

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, JUNE 16, 2022 AT 3:30 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 - May 19, 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 2206ZB106:

Variance 2204ZB106, by owner Dwane Babin, tax parcel 0911F-01-026.000, Variance for gravel parking, 1532 Hewes Ave, Zoned R-1-7.5 (Single-family), Ward 2

2. Variance 2206ZB113:

Variance 2206ZB113, by owner Darren E White, tax parcel 0708B-02-010.000, Variance for fence height, 16336 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

3. Variance 2206ZB114:

Variance 2204ZB114, by owner Perlan Harrington, tax parcel 0811G-02-015.000 & 0811G-02-015.001, Variance for setbacks, 0 Thorton Ave, Zoned R-2 (Single-family), Ward 2

4. Variance 2206ZB116:

Variance 2206ZB116, by agent Peter A Lenes, tax parcel 0811K-03-001.000, Variances for accessory structure quantity & size, 2301 15th St, Zoned T5 (Urban Center Zone), Ward 2

5. Variance 2206ZB120:

Variance 2206ZB120, by agent Landon Parelli, tax parcel 0707P-01-019.000, Variances for accessory structure size, quantity, & setbacks, 13183 John Clark Rd, Zoned R-1-15 (Single-family), Ward 7

6. Variance 2205ZB092:
Tabled to June Meeting

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

H. Adjournment

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, May 19, 2022 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

- A. **Prayer**: The Zoning Board led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the Planning Commission was called to order at **3:00 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
LESLIE NORTH
ROBERT PHARR

BOARD MEMBERS ABSENT:

NONE

STAFF MEMBERS PRESENT

GREG HOLMES
MATILDA WELCH
DEREK DUCKWORTH

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Mr. Marshall** and seconded by **Mrs. North** to approve Minutes of the **April 21, 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 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

Speaking for the Petition: Eric Bland

Speaking against the Petition: None

Motion: Mrs. North – To approve applicant request.

Second: Mr. Marshall

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

Action: Motion carried unanimously.

2. 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

Speaking for the Petition: Kathleen Mangnitz

Speaking against the Petition: James J. Fish, Nancy Fish, Richard Salloum, Jordan Salloum

Motion: Mr. Marshall – To deny the applicant request.

Second: Mr. Pharr

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

Action: Motion carried unanimously.

3. Variance 2205ZB092:

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

Speaking for the Petition: None

Speaking against the Petition:

Motion: Mr. Marshall – To table case to the June 16, 2022 meeting due to applicant not present at meeting.

Second: Mr. Pharr

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

Action: Motion carried unanimously.

4. Variance 2204ZB093:

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

Speaking for the Petition: Joseph Coursey

Speaking against the Petition: None

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

Second: Mrs. Wiginton

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

Action: Motion carried unanimously.

5. Variance 2204ZB097:
Withdrawn by Administration:

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

Speaking for the Petition:

Speaking against the Petition

Motion:

Second:

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

Action: Motion carried

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

Speaking for the Petition:

Speaking against the Petition:

Motion:

Second:

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

Action: Motion carried

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

Speaking for the Petition: Marshall Polson

Speaking against the Petition: None

Motion: Mrs. Wiginton – To approve the applicant request.

Second: Mr. Boddie

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

Action: Motion carried unanimously.

Adjournment:

Motion by Mr. Marshall to adjourn the meeting was seconded by Mr. Pharr and carried unanimously. The meeting adjourned 3:39 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: June 16, 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: June 16, 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: June 16, 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: June 16, 2022

Re: Variance 2206ZB106:

Variance 2204ZB106, by owner Dwane Babin, tax parcel 0911F-01-026.000, Variance for gravel parking, 1532 Hewes Ave, Zoned R-1-7.5 (Single-family), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2206ZB106

Hearing Date: June 16, 2022

Current Zoning/Use: R-1-7.5/Single-family home

Legal: Variance 2204ZB106, by owner Dwane Babin, tax parcel 0911F-01-026.000, Variance for gravel parking, 1532 Hewes Ave, Zoned R-1-7.5 (Single-family), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance in order to allow for a gravel parking lot surface. Specifically, the applicant requests; 1) a gravel driveway surface where concrete or asphalt are required.

- (a) The applicant notes that the request is due to a live oak on the property being protected. Other properties in the immediate neighborhood also have oak trees in their yard and have accommodated for those trees without compromising the material type of their driveways.
- (b) In the application, the applicant makes no mention whether the special conditions or circumstances were a direct result of the applicant. Although the tree was present upon building the driveway, the applicant proposes to build a structure that resulted in the proposed placement of the driveway; which constitutes as a result from the applicant's actions.
- (c) The applicant mentions the two Live Oaks on their parcel, and the lot size not being adequate to place an impervious surface over the roots of the trees. An alternative would be to place the driveway on the East side of the parcel, entering from 2nd Street. The character of the property is similar in size to other parcels and does not constitute as unusual or peculiar. Allowing gravel driveway surfaces by ordinance would offer a reasonable solution.
- (d) The applicant mentions that "no special privilege would be received by the owner." Allowing for a gravel driveway would set precedence in the neighborhood and garner special privilege upon the applicant, allowing for other potential applicants to apply for similar variances.
- (e) The granting of this variance will confer special privilege upon the applicant, and set precedent in the neighborhood. An alternative scenario would involve placing the driveway on the Eastern side of the house, entering from 2nd Street.
- (f) This property is zoned R-1-7.5, a driveway is permitted in this zoning district.

EXECUTIVE SUMMARY

Upon review, the applicant does not meet all of the six hardships required by the City of Gulfport; this variance request should be denied. Any approval would set precedence in the neighborhood. Further, the applicant may consider moving the driveway to the East portion of the parcel, entering from 2nd Street, which then would not impede the growth of the tree roots on the property; potentially damaging any driveway considered to be built.

Any approval should consider these conditions:

1. A variance grants a gravel driveway surface where concrete or asphalt are required.
2. If variance is approved, the driveway apron and sidewalk to be concrete meeting city standards. Gravel okay past sidewalk.

DEPARTMENTAL CONDITIONS

Engineering:

Driveway apron and sidewalk to be concrete meeting city standards. Gravel okay past sidewalk. Memo dated 06/06/2022.

Technical Report

VARIANCE

Public Works: Driveway apron and sidewalk to be concrete meeting city constructions standards. Memo dated 06/06/2022.

Traffic and Safety: No conditions. Memo dated 06/06/2022.

Building Code Services: No conditions. Memo dated 06/02/2022.

GIS: No conditions. Memo dated 06/06/2022.

Police Department: No conditions. Memo dated 06/01/2022.

Fire Department: No conditions. Memo dated 06/01/2022.

City Arborist: No comments as of 06/09/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Legend

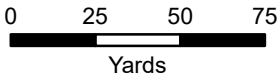
- Site
- Street
- Alley
- Railroad
- Parcels
- Buildings

Zoning

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

Site Information

0911F-01-026.000
Zoning: R-1-7.5
Size: 5316 sqft
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 #: 22062B106

Date Received: _____

Receipt #: _____

Received By: _____

Zoning: R-1-7.5Ward: 2 Flood: AESize: 5316 sqft

(If necessary, use separate sheet of paper)

TAX PARCEL # 0911F-01-026.000

Address of Property Involved: 1532 HENES AVE., GULFPORT

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Rock Driveway is Requested to Replace Cement Driveway
in an attempt to not interfere with live oaks in immediate
AREA.

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

Printed Name Of Owner

Printed Name Of Agent

Mailing Address

Mailing Address

City

State

Zip code

City

State

Zip code

Home Phone

Work/Cell Phone

Home Phone

Work/Cell Phone

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.



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) LISA FEDERICO Baber
ADDRESS (STREET, CITY, STATE, ZIP CODE) 200 CIRAVIDA Lane Bente, CA. 90039
PHONE # (H) NONE (WK/CELL) 504-615-4014
TAX PARCEL NUMBER(S) OWNED 0911F - 01 - 026 - 000
SIGNATURE: + Lisa Federico Baber

NAME OF OWNER (PRINT) _____
ADDRESS (STREET, CITY, STATE, ZIP CODE) _____
PHONE # (H) _____ (WK/CELL) _____
TAX PARCEL NUMBER(S) OWNED _____
SIGN: _____

NAME OF OWNER (PRINT) _____
ADDRESS (STREET, CITY, STATE, ZIP CODE) _____
PHONE # (H) _____ (WK/CELL) _____
TAX PARCEL NUMBER(S) OWNED _____
SIGNATURE: _____

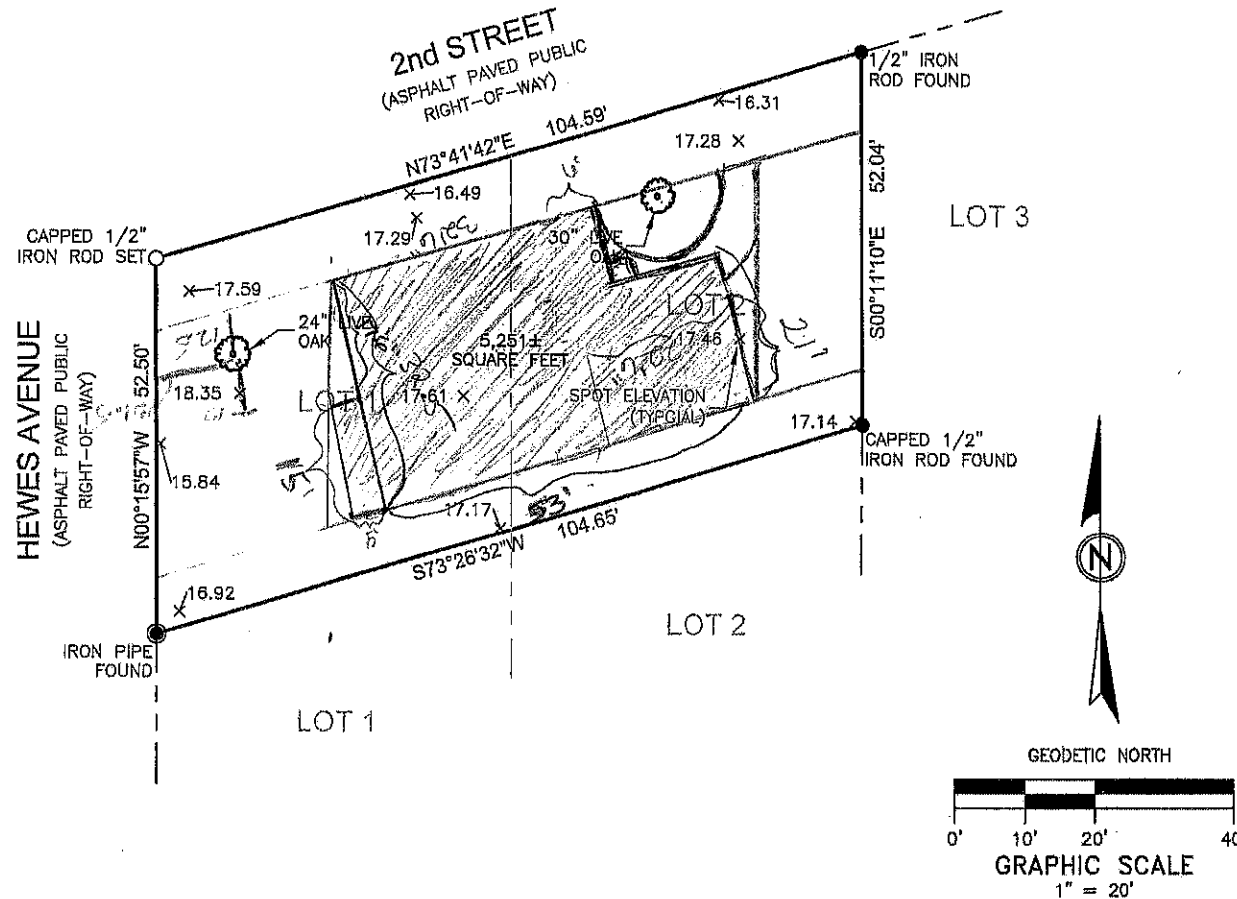
(Use additional forms as needed)

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

- 1) DUE TO LIVE OAK IN IMMEDIATE AREA, I WOULD LIKE TO PUT IN A ROCK DRIVEWAY INSTEAD OF A CEMENT DRIVEWAY.
- 2) NO SPECIAL PERMITS AND CIRCUMSTANCES WILL REDUCT IN THE CHARGE
- 3) SINCE THE LOT IS SMALL AND ON THE CORNER OF THE INTERSECTION AND THERE ARE TWO LIVE OAK TREES ON THE LOT IT IS BELIEVED THAT A ROCK DRIVEWAY WOULD BETTER THAN THE CEMENT DRIVEWAY.
- 4) IT IS BELIEVED THAT A ROCK DRIVEWAY WOULD BE BETTER, SLOWER THE GROWTH OF THE TREES THERE SHOULD BE EASIER TO MAINTAIN, WHERE THE CEMENT DRIVEWAY COULD POSSIBLY GET DAMAGED BY THE TREE.
- 5) NO SPECIAL PRIVILEGES WOULD BE RECEIVED BY THE OWNER.
- 6) IT SEEMS THAT THE PROPOSED REQUEST IS PERMISSIBLE BY ZONING, WITH PROPOSED ADJUSTMENT OR BY SPECIAL EXCEPTION WITH RESPECT TO USES OF LAND OR STRUCTURES.

FLOOD ZONE INFORMATION

THIS PROPERTY IS LOCATED IN ZONE "AE" (BASE ELEV. 19.00), AS PUBLISHED BY THE
FEDERAL INSURANCE ADMINISTRATION, OFFICIAL FLOOD HAZARD MAP, PANEL NUMBER
28047C0268G, REVISED 06/16/2009.

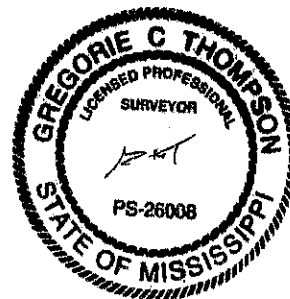


SURVEYOR CERTIFICATION

THIS IS TO CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREON DESCRIBED AND
DELINEATED, AND THAT THE MEASUREMENTS AND OTHER DATA INDICATED ARE CORRECT
TO THE BEST OF MY KNOWLEDGE AND BELIEF.


 GREGORIE COLE THOMPSON P.S. #26008

4.12.2022
DATED



NOTES

1. NO TITLE SEARCH, ABSTRACT OR TITLE OPINION WAS PERFORMED BY NOR PROVIDED TO THIS FIRM FOR THE SUBJECT PROPERTY. THE OPINION OF THE LOCATION AND EXTENT OF THE PROPERTY REPRESENTED BY THIS SURVEY DOES NOT IMPLY OR GUARANTEE TITLE TO ANY PERSONS OR PARTIES. THERE MAY BE ADDITIONAL EASEMENTS OR OTHER INSTRUMENTS THAT WOULD BE DISCOVERED IN A TITLE INVESTIGATION, NOT SHOWN ON THIS PLAT WHICH COULD EFFECT THE BOUNDARIES OR INTERIORS OF THE SUBJECT PROPERTY.
2. BOUNDARY LINES WERE TAKEN FROM DEEDS, TAX RECORDS, ETC. AS SHOWN IN THE REFERENCE MATERIAL BELOW AND MONUMENTS AND/OR IRON RODS FOUND.
3. THIS SURVEY IS SUBJECT TO ALL APPLICABLE HARRISON COUNTY REGULATIONS, BUILDING OR OTHER RESTRICTIONS, LEGAL RESTRICTIONS OF ANY NATURE AND FURTHER SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIVE COVENANTS AND RIGHTS OF WAY OF RECORD.
4. THIS IS A CLASS "B" SURVEY AS OUTLINED IN CLASSIFICATION OF SURVEYS.

BEARING NOTE

BEARINGS SHOWN ON THE FACE OF THIS SURVEY ARE GEODETIC
BEARINGS BASED UPON GPS OBSERVATION USING EARL DUDLEY VRS
RTK INET GPS NETWORK.

REFERENCE MATERIAL

HARRISON COUNTY GIS WEBSITE
CITY OF GULFPORT GIS WEBSITE
PLAT OF HEWES ADDITION SUBDIVISION

PREPARED BY:



**CIVIL
ELECTRICAL
MECHANICAL
SURVEYING**

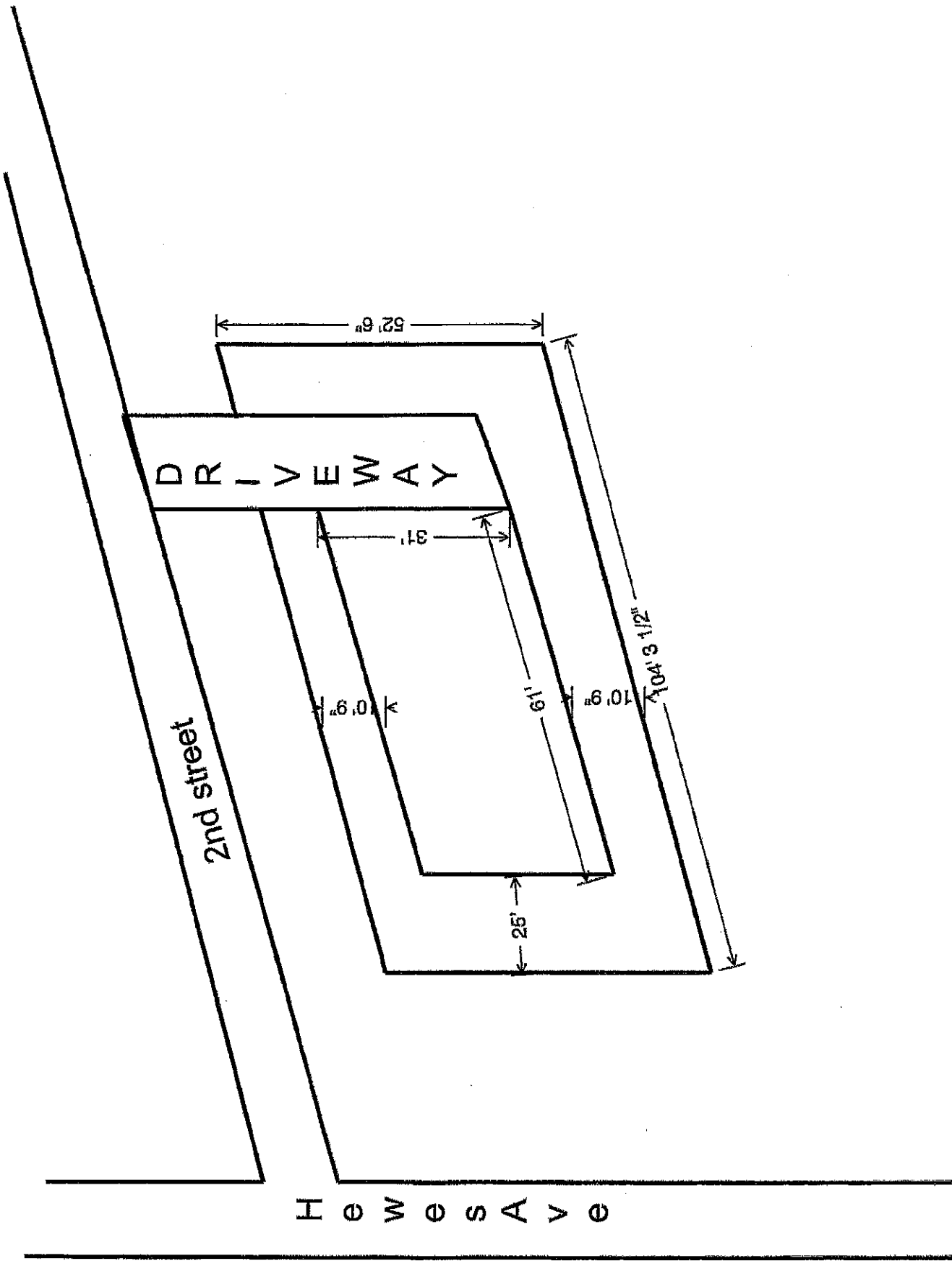
918 Howard Ave., Suite F
Biloxi, Mississippi 39530

O: 228.388.1950 | F: 228.388.1971
www.mpeng.us

**BOUNDARY SURVEY OF THE NORTH 52.5
FEET OF LOTS ONE AND TWO,
BLOCK THREE, HEWES ADDITION**

CITY OF GULFPORT,
HARRISON COUNTY,
MISSISSIPPI

SCALE:	SHOWN
PROJECT NO:	0077.22.053
DATE:	04/11/2022
DRAWN BY:	JBR
CHECKED BY:	GGT
SHEET NO.:	
BNDY	
SHEET	1 OF 1



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

Grantor:
Oak Place, LLC,
a Mississippi limited liability company
1124 2nd St.
Gulfport, MS 39501
(228) 380-1201

Return To:
David B. Pilger
Attorney at Law
1406 Blenville Blvd., Suite 101
Ocean Springs, MS 39564
(228) 215-0011

Grantees:
Dwane John Babin
Lisa Federico Babin
200 Clavola Lane
Boutte, LA 70039
(504) 583-9432

File No. Z220934N

INDEXING INSTRUCTIONS: A part of Lots 1 & 2, Blk. 3, Hewes Add., 1st JD, Harrison County,
MS

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

FOR AND IN CONSIDERATION OF the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Oak Place, LLC, a Mississippi limited liability company** does hereby sell, convey and warrant unto **Dwane John Babin and Lisa Federico Babin**, as joint tenants with right of survivorship and not as tenants in common, all of that certain tract, piece or parcel of land situated in Harrison County, Mississippi, together with all improvements, buildings, fixtures, and appurtenances thereunto belonging, and being more particularly described as follows, to-wit:

North 52.5 feet of Lots One and Two (1 & 2), Block Three (3), Hewes Addition,
according to the official map or plat thereof and on file in the office of the Chancery
Clerk of the First Judicial District of Harrison County, Mississippi.

This being the same property as that conveyed to Oak Place, LLC, a Mississippi limited liability company, by Warranty Deed recorded in Instrument No. 2014-1827-D-J1, Land Deed Records of Harrison County, Mississippi.

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

Grantor(s) quitclaims any and all oil, gas, and other minerals owned, if any, to Grantee(s). No mineral search was requested or performed by preparer.

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

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

WITNESS MY SIGNATURE, on this the 22 day of APRIL, 2022.

Oak Place, LLC,
a Mississippi limited liability company

By: Nathan V. Boddie, Managing Member

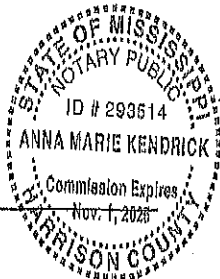
CORPORATE ACKNOWLEDGMENT

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the jurisdiction aforesaid, the within named Nathan V. Boddie, the duly appointed Managing Member of Oak Place, LLC, a Mississippi limited liability company, who acknowledged before me that he signed, executed and delivered the above and foregoing instrument on the day and year thereof, for the use and purposes therein mentioned, for and on behalf of the aforesaid company, after first having been duly authorized so to do.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, on this the 22 day of APRIL, 2022.

(AFFIX SEAL)



My commission expires: _____

NOTARY PUBLIC

DEED ACCEPTED BY:

Dwane John Babin

Lisa Federico Babin



1st Judicial District
Instrument 2014 1627 D -J1
Filed/Recorded 8/7/2014 04:15 P
Total Fees \$ 18.00
2 Pages Recorded

Prepared By and Return To:
Schwartz, Orgler & Jordan, PLLC
12206 Hwy 49
Gulfport, MS 39503
(228) 832-8550
Our File No. 140265

Indexing Instructions: EXEMPT

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

WARRANTY DEED

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

VERNONA L. MURPHY, AN UNMARRIED PERSON
915 LATHAM STREET
LONG BEACH, MS 39560
(228) 313-3407

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

OAK PLACE, LLC,
A MISSISSIPPI LIMITED LIABILITY COMPANY
4443 GARLAND LANE
PASS CHRISTIAN, MS 39571
(228) 380-1201

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:

**North 52.5 feet of Lots One and Two (1 & 2), Block Three (3), HEWES
ADDITION, according to the official map or plat thereof and on file in the office
of the Chancery Clerk of the First Judicial District of Harrison County,
Mississippi.**

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

Estimated county ad valorem taxes have been prorated between the parties as a part of the
consideration for this conveyance. In the event the estimates upon which such proration is based
prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor

agrees to pay any deficiency, upon receipt of a copy of the tax statement for the current year and a computation of the true amount due, based on a 365 day year.

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

WITNESS THE SIGNATURE of the Grantor on this the 7th day of March, 2014.

Vernona L. Murphy
VERNONA L. MURPHY

STATE OF MISSISSIPPI
COUNTY OF HARRISON

THIS DAY personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, VERNONA L. MURPHY, who acknowledged that she signed, executed and delivered the above and foregoing instrument as her voluntary act and deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 7th day of March, 2014.

(SEAL)

My Commission Expires:



NOTARY PUBLIC



Covenant Affidavit

I, DWANE J. BABIN, being owner or agent of the property 1532 HEWES AVE. GULFPORT MS.
PRINT NAME PRIMARY ADDRESS OR PARCEL

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

[Signature]
Signature

3/3/2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3rd day of March, 2022

Matilda Welch
Notary Public



Commission Expiration

PERMITS/INSP PAYMENT RECPT#: 11259020
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 04/29/22 TIME: 10:10
CLERK: tboyd DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00
AMOUNT PAID: 75.00

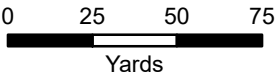
PAID BY:
PAYMENT METH: CHECK
REFERENCE: 5780

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



Legend

- Site
- Adjacent Properties
- US or State Highway
- Street
- Alley
- Railroad
- 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	30104	0911F-01-026.000	OAK PLACE LLC	1124 2ND STREET	GULFPORT	MS	39501
	Adjacent Property Owners						
	30098	0911F-01-020.000	BISHOP KENNETH O & BETTY	1515 HEWES AVE	GULFPORT	MS	39507
	50475	0911F-01-027.000	BRUNET HEIDI	10 PEPPERVINE TRAIL	BALD HEAD	NC	28416
	30107	0911F-01-028.000	BRYANT H LEE & DOLORES G	508 E BEACH BLVD	GULFPORT	MS	39507
	30138	0911C-02-024.000	COTTRELL BARRY W & CATHERINE M	534 2ND ST	GULFPORT	MS	39501
N	30108	0911F-01-017.000	DANIELS VALENCIA YOLANDA -TRUSTEE-	521 2ND ST	GULFPORT	MS	39501
	144176	0911F-01-017.001	DANIELS VALENCIA YOLANDA -TRUSTEE-	521 2ND ST	GULFPORT	MS	39507
	30136	0911C-02-023.000	DIX MERRI JO	540 52ND STREET	GULFPORT	MS	39503
	49625	0911F-01-016.000	HALL MARIE S REVOCABLE LIVING TRUST	403 EVESHAM PLACE	LONGWOOD	FL	32779
	30101	0911F-01-023.000	HANS JOHN C	1520 HEWES AVE	GULFPORT	MS	39507
	30102	0911F-01-024.000	HEWES JULIA S C/O LEM HEWES, KINS, SPALI	1180 PEACHTREE STREET 28TH FLOOR ATLANTA	GA	30309	
	30099	0911F-01-019.000	MEDLIN RICKEY DALE	601 2ND ST	GULFPORT	MS	39501
	30122	0911F-01-018.000	MOORE S GEORGE & JUDITH K	606 2ND ST	GULFPORT	MS	39501
	30135	0911C-02-022.000	PILGRIM DORIS & MICHAEL	2103 20TH AVE	GULFPORT	MS	39507
	32220	0911E-01-053.000	POLOVICH KEITH & MICHELLE R	1703 PASS RD	BILOXI	MS	39531
	30103	0911F-01-025.000	ROOTS DAVID W & MARY B	1530 HEWES AVE	GULFPORT	MS	39507
	32233	0911F-01-015.000	WILDER PAUL J & ELIZABETH E	513 SECOND STREET	GULFPORT	MS	39507
	30139	0911C-02-025.000	ZIRBEL MARK & SHARON	23780 ST JOHN RD	ATHENS	AL	35613

RE: Variance 2206ZB106, by owner Dwane Babin, tax parcel 0911F-01-026.000, Variance for gravel parking, 1532 Hewes Ave, Zoned R-1-7.5 (Single-family), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, June 16, 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, June 16, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0074902

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

32.76

Payment Type:

Account Billed

User ID:

IPL0018837

ACCOUNT INFORMATION

HARRISON CO DEVELOPMENT IP
12281 INTRAPLEX PKWY
GULFPORT, MS 39503
228-896-5020
mmcgraw@mscoast.org
HARRISON CO DEVELOPMENT

TRANSACTION REPORT**Date**

May 25, 2022 10:48:38 AM EDT

Amount:

32.76

SCHEDULE FOR AD NUMBER IPL00749020

June 1, 2022
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00749020**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, June 16, 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 2206ZB106, by owner Dwane Babin, tax parcel 0911F-01-026.000, Variance for gravel parking, 1532 Hewes Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2206ZB113, by owner Darren E White, tax parcel 0708B-02-010.000, Variance for fence height, 16336 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

Variance 2206ZB114, by owner Perlan Harrington, tax parcel 0811G-02-015.000 & 0811G-02-015.001, Variance for setbacks, 0 Thorton Ave, Zoned R-2 (Single-family), Ward 2

Variance 2206ZB116, by agent Peter A Lenes, tax parcel 0811K-03-001.000, Variances for accessory structure quantity & size, 2301 15th St, Zoned T5 (Urban Center Zone), Ward 2

Variance 2206ZB120, by agent
Landon Parelli, tax parcel 0707P-01-
019.000, Variances for accessory
structure size, quantity, & setbacks,
13183 John Clark Rd, Zoned R-1-15
(Single-family), Ward 7
This the 25th day of May 2022
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Ad-
justment and Appeals
W000000000
Publication Dates

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

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2206ZB106

Hearing Date: June 16, 2022

Current Zoning/Use: R-1-7.5/Single-family home

Legal: Variance 2204ZB106, by owner Dwane Babin, tax parcel 0911F-01-026.000, Variance for gravel parking, 1532 Hewes Ave, Zoned R-1-7.5 (Single-family), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance in order to allow for a gravel parking lot surface. Specifically, the applicant requests; 1) a gravel driveway surface where concrete or asphalt are required.

- (a) The applicant notes that the request is due to a live oak on the property being protected. Other properties in the immediate neighborhood also have oak trees in their yard and have accommodated for those trees without compromising the material type of their driveways.
- (b) In the application, the applicant makes no mention whether the special conditions or circumstances were a direct result of the applicant. Although the tree was present upon building the driveway, the applicant proposes to build a structure that resulted in the proposed placement of the driveway; which constitutes as a result from the applicant's actions.
- (c) The applicant mentions the two Live Oaks on their parcel, and the lot size not being adequate to place an impervious surface over the roots of the trees. An alternative would be to place the driveway on the East side of the parcel, entering from 2nd Street. The character of the property is similar in size to other parcels and does not constitute as unusual or peculiar. Allowing gravel driveway surfaces by ordinance would offer a reasonable solution.
- (d) The applicant mentions that "no special privilege would be received by the owner." Allowing for a gravel driveway would set precedence in the neighborhood and garner special privilege upon the applicant, allowing for other potential applicants to apply for similar variances.
- (e) The granting of this variance will confer special privilege upon the applicant, and set precedent in the neighborhood. An alternative scenario would involve placing the driveway on the Eastern side of the house, entering from 2nd Street.
- (f) This property is zoned R-1-7.5, a driveway is permitted in this zoning district.

EXECUTIVE SUMMARY

Upon review, the applicant does not meet all of the six hardships required by the City of Gulfport; this variance request should be denied. Any approval would set precedence in the neighborhood. Further, the applicant may consider moving the driveway to the East portion of the parcel, entering from 2nd Street, which then would not impede the growth of the tree roots on the property; potentially damaging any driveway considered to be built.

Any approval should consider these conditions:

- 1. A variance grants a gravel driveway surface where concrete or asphalt are required.
- 2. A variance grants only a gravel driveway; variance will not grant any gravel parking spaces.
- 3. If variance is approved, the driveway apron and sidewalk to be concrete meeting city standards. Gravel okay past sidewalk.

DEPARTMENTAL CONDITIONS

Engineering:

Driveway apron and sidewalk to be concrete meeting city standards. Gravel okay past sidewalk. Memo dated 06/06/2022.

Technical Report

VARIANCE

<u>Public Works:</u>	Driveway apron and sidewalk to be concrete meeting city constructions standards. Memo dated 06/06/2022.
<u>Traffic and Safety:</u>	No conditions. Memo dated 06/06/2022.
<u>Building Code Services:</u>	No conditions. Memo dated 06/02/2022.
<u>GIS:</u>	No conditions. Memo dated 06/06/2022.
<u>Police Department:</u>	No conditions. Memo dated 06/01/2022.
<u>Fire Department:</u>	No conditions. Memo dated 06/01/2022.
<u>City Arborist:</u>	No comments as of 06/09/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:

Greg Pietrangelo
Director of Urban Development Department

Technical Report

VARIANCE



MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 16, 2022

Re: Variance 2206ZB113:

Variance 2206ZB113, by owner Darren E White, tax parcel 0708B-02-010.000, Variance for fence height, 16336 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2206ZB113

Hearing Date: June 16, 2022

Current Zoning/Use: R-1-15 / Residential

Legal: Variance 2206ZB113, by owner Darren E White, tax parcel 0708B-02-010.000, Variance for fence height, 16336 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance to allow a 6-foot wood fence beyond the front façade where 4 feet are required, located at 16336 Robinson Road. The applicant states that they “would like to install a 6 foot privacy fence along sides of the front yard with a 4-foot aluminum decorative fence along front.” Thus, a site visit conducted by staff and found that the positioning of the fence would not cause site visibility issues when approaching the stop sign to enter onto Robinson Road.

- (a) The applicant notes that special conditions and circumstances apply due to this property is home to Harrison County’s Guardian ad Litem. “In her daily work she represents abused and neglected children of Harrison County. Many times, her representation of these victims requires her to take a legal stance that is strongly objected to by the parents from whom she is protecting these children.” The applicant feels that a 4-foot fence along the sides would provide little security.
- (b) The applicant states, “There have been no changes to the property, however, a 4 foot fence will not offer any protection and the fence along the side would match the existing 6-foot fence located in the rear of the property.”
- (c) In the application, the applicant cites that there are several fences of the same height in the neighborhood. Though it is true that there are other fences of the same height within the existing neighborhood, those properties are located in the county, in which the county has their required ordinance that may differ from the City of Gulfport ordinance. The proposed property is located in city limits.
- (d) This variance is requested in order to allow the applicant to exceed the allowable fence height required by the City of Gulfport fence ordinance.
- (e) The fence would be in harmony with the existing neighborhood.
- (f) This property is zoned R-1-15 (Single-family) and the use is allowable by right.

EXECUTIVE SUMMARY

Upon a site visit conducted by staff, it was found that the positioning of the fence would not cause a site visibility issues when approaching the stop sign to enter onto Robinson Road.

Any approval should consider these conditions:

- 1. Approval of this variance would allow a six-foot wood fence beyond the front façade where 4 feet is required.
- 2. Subject to all codes and regulations.

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 6/6/2022.

Public Works: No conditions. Memo dated 6/6/2022.

Traffic and Safety: No conditions. Memo dated 6/6/2022.

Building Code Services: No conditions. Memo dated 6/2/2022.

Technical Report

VARIANCE

GIS: No conditions. Memo dated 6/6/2022.

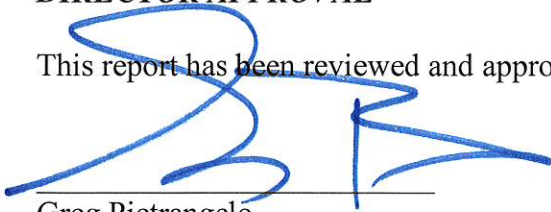
Police Department: No conditions. Memo dated 6/1/2022.

Fire Department: No conditions. Memo dated 6/1/2022.

City Arborist: No comments as of 6/7/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department

#113

Google Maps 16336 Robinson Rd

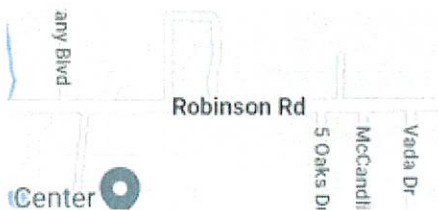


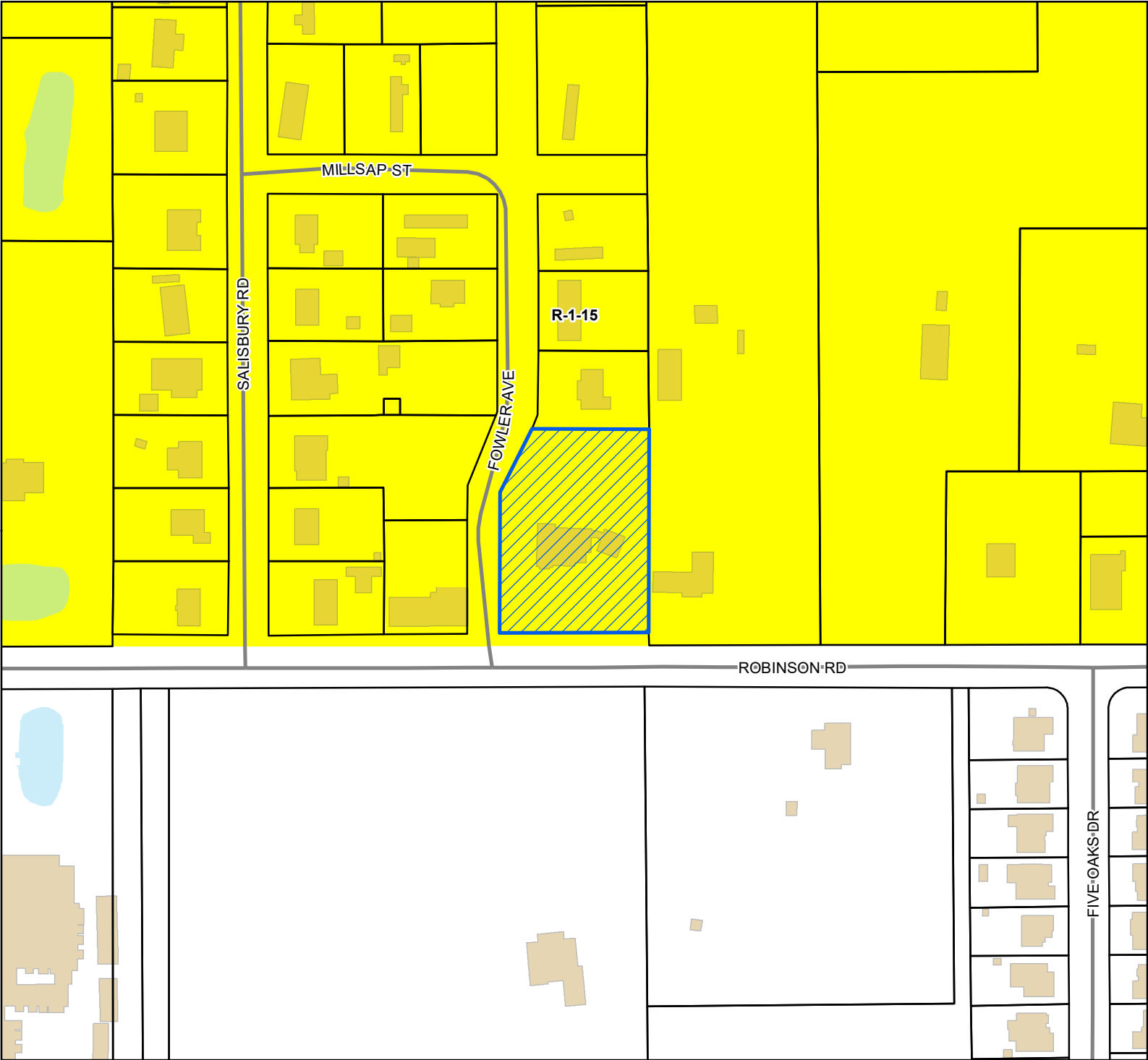
Image capture: Nov 2016 © 2022 Google

Gulfport, Mississippi

Google

Street View - Nov 2016





Site

Street

Parcels

Buildings

Water Features

Zoning

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

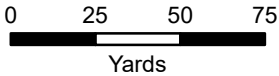
Site Information

0708B-02-010.000

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

Size: 1 acre

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 #: 2206ZB113Date Received: 5-3-22

Receipt #: _____

Received By: D²Zoning: R-1-15Ward: 7 Flood: XSize: 1 acre

(If necessary, use separate sheet of paper)

TAX PARCEL #	0	7	0	8	B	-	0	2	-	0	1	0	●	0	0	0
						-			-				●			
						-			-				●			

Address of Property Involved: 16336 Robinson Rd

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

General Location: _____

GENERAL DESCRIPTION OF REQUEST:Install 6' privacy fence along sides of front yard with 4' aluminum decorative fence along front.**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

Darren E. White

 Printed Name Of Owner
 16336 Robinson Rd

 Mailing Address
 Gulfport MS 39503

 City State Zip code
 228-596-3164 Same

 Home Phone Work/Cell Phone
 darren@gulfportfamily.net

 Email

 Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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

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

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.

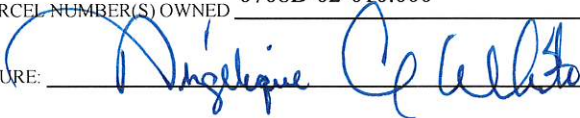
I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request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

NAME OF OWNER (PRINT) Angelique C. White

ADDRESS (STREET, CITY, STATE, ZIP CODE) 16336 Robinson Rd

PHONE # (H) _____ (WK/CELL) 228-596-3091

TAX PARCEL NUMBER(S) OWNED 0708B-02-010.000

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: _____

Application for Variance

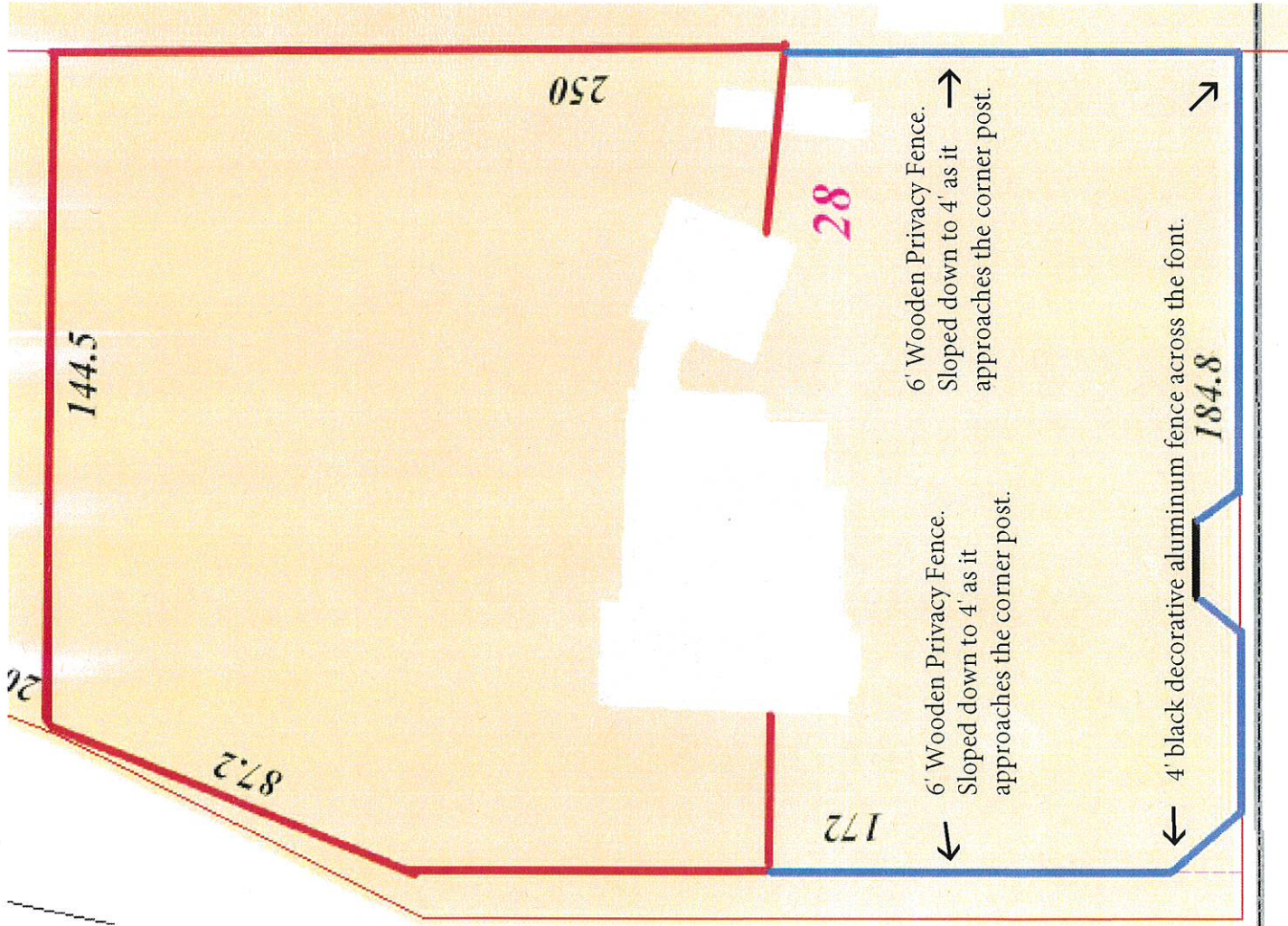
Supporting Questions Required

Darren E. White

5/2/2022

For Section F questions, please find the answers as follows:

- 1) Special conditions and circumstances: This property is home to Harrison County's Guardian ad Litem (Angelique White). In her daily work she represents abused and neglected children of Harrison County. Many times, her representation of these victims requires her to take a legal stance that is strongly objected to by the parents from whom she is protecting these children. A fence that meets the city's current zoning standards (4' in height) along the sides would provide little security for Mrs. White. Thus, the request to erect a higher fence along the sides of the front yard that would match the fence in the back of the property (6'), sloping down to 4' near the front. Then a 4' black aluminum decorative fence along the front. This in conjunction with the currently installed driveway gate would add a substantial measure of protection and safety for Mrs. White.
- 2) There have been no changes to the property (other than change in ownership) and thus no conditions have been created by the actions of the property owner that would require this variance.
- 3) Please see answer 1 above.
- 4) This property is within the city limits of Gulfport – however it is not within a subdivision and is bounded by properties that are considered “county” directly across the road. Along Robinson Rd and several other fences that would be of the same height and construction as the requested fence. The only difference is that those fences are considered “behind” the affected house due to the house not facing Robinson Rd. Given that other fences of the same height and construction are within nearby areas and given that this house is in a rural area within the city limits, constructing a fence such as the one requested should be a reasonable use of the impacted property.
- 5) Installing a higher fence will have zero impact on other properties in the area.
- 6) There is no exception to land use required for this variance. This would be permissible by right provided the approval of the board.



Existing Fence

Existing Gate

Proposed Fence

GENERAL AFFIDAVIT

State of Mississippi

County of Harrison

I, Darren E. White, of 16336 Robinson Rd, Gulfport, MS do hereby swear under oath that the requested variance to build a fence on the property at 16336 Robinson Rd does not violate any restrictive or protective covenants.

Under penalty of perjury, I hereby declare and affirm that the above stated facts, to the best of my knowledge, are true and correct.

DATED this 2nd of May, 2022



Melanie Allen

[Signature]
Signature

Darren E. White
Printed Name



1st Judicial District
Instrument 2021 2865 D - J1
Filed/Recorded 2/19/2021 02:56 P
Total Fees \$ 26.00
2 Pages Recorded

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

File#210046

Indexing Instructions:
W 1/2 of SE 1/4 of NW 1/4 of Section 5,
Township 7 South, Range 11 West
1st Judicial District, Harrison County, MS

**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, s and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged,

**Ralph Brown and Lisa Brown
10689 Chapelwood Drive
Gulfport, MS 39503
(228) 257-1435**

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

**Darren E. White and Angelique C. White,
as joint tenants with full rights of survivorship and not as tenants in common
16336 Robinson Road
Gulfport, MS 39503
(228) 596-3164**

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

That certain parcel of land being located in the West One-Half (W) of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 5, Township 7 South, Range 11 West, City of Gulfport, First Judicial District of Harrison County, Mississippi, and also a part of vacated Fowler Avenue (Chancery Decree No. 51,916 dated April 5, 1966) and being more particularly described as follows, to-wit:

Commencing at the Southwest Corner of SPRING VALLEY SUBDIVISION (Plat Book 24 at Page 15); thence run North 89 degrees 42 minutes 00 seconds East 657.5 feet along the North margin of Robinson Road to the Point of Beginning; thence run from said Point of Beginning, North 01 degrees 07 minutes 20 seconds West 250.0 feet to the South line of Lot Twenty-Seven (27), SPRING VALLEY SUBDIVISION; thence run South 89 degrees 49 minutes 29 seconds West 144.52 feet along the South line of Lot Twenty-Seven (27), SPRING VALLEY SUBDIVISION to the East margin of Fowler Avenue; thence run South 24 degrees 39 minutes 25 seconds West 86.26 feet along the

East margin of Fowler Avenue; thence run South 00 degrees 25 minutes 05 seconds East 172.09 feet along the East margin of Fowler Avenue to the North margin of Robinson Road; thence run North 89 degrees 42 minutes 00 seconds East 184.15 feet along the North margin of Robinson Road to the Point of Beginning.

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

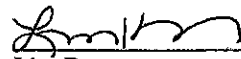
Estimated county ad valorem taxes have been prorated between the parties as a part of the consideration for this conveyance. In the event the estimates upon which such proration is based prove to be inaccurate for any reason, the Grantee agrees to refund any excess, and the Grantor agrees to pay any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

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

WITNESS THE SIGNATURE of the Grantors on this the 17th day of February, 2021.



Ralph Brown



Lisa Brown

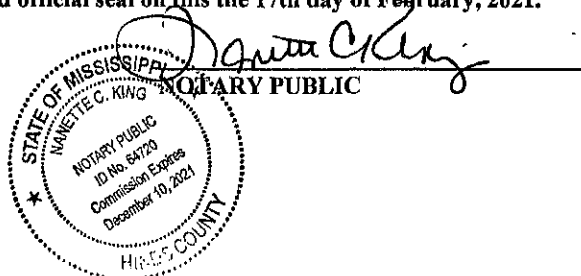
**STATE OF MISSISSIPPI
COUNTY OF HARRISON**

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

GIVEN under my hand and official seal on this the 17th day of February, 2021.

(SEAL)

My Commission Expires:



PERMITS/INSP PAYMENT RECPT#: 11263088
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/03/22
CLERK: mcunningh
CUSTOMER#: 0

TIME: 09:26
DEPT:

COMMENT:

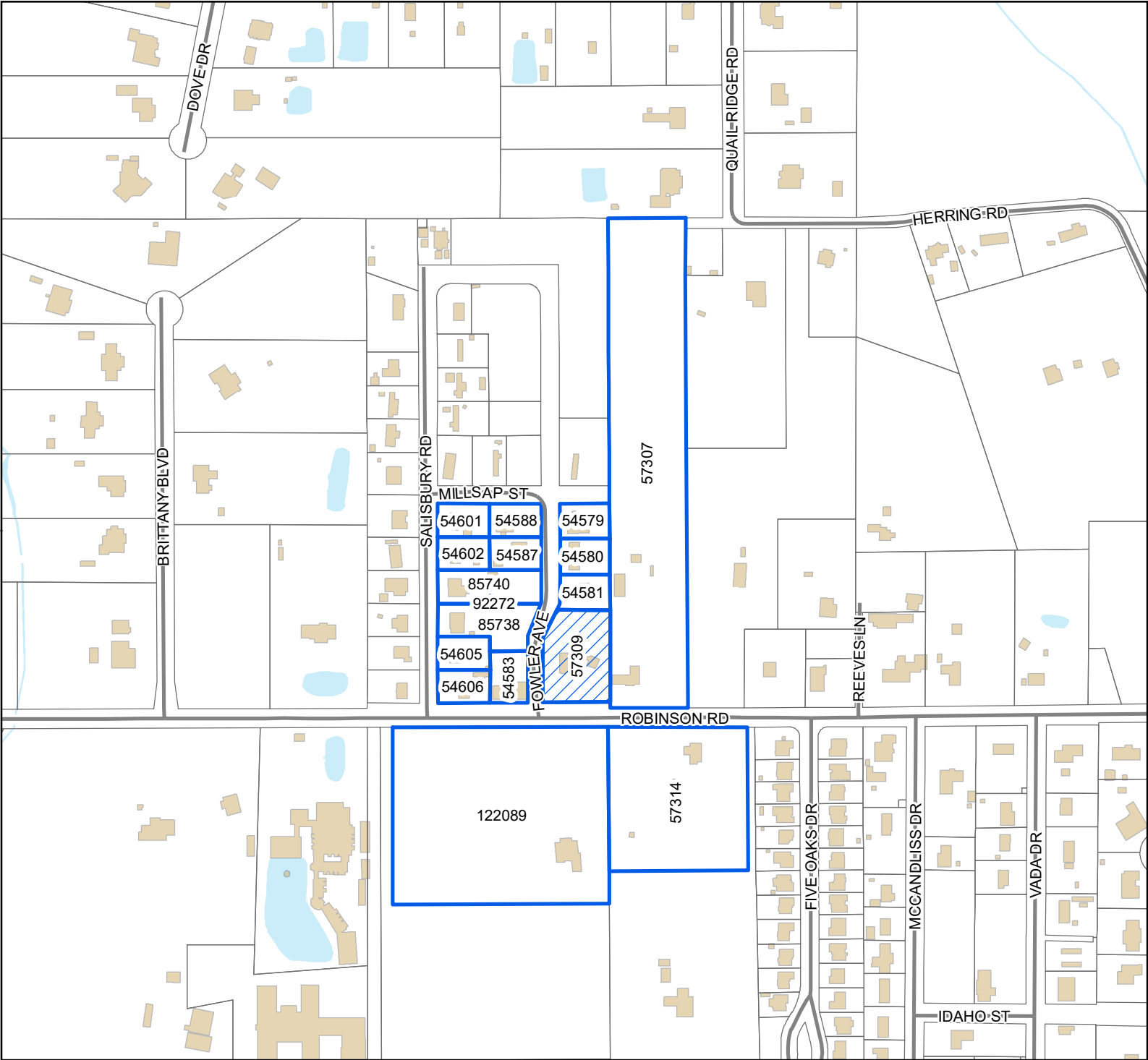
CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CHECK
REFERENCE: 2305

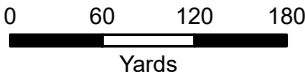
AMT TENDERED: 75.00
AMT APPLIED: 75.00
CHANGE: .00

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
N	57309	0708B-02-010.000	WHITE DARREN E & ANGELIQUE C	16336 ROBINSON RD	GULFPORT	MS	39503
	Adjacent Property Owners						
	54601	0708B-02-017.000	CURRIE CHARISSA	12322 SALISBURY RD	GULFPORT	MS	39503
	85740	0708B-02-019.000	D'ANDREA ROBERT T & CHERYL A	12304 SALISBURY RD	GULFPORT	MS	39503
	54606	0708B-02-021.000	DALEY FRANK JOSEPH -L/E-	12276 SALISBURY	GULFPORT	MS	39503
	57314	0708G-01-002.000	FARMER PATSY ANN -L/E-	16299 ROBINSON RD	GULFPORT	MS	39503
	92272	0708B-02-019.001	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	54588	0708B-02-014.000	HARDAMAN MICHAEL W	12323 FOWLER AVE	GULFPORT	MS	39503
	54605	0708B-02-020.000	KENNEDY STACEY MARIE	12286 SALISBURY LANE	GULFPORT	MS	39503
	54602	0708B-02-018.000	LATIMER AMY	12312 SALISBURY RD	GULFPORT	MS	39503
	54583	0708B-02-011.000	LOFF ROBERT & KATHY LEE CARTER	517 DUNMORE ST	FREDERICKSBURG	VA	22401
	54587	0708B-02-013.000	MOORE GINGER E	12313 FOWLER AVE	GULFPORT	MS	39503
	57307	0708B-02-005.000	PHILLIPS EARL W JR & JAN	16318 ROBINSON RD	GULFPORT	MS	39503
	122089	0708G-01-002.002	RIEMANN ROBERT KRISTIAN FARMER	16325 ROBINSON RD	GULFPORT	MS	39503
	54579	0708B-02-007.000	TREVETHAN SUSAN L & SHIPP FRANK	12312 FOWLER AVE	GULFPORT	MS	39503
	N 54580	0708B-02-008.000	TREVETHAN SUSAN L & SHIPP FRANK	12312 FOWLER AVE	GULFPORT	MS	39503
	54581	0708B-02-009.000	VALDEZ RUDOLFO E & KERRI LYNN GATES	12302 FOWLER AVE	GULFPORT	MS	39532
	85738	0708B-02-012.000	WELLS DAISEY D	12294 SALISBURY DR	GULFPORT	MS	39503



Legend

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



1 inch = 375 feet



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RE: Variance 2206ZB113, by owner Darren E White, tax parcel 0708B-02-010.000, Variance for fence height, 16336 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, June 16, 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, June 16, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0074902****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

32.76

Payment Type:

Account Billed

User ID:

IPL0018837

ACCOUNT INFORMATION

HARRISON CO DEVELOPMENT IP
12281 INTRAPLEX PKWY
GULFPORT, MS 39503
228-896-5020
mmcgraw@mscoast.org
HARRISON CO DEVELOPMENT

TRANSACTION REPORT**Date**

May 25, 2022 10:48:38 AM EDT

Amount:

32.76

SCHEDULE FOR AD NUMBER IPL00749020

June 1, 2022
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00749020**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, June 16, 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 2206ZB106, by owner Dwane Babin, tax parcel 0911F-01-026.000, Variance for gravel parking, 1532 Hewes Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2206ZB113, by owner Darren E White, tax parcel 0708B-02-010.000, Variance for fence height, 16336 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

Variance 2206ZB114, by owner Perlan Harrington, tax parcel 0811G-02-015.000 & 0811G-02-015.001, Variance for setbacks, 0 Thorton Ave, Zoned R-2 (Single-family), Ward 2

Variance 2206ZB116, by agent Peter A Lenes, tax parcel 0811K-03-001.000, Variances for accessory structure quantity & size, 2301 15th St, Zoned T5 (Urban Center Zone), Ward 2

ward 7
Variance 2206ZB120, by agent
Landon Parelli, tax parcel 0707P-01-
019.000, Variances for accessory
structure size, quantity, & setbacks,
13183 John Clark Rd, Zoned R-1-15
(Single-family), Ward 7
This the 25th day of May 2022
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Ad-
justment and Appeals
W000000000
Publication Dates

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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 16, 2022

Re: Variance 2206ZB114:

Variance 2204ZB114, by owner Perlan Harrington, tax parcel 0811G-02-015.000 & 0811G-02-015.001, Variance for setbacks, 0 Thorton Ave, Zoned R-2 (Single-family), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2206ZB114

Hearing Date: June 16, 2022

Current Zoning/Use: R-2/Vacant Lots

Legal: Variance 2204ZB114, by owner Perlan Harrington, tax parcel 0811G-02-015.000 & 0811G-02-015.001, Variance for setbacks, 0 Thorton Ave, Zoned R-2 (Single-family), Ward 2

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance for front, side, and rear yard setbacks. Specifically, the applicant requests; 1) a 20-foot variance to allow for a 5-foot front yard setback where 25 feet is required, 2) a 10-foot variance to allow for a 15-foot front yard setback where 25 feet is required, 3) a 2-foot variance to allow for a 6-foot side and rear yard setback where 8 feet is required.

- (a) The applicant mentions that with the current setback requirements the buildable area of the proposed dwelling would not be adequate for building size. Although the parcels are located on corner lots, requiring multiple 25-foot setbacks, the special conditions and circumstances are not peculiar to the land, as there are other corner lots in the neighborhood with tenants who have adhered to the setback requirements and the 30-foot rule set forth.
- (b) The applicant states "This is a lot that was platted and accepted by the City of Gulfport long ago and not a situation that was created by the present owner." Reviewing the parcel numbers given, the subject parcels in question were subdivided at some point in time, creating a second lot located on a corner. The circumstances may not have been created by the applicant, but the applicant willingly bought the parcels aware of the setback and building requirements set forth by the City of Gulfport's Ordinance, creating results directed from the actions of the applicant.
- (c) The applicant mentions that the hardship stems from the setback requirements set forth by the City of Gulfport. Setbacks are a planning and zoning requirement for every applicant who plans to build in this zoning district, these requirements are not based upon the physical character of the property, but the geographical location of the property. Smaller setback size requirements would offer a reasonable solution.
- (d) The applicant would not be deprived of any rights commonly enjoyed by the neighboring parcels. An alternate scenario the applicant might consider is building a smaller house footprint that would accommodate their needs while adhering to the setback requirements for building in this zoning district.
- (e) The granting of this variance would confer special privileges upon the applicant and set a precedence in the neighborhood, as there are no other dwellings in the immediate area seeking similar variances.
- (f) This property is zoned R-2; single-family homes are allowed in this zoning district.

EXECUTIVE SUMMARY

Upon review, the applicant does not meet any of the six hardships required by the City of Gulfport; this variance request should be denied. Any approval would set precedence in the neighborhood. Further, the applicant may consider building a smaller building footprint that would appease their living requirements while adhering to the City of Gulfport's Ordinance.

Any approval should consider these conditions:

- 1. A variance grants a 20-foot variance to allow for a 5-foot front yard setback where 25 feet is required.
- 2. A variance grants a 10-foot variance to allow for a 15-foot front yard setback where 25 feet is required.
- 3. A variance grants a 2-foot variance to allow for a 6-foot side and rear yard setback where 8 feet is required.

h.t.

Technical Report

VARIANCE

4. All construction shall comply with Building Codes and fire rated wall requirements.

DEPARTMENTAL CONDITIONS

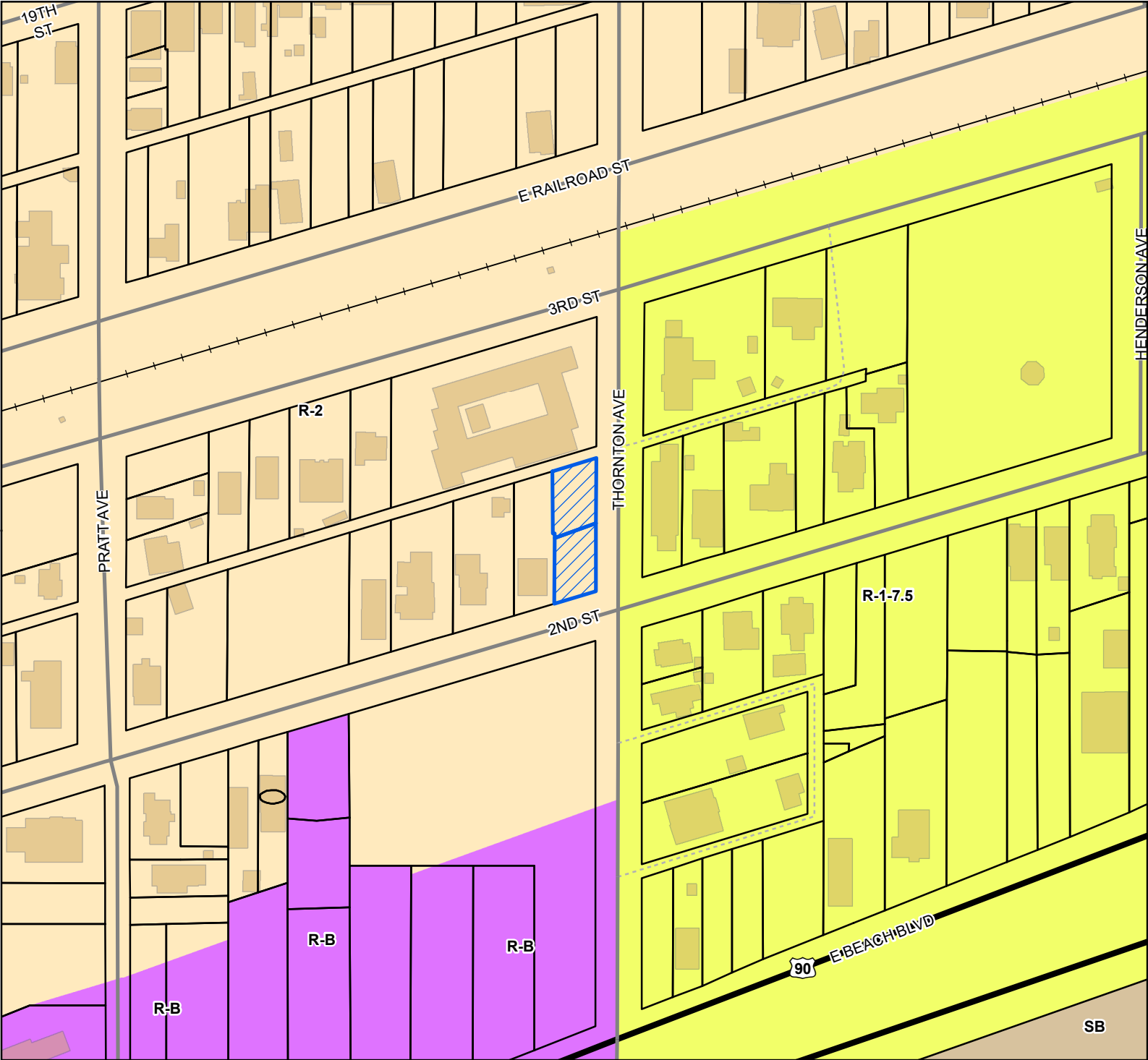
<u>Engineering:</u>	No conditions. Memo dated 06/06/2022.
<u>Public Works:</u>	No conditions. Memo dated 06/06/2022.
<u>Traffic and Safety:</u>	No conditions. Memo dated 06/06/2022.
<u>Building Code Services:</u>	All construction shall comply with Building Codes and fire rated wall requirements. Memo dated 06/02/2022.
<u>GIS:</u>	No conditions. Memo dated 06/06/2022.
<u>Police Department:</u>	No conditions. Memo dated 06/01/2022.
<u>Fire Department:</u>	No conditions. Memo dated 06/01/2022.
<u>City Arborist:</u>	No comments as of 06/09/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Legend

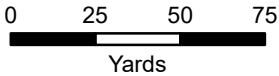
- Site
- US or State Highway
- Street
- Alley
- Railroad
- Parcels
- Buildings

Zoning

- R-1-7.5 - Single Family Residence District (Low Density)
- R-2 - Single Family Residence District (Medium Density)
- R-B - Residence-Business District
- SB - Sand Beach

Site Information

0811G-02-015.000
0811G-02-015.001
Zoning: R-2 (Single-Family Residence)
Size: 8,489 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

APPLICATION FOR VARIANCE

Property Information

TAX PARCEL #	0	8	1	1	G	-	0	2	-	0	1	5	●	0	0	0
	0	8	1	1	G	-	0	2	-	0	1	5	●	0	0	1
						-			-				●			

(If necessary, use separate sheet of paper)

For Staff Use Only

Case File #: 220628114
Date Received: 5/3/2022
Receipt #: _____
Received By: LE
Zoning: R-2
Ward: 2 Flood: X
Size: 8,489 sqft.

Address of Property Involved: 0 Thornton Ave

Lot(s) 22 & 23, Block(s) 7, Subdivision Soria City

General Location: NW quadrant of the intersection of Thornton Avenue and 2nd Street

GENERAL DESCRIPTION OF REQUEST:

Reduce the present setback of 25' from Thornton Avenue to 5'

Reduce the present setback of 25' from 2nd Street to 15'.

Reduce the present setback of 8' from the property line to 6' except for the west property line on 0811G-02-015.000

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

Perian Kite Harrington

Printed Name Of Owner
P O Box 5382

Mailing Address

Vancleave MS 39565

City State Zip code
228 217-6020

Home Phone Work/Cell Phone

jpvvg@bellsouth.net

Email

Signature Of Owner

Printed Name Of Agent

Mailing Address

City State Zip code

Home Phone Work/Cell Phone

Email

Signature Of Agent

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



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

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) John A. Kite III

ADDRESS (STREET, CITY, STATE, ZIP CODE) 14324 Old River Rd
Vanceleave, MS 39565

PHONE # (H) 228-218-1877 (WK/CELL)

TAX PARCEL NUMBER(S) OWNED 0811G-02-015.000 0811G-02-015.001

SIGNATURE: John A Kite III

NAME OF OWNER (PRINT) Perian Kite Harrington

ADDRESS (STREET, CITY, STATE, ZIP CODE) POB 5382 / 2901 Blackfoot Rd
Vanceleave, MS 39565

PHONE # (H) 228-217-6020 (WK/CELL)

TAX PARCEL NUMBER(S) OWNED 0811G-02-015.000 0811G-02-015.011

SIGN: [Signature]

NAME OF OWNER (PRINT) _____

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

PHONE # (H) _____ (WK/CELL)

TAX PARCEL NUMBER(S) OWNED _____

SIGNATURE: _____

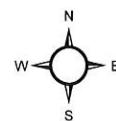
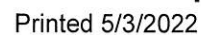
(Use additional forms as needed)

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

Application for Variance
2nd Street and Thornton Avenue
0811-02-015.000

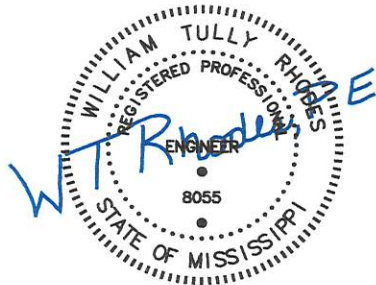
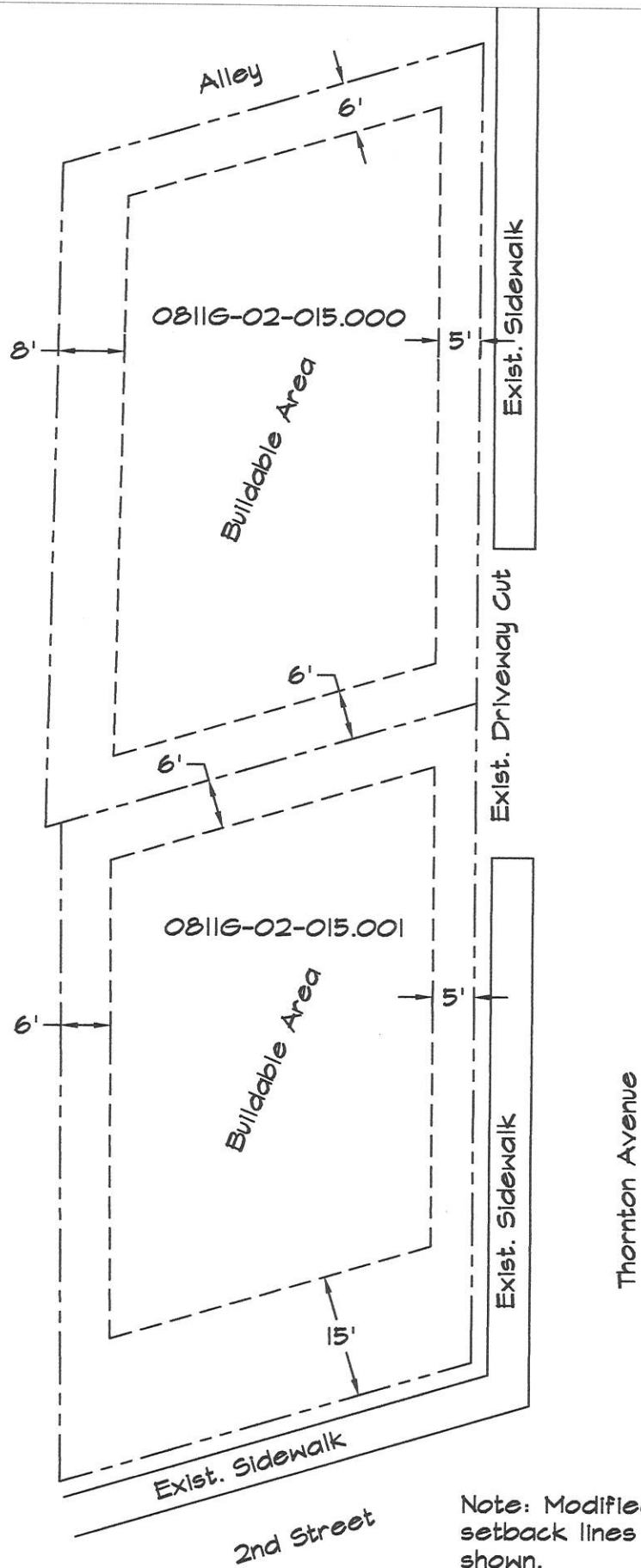
I seek favorable consideration of this variance and hereby respond to the questions listed on the application for variance.

1. This is a corner lot that is 50' wide as measured perpendicular to Thornton Avenue. The present setback of 25' from Thornton and 8' from the property line opposite to Thornton allows only 17' of buildable width.
2. This is a lot that was platted and accepted by the City of Gulfport long ago and not a situation that was created by the present owner.
3. A hardship condition has been created by the present setback distance which would require a house width of 17'. Attempting to comply with this narrow width would result in a house that is not consistent with neighboring houses along 2nd Street.
4. Limiting house width to 17 feet would severely limit building options. Furthermore, it would limit the usability and potential value of the completed residence.
5. The granting of this variance would allow construction that is typical of this area. It is my understanding that the property immediately to the south of this property was granted a variance reducing the setback from Thornton from 25 feet to 5 feet.
6. The proposed use of this property for a single family residence is consistent with the present zoning.


$$1 \text{ inch} = 39^s \text{ feet}$$

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Drafted By: TR
 Designed By: TR
 Revisions: None
 Date 05/02/22
 Sheet 1 of 1

PROPOSED RESIDENCE
 THORNTON AVE AT 2ND ST
 GULFPORT, MISSISSIPPI

PROPOSED SITE LAYOUT

SpeedWork, Inc
 Engineering & Technology

eMail: mail@civilworld.com
 Voice & Fax: (228) 392-7267
 4171 Selena Drive Biloxi, MS 39532



Covenant Affidavit

I, Kenny McNaik, being owner or agent of the property 0 Thorton Ave Lot 22+23
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

5/3/2022
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3 day of May, 20 2022

[Signature]
Notary Public



April 19, 2025
Commission Expiration

STATE OF MISSISSIPPI
COUNTY OF HARRISON

WARRANTY DEED

FOR AND IN CONSIDERATION of the price and sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, WILLIE KITE BASS, and ANDREW JOHNSON BASS, do hereby bargain, sell, convey and warrant unto JOHN A. KITE, III and PERIAN KITE HARRINGTON, as tenants in common, the following described property situated in the City of Gulfport, First Judicial District of Harrison County, Mississippi, and more particularly described as follows, to-wit:

PARCEL ONE

Lots 22 and 23, Block 7, Soria City addition to the City of Gulfport, Mississippi, as per map or plat of same on file and of record in the Office of the Chancery Clerk of Harrison County, Mississippi, together with all improvements thereon.

PARCEL TWO

A part of Lot 21, Block 7, Soria City addition to the City of Gulfport, Harrison County, Mississippi and being more particularly described as: Beginning at the Northeast corner of said Lot 21; thence run South 76.35 feet along the East line of said Lot 21; thence run West 1.95 feet and perpendicular to the East line of said Lot 21; thence run North 61 degrees 26 minutes West 75.25 feet to the North line of said Lot 21; thence run North 73 degrees 44 minutes East 4.8 feet along the North line of said Lot 21 to the point of beginning.

WITNESS MY SIGNATURE, this the 9 day of

March, 1993.

Willie S. Bass
ANDREW JOHNSON BASS BY
WILLIE KITE BASS ATTORNEY
IN FACT

Willie Kite Bass
WILLIE KITE BASS

PERMITS/INSP PAYMENT RECPT#: 11263177
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/03/22 TIME: 10:04
CLERK: cbrown DEPT:
CUSTOMER#: 0

COMMENT:

CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CHECK
4102

REFERENCE:

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

Variance



Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	87966	0811G-02-015.000	KITE JOHN & HARRINGTON PERIAN	P O BOX 5382	VANCLEAVE	MS	39565
N	34485	0811G-02-015.001	KITE JOHN & HARRINGTON PERIAN	P O BOX 5382	VANCLEAVE	MS	39565
N			Adjacent Property Owners				
	34426	0811H-04-044.000	BERGGREN ERIC THERON & RALYNN NICOL	2651 EAST SNOCREEK DR	EAGLE	ID	83616
	34584	0811G-01-058.000	BOLDEN BLANCHE LOWERY	2312 TRESCOTT DR	TALLAHASSEE	FL	32312
	34480	0811G-02-011.000	BOX ADAM C & KRISTEN MERRITT	4901 COURTHOUSE RD	GULFPORT	MS	39507
	34583	0811G-01-059.000	CALHOUN OSSIE MICHELLE VIVIAN LEE -EST-	14124 RIPPY RD	LONG BEACH	MS	39560
	35597	0811H-04-045.000	CALLECOD ANGELA CLARICE & MICHAEL T	1417 2ND ST	GULFPORT	MS	39501
	34487	0811G-02-001.000	CHALET APARTMENTS LLC	P O BOX 6129	GULFPORT	MS	39506
	34501	0811H-04-012.000	CHAMBERLAIN ERNEST B & DOREEN M	1419 3RD ST	GULFPORT	MS	39501
	34427	0811H-04-043.000	CHAPUIS BRENT L & DIANA JONES	1413 2ND ST	GULFPORT	MS	39501
	34488	0811G-02-002.000	DAVIDSON ROBERTA O & JOE L JR	809 JOSEPH AVENUE	GULFPORT	MS	39501
	34552	0811H-05-058.000	DUNLAP ALBERT L ETAL	P O BOX 1477	GULFPORT	MS	39502
	34418	0811G-02-016.000	ELLIOTT LAND DEVELOPMENTS LLC	1402 PASS RD	GULFPORT	MS	39501
	34479	0811G-02-010.000	FITE GREGORY J & SHANDRA H	1524 2ND STREET	GULFPORT	MS	39501
	34493	0811G-02-034.000	GULF COAST DEVELOPMENT LLC	22 HONEY LOCUST COURT	LAFAYETTE HILL	PA	19444
	34580	0811G-01-062.000	HARPER TOLEADO & NATHANIEL J JONES	10224 CANAL RD	GULFPORT	MS	39503
	34581	0811G-01-061.000	HENDRICKS DEBRA L	1223 HALMARK DR	JACKSON	MS	39206
	34483	0811G-02-014.000	KRIMSON INVESTMENTS LLC	8218 RIDGEWOOD DR	KILN	MS	39556
	34496	0811H-04-017.000	LOHRBACH LOREN & SALLY J	1424 2ND STREET	GULFPORT	MS	39501
	34549	0811G-01-070.000	LOWRY JESSIE P ETAL	7814 W FRIEND DR	LITTLETON	CO	80123
N	34582	0811G-01-060.000	LOWRY JESSIE P ETAL	7814 W FRIEND DR	LITTLETON	CO	80123
	87979	0811G-02-028.000	MARSHALL WILLIAM R	2350 TWIN BAY DR	FORT WALTON BCI FL		32547
	34482	0811G-02-013.000	MENARD ROBERT S & LYNN L TRUST	661 BERING DRIVE UNIT 801	HOUSTON	TX	77057
	34502	0811H-04-013.000	MILES JIMMY O SR	1614 THORNTON AVE	GULFPORT	MS	39501
	34579	0811G-01-063.000	MORNING STAR BAPTIST CHUR-TRUSTEES-	2050 THORNTON AVE	GULFPORT	MS	39501
	88771	0811H-04-048.000	NATIONS KELLY M	1510 THORNTON AVE	GULFPORT	MS	39501
N	35591	0811H-04-049.000	NATIONS KELLY M	1510 THORNTON AVE	GULFPORT	MS	39501
	35595	0811G-02-033.001	NEW SEAN J & CYNTHIA J	1532 THORNTON AVE	GULFPORT	MS	39501
	34495	0811H-04-016.000	NUGENT DAVID R	1430 2ND ST	GULFPORT	MS	39501
	34550	0811H-05-059.000	OLARRA ROMAN GARCIA	1436 E RAILROAD ST	GULFPORT	MS	39501
	35596	0811H-04-046.000	PETTY CATHERINE C	1423- 2ND STREET	GULFPORT	MS	39501
	35594	0811G-02-033.000	SMITH MICHAEL B & DEROSIER ROXAN	400 PRIVATE RD 31150	PARIS	TX	75460
	34494	0811H-04-015.000	SPARKS JEREMY LEE & DAWN R	1442 2ND STREET	GULFPORT	MS	39507
	34419	0811G-02-030.000	VICKERY G B & KAREN P	7 E 52ND ST	GULFPORT	MS	39507
	34417	0811G-02-029.000	WATTS BARBARA F	9355 COUNTY FARM RD	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
34578	0811G-01-064.000	WILLIAMS JOHN		15520 VILLAGE CIR	BILOXI	MS	39532

RE: Variance 2206ZB114, by owner Perlan Harrington, tax parcel 0811G-02-015.000 & 0811G-02-015.001, Variance for setbacks, 0 Thorton Ave, Zoned R-2 (Single-family), Ward 2

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, June 16, 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, June 16, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0074902

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

32.76

Payment Type:

Account Billed

User ID:

IPL0018837

ACCOUNT INFORMATION

HARRISON CO DEVELOPMENT IP
12281 INTRAPLEX PKWY
GULFPORT, MS 39503
228-896-5020
mmcgraw@mscoast.org
HARRISON CO DEVELOPMENT

TRANSACTION REPORT**Date**

May 25, 2022 10:48:38 AM EDT

Amount:

32.76

SCHEDULE FOR AD NUMBER IPL00749020

June 1, 2022
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00749020**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, June 16, 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 2206ZB106, by owner Dwane Babin, tax parcel 0911F-01-026.000, Variance for gravel parking, 1532 Hewes Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2206ZB113, by owner Darren E White, tax parcel 0708B-02-010.000, Variance for fence height, 16336 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

Variance 2206ZB114, by owner Perlan Harrington, tax parcel 0811G-02-015.000 & 0811G-02-015.001, Variance for setbacks, 0 Thorton Ave, Zoned R-2 (Single-family), Ward 2

Variance 2206ZB116, by agent Peter A Lenes, tax parcel 0811K-03-001.000, Variances for accessory structure quantity & size, 2301 15th St, Zoned T5 (Urban Center Zone), Ward 2

ward 7
Variance 2206ZB120, by agent
Landon Parelli, tax parcel 0707P-01-
019.000, Variances for accessory
structure size, quantity, & setbacks,
13183 John Clark Rd, Zoned R-1-15
(Single-family), Ward 7
This the 25th day of May 2022
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Ad-
justment and Appeals
W000000000
Publication Dates

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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 16, 2022

Re: Variance 2206ZB116:

Variance 2206ZB116, by agent Peter A Lenes, tax parcel 0811K-03-001.000, Variances for accessory structure quantity & size, 2301 15th St, Zoned T5 (Urban Center Zone), Ward 2

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2206ZB116

Hearing Date: June 16, 2022

Current Zoning/Use: T5/Commercial Business

Legal: Variance 2206ZB116, by agent Peter A Lenes, tax parcel 0811K-03-001.000, Variances for accessory structure quantity & size, 2301 15th St, Zoned T5 (Urban Center 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 exceed the accessory structure size. Specifically, the applicant requests; 1) a 1,527 square-foot variance to allow for 2,127 square feet where 600 square feet is permitted.

- (a) The applicant makes no mention of the special conditions or circumstances which are peculiar to the land. There are no special conditions or circumstances regarding the land, the applicant is building excessive accessory structures and exceeding the square footage requirements for a parcel of land less than 1-acre; applicant may also connect the accessory structure to the building.
- (b) The applicant makes no mention of special conditions or circumstances resulting from their actions; further, the applicant only mentions this structure acting as a source of shade for the children attending the daycare on site. The building of multiple accessory structures and exceeding the requirements for accessory structure square footage is deemed a direct result from the actions of the applicant.
- (c) The applicant makes no mention of an unnecessary hardship created by the physical character of the property; further, the applicant only mentions "The alternative to an awning on the playground is keeping the children inside during the hot summer days." The property does not create any hardships when involving the construction of multiple accessory buildings on a parcel of property that only allows one such structure to be permitted. Expanding the size limits on accessory structures would offer a reasonable solution.
- (d) The applicant would not be deprived of any rights that are commonly enjoyed by neighboring properties. An alternate scenario the applicant might consider is removing the existing accessory structure (not shown on provided site plan) and reducing the size of the proposed structure to adhere to the requirements set forth by the City of Gulfport's Supplementary Regulations.
- (e) The granting of this variance would confer special privileges upon the applicant and set a precedence in the neighborhood, as there is no other business in the immediate area with structures that exceed the square foot limitations.
- (f) This property is zone T5, an accessory building is allowed in this zoning district.

EXECUTIVE SUMMARY

Upon review, the applicant does not meet any of the six hardships required by the City of Gulfport; this variance request should be denied. Any approval would set precedence in the neighborhood. Further, the applicant may consider removing the existing accessory structure and reducing the size of the proposed structure to comply with the zoning ordinance set forth by the City of Gulfport.

Any approval should consider these conditions:

1. A variance grants a 1,527 square-foot variance to allow for 2,127 square feet where 600 square feet is permitted.
2. Shall comply with Building Codes.

Technical Report

VARIANCE

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 06/06/2022.

Public Works: No conditions. Memo dated 06/06/2022.

Traffic and Safety: No conditions. Memo dated 06/06/2022.

Building Code Services: Shall comply with Building Codes. Memo dated 06/02/2022.

GIS: No conditions. Memo dated 06/06/2022.

Police Department: No conditions. Memo dated 06/01/2022.

Fire Department: No conditions. Memo dated 06/01/2022.

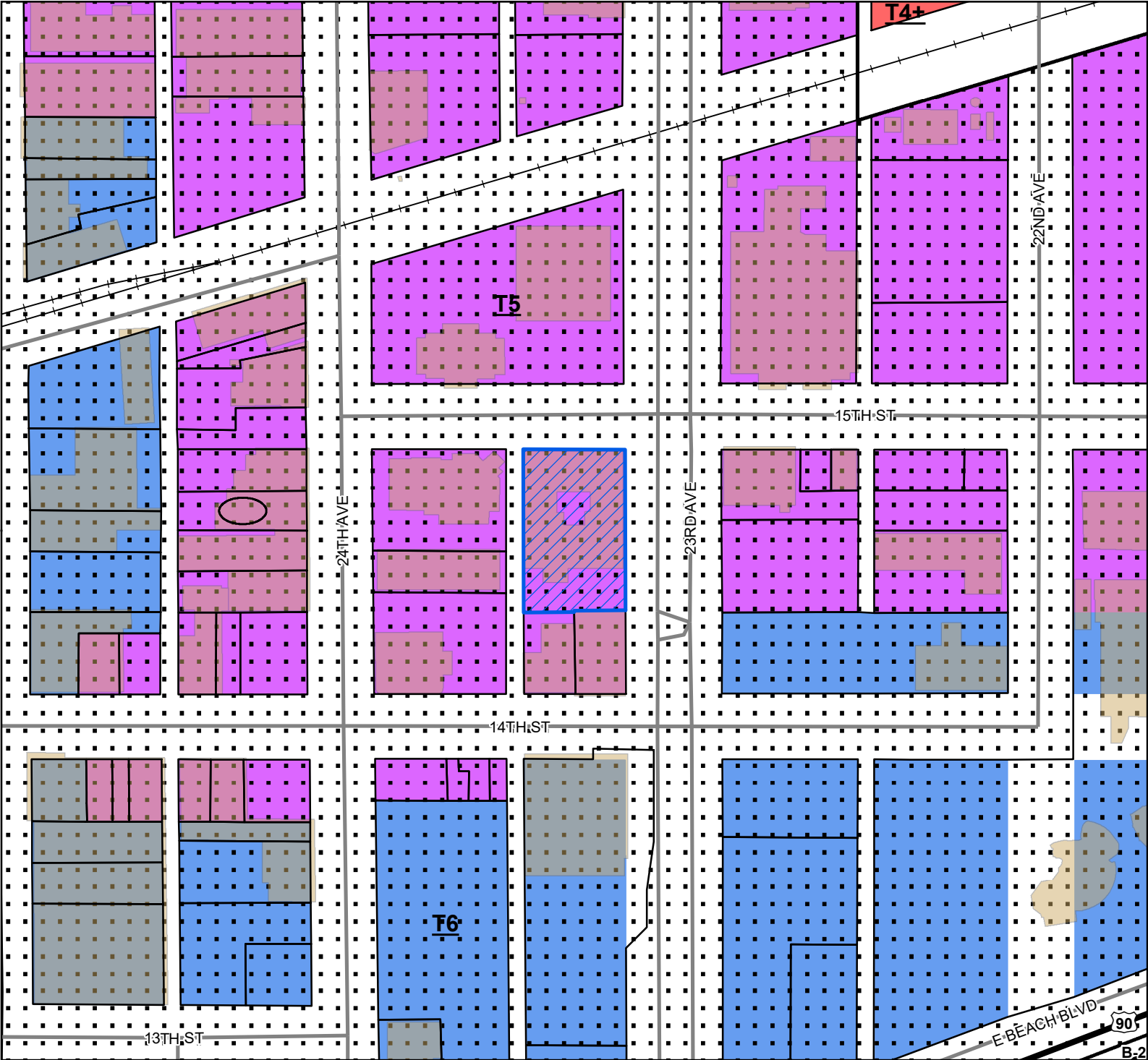
City Arborist: No comments as of 06/09/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site

US or State Highway

Street

Railroad

Parcels

Buildings

Smart Code

T6

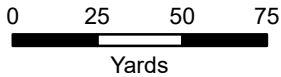
T5

T4+

Zoning

B-2 - General Business District

Site Information
0811K-03-001.000
Zoning: T5 (Urban Center Zone)
Size: 24,768 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.

\$75.00



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

For Staff Use Only

Case File #: 22062B116Date Received: 5/3/22

Receipt #: _____

Received By: MWZoning: T5Ward: 2 Flood: _____Size: 24,768

(If necessary, use separate sheet of paper)

APPLICATION FOR VARIANCE

Property Information

TAX PARCEL #	0	8	1	1	K	-	0	3	-	0	0	1	●	0	0	0
						-			-				●			
						-			-				●			

Address of Property Involved: 2301 15th StLot(s) ¹⁻⁸ _____, Block(s) ¹⁸¹ _____, Subdivision Original Gulfport

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

To install 1,600 sf canvas awning in yard. Yard is 3,844 sf. Awning is 11 ft from buildings to north and south, 12' from existing fence on east side and 10' from existing on west side. Height is 12'

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

First United Methodist Church

Printed Name Of Owner
2301 15th StMailing Address
Gulfport, MS 39501City State Zip code
228-863-0047

Home Phone Work/Cell Phone

palenes@aol.comEmail
Peter A Lenes

Signature Of Owner

AGENT

Peter A Lenes

Printed Name Of Agent
2301 15th StMailing Address
Gulfport, MS 39501City State Zip code
228-863-0047

Home Phone Work/Cell Phone

PAlenes@aol.comEmail
Peter A Lenes

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.

Application for Variance Section F

1. The land involved is the playground for the Children First Early Learning Center Daycare at First United Methodist Church. The awning is entirely surrounded by land belonging to First United Methodist Church.
2. The awning is to provide shade from the sun for the students at the Early Learning Center.
3. The alternative to an awning on the playground is keeping the children inside during the hot summer days to prevent their over-exposure to the sun and early skin cancer.
4. The zoning ordinance deprives the children from developing skills that only an outside atmosphere can provide.
5. Granting of the variance provides the children of the FUMC Early Learning Center a safe place to exercise and not get burned by the Mississippi sun. This does not impact other daycare facilities in the general area.
6. The proposal is permissible by right, with planning approval.

Request for Variance-Section E

List of Persons to be notified

Peter A Lenes, Chairman, Board of Trustees FUMC

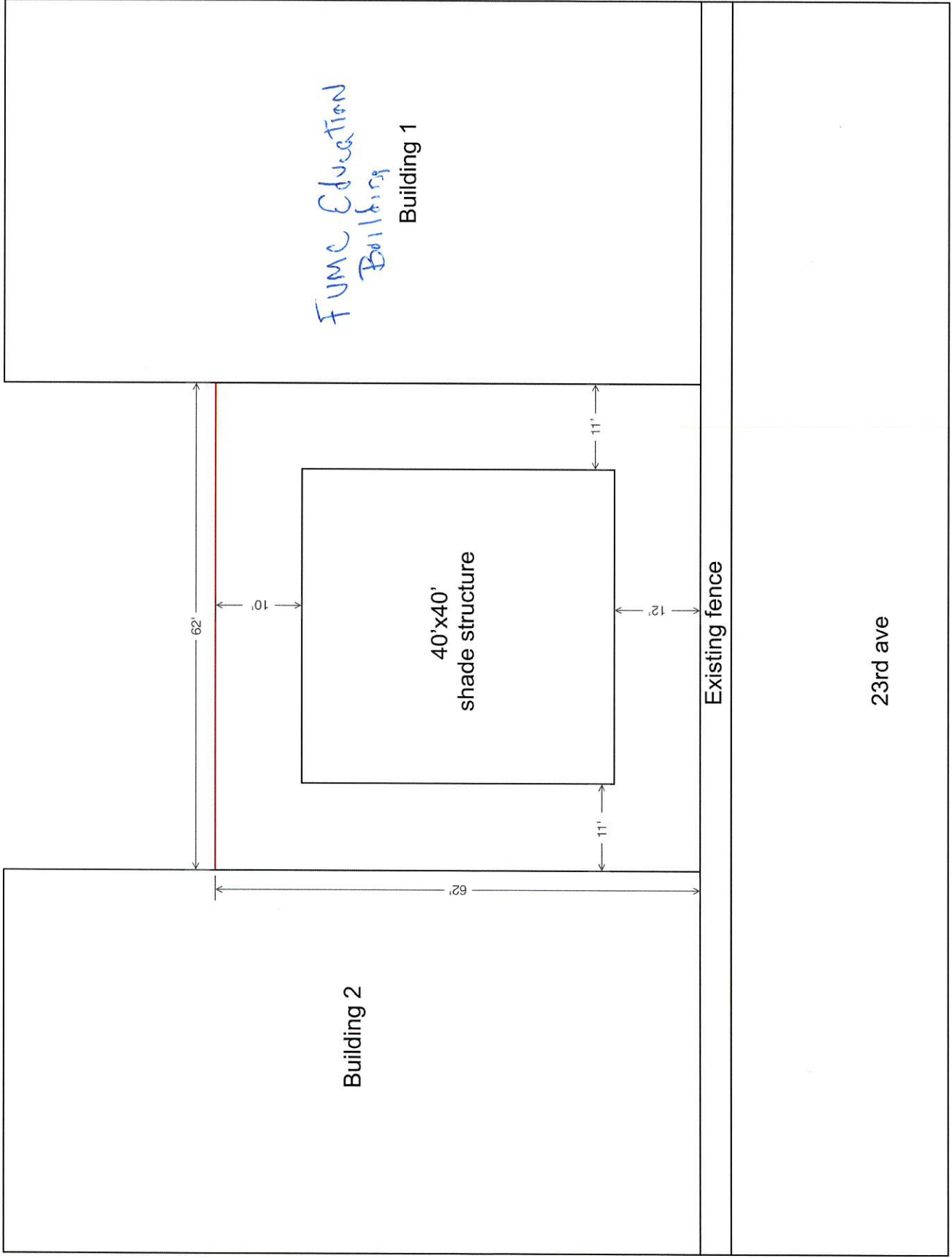
2301 15th Street

Gulfport, MS 39501

Claire Dobbs, Pastor

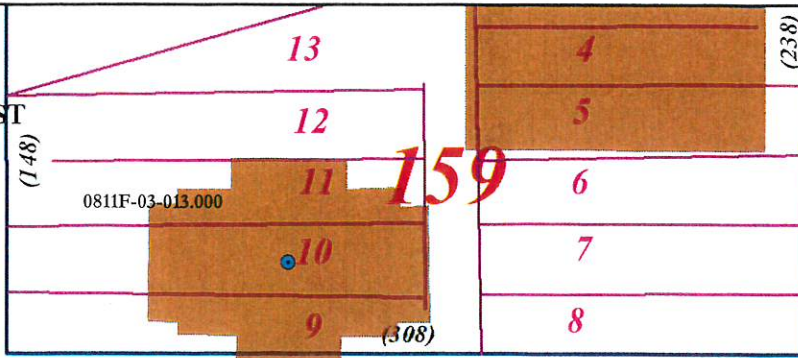
First United Methodist Church

Gulfport, MS 39501



S. GULF COAST
YOUTH FOR
CHRIST

24TH AVE

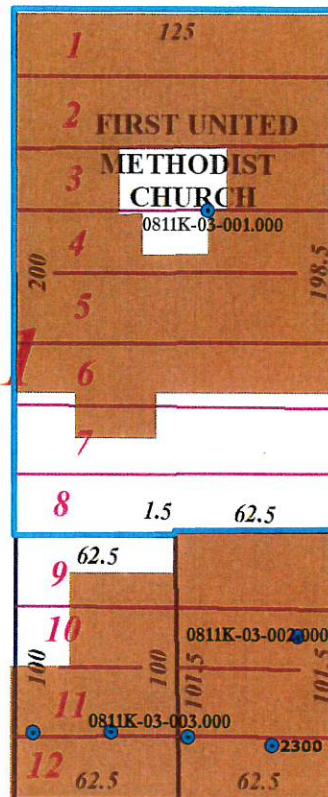
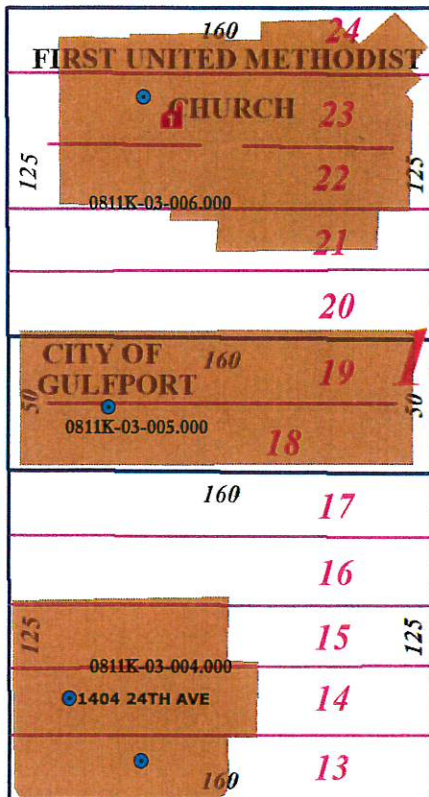


15TH ST

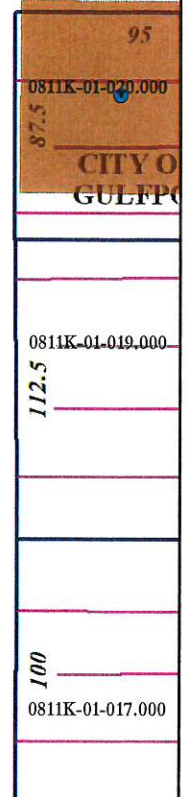


Area Map

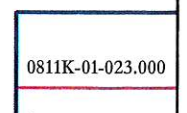
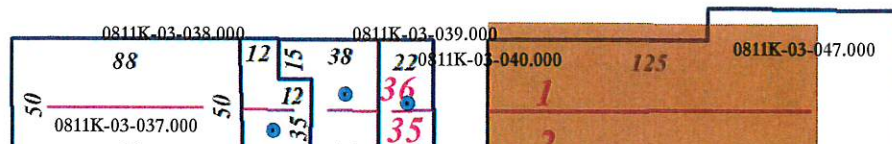
Printed 4/11/2022



23RD AVE

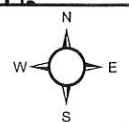


14TH ST



• Addresspoints

Parcels



1 inch = 70 feet

DATA DISCLAIMER:

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



Covenant Affidavit

I, Peter A Lenes, being owner or agent of the property 2301 15th St
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.

Peter A Lenes

Signature

3 May 2022

Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3 day of May, 20 22

Leslie Ann Harvey

Notary Public



Commission Expiration

FUMC Gulfport Board of Trustees Resolution

2 May 2022

This Resolution by the FUMC Board of Trustees authorizes Peter A Lenes, Chairman, FUMC Board of Trustees to act as an agent on behalf of the FUMC Board of Trustees in pursuit of a variance with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council and/or permitting as licensing, as required by the city to install a 40' x 40' awning in the south lawn playground (Project) of the First United Methodist Church Gulfport Education Building.

Such representation/agency shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes Peter A Lenes to make verbal or written representations and/or declarations on behalf of FUMC Gulfport Board of Trustees and the FUMC Gulfport Board of Trustees shall be legally bound by said verbal or written representations and/or declarations relation to this petition.

This resolution is effective from 2 May 2022 until the completion of the project. This resolution is approved by the named members of the Board of Trustees below.

Roy Deatherage, Vice Chairman

Wayne McQueen

Marilyn Leiker

Darlene Peterson

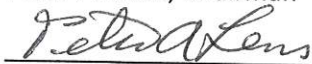
Betty Sparkman

George P Hopkins

James Pat Smith

Andy Gunkel

Peter A Lenes, Chairman



3 May 2022

Signature

Date

STATE OF MISSISSIPPI / COUNTY OF HARRISON

Given under my hand and seal of this office this the 3 day of May, 20 22



Notary Public



04/21/2023

Commission Expiration



Tax Rolls - Real Property

2021 Landroll Information				
1ST UNITED METHODIST CHURCH GPT 2301 15TH ST GULFPORT, MS 39501				
Physical Street Address: 2301 15TH ST				
Parcel #:	PPIN	Tax District	Homestead Exp.	Judicial Dist.
0811K-03-001.000	89727	2G		1
Supervisor District:		Subdivision:		
2		GULFPORT CITY OF BLKS 162-209		
Exemption Code				
Church				
Section	Township	Range		
09	08	11		
Instrument Number(s)				
1090/0438				
Acres	Land Value	Improvements	Total Value	Assessed Value
0	0	0	0	0 / 0
Legal Description				
LOTS 1 THRU 8 INC BLK 181 ORIGINAL GULFPORT LESS & EXCEPT S 1.5 FT OF E1/2 OF LOT 8 OF SAID SUBD AS PER INSTR #2012/1515 SEC 9-8-11				

There are 0 building description records attached to this parcel.

STATE OF MISSISSIPPI

COUNTY OF HARRISON

ENTER

WARRANTY DEED

BOOK 1090 PAGE 438

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WE, DAVID M. WHITE and MARY L. GREEN, in compliance with Section 2535 of the 1984 Discipline of the United Methodist Church, in our official capacities as members of the Board of Trustees of THE FIRST UNITED METHODIST CHURCH OF GULFPORT, MISSISSIPPI, an unincorporated religious society, formerly known as FIRST METHODIST EPISCOPAL CHURCH, SOUTH, formerly known as 25TH AVENUE METHODIST EPISCOPAL CHURCH, SOUTH, formerly known as TWENTY-FIFTH AVENUE METHODIST EPISCOPAL CHURCH, SOUTH do hereby sell, convey and warrant unto THE FIRST UNITED METHODIST CHURCH OF GULFPORT, MISSISSIPPI, a Mississippi non-profit corporation, the following described real property together with all improvements thereon, situated and being located in the First Judicial District, Harrison County, Mississippi, and more particularly described as follows:

Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6), Seven (7) and Eight (8), in Block 181, ORIGINAL GULFPORT, according to the official map or plat thereof on file and of record in the office of the Chancery Clerk of Harrison County, First Judicial District, Mississippi in Book 11 at Page 9 of the Plat Book of Records.

in trust, that said premises shall be used, kept and maintained as a place of divine worship of the United Methodist ministry and members of The United Methodist Church; subject to the Discipline, usage and ministerial appointments of said church as from time to time authorized and declared by the General Conference and by the Annual Conference within whose bounds the said premises are situated. This provision is solely for the benefit of the Grantee, and the Grantors reserve no right or interest in the said premises.

PERMITS/INSP PAYMENT RECPT#: 11264068
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/03/22 TIME: 16:13
CLERK: tboyd DEPT:
CUSTOMER#: 124496
CICERO JOSHUA DAVID
COMMENT:

CHG: BDELEC ELECTRICAL PERM 6.00

AMOUNT PAID: 6.00

PAID BY: CICERO JOSHUA DAVID
PAYMENT METH: CREDIT CARD

REFERENCE:

AMT TENDERED: 6.00
AMT APPLIED: 6.00
CHANGE: .00



First United Methodist Church of Gulfport, Mississippi Disaster Preparedness Plan

“We can be anxious or we can be ready.”

*

Reviewed and Revised by the FUMC Board of Trustees

Summer 2022

James “Pat” Smith, Pete Lenes, Roy Deatherage, Marilyn Leiker,
George “Pearce” Hopkins, Wayne McQueen, Betty Sparkman, Andy Gunkel, Darlene Peterson,
And Pastor, Claire Dobbs

First United Methodist Church of Gulfport
2301 15th Street
Gulfport, Mississippi 39501
Phone 228-863-0047
www.fumc-gulfport.org

Saving Lives and Preserving Property for Ministry

August 30, 2015

The Mississippi Conference of the United Methodist Church has asked each of its congregations to construct a disaster preparedness plan as part of our mandate to be good stewards of the lives and properties entrusted to our care in the Lord's work. In the 58 years from 1947 to 2005, three catastrophic hurricanes struck the Mississippi Gulf Coast. In those storms hundreds of lives were lost, thousands of homes were destroyed, and many Gulf Coast churches were heavily damaged or destroyed. Lesser storms have stricken on average once every five years.

As 2005 Katrina veterans, our congregation understands and gives thanks for the vital role that people of faith played as instruments of God's grace in our disaster recovery. Indeed much grace and mercy came through our denomination's UMCOR disaster volunteers from across the nation. Our Conference now asks that each congregation "prepare to be UMCOR in its own community." We therefore embrace the preparedness mandate with a special sense of gratitude, duty and love.

In accepting this role, we understand that no plan can anticipate everything. However, whether it be fire, tornado or hurricane it is clear that forethought and personal initiative saves lives in emergencies. Thus, we have created a church Disaster Preparedness Committee charged with developing the plans in this document. Our hope is that through analyzing our vulnerabilities, the work of this committee can help us identify practical steps to be taken to save lives, conserve properties, and better respond to the community we serve.

After the revision of the plan each Spring, all church pastors, employees and lay committee chairs should print two copies – one for the office and one for home. If evacuating town, take a hard copy of the plan with you and let continuous prayers for the vulnerable be always on your lips.



Claire Dobbs, Pastor,
First United Methodist Church
Gulfport, MS



Peter A. Lenes,
Chair of Trustees

Disaster and Emergency Contacts

Emergency First Responders(Fire, Police, EMT, Ambulance).....Dial 911

Gulfport Fire Department.....228-868- 5950

Gulfport Police Department.228-868-5900

Harrison County Sheriff Department. 228-865-7092

Mississippi Highway Patrol.228-539-4881

Government

Harrison County Civil Defense (Emergency Management Agency).....228-865-4002

Gulfport City Hall 228-868-5700

Statewide Mississippi Emergency Management Agency (MEMA)..... 601-933-6362

Federal Emergency Management Agency (FEMA).....202-646-2500

Utilities

Mississippi Power Co. 228-864-1211

Coast Electric 1-877-769-2372

CenterPoint Energy(GAS).1-800-371-5417

Hospitals/Emergency Services

Memorial Hospital(Emergency). 228-575-2000

A.M.R. Dispatch..... 228-897-1192

Garden Park Hospital228-575-7000

Biloxi Regional Medical Center..... 228-432- 1571

VA Medical Center..... 228-532-5000

First Methodist Gulfport Church Staff & Officers..... 228-863-0047

www.fumc-gulfport.org

Fax 228-863-7729

Pastor Claire Dobbs. 662-801-5608

claire@fumc-gulfport.org

Associate Pastor (Cleo McQueen). 228-831-1620

or 228-324-8015

FUMC Congregational Lay Leader(Wade Bishop). 228-860-6860

Director of Church Operations (Leslie Vaughn)..... 228-863-0047

or 228-669-7028

Custodian (Larry Bobinger) 228-863-0047

or 228-229-6925

Children First Learning Center (Annette Robbins). 601-2156269

FUMC Disaster Team Leader/Trustee Chair (J. Pat Smith/ Peter A Lenes) Pat.. 228-596-5985

Pete 228-596-9232

FUMC Fomation Shepherd (Ruth Bishop)..... 228-860-7892

FUMC Service Shepherds (Laura Robertson/Wade Bishop) Wade 228-860-6860

Laura 228-990-3485

FUMC Trustees Insurance Consultant (Marilyn Leiker). 228-216-3098

FUMC Church Council Chair (Harold Rose) 228-547-4173

FUMC Finance Chair (Mike O'Niell) 228-918-2903

FUMC Pastor Parish Relations Chair (Margaret McKenzie)228-669-6268

FUMC Communications Chair.....

FUMC United Methodist Men Chair (Frank Moseley).....228-617-0021

FUMC Insurance Policy Agent (Arthur Gallagher Agency, Ridgeland, MS).601-956-5810

FUMC Approved Emergency Repair Contractor (Dan Hensarling).228-832-6622

Seashore United Methodist District Office228-539-4100

At Burton Memorial 12311 Ashley Drive, Gulfport, MS 39501

District Superintendent Larry Hilliard..... 601-692-6133

District Secretary, Beth Dean. 228-284-4199

Mississippi UMCOR (disaster@mississippi-umcor.org)

Seashore District CoordinatorFrank Newell 601-466-2941

Mississippi Disaster Recovery Coordinator (Mellie Jordan)662-736-6362

National UMCOR Office in New York (umcor@umcor.org).....1-800-554-8583

Mississippi United Methodist Volunteers in Mission (Rev. Hollis Crowder).umvim@missis

Local Social Service Agencies

Area Agency on Aging.....1-800-444-8014

Alcoholics Anon.....228-575-9225

Alanon 228-896-7800

email msagf.org

Bethel Clinic228-594-3640

MS Department of Human Services.....228-897-5600

Coastal Family Health 228-435-3474

Gulf Coast Mental Health. 228-863-0091

Gulf Coast Comm Ministries.....228-868-8202

Gulf Coast Women's Center.....228-435-1968

Medicaid 228-863-3328

MS Regional Housing.....228-863-6277

Small Business Admin.....1-800-827-5722

So MS Aids Task Force.....228-385-1214

News Media:

WLOX TV 13.....228-896-1313

WXXV TV 25.....228-832-2525

The Sun Herald news room228-896-2390

news fax228-896-2104

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Sources of Information for Disaster Preparedness Planning:

The steps outlined in the disaster scenarios in this document are adaptations from emergency planning advice available on various government agency and utility web sites including, The Department of Homeland Security, FEMA, MEMA (the Mississippi Emergency Management Agency), Mississippi Power, The U.S. Center for Disease Control, The U.S. Department of Education, and the Florida Emergency Planning web site www.floridadisaster.org, Harrison County Civil Defense, and various church disaster plans available on the internet. The University of Southern Mississippi's Gulf Coast disaster plan was also made available to the committee as a source for guidance. FEMA recommends an incident command system as outlined below. See FEMA, ICS 100

General Guidelines and Disaster Responsibilities for Pastor and Staff

1. In all emergency situations, the Pastor shall be the incident commander until appropriately trained emergency responders arrive on the scene.
2. If the Pastor is away from the office on weekdays the Director of Church Operations will act as incident commander until trained emergency responders arrive on scene.
3. On Sundays, if the pastor is out of town, the Associate Pastor will act as incident commander until trained emergency responders arrive on scene.

4. In all emergencies the Pastor or the Congregational Lay Leader will act as the only authorized press spokespersons for the church.

5. In all emergencies in which evacuation of facilities is necessary, Main Sanctuary evacuees will proceed to the City Hall steps as their pre-determined assembly point. Education Building evacuees will use The Water Department parking lot as the pre-determined assembly point.

At-A-Glance Protocol for Sudden Emergencies

Action

Responsibility

1. Call 911(for fire, ambulance, police). Give address – 2301 15th Street, Gulfport - and indicate whether main sanctuary or education annex.

First person on the scene

2. Take obvious steps needed to ensure personal safety and safety of others pending arrival of emergency responders.

3. Call Church Office (228-863-0047)

4. If safety allows, lock offices, secure files and equipment

5. Call the Pastor and Chair of Trustees

Hurricane Preparation

Hurricane preparations outlined in this plan are applied whenever the National Weather Service has predicted the arrival of hurricane-force winds on the Mississippi Gulf Coast within three days (72 hours). In this situation, the NWS and local civil defense officials issue a steady stream of advisories communicated via local television and radio outlets.

- A. Advisories and Bulletins are issued by the National Weather Service stating location, wind speeds and tidal surges expected in the path of the storm. During hurricane season (June 1 through Nov. 30) all residents and businesses should pay special attention to news reports of hurricane advisories and bulletins. Advisories normally indicate the need for a 72 hour readiness window.
- B. A Local Hurricane Watch is set by the National Weather Service when the hurricane makes a move toward a landfall near the Mississippi, Alabama or Louisiana coastal area. Execution of detailed storm preparation plans must be underway beginning 48 hours from predicted landfall.
- C. A Hurricane Warning. The National Weather Service issues a Hurricane Warning as soon as forecasters develop a reasonable certainty that the Mississippi Gulf Coast is in imminent danger within the next 24 hours. Hurricane preparations should be completed by 24 hours from landfall and staff released for evacuation.

Hurricane Preparation Time Lines

- A. Hurricane Condition (HURCON)5: Normal conditions June 1 through November 30 each year. Residents and businesses should review storm preparation plans and update/replenish storm supplies. Remain alert for news media storm advisories.

B. Hurricane Condition 4 - Hurricane Advisory: Hurricane force winds expected within 72 hours. Residents and businesses check hurricane supplies and review plans, begin filling fuel tanks.

C. Hurricane Condition 3 – Hurricane Watch: Hurricane force winds expected within 48 hours. Execution of detailed preparation plans needed over the next 24 hours. Nursing home evacuations from low-lying areas begin.

D. Hurricane Condition 2 – Hurricane Warning: Hurricane force winds expected within 24 hours. All storm preparation should be completed. Orderly evacuation of low-lying areas.

Note: In heavy evacuation traffic flows north from New Orleans and the Mississippi Coast, it can take 12 hours to reach Jackson. Closure decisions should be made with this fact in mind.

E. Hurricane Condition 1: Hurricane force winds expected within 12 hours. Evacuations should be completed. Imminent danger to life and property.

Hurcon 4 – Hurricane Advisory Issued – 72 Hours From Predicted Storm Landfall

Action

this time, to avoid last minute station crowding.

1. Check for location of two printed hard copies of membership rosters, telephone tree lists. Retain one copy at work and one copy at home. Report to Disaster Preparedness Team Leader(DPT) and Pastor

9. Pastor calls a meeting to decide whether to set the 48 hour phase of the plan in motion. Meeting should include all staff, Congregation Lay Leader, Church Council Chair, Disaster Preparation Leader, Chair of Trustees, and Methodist Men's Leader.

2. Check with telephone tree leaders and branch captains to ensure that hard copies of member lists and cell numbers are in hands and ready. Report to DPT and Pastor

10. As soon as the above meeting is scheduled, Church Storm Preparation Volunteers will be alerted to the likely need for their assistance.

3. Check location of two printed hard copies of Disaster Prep Volunteer List.

11. As soon as the 72 hour notification is received, the awning in the playground will be taken down and stored.

4. Check adequacy of supplies of large garbage bags and visqueen that may be needed to protect office equipment & books. Report to DPT and Pastor

5. Check adequacy of plywood and fasteners for covering basement doors and windows at the church and the parsonage. Report to DPT and Pastor

6. Check supply of sandbags to cover all exterior doorways. Report to DPT and Pastor

7. Test the generator and secure 5 gallons of fresh fuel and 2 quarts of motor oil.

8. Remind all staff to fill their own vehicles with fuel at

Responsibility

Pastor, ministerial staff,	Custodian (Larry Bobinger)
Church Council Chair (Harold Rose)	Chair of Trustees/Preparedness Team Leader
Formation Shepherd (Ruth Bishop)	
	Custodian (Larry Bobinger)
Formation Shepherd (Ruth Bishop)	
	Office Manager (Leslie Vaughn)
	Pastor or Pastor Designee
Methodist Men (Frank Mosely & Dennis Brooks)	
Disaster Preparedness Team Leader	
Custodian (Larry Bobinger)	
Chair of Trustees/Disaster Preparedness Team Leader	
	DPT Leader/Chair of Trustees, Methodist Men Leader
Custodian (Larry Bobinger)	
Chair of Trustees/Disaster Preparedness Team Leader	DPT Leader/Chair of Trustees, Methodist Men Leader ELC
Children's Early Learning Center Director	Director

Hurcon 3 – Hurricane Watch Issued – 48 Hours to NWS Predicted Landfall

Action

Responsibility

1. Pastor or Pastors Designee holds meeting including

all staff members, Congregational Lay

Leader, Church Council Chair, Disaster

Preparedness Leader, Trustees Chair, and

Methodist Men Leader . All shall attend or send a

designee.
2. Decide on whether to cancel services.
3. Immediately, upon notice of meeting, the DPT

Team Leader and the Methodist Men Leader or

designees will complete calls to Storm Preparation

Volunteer List asking for immediate assistance.
4. Secure or remove loose objects outside at the

church and the parsonage.
5. Board up designated church & parsonage windows.

Set flood barriers for basement doors.
6. Unplug all sanctuary electronics. Cover pipe organ

console, cameras, sound boards, pianos, amps &

speakers in organ loft with visqueen or plastic bags.
7. Unplug & cover all instruments and electronic

- sound boards in the Fellowship Hall with visqueen or

garbage bags.
8. Fill containers with water for post-storm emergency

toilet flushing and building mopping/clean-up.
9. Back-up vital giving & member data & take home.

Make final bank deposits.
10. Unplug all electronic equipment in all offices and

classrooms. Cover all equipment and book shelves

in offices/classrooms with garbage bags &

visqueen.
11. Remove altar cross and altar candles before final

lock down and deliver to Pastor for evacuation and

services in alternate location if needed.
12. Check entire campus to verify all interior rooms are

vacated and outside doors locked and secure.
13. When the main sanctuary is verified to be vacant

and secure send the elevator to the top floor.
14. Cut off natural gas.
15. Clean storm drains (courtyard, doors & streets)

DPT Leader or Pastor

Pastor or Pastor Designee

Custodian, DPT Leader or designees

Pastor with above named group.

Custodian, DPT Leader

DPT Leader, Chair of Trustees, Methodist Men Leader

Custodian, DPT Leader

Storm Preparation Volunteers

Storm Prep Volunteers

DPT Team Leader, Methodist Men, Storm Prep. Vols.

Custodian, DPT Leader

Custodian, Methodist Men, Storm Prep. Vols.

Custodian, Methodist Men, Storm Prep. Vols.

Custodian, Methodist Men, Storm Prep. Vols.

Custodian and Staff, Storm Prep. Vols.

Office Manager, Leslie Vaughn

Storm Prep. Volunteers

Hurcon 2 – HURRICANE WARNING issued – 24 hours to predicted landfall

<u>Action</u>	<u>Responsibility</u>
1. Communicate any decision to cancel church services to all key church committee chairs and the Seashore District Superintendent.	Pastor or Designee
2. Announce any cancellation of church services to media via WLOX, WXXV, The Sun Herald, the church website, Facebook and the church newsletter e-mail list)	Pastor or Congregational Lay Leader. Note: The Pastor and Congregational Lay Leader are the authorized press spokespersons for the church.
3. Telephone all staff, Chair of Trustees, Congregational Lay Leader, Church Council Chair, and, Methodist Men Leaders to determine/note their personal evacuation or sheltering plans and alternate contact information. Transmit to Pastor.	Disaster Preparedness Team Leader/Chair of Trustees
4. Double check security of doors and determine whether sandbagging is adequate based on surge predictions. Re-check/reclear storm drains in courtyard and on nearby streets & alley.	Disaster Preparedness Team Leader
5. Notify Gulfport Police that church buildings have been closed and evacuated. Request increased patrol attention to facilities.	Disaster Preparedness Team Leader

Harrison County Emergency Shelters

County Farm Road 361 Shelter (Pets Allowed)
15038 County Farm Rd Gulfport, MS 39503

D'Iberville Civic Center - Multi Purpose Building

10395 Auto Mall Parkway D'Iberville, MS 39501

D'Iberville High School

15625 Lamey Bridge Road Biloxi, MS 39532

Gulfport Central Elementary

1043 Pass Road Gulfport, MS 39501

Harrison Central High School

15600 School Road Gulfport, MS 39503

Lobouy Road 361 Shelter

9509 Lobouy Rd Pass Christian, MS 39571

North Bay Elementary School

1825 Popps Ferry Road Biloxi, MS 39532

Salvation Army Building

2019 22nd Street Gulfport, MS 39501

Saucier Lizana Road 361 Shelter

23771 Saucier Lizana Rd Saucier, MS 39574

Status:

West Harrison High School

10399 County Farm Road Gulfport, MS 39503

Status:

Harrison County Board of Supervisors © 2002 - 2015

Post-Hurricane Disaster Response Plan

Action

1. Activate telephone tree immediately after the storm passes. Trunk and branch leaders contact all members of the congregation and staff to assess needs and conditions. Report pressing individual needs back up the tree to consolidate a needs list for reporting to Pastors and Service Shepherds.

Report significant damage and acute emergency needs to local gov't. authorities.
2. All church staff members, Trustees Chair, Disaster Prep. Leader, Congregation Lay Leader & Formation Leader should contact the Pastor to report on their status as soon as possible after the storm passes.
3. Begin separate calling of list of disabled, infirm, & frail elderly members to determine condition and needs. Consolidate a needs list for the pastor.

Report acute emergency needs to local government authorities.
4. Assess/photograph all damage to church properties and report to Pastor and Church Council Chair.
- Notify insurers and any pre-storm contractors needed. Note: FEMA recommends torque damage inspection immediately after hurricanes or tornados.
5. Inspect properties for fallen power lines, broken gas lines and report them to appropriate utility company. Survey property for broken glass and other immediate safety hazards. Check attic for leaks.
7. Call insurance agent to schedule an adjuster visit
6. Call Storm Prep. Volunteer List for clean-up as needed.
7. Decide/announce whether alternate worship site agreement will be activated and activate if needed. Decide/announce the re-opening/resumption of service schedule to Church Council and news media via WLOX, WXXV, Sun Herald church website, facebook, and newsletter e-mail list.
8. Schedule post-disaster distribution of relief supplies

Report to Pastor and DPT Leader
9. Determine feasibility of housing UMCOR volunteers.

Report to Pastor and State UMCOR Contact

	<u>Responsibility</u>
10. Within 20 days conduct a post-disaster debriefing and revision of the plan & restock storm prep. kits.	Formation Leader (Ruth Bishop)
	All church staff members/employees; Disaster Prep Leader, Trustees Chair, Lay Leader, Formation Leader
	Pastor, Associate Pastor, Congregational Care Team (M. Jackson and G. Leonard)
	Trustees Chair and all available Trustees Disaster Preparedness Leader
	Trustees Chair and available Trustees Disaster Preparedness Team Leader
	Trustees Chair Disaster Preparation Team Leader
	Methodist Men Leader

Pastor, Church Council Chair, Trustees Chair,

Congregational Lay Leader.

Service Shepherds, TBD

Pastor, Service Shepherds and Chair of Trustees

Disaster Preparedness Team, Pastor and Staff

Hurricane Preparedness Volunteers 2019

NAME	EMAIL ADDRESS	CELL PHONE	HOME PHONE	NAME & PHONE OF EMERGENC'
Betty Sparkman	BDSparkman@gmail.com	703-980-3376		Jane Mount 334-559-9012
Bob Daniel	rid1147@gmail.com	330-328-9985		
Claire Dobbs	clairedobbs8@gmail.com	662-801-5608	662-801-5608	Katy Dobbs (Sister) (205) 482-1686
Daniel Jones	wdanjo3@gmail.com	228-239-6931		
Donielle Daigle	stacydonielle@att.net	228-236-8731	228-896-2252	
Eddie Easterling	bookworm725@gmail.com	205-317-3678		Helen Mayo 601-946-8451
George Allen	poppasauk@gmail.com	360-631-1103	228-222-7815	
Harold Rose	hrose@harrison.kk.ms.us	228-547-4173		Stella Rose 228-284-7091
J. Pat Smith	j_pat.smithj@yahoo.com	228-596-5985	228-832-8547	
J.J. Harris	jmh75@mac.com	228-990-8964	228-596-8821	
Jake Chambliss	jankhutchins11@gmail.com	228-918-3942		Cindy Chambliss 228-918-3942
James Taylor	jamietaylor.jr@gmail.com	817-505-8920		
Jan Kathryn Hutchins	jankhutchins11@gmail.com	931-239-8070		Elizabeth Hutchins 931-510-5401
JD Crockett	jdcrockett25@yahoo.com	225-803-2960	225-803-2960	
John Holliday	johnholliday@cableone.net	228-380-3303	228-896-8568	
Judy Rowe	judyrowe59@mc.com	228-861-0591		
Kathleen Hodgins	green3034@aol.com	228-861-7348		
Kaye Bernheim	kayebernheim@yahoo.com	228-861-5562		Peter Bernheim 228-861-4246
Laura Robertson	Lrobertson124@yahoo.com	228-990-3485		
Lynda Mustain	Lmustain56@yahoo.com	228-365-1091		
Pearce Hopkins	gph04@aol.com	228-860-4685	Don't have one	Mallory. 2282388843

Tornado Response Plan

NWS Tornado Threat Levels:

Tornado Watch - Tornadoes are likely to occur in the watch area. Review sheltering plans before services and monitor

NOAA weather radio continuously for more information.

Tornado Warning - Imminent threat - A tornado has been sighted in the area or has been indicated by radar.

Action

Take shelter immediately. Weather radio warnings usually give a 5 to 8 minute window to act.

- Seek a small interior room or hallway on the lowest floor possible.
- Stay away from doors, windows, and outside walls; avoid corners because they attract debris
- Leave shelter area only when all is clear or warning is lifted.

Responsibility

1. During threatening weather verify that weather radios or WLOX

Weather Bug is being monitored in the nursery, church office,
and by lead ushers, and security leader in both worship centers.

implementing the sheltering plan. (No
Civil Defense

expects a 5-8 minute window to act.)

2. On Sundays during threatening weather or when a

Tornado Watch has been issued for Gulfport, Security Leader,
lead usher, and early service lead greeter will monitor weather
radio or WLOX Weather Bug during both services and Sunday
School.

On Weekdays Office Manager will monitor weather radio.

4. Main Sanctuary and Basement Sheltering

a. Direct persons able to easily negotiate
stairs

to calmly make their way down the stairs
to the

basement halls and center room. Do not
use the elevator

due to danger of entrapment during
power failures.

3. TORNADO WARNING for Gulfport During Sunday Services:

When TORNADO WARNING for Gulfport alerts via

WLOX Weather Bug, Lead Usher/Lead Greeter or Security

Leader will immediately go to the chancel/stage area,

inform the pastor, and direct the congregation in

b. Direct all others to move calmly to the
east or elevator lobby

side of the auditorium near restrooms
away from windows.

5. Fellowship Hall Sheltering Plan: Direct

people through the

kitchen to the interior hallway beyond the pantry. Direct women with small children to the interior hallway inside the main church office suite. Direct others to kitchen, side stage closets and rear of the main room away from windows and doors. First floor children's Sunday School classes use classroom restrooms & closets. Close & tightly secure all doors.

Usher Leaders; Security Leader;

Director of Church Operations

Usher/Greeter Leaders

Security Team Leader,

Director of Church Operations (Leslie

Vaughn)

6. Education Building Sheltering Plan: Ground floor rooms

proceed to room 106, the sheltered interior hallway on southwest side of complex. Upper floor proceed to interior hallways on either end of the floor. Close all doors. All restrooms and closets on ground floor are good shelters.

Designated Usher Leaders

Early Service Lead Greeter

Security Leader

7. Tornado Warning Weekdays: The Office Manager will

immediately alert all staff to implement sheltering in protected hallways away from windows and outside doors.

Usher Leaders

Early Service Greeters

Security Leader

Sunday School Teachers,

Security Leader

Director of Church Operations (Leslie

Vaughn)

Post-Tornado Response Plan

Action

- | | |
|--|--|
| <p>1. Activate telephone tree immediately after the storm passes. Trunk and branch leaders contact all members of the congregation and staff to assess needs and conditions. Report pressing individual needs back up the tree to consolidate a needs list for reporting to Pastors and Service Shepherds.</p> <p style="padding-left: 40px;">Report acute emergency needs to local government authorities.</p> <p>2. All church staff members should contact the Pastor to report on their status as soon as possible after the storm passes.</p> <p>3. Begin separate calling of list of disabled, infirm, & frail elderly members to determine condition and needs. Consolidate a needs list and report to the pastor and ministerial staff.</p> <p style="padding-left: 40px;">Report significant damage and emergency needs to local government authorities.</p> <p>4. Assess/photograph all damage to church properties and report to Pastor and Church Council Chair.</p> | <p>Notify insurers and any pre-storm identified contractors as needed. Note: FEMA recommends post-tornado torque damage inspections.</p> <p>5. Inspect properties for fallen power lines, broken gas lines and report them to appropriate utility company. Survey property for broken glass and other immediate safety hazards. Check attic for leaks.</p> <p>7. Call insurance agent to schedule an adjuster visit</p> <p>6. Call Storm Prep. Volunteer List for clean-up as needed.</p> <p>7. Decide/announce whether alternate worship site agreement will be activated and activate if needed.</p> <p style="padding-left: 40px;">Decide/announce the re-opening/resumption of service schedule to Church Council and news media via WLOX, WXXV, Sun Herald church website, facebook, and church newsletter e-mails</p> <p>8. Schedule post-disaster distribution of relief supplies</p> <p style="padding-left: 40px;">Report to Pastor and DPT Leader</p> <p>9. Determine feasibility of housing UMCOR volunteers.</p> |
|--|--|

Report to Pastor and State UMCOR Contact

Responsibility

10. Within 20 days conduct a post-disaster debriefing
and revision of the plan. Restock disaster kits.

Formation Leader (Ruth Bishop)

All church staff members/employees

Pastor, Ministerial Staff,

Congregational Care Team (M. Jackson and G.
Leonard)

Pastor, Trustees Chair and all available Trustees

Disaster Preparedness Leader

Trustees Chair and available Trustees

Disaster Preparedness Team Leader

Trustees Chair

Disaster Preparation Team Leader

Methodist Men Leader

Pastor, Church Council Chair, Trustees Chair,

Congregational Lay Leader.

Note: Pastor and Lay Leader are the authorized Press contacts.

Service Shepherds

Pastor, Service Shepherds and Chair of Trustees

Disaster Preparedness Team, Pastor and Staff.

Fire Response Plan

Action

- b. Two ushers take up posts outside each exit to assist or frail, disabled or infirm down outside steps.

1. Call 911 – report location – 2301 15th Street, Gulfport -

and indicate whether main sanctuary or education annex.

In our location first responders will arrive on the scene in 2-3 minutes

2. Pull fire alarm. Evacuate. Close doors to contain the fire.

If it can be safely done, use fire extinguisher on base of small blazes.

3. Alert persons in surrounding rooms, buildings and offices at

228-863-0047.

4. Take other obvious steps to ensure personal safety and the

safety of others while awaiting arrival of firemen.

5. Lock offices, close doors when evacuating the building.

Check restrooms if safety allows.

6. Fire Alarm During Main Sunday Worship:

a. Ushers direct people to nearest outside exits. (Fire

fatalities often occur around crowded doorway exits due to

human tendency to try to escape by the same door they

entered. Ushers & Greeters should call attention to all

exits. In main sanctuary prefer the west two main

sanctuary exits to avoid crowding in single north door.)

Responsibility

First person on scene.

Last person evacuating office area

Ushers; Early Service Greeters

Security Leader

First person on the scene

First person on the scene.

First person on the scene.

Ushers; Early Service Greeters

Do not use elevator due to entrapment risk during power outages.

- c. Outside the building urge people to calmly move across the streets to make way for firefighters. City Hall west parking lot will be our designated fire evacuation assembly point for sanctuary evacuees. The Water Department parking lot will be designated evacuation assembly point for Ed. Building evacuees.

parent pick-up site at the Water Department as needed.

- d. Designate one usher or greeter to immediately notify nursery workers and assist nursery evacuation to designated

- e. Nursery workers and Sunda School teachers will calmly walk children away from the building, to the Water Department parking lot, the predesignated assembly for reunion with parents. Choose

route that avoids fire

equipment. Toddlers and bed babies should be placed in

wheeled cribs and pushed out the doors & gates to safety.

Ushers; Early Service Greeters

Security Leader

f. Designate one usher or greeter to meet fire fighters and direct

them to the fire while all other ushers assist evacuees.

Usher Leader; Lead Greeter.

Security Leader

Sunday School Teachers; Nursery

Workers;

Usher Leader; Lead Greeter.

Security Leader

Earthquake

Drop, Cover, Hold-ON

Initial response indoors: drop to the floor and take cover under a desk, pew, or table. Hold furniture above you until tremors have passed. If no furniture is available crawl to cover against an interior wall.

Action

1. Earthquake During Sunday Services:

a. Drop, Cover, Hold-On:

Pastor & ushers or Sunday School teachers direct people to drop down and take cover under pews chairs or against interior walls with no windows.

b. Call 911 to seek fire, ambulance, rescue assistance

c. When tremors cease, Ushers direct people to outside exits. (Prefer the west two main sanctuary exits to avoid stairway crowding).

d. Ushers take up posts outside each exit to assist or lift frail, disabled or infirm down the outside steps.

Do not use elevator due to entrapment risk

during power outages.

e. Outside the building ushers or greeters direct

sanctuary evacuees to move across the streets to City

Hall parking lot assembly point. Ed. Building evacuees

will be directed to the Water Department parking lot and

2. Earthquake on Weekdays:

a. Drop down, take cover under desks or tables or

against interior hallway walls with no windows.

b. Call 911 to seek fire, ambulance rescue workers

c. When tremors cease, evacuate office and Ed. Building

to designated assembly point at

Water Department

parking lot. Evacuate sanctuary to City Hall

parking lot as designated assembly point.

Responsibility

Pastor, Lead Usher, Lead Greeter.

Sunday School Teachers

Lead Usher or first person able to call.

Ushers and Security Leader

All Ushers and Greeters

Security Leader

All staff, teachers, children

Security Leader

All staff

First person able to call.

All staff, teachers

Gunshots, Armed Intruder, or Shooter at the Church

Personal safety is the first concern. Take action to ensure safety at the first sight of a gun, or shooter, or at the sound of gunshots in any building. Assist others only when safety allows.

Respond Immediately:

Run, Hide, Fight

Action

–Remain silent; use silent communication strategies with first responders

1. **RUN** if it is safe to do so, the first course of action that should be taken is to run out of the building and far away to a safe location:

responders at windows to signal law enforcement the

- Leave personal belongings behind
- Visualize possible escape routes, including routes for the disabled.
- Avoid escalators and elevators
- Take others with you, but do not stay behind if others will not go.
- Call 911 as soon as it is safe to do so.

status of room and occupants.

– Hide along the wall closest to the exit, but out of view from the hallway

(allowing for ambush of shooter and possible escape if shooter

2. **HIDE** if running is not a safe option. Safest hiding options have fewer windows and thicker walls and are out of shooter's view.

cabinets, pews.

- Lock the doors
- Barricade doors with heavy furniture
- Close/lock windows; close blinds or curtains
- Turn off lights
- Silence all electronic devices

–Dial 911 to alert police of shooter location

– Remain in place until given all clear by identifiable law enforcement

–Immediately comply with police commands with hands up and

fingers spread.

Responsibility

3. **FIGHT** as a last resort, and only when your life is in imminent danger; attempt

to disrupt and/or incapacitate the active shooter by:

All staff or worshipers

- Acting as aggressively as possible against shooter
- Throwing items and improvising weapons
- Yelling
- Committing to your actions

All staff or worshipers

4. When Law Enforcement Arrives

- Remain calm ; follow officers directives
- Put down any items in your hands (bags, jackets, phones)
- Raise hands, spread fingers; keep hands visible at all times.
- Avoid pointing, screaming or yelling;
- Evacuate in the direction from which officers are entering and do not stop to ask officers for help or directions.

All staff or worshipers

All staff or worshipers

Abduction, Kidnaping, Missing Child

The U.S. Department of Education website endorses the steps listed below in abduction or missing children scenarios and advises that even abductions involving child custody disputes should be treated as kidnaping cases.

If an abductor invades a classroom while class is in session, the USDE recommends that the teacher attempt to persuade the abductor not to commit the act. If this is unsuccessful, do not place yourself or other children in danger, but as soon as possible take the steps listed below.

Action

Responsibility

- | | |
|--|---|
| 1. <u>Dial 911</u> - Report abduction and give location - 2301 15 th Street, Gulfport and indicate whether Education Annex or Main Sanctuary. | Teacher or nursery worker on the scene |
| 2. Provide 911 operator with description of abductor, color of clothing, and description of vehicle (make, model, licence number etc.). | Teacher or nursery worker on the scene |
| 3. Notify the church office | Teacher or nursery worker on the scene |
| 4. Notify the custodial parent | Teacher, Administrative Assistant, Pastor or Lay Leader as available. |
| 5. If other children witnessed the abduction, notify their parents as the children will be upset. | Teachers or nursery workers on the scene |
| 6 For <u>missing children</u> with no known abduction, <u>call 911</u> and the <u>immediate search</u> of the campus. | Teachers, nursery workers, office staff, or available ushers and volunteers |

Barricaded Suspect or Hostage Situation

Action

Responsibility

1. Dial 911 – report location– 2301 15th Street, Gulfport - and

First person able to make a call.

indicate whether main sanctuary or education annex.

2. To the extent possible without taking undue safety risks,

On weekdays, Staff;

evacuate buildings and surrounding areas; close and lock doors.

On Sundays, Ushers; Greeters

Civil Disorders Near City Hall

Action

authorized press spokesperson for the Church
after an incident.

1. Call 911 to report the situation and ask for police advice.

Maintain contact with Gulfport Police Department.

2. Report injuries and/or property damage to Gulfport Police.

Photograph/video the incident if it can be done safely.

3. To the extent possible without taking undue safety risks,

evacuate all buildings and surrounding area as in fire scenarios.

4. Upon evacuation lock offices and buildings.

5. The Pastor or Congregational Lay Leader will be the only

Responsibility

Director of Church Operations on weekdays

& Lead Usher/Lead Greeter on Sundays

Director of Church Operations on weekdays

& Lead Usher/Lead Greeter on Sundays

Director of Church Operations on weekdays

& Lead Usher/Lead Greeter on Sundays

Director of Church Operations on weekdays

& Lead Usher/Greeter/Security Leader on

Sundays,

Pastor or Congregational Lay Leader

ActionBomb ThreatResponsibility

1. Keep caller on line as long as possible. Note caller ID,
number, distinctive voice features, background noises and
details about bomb timing, placement, motives etc. When
threat caller hangs up, call 911
2. If possible, during the threat call pass a note to a second
person to have them Call 911 and report threat and location
2301 15th Street, Gulfport - and if known, indicate whether
main sanctuary or education annex.
3. To the extent possible without taking undue safety risks,
evacuate all buildings and surrounding area as in fire scenarios.

Person receiving the threat call.

First person able to make the call

On week days the Staff

On Sundays Ushers and Greeters

See Attached Bomb Threat Checklist

Pandemic Flu

Helpful web sites include: <http://www.flu.gov/pandemic/>; <http://www.flu.gov/planning-preparedness/>;

<http://www.flu.gov/planning-preparedness/community/index.html>

In the United States between 5% and 20% of the population gets the flu each flu season. Hand-to-hand contact is the most common means by which flu is spread. Frequent washing, generous use of hand sanitizers as well as covering coughs and maintaining a 3-foot personal space zone are recommended risk reduction measures.

Vaccination is the best protection against getting the flu and flu-related complications. CDC recommends that every person 6 months and older receive an annual flu vaccine.

Action

- | | |
|--|--|
| <p>1. Each fall, conduct an annual congregational flu information and flu vaccination campaign involving e-mail, newsletter, Facebook, and congregational announcements.</p> | <p>5. Maintain ample supplies of hand disinfectant posted near all doors, on all foyer tables and Sunday school rooms and offices. Check weekly.</p> |
| <p>2. Each winter conduct an annual congregational personal hygiene flu prevention education campaign via e-mail, newsletter, congregational announcements/brown bag luncheon.</p> | <p>6. Maintain ample supplies of tissues posted near all doorways and on all foyer tables</p> |
| <p>3. Monitor http://www.flu.gov/pandemic/ once per week during flu season</p> | <p>7. Each week during flu season wipe all nursery toys and books with disinfectant wipes before leaving the nursery.</p> |
| <p>4. Once per week during flu season wipe all door handles in sanctuary and ed. annex with disinfectant</p> | <p>8. Each fall train greeters, ushers and communion servers on how to model best hand disinfectant</p> |

practices and incorporate them into rituals.

Responsibility

9. Liaison with local public health officials for recommendations on church service adjustments.

Pandemic Flu Coordinator

Inform the Pastor and Church Council Chair.

Pandemic Flu Coordinator

Pandemic Flu Coordinator

Custodian

Custodian

Custodian

Nursery staff and workers

Pandemic Flu Coordinator

Pandemic Flu Coordinator

Annual Disaster Preparedness Review – To be Completed Each Year by March 31

Action

Responsibility

1. Revise this Disaster Plan – review all action plans and update contact page each March.

Trustees (with Disaster Planning Team (DPT))

2. Review all insurance coverage re: sufficiency of limits; coverage of replacement costs for buildings, furnishings, equipment; coverage for loss of donations. Report to Disaster Planning Team (DPT)

Trustees
Arthur J. Gallagher Agency, Jackson

3. Document (video) contents of each room and place the video in secure locations/lock box off campus at a bank branch north of the CSX Railroad.

Trustees (

4. Conduct an annual building inspection and maintenance audit to identify problems. Check attic for leaks.

5. Check all stairwell lighting & exit signs for bulb outages and place and check operational battery-powered emergency lighting in halls and shelter areas. Test the gas powered generator each January and June.

6. Review the Disaster Plan with all staff, Trustees and Church Council to clarify responsibilities in an emergency & update evacuation maps in all rooms

7. Establish/annually reconfirm relocation site for worst if

church property rendered unusable and secure

written agreement.

Report to DPT

Trustees and Custodian

Trustees Chair

with Disaster Planning Team

Pastor (Claire Dobbs)

- 8 Identify/reconfirm qualified local contractor in advanced hurricane season each year. Report to DPT

Trustees

Emergency Contractor: Dan Henserling

9. Back-up essential electronic data (financial records & membership lists) and store the back-up drive or disk in a lock box in a secure location off campus & north of CSX Railroad. Report to DPT

member/attenders cell phone and emergency contact information. Report to DPT

10. Make/check copies of current insurance policies, membership lists, property deeds, floor plans and store in a lock box in a secure location off campus. Report to DPT

11. Collect/Update all members & regular attenders cell phone numbers and emergency contact information. Report to DPT

12. Input, maintain updated master list of

Director of Church Operations (Leslie Vaughn)

Director of Church Operations (Leslie Vaughn)

Formation Shepherd (Ruth Bishop)

Director of Church Operations (Leslie Vaughn)

Director of Church Operations (Leslie Vaughn)

& Communications Director (Leslie Vaughn)

Action

- school teachers and small group leaders.
Report
completion to DPT
13. Print and distribute to Pastor, all ministers, Formation Shepherd, Service Shepherd, Congregational ~~Co~~ and Church Council Chair two(2) hard copies each of the updated member/attenders master list (one copy to be kept at work and one at home of each).
Report to DPT
14. Create/update congregational telephone tree with branch leaders responsible for 7 to 10 families. Calling tree leader and branch leader should maintain 2 hard copies of their updated assignments (one at work; one at home). Report to DPT
15. From the updated membership contact list extract/update a Special Needs Contact List of disabled, frail elderly or infirm members. Two hard/printed copies of the special needs list should be kept (one at office; one at home) by the pastor, Service Shepherd and each ministerial staff member. Report to DPT
16. Annual CPR training/review for all ushers, Sunday
17. Review/update and each year train ushers and Sunday School teachers in congregational evacuation plan for fires and congregational sheltering plan for tornados. Report completion to DPT
18. January and June Check the functionality of all fire alarms, fire extinguishers, battery-powered emergency lighting and generator. Report to DPT
19. Establish/review status of weather radios and WL cell phone weather bug for receiving and action on local tornado warnings both in worship center and the church office. Report to DPT
20. Review/survey locations of water, gas and electric cut-offs and building keys that may need to be accessed in an emergency. Report loc. to DPT

Responsibility

Office Manager

Director of Church Operations (Leslie Vaughn)

Custodian (Larry Bobinger)

Pastor and ministerial staff

Formation Shepherd

Pastor and Lead Usher/Lead Greeter

Service Shepard

For each service

Congregational Care

Trustees (Marilyn Leiker)

Formation Shepherd (Ruth Bishop)

Custodian, Lead Ushers (Brooks)

DPT Leader

Pastor, Formation Shepherd (Ruth Bishop),

Congregational Care Team (George Leonard and

Margaret Jackson)

Formation Shepherd, Lead Ushers (Dennis

Brooks/Preston Reeves)

Worship Shepherds(Penny Bise/Millie Wright

Disaster Prep. Team Leader

Lead Ushers (Dennis Brooks)

Worship Shepherds

Action

Preparedness Team by January 1 each year

21. Identify & review placement of all exit signs, first aid kits, fire extinguishers, defibrillators, ~~vib~~ chairs etc. Update fire extinguishers, first aid kits & defib. batteries. Report to DPT
22. Check/acquire storm-related supplies including large garbage bags for covering computers/copiers etc, visqueen, for covering bookshelves and masking tape to secure these items. Check plywood supply and attachment system for covering ground-level windows. See Attachment. Report to DPT
23. Check/acquire supply of sandbags sufficient for all ground level exterior doors in predicted storm surges. Report to DPT
24. Establish/Update Disaster Prep Volunteer List to assist staff in hurricane preparation tasks by June 1. Maintain hard copies – work & home. Report to DPT

25. Identify/appoint a Congregational Disaster

Preparedness Team Leader and Disaster

26. Identify a congregational Pandemic Flu Planning Coordinator to lead seasonal flu preparedness, education and response efforts. This person should have at least a minimal medical background and be a part of the DPT. Report to DPT
27. By October 1 each year prepare flu risk reduction plan for the congregation. Report to DPT
28. Schedule and conduct at least one announced fire or tornado drill for Church Council & other leaders once per year and affix evacuation and sheltering maps in all rooms and hallways. Training drills need not use alarms to be effective.

Note: Gulfport Fire Chief must be

notified of date/time before any ALARMED
drill as our alarms will alert fire dept.

Responsibility

Pandemic Flu Planning Coordinator

Trustees; Lead Ushers (Brooks/Reeves)

Custodian (Larry Bobinger)

Pastor; DPT Leader

Pastor

Ushers & Greeters

Trustees

DPT Leader

Chair of Trustees

Custodian (Larry Bobinger)

DPT Leader

Director of Church Operations

DPT Leader

Custodian (Larry Bobinger)

Office Manager (Leslie Vaughn)

DPT Leader

Trustees (Pete Lenes)

Lay Leadership Committee

FUMC Gulfport

Hurricane Kit Contents, March 2017

Kit Stored in Sanctuary Basement in Closet Nearest Elevators. Use for hurricane preparation only

- Church Directory, latest available edition.
- Hurricane Preparation Volunteers Contact List
- First Aid Kit
- Church Disaster Preparedness Plan
- Spiral notebook and pen
- Flood map of Harrison County
- Pack of disposable rubber gloves
- One roll foam gasket seal stripping for doors and sills
- 4 Packs (20 ct) plylox storm clips brick to plywood (Church and Parsonage)
- 1 Pack (25 ct) plylox plywood to plywood clips binding plywood to plywood atop each other for double-glass-door elevator entry. Bottom half has been pre-cut as a flood panel.
- One pack 50 ct large garbage bags – covering for furniture/electronics
- Two rolls (100'x10') plastic sheeting for covering large instruments/furniture/electronics
- One small roll (25'x10') plastic sheeting for parsonage valuables
- 2 pairs scissors for cutting plastic sheeting
- 4 rolls masking tape for securing sheeting/garbage bags
- 2 rolls pro-strength duct tape for securing sheeting
- 1 Bail (1,000 ct) white sandbags.

Additional Notes:

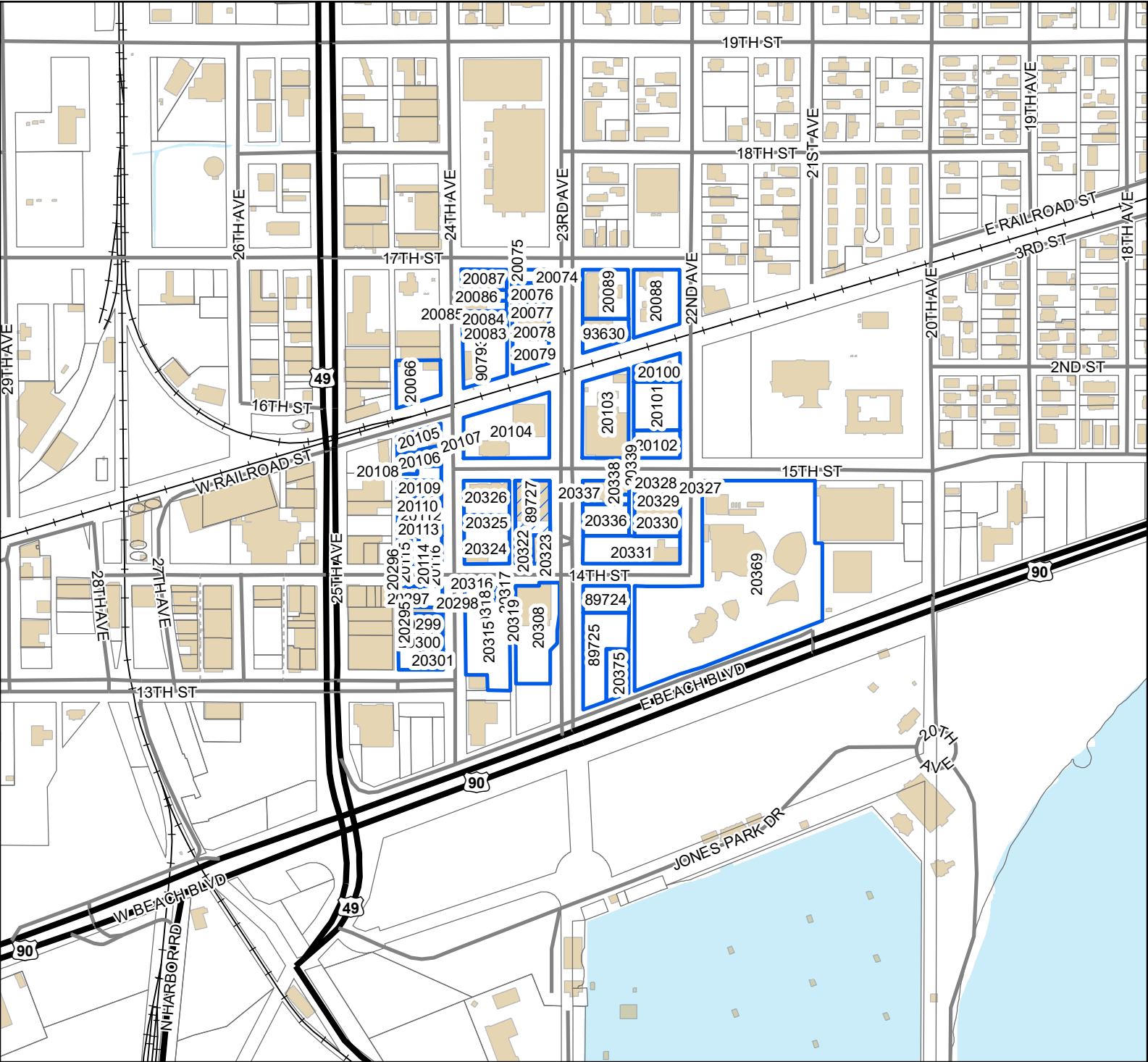
1. Pre-cut **plywood flood-door panels** for all basement doors are stored in the sanctuary basement in the hallway at the base of the steps leading to the pulpit stage.
2. Aluminum panels and container of attachment bolts for large Education Building windows are kept in the storage room off the kitchen

Parsonage -- Hurricane Window Covers and Attachment Clips

On-site stored in the south storage shed on the parsonage property

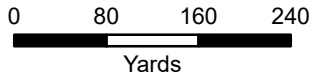
1. Pre-cut plywood window covers for south and east side of the house.
2. Plylox attachment clips to attach plywood to designated windows and patio doors.

Notes :



Legend

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



1 inch = 500 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
	89727	0811K-03-001.000	1ST UNITED METHODIST CHURCH GPT	2301 15TH ST	GULFPORT	MS	39501
N			Adjacent Property Owners				
	20113	0811K-03-012.000	1409 24TH AVENUE LLC	2326 SUNSET BLVD	SLIDELL	LA	70461
	20330	0811K-01-016.000	1415 22ND STREET LLC	2002 BENT OAKS BLVD	BILOXI	MS	39531
N	20326	0811K-03-006.000	1ST UNITED METHODIST CHURCH GPT	2301 15TH ST	GULFPORT	MS	39501
	20075	0811F-04-003.000	ALLEN INDUSTRIES LLC	18565 DIAMOND RD	SAUCIER	MS	39574
	20318	0811K-03-038.000	BORSI DAVID	9053 BREWER CREEK PLACE	MAMASSAS	VA	20109
N	20317	0811K-03-039.000	BORSI DAVID	9053 BREWER CREEK PLACE	MAMASSAS	VA	20109
	20115	0811K-03-015.000	CARTER JOEL RICHARD JR ETAL	2413 14TH ST	GULFPORT	MS	39501
	20315	0811K-03-041.000	CHERS PATIO GULFPORT PROPERTIES LLC	100 TITUS BLVD	HATTIESBURG	MS	39402
	20105	0811F-03-014.000	CLAY GUY JR & SUSAN	18369 SKY LANE	SAUCIER	MS	39574
	20114	0811K-03-014.000	DEDEAUX UTILITY CO INC	13407 DEDEAUX RD	GULFPORT	MS	39503
	20324	0811K-03-004.000	DRIVEN PROPERTIES LLC	7247 LIVE OAK WAY	PASS CHRISTIAN	MS	39571
	20331	0811K-01-017.000	FIRST MAGNOLIA FED SAV & LOAN	250 RIVERCHASE PKWY SUITE 600	BIRMINGHAM	AL	35244
	20301	0811K-03-030.000	FIRST THE	6480 HWY 98 W	HATTIESBURG	MS	39404
N	20300	0811K-03-031.000	FIRST THE	6480 HWY 98 W	HATTIESBURG	MS	39404
	20338	0811K-01-021.000	GILLESPIE VIRGIL G & HELEN J	2501 13TH STREET, SITE 4	GULFPORT	MS	39501
N	20339	0811K-01-022.000	GILLESPIE VIRGIL G & HELEN J	2501 13TH ST STE 4	GULFPORT	MS	39507
	20107	0811F-03-015.000	GREATER GULF REALTY & DEVELOPMENT	1509 24TH AVENUE	GULFPORT	MS	39501
	20079	0811F-04-007.000	GULF SOUTH PIPELINE COMPANY LP ATTN: [	P O BOX 20008	OWENSBORO	KY	42304
N	20336	0811K-01-019.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20329	0811K-01-015.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20103	0811F-03-012.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20104	0811F-03-013.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20102	0811F-03-011.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20327	0811K-01-013.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20101	0811F-03-010.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20100	0811F-03-009.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	20325	0811K-03-005.000	GULFPORT CITY OF				0
N	20328	0811K-01-014.000	GULFPORT CITY OF	2309 15TH ST	GULFPORT	MS	39501
N	20337	0811K-01-020.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
	89725	0811K-01-024.000	GULFPORT REDEVELOPMENT COMMISSION	2309 15TH ST	GULFPORT	MS	39501
N	20375	0811K-01-025.000	GULFPORT REDEVELOPMENT COMMISSION	2309 15TH ST	GULFPORT	MS	39501
N	20369	0811K-01-031.000	GULFPORT REDEVELOPMENT COMMISSION	2309 15TH ST	GULFPORT	MS	39501
N	89724	0811K-01-023.000	GULFPORT REDEVELOPMENT COMMISSION	2309 15TH STREET	GULFPORT	MS	39501
	20087	0811F-04-013.000	HARRISON CO	P O DRAWER CC	GULFPORT	MS	39502

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	20083	0811F-04-009.000	HUDSON JOSEPH P	P O BOX 908	GULFPORT	MS	39502
N	20084	0811F-04-010.000	HUDSON JOSEPH P	P O BOX 908	GULFPORT	MS	39502
	20078	0811F-04-006.000	JONES DAVID W ATTY PLLC	1605 - 23RD AVE	GULFPORT	MS	39501
	20109	0811K-03-009.000	LJP LLC	1201 TATUM SALT DOME RD	LUMBERTON	MS	39455
	20089	0811F-02-041.000	LOWRY DEVELOPMENT LLC	1620 23RD AVE	GULFPORT	MS	39501
	93630	0811F-02-041.001	M C I COMMUNICATIONS	1133 19TH ST NW	WASHINGTON	DC	20036
	20308	0811K-03-047.000	MARKHAM HOTEL LLC	195 E BEACH BLVD STE 900	BILOXI	MS	39530
N	20319	0811K-03-040.000	MARKHAM HOTEL LLC	195 BEACH BLVD	BILOXI	MS	39530
	20086	0811F-04-012.000	MCKENZIE PROPERTY INTERESTS LLC	1314 JACKSON AVE	NEW ORLEANS	LA	70130
	20106	0811F-03-016.000	MISS GULF COAST YOUTH FOR CHRIST	111 E 34TH ST	GULFPORT	MS	39507
	20088	0811F-02-040.000	MISS POWER CO				0
	20298	0811K-03-033.000	MT PLEASANT PROPERTIES LLC	1319 24TH AVE	GULFPORT	MS	39502
	20316	0811K-03-037.000	MUTHS SHERMAN JR ETAL C/O SAWYER REAP	P O DRAWER 490	GULFPORT	MS	39502
	20112	0811K-03-011.000	OWEN JOE SAM & SHERRY L	P O BOX 673	GULFPORT	MS	39502
N	20110	0811K-03-010.000	OWEN JOE SAM SR & SHERRY L	P O BOX 673	GULFPORT	MS	39502
	20074	0811F-04-002.000	PILCHER MS LLC	P O BOX 2130	BAY ST LOUIS	MS	39521
	20323	0811K-03-002.000	S & L I LLC	P O DRAWER 490	GULFPORT	MS	39502
	90793	0811F-04-008.000	SIXTEEN HUNDRED CORP	P O BOX 908	GULFPORT	MS	39501
	20116	0811K-03-013.000	SMNOR LLC & KGS INVESTMENTS ETAL C/O IP	P O BOX 490	GULFPORT	MS	39502
	20076	0811F-04-004.000	SWITZER KEITH	4464 KENDALL CIRCLE	GULFPORT	MS	39507
	20297	0811K-03-036.000	TOMOHAWK PROPERTIES LLC	P O BOX 2009	GULFPORT	MS	39505
	20322	0811K-03-003.000	TRINITY INVESTMENT SERVICES LLC	2304 14TH ST	GULFPORT	MS	39501
	20077	0811F-04-005.000	TWENTY-THIRD AVE PLAZA INC	P O BOX 88	GULFPORT	MS	39501
	20108	0811K-03-007.000	WEATHERLY WILLIAM B	140 SOUTHERN CIR	GULFPORT	MS	39507
	20085	0811F-04-011.000	WESSLER WILLIAM P & NANCY S	45 SHORELINE LANE	GULFPORT	MS	39503
	20299	0811K-03-032.000	WETZEL JAMES K & GARNETTE ANN	P O DRAWER I	GULFPORT	MS	39502
	20066	0811F-04-014.000	WETZEL JAMES K ETAL	P O DRAWER 1	GULFPORT	MS	39502
N	20296	0811K-03-034.000	WETZEL JAMES K ETAL	P O DRAWER I	GULFPORT	MS	39502
	20295	0811K-03-035.000	WNRE LLC	2409 14TH ST	GULFPORT	MS	39501

RE: Variance 2206ZB116, by agent Peter A Lenes, tax parcel 0811K-03-001.000, Variances for accessory structure quantity & size, 2301 15th St, Zoned T5 (Urban Center 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, June 16, 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, June 16, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0074902

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

32.76

Payment Type:

Account Billed

User ID:

IPL0018837

ACCOUNT INFORMATION

HARRISON CO DEVELOPMENT IP
12281 INTRAPLEX PKWY
GULFPORT, MS 39503
228-896-5020
mmcgraw@mscoast.org
HARRISON CO DEVELOPMENT

TRANSACTION REPORT**Date**

May 25, 2022 10:48:38 AM EDT

Amount:

32.76

SCHEDULE FOR AD NUMBER IPL00749020

June 1, 2022
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00749020**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, June 16, 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 2206ZB106, by owner Dwane Babin, tax parcel 0911F-01-026.000, Variance for gravel parking, 1532 Hewes Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2206ZB113, by owner Darren E White, tax parcel 0708B-02-010.000, Variance for fence height, 16336 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

Variance 2206ZB114, by owner Perlan Harrington, tax parcel 0811G-02-015.000 & 0811G-02-015.001, Variance for setbacks, 0 Thorton Ave, Zoned R-2 (Single-family), Ward 2

Variance 2206ZB116, by agent Peter A Lenes, tax parcel 0811K-03-001.000, Variances for accessory structure quantity & size, 2301 15th St, Zoned T5 (Urban Center Zone), Ward 2

WARD 7
Variance 2206ZB120, by agent
Landon Parelli, tax parcel 0707P-01-
019.000, Variances for accessory
structure size, quantity, & setbacks,
13183 John Clark Rd, Zoned R-1-15
(Single-family), Ward 7
This the 25th day of May 2022
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Ad-
justment and Appeals
W000000000
Publication Dates

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

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 16, 2022

Re: Variance 2206ZB120:

Variance 2206ZB120, by agent Landon Parelli, tax parcel 0707P-01-019.000, Variances for accessory structure size, quantity, & setbacks, 13183 John Clark Rd, Zoned R-1-15 (Single-family), Ward 7

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2206ZB120

Hearing Date: June 16, 2022

Current Zoning/Use: R-1-15/Church

Legal: Variance 2206ZB120, by agent Landon Parelli, tax parcel 0707P-01-019.000, Variances for accessory structure size, quantity, & setbacks, 13183 John Clark Rd, Zoned R-1-15 (Single-family), Ward 7

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests a variance in order to exceed accessory structure size, and side yard setbacks. Specifically, the applicant requests 1) a 1,194 square-foot variance to allow for 2,194 square feet where 1,000 square feet is permitted; 2) a 10-foot variance to allow for a 5-foot side yard setback where 15 feet is required.

- (a) The applicant makes no mention of special conditions that are peculiar to the land. The applicant only notes that this proposed structure would be for playground shade and no impediments of abutting properties would be affected. Requesting a variance for multiple accessory buildings, excessive size and setbacks would not be peculiar to the land or structures proposed and in place.
- (b) The applicant makes no mention of special conditions and circumstances as a direct result of the applicant's actions. The construction of multiple accessory buildings on a piece of property is in fact the direct result of the applicant, considering before construction there are already multiple accessory structures located on the parcel of property.
- (c) The applicant makes no mention of an unnecessary hardship that is created by the physical character of the property. The applicant only notes the project they propose and how the project requires a variance. The subject property is 11-acres, allowing for ample room to build, the circumstances again are created solely by the applicant and their want for more structures to be set into place. Allowance for square footage requirements and reduced setback requirements would offer a reasonable solution.
- (d) The applicant would not be deprived of any rights commonly enjoyed by neighboring properties. In review of GIS, other properties in the area already have multiple accessory structures on their parcels; thus, exceeding the allowed number of structures and potentially the requirements for allowable square footage.
- (e) The granting of this variance would confer special privileges upon the applicant as they have more than two accessory structures, in regards to neighboring properties. With that stated, this would also set a precedence in the neighborhood, which is zoned mainly for single family homes and some church uses; which can potentially harm the aesthetics and harmony of the surrounding neighborhood.
- (f) This property is zoned R-1-15, an accessory building is allowed in this zoning district.

EXECUTIVE SUMMARY

Upon review, the applicant does not meet any of the six hardships required by the City of Gulfport; this variance request should be denied. Any approval would set precedence in the neighborhood; further, approval may be detrimental to the aesthetics and harmony of the surrounding neighborhood.

Any approval should consider these conditions:

- 1. A variance grants a 1,194 square-foot variance to allow for 2,194 square feet where 1,000 square feet is permitted.
- 2. A variance grants a 10-foot variance to allow for a 5-foot side yard setback where 15 feet is required.
- 3. All construction shall comply with all Building Codes.

Technical Report

VARIANCE

DEPARTMENTAL CONDITIONS

Engineering: No conditions. Memo dated 06/06/2022.

Public Works: No conditions. Memo dated 06/06/2022.

Traffic and Safety: No conditions. Memo dated 06/06/2022.

Building Code Services: All construction shall comply with all Building Codes. Memo dated 06/02/2022.

GIS: No conditions. Memo dated 06/06/2022.

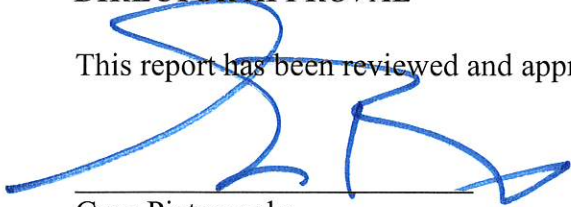
Police Department: No conditions. Memo dated 06/01/2022.

Fire Department: No conditions. Memo dated 06/01/2022.

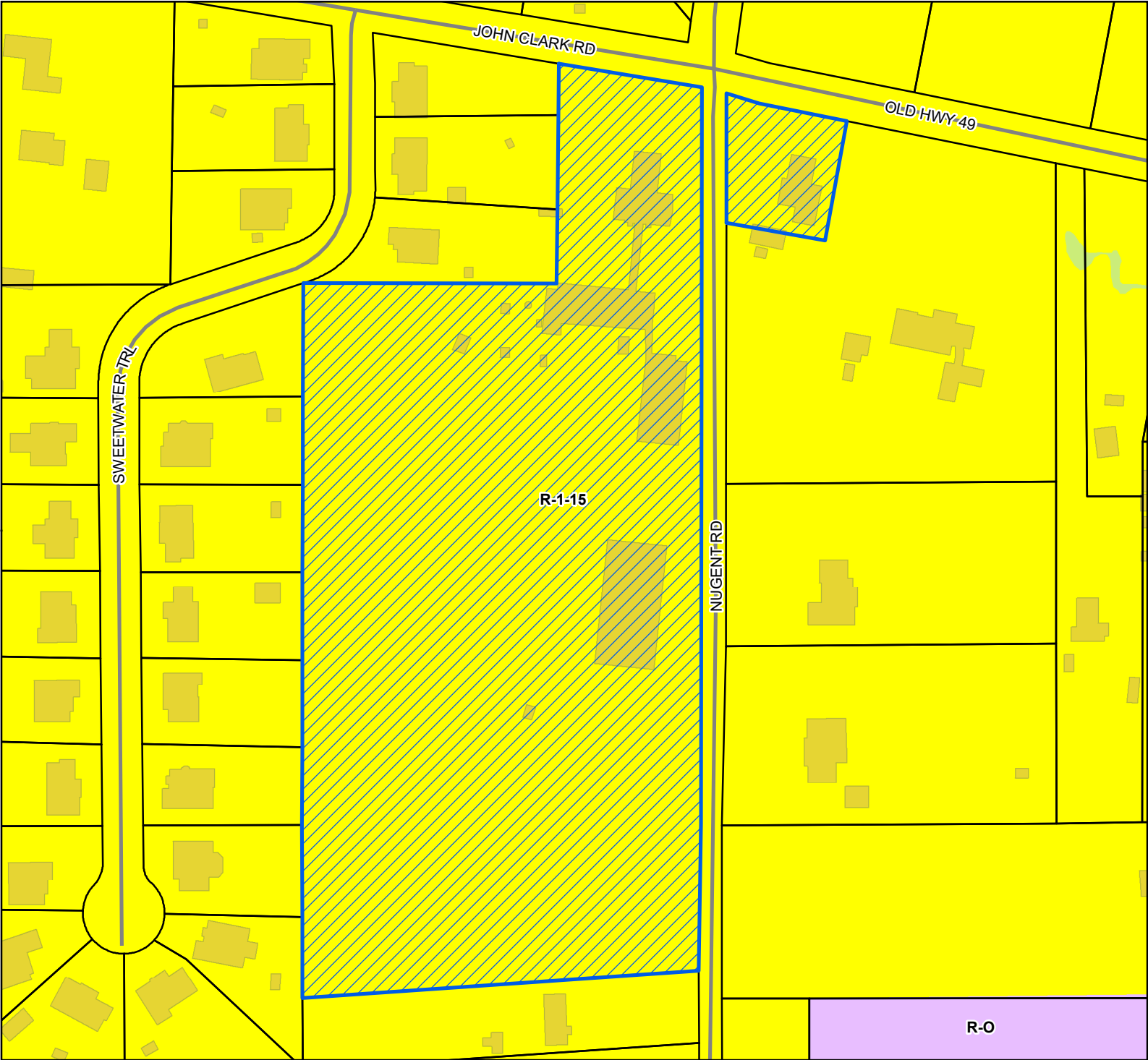
City Arborist: No comments as of 06/09/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site

Street

Parcels

Buildings

Water Features

Zoning

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

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

R-O - Residence-Office

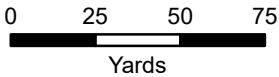
Site Information

0707P-01-019.000

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

Size: 11.0 acres

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 # 22067B120Date Received: 5/3/22

Receipt #: _____

Received By: MWZoning: R-1-15Ward: 7 Flood: XSize: 11.0 Acres

(If necessary, use separate sheet of paper)

TAX PARCEL # 0707P-01-019-000

Address of Property Involved: 13183 John Clark Rd Gulfport, MS 39503Lot(s) _____, Block(s) _____, Subdivision N/AGeneral Location: Corner of Old Hwy 49 and John Clark Rd.

GENERAL DESCRIPTION OF REQUEST:

shade sail for playground
auxiliary structure + set back

OWNERSHIP AND CERTIFICATION:

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

OWNER Representative

AGENT

Robert W Nease
Printed Name Of Owner Trustee Coordinator

13183 John Clark Rd.
Mailing Address

Gulfport MS 39503
City State Zip code

228-832-6145
Home Phone Work/Cell Phone

nugenturn@gmail.com
Email

robertnease@coastalpa.com
Signature Of Owner Representative Trustee Coordinator

London Paralli Gulf South Design
Printed Name Of Agent

15159 Moran Rd
Mailing Address

Gulfport, MS 39503
City State Zip code

228-236-6797
Home Phone Work/Cell Phone

lparalli@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.

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) _____

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 _____

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: _____

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 abut 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 or affidavit)
- 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.

Additional Standards for a fence variance approval.

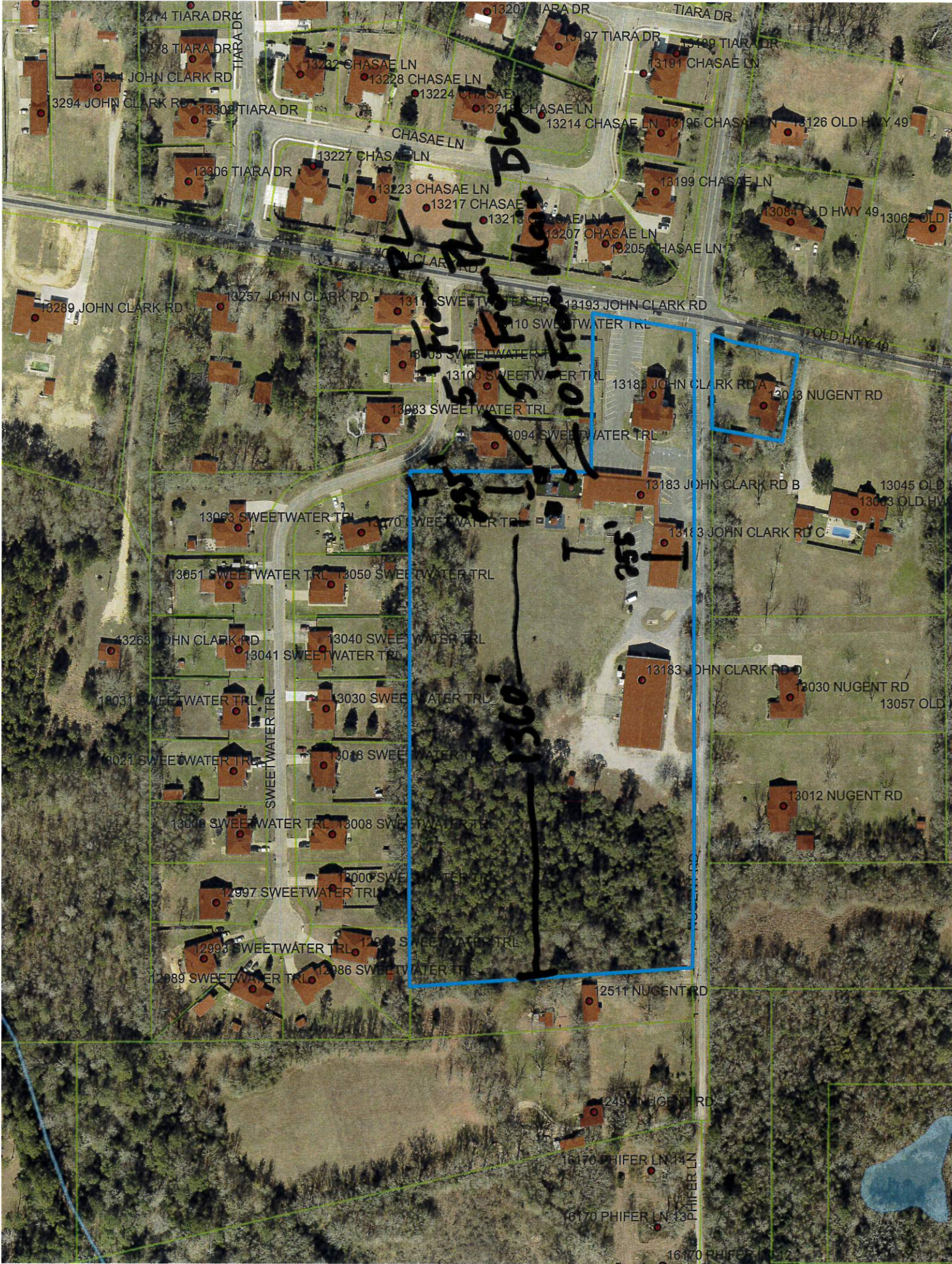
When determining a variance to fence, wall, and hedge requirements, the zoning board shall consider the following, which must also be addressed by the applicant on a separate sheet of paper:

1. Safety in regard to the subject property, adjacent properties, ingress and egress, streets, alleyways, and water bodies;
2. Visual impact on adjacent properties, streets, alleyways, and water bodies;
3. Design in relation to other structures on the same lot, adjacent properties, and the neighborhood;
4. Impact on ingress and egress, if applicable;
5. Screening, buffering or separation of any nuisance or hazardous feature.
6. Compatibility with adjacent properties.

N/A

City of Gulfport Variance Application Part F

1. This is for shade sails on a playground, and in no way does this effect any adjacent property. The children of this church owned daycare need protection from the sun during the hot summer months in south Mississippi.
2. As stated above, this is a request for shade sails on a playground. This falls under the variance code of out buildings for a commercial project.
3. We have to apply for this variance for any out buildings or structure / structures over 600 sq ft. Shade sails fall into that category.
4. The children of this church owned daycare need protection from the sun during the hot summer months in south Mississippi.
5. This variance is only required because it is a commercial property, it would not be required on any residential property and is not obtrusive in any way.
6. I would consider this as a permissible by right.



SITE AREA

270
A
273 000

Play Ground { 1-124 中
2-128 中
3-45 中

sheds < 4 - 116 # 5 - 275 #



Client Name	Client Email	Client Phone	Signature	Client Name	Client Email	Client Phone	Signature
COPYRIGHT STATEMENT "This plan always remains the copyrighted designer's and shall not be used after the plan for the project work intended with a written authority. No part may be reproduced by any other individual without the express written permission of the architect. No part may be reproduced by any other individual without the express written permission of the architect."							
DISCLAIMER "This is not a contract or agreement and may not comply with current local or industry standards. You should make your own inquiries and seek independent advice from relevant industry professionals before acting or relying on the contents of this document."							
ALL DIMENSIONS ARE IN FEET. DO NOT SCALE FROM PLANS.							
PROPERTY DETAILS 12183 John Clark Rd, Gulfport, MS 39503, USA APR 07/2001-03/2000				PROPERTY DETAILS 12183 John Clark Rd, Gulfport, MS 39503, USA APR 07/2001-03/2000			
CLIENT NAME: 1				CLIENT NAME: 1			
DATE: 05/03/2022				DATE: 05/03/2022			
SCALE: 1" = @/3				SCALE: 1" = @/3			
USE: REV				USE: REV			
DESCRIPTION: Site Plan Details				DESCRIPTION: Site Plan Details			
DATE: 05/03/2022				DATE: 05/03/2022			
SIGNATURE: 05/03/2022				SIGNATURE: 05/03/2022			
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CLIENT EMAIL: 1				CLIENT EMAIL: 1			
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CLIENT PHONE: 1				CLIENT PHONE: 1			
SIGNATURE: 05/03/2022				SIGNATURE: 05/03/2022			
CLIENT NAME: 1				CLIENT			

Proposed

5' Floor PL
Proposed shade
15'x15'

Max Height 11'

Max Height 11'6"

Proposed shade
15'x15'

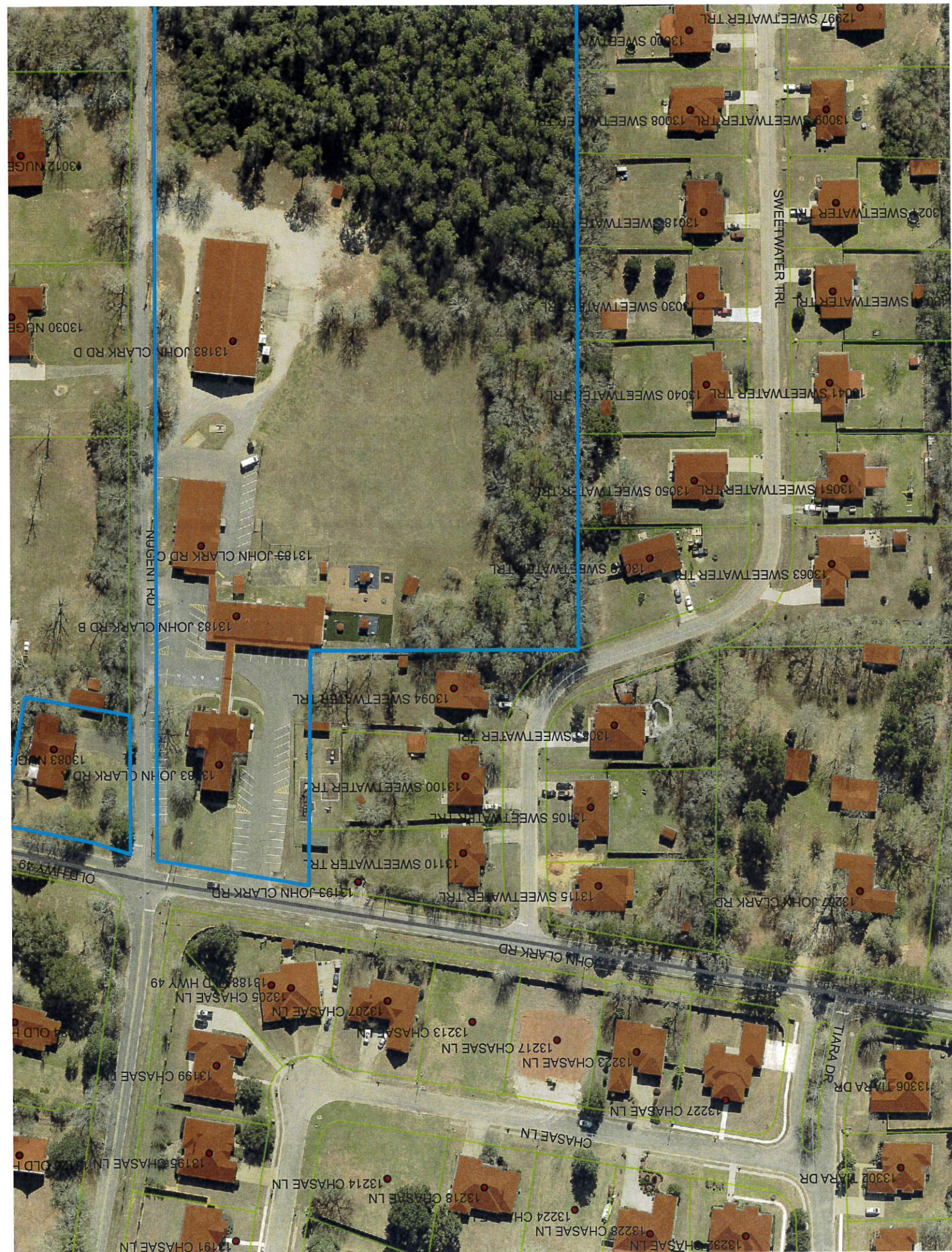
Proposed shade
20'x20'

40'

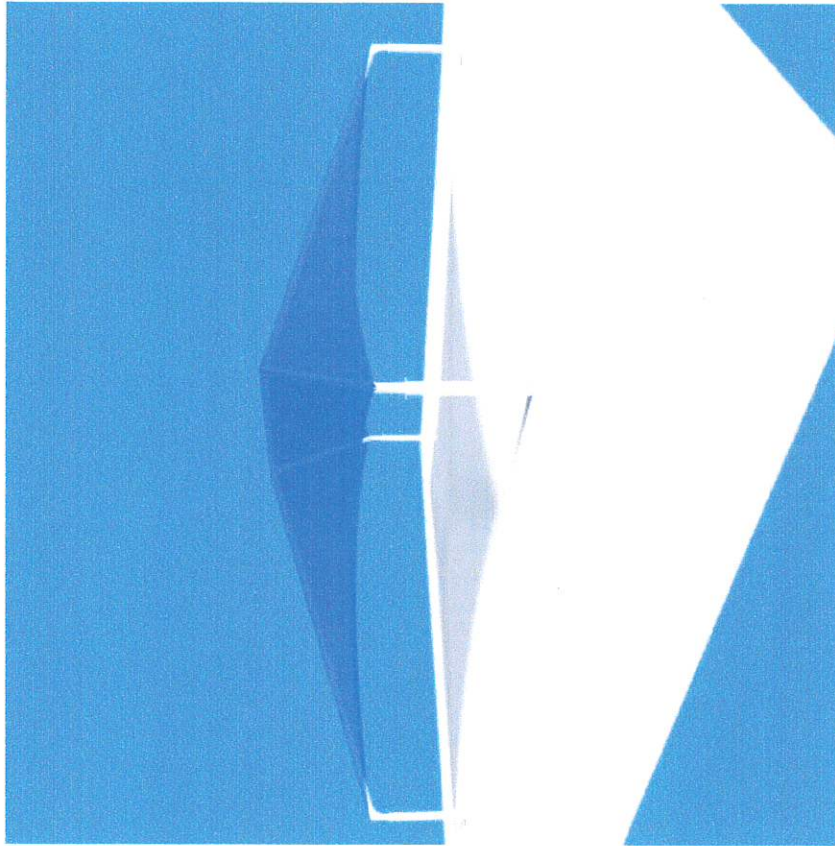
45'

30'

> 10'



CUSTOMER NAME: Gulfport Academy
PROJECT NAME: Gulfport Academy
LOCATION: Gulfport MS
CONFIGURATION #: Q-017817



Gymnasium, Playground & Recreation
www.hahn-enterprises.com

Christina Swift
Hahn Enterprises Inc.

christina@hahn-enterprises.com

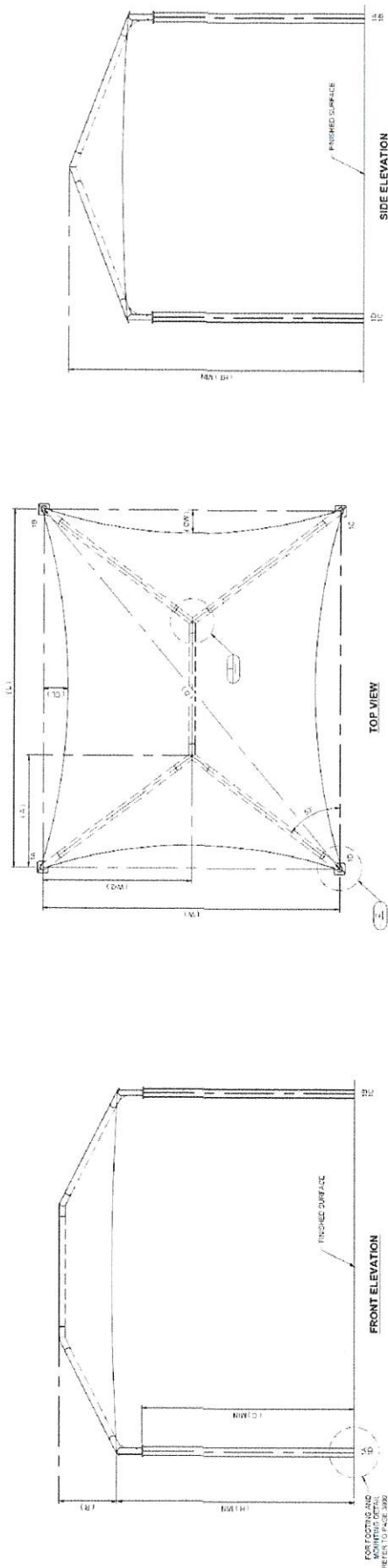


CORPORATE HEADQUARTERS
2580 Esters Blvd. Ste 100
DFW Airport, TX 75261
800-966-5005

- NOT TO SCALE
- NOT FOR CONSTRUCTION OR PERMITS
- DUE TO REPRODUCTION, ACTUAL COLORS MAY
DIFFER FROM REPRESENTATION

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and Fabric Structures and shall not be reproduced without their
written permission.

CUSTOMER NAME: Gulfport Academy
 PROJECT NAME: Gulfport Academy
 LOCATION: Gulfport MS
 CONFIGURATION #: Q-017817



GENERAL NOTES

DESIGN LOADS

BUILDING CODE: INTERNATIONAL BUILDING CODE 2018
 LIVE LOADS: 5 PSF
 SNOW LOAD: 5 PSF
 WIND LOADS: 115 MPH* and 180 MPH with Fabric Off 3-Sec. Gust. RISK CATEGORY II & EXPOSURE C

* 115 MPH ACCORDING TO THE BASIC WIND SPEED MAPS OF ASCE 7-16 IS EQUIVALENT TO THE ALLOWABLE STRESS DESIGN WIND SPEED OF 90 MPH ACCORDING TO ASCE 7-05 AND IBC 2018 EQ 16-33.

ESTIMATED STEEL WEIGHT

Total Structure Weight	1,923 lbs
Single Column Weight	111.9 lbs
Total Upper Frame Weight	1021.6 lbs
Steel Sizes	550-500-05-04

DIMENSIONS

STRUCTURE TYPE	L	W	A	H	C	R	HT	CW	CL	D
1 Post HHP 401	40' 0"	40' 0"	15' 0"	8' 0"	7' 2"	7' 7"	15' 7"	2' 6"	2' 6"	56' 7"



CORPORATE HEADQUARTERS
 2580 Esters Blvd., Ste 100
 DFW Airport, TX 75261
 800-966-5005

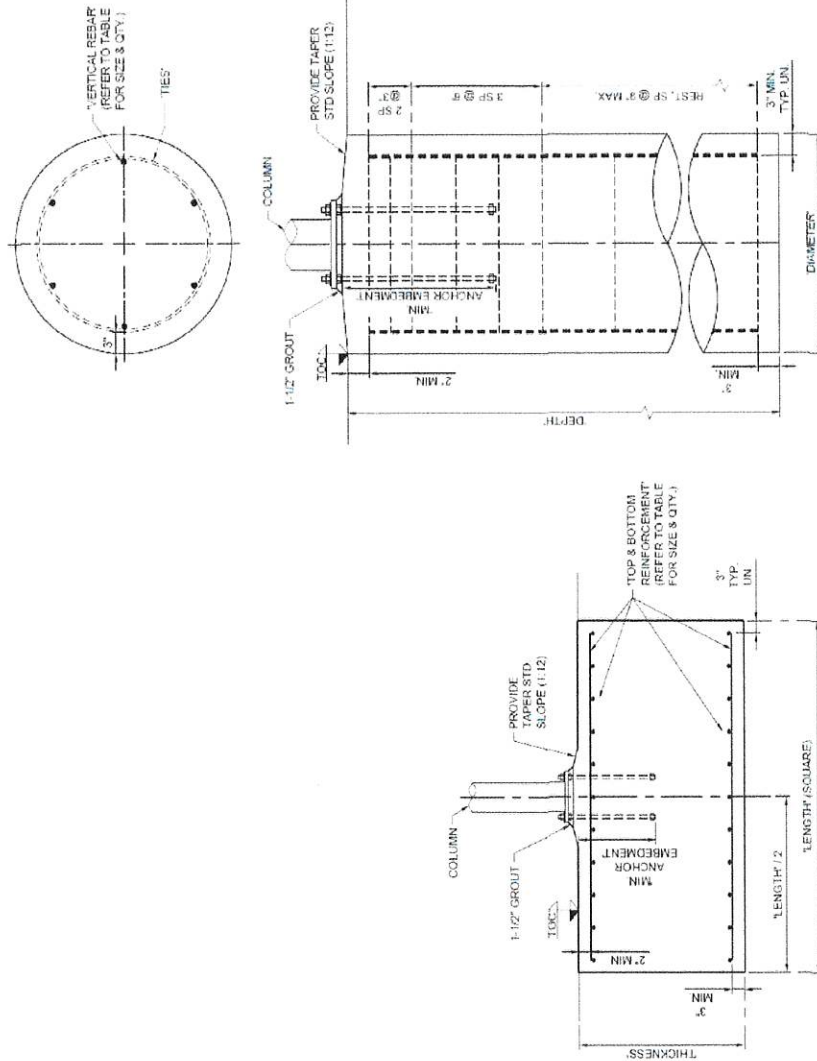
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CUSTOMER NAME: Gulfport Academy
PROJECT NAME: Gulfport Academy
LOCATION: Gulfport MS
CONFIGURATION #: Q-017817

REINFORCED CONCRETE NOTES

1. CONCRETE WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE (ACI 301 AND BUILDING CODE ACI 318). CONCRETE SPECIFICATIONS SHALL BE AS FOLLOWS:
 - 28 DAY STRENGTH: 2500 PSI
 - SLUMP: 3-5
 - PORTLAND CEMENT SHALL CONFORM TO C-150
 - AGGREGATE SHALL CONFORM TO ASTM C-33
2. ALL REINFORCEMENT STEEL SHALL CONFORM TO ASTM A-615 GRADE 60, AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH THE LATEST ACI SPECIFICATION FOR STRUCTURAL CONCRETE ACI 301, ACI DETAILING MANUAL AND CRSI MANUAL OF STANDARD PRACTICE.
3. ALL ANCHOR BOLTS SET IN NEW CONCRETE (WHEN APPLICABLE) SHALL COMPLY WITH ASTM F-1554 GRADE 35 (GALVANIZED).
4. ALL NON-SHRINK GROUT SHALL HAVE A MINIMUM 28 DAYS COMPRESSIVE STRENGTH OF 5000 PSI, AND SHALL COMPLY THE REQUIREMENTS OF ASTM C109, ASTM C939, ASTM C1090, ASTM C1107, WHEN APPLICABLE.
5. SOIL PARAMETERS FOR FOOTING ANALYSIS: TABLE 1806.2, CLASS - 5 - 1500(Psi)
6. FOR SPREAD FOOTING, EDGE OF COLUMN OR ANCHOR BOLTS MUST BE SET AT LEAST 12" FROM THE EDGE OF SPREAD FOOTING EDGE.
7. FOR DRILLED PIER, THE EDGE OF COLUMN MUST BE SET AT LEAST 3/4" FROM REBAR WITHIN DRILLED PIER.
8. SPREAD FOOTING ALLOWED TO BE ROTATED AS REQUIRED.
9. ANCHOR ROD Sols./18"x24" F1554 GR55, Qty 16



DRILLED PIER FOOTING TYPE

SURFACE BASE PLATE
SCHEMATIC VIEW ONLY
REFER TO TABLE FOR VARIABLE DIMENSIONS & QTY

SPREAD FOOTING TYPE

SURFACE BASE PLATE
SCHEMATIC VIEW ONLY
REFER TO TABLE FOR VARIABLE DIMENSIONS

TABLE FOR NON-CONSTRAINED DRILLED PIER FOOTING						
DIAMETER		VERTICAL REBAR		TIES		MIN. ANCHOR EMBEDMENT (RECESS & SURFACE)
(FT)	(FT)	QTY.	SIZE	QTY.	Ø LOOP (FT)	(IN)
2.00	8.00	6	#6	14	1.5	#3 33 19

TABLE FOR NON-CONSTRAINED SPREAD FOOTING						
LENGTH		TOP AND BOTTOM REINFORCEMENT		MIN. ANCHOR EMBEDMENT (RECESS & SURFACE)		(IN)
(FT)	(FT)	QTY.	SIZE	QTY.	Ø LOOP (FT)	(IN)
5.50	3.00	8	#5	6	8.5	O.C.L.W. 33 19



CORPORATE HEADQUARTERS
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DFW Airport, TX 75261
800-966-5005

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Designation of Agent

I, Robert W. Nease<sup>Church Representative
Trustee Coordinator</sup>, being owner of the property 13183 John Clark Rd.
PRINT NAME PRIMARY ADDRESS OF PARCEL
which is the subject of this application hereby authorize London Perot II 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.

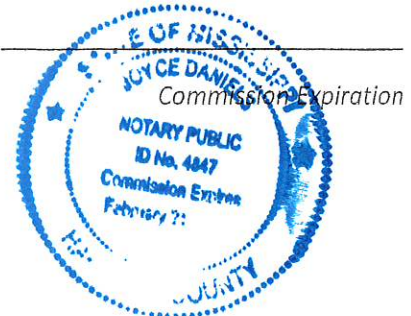
Robert W. Nease
Signature

5/3/22
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3 day of May, 2022

Joyce Daniels
Notary Public





Covenant Affidavit

I, Robert W Nease, being owner or agent of the property 13183 John Clark Rd.
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.

Robert W Nease
Signature

5/3/22
Date

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 3 day of May, 2022

Joyce Daniels
Notary Public



Commission Expiration

ATTORNEY AT LAW
EVERETT E. COOK
ATTORNEY AT LAW
COOK BUILDING - 1423 24TH AVE.
P.O. BOX 135 PHONE 678
GULFPORT, MISSISSIPPI
February 14, 1957

Mr. Roy Cadle
c/o Day Drug Co.
Gulfport, Mississippi

Dear Mr. Cadle;

Enclosed is the Warranty Deed from O. M. Schanbacher and
Ethel Schanbacher
to ROY CADLE, DAVID RENNIE and O. M. SCHANBACHER, Trustees, etc.
dated January 28, 1957, filed for record at 3:49 P. M. on
February 5, 1957 and recorded in Book 418 at
pages 184-185 of the Deed Records of Harrison
County, Mississippi.

Very truly yours,


Everett E. Cook

EEC-ft
Form #5

STATE OF MISSISSIPPI

COUNTY OF HARRISON

SPECIAL WARRANTY DEED

For and in consideration of the sum of \$10.00 and other considerations, the receipt of which is hereby acknowledged, we O. M.

SCHAMBACHER and ETHEL SCHAMBACHER, hereby sell, convey and warrant unto

ROY CADLE, DAVID RENNIE and O. M. SCHAMBACHER

as trustees of THE NUGENT METHODIST CHURCH, and to their successors in office, that certain parcel of land, with all improvements thereon, situated in HARRISON COUNTY, MISSISSIPPI, to-wit:

Alot or parcel of land beginning at a point 174 feet South of the Southwest corner of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 32, Township 6 South, Range 11, West; running thence North 849 feet, running thence West 486.5 feet, running thence South 876 feet, running thence Easterly 487 feet to the point of beginning; containing 10 acres more or less, and being located partly within the $NW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 5, Township 7 South, Range 11 West, and partly within the $SW\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 32, Township 6 South, Range 11 West; also

Alot or parcel of land beginning at a point 29 feet East and 20 feet North of the Southwest corner of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 32, Township 6 South, Range 11 West; running thence North a distance of 891 feet to the South margin of the old U. S. Highway #49; running thence Easterly along the South margin of said U. S. Highway #49 a distance of 412.3 feet to a point; running thence South a distance of 807 feet to a point 20 feet North of the Township line dividing Townships 6 and 7; running thence West a distance of 405 feet to the point of beginning. Said property being located in and a part of the $SE\frac{1}{4}$ of the $SE\frac{1}{4}$ of Section 32, Township 6 South, Range 11 West in Harrison County, MISSISSIPPI.

Taxes for the year 1957 on said property are to be paid by the grantees herein.

As a part of the consideration hereof the grantess assume and agree to pay the indebtedness evidenced by a promissory note secured by a deed of trust on the above described property from the grantors herein to EVERETT E. COOK, Trustee, COAST FEDERAL SAVINGS & LOAN ASSOCIATION, Beneficiary, dated JANUARY 18, 1957 and filed for record to be recorded in the Mortgage Records of said County, the principal balance secured thereby \$10,100.00 with interest from its date at $6\frac{1}{2}\%$ per annum.

Witness our signatures this the 28th day of JANUARY, 1957.

O. M. Schambacher
O. M. SCHAMBACHER

Ethel Schambacher
ETHEL SCHAMBACHER

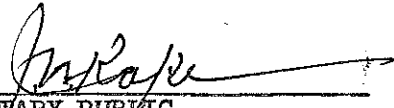
STATE OF MISSISSIPPI

COUNTY OF HARRISON

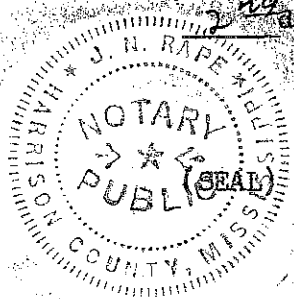
Personally appeared before me, the undersigned authority
in and for the above named state and county, the within named
O. M. SCHAMBACHER, And his wife, ETHEL SCHAMBACHER, who acknowledged
that they signed and delivered the above and foregoing instrument
on the date and in the year therein mentioned.

Witness my signature and official seal of office, this the

^{7th} day of ~~JANUARY~~, 1957.


NOTARY PUBLIC

My commission expires 3-29-58



RESOLUTION

WHEREAS, The Charge Conference of the NUGENT United Methodist Church of GULFPORT, Mississippi, an unincorporated association, desiring to incorporate, hereby authorizes and directs the Board of Trustees of the said NUGENT United Methodist Church of GULFPORT, Mississippi, to proceed with such action of incorporation and authorizes the expenditure of such funds of the Association as may be necessary so to do;

NOW, THEREFORE, BE IT RESOLVED by the members of the Charge Conference of the NUGENT United Methodist Church of GULFPORT, Mississippi, an unincorporated Association of individuals, that it is in the best interests of this Association that it be forthwith incorporated as a non-profit corporation under the laws of the State of Mississippi applicable thereto and that JIM PARKER and BOB PARKS, two Trustees, are elected, appointed, designated and authorized to act as incorporators in applying for a charter of this Association to be named THE NUGENT UNITED METHODIST CHURCH OF GULFPORT, MISSISSIPPI; that they are fully empowered to do so and to perform any and all other acts necessary to secure said charter and to authorize the expenditure of such funds of the association as may be necessary so to do.

This page conforms with the duplicate
original filed with Secretary of State.



Secretary of State
State of Mississippi



Nugent United Methodist Church

3 May 2022

Nugent United Methodist Church
13183 John Clark Rd.
Gulfport, MS 39503

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

Re: Church Ownership

I am writing today with regard to an application for variance for our Child Development Center. They are requesting to install a shade sail for their playground and on the application it requires the signature of the “owner” of the property. We do not have a direct owner, as stated in the United Methodist Book of Discipline:

¶ 2501. Requirement of the Trust Clause for All Property-1. All properties of United Methodist local churches and other United Methodist agencies and institutions are held, *in trust*, for the benefit of the entire denomination, and ownership and usage of church property is subject to the *Discipline*. This trust requirement is an essential element of the historic polity of The United Methodist Church or its predecessor denominations or communions and has been a part of the *Discipline* since 1797. It reflects the connectional structure of the Church by ensuring that the property will be used solely for purposes consonant with the mission of the entire denomination as set forth in the *Discipline*. The trust requirement is thus a fundamental expression of United Methodism whereby local churches and other agencies and institutions within the denomination are both held accountable to and benefit from their connection with the entire worldwide Church. In consonance with the legal definition and self-understanding of The United Methodist Church (see ¶ 141), and with particular reference to its lack of capacity to hold title to property, The United Methodist Church is organized as a connectional structure, and titles to all real and personal, tangible and intangible property held at jurisdictional, annual, or district conference levels, or by a local church or charge, or by an agency or institution of the Church, shall be held in trust for The United Methodist Church and subject to the provisions of its *Discipline*. Titles are not held by The United Methodist Church (see ¶ 807.1) or by the General Conference of The United Methodist Church, but instead by the incorporated conferences, agencies, or organizations of the denomination, or in the case of unincorporated bodies of the denomination, by boards of trustees established for the purpose of holding and administering real and personal, tangible and intangible property.

Church Address: 13183 John Clark Rd., Gulfport, MS 39503-4823
Telephone: 228-832-6145 Email: nugentum@gmail.com

ARTICLES OF INCORPORATION

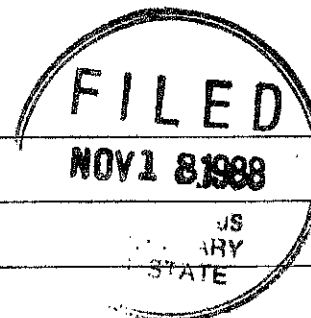
(Attach conformed copy.)

☐ PROFIT ☒ NONPROFIT
(Mark Appropriate Box)

The undersigned persons, pursuant to Section 79-4-2.02 (if a profit corporation) or Section 79-11-137 (if a nonprofit corporation), of the Mississippi Code of 1972, hereby execute the following document and set forth:

1. The name of the corporation is

NUGENT UNITED METHODIST CHURCH



2. Domicile address is

13183 John Clark Road

STREET

Gulfport, Mississippi 39503

CITY/STATE/COUNTY/ZIP

3. The period of duration is

Perpetual

(NONPROFIT ONLY may be perpetual).

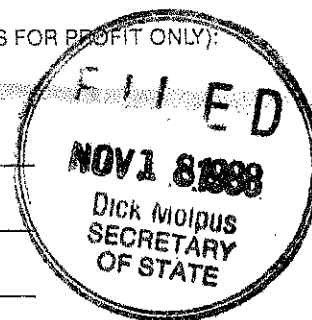
4. (a) The number (and classes, if any) of shares the corporation is authorized to issue is (are) as follows (THIS IS FOR PROFIT ONLY):

Class(es)

No. of Shares Authorized

None

None



4. (b) If more than one (1) class of shares is authorized, the preferences, limitations, and relative rights of each class are as follows:

N/A

5. The street address of its initial registered office is

13183 John Clark Road

STREET

Gulfport, Mississippi 39503

CITY/STATE/ZIP

This page conforms with the duplicate original filed with Secretary of State.

Dine Wagner

Secretary of State
State of Mississippi

and the name of its initial registered agent at such address is

Bill Dorroh

6. The name and complete address of each incorporator is as follows (PLEASE TYPE OR PRINT):

Jim Parker, 18407 Pine Forest Road, Gulfport, MS 39503

Bob Parks, 13363 John Clark Road, Gulfport, MS 39503

NAME/STREET ADDRESS/CITY/STATE/ZIP

7. Other provisions:

See Exhibits "A" and "B" attached

x Jim Parker
x Bob Parks

INCORPORATORS (SIGNATURES)

2022 NUGENT LEADERSHIP COUNCIL

Pastor	Rev. Dr. Larry Hilliard	Appointed through June 2022
Lay Leader / Chairperson	Jimmy Spears	Class of 2025
Staff-Parish Relations Coordinator	Rick Hudson	Class of 2024
Trustee Coordinator	Robert Necaise	Class of 2024
Financial Coordinator	Terry Burkhalter	Class of 2024
Recording Secretary	Tiffani Pollard	Class of 2024
Treasurer	Chris Anderson	Paid Staff
Lay Delegate to Annual Conf.	Terry Burkhalter	Class of 2025
Reserve Delegate to Annual Conf.	Tiffani Pollard	Class of 2025
Welcome & Hospitality Cord.	Judy Clements	Class of 2024
Congregational Nurturing Cord.	Tiffani Pollard	Class of 2024
Community Outreach & Witness Cord.	Shelley Upton	Class of 2024
At-Large Member	Debbie Burkhalter	Class of 2022
At-Large Member	Adam Pollard	Class of 2022
At-Large Member	Danny Cuevas	Class of 2023
At-Large Member	Brittany Reid	Class of 2024
At-Large Member	Christopher Upton	Class of 2024

2022 LAY LEADERSHIP (NOMINATIONS)

Pastor (Chair): Rev. Dr. Larry Hilliard		Lay Leader: Jimmy Spears
Class of 2022	Class of 2023	Class of 2024
Jeanette Chedatol	Betty Geotes	Kim Necaise
Lanie Spears	Chris Upton	Adam Pollard

NUGENT MINISTRIES

Financial Secretaries	Kim Necaise & Martha Pittman; Adam Pollard & Melissa Upton
Food Pantry	Kelli Stapp & Sunny Parker -- continuing
Children's Sunday School	Debbie Burkhalter -- continuing
Youth Ministries	Tiffani Pollard -- continuing
Adult Sunday School	Terry Burkhalter -- continuing
UMW	Judy Clements -- Shelly Upton
UMM	Ralph Anderson
Backpack Buddies	Martha Pittman -- continuing
Angel Tree	Betty Geotes -- continuing

- These are ministries of Nugent that fall under the leadership of listed coordinators on the Leadership Council. The people listed are not members of the Leadership Council.

PERMITS/INSP PAYMENT RECPT#: 11264115
CITY OF GULFPORT
GULFPORT MS 39501

DATE: 05/03/22 TIME: 16:57
CLERK: tboyd DEPT:
CUSTOMER#: 0

COMMENT:

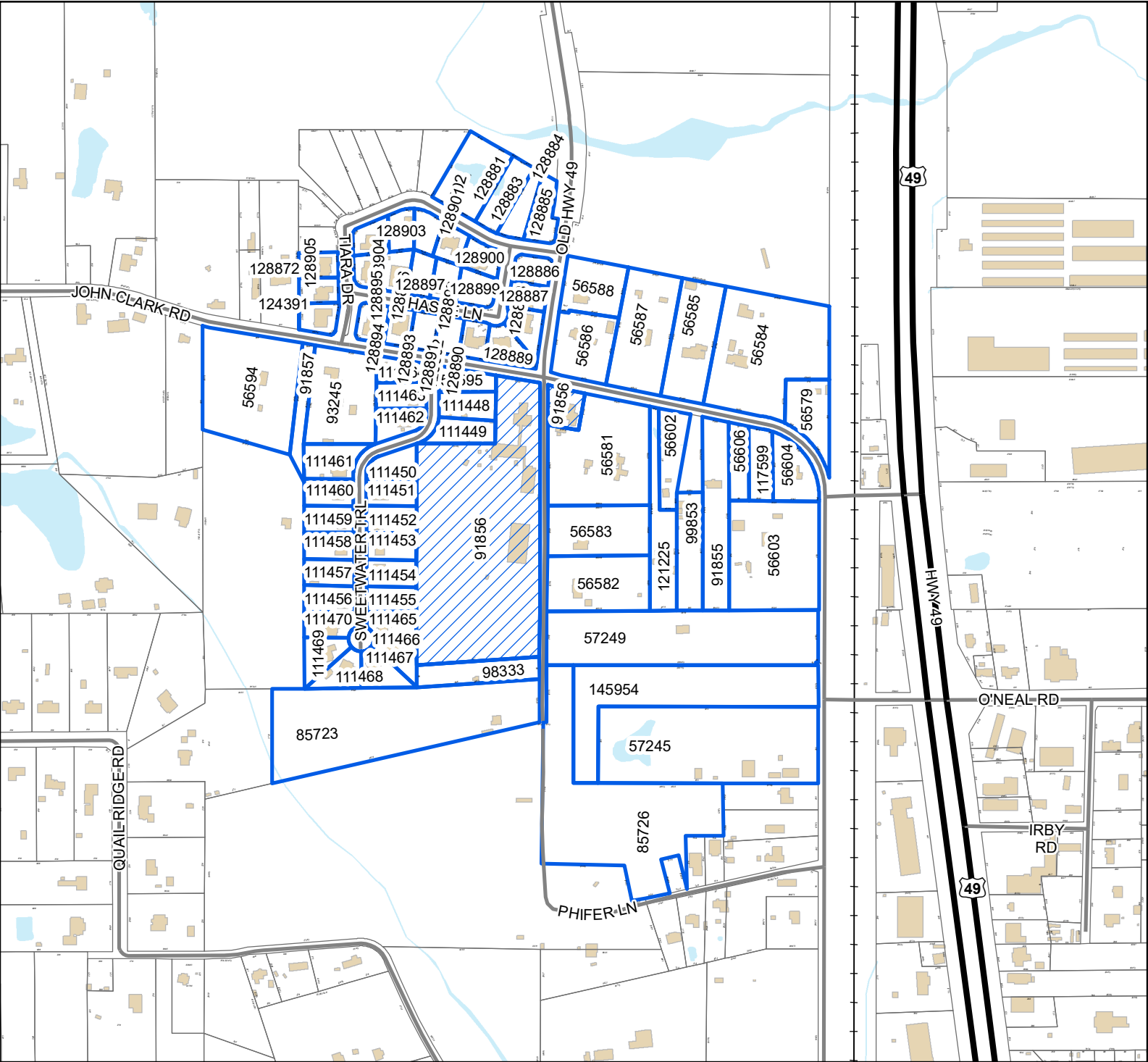
CHG: PZD PLANNING AND ZO 75.00

AMOUNT PAID: 75.00

PAID BY:
PAYMENT METH: CREDIT CARD

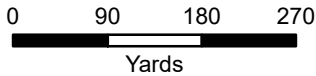
REFERENCE:

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



Legend

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



1 inch = 550 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	91856	0707P-01-019.000	NUGENT UNITED METHODIST CHURCH	13080 JOHN CLARK ROAD	GULFPORT	MS	39503
	Adjacent Property Owners						
	56588	0707P-01-002.000	ADAMS SHONDALA	P O BOX 10568	GULFPORT	MS	39505
	56594	0707P-01-025.000	ADKINS OTHELL T & ANGELIA L	13289 JOHN CLARK RD	GULFPORT	MS	39503
	56584	0707P-01-006.000	ANDERSON RALPH E & MARTHA K	13020 OLD HWY 49	GULFPORT	MS	39503
	111455	0707P-01-020.008	BOGNER MICHAEL C	13008 SWEETWATER TRAILS	GULFPORT	MS	39503
	111468	0708A-01-020.000	BORT CATHY W & MARK D	12989 SWEETWATER TRAILS	GULFPORT	MS	39503
	111451	0707P-01-020.004	BRADLEY BOBBY JR & DELORIS A	13050 SWEETWATER TRAIL	GULFPORT	MS	39503
	111461	0707P-01-020.014	BRICKHAM BARBARA A TRUSTEE	13063 SWEETWATER TRAIL	GULFPORT	MS	39503
	111469	0708A-01-021.000	BROOKS WILLIAM H & TINA D BENDER	12993 SWEETWATER TRAIL	GULFPORT	MS	39503
	56604	0707P-01-010.000	BROUSSARD FORREST PATRICK	12577 OLD HWY 49	GULFPORT	MS	39503
	111457	0707P-01-020.010	BROWN DARREN T II & JALISA MARIE	13021 SWEETWATER TRAIL	GULFPORT	MS	39503
	56579	0707P-01-007.000	BROWN FELICIA	13214 MY WAY ROAD	GULFPORT	MS	39503
	91855	0707P-01-013.000	C & C INVESTMENTS LLC GULFPORT	21555 DHERDE RD	GULFPORT	MS	39503
	111450	0707P-01-020.003	CAQUIAS VICTOR & MELISSA LUGO	13070 SWEETWATER TRAIL	GULFPORT	MS	39503
	128904	0707P-01-029.035	CARR MARK A SR & JANIS L	13261 TIARA DR	GULFPORT	MS	39503
	128884	0707P-01-029.015	CAZESTA LLC	13468 WOODLAND DR	GULFPORT	MS	39503
N	128885	0707P-01-029.016	CAZESTA LLC	13468 WOODLAND DR	GULFPORT	MS	39503
	128891	0707P-01-029.022	CLARK TONY E & NICOLE	13213 CHASAE LANE	GULFPORT	MS	39503
	111458	0707P-01-020.011	COGGINS ANGELA BROWN	13031 SWEETWATER TRAILS	GULFPORT	MS	39503
	56585	0707P-01-005.000	COLE RICHARD & BRENDA -TRUSTEE-	13038 OLD HWY 49	GULFPORT	MS	39503
	111449	0707P-01-020.002	COLWELL HANNELORE V	13094 SWEETWATER TRAILS	GULFPORT	MS	39503
	111467	0708A-01-019.000	DENNIS RICHARD H & ROBIN C	12986 SWEETWATER TRAILS	GULFPORT	MS	39503
	111460	0707P-01-020.013	DONAHOE MAEGHAN CATHERINE	13051 SWEETWATER TRAIL	GULFPORT	MS	39503
	128887	0707P-01-029.018	DONOHUE DOUGLAS N & MONICA C	13195 CHASAE LANE	GULFPORT	MS	39503
	128899	0707P-01-029.030	DUNLAP ALBERT L & GWENDOLYN L	P O BOX 1477	GULFPORT	MS	39502
	128894	0707P-01-029.025	ENROTH STEVEN KARL JR & LAURA ASHLE	13227 CHASAE LANE	GULFPORT	MS	39503
	145954	0708A-01-016.001	FITZ ESTATES LLC	16125 SYLVAN DR	GULFPORT	MS	39503
	85726	0708A-01-016.000	FITZPATRICK KYLE & EMILY	16125 SYLVAN DR	GULFPORT	MS	39503
	57245	0708A-01-015.000	FRANKLIN HELEN C -L/E-	12465 OLD HWY 49	GULFPORT	MS	39503
	85723	0708A-01-003.000	FRANKLIN WALTER E & SALLIE A	12511 NUGENT RD	GULFPORT	MS	39503
N	98333	0708A-01-003.001	FRANKLIN WALTER E & SALLY M	12511 NUGENT RD	GULFPORT	MS	39503
	111464	0707P-01-020.017	FURBY ROBERT E & LINDA S	13115 SWEETWATER TRAILS	GULFPORT	MS	39503
	128902	0707P-01-029.033	HALL FRANK H & GERALINE K	13211 TIARA DR	GULFPORT	MS	39503
	111454	0707P-01-020.007	HANSHAW VENELSA GOODEN & SHEA G	13018 SWEETWATER TRAIL	GULFPORT	MS	39503
	128901	0707P-01-029.032	HARPER LORI A & MCMILLON JOE RAYMOS	13201 TIARA DR	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	56586	0707P-01-003.000	HEWES WILLIAM G JR -TRUSTEE-	13084 OLD HWY 49	GULFPORT	MS	39503
	111465	0708A-01-017.000	HEWITT PATRICIA LOUISE	13000 SWEETWATER TRAIL	GULFPORT	MS	39503
	121225	0707P-01-015.001	HOLLINGSWORTH DWIGHT	13057 OLD HWY 49	GULFPORT	MS	39503
	56602	0707P-01-015.000	HOLLINGSWORTH RUSSELL M & JEANNETTE	13045 OLD HWY 49	GULFPORT	MS	39503
	111452	0707P-01-020.005	HOLMES DONNA BROWN	13040 SWEETWATER TRAILS	GULFPORT	MS	39503
	128895	0707P-01-029.026	HOLT ZENOBIA A & WILLIE E	13232 CHASAE LANE	GULFPORT	MS	39503
	91857	0707P-01-023.000	J CLARK HOLDINGS LLC	P O BOX 2664	GULFPORT	MS	39505
	111453	0707P-01-020.006	JOHNSON MADELINE & TREVOR	13030 SWEETWATER TRAIL	GULFPORT	MS	39503
	111456	0707P-01-020.009	JOHNSTON JOSEPH E & SANDRA J	13009 SWEETWATER TRAIL	GULFPORT	MS	39503
	111466	0708A-01-018.000	KUEHN NANCY M	P O BOX 2844	GULFPORT	MS	39505
	124391	0707P-01-029.001	LADNER JOHN S & KATHERINE L	13306 TIARA DR	GULFPORT	MS	39503
	128893	0707P-01-029.024	LADNER JOSEPH DANIEL	13223 CHASAE LANE	GULFPORT	MS	39503
	128888	0707P-01-029.019	LADNER TRACIE L & BOBBY D	13199 CHASAE LANE	GULFPORT	MS	39503
	128896	0707P-01-029.027	LEE DENNIS R SR & CYNTHIA A	13228 CHASAE LANE	GULFPORT	MS	39503
	111459	0707P-01-020.012	LEE SHERRIE LYNN	13041 SWEET WATER TRAIL	GULFPORT	MS	39503
	56582	0707P-01-018.000	LOTT GERALD H & RUBY H	13012 NUGENT RD	GULFPORT	MS	39503
	56583	0707P-01-017.000	LOTT LINDA C	13030 NUGENT RD	GULFPORT	MS	39503
	128903	0707P-01-029.034	MATTOX ROBERT WARREN	13231 TIARA DR	GULFPORT	MS	39503
	56581	0707P-01-016.000	MCCLELLAN OLIVER & CECILE	13063 OLD HWY 49	GULFPORT	MS	39503
	56606	0707P-01-012.000	MCDONALD MICHAEL W -L/E-	12598 OLD HWY 49	GULFPORT	MS	39503
	56603	0707P-01-011.000	MORRIS JAMES M & CHERYL ANN	12555 OLD HWY 49	GULFPORT	MS	39503
	128897	0707P-01-029.028	MURRELL MARCUS EDWARD & LISA DENT	13224 CHASAE LANE	GULFPORT	MS	39503
	111463	0707P-01-020.016	NOWAK RUDOLPH A & JULIE A SPRADLING	13105 SWEETWATER TRAILS	GULFPORT	MS	39503
	111470	0708A-01-022.000	PARKER TAMMARRA L	12997 SWEETWATER TRAILS	GULFPORT	MS	39503
	128886	0707P-01-029.017	PARKS STEPHANIE K & VAUGHAN AMY L	13191 CHASAE LANE	GULFPORT	MS	39503
	99853	0707P-01-014.000	PURCHNER WAYNE R & RHONDA	13033 OLD HWY 49	GULFPORT	MS	39503
	128905	0707P-01-029.002	RENDFREY FREDERICK G & HILDA K	13302 TIARRA DR	GULFPORT	MS	39503
	57249	0708A-01-002.000	REORGANIZED CHURCH OF JESUS CHRIST C/	204 N ISLAND VIEW	LONG BEACH	MS	39560
	128900	0707P-01-029.031	SCHULZ CHERIE E REVOCABLE TRUST	13197 TIARA DR	GULFPORT	MS	39503
	117599	0707P-01-010.001	SMALLWOOD JOHN	1600 HASKELL AVE UNIT 2	DALLAS	TX	75204
	56587	0707P-01-004.000	SMITH RONALD M & LOLITA M	13062 OLD HWY 49	GULFPORT	MS	39503
	128890	0707P-01-029.021	SMOLAREK LYNDIA M & JOHN C JR	13207 CHASAE LANE	GULFPORT	MS	39503
	111448	0707P-01-020.001	STERLING GEORGIA ANN	13100 SWEETWATER TRAIL	GULFPORT	MS	39503
	128892	0707P-01-029.023	STUBBS MONYA	13217 CHASEA LN	GULFPORT	MS	39503
	93245	0707P-01-021.000	TAYLOR DANA M	13257 JOHN CLARK ROAD	GULFPORT	MS	39503
	128881	0707P-01-029.012	THOMAS JASON A & SHANA S	13210 TIARA DRIVE	GULFPORT	MS	39503

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
	128883	0707P-01-029.014	THOMAS JASON A & SHANA S	13210 TIARA DRIVE	GULFPORT	MS	39503
	111462	0707P-01-020.015	TREADWAY CLIFTON R JR & KELLY E	13083 SWEETWATER TRAIL	GULFPORT	MS	39503
	128872	0707P-01-029.003	WILLIAMS HEATHER	13278 TIARA DR	GULFPORT	MS	39503
	128898	0707P-01-029.029	WILLS GLORICE P	13218 CHASAE LANE	GULFPORT	MS	39503
	128889	0707P-01-029.020	WILSON JAMES D & DOROTHY P	13205 CHASAE LN	GULFPORT	MS	39503
	56595	0707P-01-020.000	WOOLBERT WILLIAM RAYMOND & MEGAN	13110 SWEETWATER TRAIL	GULFPORT	MS	39503

RE: Variance 2206ZB120, by agent Landon Parelli, tax parcel 0707P-01-019.000, Variances for accessory structure size, quantity, & setbacks, 13183 John Clark Rd, Zoned R-1-15 (Single-family), Ward 7

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, June 16, 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, June 16, 2022**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0074902****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

32.76

Payment Type:

Account Billed

User ID:

IPL0018837

ACCOUNT INFORMATION

HARRISON CO DEVELOPMENT IP
12281 INTRAPLEX PKWY
GULFPORT, MS 39503
228-896-5020
mmcgraw@mscoast.org
HARRISON CO DEVELOPMENT

TRANSACTION REPORT**Date**

May 25, 2022 10:48:38 AM EDT

Amount:

32.76

SCHEDULE FOR AD NUMBER IPL00749020

June 1, 2022
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00749020**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, June 16, 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 2206ZB106, by owner Dwane Babin, tax parcel 0911F-01-026.000, Variance for gravel parking, 1532 Hewes Ave, Zoned R-1-7.5 (Single-family), Ward 2

Variance 2206ZB113, by owner Darren E White, tax parcel 0708B-02-010.000, Variance for fence height, 16336 Robinson Rd, Zoned R-1-15 (Single-family), Ward 7

Variance 2206ZB114, by owner Perlan Harrington, tax parcel 0811G-02-015.000 & 0811G-02-015.001, Variance for setbacks, 0 Thorton Ave, Zoned R-2 (Single-family), Ward 2

Variance 2206ZB116, by agent Peter A Lenes, tax parcel 0811K-03-001.000, Variances for accessory structure quantity & size, 2301 15th St, Zoned T5 (Urban Center Zone), Ward 2

ward 7

Variance 2206ZB120, by agent Landon Parelli, tax parcel 0707P-01-019.000, Variances for accessory structure size, quantity, & setbacks, 13183 John Clark Rd, Zoned R-1-15 (Single-family), Ward 7

This the 25th day of May 2022

A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals

W000000000

Publication Dates

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MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: June 16, 2022

Re: Variance 2205ZB092:
Tabled to June Meeting

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

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2205ZB092

Hearing Date: June 16, 2022

Current Zoning/Use: B-2 / Vacant commercial building

Legal: 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

TECHNICAL DETAILS

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

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

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

Technical Report

VARIANCE

The applicant requests variances for parking. More specifically, the applicant request: 1) a variance to allow gravel parking where surfacing of concrete or asphalt is required; 2) a variance to allow vehicles to back into the right-of-way.

- (a) The applicant notes that the building is like many others in the area where parking is just off the road. It is also noted by the applicant that they are only required to provide three parking spaces but that many more can be provided and they are hard gravel, which is almost like asphalt. However, the requirement for this section is how the land is unique compared to the other lands and building in the district. It is not unique as the neighboring properties have hard surface parking as the location of parking.
- (b) In the application, it is mentioned the building has existed for quite some time. The applicant has chosen this non-conforming commercial building for a business. Therefore, the applicant is the cause of the request for variance by converting uses.
- (c) The statement provided by the applicant does not address this section of the variance request. The site could accommodate parallel parking. However, an ordinance change may offer a solution.
- (d) Neighboring commercial business that back out into the right-of-way have hard surface parking of concrete that comply with the ordinance.
- (e) Granting this variance would provide special privileges and set a precedence as other business have hard surface parking.
- (f) This property is zoned B-2, and a contractor's office, which was verbally stated by the applicant but not confirmed in writing, are allowed by right.

EXECUTIVE SUMMARY

Considering the site, its ability to meet parking on site, hard surface parking requirement, and not meeting all 6 criteria for variance this request should not be approved. In addition, the applicant was informed that additional documentation was requested which could have provided a same use to use for the property and remove the requirement for variances parking variances, unfortunately that was not submitted.

Any approval should consider these conditions:

- 1. Approval grants a variance to allow gravel parking where concrete or asphalt is required
- 2. Approval grants a variance to back into the right-of-way
- 3. All driveway / parking within city right-of-way is required to be hard paved
- 4. New site plan required
- 5. New handicap parking must meet ADA regulations
- 6. Need one handicap parking space per City of Gulfport Construction Standards
- 7. ADA van handicap parking shall be met

DEPARTMENTAL CONDITIONS

Engineering:

All driveway / parking within city right-of-way is required to be hard paved. New site plan required. New handicap parking must meet ADA regulations. Memo dated 5/12/2022.

Technical Report

VARIANCE

Public Works: No comments as of 5/12/2022.

Traffic and Safety: Need one handicap parking space per City of Gulfport Construction Standards. Memo dated 5/11/2022.

Building Code Services: ADA van handicap parking shall be met. Memo dated 5/11/2022.

GIS: No conditions. Memo dated 5/10/2022.

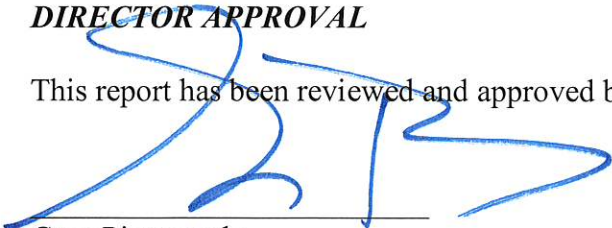
Police Department: No conditions. Memo dated 5/10/2022.

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

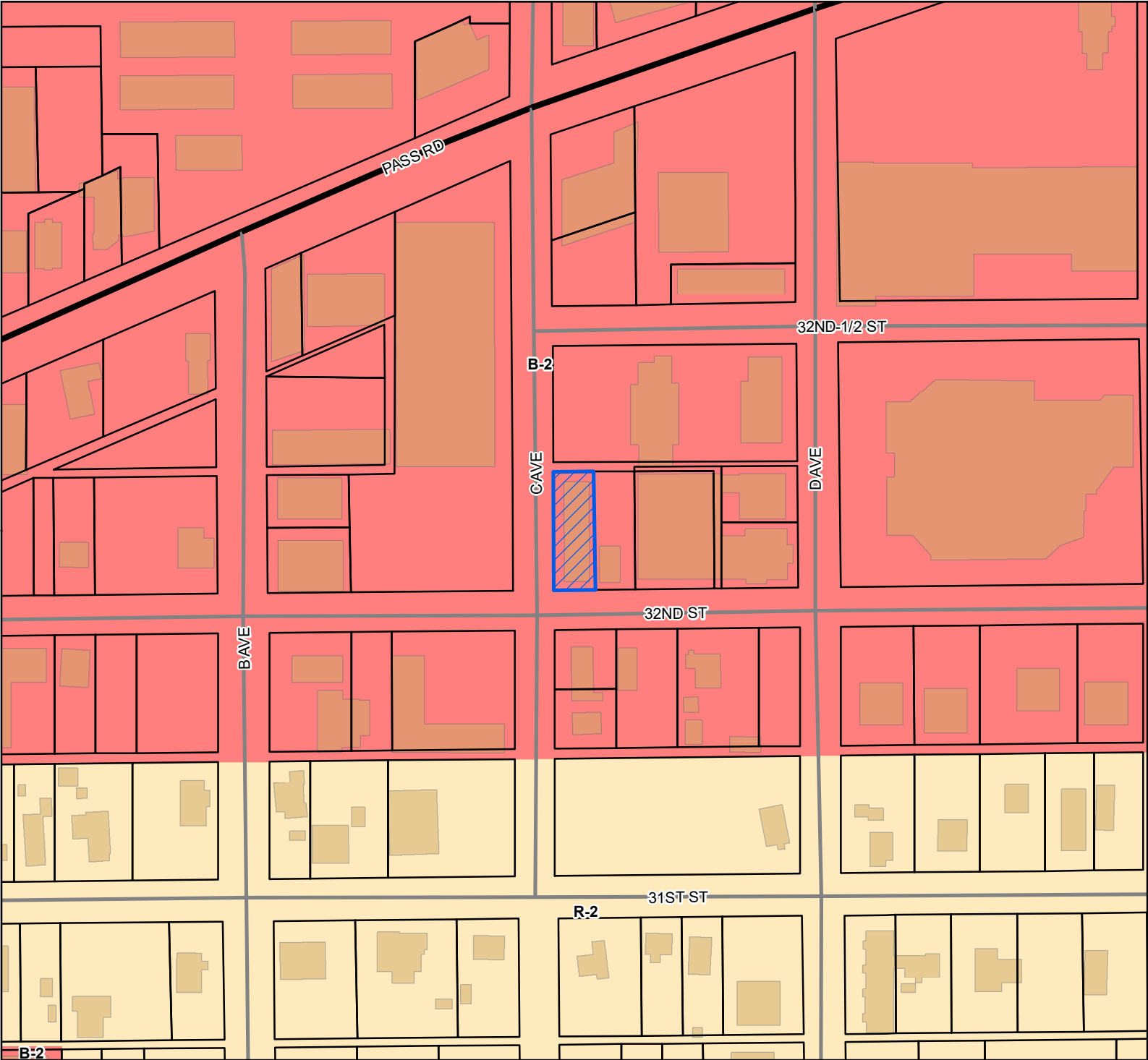
City Arborist: No conditions. Memo dated 5/11/2022.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site

US or State Highway

Street

Parcels

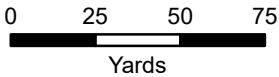
Buildings

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



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 #: 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.

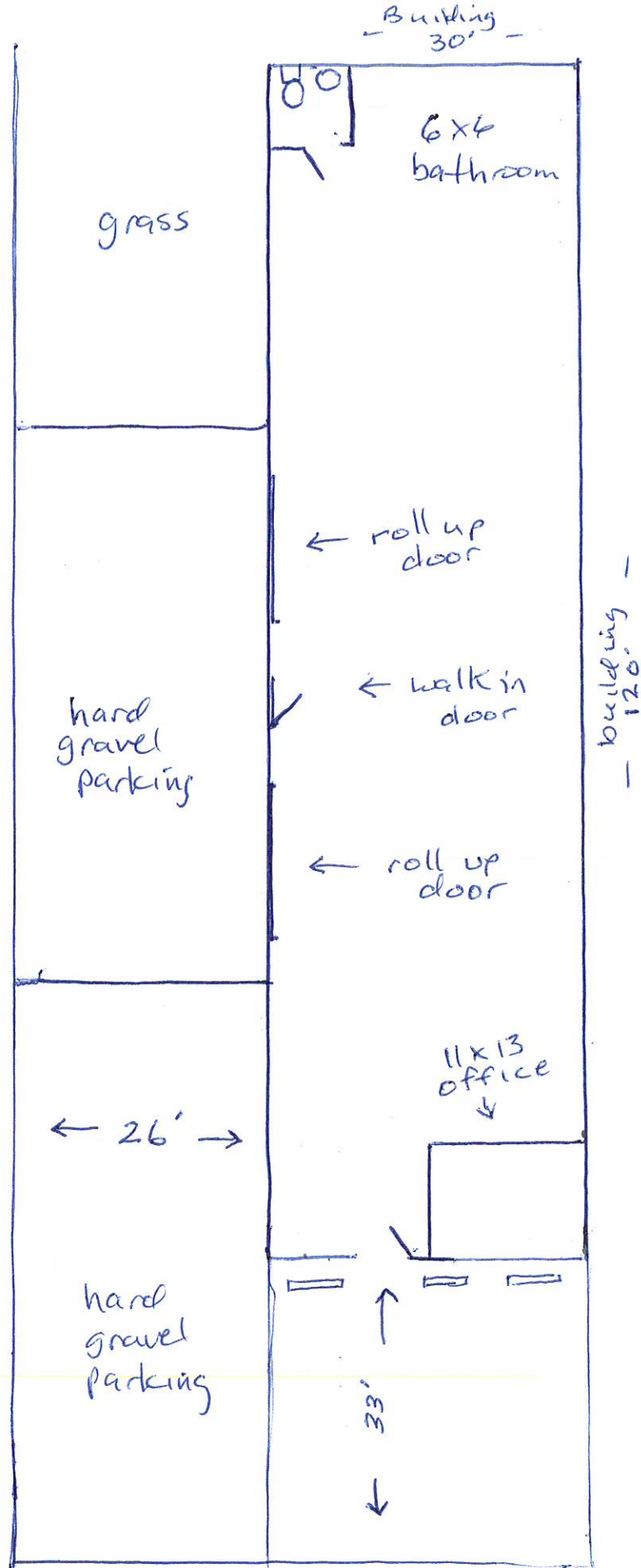


SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

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

City owned
vacant lot

C AVE



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 ~~in~~ 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



[Signature]
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.

[Signature]
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]

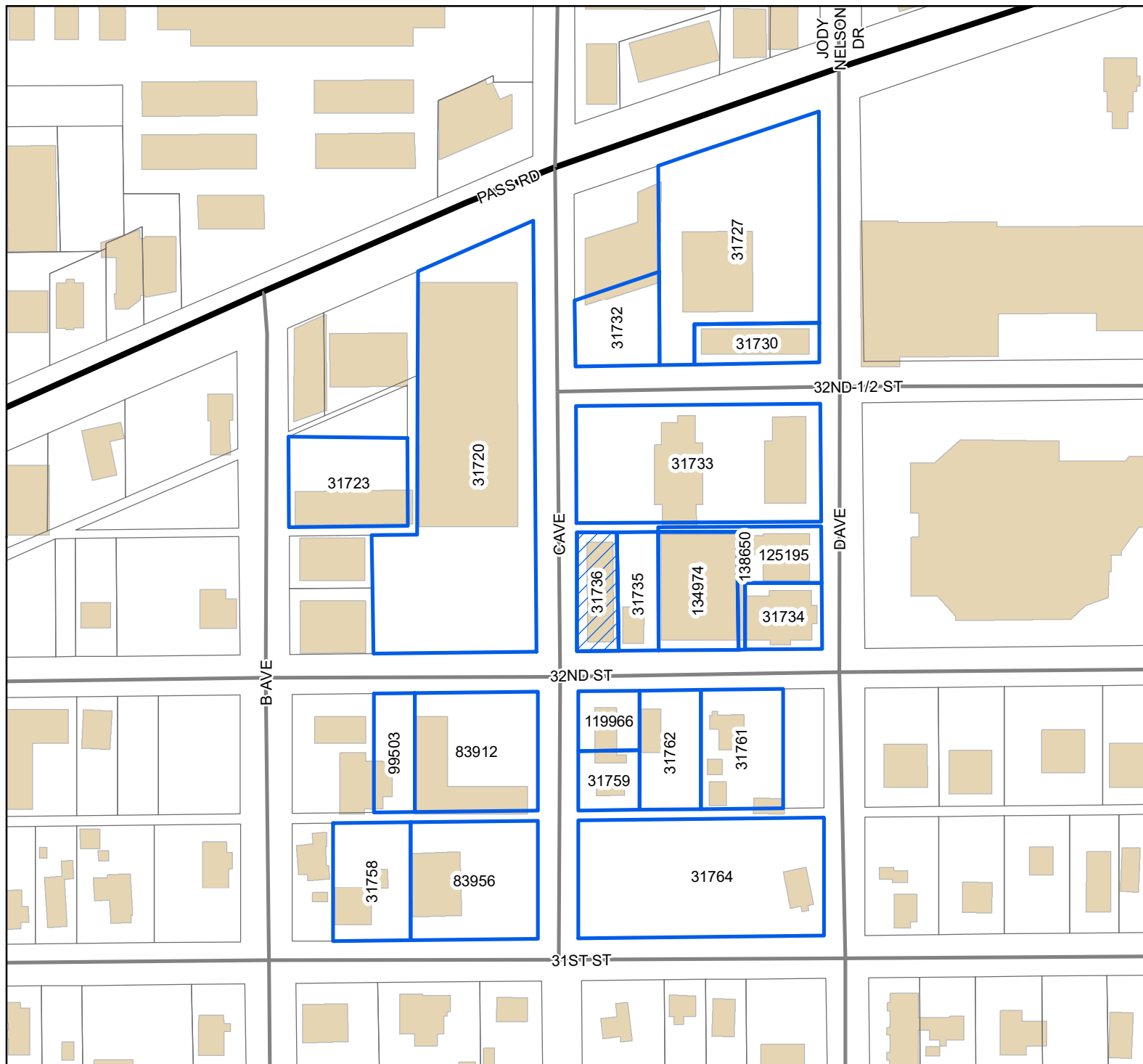
Notary Public



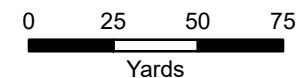
9-13-23

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 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

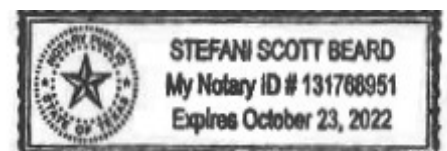
Affidavit further states on oath that said newspaper has been established and published continuously in said county for a period of more than twelve months next prior to the first publication of said notice.

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 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.