

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, MAY 19, 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 - April 21, 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 2205ZB088:

Variance 2205ZB088, by agent Eric Bland, tax parcel 0810P-02-050.000, Request variance for parking reduction, 1236 28th St, Zoned B-2 (General Business), Ward 3

2. Variance 2205ZB089:

Variance 2205ZB089, by owners Kathleen and Bernd Mangnitz, tax parcel 1010N-03-025.000, Variances for accessory structure quantity and size and parking in the front yard, 1604 Beach Dr, Zoned T3 (Sub-Urban zone), Ward 2

3. Variance 2205ZB092:

Withdrawn by Administration

Variance 2205ZB092, by agent Jesse Vincent, tax parcel 0910N-06-012.000, Variances for backing into the right-of-way & gravel parking, 410 32nd St, Zoned B-2 (General business), Ward 4

4. Variance 2205ZB093:

Variance 2205ZB093, by agent Joseph Coursey, tax parcel 0811E-02-019.000, Variances for reduced parking & backing out into the right-of-way, 1721 29th Ave, Zoned T6 (Urban Core Zone), Ward 2

5. Variance 2205ZB097:

Variance 2205ZB097, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Variance for fence height, 12131 Bernard Pkwy, Zoned B-2 (General business), Ward 5

6. Variance 2206ZB099:

Withdrawn by Administration

Variance 2206ZB099, by agent David Hansen, tax parcel 0711P-03-012.000, Variances for property width & property area, Central St, Zoned T3 (Sub-Urban zone), Ward 2

7. Variance 2206ZB102:

Variance 2206ZB102, by owners Marshall & Dana Polson, tax parcel 0911A-01-018.000, Variances for accessory structure quantity & size, 105 Dogwood Dr, Zoned T3 (Sub-Urban zone), Ward 2

H. Adjournment

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, April 21, 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 **3:03 p.m.**
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

BOARD MEMBERS PRESENT:

LEE PALERMO
MARY ANN WIGINTON
NATHAN BODDIE
JONATHAN MARSHALL
MICHAEL DANIELS

BOARD MEMBERS ABSENT:

LESLIE NORTH
ROBERT PHARR

STAFF MEMBERS PRESENT

MATILDA WELCH
DEREK DUCKWORTH

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mrs. Wiginton** and seconded by **Mr. Marshall** to approve Minutes of the **March 17, 2022**, 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 2204ZB046:

Variance 2204ZB046, by agent Frank Magee, tax parcel 0810P-02-024.000, Request variance parking space reduction, backing into the right-of-way, 1220 Pass Rd, Zoned B-2 (General Business), Ward 3

Speaking for the Petition: Frank Magee

Speaking against the Petition: None

Motion: Mr. Daniels – to approve applicant request.

Second: Mr. Marshall

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

Action: Motion carried unanimously.

2. Variance 2204ZB053:

Variance 2204ZB053, by owner Kyle Fitzpatrick, tax parcel 0708A-01-016.001, Variance for fence material, 12503 Old Hwy 49, Zoned R-O (Residence-office), Ward 7

Speaking for the Petition: Kyle Fitzpatrick

Speaking against the Petition: None

Motion: Mr. Boddie – to approve applicant request.

Second: Mrs. Wiginton

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

Action: Motion carried unanimously.

3. Variance 2204ZB055:

Variance 2204ZB055, by agent Dwane J Babin, tax parcel 0911F-01-026.000, Variance for setbacks, 1532 Hewes Ave, Zoned R-1-7.5 (Single-family), Ward 2

Speaking for the Petition: Dwane Babin

Speaking against the Petition: David Roots (Other)

Motion: Mr. Marshall – to approve applicant request.

Second: Mrs. Wiginton

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

Action: Motion carried unanimously.

4. Variance 2204ZB063:

Variance 2204ZB063, by agent Travis Construction, tax parcel 1009J-01-001.003, Request variance for accessory structure quantity, max area allowed, 10480 Reichold Rd, Zoned I-2 (Heavy industry district), Ward 5

Speaking for the Petition: Travis Givens

Speaking against the Petition: None

Motion: Mr. Marshall – to approve applicant request.

Second: Mrs. Wiginton

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

Action: Motion carried unanimously.

5. Variance 2204ZB065:

Variance 2204ZB065, by agent Kenneth Jones II, tax parcel 1008F-01-001.000, Variances for parking reduction, setback, Highland Way, Zoned R-B (Residence-business), Ward 6

Speaking for the Petition: Kenneth Jones III

Speaking against the Petition: None

Motion: Mr. Boddie – to approve applicant request.

Second: Mr. Marshall

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

Action: Motion carried unanimously.

6. Variance 2204ZB067:

Variance 2204ZB067, by owners Jason and Leena Ulku, tax parcel 1010C-01-001.031, Variance for fence height, 10917 Waterside Dr, Zoned R-2 (Single-family), Ward 5

Speaking for the Petition: Jason Caleb Ulku

Speaking against the Petition: BJ Sellers (Other)

Motion: Mr. Boddie – to approve applicant request.

Second: Mr. Marshall

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

Action: Motion carried unanimously.

7. Variance 2204ZB068:

Variance 2204ZB068, by owner Julia Nieto - Gomez, tax parcel 1008D-01-011.000, Request variance for setback, Arrowhead Dr, Zoned R-E (Residential estates), Ward 6

Speaking for the Petition: Julia Nieto-Gomez

Speaking against the Petition: None

Motion: Mr. Boddie – to approve applicant request.

Second: Mrs. Wiginton

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

Action: Motion carried unanimously.

8. Special Exception 2204SE076:

by agent Bridget Hutchinson, tax parcel 0711H-01-007.000, Request Special Exception for assisted living facility use, 13085 Andy St, Zoned R-2 (Single-family), Ward 1

Speaking for the Petition: Bridget Hutchinson

Speaking against the Petition: None

Motion: Mr. Marshall – All construction and repairs must meet the City of Gulfport’s Building Code requirements.

Second: Mrs. Wiginton

Case denied due to uninhabitable structure.

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

Action: Motion denied by a 3:2 Zoning Board Members vote.

9. **Excessive Height 2204ZB044:**

Excessive Height 2204ZB044, by agent George Denmark, tax parcel 1010A-01-001.000, Requests a variance for excessive dwelling height, 2230 Runnymede Dr., Zoned R-2 (Single-family), Ward 5

Speaking for the Petition: George Denmark

Speaking against the Petition: None

Motion: Mr. Marshall

Second: Mr. Boddie

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

Action: Motion carried unanimously.

Adjournment:

Motion by **Mrs. Wiginton** to adjourn the meeting was seconded by **Mr. Boddie** and carried unanimously. The meeting adjourned **4:18 p.m.**

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

Nathan Boddie, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 19, 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: May 19, 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: May 19, 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: May 19, 2022

Re: Variance 2205ZB088:

Variance 2205ZB088, by agent Eric Bland, tax parcel 0810P-02-050.000, Request variance for parking reduction, 1236 28th St, Zoned B-2 (General Business), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2205ZB088

Hearing Date: May 19, 2022

Current Zoning/Use: B-2/Vacant Structure

Legal: Variance 2205ZB088, by agent Eric Bland, tax parcel 0810P-02-050.000,
Request variance for parking reduction, 1236 28th St, Zoned B-2 (General
Business), Ward 3

TECHNICAL DETAILS

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

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

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

7.12

Technical Report

VARIANCE

The applicant requests a variance in order to allow for lesser parking requirements. Specifically, the applicant requests: 1) a variance for 12 parking spaces to allow for 8 spaces plus 1 handicap space where 20 parking spaces plus 1 handicap space is required.

- (a) The applicant mentions the existing building encompasses most of the immediate property; the only available area for parking would constitute removing an Oak Tree on the subject parcel. When looking at the site plan, there is room to expand on parking without removing the Oak Tree. Other lands, structures or buildings in the immediate area have adequate required parking for the intended use of their sites.
- (b) The applicant mentions the subject site and building were preexisting prior to their purchasing of the site. Further, the applicant states "is not the result of any actions of mine..." Although the preexisting site and structure were present upon the applicant buying the property, the applicant neglected to consult with any employees from the City of Gulfport, on whether his site was permitted for the change in use, which ultimately becomes a result from the actions of the applicant.
- (c) The applicant states "The physical character of the property can not meet the parking space requirement." Upon viewing the site plan, the applicant has adequate room for approximately 10-12 more parking spaces on the property; this number is under the consideration the applicant would remove the Oak Tree from the property to create more parking spaces. An amendment to parking requirement ordinances would offer a reasonable solution for the applicant.
- (d) The applicant mentions that approval of the variance would not bestow any special privileges upon the applicant. Upon review, the applicant has adequate room to create several more parking spaces on the subject site. Further, through GIS research, the applicant has enough space where if they were to use the proper materials/surfaces to create a parking lot, they would garner enough parking spaces where a variance would not be necessary. The applicant would not be deprived in any manner considering the above statements.
- (e) The applicant mentions that the intended use for this subject parcel will be private and not intended for public use; there is no mention made whether this variance would confer special privileges upon the applicant and the subject site. The applicant has adequate room to expand on their parking lot surface in order to adhere to the ordinance; parcels/dwellings in the immediate area are not seeking variances for parking as their parking surfaces are in conformity with the intended uses.
- (f) This property is zoned B-2; an Amusement; indoor commercial conducted entirely within a completely enclosed structure; is allowed in this zoning.

EXECUTIVE SUMMARY

Upon review of the application, the applicant does not meet all of the six required hardships set forth by the City of Gulfport. Further, the applicant has adequate room to create more parking spaces on the subject parcel; in return, the applicant may not have to go through the variance process. There are no other neighboring properties who are requesting variances for parking. With the above comments and considerations, this variance should be denied and the applicant may look into alternative parking scenarios on site.

Any approval should consider these conditions:

g.h

Technical Report

VARIANCE

1. A variance grants 12 parking spaces to allow for 8 spaces plus 1 handicap space where 20 parking spaces plus 1 handicap space is required.

DEPARTMENTAL CONDITIONS

Engineering: No comments as of 05/10/2022.

Public Works: No comments as of 05/10/2022.

Traffic and Safety: No conditions. Memo dated 05/11/2022.

Building Code Services: No conditions. Memo dated 05/10/2022.

GIS: No conditions. Memo dated 05/10/2022.

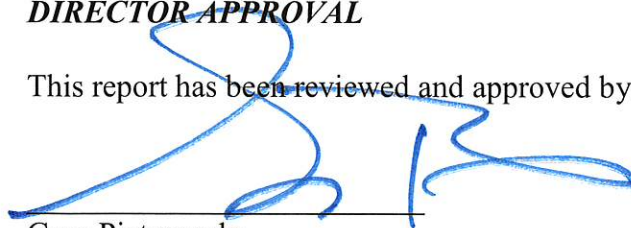
Police Department: No conditions. Memo dated 05/10/2022.

Fire Department: No conditions. Memo dated 05/10/2022.

City Arborist: No comments as of 05/10/2022.

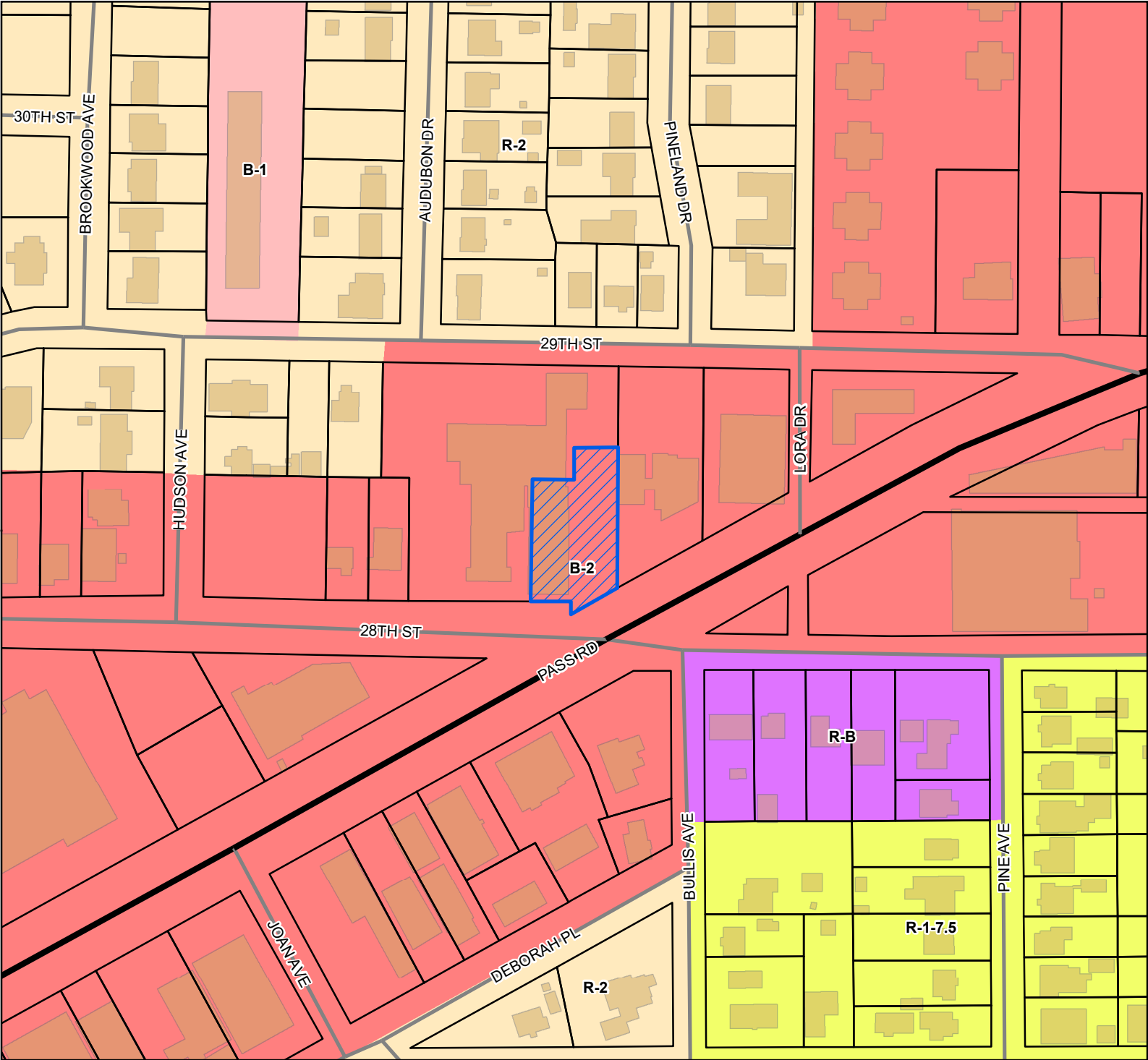
DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

10.12



Legend

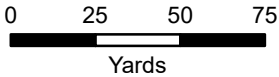
- Site
- US or State Highway
- Street
- Parcels
- Buildings

Zoning

- B-1 - Neighborhood Business District
- B-2 - General Business District
- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District

Site Information

0810P-02.050.000
Zoning: B-2 (General Business)
Size: 17,826 sq ft
Flood: X



1 inch = 170 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 #: 2205 ZB088Date Received: 4/1/22

Receipt #: _____

Received By: D2Zoning: B-2Ward: 3 Flood: XSize: 17,826' Sq.

(If necessary, use separate sheet of paper)

APPLICATION FOR VARIANCE

Property Information

TAX PARCEL # 0810P-02-050-000
000-000-000-000
000-000-000-000

Address of Property Involved: 1236 28th Street, Gulfport, 39501 ALKIA 1236 Pass Rd

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

General Location: Corner of Pass Rd and 28th Street

GENERAL DESCRIPTION OF REQUEST:

I am asking for a variance from 20 parking spots plus 1 handicap as required to
8 parking spots plus 1 handicap as is currently available.

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

GC Shockers Properties, LLC
 Printed Name Of Owner
13085 Riverwalk Cir
 Mailing Address
D'Eberville MS 39540
 City State Zip code
228-223-6193
 Home Phone Work/Cell Phone
ERICBCPA@GMAIL.COM
 Email
[Signature]
 Signature Of Owner

AGENT

Eric Bland
 Printed Name Of Agent
13085 Riverwalk Cir
 Mailing Address
D'Eberville MS 39540
 City State Zip code
228-223-6193
 Home Phone Work/Cell Phone
ERICBCPA@GMAIL.COM
 Email
[Signature]
 Signature Of Agent

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

☐

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

April 1, 2022

Members of the Zoning Board

- 1) The property as depicted on the site plan, is pretty much encompassed by the building and the current parking lot. There is a little bit of unpaved land north of the parking lot. However, there is a fairly large oak tree in that area, and in order to pave the remaining area to add additional parking spots, the tree which sits partly on the neighboring property, would have to be removed as well.
- 2) The property and structure has been in existence in its current format for a long time, and is not the result of any actions of mine as I just purchased the property.
- 3) The physical character of the property can not meet the parking space requirement.
- 4) The current parking space requirement basically renders the property unusable as it would not be able to provide the required number of parking spaces to obtain a permit.
- 5) Granting of this variance would not provide me with any special privileges other than to permit me to use the property in a manner just as other properties are in the same district.
- 6) The use of the building will be as an indoor practice facility for softball teams that I coach and is a permissible use by right. I do not attend to open to the public, but will just be used by teams that I coach and/or manage as part of my travel softball organization, Gulf Coast Shockers.

Sincerely,



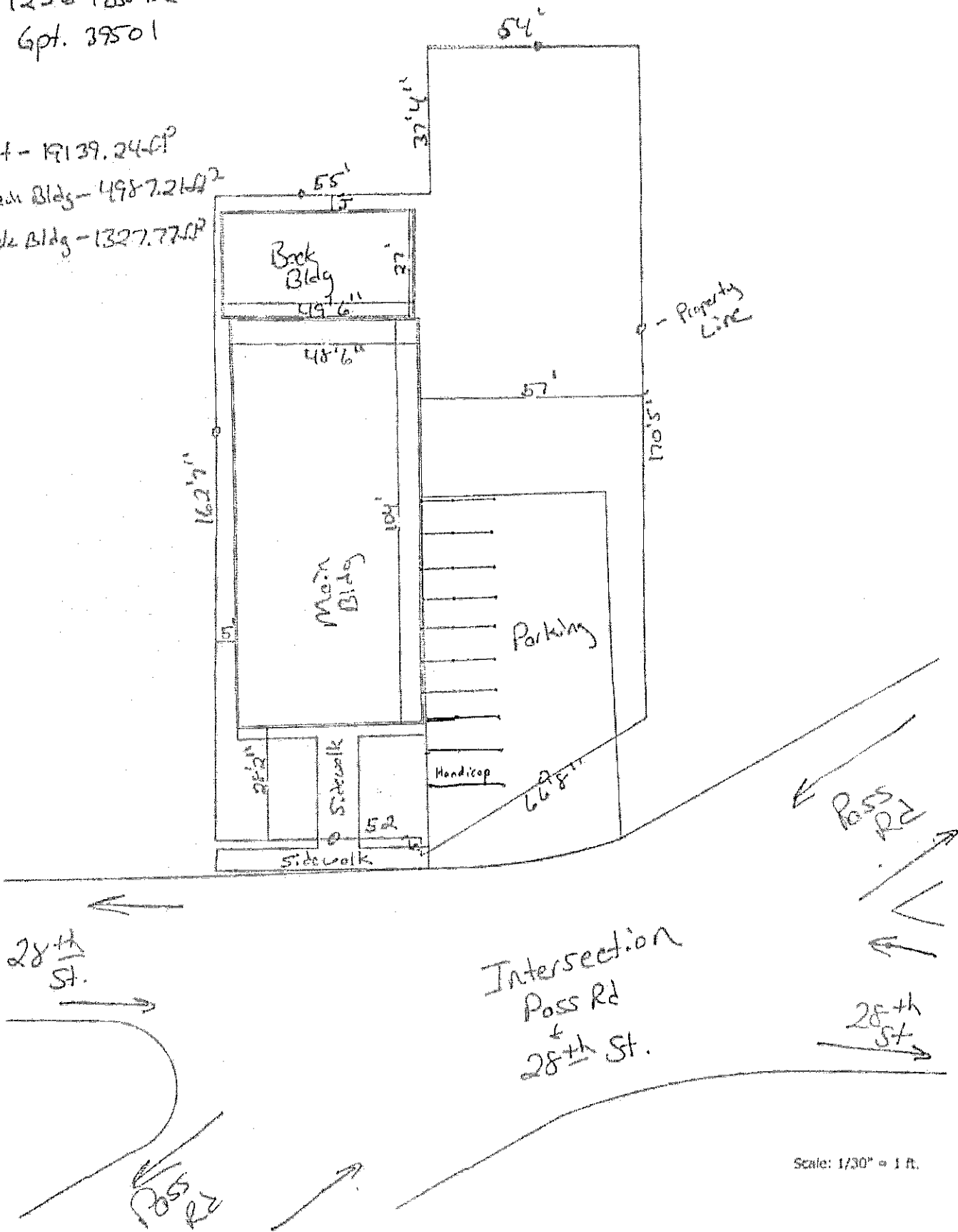
Eric Bland
GC Shockers Properties, LLC

1236 Poss Rd
Gpt. 39501

Lot - 19139.24-GP

Main Bldg - 4987.21-GP

Back Bldg - 1327.77-GP



Scale: 1/30" = 1 ft.



J1 - GULFPORT DISTRICT
INSTRUMENT 2022-0006094-D-J1
FILED/RECORDED 3/17/2022 8:15:01 AM
TOTAL FEES \$26.00
2 PAGES RECORDED

Prepared by and after recording return to:
Michael B. McDermott, MS Bar No. 2379
Page, Mannino, Peresich & McDermott, P.L.L.C.
759 Howard Avenue
Biloxi, MS 39530
(228) 374-2100

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the undersigned, for an on behalf of

PLUMBPARTS, LLC
a Mississippi Limited Liability Company
1127 Iberville Drive
Ocean Springs, MS 39564
(228)324-0377

does hereby sell, convey and warrant unto

GC SHOCKERS PROPERTIES, LLC
a Mississippi Limited Liability Company
1077 Tommy Munro Drive
Biloxi, MS 39532
(228)223-6193

the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

INDEXING INSTRUCTIONS: LOT 5, 6, and 24, less N 100' of LOT 24, BLOCK 2, RESURVEY OF HUDSON SUBDIVISION,

LOT 5, 6, and 24, less N 100' of LOT 24, BLOCK 2, RESURVEY OF HUDSON 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 12 at Page 22 (Copy Book 16 at Page 23-A), reference to which is hereby made in aid of and as a part of this description.

E-RECORDED DOCUMENT

ID 2022-0006094-D-T

DATE 3/12/2022 TIME 8:15a.m.

COUNTY 1st Jud. Harr. Co.

Prepared by and after recording return to:
Michael B. McDermott, MS Bar No. 2379
Page, Mannino, Peresich & McDermott, P.L.L.C.
759 Howard Avenue
Biloxi, MS 39530
(228) 374-2100

STATE OF MISSISSIPPI
COUNTY OF HARRISON
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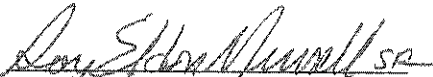
This conveyance is subject to all restrictions, reservations and easements affecting said property on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Ad valorem taxes for the year 2022 have been prorated between the parties hereto and the obligation to pay same is assumed by the Grantee herein, who will pay same when due.

WITNESS my signature on this the 16th day of March, 2022.

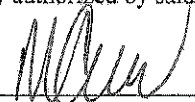
Plumbparts, LLC

By:


Roy Eldon Murrell, Sr., Member

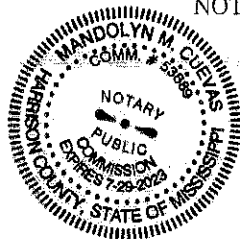
STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 16th day of March, 2022, within my jurisdiction, the within named Roy Eldon Murrell, Sr., who acknowledged to me that he is a Member of Plumbparts, LLC, and as its act and deed, he executed the above and foregoing instrument, after first having been duly authorized by said LLC so to do.


NOTARY PUBLIC

My Commission Expires:

7-29-2023
(SEAL)



61137



Designation of Agent

I, GC Shockers Properties, LLC PRINT NAME being owner of the property 1236 28th Street PRIMARY ADDRESS OF PARCEL
which is the subject of this application hereby authorize Eric Bland PRINT NAME to act as my
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

EO Bland
Signature

3/23/2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 23 day of MARCH, 20 22

[Signature]
Notary Public

11/22/2025
Commission Expiration





Covenant Affidavit

I, Eric Bland, being owner or agent of the property 1236 28th Street
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
Signature

3/23/2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 23 day of MARCH, 20 22

[Signature]

Notary Public



11/22/2025
Commission Expiration



Michael Watson

SECRETARY OF STATE

This is not an official certificate of good standing.

Name History

Name	Name Type
GC Shockers Properties, LLC	Legal

Business Information

Business Type:	Limited Liability Company
Business ID:	1320498
Status:	Good Standing
Effective Date:	01/20/2022
State of Incorporation:	Mississippi
Principal Office Address:	NO PRINCIPAL OFFICE ADDRESS FOUND

Registered Agent

Name
Eric B Bland
1077 Tommy Munro Dr
Biloxi, MS 39532

Officers & Directors

Name	Title
Eric B Bland 13085 Riverwalk Cir D'iberville, MS 39540	Member

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	30612	0810P-02-050.000	PLUMBPARTS LLC	1127 IBERVILLE DRIVE	OCEAN SPRINGS	MS	39564
	Adjacent Property Owners						
	23629	0811A-05-001.000	3970 OLD MILTON LLC	10945 STATE BRIDGE RD #401-460	ALPHARETTA	GA	30022
	32274	0810P-02-023.000	AMENTA ROBERT R & BRIDGETTE	P O BOX 6563	GULFPORT	MS	39506
	30607	0810P-03-010.000	BLACKWELL ANDY & CAROL MARGARET	1261 NORTH MCGREGOR DR	WIGGINS	MS	39574
	23628	0811A-05-004.000	C & S RENTALS INC	3436 MAIN STREET	MOSS POINT	MS	39583
	33809	0810P-02-069.000	CARRANZA MERCEDES	16164 ORANGE GROVE RD	GULFPORT	MS	39503
	33838	0810P-02-028.000	COHEN JAMES M	12027 SWEETWATER CIR	EAGLE RIVER	AK	99577
	32278	0810P-02-027.001	CRAFTSMAN CONSTRUCTION CO INC	256 BRELAND ROAD	PERKINSTON	MS	39573
	30616	0810P-02-053.000	GILL JOHNNIE FAYE ETAL	1246 28TH ST	GULFPORT	MS	39501
	87730	0810P-02-025.000	GKB PROPERTIES LLC	4165 BAYOU CASTINE DR	KENNER	LA	70065
	23613	0811A-04-067.000	GOLD SEAL LLC	2205 JOHN HILL BLVD	GULFPORT	MS	39501
	81006	0810P-02-027.002	GUTHRIE WILLIAM R	1238 29TH AVE	GULFPORT	MS	39501
	30610	0810P-02-026.000	IGLESIA MISIONERA PENTECOSTES ATTN: CE	1967 PASS RD	BILOXI	MS	39531
	87450	0811A-04-068.000	JEFFERSON ALICIA ANN	2599 AUDUBON PLACE	BILOXI	MS	39531
	23616	0811A-04-069.000	MILES CLAIBORNE E	15010 SWAN LAKE BLVD	GULFPORT	MS	39503
	116904	0811A-05-056.001	MNH LLC	11502 STANTON CIRCLE	GULFPORT	MS	39503
	87760	0810P-03-011.000	MORAN FOODS LLC ATTN: PROPERTY TAX	400 NORTHWEST PLAZA DRIVE	ST ANN	MO	63074
	33823	0810P-02-048.000	MULLINIX-DUPLESSIE LESLIE	2900 AUDUBON DRIVE	GULFPORT	MS	39501
	87737	0810P-02-049.000	O'NEAL COMPANY	P O BOX 118	MCHENRY	MS	39561
	33824	0810P-02-047.000	WELLS DEBORAH A	1704 WESTWARD DR	GULFPORT	MS	39501
	32277	0810P-02-027.000	WILLIAMS PAULINE F	1232 29TH ST	GULFPORT	MS	39501

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	23616	0811A-04-069.000	MILES CLAIBORNE E	15010 SWAN LAKE BLVD	GULFPORT	MS	39503
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	87737	0810P-02-049.000	O'NEAL COMPANY	P O BOX 118	MCHENRY	MS	39561
	33824	0810P-02-047.000	WELLS DEBORAH A	1704 WESTWARD DR	GULFPORT	MS	39501
	32277	0810P-02-027.000	WILLIAMS PAULINE F	1232 29TH ST	GULFPORT	MS	39501



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	255353	Print Legal Ad - IPL0070933		\$40.80	1	65 L

Attention: Matilda Welch
PO BOX 1780
GULFPORT, MS 39502

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, May 19, 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 2205ZB088, by agent Eric Bland, tax parcel 0810P-02-050.000, Request variance for parking reduction, 1236 28th St, Zoned B-2 (General Business), Ward 3

Variance 2205ZB089, by owners Kathleen and Bernd Mangniz, tax parcel 1010N-03-025.000, Variances for accessory structure quantity and size and parking in the front yard, 1604 Beach Dr, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2205ZB092, by agent Jesse Vincent, tax parcel 0910N-06-012.000, Variances for backing into the right-of-way & gravel parking, 410 32nd St, Zoned B-2 (General business), Ward 4

Variance 2205ZB093, by agent Joseph Coursey, tax parcel 0811E-02-019.000, Variances for reduced parking & backing out into the right-of-way, 1721 29th Ave, Zoned T6 (Urban Core Zone), Ward 2

Variance 2205ZB097, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Variance for fence height, 12131 Bernard Pkwy, Zoned B-2 (General business), Ward 5

Variance 2206ZB099, by agent David Hansen, tax parcel 0711P-03-012.000, Variances for property width & property area, Central St, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2206ZB102, by owners Marshall & Dana Polson, tax parcel 0911A-01-018.000, Variances for accessory structure quantity & size, 105 Dogwood Dr, Zoned T3 (Sub-Urban zone), Ward 2

This the 27th day of April 2022

A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0070933
May 4 2022

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Keriann Leenerts, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue (s) of:

No. of Insertions: 1

Beginning Issue of: 05/04/2022

Ending Issue of: 05/04/2022

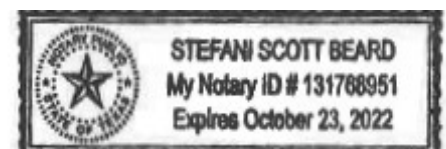
Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

Sworn to and subscribed before me this 4th day of May in the year of 2022

Stefani Beard

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RE: Variance 2205ZB088, by agent Eric Bland, tax parcel 0810P-02-050.000, Request variance for parking reduction, 1236 28th St, Zoned B-2 (General Business), Ward 3

To Applicants and Adjacent Property Owners:

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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 19, 2022

Re: Variance 2205ZB089:

Variance 2205ZB089, by owners Kathleen and Bernd Mangnitz, tax parcel 1010N-03-025.000, Variances for accessory structure quantity and size and parking in the front yard, 1604 Beach Dr, Zoned T3 (Sub-Urban zone), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2205ZB089

Hearing Date: May 19, 2022

Current Zoning/Use: T3/Vacant Lot

Legal: Variance 2205ZB089, by owners Kathleen and Bernd Mangnitz, tax parcel 1010N-03-025.000, Variances for accessory structure quantity and size and parking in the front yard, 1604 Beach Dr, Zoned T3 (Sub-Urban zone), 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 a variance in order to build a single-family dwelling. Specifically, the applicant requests: 1) 2 accessory structures where only 1 accessory structure is allowed, 2) 840 square feet to allow for 1440 square feet where 600 square feet is permitted for accessory structures, 3) parking in the first façade of the home where parking is only permitted beyond the front façade of the home.

- (a) The applicant makes no mention of special conditions or circumstances peculiar to the use of their property. The applicant does mention safety issues and issues with receiving mail as to why they are requesting the variances. This lot is similar in shape and size compared to other parcels of land in the immediate area, protection of valuables and safety issues do not constitute special conditions or circumstances applicable to the applicants request.
- (b) The applicant fails to mention whether the special conditions or circumstances are created by the applicant themselves. Upon review, the applicant purchased the subject property and was aware of the parcel dimensions, building requirements, and parking requirements for this property upon requesting to build a potential single-family home; this creates the scenario where the applicant is the result of the special conditions and circumstances.
- (c) The applicant fails to mention any unnecessary hardships created by the physical character of the property. An amendment to the accessory building ordinance (Sec. IV (2)(c)(i)(8)); and parking regulations in SmartCode (Sec. V (5.3)(5.3.4)(f)); would offer a reasonable solution.
- (d) The applicant only mentions their safety and valuable belongings throughout the answers provided with their application. Upon review of GIS and a site visit, the applicants land is similar to several other lots in the neighborhood which have not requested variances for accessory buildings or parking in the front of their home. Further, there are restrictive covenants in place prohibiting the requested parking and accessory structures; which is a reason other property may not request similar variances. (Chancery Clerk (Book 461)(pg. 143)); as amended: (Book 495)(pg. 376); (Book 567)(pg. 271).
- (e) Granting of this variance would confer special privileges onto the applicant and their property. Through restrictive covenants in the neighborhood, no other property is allowed to have what the applicant is asking to be approved through this variance and ordinance.
- (f) This property is zoned T3, a single-family home is allowed in this zoning district.

EXECUTIVE SUMMARY

After reviewing the application, the applicant does not meet any of the 6 hardships required to be met by the City of Gulfport. Further, there are restrictive covenants in the subject parcel's neighborhood that would not allow them to build what the applicant is requesting through their variance. With the above stated, this application for variance should be denied.

Any approval should consider these conditions:

1. A variance grants 2 accessory structures where only 1 accessory structure is allowed.
2. A variance grants 840 square feet to allow for 1440 square feet where 600 square feet is permitted for accessory structures.
3. A variance grants parking in the first façade of the home where parking is only permitted beyond the front façade of the home.

b. 12

Technical Report

VARIANCE

DEPARTMENTAL CONDITIONS

Engineering: No comments as of 05/11/2022.

Public Works: No comments as of 05/11/2022.

Traffic and Safety: No conditions. Memo dated 05/11/2022.

Building Code Services: No conditions. Memo dated 05/11/2022.

GIS: No conditions. Memo dated 05/10/2022.

Police Department: No conditions. Memo dated 05/10/2022.

Fire Department: No comments as of 05/11/2022.

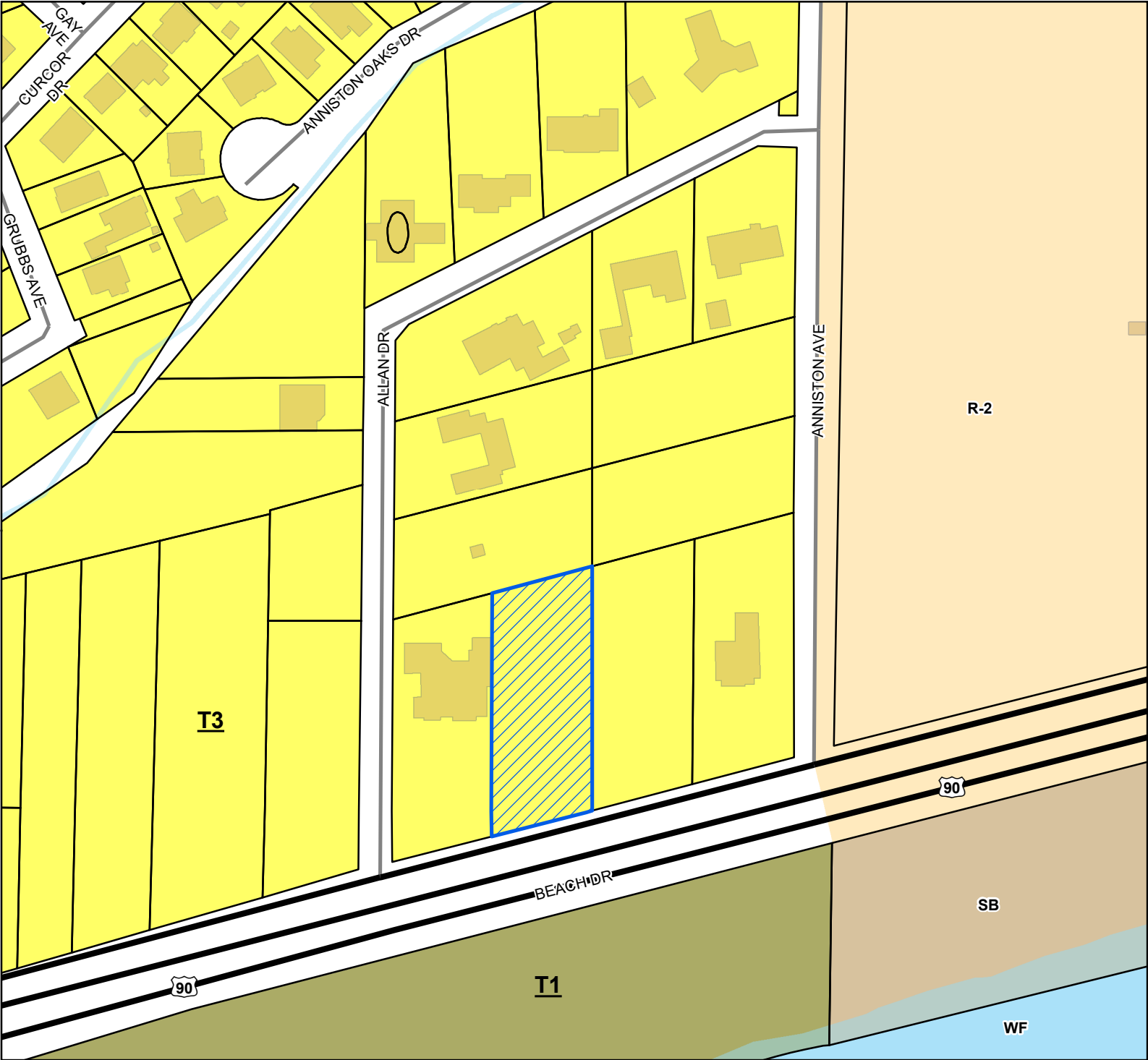
City Arborist: No conditions. Memo dated 05/11/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Legend

- Site
- US or State Highway
- Street
- Parcels
- Buildings
- Water Features

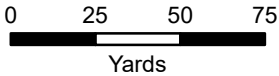
Smart Code

- T3
- T1

Zoning

- R-2 - Single Family Residence District (Medium Density)
- SB - Sand Beach
- WF - Water Front

Site Information
1010N-03-025.000
Zoning: T3 (Sub-Urban)
Size: 36,746 sq ft
Flood: AE



1 inch = 170 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 #: 22052B089Date Received: 4/1/22

Receipt #: _____

Received By: DZZoning: T3Ward: 2 Flood: AESize: 36,746 Sq. ft.

(If necessary, use separate sheet of paper)

TAX PARCEL #

1	0	1	0	N

 -

0	3

 -

0	2	5

 .

Δ	0	0

Address of Property Involved: 1604 Beach Drive Gulfport

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

General Location: Front / near property**GENERAL DESCRIPTION OF REQUEST:**

Small circular at end of driveway
Requesting variances to exceed allowable number of
accessory structures, square footage & building height

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

Kathleen Mangnitz
Printed Name Of Owner

544 Beach Blvd.

Mailing Address

Biloxi MS 39530

City State Zip code

772-360 5072

Home Phone Work/Cell Phone

mangnitz2@bellsouth.net

Email

[Signature]

Signature Of Owner

AGENT

Kathleen Mangnitz
Printed Name Of Agent

544 Beach Blvd.

Mailing Address

Biloxi MS 39530

City State Zip code

772 360 5072

Home Phone Work/Cell Phone

mangnitz2@bellsouth.net

Email

[Signature]

Signature Of Agent

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



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

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)

Brend Mangritz

ADDRESS (STREET, CITY, STATE, ZIP CODE)

544 Beach Blvd Biloxi 39530

PHONE # (H)

(WK/CELL)

772 696 0682

TAX PARCEL NUMBER(S) OWNED

1016N 03 025 000

SIGNATURE:

[Signature]

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:



SCANNED



1st Judicial District
Instrument 2021 0100 D -J1
Filed/Recorded 5/ 8/2021 01:24 P
Total Fees \$ 28.00
4 Pages Recorded

Prepared by and after recording return to:
Michael B. McDermott, MS Bar No. 2379
Page, Mannino, Peresich & McDermott, P.L.L.C.
759 Howard Avenue
Biloxi, MS 39530
(228) 374-2100

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

THE NANCY B. BILLUPS REVOCABLE TRUST DATED APRIL 7, 2017

#3 Shady Oaks Lane
Gulfport, MS 39503
(228) 896-4834

does hereby sell, convey and warrant unto

KATHLEEN MANGNITZ and BERND MANGNITZ
1606 Beach Drive
Gulfport, MS 39507
(772) 360-3072

as joint tenants with full rights of survivorship, and not as tenants in common, the following described real property, together with all improvements thereon, located in the First Judicial District of Harrison County, Mississippi, more particularly and certainly described as follows:

The West 82 feet, as measured along the Old Beach Drive, of Lot 2, and Lot 1, less the West 126 feet, as measured along the Old Beach Drive, of the Replat of Block 1 of Beach Front Park Subdivision, as per 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.

INDEXING INSTRUCTIONS:

W 82' of Lot 2 & E 44' of Lot 1, Block 1 & all land South Extending to Gulf-126' on Gulf

A copy of the obituary of Guy C. Billups, Jr. is attached hereto and incorporated herein.

This conveyance is subject to all restrictions, reservations and easements affecting said property on file and of record in the Office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi.

Ad valorem taxes for the year 2021 have been prorated between the parties hereto and the obligation to pay same is assumed by the Grantee herein, who will pay same when due.

WITNESS my signature on this the 4th day of May, 2021.

The Nancy B. Billups Revocable Trust
Dated April 7, 2017

By:

Nancy B. Billups, Trustee
Nancy B. Billups, Trustee
President

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 4th day of May, 2021, within my jurisdiction, the within named Nancy B. Billups, who acknowledged to me that she is the Trustee of The Nancy B. Billups Revocable Trust Dated April 7, 2017, and that in said representative capacity, she executed and delivered the above and foregoing instrument, after first having been duly authorized so to do.

Notary Seal
NOTARY PUBLIC

My Commission Expires:

2/28/25
(SEAL)

59630



1 circular area at end of driveway closest to Beach Drive
"Safety Issue"

mailbox will be located next to the gate 25' back from Beach Drive.

After lengthy conversation with Postal Service they have advised us they will NOT leave truck to walk to mailbox

leaving gate open 6 days a week exposes us to anyone entering our property again a safety issue

It also enables us to back out & have a small area to not have to back out on to Beach Drive.

In addition there are homes up & down Beach Drive that have large circular Driveways

#2

Outdoor storage

for pool equipment, pump
skimmer, BBQ grill

Provides a visual buffer
for the neighbors directly to
the west

Eliminates exposure from
outside elements

#3 Garage

We have VERY expensive collectibles that can NOT EVER be lifted out to the elements we have 4 and no matter how we try there is absolutely no way to fit them in the permitted garage

We have contacted air conditioned storages 90% not acceptable and so small we would have to rent 3 of them @ over \$1200 a month plus tax per unit.

Contacted our insurance carrier they must be on our property to protect for theft - damage etc.

And would NOT be covered in a "storage" facility



Covenant Affidavit

I, Kathleen Mangnif being owner or agent of the property 1604 Beach Dr
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature] 4-1-2022
Signature Date

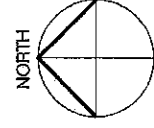
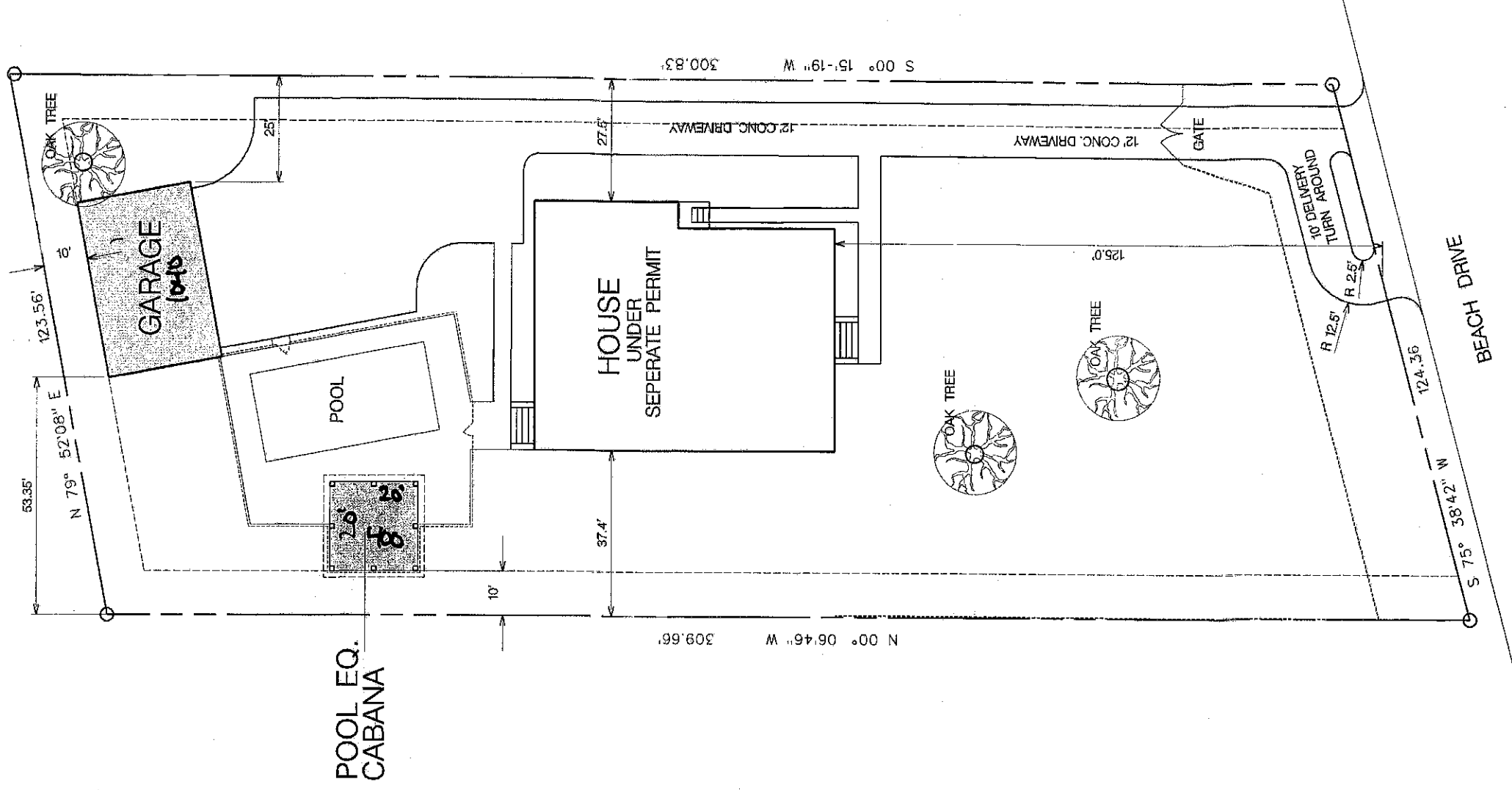
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 1 day of April, 20 22

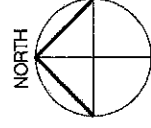
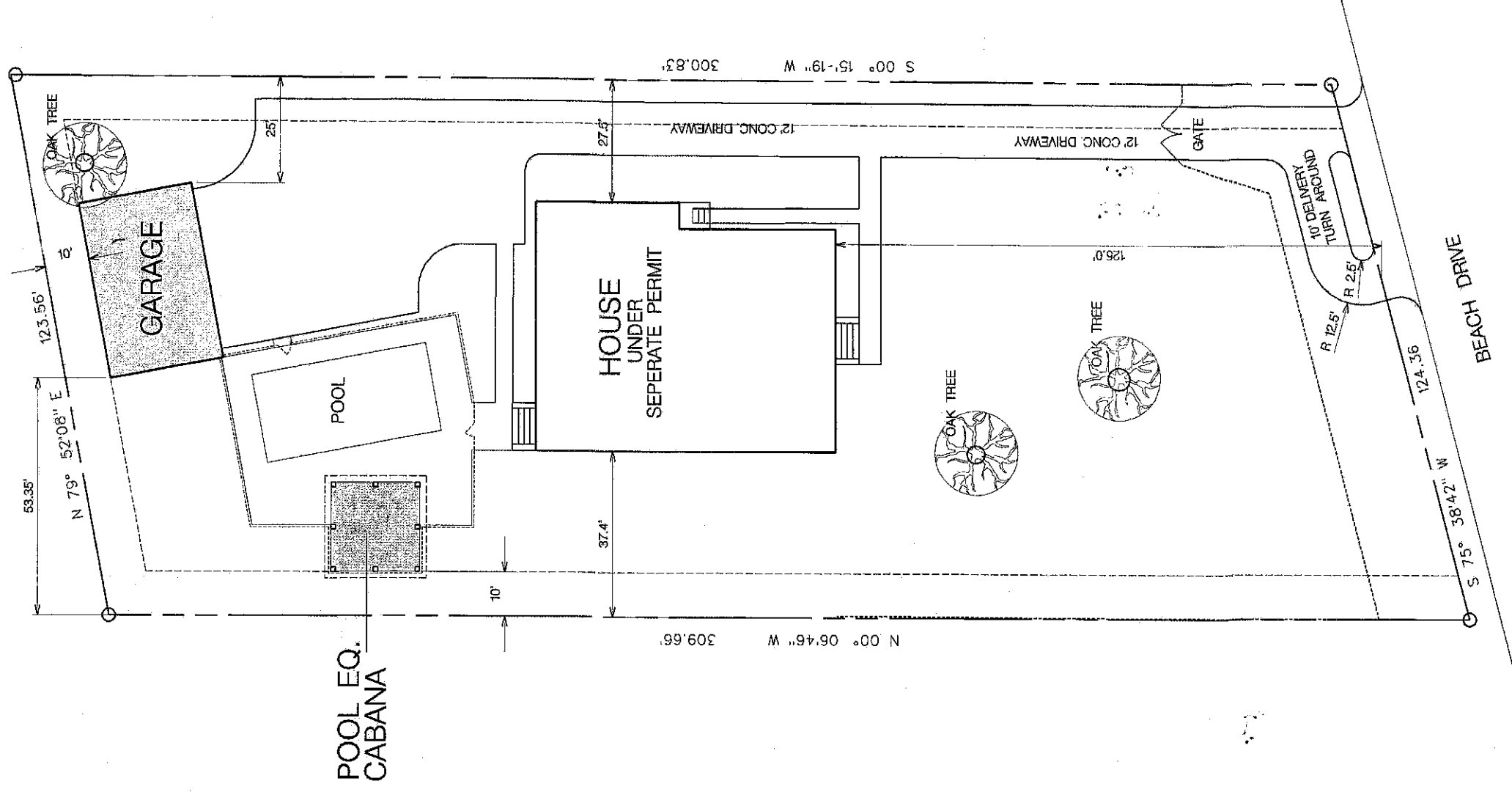
[Signature]
Notary Public

11/22/2025
Commission Expiration



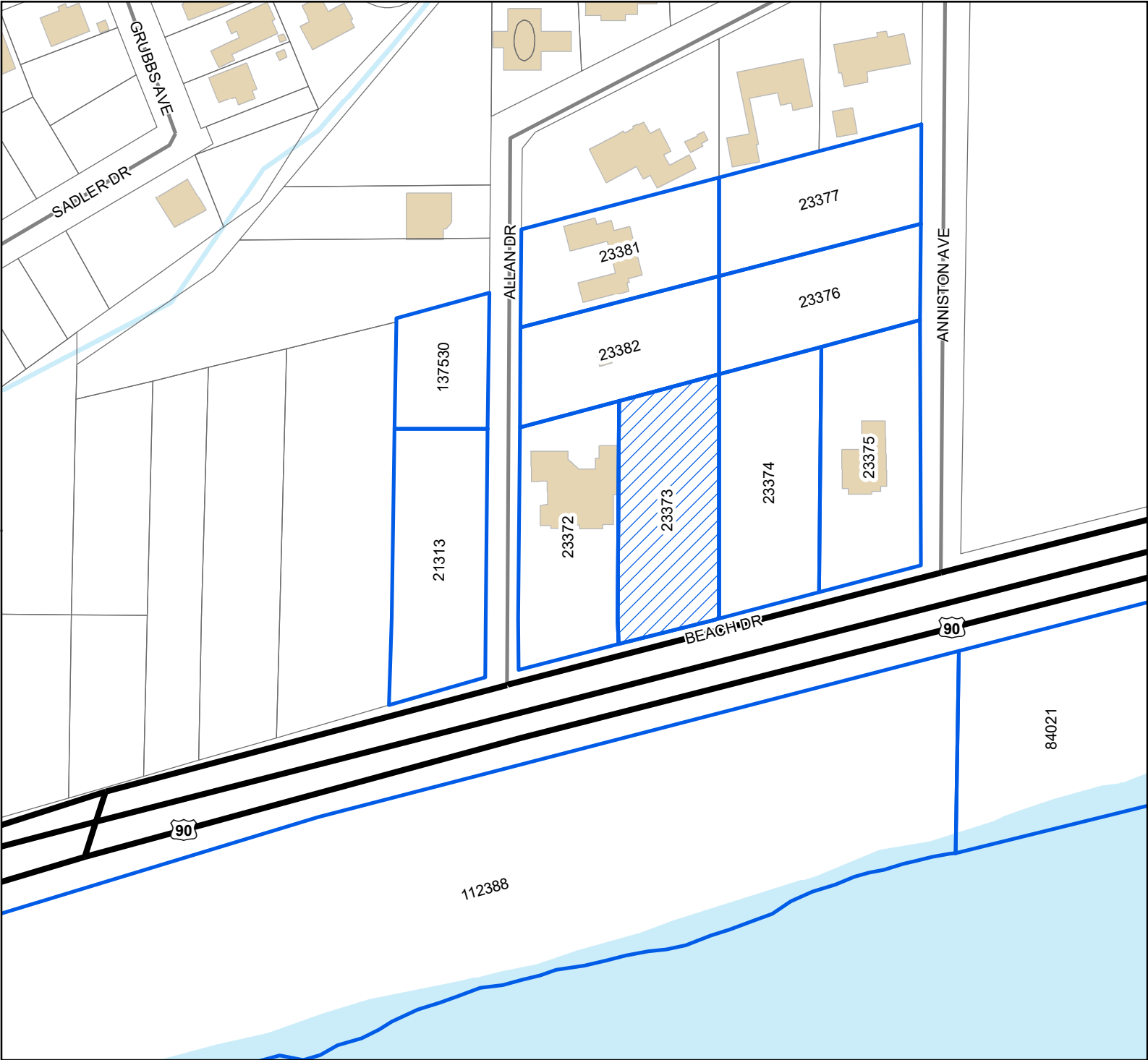


SITE PLAN
SCALE: 1" = 20'



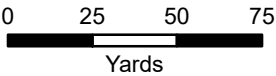
SITE PLAN

SCALE: 1" = 20'



Legend

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



1 inch = 170 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	23373	1010N-03-025.000	MANGNITZ KATHLEEN & BERND	1606 BEACH DR	GULFPORT	MS	39507
	Adjacent Property Owners						
	137530	1010N-03-017.001	ALLEN JONATHAN P	18 53RD CIRCLE	GULFPORT	MS	39507
	23376	1010N-03-022.000	BOYD JAMES G III & LINDA G	12608 LAKE VILLAGE DRIVE	GULFPORT	MS	39503
	23377	1010N-03-021.000	FISH JAMES J & NANCY B -TRUSTEES-	180 ALLAN DRIVE	GULFPORT	MS	39507
N	112388	1011C-02-001.000	GULFPORT CITY OF				0
N	84021	1010O-03-001.000	GULFPORT CITY OF	P O BOX 76	JACKSON	MS	39205
	23381	1010N-03-028.000	HATCH ELIZABETH ANNE	P O BOX 7177	GULFPORT	MS	39506
	23375	1010N-03-023.000	JANUS FRANCIS E & MARCELLA A	P O BOX 907	OCEAN SPRINGS	MS	39566
	23382	1010N-03-027.000	RUIZ KATHRYN MCCLURE & RONALD S JR	124 ALLAN DR	GULFPORT	MS	39507
	23372	1010N-03-026.000	SALLOUM RICHARD P & JAN TOOTLE	1600 BEACH DR	GULFPORT	MS	39507
	21313	1010N-03-017.000	SALLOUM RICHARD P & JJS INVESTMENTS	1600 BEACH DR	GULFPORT	MS	39507
	23374	1010N-03-024.000	WHITE PATRICIA B -TRUSTEE-	2252 BEACH DR UNIT 501	GULFPORT	MS	39507



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	255353	Print Legal Ad - IPL0070933		\$40.80	1	65 L

Attention: Matilda Welch
PO BOX 1780
GULFPORT, MS 39502

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, May 19, 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 2205ZB088, by agent Eric Bland, tax parcel 0810P-02-050.000, Request variance for parking reduction, 1236 28th St, Zoned B-2 (General Business), Ward 3

Variance 2205ZB089, by owners Kathleen and Bernd Mangnitz, tax parcel 1010N-03-025.000, Variances for accessory structure quantity and size and parking in the front yard, 1604 Beach Dr, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2205ZB092, by agent Jesse Vincent, tax parcel 0910N-06-012.000, Variances for backing into the right-of-way & gravel parking, 410 32nd St, Zoned B-2 (General business), Ward 4

Variance 2205ZB093, by agent Joseph Coursey, tax parcel 0811E-02-019.000, Variances for reduced parking & backing out into the right-of-way, 1721 29th Ave, Zoned T6 (Urban Core Zone), Ward 2

Variance 2205ZB097, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Variance for fence height, 12131 Bernard Pkwy, Zoned B-2 (General business), Ward 5

Variance 2206ZB099, by agent David Hansen, tax parcel 0711P-03-012.000, Variances for property width & property area, Central St, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2206ZB102, by owners Marshall & Dana Polson, tax parcel 0911A-01-018.000, Variances for accessory structure quantity & size, 105 Dogwood Dr, Zoned T3 (Sub-Urban zone), Ward 2

This the 27th day of April 2022

A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0070933
May 4 2022

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Keriann Leenerts, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue (s) of:

No. of Insertions: 1

Beginning Issue of: 05/04/2022

Ending Issue of: 05/04/2022

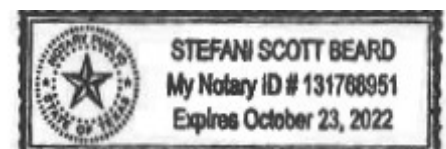
Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

Sworn to and subscribed before me this 4th day of May in the year of 2022

Stefani Beard

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

D²

City of Gulfport
Zoning Board of Adjustments and Appeals
1410 24th Avenue
Gulfport, MS 3950
May 9, 2022

Re: Variance 2205ZB089, Kathleen and Bernard Mangnitz Tax Parcel No.
1010N-03-025.000. Variance for accessory structure quantity and size and parking
in front yard, 1604 Beach Drive, Zoned T3 (Sub-Urban zone), Ward 2

Dear Sirs and Madams,

I moved to Beachfront Park Subdivision in Gulfport in 2001 to 130 Allan Drive, rebuilding to restrictive protective neighborhood covenants after Katrina.

I have received notice of variance request for proposed out buildings that are in violation of protective covenants.

I am happy to see new construction in our neighborhood but asking the planning commission deny this request and adhere to our neighborhoods protective covenants . I'm out of town and cannot attend this meeting.

Please make this letter part of the records in this case.

Sincerely,

Beth Hatch

Derek Duckworth

From: Jim Fish <jimfish2001@gmail.com>
Sent: Monday, May 9, 2022 2:15 PM
To: Urban Development - Planners
Subject: Variance 2205ZB089

Caution! This message was sent from outside of the City of Gulfport email system. Be careful where you click.

180 Allan Drive

Gulfport, MS 39507

May 9, 2022

City of Gulfport
Zoning Board of Adjustments and Appeals
1410 24th Avenue
Gulfport, MS 39501

Re: Variance 2205ZB089, Kathleen and Bernd Mangnitz, Parcel 1010N-03-025.000, Variances for accessory structure quantity and size and parking in front yard, 1604 Beach Drive, Zoned T3, Ward 2.

Dear Respected Members of the Board:

Thank you for notifying us regarding the public hearing for 1604 Beach Drive. In reviewing the site material, I noticed some issues of concern. First, the handwritten portion of the application, under the section titled "GENERAL DESCRIPTION OF REQUEST" references square footage and building heights of "accessory" structures, which I assume refers to the detached garage and pool cabana. The problem is there are no height specifications for these structures listed anywhere in the application nor its addendums. Based on my calculations, the proposed garage will be big enough for five cars, therefore making it a larger building than the city ordinance allows. This leads me to wonder if Mr. and Mrs. Mangnitz are planning to add a second floor (or more) above the garage for use as a rental unit or private residence, which would be unacceptable per the Restrictive Covenants for Beachfront Park Subdivision.

I also have concerns over the pool cabana. According to the Restrictive Covenants for Beachfront Park Subdivision, a structure of this kind is prohibited in our subdivision.

I have spoken to other neighborhood property owners who – like me and my wife – cannot attend the May 19th hearing. We would appreciate it if you would consider granting a continuance so we, and our neighbors, can speak against the variance(s) and in favor of enforcing city ordinances and Restrictive Covenants for Beachfront Park Subdivision. If a continuance is not granted, I trust you will do the right thing and deny the variance application.

Last, please enter this letter as part of the record in this matter.

Best regards,

James J. Fish
228-243-9277

FRANKE & SALLOUM, PLLC

ATTORNEYS AND COUNSELORS AT LAW

COWAN-LORRAINE BUSINESS PARK

10071 LORRAINE ROAD

GULFPORT, MISSISSIPPI 39503

PAUL M. FRANKE, JR.*
RICHARD P. SALLOUM
PAUL B. HOWELL
FREDRICK B. FEENEY, II
TRACI M. CASTILLE*
DONALD P. MOORE*
SUSAN F. E. BRUHNKE
SHELLY V. MCDONALD
G. LAITHAN SIMMERMAN

POST OFFICE DRAWER 460
GULFPORT, MISSISSIPPI 39502

(228) 868-7070

FACSIMILE

(228) 868-7090

WWW.FRANKESALLOUM.COM

May 10, 2022

HAND-DELIVERY

* ALSO ADMITTED IN LOUISIANA
+ OF COUNSEL

City of Gulfport
Zoning Board of Adjustments and Appeals
1410 24th Avenue
Gulfport, MS 39501

RECEIVED
5-10-22

Re: Variance 2205ZB089, Kathleen and Bernd Mangnitz, Tax Parcel No.
1010N-03-025.000, Variance for accessory structure quantity and size and parking
in the front yard, 1604 Beach Drive, Zoned T3 (Sub-Urban zone), Ward 2

Dear Sir:

The Beachfront Park Subdivision in Gulfport is over 60 years old. For many years, my family and I have lived at 1600 Beach Drive which is part of this subdivision. Our home is adjacent to the west of 1604 Beach Drive, the owners of which are seeking the above variances. What they are asking for violates the Restrictive Covenants of our subdivision.

We understand the applicants buy and sell properties. They purchased the subdivision lot last year and placed two For Sale signs in the front yard, one of which showed a diagram of a house to be built. Their apparent intent was to sell the lot and build the house for the buyer. Their variance application included the attached site plan for the house which includes a 400 square foot free-standing "Pool Cabana" and a 1,040 square foot free-standing Garage. The proposed Garage is large enough for five vehicles.

The free-standing Cabana and oversized Garage are not allowed by our Restrictive Covenants which have been of public record since 1960. These Covenants limit each subdivision lot to a one family dwelling and a garage. They do not allow for a third free-standing structure or outbuilding such as a Pool Cabana. Moreover, the free-standing Garage they propose dwarfs the size of any garage in the subdivision. If the

applicants want to store pool equipment, they can easily do so in a storage room inside the house or a storage room inside a standard size garage.

We believe the applicants are building this house located on Beach Drive above Highway 90 to resell it to an investor for use as a short-term rental or use it themselves for that purpose. This is the only explanation for such a large free-standing Pool Cabana and five vehicle Garage. The Restrictive Covenants do not permit the use of any property for transient lodging and do not allow either for a garage apartment or a guest house which could easily be designed into the Pool Cabana.

I am scheduled to have knee surgery on May 17 and will be unable to attend the variance hearing on the 19th. We sincerely hope you will deny the variance application or, in the alternative, grant a 10 day continuance of the hearing so I can be present to speak against the application.

The Restrictive Covenants for Beachfront Park Subdivision are recorded in the Chancery Clerk's office in Deed Book 461 at page 143, as amended in Deed Book 495 at page 376 and Deed Book 567 at page 271.

Please make this letter and the enclosure part of the record in this case.

With kind regards, we are

Sincerely,

FRANKE & SALLOUM, PLLC

BY: 

RICHARD P. SALLOUM

RPS:lmj
Enclosures

cc: The Members of the Gulfport Zoning Board of Adjustments (7 copies attached)
Jeff Bruni, Esq. (email)
Greg Holmes, Planning Administrator and Development Department (hand-delivered)
Mrs. Jan Salloum (email)

180 Allan Drive
Gulfport, MS 39507

May 9, 2022

City of Gulfport
Zoning Board of Adjustments and Appeals
1410 24th Avenue
Gulfport, MS 39501

Re: Variance 2205ZB089, Kathleen and Bernd Mangnitz, Parcel 1010N-03-025.000, Variances for accessory structure quantity and size and parking in front yard, 1604 Beach Drive, Zoned T3, Ward 2.

Dear Respected Members of the Board:

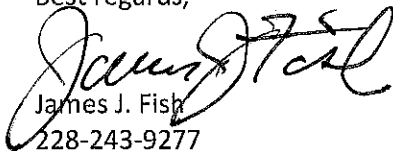
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I also have concerns over the pool cabana. According to the Restrictive Covenants for Beachfront Park Subdivision, a structure of this kind is prohibited in our subdivision.

I have spoken to other neighborhood property owners who – like me and my wife – cannot attend the May 19th hearing. We would appreciate it if you would consider granting a continuance so we, and our neighbors, can speak against the variance(s) and in favor of enforcing city ordinances and Restrictive Covenants for Beachfront Park Subdivision. If a continuance is not granted, I trust you will do the right thing and deny the variance application.

Last, please enter this letter as part of the record in this matter.

Best regards,


James J. Fish
228-243-9277

RE: Variance 2205ZB089, by owners Kathleen and Bernd Mangnitz, tax parcel 1010N-03-025.000, Variances for accessory structure quantity and size and parking in the front yard, 1604 Beach Dr, Zoned T3 (Sub-Urban zone), 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, May 19, 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, May 19, 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.

MEMORANDUM

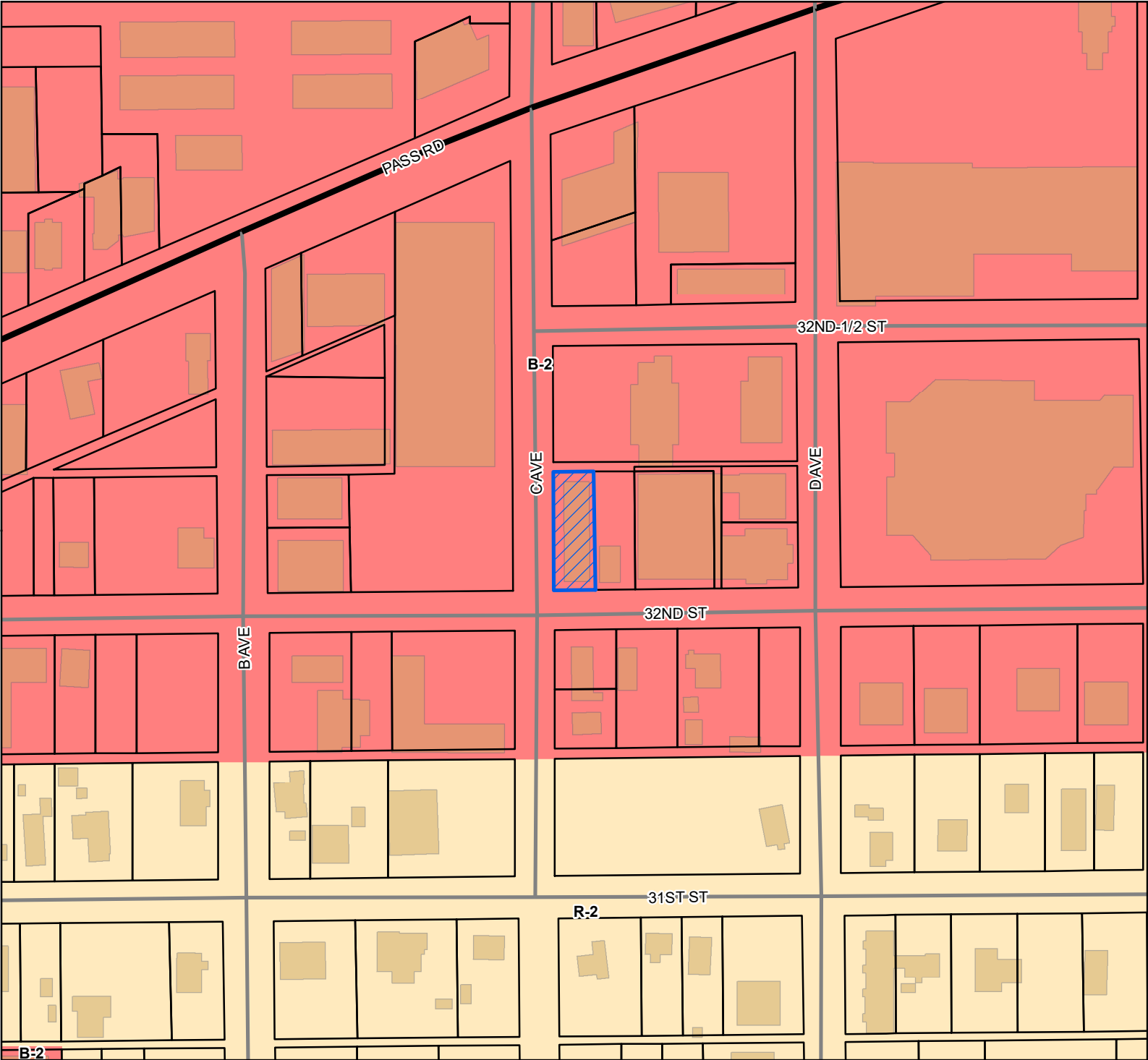
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 19, 2022

Re: Variance 2205ZB092:
Withdrawn by Administration

Variance 2205ZB092, by agent Jesse Vincent, tax parcel 0910N-06-012.000, Variances for backing into the right-of-way & gravel parking, 410 32nd St, Zoned B-2 (General business), Ward 4



Site

US or State Highway

Street

Parcels

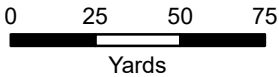
Buildings

Zoning

B-2 - General Business District

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

Site Information
0910N-06-012.000
Zoning: B-2 (General Business)
Size: 7,242 sqft
Flood: X



1 inch = 170 feet



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

For Staff Use Only

Case File #: 22052B092Date Received: 4/5/22

Receipt #: _____

Received By: MPZoning: B-2Ward: 4 Flood: XSize: ~~B-2~~ 7,242

(If necessary, use separate sheet of paper)

TAX PARCEL #

0	9	1	0	N	-	0	4	-	0	1	2	•	0	0	0
					-			-				•			
					-			-				•			

Address of Property Involved: 410 32nd stLot(s) 12, Block(s) 12, Subdivision Magnolia Grove RevisionGeneral Location: Corner of 32nd st. & C Ave.**GENERAL DESCRIPTION OF REQUEST:**

- Need backing into right of way. (I have 33' in front, 26' on side)
- Gravel parking for all parking spots (gravel is very hard)

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

RAQUEL NICKELSJesse Vincent

Printed Name Of Owner

Printed Name Of Agent

980 COURTHOUSE RD APT 3131540 Midway Ave

Mailing Address

Mailing Address

GULFPORT MS 39507Gulfport MS 39507

City

State

Zip code

City

State

Zip code

228 518-1396 SAME228-297-9897

Home Phone

Work/Cell Phone

Home Phone

Work/Cell Phone

RAQUELN37@AOL.COMJesse Vincent 144 @ yahoo.com

Email

Email

Signature Of Owner

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.

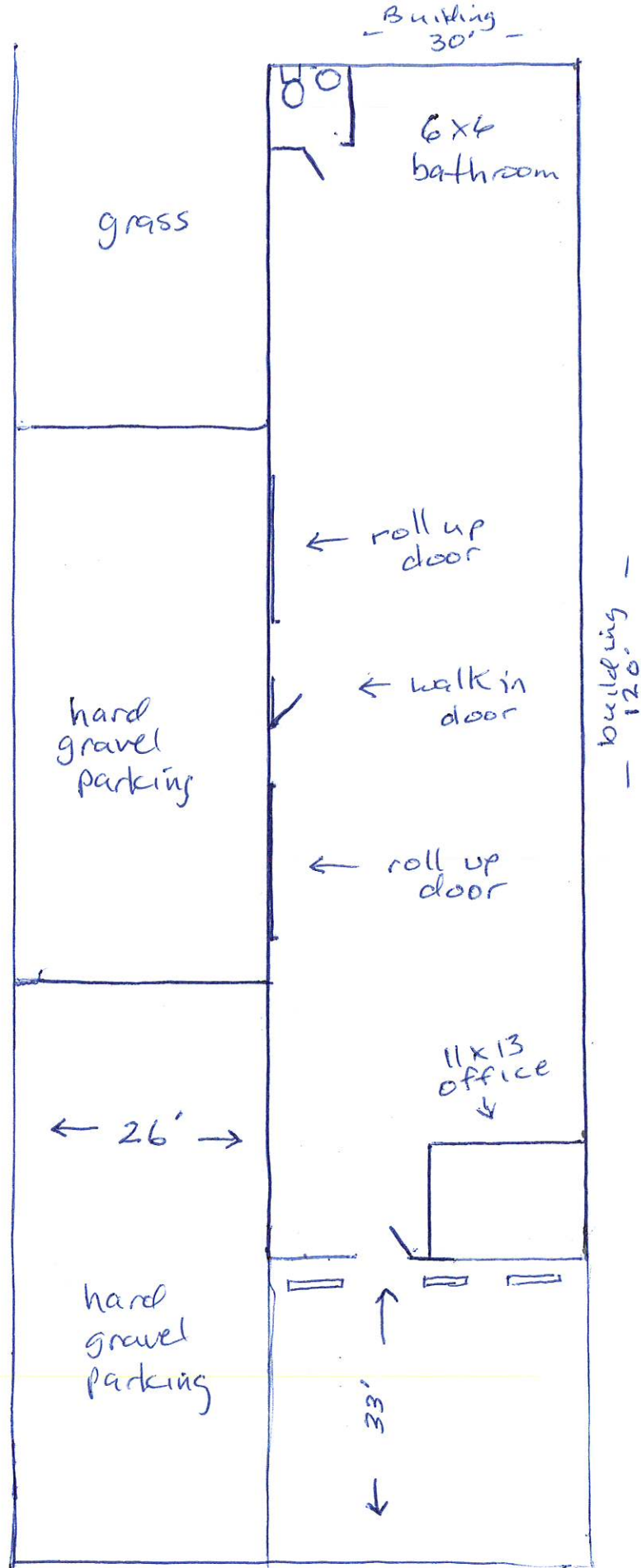
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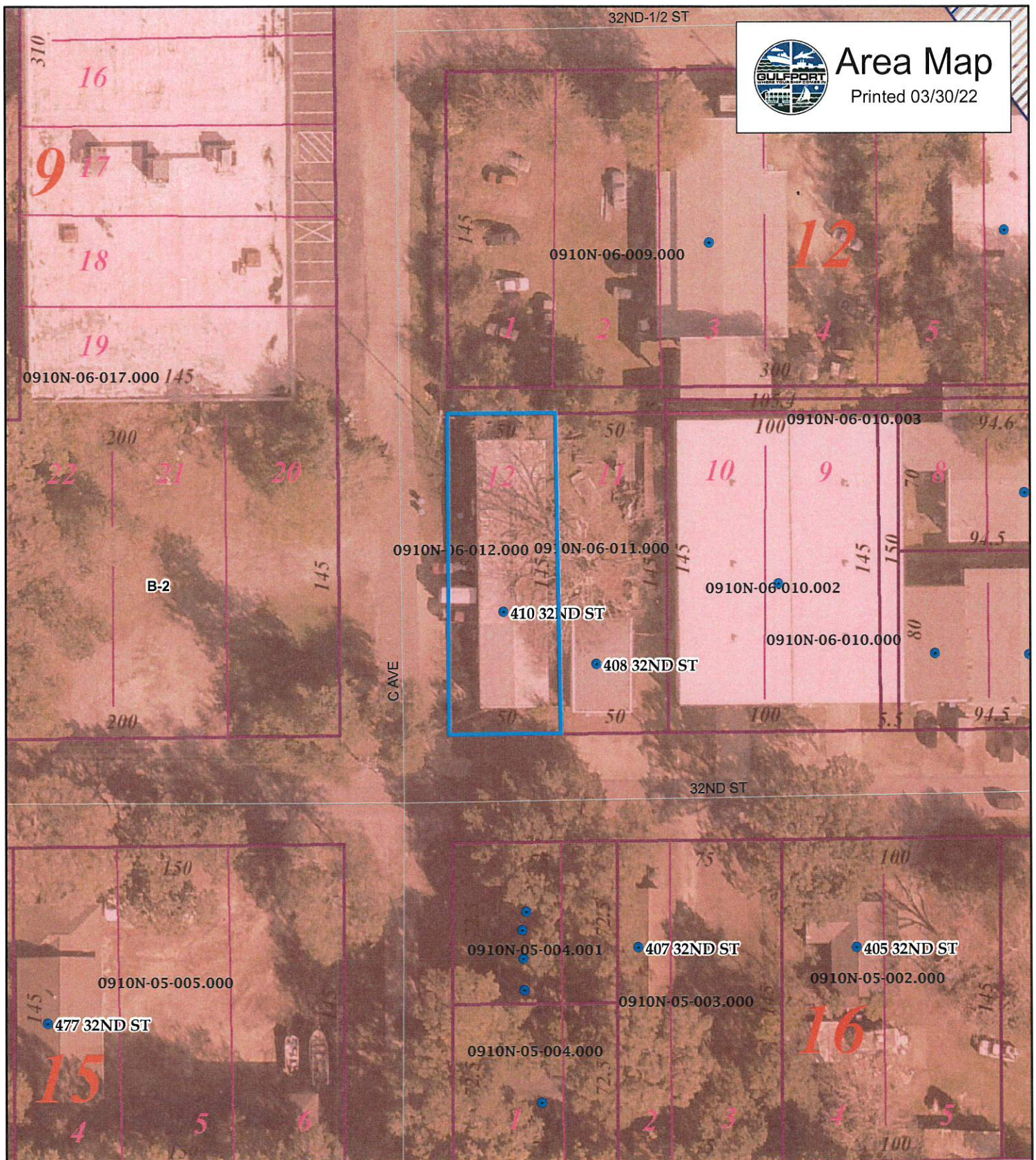
SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

410 32nd St
Gulfport, MS 39507
0910N-06-012.000

City owned
vacant lot

C AVE





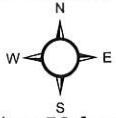


Area Map

Printed 03/30/22

 Addresspoints

 Parcels



1 inch = 58 feet

DATA DISCLAIMER:

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1. It was built, like many others in the area, where the parking is just off the road. (26' $\pm$ 33'). Although only 3 parking spots are needed, there are many more, but they are all gravel (hard gravel almost like asphalt).
2. This building was built way before my time.
3. The building takes up most of the land. This is the only spot for parking. All the buildings in this area pull onto the street (right away).
4. The building and parking is comparable to all other businesses in the area.
5. There would be no special benefit.
6. This is the only space to park and it's where the parking has been for over 50 years.

STATE OF MISSISSIPPI
COUNTY OF HARRISON



1st Judicial District
Instrument 2008 9841 D -J1
Filed/Recorded 11 25 2008 11 39 A
Total Fees 12.00

3 Pages Recorded



SCANNED

QUIT CLAIM DEED

For and in consideration of the sum of ten (\$10.00) Dollars, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged. I, JACQUELYN NICKELS, surviving joint tenant of GENE E. NICKELS, do hereby sell, convey, and warrant unto GENE E. NICKELS JR., and RAQUEL NICKELS, as joint tenants with full rights of survivorship, not as tenants in common, the following described properties, lying, being and situated in Harrison County, Mississippi, to wit:

Lot 12, Block 12, Magnolia Grove Addition, also known as Revision of Magnolia Grove to the City of Gulfport, First Judicial District of Harrison County, and Mississippi, as per map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, Mississippi.

The above-described property is conveyed subject to any restrictive covenants, mineral reservations and easements of record.

Ad valorem taxes for the current year are prorated as of the date of this deed and are assumed by Grantee herein.

WITNESS my signature this 18 day of August, 2008.

A handwritten signature of Jacquelyn Nickels in cursive script.
JACQUELYN NICKELS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state, on this 18th day of August, 2008, within my jurisdiction, the within named JACQUELYN NICKELS, who acknowledged that she signed and delivered the above and foregoing instrument on the day and in the year therein mentioned.

MY COMMISSION EXPIRES JAN. 1, 2012

My Commission Expires:

PREPARED BY and RETURN TO:

GRANTOR:
2615 15th Ave
Gulfport, Ms 39501
(228) 864-6141

John McAdams, Secretary Clerk

by: [Signature]
NOTARY PUBLIC

GRANTEE:
25 Oakwood Drive
Gulfport, Ms 39501
(228) 518-1395

STATE OF MISSISSIPPI

MISSISSIPPI STATE DEPARTMENT OF HEALTH VITAL RECORDS

3

OR PRINT
BLACK INK

FILING
DATE

NOV 16 2000

CERTIFICATE OF DEATH

STATE OF MISSISSIPPI

STATE FILE
NUMBER

123-

1. NAME First Middle Last Gene Edward Nickels	2. SEX Male	3a. HOUR OF DEATH 1000 p.m.	3b. DATE OF DEATH (Month, Day, Year) November 6, 2000
4. RACE (Specify White, Black, American Indian, etc.) White	5a. AGE AT LAST BIRTHDAY 72	5b. MOS 12	5c. DAYS 5
6. DATE OF BIRTH (Month, Day, Year) July 25, 1928	7a. COUNTY OF DEATH Harrison		
7b. CITY OR TOWN OF DEATH Gulfport	7c. HOSPITAL OR OTHER INSTITUTION NAME AND NUMBER (If not, give street address, route number or other location) Select Specialty Hospital	7d. IF IN HOSP. OR INST. SPECIFY INPT. OUTPT. EMER. RM. OR DOA Inpt	8. STATE OF BIRTH Mississippi
9. DECEDENT'S EDUCATION (Specify only highest grade completed) Elem/High School (12)	10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) married	11. SURVIVING SPOUSE (If wife, give maiden name) Jacqueline Bell	12. WAS DECEASED EVER IN U.S. ARMED FORCES? (Yes or No) yes
13. ORIGIN OR DESCENT (Specify Cuban, Afro-American, Mexican, etc.) American	14. SOCIAL SECURITY NUMBER 427-36-3881	15a. USUAL OCCUPATION (Kind of work done, most of working life) owner/operator	15b. KIND OF BUSINESS OR INDUSTRY upholstery company
15a. RESIDENCE—STATE Mississippi	15b. COUNTY Harrison	15c. CITY OR TOWN Gulfport	15d. INSIDE CITY LIMITS (Specify Yes or No) yes
		15e. STREET AND NUMBER OR RURAL LOCATION 529 Woodward Avenue	
17. FATHER—NAME First Middle Last Robert Nickels	18. MOTHER—NAME First Middle Maiden Eloise Goodman		
19a. INFORMANT—NAME (Type or print) Jacqueline Nickels	19b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 529 Woodward Avenue, Gulfport, Mississippi 39502		
20a. BURIAL, CREMATION, REMOVAL (Specify) burial	20b. CEMETERY, CREMATORY—NAME Long Beach Cemetery	20c. LOCATION (City and State) Long Beach, MS	21a. EMBALMER—SIGNATURE AND NUMBER V. Donny Edwards III
21b. FUNERAL HOME—NAME AND MISSISSIPPI ID NUMBER Riemann Funeral Home 24R	21c. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) P.O. Drawer 1750, Gulfport, Mississippi 39502		
22a. PERSON WHO PRONOUNCED DEATH—NAME AND TITLE (Type or print) Patricia Everett, RN	22b. PRONOUNCED DEAD (Month, Day, Year) November 6, 2000	22c. PRONOUNCED DEAD (Hour) (Yes or No) 1000 p.m.	
23a. CERTIFIER—NAME (Type or print) Hugo Nieves, MD	23b. MAILING ADDRESS (Street and number or route and box number, City or town, State, ZIP code) 975-A Cedar Lake Road Biloxi, MS 39532		
24a. To the best of my knowledge, death occurred due to the cause(s) and manner as stated. SIGNATURE MD NOV 10 2000	24b. DATE SIGNED (Month, Day, Year) NOV 10 2000	24c. STATE LICENSE NUMBER	24d. NAME OF ATTENDING PHYSICIAN IF OTHER THAN CERTIFIER (Type or print)
24e. On the basis of examination and/or investigation, in my opinion, death occurred due to the cause(s) and manner as stated. SIGNATURE MD	24f. TITLE	24g. DATE SIGNED (Month, Day, Year)	
25. PART I: IMMEDIATE CAUSE (Enter one cause only) (a) REAL FAILURE (b) CHF (c) ASD	Interval between onset and death		
	Interval between onset and death		
	Interval between onset and death		
26. PART II: OTHER SIGNIFICANT CONDITIONS—Conditions contributing to death but not resulting in the underlying cause given in PART I AAA, GANGRENE, CABG, HWD		27. AUTOPSY (Yes or No)	28. WAS CASE REFERRED TO MEDICAL EXAMINER? (Yes or No)
29a. ACCIDENT, SUICIDE, HOMICIDE, PENDING INVESTIGATION, OR UNDETERMINED (Specify)	29b. DATE OF INJURY (Month, Day, Year)	29c. HOUR OF INJURY	29d. DESCRIBE HOW OR BY WHAT MEANS INJURY OCCURRED
29e. INJURY AT WORK (Yes or No)	29f. PLACE OF INJURY (Specify Home, Farm, Street, Factory, Office building, etc.)	29g. LOCATION Street or route number City or town State	

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

F. E. Thompson Jr. MD
F. E. Thompson, Jr., M.D., M.P.H.
STATE HEALTH OFFICER

Nita Cox Gunter
Nita Cox Gunter
STATE REGISTRAR

NOV 16 2000

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





Designation of Agent

I, RAQUEL NICKELS, being owner of the property 410 32nd St.
PRINT NAME 0910N-06-012.000
PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Jesse Vincent to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Raquel Nickels
Signature

31 MARCH 2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 31ST day of MARCH, 20 22

[Signature]

Notary Public



9-13-23

Commission Expiration



Covenant Affidavit

I, RAQUEL NICKELS, being owner or agent of the property 410 32nd st.
PRINT NAME O910N-06-012.000
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.

Raquel Nickels

Signature

31 MARCH 2022

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 31ST day of MARCH, 20 22

[Signature]

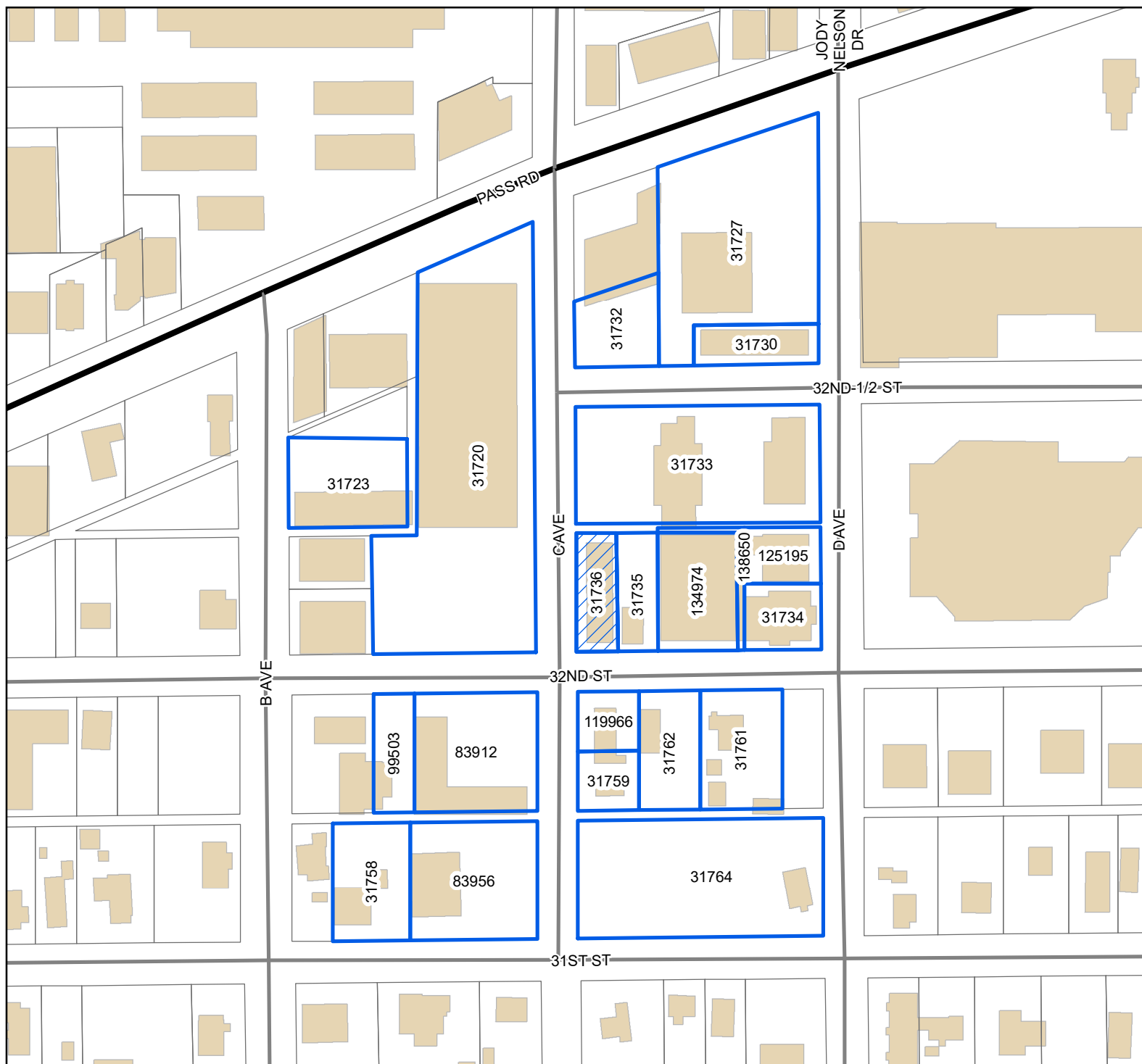
Notary Public



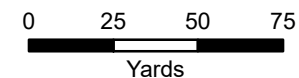
9-13-23

Commission Expiration

Variance



 Site
 Adjacent Properties
 US or State Highway
 Street
 Buildings



1 inch = 170 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	31736	0910N-06-012.000	NICKELS GENE E JR & RAQUEL	25 OAKWOOD DRIVE	GULFPORT	MS	39501
	Adjacent Property Owners						
	31733	0910N-06-009.000	32 1/2 STREET LLC	32 GREENBRIER DR	GULFPORT	MS	39507
	31723	0910N-06-015.000	BEATTIES JACK	3206 B AVE	GULFPORT	MS	39501
	31735	0910N-06-011.000	BRAD LLC	601 4TH TERRACE	PLEASANT GROVE	AL	35127
N	119966	0910N-05-004.001	BRUNSON ROBERT JR & LATRESIA	3104 C AVE	GULFPORT	MS	39507
	31759	0910N-05-004.000	BRUNSON ROBERT JR & LATRESIA	3104 C AVE	GULFPORT	MS	39507
	31762	0910N-05-003.000	GARCIA SUSAN K	407 32ND ST	GULFPORT	MS	39507
	138650	0910N-06-010.003	H GORDON MYRICK INC	PO BOX 1479	GULFPORT	MS	39502
	31720	0910N-06-017.000	JOHN C ROBINSON BROWN CONDOR ASSN C	PO BOX 7914	GULFPORT	MS	39506
	83956	0910N-05-022.000	JOHNSON ERICA G	4625 REDSTART DR	GULFPORT	MS	39501
N	134974	0910N-06-010.002	JUNIOR'S HOLDING COMPANY LLC	3206 D AVE	GULFPORT	MS	39507
	125195	0910N-06-010.001	JUNIOR'S HOLDING COMPANY LLC	3206 D AVE	GULFPORT	MS	39507
	31764	0910N-05-023.000	LADNER MYRTLE I -EST-	400 31ST ST	GULFPORT	MS	39501
	31732	0910N-06-004.000	MARBY HOLDINGS LLC	2591 23RD AVE	GULFPORT	MS	39501
	31758	0910N-05-021.000	MICHUA YONI GONZALEZ	422 31ST ST	GULFPORT	MS	39507
	99503	0910N-05-005.001	RICHMOND CONSTRUCTION LLC C/O RICHM	481 32ND ST	GULFPORT	MS	39507
	31727	0910N-06-001.000	SAGAN DISTRIBUTORS LLC	3210 WYNNFIELD DR W	MOBILE	AL	36695
	31734	0910N-06-010.000	SALTGRASS GULFPORT LLC	3201 D AVE	GULFPORT	MS	39507
	31761	0910N-05-002.000	SUMMERS PAUL A & MARY ELAINE	405 32ND ST	GULFPORT	MS	39507
	31730	0910N-06-008.000	UELTSCHHEY REGINA A -TRUSTEE-	13187 N CYPRESS DR	GULFPORT	MS	39503
	83912	0910N-05-005.000	WARREN LARRY	11005 STIGLOR HILL RD	VANCLEAVE	MS	39565



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	255353	Print Legal Ad - IPL0070933		\$40.80	1	65 L

Attention: Matilda Welch
PO BOX 1780
GULFPORT, MS 39502

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, May 19, 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 2205ZB088, by agent Eric Bland, tax parcel 0810P-02-050.000, Request variance for parking reduction, 1236 28th St, Zoned B-2 (General Business), Ward 3

Variance 2205ZB089, by owners Kathleen and Bernd Mangnitz, tax parcel 1010N-03-025.000, Variances for accessory structure quantity and size and parking in the front yard, 1604 Beach Dr, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2205ZB092, by agent Jesse Vincent, tax parcel 0910N-06-012.000, Variances for backing into the right-of-way & gravel parking, 410 32nd St, Zoned B-2 (General business), Ward 4

Variance 2205ZB093, by agent Joseph Coursey, tax parcel 0811E-02-019.000, Variances for reduced parking & backing out into the right-of-way, 1721 29th Ave, Zoned T6 (Urban Core Zone), Ward 2

Variance 2205ZB097, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Variance for fence height, 12131 Bernard Pkwy, Zoned B-2 (General business), Ward 5

Variance 2206ZB099, by agent David Hansen, tax parcel 0711P-03-012.000, Variances for property width & property area, Central St, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2206ZB102, by owners Marshall & Dana Polson, tax parcel 0911A-01-018.000, Variances for accessory structure quantity & size, 105 Dogwood Dr, Zoned T3 (Sub-Urban zone), Ward 2

This the 27th day of April 2022

A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0070933
May 4 2022

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Keriann Leenerts, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue (s) of:

No. of Insertions: 1

Beginning Issue of: 05/04/2022

Ending Issue of: 05/04/2022

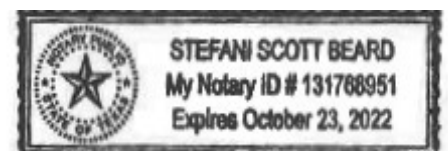
Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

Sworn to and subscribed before me this 4th day of May in the year of 2022

Stefani Beard

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RE: Variance 2205ZB092, by agent Jesse Vincent, tax parcel 0910N-06-012.000, Variances for backing into the right-of-way & gravel parking, 410 32nd St, Zoned B-2 (General business), Ward 4

To Applicants and Adjacent Property Owners:

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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 19, 2022

Re: Variance 2205ZB093:

Variance 2205ZB093, by agent Joseph Coursey, tax parcel 0811E-02-019.000, Variances for reduced parking & backing out into the right-of-way, 1721 29th Ave, Zoned T6 (Urban Core Zone), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2205ZB093

Hearing Date: May 19, 2022

Current Zoning/Use: T6 / Commercial Structure

Legal: Variance 2205ZB093, by agent Joseph Coursey, tax parcel 0811E-02-019.000, Variances for reduced parking & backing out into the right-of-way, 1721 29th Ave, Zoned T6 (Urban Core Zone), 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 a variance in order to alleviate the property from the City of Gulfport's parking standards. The property does not give room for upgrade; because all of the required parking for this site exist on city property. Therefore, the applicant has requested to continue to use the property as it currently exist. Specifically, they request the following variances: 1) a variance to allow zero parking spaces where 28 parking spaces are required for the use proposed. 2) A variance to back into the right-of-way for commercial parking where an isle width of 25-feet is required.

- (a) The applicant notes that the building sits close to the street, requiring customers/clients to back out into 29th Avenue.
- (b) In the application, the applicant cites that the building was built in 1974. There have been several uses in this particular business such as equipment storage and minor business transactions for shipping or pick up, the parking has been there for 50 years. In review of the site plan submitted by the applicant and a site visit conducted by staff on May 10, 2022, the staff found all parking associated with the business is located on city property. Thus, the present hardship is caused by the land itself and not the applicant. The property has no room to upgrade to city standards. Therefore, the approval of the variance would be warranted in this particular case.
- (c) These variances are requested in order to allow zero parking spaces and backing into city right-of-way. The applicant will be operating a medical equipment company. The applicant has an existing business, however; would like to move to this location due to location being more cost effective.
- (d) The applicant further states that, "if granted this variance, would allow me to further serve my customers with different products they are needing and be able to see how they work with hands on demonstrations, and without this variance I would be unable to satisfy retail needs for special items that are not available in the medical supply field without a storefront." In addition, with the disappearance of many medical equipment companies in the area there are a lot of seniors, veterans, and disabled people who need this."
- (e) Due to the special conditions of the existing parcel, the applicant cannot meet the parking requirements as required by the City of Gulfport Zoning Ordinance. The applicant would not receive any special privileges due to there have been several approvals of this nature in neighboring areas.
- (f) This property is zoned T6, and the proposed use is allowed by right.

EXECUTIVE SUMMARY

Due to the special conditions of the existing parcel, the applicant cannot meet the parking requirements as required by the City of Gulfport Zoning Ordinance. The applicant would not receive any special privileges due to there have been several approvals of this nature in neighboring areas.

Any approval should consider these conditions:

1. Provide ADA Van Handicap parking.
2. Variance approval allows for zero onsite parking spaces and backing out into city right-of way.

Technical Report

VARIANCE

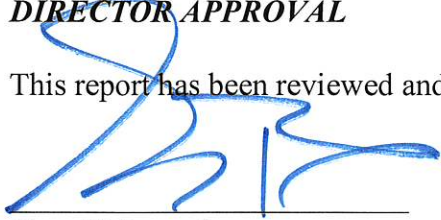
3. Parking Lot striping shall meet the City of Gulfport standard construction details.

DEPARTMENTAL CONDITIONS

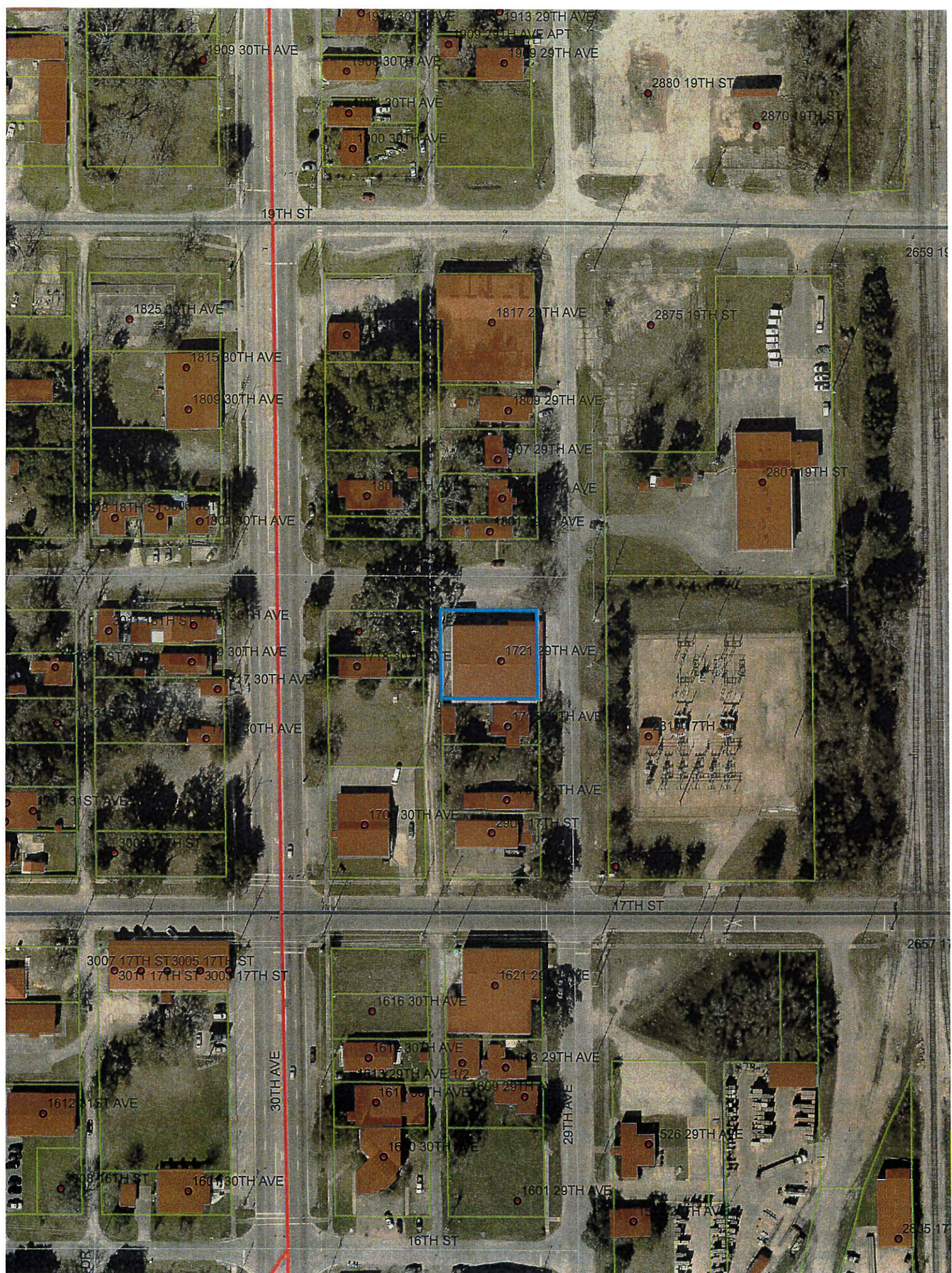
<u>Engineering:</u>	No comment as of 5/11/2022.
<u>Public Works:</u>	No conditions. Memo dated 5/11/2022.
<u>Traffic and Safety:</u>	Parking Lot striping shall meet the City of Gulfport standard construction details. Memo dated 5/11/2022.
<u>Building Code Services:</u>	Provide ADA Van Handicap parking. Memo dated 5/11/2022.
<u>GIS:</u>	No conditions. Memo dated 5/10/2022.
<u>Police Department:</u>	No condition. Memo dated 5/10/2022.
<u>Fire Department:</u>	No conditions. Memo dated 5/10/2022.
<u>City Arborist:</u>	No conditions. Memo dated 5/11/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Google Maps 1798 29th Ave

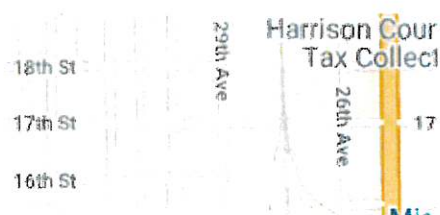


Image capture: Apr 2013 © 2022 Google

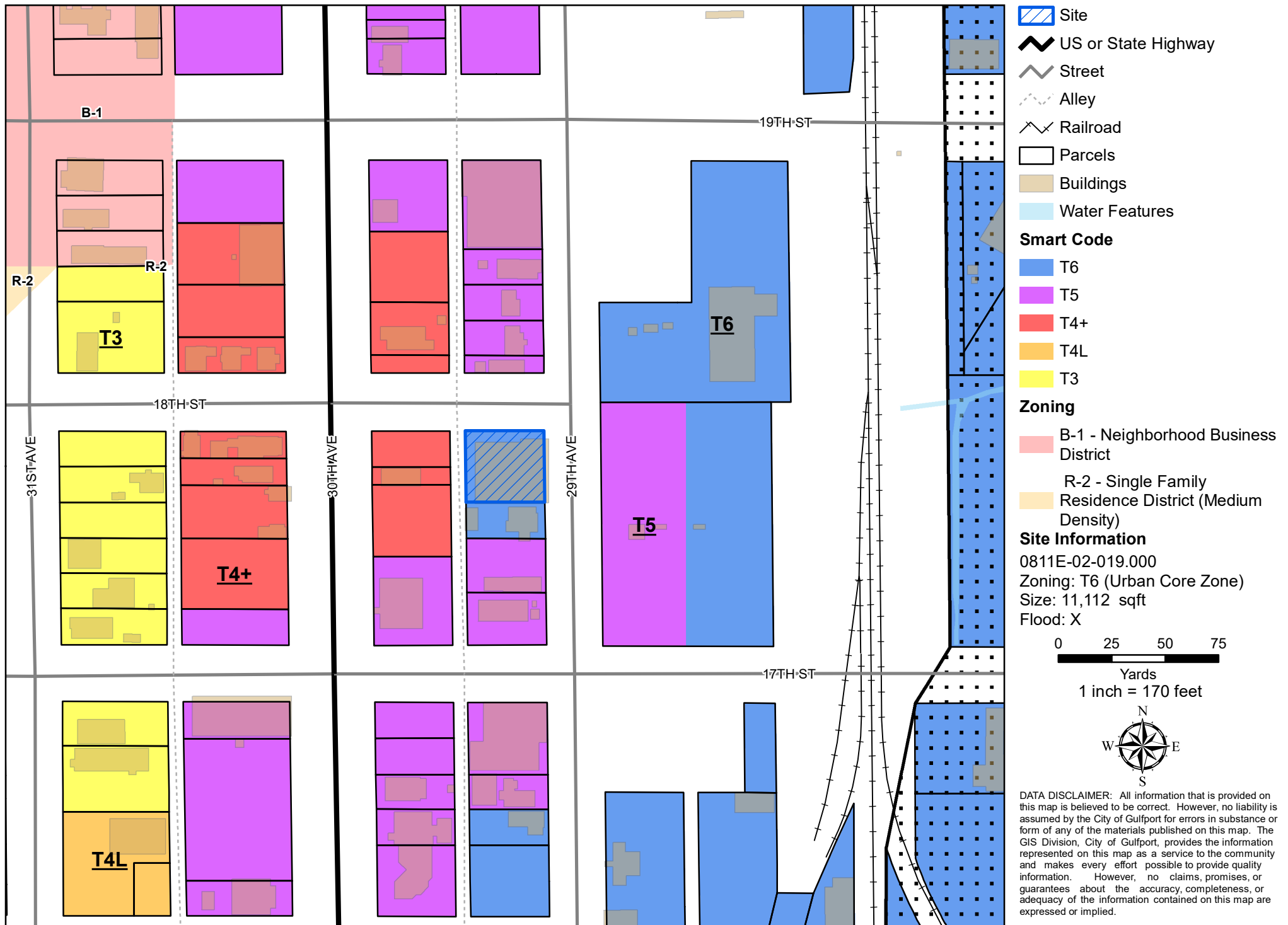
Gulfport, Mississippi

Google

Street View - Apr 2013



Variance



\$75.00



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

For Staff Use Only

Case File #: 22052B093Date Received: 4/8/22

Receipt #: _____

Received By: MWZoning: TLWard: 2 Flood: XSize: 11,112

(If necessary, use separate sheet of paper)

TAX PARCEL #

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0	1	9

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Address of Property Involved: 1721 29th Avenue Gulfport MS 39501Lot(s) 1-4, Block(s) 139, Subdivision _____General Location: Downtown Gulfport**GENERAL DESCRIPTION OF REQUEST:**

Requesting a variance for parking on the east side of building. Backing out into city right of way.

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

Printed Name Of Owner SAS Ltd. c/o Mark D. Stringer DMD625 Charleston Lane

Mailing Address _____

Long Beach MS 39560

City _____ State _____ Zip code _____

228-896-6973 228 547-2641

Home Phone _____ Work/Cell Phone _____

Email markstringerdentist@gmail.comMark D. Stringer P.A.A. for SAS

Signature Of Owner

AGENT

Printed Name Of Agent Joseph Coursey14025 N. White Swan Dr.

Mailing Address _____

Gulfport MS 39503

City _____ State _____ Zip code _____

(228) 223-8651 (228) 596-0154

Home Phone _____ Work/Cell Phone _____

Email jcoursey@correctedmobility.com[Signature]

Signature Of Agent

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

☐

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

Important Notice

1. Please be advised that failure to submit a complete application, with all supporting documents, could **delay your hearing date**. The Zoning Board will not consider a request until all information is submitted and accurate.
2. Please be advised that the application deadline dates posted are designed to allow the staff time to review the application and receive required comments from coordinating agencies. The application is not considered complete until all required information from the applicant is available for review by the staff and coordinating agencies.
3. Please see reverse of this sheet to determine the deadline dates for filing your application.

Submission Requirements

- A. **Page one of this application, completed and signed.**
- B. **Site plan.** Please note that approval of your request, in part, is based on your site plan.
 - The property lines and dimensions have been provided on the drawing.
 - All buildings and structures located on the property have been identified.
 - All dimensions of buildings and structures have been noted on the site plan.
 - All distances from the property lines to all the buildings and structures have been identified and noted on the site plan.
 - Street names have been provided which about the property.
 - Traffic flow, parking and driveways have been identified.
 - If required buffer strips have been identified
 - Other pertinent information as needed to pictorially demonstrate the proposed development/use.
- C. **Proof of ownership** (Copy of deed i.e., Warranty Deed, Quitclaim Deed, or Deed of Trust)
- D. If applicable, notarized proof of **authority to act as agent** for owner (board resolution, etc.)
- E. The City of Gulfport Planning Division Staff will notify, by letter, property owners adjacent to the requested action identified in this application using the Land Roll database from the County Tax Office. If you would like to have additional persons or property owners notified, please provide a list of **additional persons to be notified.**

F. **Answer the following six questions** individually and thoroughly as a separate attachment.

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

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

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

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

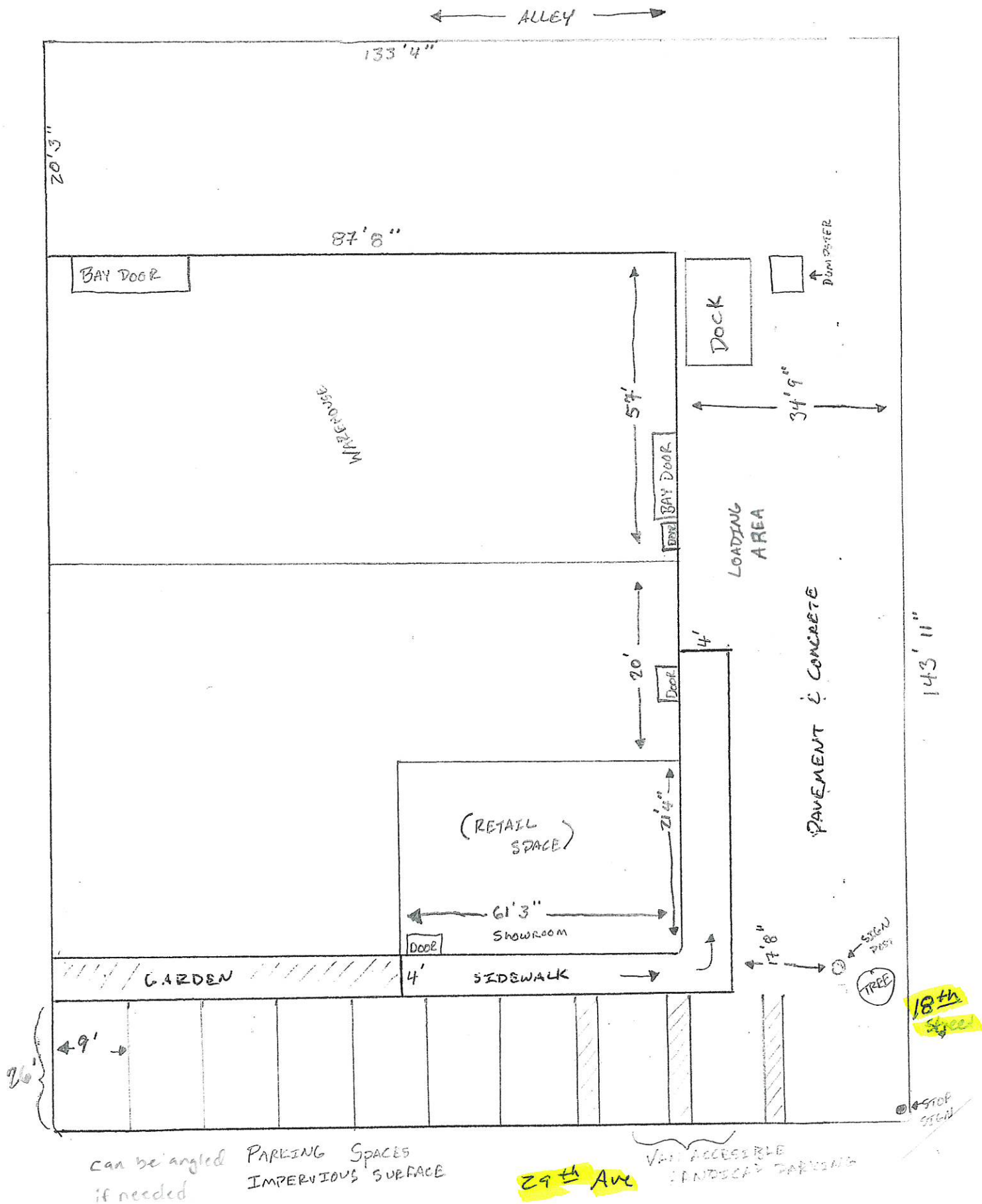
5. Demonstrate that the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally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

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.

G. An **affidavit** stating the request is not in violation of restrictive or protective covenants.

H. **Cash or check** payable to the City of Gulfport in the amount of **\$75.00.**

SITE PLAN FOR 1721 29th Ave Gulfport MS 39501



Answers to the 6 questions on the Variance Application

1. The parking on the eastside of the building is close to the street, requiring customers/clients to back out into 29th avenue in order to leave the retail side of my business. I'm asking for a variance to this.
2. The building was built in 1974. The original owners of the building had it zoned commercially since the 70's. It has been passed down through generations. It has been used by various businesses who have been using the building as equipment storage and minor business transactions for shipping or pick up. The parking spaces have been there for 50+ years.
3. My hardship I am experiencing is due to the parking situation. According to section 6 of the Gulfport ordinances about off-street parking, my business is required to not have customers/clients back out into the street when leaving a building. Due to the layout/design of the building the current parking spaces would violate that ordinance. All other parking ordinances, we are in complete compliance with. There are other businesses about 550 ft to the north and south of my location that have retail/repair shops and have been there at least 15+ years with the same parking situation as I have.
4. If granted this variance, it would allow me to further serve my customers/clients with different products they are needing and be able to see how they work with hands on demonstrations. (For example, hospital beds, power chairs, crutches, etc) Without this variance I would be unable to satisfy retail needs for special items that aren't available in the medical supply field without a storefront. And with the disappearance of a lot of medical equipment companies in the area there are a lot of seniors, veterans, and disabled people who need this.
5. By granting me this variance, I will not receive any special benefit that any other company who follows the zoning ordinance cannot receive. Any other company that is compliance with the ordinance is able to generate revenue with the same ability as my company. My retail portion of my company is a very low traffic entity. This variance would just allow me to be in compliance with all your regulations for off-street parking and do business as legitimate legal entity.
6. Based off current open businesses and current design of downtown Gulfport, I believe this would be permissible by planning approval.

Joseph Coursey



Area Map

Printed 3/23/2022



- Addresspoints **Harrison_HughRes_2020.sid**
- Minor/Residential **RGB**
- Alley
- WaterFeatures
- Parcels
- Red: Band_1
- Green: Band_2
- Blue: Band_3



1 inch = 57 feet

DATA DISCLAIMER:

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Designation of Agent

I, Mark D. Stringer DMD
P.O.A for SAS Ltd., being owner of the property 1721 29th Ave GPT MS
PRINT NAME PRIMARY ADDRESS OF PARCEL
which is the subject of this application hereby authorize Joseph Coursey to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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

Mark D. Stringer DMD
Signature

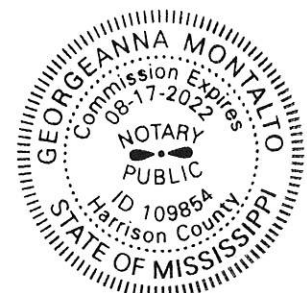
3/23/2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 23rd day of March, 2022
8nm

Georganna Montalto
Notary Public

8/17/2022
Commission Expiration



GENERAL AFFIDAVIT

STATE OF Mississippi

COUNTY OF Harrison

PERSONALLY came and appeared before me, the undersigned Notary, the within named Joseph Coursey, who is a resident of Harrison County, State of Mississippi, and makes this his/her statement and General Affidavit upon oath and affirmation of belief and personal knowledge that the following matters, facts and things set forth are true and correct to the best of his/her knowledge:

My request for a variance is NOT in violation of restrictive or protective covenants.

DATED this the 4th day of April, 2022

[Signature]
Signature of Affiant

SWORN to subscribed before me, this 4th day April, 2022

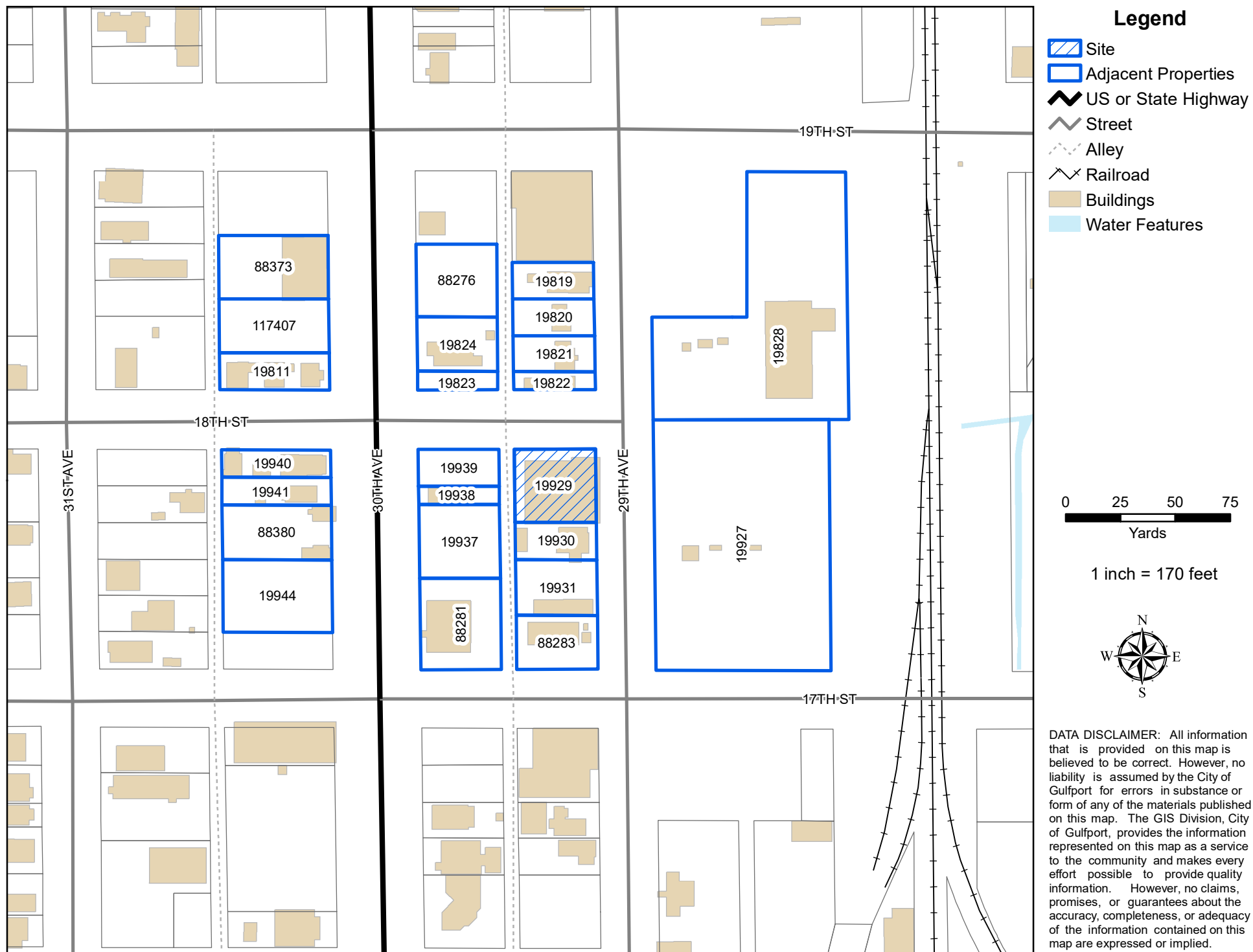
[Signature]
NOTARY PUBLIC



My Commission Expires:

January 23, 2026

Variance



Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	19929	0811E-02-019.000	S A S LTD ETAL	625 CHARLESTON LN	LONG BEACH	MS	39560
N			Adjacent Property Owners				
	19822	0811E-02-007.000	ALEXANDER DENNIS JOHN SR & MARY ALI	1801 29TH AVE	GULFPORT	MS	39501
	19819	0811E-02-004.000	BELINO SHARRON D	1809 29TH AVE	GULFPORT	MS	39501
N	19824	0811E-02-009.000	BUSSOLATI PAUL & HELVESTON STANLEY	1804 30TH AVE	GULFPORT	MS	39501
	19823	0811E-02-008.000	BUSSOLATI PAUL & HELVESTON STANLEY	1804 30TH AVE	GULFPORT	MS	39501
	19938	0811E-02-013.000	CATCHINGS GWENDOLYN	316 REYNOIR ST	BILOXI	MS	39530
	19931	0811E-02-017.000	DE JONG INVESTMENTS LLC	2781 MARTIN RD	MT VERNON	WA	98273
N	19811	0811E-03-003.000	DEMETRAKOPOULOS JOHN	187 PORTER AVE	BILOXI	MS	39530
	19940	0811E-03-053.000	DEMETRAKOPOULOS JOHN	187 PORTER AVE	BILOXI	MS	39633
	88276	0811E-02-010.000	DUBARD MARY R	3005 SUPERIOR DR SE	DACULA	GA	30211
	88373	0811E-03-002.000	EAW LLC	428 COURTHOUSE RD STE B	GULFPORT	MS	39507
	88281	0811E-02-015.000	EMPOWERMENT MINISTRIES CHRISTIAN CT	1700 30TH AVE	GULFPORT	MS	39501
	88380	0811E-03-051.000	IRONS ROY & J & B INVESTMENTS LLC	11397 PALM VALLEY COVE	GULFPORT	MS	39503
	19944	0811E-03-050.000	IRONS ROY L ETAL	P O BOX 3119	GULFPORT	MS	39505
	19930	0811E-02-018.000	LEE FELIX & NIYOKIA	14005 DUNDEE COVE	GULFPORT	MS	39503
N	19927	0811E-02-020.000	MISS POWER CO				0
	88283	0811E-02-016.000	MISS POWER CO				0
N	19821	0811E-02-006.000	MSL PROPERTIES LLC	20231 CLIFF ALLEN LN	LONG BEACH	MS	39560
	19820	0811E-02-005.000	MSL PROPERTIES LLC	20231 CLIFF ALLEN LN	LONG BEACH	MS	39560
	117407	0811E-03-002.001	OWEN JOE SAM	PO BX 673	GULFPORT	MS	39502
	19939	0811E-02-012.000	ROBINSON MARIA ELEANOR RAMOS	1715 29TH AVE	GULFPORT	MS	39501
	19937	0811E-02-014.000	SCHMITT TIMOTHY	22020 EPISCOPAL SCHOOL RD	LONG BEACH	MS	39560
	19941	0811E-03-052.000	THOMPSON JIMMY	1719 30TH AVE	GULFPORT	MS	39501
	19828	0811E-02-001.000	UNITED STATES POSTAL SERVICE	P O BOX 1059	GULFPORT	MS	39501



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	255353	Print Legal Ad - IPL0070933		\$40.80	1	65 L

Attention: Matilda Welch
PO BOX 1780
GULFPORT, MS 39502

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, May 19, 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 2205ZB088, by agent Eric Bland, tax parcel 0810P-02-050.000, Request variance for parking reduction, 1236 28th St, Zoned B-2 (General Business), Ward 3

Variance 2205ZB089, by owners Kathleen and Bernd Mangniz, tax parcel 1010N-03-025.000, Variances for accessory structure quantity and size and parking in the front yard, 1604 Beach Dr, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2205ZB092, by agent Jesse Vincent, tax parcel 0910N-06-012.000, Variances for backing into the right-of-way & gravel parking, 410 32nd St, Zoned B-2 (General business), Ward 4

Variance 2205ZB093, by agent Joseph Coursey, tax parcel 0811E-02-019.000, Variances for reduced parking & backing out into the right-of-way, 1721 29th Ave, Zoned T6 (Urban Core Zone), Ward 2

Variance 2205ZB097, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Variance for fence height, 12131 Bernard Pkwy, Zoned B-2 (General business), Ward 5

Variance 2206ZB099, by agent David Hansen, tax parcel 0711P-03-012.000, Variances for property width & property area, Central St, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2206ZB102, by owners Marshall & Dana Polson, tax parcel 0911A-01-018.000, Variances for accessory structure quantity & size, 105 Dogwood Dr, Zoned T3 (Sub-Urban zone), Ward 2

This the 27th day of April 2022

A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0070933
May 4 2022

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Keriann Leenerts, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue (s) of:

No. of Insertions: 1

Beginning Issue of: 05/04/2022

Ending Issue of: 05/04/2022

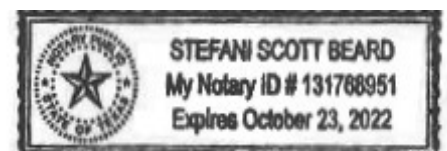
Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

Sworn to and subscribed before me this 4th day of May in the year of 2022

Stefani Beard

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RE: Variance 2205ZB093, by agent Joseph Coursey, tax parcel 0811E-02-019.000, Variances for reduced parking & backing out into the right-of-way, 1721 29th Ave, Zoned T6 (Urban Core Zone), 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, May 19, 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, May 19, 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.

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 19, 2022

Re: Variance 2205ZB097:

Variance 2205ZB097, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Variance for fence height, 12131 Bernard Pkwy, Zoned B-2 (General business), Ward 5

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2205ZB097

Hearing Date: May 19, 2022

Current Zoning/Use: B-2 / Commercial Structure

Legal: Variance 2205ZB097, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Variance for fence height, 12131 Bernard Pkwy, Zoned B-2 (General business), 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 to allow a 6-foot vinyl coated chain link fence on a secondary frontage. The City of Gulfport ordinance state that any fences, walls and hedges between the primary and continuous front façade line and the front property line must not be higher than four feet above grade.

- (a) The applicant notes that the fence is required for security purposes at this location. The dealership requires visibility from the public after business hours to help with sales of the campers.
- (b) In the application, the applicant cites that the fence facing I-10 is roughly 325 feet. Picket, wrought iron, and bollards would be too costly for this length of fencing. The fencing facing Lorraine Road is 200 feet beyond the property line will be blocked by vehicles and landscaping. The gate is 250 feet beyond the property line and is obscured by the building. On May 10, 2022, a site visit was conducted by staff and found that the proposed fence would not cause any visibility issues.
- (c) The ordinance requires that any fence between the primary and continuous front façade line and the front property line must not be higher than four feet above grade. However, the applicant feels that a 6-foot fence will add necessary security around the property.
- (d) The applicant further states that, "I don't believe this to be a special privilege due to the fact there are several business close to this site that have chain link fences facing front with similar height".
- (e) All the campers at this location are towable units that range in sizes; due this fact, a higher fence is required for security.
- (f) This property is zoned B-2, and the permitted use is allowable by right.

EXECUTIVE SUMMARY

The dealership requires visibility from the public after business hours to help with sales of the campers. All the campers at this location are towable units that range in sizes; due this fact, a higher fence is required for security.

Any approval should consider these conditions:

1. Variance would allow a 6-foot fence on the primary and continuous front façade line where 4-feet is required.

DEPARTMENTAL CONDITIONS

<u>Engineering:</u>	No comments as of 5/12/2022.
<u>Public Works:</u>	No comments as of 5/12/2022.
<u>Traffic and Safety:</u>	No conditions. Memo dated 5/11/2022.
<u>Building Code Services:</u>	No conditions. Memo dated 5/11/2022.
<u>GIS:</u>	No conditions. Memo dated 5/10/2022.

Technical Report

VARIANCE

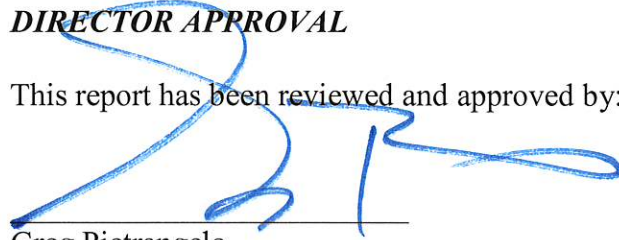
Police Department: No conditions. Memo dated 5/11/2022.

Fire Department: No conditions. Memo dated 5/10/2022.

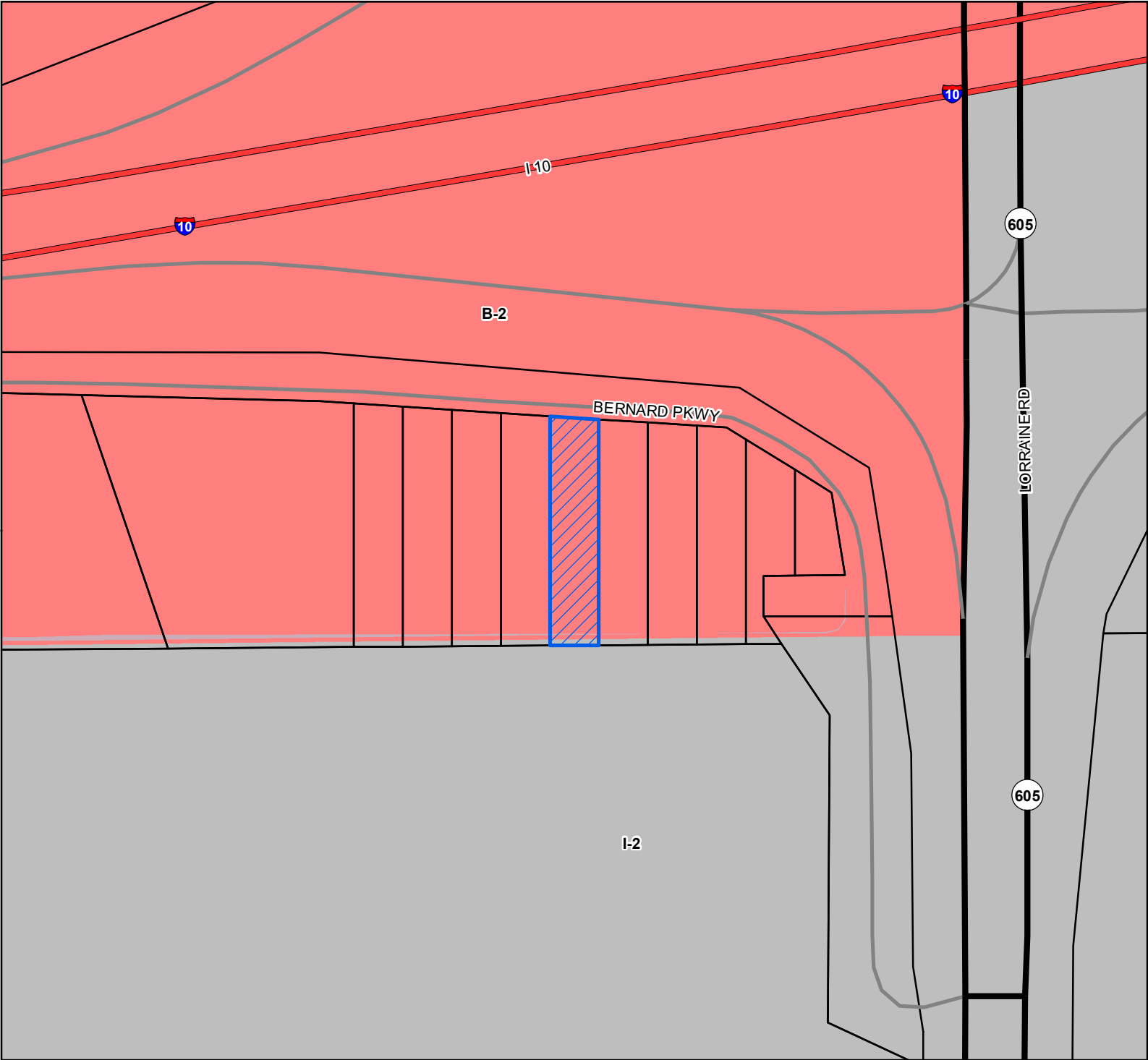
City Arborist: No conditions. Memo dated 5/11/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site

Interstate Highway

US or State Highway

Street

Parcels

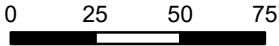
Water Features

Zoning

B-2 - General Business District

I-2 - Heavy Industry District

Site Information
1008M-03-001.006
Zoning: B-2 (Urban Core Zone)
Size: 16,725 sqft
Flood: X



Yards
1 inch = 170 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	0	8	M	-	0	3	-	0	0	1	•	0	0	6
					-			-				•			
					-			-				•			

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 2205ZB097

Date Received: 4-6-22

Receipt #:

Received By: D2

Zoning: B-2

Ward: 5 Flood: 7

Size:

Address of Property Involved: 12131 Bernard Parkway, Gulfport, MS 39503

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Variance request for approval of use of black vinyl coated chain link fencing per sheet C-20.

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

MB Preowned GP Real Estate, LLC

Printed Name Of Owner
316 E. Howze Beach Road

Mailing Address
Slidell, LA 70461

City State Zip code
501-607-4488

Home Phone Work/Cell Phone
grobinson@rmlauto.com

Email

[Signature]
Signature Of Owner

AGENT

Rob Adkinson

Printed Name Of Agent
12131 Bernard Parkway

Mailing Address
Gulfport, MS 39503

City State Zip code
833-680-CAMP

Home Phone Work/Cell Phone
rob@countylinecampers.com

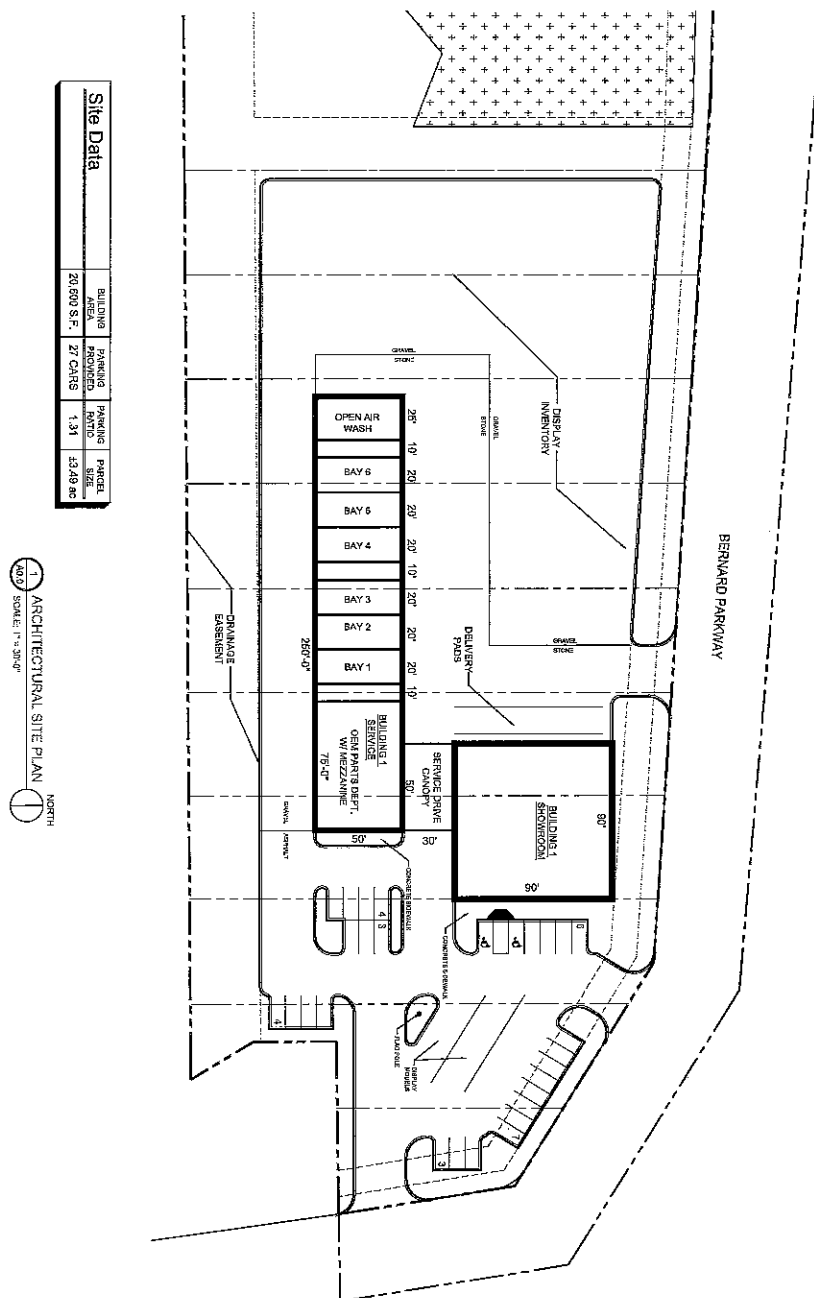
Email

[Signature]
Signature Of Agent

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

☐

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



Site Data			
BUILDING AREA	PARKING PROVIDED	PARKING RATIO	PARCEL SIZE
20,600 S.F.	27 CARS	1.31	33.49 ac

SCANNED



John 1st Judicial District
Instrument 2017 1642 D -J1
Filed/Recorded 3/17/2017 08:15 P
Total Fees \$ 23.00
2 Pages Recorded

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

Indexing Instructions:

File# 170047

STATE OF MISSISSIPPI

COUNTY OF HARRISON



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,

BEI RP, LLC
a Mississippi limited liability company
12251 BERNARD PKWY, SUITE 200
GULFPORT, MS 39503
228-863-3878

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

MB Prowned GP Real Estate, LLC,
a Louisiana limited liability
316 E. Howze Beach Road
Slidell, LA 70461
985-643-1800

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:

Lots One through Twelve (1-12), inclusive, CEDAR POPPS COMMERCIAL PARK, 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 57, at Page 1, thereof, reference to which is hereby made in aid of and as a part of this description.

Our File Number 170047,

2

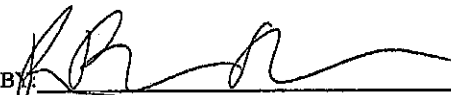
THIS CONVEYANCE is subject to any and all recorded restrictive covenants, rights-of-way and easements applicable to subject property, and any prior recorded reservations, conveyances and leases of oil, gas and minerals by previous owners of subject property.

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.

IN WITNESS WHEREOF, BEI RP, LLC has caused this conveyance to be executed by its duly authorized officer, he having first been duly authorized to do so, on this the 14th day of March, 2017.

BEI RP, LLC

BY: 
R. BRITTANY BLACKLIDGE, MANAGER

STATE OF MISSISSIPPI

COUNTY OF HARRISON

THIS DAY PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, R BRITTANY BLACKLIDGE, who acknowledge that he is MANAGER of BEI RP, LLC, and as its act and deed, he signed, sealed and delivered the above and foregoing instrument of writing on the day and in the year therein mentioned after having been first duly authorized to do so.

GIVEN under my hand and official seal on this the 14th day of March, 2017.

NOTARY PUBLIC

(SEAL)

My Commission Expires:



Our File Number 170047,



ZITO • RUSSELL
ARCHITECTS, P.C.

820 S. UNIVERSITY BLVD.
SUITE 2G
MOBILE, ALABAMA 36609
251.343.6161 PH
251.343.5505 FAX

Variance Request fo
COUNTY LINE CAMPER SALES
GULFPORT, MS

Below are responses to the six questions on the Application for Variance form”

1. A fence is required for security purposes at this location. The dealership requires visibility from the public after business hours to help with sales of the campers.
2. The fence facing I-10 is roughly 325'. Picket, wrought iron, and bollards would be too costly for this length of fencing. Stockade and split rail does not meet the security requirements for the dealership. Coated chain link is the best option for this location. The fencing facing Lorraine Road is +/-200' beyond the property line and will be blocked by vehicles and landscaping. The gate is +/-250' beyond the property line and is obscured by the building.
3. The cost of the options stated above would be too costly due the length of the fence and would not provide the proper security.
4. A taller fence is required for security. The owner also needs to public to be able to see the production during off hours. A wrought iron fence would be too costly for this project. All the campers should at this location are towable units that range in sizes. Due to this a higher fence is required
5. I don't believe this to be a special privilege due to the fact there are several business close to this site that have chain link fences facing front.
6. As stated above security and visibility is important to on this site. The other options available in the ordinance is too costly or will not meet security requirements for this project.



Covenant Affidavit

I, Rob Addison

PRINT NAME

, being owner or agent of the property 12131 Bernard Pkwy Gulfport, MS

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.

Rob Addison

Signature

4-5-22

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 5th day of April, 20 22

Deborah Pearson

Notary Public

STATE OF MISSISSIPPI
DEBORAH PEARSON
ID NO. 4480
Commission Expires
01/09/2023
NOTARY PUBLIC
HARRISON COUNTY

01/09/2023

Commission Expiration



Designation of Agent

I, Matthew Bowers, being owner of the property 12131 Bernard Parkway, Gulfport, MS 39503
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Rob Adkison to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning
Commission, and/or City Council, and/or permitting and licensing, as required by the City.

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

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


Signature

4/6/2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 6 day of April, 2022


Notary Public



lifetime
Commission Expiration

R. Kyle Ardoin
SECRETARY OF STATE

State of Louisiana
Secretary of State



COMMERCIAL DIVISION
225.925.4704

12/14/2021

Administrative Services

225.932.5317 Fax

Corporations

225.932.5314 Fax

Uniform Commercial Code

225.932.5318 Fax

ONLINE FILING
RACHEL@LAWBECKER.COM

MB PREOWNED GP REAL ESTATE, LLC

It has been a pleasure to approve and place on file your Amendment. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

In addition to email and text notifications, business owners now have the option to enroll in our secured business filings (SBF) service. This service is available online, at no charge, by filing a notarized affidavit. Upon enrollment, an amendment cannot be made to your entity without approval using your personal identification number. This is another way to protect your business from fraud and identity theft.

Please note that as of January 1, 2018, business owners in the following parishes will be required to file all available business documents online through **geauxBIZ**: Ascension, Bossier, Caddo, Calcasieu, East Baton Rouge, Jefferson, Lafayette, Livingston, Orleans, Ouachita, Rapides, St. Tammany, Tangipahoa and Terrebonne.

Online filing options are available if changes are necessary to your registration or if you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

The Commercial Division
LC

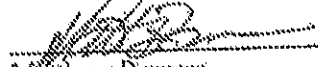
STATE OF LOUISIANA
PARISH OF LAFAYETTE

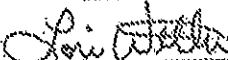
ACKNOWLEDGMENT

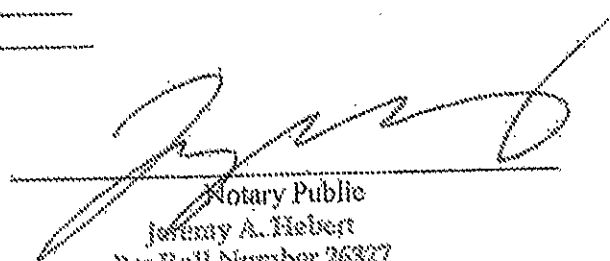
BE IT KNOWN, that on the 24th day of November, 2021, before me, the undersigned authority, duly commissioned and qualified and sworn within and for the State and Parish aforesaid, personally came and appeared Matthew Bowers, to me known to be the identical person who executed the above and foregoing First Amendment to Articles of Organization of MB Preowned GP Real Estate, LLC, who declared and acknowledged to me, Notary, in the presence of the undersigned competent witnesses, that he executed the above and foregoing First Amendment to Articles of Organization of his own free will, as his own act and deed, for the uses, purposes and benefits therein expressed.

WITNESSES:


Name: Rachel Audain


Matthew Bowers


Name: Lori Willis


Notary Public
Jeremy A. Hebert
Bar Roll Number 26327
Notary Public, State of Louisiana
My Commission is for life

**FIRST AMENDMENT TO THE
OPERATING AGREEMENT OF
MB PREOWNED GP REAL ESTATE, LLC**

The undersigned, Matthew Bowers, being the sole member of MB PREOWNED GP REAL ESTATE, LLC (the "**LLC**") does hereby amend, effective as of the dates set forth below, the Operating Agreement of the LLC (the "**Operating Agreement**"), as set forth below.

Recitals.

WHEREAS, Matthew Bowers ("**Bowers**") and Franklin McLarty ("**McLarty**"), as members of the LLC, did, on or about February 22, 2017, form a Louisiana Limited Liability Company named MB Preowned GP Real Estate, LLC by the filing of Articles of Organization with the Louisiana Secretary of State (the "**Articles of Organization**") (the "**LLC**"); and

WHEREAS, Bowers and McLarty, as members of the LLC, did enter into an operating agreement (the "**Operating Agreement**") setting forth, among other things, the members of the LLC (the "**Members**"); and

WHEREAS, McLarty did, on or about August 24, 2021, voluntarily withdraw from the LLC and transferred and conveyed 100% of his membership interests in the LLC to Bowers; and

WHEREAS, Bowers, the remaining sole member (the "**Sole Member**") of the LLC, has or shall cause to be filed a First Amendment to the Articles of Organization with the Louisiana Secretary of State (the "**First Amendment**") whereby Bowers becomes the sole member of the LLC; and

WHEREAS, the Sole Member desires to amend the Operating Agreement to accurately reflect the Membership Interest in the LLC and show McLarty as a withdrawing member of the LLC.

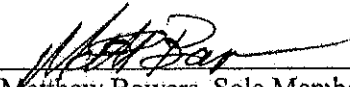
NOW THEREFORE, in consideration of the foregoing, the mutual covenants contained herein and other good and valuable consideration, the undersigned member of the LLC, constituting 100% percent of the membership interests of the LLC, does hereby agree, authorize and consent to the following amendment to the Operating Agreement:

1. The Operating Agreement is amended to provide that the Sole Member of the Company is Matthew Bowers, holding 100% of the Membership Interest and that all references to Member(s) in the Operating Agreement shall refer to Bowers.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties have executed this First Amendment to the Operating Agreement on the dates hereinafter set forth.

SOLE REMAINING MEMBER:

A handwritten signature in black ink, appearing to read "Matthew Bowers", is written over a horizontal line.

Matthew Bowers, Sole Member
November 12th, 2021

PERMITS/INSP PAYMENT RECPT#: 11219691
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 04/06/22 TIME: 10:22
CLERK: mcunningh DEPT:
CUSTOMER#: 0

COMMENT:

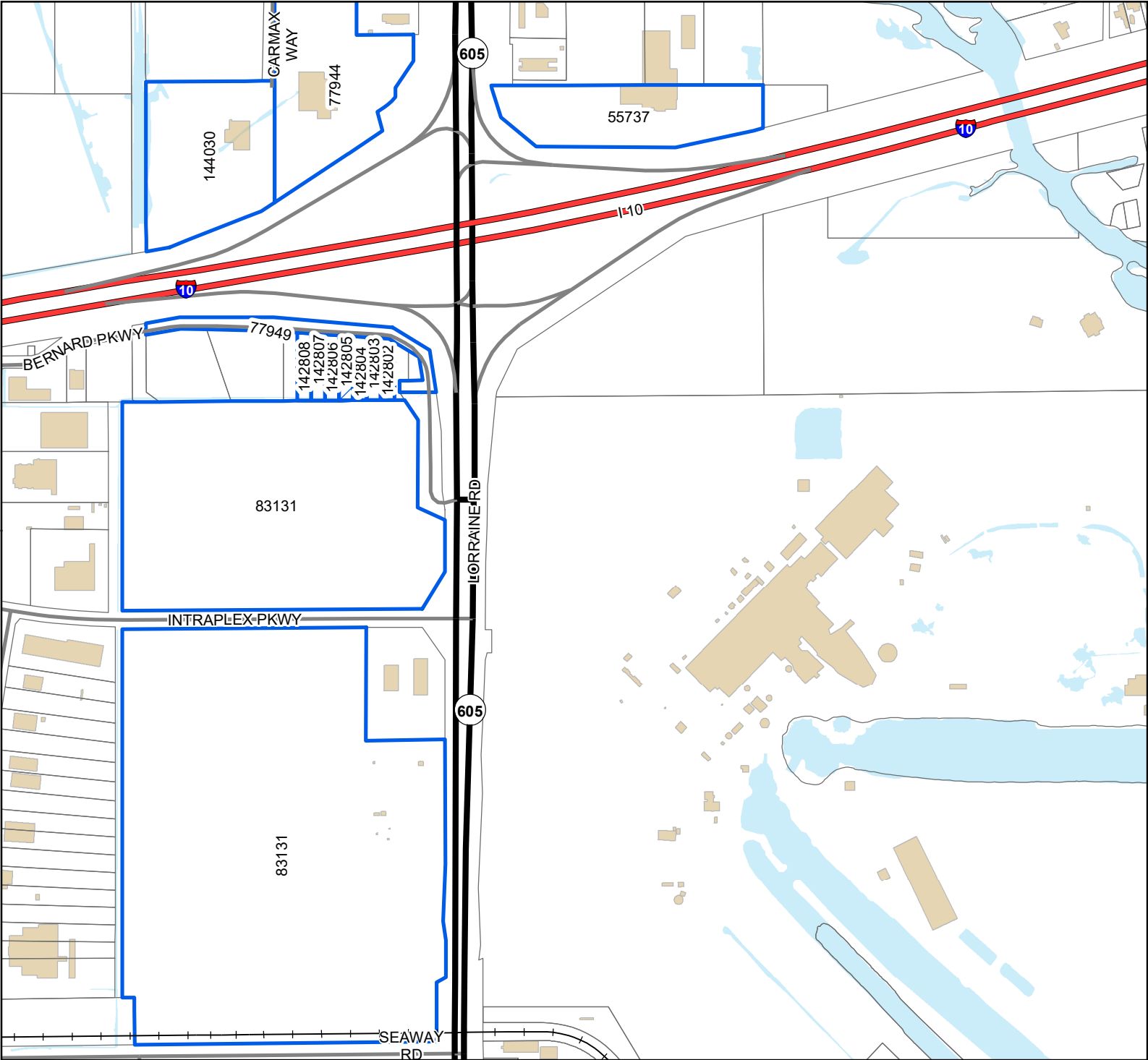
CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CHECK
REFERENCE: 109429

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

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	142805	1008M-03-001.006	MB PREOWNED GP REAL ESTATE LLC	316 E HOWZE BEACH RD	SLIDELL	LA	70461
	Adjacent Property Owners						
N	144030	1008M-04-006.003	CARMAX AUTO SUPERSTORES INC	12800 TUCKAHOE CREEK PARKWAY	RICHMOND	VA	23238
	77949	1008M-03-001.000	GULFPORT CITY OF				0
N	142802	1008M-03-001.003	MB PREOWNED GP REAL ESTATE LLC	316 E HOWZE BEACH RD	SLIDELL	LA	70461
N	142803	1008M-03-001.004	MB PREOWNED GP REAL ESTATE LLC	316 E HOWZE BEACH RD	SLIDELL	LA	70461
N	142804	1008M-03-001.005	MB PREOWNED GP REAL ESTATE LLC	316 E HOWZE BEACH RD	SLIDELL	LA	70461
N	142806	1008M-03-001.007	MB PREOWNED GP REAL ESTATE LLC	316 E HOWZE BEACH RD	SLIDELL	LA	70461
N	142807	1008M-03-001.008	MB PREOWNED GP REAL ESTATE LLC	316 E HOWZE BEACH RD	SLIDELL	LA	70461
N	142808	1008M-03-001.009	MB PREOWNED GP REAL ESTATE LLC	316 E HOWZE BEACH RD	SLIDELL	LA	70461
	83131	1009D-02-001.000	MISS POWER CO	P O BOX 4079	GULFPORT	MS	39502
	77944	1008M-04-003.000	MS INTERSTATE PROPERTIES LLC ATTEN: ROIP	P O BOX 6971	METAIRIE	LA	70009
	55737	1008M-01-016.000	TITAN PROPERTY GROUP LLC	11397 HELEN RICHARDS DR	GULFPORT	MS	39503



Legend

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

0 90 180 270
Yards

1 inch = 600 feet



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Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	255353	Print Legal Ad - IPL0070933		\$40.80	1	65 L

Attention: Matilda Welch
PO BOX 1780
GULFPORT, MS 39502

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, May 19, 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 2205ZB088, by agent Eric Bland, tax parcel 0810P-02-050.000, Request variance for parking reduction, 1236 28th St, Zoned B-2 (General Business), Ward 3

Variance 2205ZB089, by owners Kathleen and Bernd Mangnitz, tax parcel 1010N-03-025.000, Variances for accessory structure quantity and size and parking in the front yard, 1604 Beach Dr, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2205ZB092, by agent Jesse Vincent, tax parcel 0910N-06-012.000, Variances for backing into the right-of-way & gravel parking, 410 32nd St, Zoned B-2 (General business), Ward 4

Variance 2205ZB093, by agent Joseph Coursey, tax parcel 0811E-02-019.000, Variances for reduced parking & backing out into the right-of-way, 1721 29th Ave, Zoned T6 (Urban Core Zone), Ward 2

Variance 2205ZB097, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Variance for fence height, 12131 Bernard Pkwy, Zoned B-2 (General business), Ward 5

Variance 2206ZB099, by agent David Hansen, tax parcel 0711P-03-012.000, Variances for property width & property area, Central St, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2206ZB102, by owners Marshall & Dana Polson, tax parcel 0911A-01-018.000, Variances for accessory structure quantity & size, 105 Dogwood Dr, Zoned T3 (Sub-Urban zone), Ward 2

This the 27th day of April 2022

A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0070933
May 4 2022

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Keriann Leenerts, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue (s) of:

No. of Insertions: 1

Beginning Issue of: 05/04/2022

Ending Issue of: 05/04/2022

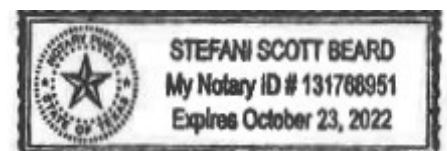
Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

Sworn to and subscribed before me this 4th day of May in the year of 2022

Stefani Beard

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RE: Variance 2205ZB097, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Variance for fence height, 12131 Bernard Pkwy, Zoned B-2 (General business), 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, May 19, 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, May 19, 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.

MEMORANDUM

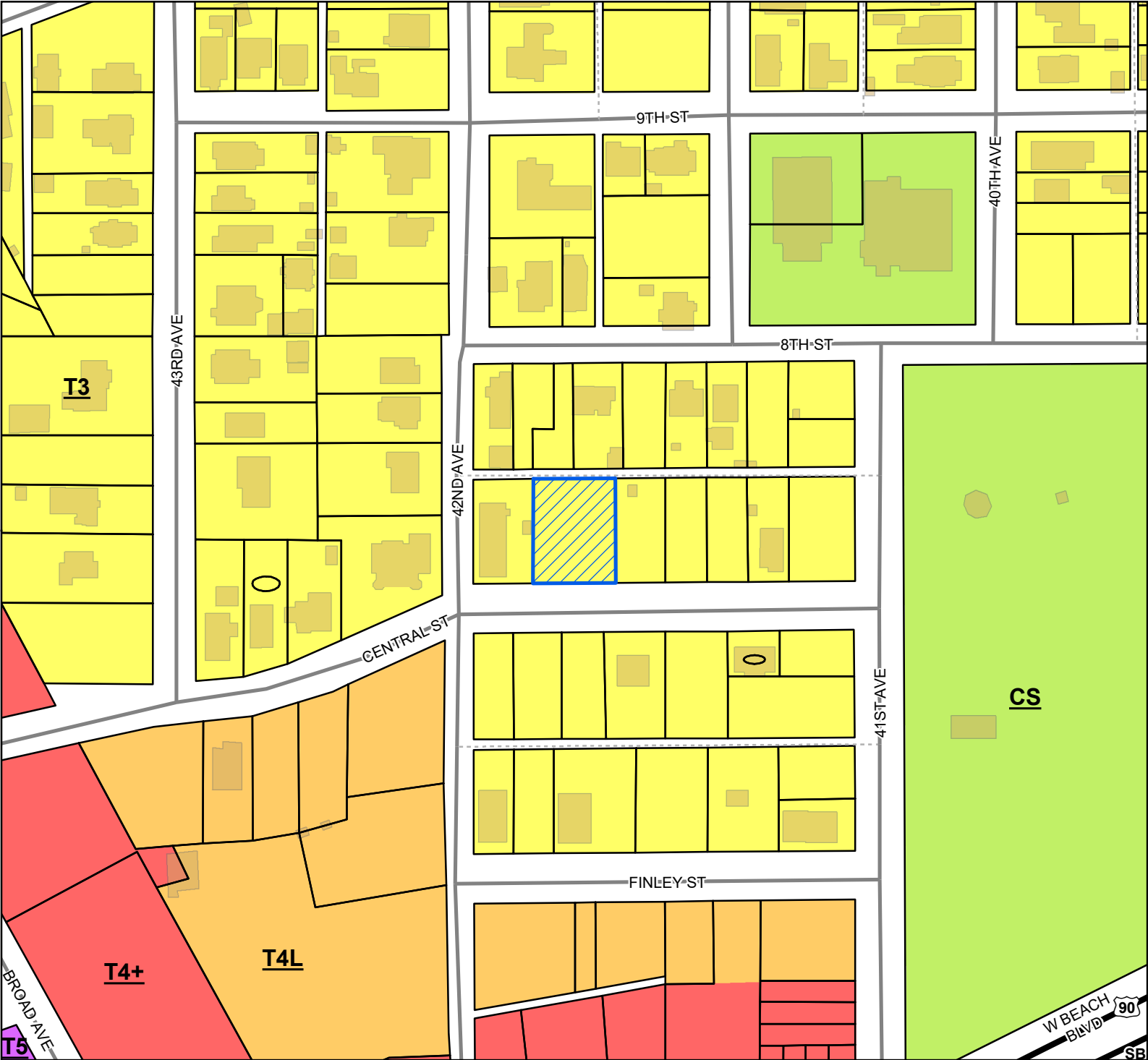
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 19, 2022

Re: Variance 2206ZB099:
Withdrawn by Administration

Variance 2206ZB099, by agent David Hansen, tax parcel 0711P-03-012.000, Variances for property width & property area, Central St, Zoned T3 (Sub-Urban zone), Ward 2



- Site
- US or State Highway
- Street
- Alley

- Parcels
- Buildings

Smart Code

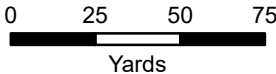
- CS
- T5
- T4+
- T4L
- T3

Zoning

- SB - Sand Beach

Site Information

0711P-03-012.000
Zoning: T3 (Sub-Urban Zone)
Size: 12,876 sqft
Flood: X



1 inch = 170 feet



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

For Staff Use Only

Case File #: 2206ZB099Date Received: 4-9-22

Receipt #: _____

Received By: D²Zoning: T3Ward: 2 Flood: XSize: 12,876 sq. ft.

(If necessary, use separate sheet of paper)

APPLICATION FOR VARIANCE

Property Information

TAX PARCEL #	0	7	1	1	P	-	0	3	-	0	1	2	●	0	0	0
						-			-				●			
						-			-				●			

Address of Property Involved: 4104 Central Street, Gulfport, MS 39501Lot(s) 14-17, Block(s) 1, Subdivision New Beach AddGeneral Location: West Gulfport

GENERAL DESCRIPTION OF REQUEST:

A variance from Gulfport Code of Ordinances, Chapter 9, Article III, Sec. 9-50, (D) Lots. (2) which requires lots for

residential use to be 60 ft. wide. The request is for a variance to allow 50 ft. wide residential lots on the

undeveloped parcel. If approved, the owner will later request to subdivide the 100 ft. x 130 ft. lot into two lots.

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

William and Dorothy Hansen Revocable Trust
Printed Name Of Owner
15372 Parkwood Dr. N.
Mailing Address
Gulfport MS 39503
City State Zip code
(228) 284-4809
Home Phone Work/Cell Phone
flonell333@gmail.com
Email Dorothy Hansen, Trustee
Signature Of Owner

AGENT

David Hansen (son of Dorothy Hansen)
Printed Name Of Agent
8 Trachelle Lane
Mailing Address
Charleston SC 29407
City State Zip code
(843) 556-6892
Home Phone Work/Cell Phone
ddhansen3@gmail.com
Email David Hansen
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.

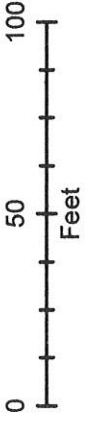
4104 Central Street

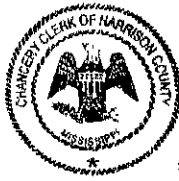


HARRISON COUNTY, MISSISSIPPI

DISCLAIMER: THIS MAP IS FOR PROPERTY TAX ASSESSMENT PURPOSES ONLY. IT WAS CONSTRUCTED FROM PROPERTY INFORMATION RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS AND IS NOT CONCLUSIVE AS TO LOCATION OF PROPERTY OR LEGAL OWNERSHIP. TAL FLURY, TAX ASSESSOR.

MAP DATE: March 20, 2022





J. Hansen
1st Judicial District
Instrument 2006 6084 D -J1
Filed/Recorded 7 12 2006 1 58 P
Total Fees 12.00
5 Pages Recorded



STATE OF MISSISSIPPI
COUNTY OF HARRISON

SCANNED

QUITCLAIM DEED

FOR AND IN CONSIDERATION 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, WILLIAM JAMES HANSEN AND DOROTHY F. HANSEN, GRANTORS, do hereby sell, convey and quitclaim unto WILLIAM J. HANSEN AND DOROTHY F. HANSEN, AS TRUSTEE OF THE WILLIAM AND DOROTHY HANSEN REVOCABLE TRUST, UNDER TRUST AGREEMENT DATED MAY 5, 2006, to be held and administered as a part of each such respective trust, all of each Grantors' respective right, title and interest in and to the following described land and property, lying and being situated in the First Judicial District of Harrison County, Mississippi, to wit:

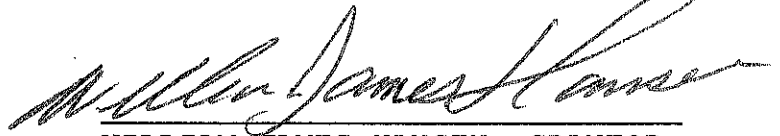
Lots Fourteen(14), Fifteen(15), Sixteen (16) and Seventeen (17) in Block One (1) of NEW BEACH ADDITION to the City of Gulfport, Mississippi as per map or plat thereof recorded in Book 4, page 7 of the Records of Plats on file in the office of the Chancery Clerk of Harrison County, Mississippi.

Together with all improvements situated thereon and all appurtenances thereunto belonging.

This conveyance is made subject to any prior reservation of oil, gas and other minerals and any restrictions or other matters of record.

That Certificate of Trust describing the William and Dorothy Hansen Revocable Trust, and dated May 5, 2006, is hereby amended by incorporating therein the property described above.

WITNESS OUR SIGNATURES, this the 2 day of June, 2006



WILLIAM JAMES HANSEN, GRANTOR

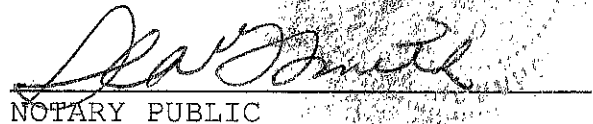


DOROTHY F. HANSEN, GRANTOR

ACKNOWLEDGMENT

STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, the undersigned authority in and for the said county and state, on this 2 day of June, 2006, within my jurisdiction, the within named William James Hansen, who acknowledged that he executed and delivered the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:

June 22 2008



SCANNED



Page 1

Prepared By:
Kaleel "Teal" Salloum, Jr.
Salloum Law Firm, PLLC
Post Office Box 1717
Gulfport, Mississippi 39502
(228) 863-6727



John Anderson
1st Judicial District
Instrument 2006 4060 D -J1
Filed/Recorded 5 9 2006 9 55 A
Total Fees 12.00

2 Pages Recorded

CERTIFICATE OF TRUST AGREEMENT

1. NAME OF THE TRUST:

William and Dorothy Hansen Revocable Trust

2. NAME OF THE TRUSTEE:

William J. Hansen and Dorothy F. Hansen

3. STREET AND MAILING ADDRESS (OFFICE) OF THE TRUSTEE:

8 Trachelle Lane
Charleston, South Carolina 29407

4. STREET AND MAILING ADDRESS (RESIDENCE) OF THE TRUSTEE:

8 Trachelle Lane
Charleston, South Carolina 29407

5. LEGAL DESCRIPTION OF INTERESTS IN REAL PROPERTY OWNED BY OR CONVEYED TO THE TRUST:

All interests in real property hereafter conveyed to said Trust. Any instrument conveying such property to the Trust shall be and is hereby deemed an amendment to this Certificate of Trust. Indexing instructions indefinite.

6. ANTICIPATED DATE OF TERMINATION OF THE TRUST:

The Trust will terminate upon the first to occur of the following: (i) revocation of the trust by the Grantor, (ii) expiration of the term allowed for the trust under the Rule against Perpetuities, and (iii) distribution of all of the trust assets in accordance with the terms of the Declaration of Trust creating the Trust.

7. GENERAL POWERS GRANTED TO THE TRUSTEE:

All the powers, authority, privileges and immunities as provided and enumerated in the Uniform Trustees' Power Law, Mississippi Code Annotated Section 91-9-101, et. seq., including any amendments thereto, all the further powers, privileges and immunities reasonably required for the efficient administration of the trust, and the power to do and perform all things and acts, and to deal with the trust estate and every part thereof, without order of any court and without notice to any beneficiary, as in the judgment and discretion of the Trustee may seem to be in the best interest of the trust estate and beneficiaries.

IN WITNESS WHEREOF, the Trustee has executed this Certificate of Trust as of this 5th day of May, 2006.

William J. Hansen
William J. Hansen, as Trustee

Dorothy F. Hansen
Dorothy F. Hansen, as Trustee

STATE OF MISSISSIPPI
COUNTY OF HARRISON

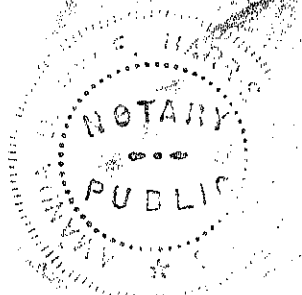
PERSONALLY appeared before me, the undersigned authority in and for said County and State, William J. Hansen and Dorothy F. Hansen, who, in the capacity stated herein, acknowledged before me that they signed and delivered the above and foregoing instrument on the day and year therein written and for all purposes therein stated.

GIVEN under my hand and official seal of office, this 5th day of May, 2006.

Amanda Ze
NOTARY PUBLIC

My Commission Expires:

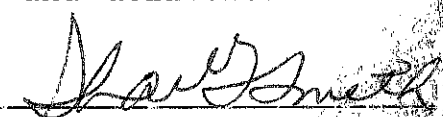
My Commission Expires: JAN 29, 2007



ACKNOWLEDGMENT

STATE OF South Carolina
COUNTY OF Charleston

Personally appeared before me, the undersigned authority in and for the said county and state, on this 2 day of June, 2006 within my jurisdiction, the within named Dorothy F. Hansen, who acknowledged that she executed and delivered the above and foregoing instrument.


NOTARY PUBLIC

My Commission Expires:

June 22, 2008

Grantor:
William James Hansen
Dorothy F. Hansen
8 Trachelle Lane
Charleston, South Carolina 29407
Tel: 228-324-6098

Prepared By and Return to:
Kaleel "Teal" Salloum, Jr.
Salloum Law Firm, PLLC
Post Office Box 1717
Gulfport, Mississippi 39502
Tel: (228) 863-6727

Grantee:
William and Dorothy Hansen Revocable Trust
8 Trachelle Lane
Charleston, South Carolina 29407
Tel: 228-324-6098

TITLE NOT EXAMINED

AFFIDAVIT AUTHORIZING DAVID HANSEN TO ACT AS OWNER'S AGENT

I, Dorothy F. Hansen, trustee of the William J. and Dorothy F. Hansen Revocable Trust, which owns property at 4104 Central St., Gulfport, Mississippi, authorize David Hansen to serve as my agent for the purposes of making an Application for Variance to the City of Gulfport, Mississippi.

Dorothy Hansen

Dorothy F. Hansen
Signature

4/3/2022

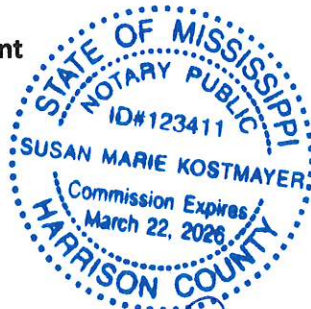
Date

Executed this 4 day of April, 2022

Notary Acknowledgement

State of Mississippi

County of Harrison



Susan Marie Kostmayer

Notary Public

My Commission Expires 03/22/2026

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

The 100 ft. wide parcel in question is larger than most lots in the neighborhood. Most residential lots in the neighborhood are 50-75 ft. wide.

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

No action has been taken by the applicant relevant to the lot size, so the circumstances do not result from any action by the applicant.

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

Many residential lots in the neighborhood are 50 ft. in width; however, if the 100 ft. parcel is subdivided into two 50 ft. x 130 ft. lots the new lots would not comply with the zoning ordinance that requires 60 ft. wide lots.

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

Without receiving a variance, the applicant will be deprived of the right afforded nearby lot owners who have built single family residences on 50 ft. wide lots without needing a zoning variance. A variance is required in order for the applicant to be able to subdivide the 100 ft. x 130 ft. lot into two 50 ft. x 130 ft. lots, which would be more marketable for single family residences in this neighborhood. A variance would allow the applicant a reasonable economic return and reasonable development rights that are generally expected in the district.

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

The applicant will not derive any special privilege from the variance. It will simply allow the applicant the same right to develop the property as other lot owners in the same neighborhood.

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

The use is permissible with planning approval.

AFFIDAVIT

To the best of my knowledge, this request for a variance from the Gulfport Code of Ordinances is not in violation of restrictive or protective covenants.

Dorothy Hansen

Dorothy F. Hansen, Trustee
William and Dorothy Hansen Revocable Trust

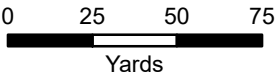
4-4-22

Date



Legend

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



1 inch = 170 feet



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Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	32819	0711P-03-012.000	HANSEN WILLIAM J & DOROTHY-TRUSTEE-	15372 PARKWOOD DR N	GULFPORT	MS	39503
	Adjacent Property Owners						
	24103	0711P-03-015.000	A & B MYERS LLC	117 DARCY LN	SLIDELL	LA	70458
	24106	0711P-03-019.001	ACHARYA AJAY ANANDA	515 EVERGREEN DR	LONG BEACH	MS	39560
	36260	0711I-03-085.000	CLARK M L	2330 HOPEWELL PLANTATION DRIVE	MILTON	GA	30004
	24102	0711P-03-014.000	COOPER LOIS THOMAS	710 CENTRAL AVE W	WIGGINS	MS	39577
	32826	0711P-03-026.000	DEFAZIO NANCY L	130 PIRATE AVENUE	LONG BEACH	MS	39560
	36263	0711I-03-088.000	DRAPER MARIA E	4500 LOVELAND STREET	METAIRIE	LA	70006
	32815	0711P-03-008.000	GIUFFRIA CLAY	16030 LANDON ROAD	GULFPORT	MS	39503
N	32814	0711P-03-009.000	GIUFFRIA CLAY	16030 LANDON ROAD	GULFPORT	MS	39503
N	32816	0711P-03-010.000	GIUFFRIA CLAY	16030 LANDON ROAD	GULFPORT	MS	39503
	90826	0711O-01-026.000	GULF HAVEN OAKS LLC	P O BOX 1925	GULFPORT	MS	39502
	32824	0711P-03-024.000	HAMMACK DONALD THOMAS & CARLA MAF	823 EAGLE EYRIE DR	BILOXI	MS	39532
	91104	0711I-03-086.000	HAYDEL MARGARET E	801 41ST AVE	GULFPORT	MS	39501
	24108	0711P-03-020.000	HENLEY IDA CARPENTER	4109 CENTRAL ST	GULFPORT	MS	39501
	36235	0711J-03-007.000	HILGEMAN DEBRA	1000 38TH AVE	GULFPORT	MS	39501
	22577	0711O-01-003.000	JOHNSON CAROL A	P O BOX 94	BILOXI	MS	39533
	22571	0711O-01-001.000	KALETSCHE EDWARD L -TRUSTEE-	715 42ND AVE	GULFPORT	MS	39501
	32821	0711P-03-021.000	KOGANTI PREMCHAND	102 RAPPORT DR	CARY	NC	27519
	22585	0711O-01-025.000	KOPTYRA MICHAEL J & OLGA V	P O BOX 3733	GULFPORT	MS	39505
	22570	0711O-01-031.000	LEE JAMES & TENG SUHSIN	745 BOAR CIRCLE	FREMONT	CA	94539
	22572	0711O-01-004.000	LOGAN DARRIN BRYAN	711 42ND AVE	GULFPORT	MS	39501
	82098	0711P-03-019.000	MCNALLY JANET	4105 CENTRAL ST	GULFPORT	MS	39501
N	24100	0711P-03-004.000	MUSTAIIKIS NANCY	4023 8TH STREET	GULFPORT	MS	39501
N	24101	0711P-03-005.000	MUSTAIIKIS NANCY	4101 8TH ST	GULFPORT	MS	39501
	32812	0711P-03-006.000	MUSTAIIKIS STEVEN T & NANCY	4023 8TH ST	GULFPORT	MS	39501
	32813	0711P-03-007.000	MUSTAIIKIS STEVEN T & NANCY R	4101 -8TH STREET	GULFPORT	MS	39501
	24110	0711P-03-030.000	OLIVER SCOTT T & DYES MICHELLE	4104 FINLEY STREET	GULFPORT	MS	39501
	36264	0711I-03-087.000	PETERSON DOYLE J & MAYEUX GAYNELL	4112 8TH STREET	GULFPORT	MS	39501
	32822	0711P-03-022.000	RADFORD NORMAN	910 CATHERINE ST	LONG BEACH	MS	39560
	22573	0711O-01-005.000	REED GAYLE A & SCOTTY	701 42ND AVE	GULFPORT	MS	39501
	32823	0711P-03-023.000	ROBERTS GREGORY M & CHRISTINE E	2720 STAHL DRIVE	KENNER	LA	70065
	32828	0711P-03-028.000	ROLAND JAMES EDWARD & RACHEL LYNN	2230 BEACH DRIVE APT 1204	GULFPORT	MS	39507
	22579	0711O-01-002.000	SEIBERT WILLIAM B	306 MAGNOLIA LN	PASS CHRISTIAN	MS	39571
	32825	0711P-03-025.000	SHEELEY MICHAEL D	4120 FINLEY STREET	GULFPORT	MS	39503
	32827	0711P-03-027.000	SMITH LESLIE J	4102 FINLEY ST	GULFPORT	MS	39501

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	32820	0711P-03-013.000	THIBODEAUX JOSEPH W JR & LAURA F	1028 NORTH 7TH PLACE	STURGEON BAY	WI	54235
	22578	0711O-01-032.000	VIAL ROY P & ZEFFIE SUE	716 43RD AVE	GULFPORT	MS	39501
	32818	0711P-03-011.000	WOODRICH CHAD & BROHL JENNIFER	9252 CEDAR ISLAND ROAD	WHITE LAKE	MI	48386



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	255353	Print Legal Ad - IPL0070933		\$40.80	1	65 L

Attention: Matilda Welch
PO BOX 1780
GULFPORT, MS 39502

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, May 19, 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 2205ZB088, by agent Eric Bland, tax parcel 0810P-02-050.000, Request variance for parking reduction, 1236 28th St, Zoned B-2 (General Business), Ward 3

Variance 2205ZB089, by owners Kathleen and Bernd Mangnitz, tax parcel 1010N-03-025.000, Variances for accessory structure quantity and size and parking in the front yard, 1604 Beach Dr, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2205ZB092, by agent Jesse Vincent, tax parcel 0910N-06-012.000, Variances for backing into the right-of-way & gravel parking, 410 32nd St, Zoned B-2 (General business), Ward 4

Variance 2205ZB093, by agent Joseph Coursey, tax parcel 0811E-02-019.000, Variances for reduced parking & backing out into the right-of-way, 1721 29th Ave, Zoned T6 (Urban Core Zone), Ward 2

Variance 2205ZB097, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Variance for fence height, 12131 Bernard Pkwy, Zoned B-2 (General business), Ward 5

Variance 2206ZB099, by agent David Hansen, tax parcel 0711P-03-012.000, Variances for property width & property area, Central St, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2206ZB102, by owners Marshall & Dana Polson, tax parcel 0911A-01-018.000, Variances for accessory structure quantity & size, 105 Dogwood Dr, Zoned T3 (Sub-Urban zone), Ward 2

This the 27th day of April 2022

A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0070933
May 4 2022

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Keriann Leenerts, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue (s) of:

No. of Insertions: 1

Beginning Issue of: 05/04/2022

Ending Issue of: 05/04/2022

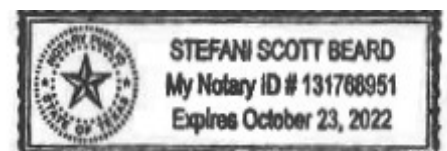
Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

Sworn to and subscribed before me this 4th day of May in the year of 2022

Stefani Beard

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RE: Variance 2206ZB099, by agent David Hansen, tax parcel 0711P-03-012.000, Variances for property width & property area, Central St, Zoned T3 (Sub-Urban zone), 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, May 19, 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, May 19, 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.

MEMORANDUM

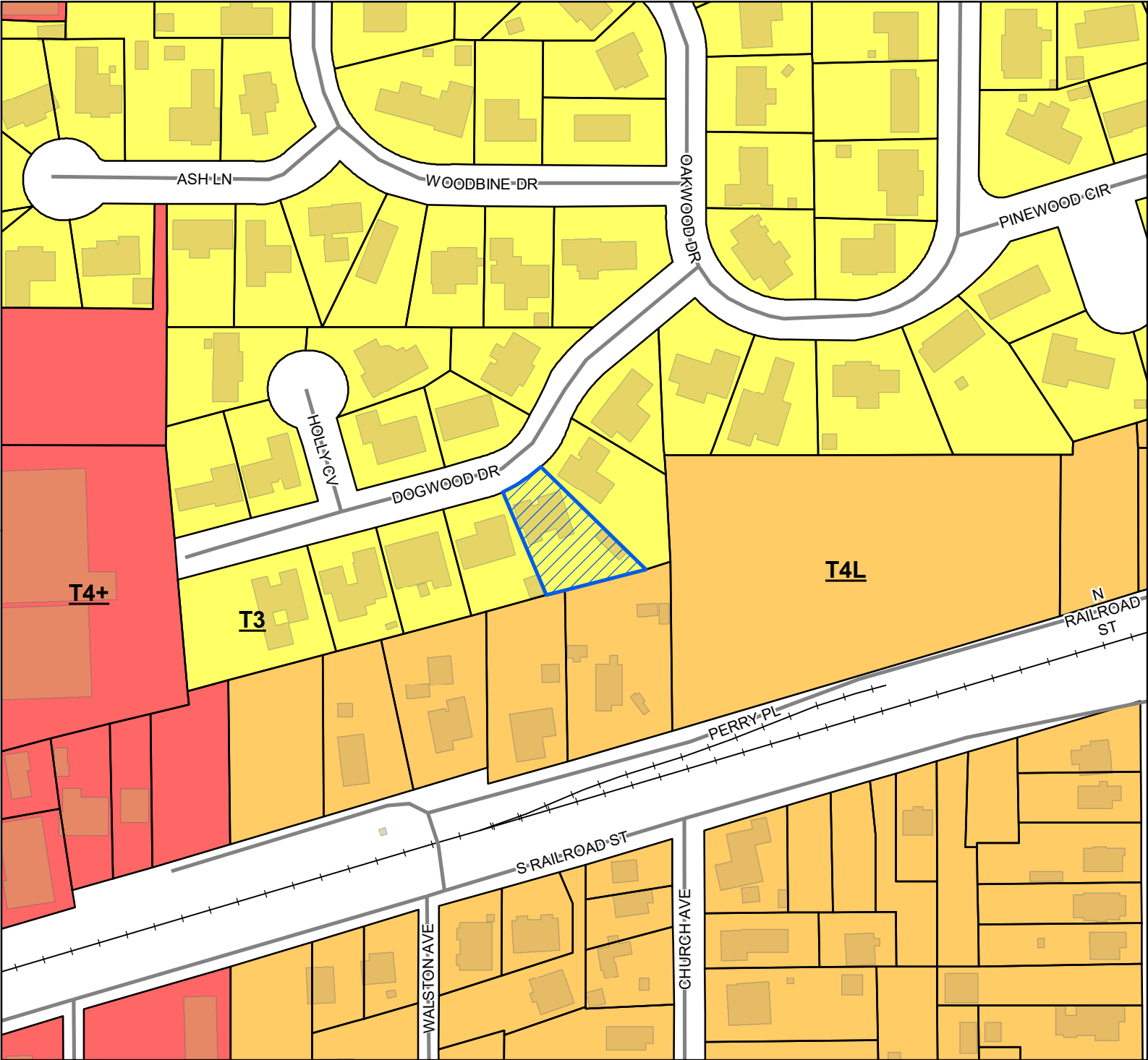
To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: May 19, 2022

Re: Variance 2206ZB102:

Variance 2206ZB102, by owners Marshall & Dana Polson, tax parcel 0911A-01-018.000, Variances for accessory structure quantity & size, 105 Dogwood Dr, Zoned T3 (Sub-Urban zone), Ward 2



Site

Street

Railroad

Parcels

Buildings

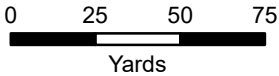
Smart Code

T4+

T4L

T3

Site Information
0911A-01-018.000
Zoning: T3 (Sub-Urban Zone)
Size: 13,380 sqft
Flood: X



1 inch = 170 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 #: 220618102Date Received: 4-18-22

Receipt #: _____

Received By: D²Zoning: T3 (MS CTY)Ward: 2 Flood: XSize: 13,380 Sq. Ft.

(If necessary, use separate sheet of paper)

APPLICATION FOR VARIANCE

Property Information

TAX PARCEL # 0911A-01-018-000

0	9	1	1	A	-	0	1	-	0	1	8	•	0	0	0
					-			-				•			
					-			-				•			

Address of Property Involved: 105 Dogwood DriveLot(s) 10, Block(s) _____, Subdivision Woodglen

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Request of variance for multiple accessory structures where only one accessory structure is allowed. Also, request of variance for a total of 672 square feet of accessory structures where only

OWNERSHIP AND CERTIFICATION:

600 square feet is allowed.

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

Marshall Polson
Printed Name Of Owner

105 Dogwood Drive
Mailing Address

Gulfport, MS 39507
City State Zip code

601-594-6641 same
Home Phone Work/Cell Phone

mpolson@live
Email

Marshall Polson
Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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



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

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

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

NAME OF OWNER (PRINT) Dana Polson

ADDRESS (STREET, CITY, STATE, ZIP CODE) 105 Dogwood Drive

PHONE # (H) 601-212-5525 (WK/CELL) _____

TAX PARCEL NUMBER(S) OWNED 0911A-01-018.000

SIGNATURE: 

NAME OF OWNER (PRINT) _____

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

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

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

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: _____

0910P-05-037.000

DOGWOOD DR



Area Map

Printed 4/18/2022

103 DOGWOOD DR

0911A-01-019.000

105 DOGWOOD DR

0911A-01-018.000

0911A-01-017.000

0911A-01-005.000

0911A-01-004.000

20.94

57.6

38.53

132.66

179.09

137.8

124.49

135

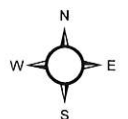
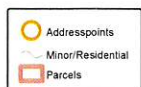
95.57

11

10

9

31



1 inch = 25 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.

Section F (6 questions)

- ① I am requesting a variance because I already have one existing accessory building. It is a boat shed that I use to store my boat and trailer. It measures 40' x 12'.
- ② The boat shed was already here when we purchased the property.
- ③ I need a place to work on paintings. My home does not have a place for me to work with oil paints and solvents like mineral spirits.
- ④ The studio that I am planning to build will be attractive and sturdy and could be used for a number of other purposes.
- ⑤ I will not be receiving any special benefits. It will be a small, sturdy, attractive and useful structure in my back yard.
- ⑥ The structure will be used by myself to work on oil paintings on canvas.

**Indexing: Lot Ten (10), Block Ten (10), Woodglen Subdivision, Section Five (5),
Harrison County, MS**

STATE OF MISSISSIPPI

COUNTY OF HARRISON

FIRST JUDICIAL DISTRICT

**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
File#3707**

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,

**DIANNE COLE, a widow
12170 Highland Way
Gulfport, MS 39503
(228) 222-7673**

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

**MARSHALL N. POLSON and wife, DANA L. POLSON
As joint tenants with full rights of survivorship and not as tenants in common
105 Dogwood Drive
Gulfport, MS 39507
(601) 596-6641**

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 Ten (10), Block Ten (10), Woodglen Subdivision, Section Five (5), a subdivision according to a 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 26 at Page 31.

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 2021 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 20 day of August, 2021.

Dianne Cole
DIANNE COLE

STATE OF MISSISSIPPI
COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said county and state on this 20 day of August, 2021, within my jurisdiction, the within named **DIANNE COLE**, who acknowledged that she executed the above and foregoing instrument.

(SEAL)



DK
NOTARY PUBLIC

DECLARATION OF ACCEPTANCE

Property Address: 105 DOGWOOD DRIVE, GULFPORT, MS 39507

All warranties and statements, expressed or implied, as to property condition, financing terms, and all representations of all parties, including seller, purchaser, and cooperating brokers, contained in the Contract for Sale and Purchase of Real Estate, dated 07/06/21, and signed by MARSHALL & DANA POLSON and DIANNE COLE, on the property located at 105 DOGWOOD DRIVE, GULFPORT, MS 39507 have been complied with to our satisfaction.

We, the undersigned, do hereby declare that without any reservations we hereby accept the property as to the condition of the house, other improvements, fixtures, and equipment, decoration, suitability and readiness for use as our home, as well as financing terms, and all other representations of purchasers and sellers and cooperating brokers, and any other statements or representations contained in the contract or any addendum attached hereto.

We do further declare that the consideration paid therefor is fair and reasonable and acceptable to us, and that we understand that market conditions change, and that property values therefor change, and that we release Sellers, Seller's Agents and any Broker in this transaction from any responsibility resulting from changes in market conditions.

We understand that with the acceptance of the Deed, the Seller will have no further responsibility or liability for any repairs to the property, and hold harmless the cooperating brokers for any representations, both expressed and implied, in the aforementioned contract or in any other form, not thus merged in the Deed.



PURCHASER



SELLER



PURCHASER

SELLER

8/20/2021

DATE

DATE

PRIVACY POLICY OF
INTEGRITY LAND TITLE, LLC

Consumer Privacy Notice

Affiliated with: **Security Title Guarantee Corporation of Baltimore**
First American Title Insurance Company
Integrity Land Title, LLC

For information only-no action is required by you

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a non-affiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of our privacy policies and practices.

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you such as on applications or other forms.
- Information about your transactions we secure from our files, or from (our affiliates or) others.
- Information we receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to non-affiliated third parties as permitted by law.

We also may disclose this information about our customers or former customers to the following types of non-affiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

- Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
- Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Dated this the 20 day of August, 2021.

PURCHASER:



SELLER:



AGREEMENT TO SHOW UNLISTED PROPERTY

This form is provided as a courtesy to the parties only. It is not required to be used in this transaction and may not fit the needs, goals and purposes of the parties. The Mississippi Association of REALTORS® makes no statement or warranty as to this form, its contents or use, and the parties, by their use of this form, acknowledge said facts and agree that neither the Mississippi Association of REALTORS® nor any member thereof shall be liable to any party or person for its contents or use. If any party to this transaction does not fully understand it, or has any question, the party should seek advice from a competent legal professional before signing.

1. **Permission to Show Property.** In consideration of the services and efforts of CBAR, Stephanie Cowart, a licensed real estate broker (hereinafter "Broker"), the undersigned owner (hereinafter "Owner") hereby grants to Broker the right and privilege to show and offer for sale to one or more prospective buyers (hereinafter "Prospect(s)"), from 06/30/2021 to 08/31/2021 (hereinafter "Authorization Period"), the following described property: All that tract of land being known as 105 Dogwood (Address) 105 Dogwood Dr (City) Gulfport, MS, together with all fixtures, landscaping, improvements, and appurtenances (hereinafter "Property"). Property is further described as tax parcel # 0911A-01-018.000 in the records of the county within which the Property is located.
2. **Selling Price.** Broker may quote a sales price of \$ 170,000.00 for the Property, which amount includes the real estate compensation, terms of which are more fully set forth below.
3. **Compensation.** Owner agrees to pay Broker, at the Closing of the sale, compensation (hereinafter "Compensation") of \$ _____ or 3.000 % of the selling price should Prospect(s) enter into, during the Authorization Period, an enforceable Purchase and Sale Agreement or other binding contractual agreement (hereinafter "Contract") to purchase the Property. Owner acknowledges that, in such event, Broker shall have been the procuring cause of such sale. In the event that the Property is sold directly by Owner to Prospect(s) within 30 days following expiration of the Authorization Period, then Owner agrees to pay Compensation to Broker at the Closing of the sale.
4. This Agreement shall **not** be construed to create an agency relationship between Owner and Broker. This Agreement is not a seller's agency agreement but is, rather, limited to Owner's permission given to Broker to show the above property to Prospect(s) in exchange for Compensation to Broker. The parties understand and agree that Owner is a **customer** and that, as such, Broker will treat Owner honestly and may perform ministerial acts for Owner. It is understood that this Agreement in no way prohibits Owner from selling the Property directly to a buyer other than Prospect(s). Owner retains the right to enter into an exclusive Listing Agreement concerning the Property with any other real estate broker(s).
5. Owner represents that Owner (1) presently holds fee simple title to the Property, (2) has full authority to enter into this Agreement, (3) will in good faith cooperate with Broker in the showing of the Property to Prospect(s), and (4) has not entered into any exclusive agreement with any other broker concerning the Property.
6. Broker hereby identifies known Prospect(s) as Marshall and Dana Polson

Broker will identify other Prospect(s), if any, to whom Broker has shown property no later than the date of the expiration of the Authorization Period by written notice to Owner, the same to be incorporated herein by reference upon delivery of same to Owner by Broker by one (1) of the following methods, at Broker's discretion: hand-delivery, placement of same in the U.S. mail properly addressed to Owner and bearing first class postage; posting of same with any overnight carrier properly addressed to Owner with delivery costs prepaid; delivery of same by facsimile to the valid facsimile number of Owner and verification of successful transmission by Broker; or by transmission by email to the valid email address of Owner and verification of successful transmission by Broker.



7. **Audio & Video; Photography.** Owners, Sellers, Invitees and Buyers of real property using audio and/or video surveillance devices or devices capable of photography, videography or videotelephony are solely responsible for compliance with applicable state, local and federal laws concerning use of such devices including, but not limited to, cameras, phones, security systems, monitors or other devices capable of making or transmitting audio and/or video recordings and/or photographs. Audio or video recordings or photographs may be illegal under state, local and/or federal laws, depending on the circumstances. Sellers and Buyers are urged to consult legal counsel concerning applicable laws and take steps to protect against practices violative of rights of persons owning, inhabiting, utilizing, viewing or visiting the property. **By signing this agreement, you acknowledge receipt of this notice and agree to hold the brokerages and their agents harmless from all claims (excepting only claims under the exclusive jurisdiction of the Mississippi Real Estate Commission under license law or claims under the National Association of REALTORS® Code of Ethics and Arbitration Manual) or damages arising out of use of video and audio surveillance systems or photography, videography or videotelephony.**

By signature below, Owner acknowledges receipt of a copy of this Agreement.

Signed this the 1st day of July, 2021 at ☐ a.m. ☐ p.m.

Broker

Owner's Signature

Dianne Cole
Dianne Cole

Broker's Phone Number

Owner's Name Print/Type

Broker's Facsimile Number

Owner's Signature

stephaniecowartrealtor@gmail.com

Broker's Email Address

Owner's Name Print/Type

Owner's Phone Number

Owner's Facsimile Number

Owner's Email Address

Owner's Mailing Address (including City/State/Zip) (if different from Property address)



Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued	08/18/2021	Borrower	Marshall N Polson Dana L Polson 1014 27th Street Gulfport, MS 39501	Loan Term	25 years
Closing Date	08/20/2021			Purpose	Purchase
Disbursement Date	08/20/2021			Product	Fixed Rate
Settlement Agent	Integrity Land Title LLC	Seller	Dianne Cole 105 Dogwood Drive Gulfport, MS 39507	Loan Type	☒ Conventional ☐ FHA
File #	3707Polson				☐ VA ☐ _____
Property	105 DOGWOOD DR, GULFPORT, MS 39507-1941	Lender	Regions Bank d/b/a Regions Mortgage	Loan ID #	0048067116-0
Sale Price	\$170,000.00			MIC #	

Loan Terms		Can this amount increase after closing?
Loan Amount	\$81,500	NO
Interest Rate	2.75%	NO
Monthly Principal & Interest See Projected Payments below for your Estimated Total Monthly Payment	\$375.97	NO
Prepayment Penalty	Does the loan have these features? NO	
Balloon Payment	NO	

Projected Payments		
Payment Calculation	Years 1-25	
Principal & Interest	\$375.97	
Mortgage Insurance	+	0.00
Estimated Escrow Amount can increase over time	+	275.21
Estimated Total Monthly Payment	\$651.18	
Estimated Taxes, Insurance & Assessments Amount can increase over time See page 4 for details	\$275.21 a month	This estimate includes ☒ Property Taxes ☒ Homeowner's Insurance ☐ Other: See Escrow Account on page 4 for details. You must pay for other property costs separately. In escrow? YES YES

Costs at Closing	
Closing Costs	\$6,258.59 Includes \$2,652.36 in Loan Costs + \$3,606.23 in Other Costs - \$0.00 in Lender Credits. See page 2 for details.
Cash to Close	\$93,474.41 Includes Closing Costs. See Calculating Cash to Close on page 3 for details.

Closing Cost Details

Loan Costs		Borrower-Paid		Seller-Paid		Paid by Others
		At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges		\$1,222.50				
01	1.5% of Loan Amount (Points)	\$1,222.50				
02	Loan Administration Fee			\$990.00		
03						
04						
05						
06						
07						
08						
B. Services Borrower Did Not Shop For		\$475.00				
01	Appraisal/AVM to Lane T. DeBardeleben Jr		\$475.00			
02	Credit Report Fee to Equifax			\$31.01		
03	Flood to Corelogic			\$7.50		
04	Tax Service Fee to 1st American Tax Service			\$80.00		
05						
06						
07						
08						
09						
10						
C. Services Borrower Did Shop For		\$954.86				
01	Title - Abstract/Title Search to Integrity Land Title, LLC	\$175.00				
02	Title - Closing Protection Ltr to Integrity Land Title, LLC			\$50.00		
03	Title - Lender's Title Insur to Integrity Land Title, LLC	\$246.00				
04	Title - Settlement/Closing Fee to Integrity Land Title, LLC	\$450.00				
05	Title - Courier/Delivery Fe to Integrity Land Title, LLC			\$25.00		
06	Title - Doc Prep Fee to Integrity Land Title, LLC	\$83.86		\$41.14		
07	Title - Insurance Binder Fee to Integrity Land Title, LLC			\$50.00		
08	Title - Wire Fee to Integrity Land Title, LLC			\$25.00		
D. TOTAL LOAN COSTS (Borrower-Paid)		\$2,652.36				
Loan Costs Subtotals (A + B + C)		\$2,177.36	\$475.00			
Other Costs						
E. Taxes and Other Government Fees		\$72.00				
01	Recording Fees Deed: \$26.00 Mortgage: \$46.00	\$72.00				
02						
F. Prepays		\$2,875.06				
01	Homeowner's Insurance Premium (12 mo.) to Trisura Insurance Company	\$2,801.38				
02	Mortgage Insurance Premium (mo.)					
03	Prepaid Interest (\$6.14 per day from 08/20/21 to 09/01/21)	\$73.68				
04	Property Taxes (mo.)					
05						
G. Initial Escrow Payment at Closing		\$125.17				
01	Homeowner's Insurance \$233.45 per month for 3 mo.			\$700.35		
02	Mortgage Insurance per month for mo.					
03	Property Taxes \$41.76 per month for 10 mo.	\$417.60				
04						
05						
06						
07						
08	Aggregate Adjustment	-\$292.43				
H. Other		\$534.00				
01	Realtor Commission Selling Agt to Coldwell Banker Alfonso Realty, Inc.			\$5,100.00		
02	Title - Owner's Insurance (optional) to Integrity Land Title, LLC	\$534.00				
03						
04						
05						
06						
07						
08						
I. TOTAL OTHER COSTS (Borrower-Paid)		\$3,606.23				
Other Costs Subtotals (E + F + G + H)		\$3,606.23				
J. TOTAL CLOSING COSTS (Borrower-Paid)		\$6,258.59				
Closing Costs Subtotals (D + I)		\$5,783.59	\$475.00	\$7,100.00		
Lender Credits						

Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$9,691	\$6,258.59	YES • See Total Loan Costs (D) and Total Other Costs (I)
Closing Costs Paid Before Closing	\$0	– \$475.00	YES • You paid these Closing Costs before closing
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$88,500	\$88,500.00	NO
Deposit	– \$500	– \$500.00	NO
Funds for Borrower	\$0	\$0	NO
Seller Credits	– \$2,000	\$0	YES • See Seller-Paid column on page 2 and Seller Credits in Section L
Adjustments and Other Credits	– \$80,000	– \$309.18	YES • See details in Sections K and L
Cash to Close	\$15,691	\$93,474.41	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION				SELLER'S TRANSACTION			
K. Due from Borrower at Closing				M. Due to Seller at Closing			
01	Sale Price of Property		\$175,783.59	01	Sale Price of Property		\$170,000.00
02	Sale Price of Any Personal Property Included in Sale			02	Sale Price of Any Personal Property Included in Sale		
03	Closing Costs Paid at Closing (J)		\$5,783.59	03			
04				04			
Adjustments				Adjustments for Items Paid by Seller in Advance			
05				05			
06				06			
07				07			
Adjustments for Items Paid by Seller in Advance				Adjustments for Items Paid by Seller in Advance			
08	City/Town Taxes	to		09	City/Town Taxes	to	
09	County Taxes	to		10	County Taxes	to	
10	Assessments	to		11	Assessments	to	
11				12			
12				13			
13				14			
14				15			
15				16			
L. Paid Already by or on Behalf of Borrower at Closing				N. Due from Seller at Closing			
01	Deposit		\$82,309.18	01	Excess Deposit		\$2,309.18
02	Loan Amount		\$500.00	02	Closing Costs Paid at Closing (J)		\$7,100.00
03	Existing Loan(s) Assumed or Taken Subject to			03	Existing Loan(s) Assumed or Taken Subject to		
04				04	Payoff of First Mortgage Loan		
05	Seller Credit			05	Payoff of Second Mortgage Loan		
Other Credits				06			
06				07			
07				08	Seller Credit		
Adjustments				09			
08				10			
09				11			
10				12			
11				13			
Adjustments for Items Unpaid by Seller				Adjustments for Items Unpaid by Seller			
12	City/Town Taxes	to		14	City/Town Taxes	to	
13	County Taxes	01/01/21 to 08/21/21	\$309.18	15	County Taxes	01/01/21 to 08/21/21	\$309.18
14	Assessments	to		16	Assessments	to	
15				17			
16				18			
17				19			
CALCULATION				CALCULATION			
Total Due from Borrower at Closing (K)				Total Due to Seller at Closing (M)			
\$175,783.59				\$170,000.00			
Total Paid Already by or on Behalf of Borrower at Closing (L)				Total Due from Seller at Closing (N)			
– \$82,309.18				– \$2,309.18			
Cash to Close ☒ From ☐ To Borrower				Cash ☐ From ☒ To Seller			
\$93,474.41				\$167,690.82			

Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender

- ☐ will allow, under certain conditions, this person to assume this loan on the original terms.
- ☒ will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- ☐ has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- ☒ does not have a demand feature.

Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 4 percent of the Principal and Interest.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- ☐ are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☐ may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- ☒ do not have a negative amortization feature.

Partial Payments

Your lender

- ☐ may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- ☐ may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- ☒ does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in the real property located at: 105 DOGWOOD DR, GULFPORT, MS 39507-1941 and Goods or property being purchased;.

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- ☒ will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$3,302.52	Estimated total amount over year 1 for your escrowed property costs: Homeowners Insurance(monthly), Property Taxes - County
Non-Escrowed Property Costs over Year 1		Estimated total amount over year 1 for your non-escrowed property costs: You may have other property costs.
Initial Escrow Payment	\$825.52	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$275.21	The amount included in your total monthly payment.

- ☐ will not have an escrow account because ☐ you declined it ☐ your lender does not require or offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.

Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$115,516.33
Finance Charge. The dollar amount the loan will cost you.	\$33,036.47
Amount Financed. The loan amount available after paying your upfront finance charge.	\$79,753.82
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	2.937%
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	38.483%



Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of the loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- ☐ state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- ☒ state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	Regions Bank d/b/a Regions Mortgage		Coldwell Banker Alfonso Realty Inc		Integrity Land Title LLC
Address	2050 Parkway Office Circle Birmingham, AL 35244		9153 Lorraine Rd Gulfport, MS 39503		1806 23rd Ave., Suite A Gulfport, MS 39501
NMLS ID	174490				
MS License ID			B-5609		15029450
Contact	Trent Mozingo		Stephanie Thomas-Cowart		David Estes
Contact NMLS ID	1357196				
Contact MS License ID			S44436		
Email	trent.mozingo@regions.com		stephaniecowartrealtor@gmail.com		rhasty@tseclaw.com
Phone	(228)701-9069		(228)596-1969		(228)896-8962

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Marshall N Polson

8/20/2021
Date

Dana L Polson

8/20/2021
Date



Covenant Affidavit

I, Marshall Polson, being owner or agent of the property 105 Dogwood Drive, 39507
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

Marshall Polson 4/18/2022
Signature Date

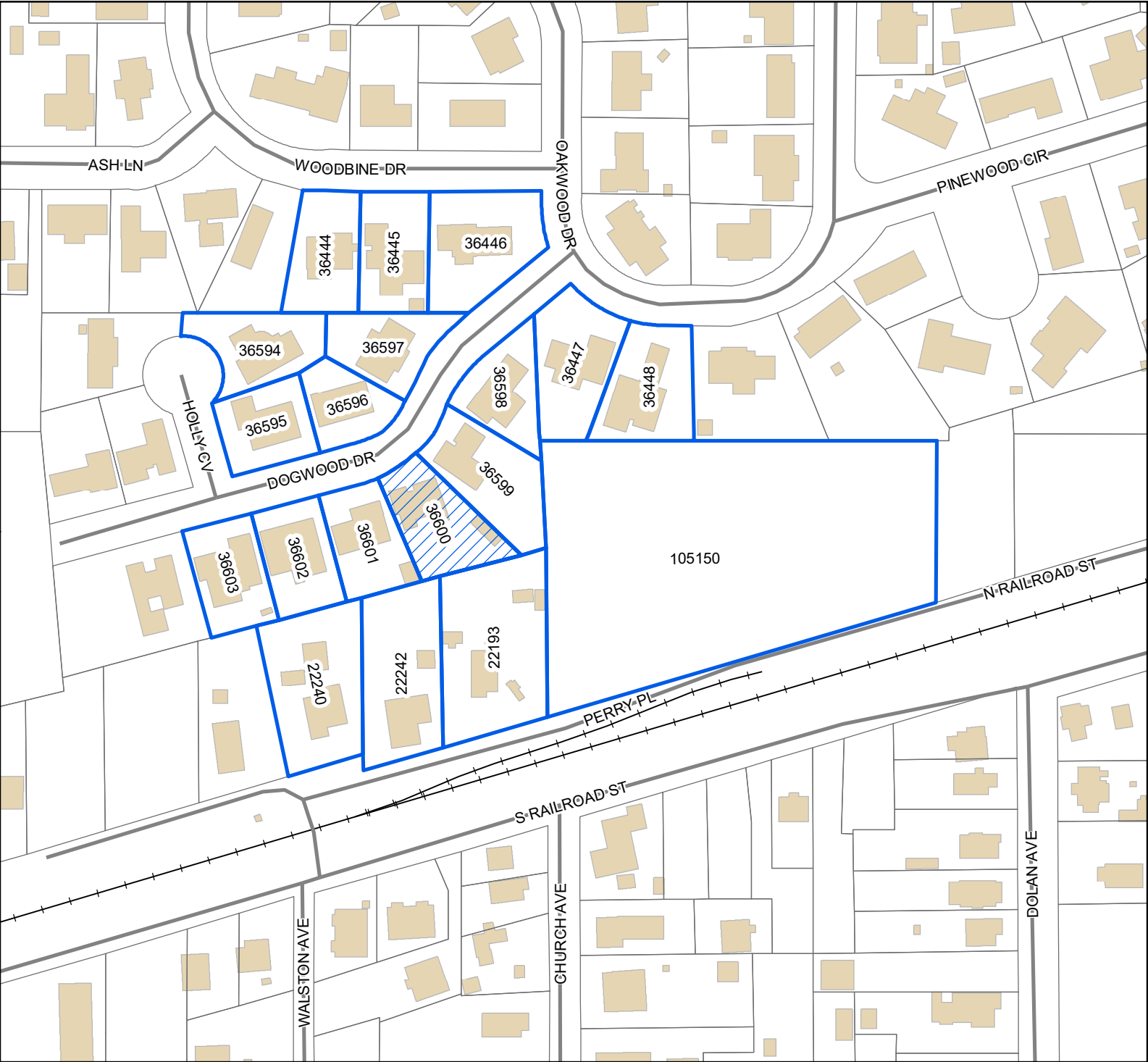
STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 18 day of April, 20 22

[Signature]
Notary Public

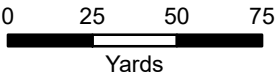
11-22-2025
Commission Expiration





Legend

-  Site
-  Adjacent Properties
-  Street
-  Railroad
-  Buildings



1 inch = 170 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	36600	0911A-01-018.000	POLSON MARSHALL N & DANA L	105 DOGWOOD DR	GULFPORT	MS	39507
	Adjacent Property Owners						
	36595	0910P-05-038.000	BODDEN KATINA W	104 DOGWOOD DR	GULFPORT	MS	39507
	36445	0910P-05-034.000	CUNNINGHAM SARAH THOMAS	219 WOODBINE DR	GULFPORT	MS	39507
	36599	0911A-01-019.000	EVEREST MARVIN	103 DOGWOOD DR	GULFPORT	MS	39507
	22242	0911A-01-005.000	FLANAGAN JAMIE	542 PERRY PLACE	GULFPORT	MS	39507
	36602	0911A-01-016.000	GASTON CHESTER D JR & JANIS M	109 DOGWOOD DR	GULFPORT	MS	39501
	36596	0910P-05-037.000	HANSON LAURA S	102 DOGWOOD DR	GULFPORT	MS	39507
	36598	0910P-02-016.000	HOLLAND STEVEN W & LUCIA W	101 DOGWOOD DRIVE	GULFPORT	MS	39507
	36597	0910P-05-036.000	LANDRUM DWAYNE THOMAS -EST- C/O VICI	5418 ESPY AVE	LONG BEACH	MS	39560
	36603	0911A-01-015.000	LIANG FANGTING & XIURONG LI	4240 LAKE SHERWOOD AVE EAST	BATON ROUGE	LA	70816
	36448	0910P-02-018.000	LOPER AMANDA R	135 OAKWOOD DRIVE	GULFPORT	MS	39507
	36444	0910P-05-033.000	PEAKS ROBERT W & BETTY C	215 WOODBINE DR	GULFPORT	MS	39507
	36594	0910P-05-039.000	PIERINI RYAN ALAN & PATIENCE	4 HOLLY COVE	GULFPORT	MS	39507
105150	0911A-01-003.000	PRESS KAREN J & THOMAS JACK DELL	572 A MAGNOLIA ST	GULFPORT	MS	39507	
	36601	0911A-01-017.000	PUCHEU MICHAEL PATRICK	107 DOGWOOD DR	GULFPORT	MS	39507
	36446	0910P-05-035.000	SAMUELSON AARON K & JACQULYN A	223 WOODBINE DR	GULFPORT	MS	39507
	22193	0911A-01-004.000	SHOEMAKER LOIS & WILLIE S	550 PERRY PL	GULFPORT	MS	39507
	36447	0910P-02-017.000	THREADGILL JOSHUA C & LACI C	133 OAK WOOD DR	GULFPORT	MS	39507
	22240	0911A-01-006.000	TRI-MAGNOLIA GROVE LLC	717 HIDDEN OAKS DRIVE	OCEAN SPRINGS	MS	39564



Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee

The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald

el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi

Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36845	255353	Print Legal Ad - IPL0070933		\$40.80	1	65 L

Attention: Matilda Welch
PO BOX 1780
GULFPORT, MS 39502

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, May 19, 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 2205ZB088, by agent Eric Bland, tax parcel 0810P-02-050.000, Request variance for parking reduction, 1236 28th St, Zoned B-2 (General Business), Ward 3

Variance 2205ZB089, by owners Kathleen and Bernd Mangnitz, tax parcel 1010N-03-025.000, Variances for accessory structure quantity and size and parking in the front yard, 1604 Beach Dr, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2205ZB092, by agent Jesse Vincent, tax parcel 0910N-06-012.000, Variances for backing into the right-of-way & gravel parking, 410 32nd St, Zoned B-2 (General business), Ward 4

Variance 2205ZB093, by agent Joseph Coursey, tax parcel 0811E-02-019.000, Variances for reduced parking & backing out into the right-of-way, 1721 29th Ave, Zoned T6 (Urban Core Zone), Ward 2

Variance 2205ZB097, by agent Rob Adkinson, tax parcel 1008M-03-001.006, Variance for fence height, 12131 Bernard Pkwy, Zoned B-2 (General business), Ward 5

Variance 2206ZB099, by agent David Hansen, tax parcel 0711P-03-012.000, Variances for property width & property area, Central St, Zoned T3 (Sub-Urban zone), Ward 2

Variance 2206ZB102, by owners Marshall & Dana Polson, tax parcel 0911A-01-018.000, Variances for accessory structure quantity & size, 105 Dogwood Dr, Zoned T3 (Sub-Urban zone), Ward 2

This the 27th day of April 2022

A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
IPL0070933
May 4 2022

STATE OF MISSISSIPPI COUNTY OF HARRISON

Before me, the undersigned Notary of Dallas County, Texas personally appeared Keriann Leenerts, who, being by me first duly sworn, did depose and say that she is a clerk of The Sun Herald, a daily newspaper published in the city of Gulfport, in Harrison County, Mississippi and the publication of the notice, a copy of which is hereto attached, has been made in said paper in the issue (s) of:

No. of Insertions: 1

Beginning Issue of: 05/04/2022

Ending Issue of: 05/04/2022

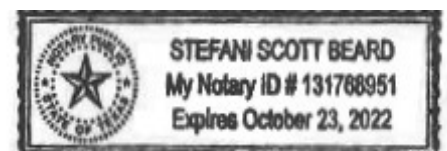
Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

Sworn to and subscribed before me this 4th day of May in the year of 2022

Stefani Beard

Notary Public

* The Sun Herald has been deemed eligible for publishing legal notices in Jackson County to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

RE: Variance 2206ZB102, by owners Marshall & Dana Polson, tax parcel 0911A-01-018.000, Variances for accessory structure quantity & size, 105 Dogwood Dr, Zoned T3 (Sub-Urban zone), 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, May 19, 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, May 19, 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.