would just like to complete the project that was started.

6. There is no use saying right.

October 25, 2021

I, Sabrina G. Flack LaFleur, give permission to Kris LaFleur to act as agent on my behalf to obtain a permit at 2014 Saint James Blvd., Gulfport, MS 39507.

Signature Sabrina G. Flack LaFleur
Date 10/25/21

STATE OF MS
COUNTY OF HARRISON

Sworn to (or affirmed) and subscribed before me
this 21 day of Oct., 2021, by SABRINA LAFLEUR

[Signature]
Notary Public's Signature
My Commission Expires on 9-13-23
JAMES MERRITT
Notary Name





Covenant Affidavit

I, Sabrina LaFleur, being owner or agent of the property 2014 Saint James Blvd.
PRINT NAME (Hlack) 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.

Sabrina LaFleur
Signature (Hlack)

10/25/21
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 25 day of Oct., 20 21

[Signature]

Notary Public



9-13-23
Commission Expiration

TO WHOM IT MAY CONCERN:

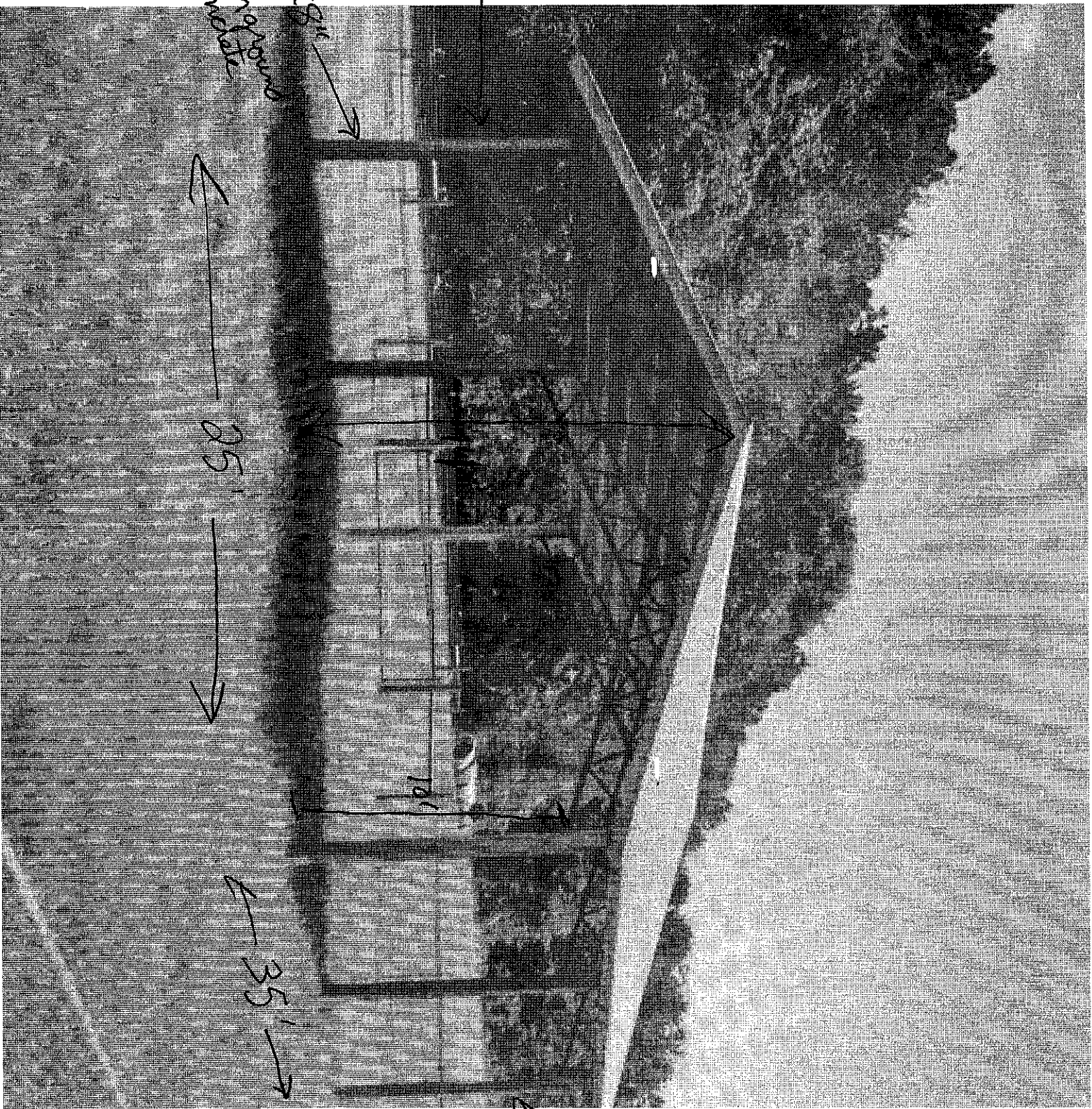
On October 21, 2020 I met with Randy Carraway with CFARM CONSTRUCTION. He was highly recommended on Facebook and I researched his work. I signed a contract for him to build a 25' x 35' RV cover pole barn. He said he would obtain a permit. A couple of weeks later he showed up to work. He put 6 - 8" x 8" posts and 3 - 6" x 6" posts 5' in the ground with concrete. For nine months I kept calling him in which he did not answer, or when he did he said he was coming and never showed up. He was paid \$5,375 as down payment for materials in Oct. of 2020. Finally, in July of 2021 he agreed to finish if I bought the remaining materials, in which I did. They sat in the yard until he decided to start again in mid October and has not been out since he put up the purlins, wood for the roof and wood for one wall. On October 22, 2021 Jason Pryor, Inspector with Building Code Services spoke with me and I was told a permit was never obtained by CFARM CONSTRUCTION so I am writing now to obtain a permit so I can have the work completed by another contractor. I have over \$8,000 invested in an incomplete project.

Thank You for Your Consideration

Chris Lafleur

2"x8"
FOR
ROOF
AND
WALLS

Back side
from top,
down 5'
from
ground
covered



This side
enclosed -
1' from top
to ground

2"x8"
5' in ground
concrete

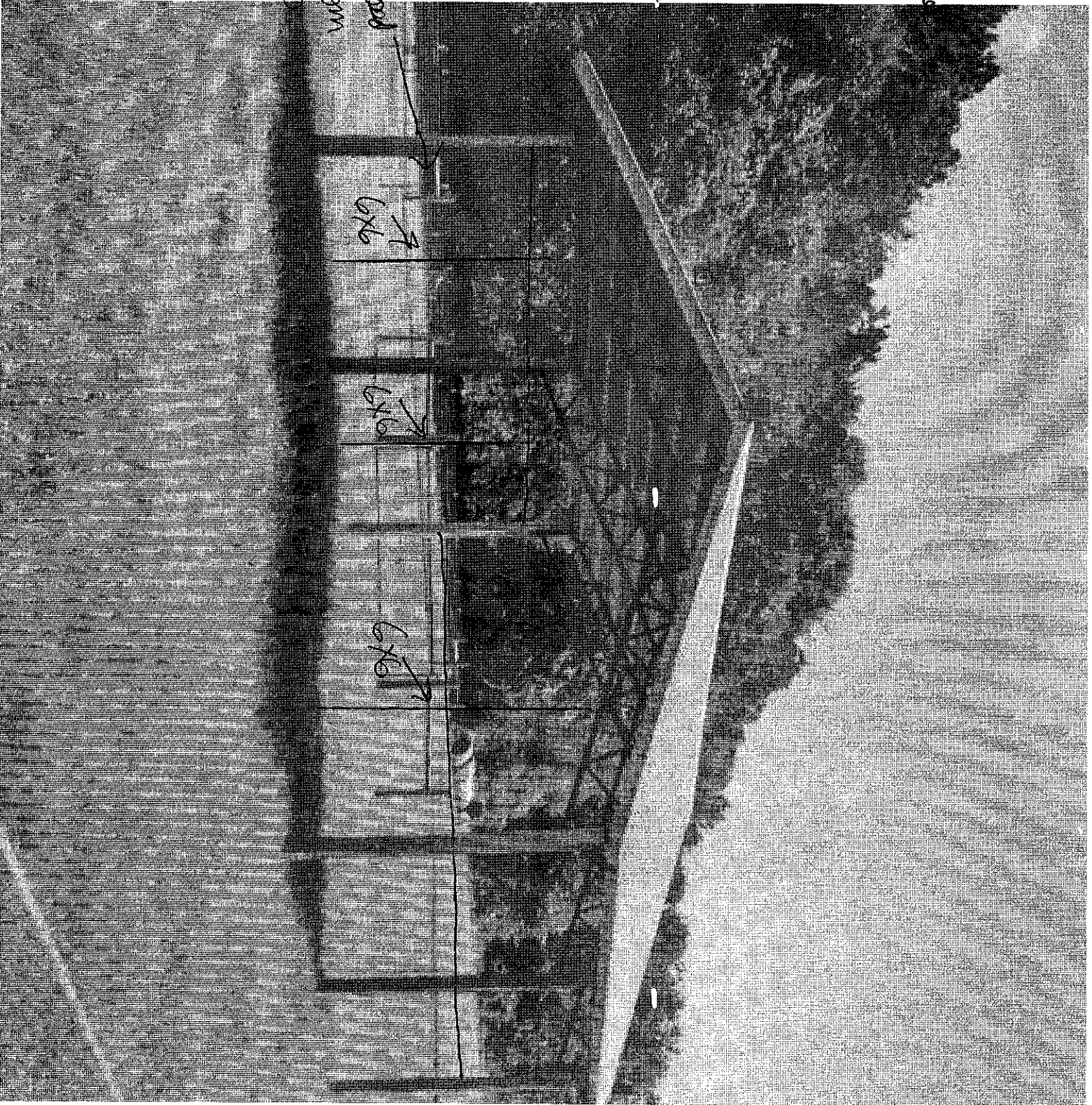
25'

35'

12'

Square
 heavy truss
 w/4" Z
 purlins
 26 gauge
 of rebar
 metal roof
 side wall
 + end gable
 Posts 5'
 concrete
 in ground

Endbed
 1' from
 top



Endbed
 5' from
 ground
 up
 on gable
 end

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

BOOK 1807 PAGE 199



1st Judicial District
Instrument Number 2002 9042 D
Filed 11 21 2002 2 56 P

Total Fees 8.00
Book 1807 Page 199-000 Recorded 11-27-02

CO-EXECUTORS DEED

For and in consideration of the sum of Eighty-Seven Thousand Five-hundred Dollars (\$87,500.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **JUDITH LYNN NEWNUM**, as Co-Executor of the Estate of **Charles O. Murphy**, deceased, whose estate is probated in Cause No. 02-00715 in the Chancery Court of Harrison County, First Judicial District, Mississippi, and pursuant to a Judgment Granting Authority to Sell Real Property therein, do hereby sell and convey unto **SABRINA G. FLACK**, the following described real property situated in Harrison County, Mississippi, described as:

Lot 17, Block 8, Unit 4, COWAN ROAD HOMES ANNEX SUBDIVISION, a subdivision of Harrison County, Mississippi, as per the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi.

The above described property is conveyed subject to restrictions, reservations and easements of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on a basis of an actual proration. All subsequent years taxes are specifically assumed by the Grantees herein

WITNESS our signatures this 14 day of November, 2002.

Judith Lynn Newnum
JUDITH LYNN NEWNUM, Co-Executor

STATE OF Tennessee
COUNTY OF Rutherford

BOOK 150 PAGE 200

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **JUDITH LYNN NEWNUM**, as a Co-Executor of the Estate of **Charles O. Murphy**, deceased, whose estate is probated in Cause No. 02-00715 in the Chancery Court of Harrison County, First Judicial District, Mississippi, and pursuant to a Judgment Granting Authority to Sell Real Property therein, who acknowledged that acting in the foregoing capacity, she signed and delivered the above and foregoing instrument of writing on the day and year therein written.

Given under my hand and official seal of office this 14 day of November, 2002.

Wanda M. Remy
NOTARY PUBLIC

My commission expires: Sept 16, 2006

AFFIX SEAL

GRANTOR:
4915 Braddock
Colorado Springs, CO 80902
No Phone

GRANTEE:
210-A Commerce St.
Gulfport, MS 39507
228-865-5909

THIS INSTRUMENT PREPARED BY:
Julien K. Byrne III
P.O. Box 179
Pass Christian, MS 39571
(228) 452-9408

INDEX AS FOLLOWS:
Lot 17, Block 8, Unit 4, COWAN ROAD HOMES
ANNEX SUBDIVISION, Harrison County,
Mississippi

PERMITS/INSP PAYMENT RECPT#: 10961803
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 10/28/21 TIME: 11:13
CLERK: bchapman DEPT:
CUSTOMER#: 0

COMMENT:

CHG: P2D PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CREDIT CARD

REFERENCE:

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

STATE OF Tennessee
COUNTY OF Rutherford

BOOK 190 PAGE 200

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named **JUDITH LYNN NEWNUM**, as a Co-Executor of the Estate of **Charles O. Murphy**, deceased, whose estate is probated in Cause No. 02-00715 in the Chancery Court of Harrison County, First Judicial District, Mississippi, and pursuant to a Judgment Granting Authority to Sell Real Property therein, who acknowledged that acting in the foregoing capacity, she signed and delivered the above and foregoing instrument of writing on the day and year therein written.

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Manda W. Perry
NOTARY PUBLIC

My commission expires: Sept 16, 2006

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ANNEX SUBDIVISION, Harrison County,
Mississippi

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

BOOK 1607 PAGE 199



[Signature]
1st Judicial District
Instrument Number 2002 9042 D
Filed 11 21 2002 2 58 P
Total Fees 8.00
Book *1607* Page *199-200* Recorded *11-27-02*



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WITNESS our signatures this 14 day of November, 2002.

Judith Lynn Newnum
JUDITH LYNN NEWNUM, Co-Executor

1010N-05-089.000

ST JAMES BLVD



Area Map

Printed 10/25/2021

2172 ST JAMES BLVD

1010N-01-063.000

2014 ST JAMES BLVD

1010N-01-081.000

DECK 16' 24'

WEST AVE

1010N-01-082.000

EXIST NOT
DOES

POLE
BARN
25' x 35'

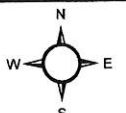
44'

1010N-01-062.000

1010N-01-094.000

TAKING
DOWN
AFTER BARN
POLE BARN
COMPLETE
8' x 10' PLASTER
SHED

1010N-01-093.000



1 inch = 27 feet

- Addresspoints
- Minor/Residential
- WaterFeatures
- Parcels

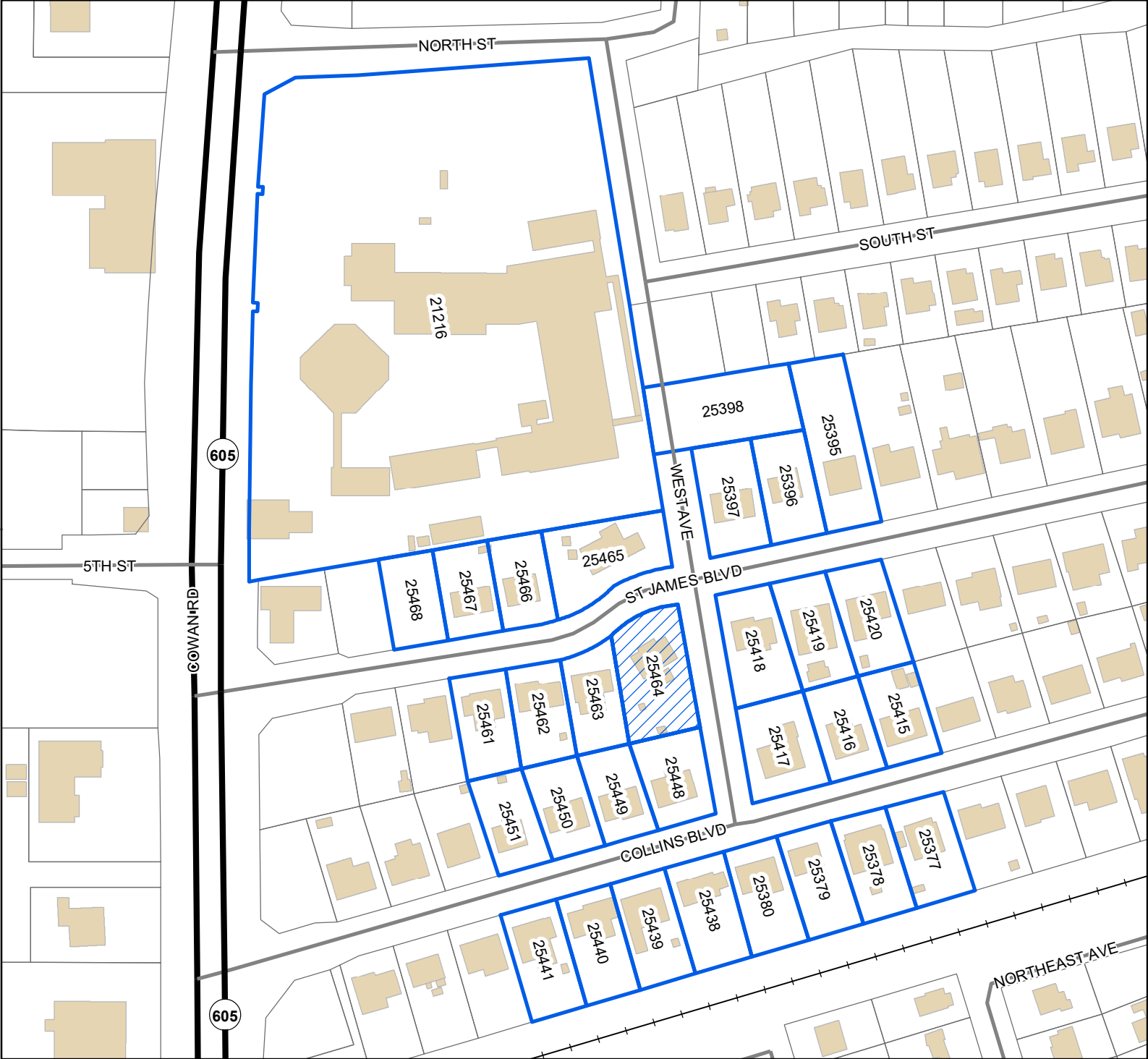
DATA DISCLAIMER:
All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on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

RE: Variance 2112ZB185, by agent Kris Lafleur, tax parcel 1010N-01-081.000, Variance for multiple accessory buildings, construction of an RV cover pole barn, 2014 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2.

To Applicants and Adjacent Property Owners:

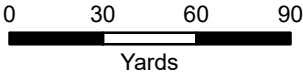
The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, December 16, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, December 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.



Legend

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



1 inch = 185 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
			SABRINA LAFLEUR (OWNER)	2014 ST. JAMES BLVD.	GULFPORT	MS	39507
			KRIS LAFLEUR (AGENT)	2014 ST. JAMES BLVD.	GULFPORT	MS	39507
N			Adjacent Property Owners				
	25439	1010N-01-102.000	ARMSTRONG CAROL LEE	2014 COLLINS BLVD	GULFPORT	MS	39501
	25463	1010N-01-082.000	ATTAWAY JASON W	2012 SAINT JAMES BLVD	GULFPORT	MS	39507
	25419	1010N-01-064.000	CARSON BILLYE J -L/E-	2174 ST JAMES BLVD	GULFPORT	MS	39507
	25468	1010N-05-086.000	CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
N	21216	1010N-05-083.000	CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
N	25398	1010N-05-024.000	CATHOLIC DIOCESE OF BILOXI	1790 POPPS FERRY ROAD	BILOXI	MS	39532
	25418	1010N-01-063.000	CHU TAUR MEE & WONG TEN PO	13103 WOODBRIDGE CT	GULFPORT	MS	39503
	25417	1010N-01-062.000	ELLIS DOROTHY MURIEL -L/E-	2173 COLLINS BLVD	GULFPORT	MS	39507
	25416	1010N-01-061.000	FARRELL EDWARD P	2175 COLLINS BLVD	GULFPORT	MS	39507
	25441	1010N-01-100.000	GRINDSTAFF KATHY M	2010 COLLINS BLVD	GULFPORT	MS	39501
	25461	1010N-01-084.000	HICKS PATRICIA A	2008 ST JAMES BLVD	GULFPORT	MS	39507
	25451	1010N-01-091.000	HILLARD CHRISTOPHER A	2011 COLLINS BLVD	GULFPORT	MS	39507
	25395	1010N-05-021.000	JHS ENTERPRISES INC	1808 15TH STREET	GULFPORT	MS	39501
	25380	1010N-01-104.000	MCGARRH ELAINE M	2170 COLLINS BLVD	GULFPORT	MS	39507
	25462	1010N-01-083.000	MCNALLY MICHAEL D	2010 ST JAMES BLVD	GULFPORT	MS	39507
	25397	1010N-05-023.000	MYERS KENNETH R	P O BOX 7124	GULFPORT	MS	39506
	25465	1010N-05-089.000	PARKER TRACIE ANN	2013 ST JAMES BLVD	GULFPORT	MS	39507
	25377	1010N-01-107.000	PIERCE GARY L & ALLISON A	2176 COLLINS BLVD	GULFPORT	MS	39507
	25378	1010N-01-106.000	RAMAGE RUSSELL G & MARY K	2174 COLLINS BLVD	GULFPORT	MS	39501
	25396	1010N-05-022.000	SANDERSON FREDDIE A	2175 ST JAMES BLVD	GULFPORT	MS	39507
	25438	1010N-01-103.000	SCHONEWITZ ANNE B -L/E-	2016 COLLINS BLVD	GULFPORT	MS	39507
	25440	1010N-01-101.000	SELCREST INVESTMENTS LLC	4502 HARRISON AVE	GULFPORT	MS	39507
	25450	1010N-01-092.000	SOMMERS CHARNELL A & ALISSIA MARIE	73 MILSTEAD LANE	MONTEVALLO	AL	35115
	25467	1010N-05-087.000	ST JAMES CATHOLIC CHURCH	366 COWAN RD	GULFPORT	MS	39507
	25379	1010N-01-105.000	STEVER JESSIE T	2172 COLLINS BLVD	GULFPORT	MS	39507
	25420	1010N-01-065.000	SUNFLOWER PROPERTIES LLC	8 BAYOU PLACE	GULFPORT	MS	39503
	25415	1010N-01-060.000	TEBOUT LELAND C & DEBORAH A	2177 COLLINS BLVD	GULFPORT	MS	39507
	25449	1010N-01-093.000	TOOTHMAN JOHN W	4295 POPPS FERRY RD	D'IBERVILLE	MS	39540
	25448	1010N-01-094.000	WAITE BAILEY	2017 COLLINS BLVD	GULFPORT	MS	39507
	25466	1010N-05-088.000	WHITE ROSEMARY L -EST-	2011 ST JAMES BLVD	GULFPORT	MS	39507

RE: Variance 2112ZB185, by agent Kris Lafleur, tax parcel 1010N-01-081.000, Variances for accessory buildings quantity, size, and setback, 2014 St. James Blvd, Zoned R-1-7.5 (Single-family), 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, January 20, 2022**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

For more information, visit <http://www.gulfport-ms.gov/agendas/> then click the City of Gulfport Zoning Board for **Thursday, January 20, 2022**. 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.

12.11

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 P.M., Thursday, January 20, 2022, in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Variance 2201ZB007, by agent Gary Knoblock, tax parcel 0809D-02-002.000, Variance for wall sign location, 15520 Daniel Blvd A, Zoned B-4 (Highway business), Ward 7

Variance 2201ZB008, by owners Glenn E. and Susan M. Moran, tax parcel 0909C-04-037.000, Variances for accessory structure height and quantity, 31 53rd St, Zoned R-UE (Urban residence estate), Ward 4

Variance 2201ZB011, by owner David Wolf Real Estate Trust, parcel number 0811E-03-092.001, Request variances for number of parking spaces & backing into the Right-of-Way, 3100 15th St, Zoned T4L (General Urban Zone "Limited"), Ward 2

Variance 2201ZB012, by owner Geldy M. Raudales, tax parcel 1010N-04-010.002, Variance for parking in the front yard 1805 Curcor Dr, Zoned T4+ (General Urban Zone "Plus"), Ward 2

Variance 2201ZB018, by owner Frank J. Daley, tax parcel 0708B-02-021.000, Variance for setbacks, 12276 Salisbury Rd, Zoned R-1-15 (Single-family), Ward 7

Variance 2112ZB185, by agent Kris Lafleur, tax parcel 1010N-01-081.000, Variance for multiple accessory buildings, construction of an RV cover pole barn, 2014 St. James Blvd, Zoned R-1-7.5 (Single-family), Ward 2

This the 29th day of December 2021
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
W00000000
Publication Dates